



State of Utah

JON M. HUNTSMAN, JR.
Governor

GARY R. HERBERT
Lieutenant Governor

Department of Administrative Services

KIMBERLY K. HOOD
Executive Director

Division of Facilities Construction and Management

DAVID G. BUXTON
Director

ADDENDUM NO. 1

Date: June 18, 2009

To: Consultants

From: Rick James – Project Manager

Reference: Beverley Taylor Sorenson Arts and Education Complex - Programming
University of Utah – Salt Lake City, Utah
DFCM Project No. 09131750

Subject: **Addendum No. 1**

Pages	Addendum Cover Sheet	1 page
	UU Bennion Hall Master Plan (November 2006)	181 pages
	<u>UU Tanner Dance Programming Study (February 2007)</u>	<u>268 pages</u>
	Total	450 pages

Note: *This Addendum shall be included as part of the Contract Documents. Items in this Addendum apply to all drawings and specification sections whether referenced or not involving the portion of the work added, deleted, modified, or otherwise addressed in the Addendum. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject the Bidder to Disqualification.*

While we contend that SB220 should only be potentially applicable to a contract issued after the effective date of said bill, this is to clarify that for purposes of this contract, regardless of the execution or effective dates of this contract, the status of Utah Law and remedies available to the State of Utah and DFCM, as it relates to any matter referred to or affected by said SB220, shall be the Utah law in effect at the time of the issuance of this Addendum.

1.1 **SCHEDULE CHANGES:** No Project Schedule changes.

1.2 **GENERAL ITEMS:** Attached architectural programs for reference only – NOT FOR DESIGN PURPOSES.

COLLEGE OF EDUCATION
Milton Bennion Hall Master Plan

UNIVERSITY OF UTAH
Project No. 0065-12677

November 2006

MILTON BENNION HALL
college of education

B R I X E N & C H R I S T O P H E R A R C H I T E C T S

University of Utah Review Signatures

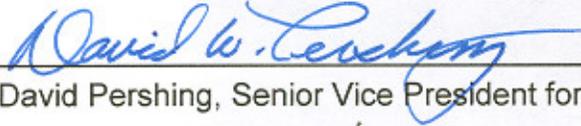
We have reviewed the College of Education Milton Bennion Hall Master Plan and warrant that it adequately represents our request for a facility to fulfill our mission and programmatic needs. All appropriate parties representing the University have reviewed it for approval.



Ralph E. Packard, Interim Dean, College of Education

1/20/07

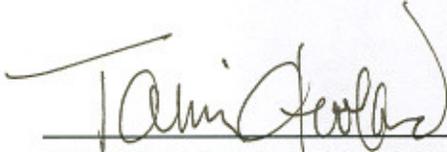
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David Pershing, Senior Vice President for Academic Affairs

1/26/07

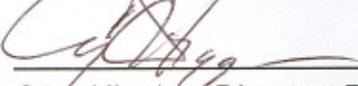
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Tami Cleveland, Campus Planner, Facilities Planning

12.19.06

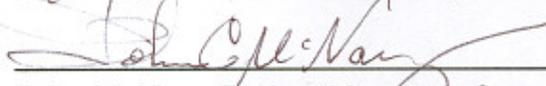
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Cory Higgins, Director, Plant Operations

2/1/07

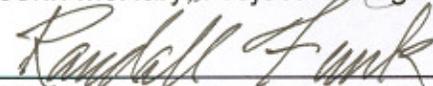
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John McNary, Project Manager, Campus Design & Construction

12/19/06

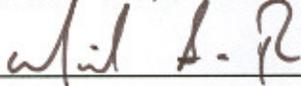
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Randall Funk, Director, Campus Design & Construction

02.01.07

Date



Michael Perez, Associate Vice President, Facilities Management

2/5/07

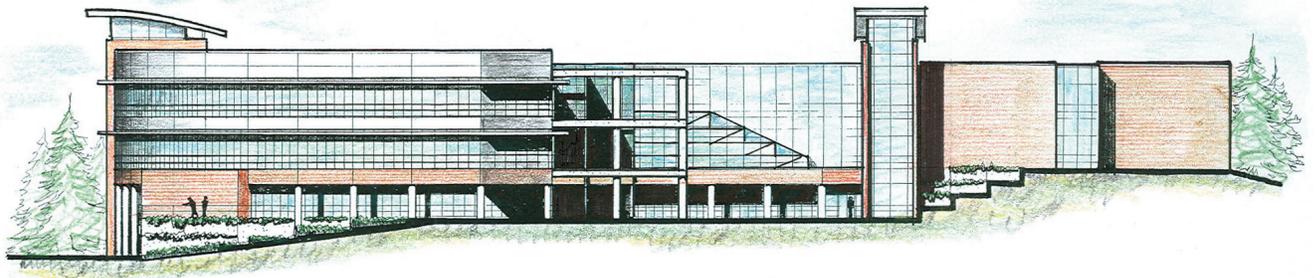
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Arnold B. Combe, Vice President, Administrative Services

1/29/07

Date



COLLEGE OF EDUCATION
Milton Bennion Hall Master Plan

UNIVERSITY OF UTAH
Project No. 0065-12677

November 2006

COE
MILTON BENNION HALL
college of education
B R I X E N & C H R I S T O P H E R A R C H I T E C T S



To our University of Utah colleagues and related friends:

Faculty and staff of the College of Education (COE) have been involved in a facilities planning effort for the past several years. This effort became focused and intense during the last part of Dean David Sperry's administration based on a clear and unambiguous desire of college personnel as well as a comprehensive assessment of college needs and vision for the future. The unmet facilities needs of COE personnel include the provision of a safe and reliable working environment which they do not now have. A summary of details about facilities inadequacies and infrastructure problems will be presented later in this document.

The faculty and staff of the COE also need a working environment that reflects the future of education, top flight personnel preparation, and a research environment that houses and promotes the best scientific efforts of a young and vibrant community of scholars. Education has been under siege nationally for some time. The COE's approach to addressing much of the public criticism has been to continue and even intensify an evidence-based approach to best practices. Such an emphasis translates into professional preparation curricula emphasizing strategies and tactics that are data-based.

The COE believes that the future of education depends on several themes: (1) the best personnel preparation possible, (2) asking a wide array of difficult research questions about best practices in education, and (3) assuming a proactive stance in outreach to various constituencies in order to advance both the science and the personnel preparation of education. It is these three themes that underlie the educational community of the COE and these needs have been preeminent in guiding the facilities planning of the recent few years.

The current facility (MBH) not only does not support these themes, it is a detrimental force in achieving these ends. The current facility does not promote or support the type of clinical personnel preparation that predominates most of the academic degree programs in the college. The current facility does not promote or support, and in fact cannot currently house, the funded research of the faculty in the college. And finally, the current facility does not support or promote the developed and developing outreach efforts within the college. The current facility does not reflect the educational community of the COE.

Attached please find the most recent Master Plan document completed by staff in the College of Education in collaboration with Campus Design and Construction. This is the second planning document in the past six years. Both studies reached conclusions with similar themes although this 2006 document includes many more details regarding the specific needs and plans of the College. This has been a very thorough process and one that reflects the enormous facilities needs of a very important component of the University.



Office of the Dean

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Status

The College of Education is primarily housed in Milton Bennion Hall, a structure constructed in 1958 that is unattractive, unsafe, and inadequate for the programs of the college. The COE has multiple projects outside the building and the building also has two major University units housed within its walls that are not related to the college. The COE is a highly productive academic unit in terms of student and research productivity and it has a very active outreach program in the community.

The current facilities are inadequate for current college needs let alone future vibrant projects that energize the academic community and reflect positively on the University in the State and Nation. Over the past five years the College of Education has lost space allocations for research purposes as the Fine Arts Museum was constructed. This has scattered significant research, instruction and outreach to other areas on campus, away from the central College location, resulting in serious managerial challenges and reduced productivity.

Milton Bennion Hall (MBH) has been studied repeatedly for both adequacy and safety. On all counts the building is unsatisfactory and requires immediate action to begin upgrades. In 1989 MBH was part of a campus-wide seismic risk study and it received the lowest possible rating of "Very Poor." Although campus comparisons often include MBH and Orson Spencer Hall as companions, OSH only received a "Poor" rating. MBH is unsafe in the event of any significant seismic event. This presents a significant institutional risk regarding injury, loss of life, and displaced programs. Current conservative estimates suggest that there are approximately 1,500 faculty, staff, and students from across the University in MBH at any given daytime hour.

In 2000, an MBH Master Plan study was completed by outside consultants in collaboration with Facilities Planning, Campus Design and Construction, and COE staff. In 2006 MBH once again was the focus of a Master Plan study undertaken by the same groups of participants. Both of these investigations were comprehensive and detailed. Both reached the same general conclusions that MBH is inadequate in multiple ways. The building does not meet multiple current codes, it is too small for the COE, it contains a vastly wrong configuration of instructional space for the type of teaching done in the COE, the infrastructure is worn out and it is breaking many times per month. There are dozens of details supporting these conclusions ranging from accreditation reports to Graduate Council reviews going back over 30 years. Comments range from the amusing to threateningly nasty.

While the COE is partially housed in MBH, this building is not just a COE problem. MBH is a significant source for institution-wide instruction. For example, in 2002-03 and 2003-04, 52% and 60 % of the classes held in MBH were not COE classes. Nearly half of all campus instruction in 2002-03 and 2003-04 occurred in MBH, OSH, the Business classroom building (built in 1964) and the Behavioral Science tower (built in 1971). MBH and Orson Spencer Hall housed 28.8% of all campus instruction in 2002-03 and 29.6% in 2003-04; both were built in the 1950's. In addition to supporting the notion that the entire University uses MBH, these data also begin to suggest a University that houses a very large portion of its instruction in old and outdated structures. Is this a reflection of institutional priorities?

Looking Forward

Doing nothing costs the University somewhat over a million dollars per year. This price tag is based on the cost of inflation. Every year we postpone the project, the costs of materials and labor increase significantly. Obviously the million-dollar figure is based on current project costs as presented in this Master Plan. If the project is postponed for a significant period of time, the dollar cost of doing nothing escalates.

Amelioration of the MBH circumstances can be done in phases and will contribute significantly to the University and the College at a time when the constituency of the College of Education is publicly very visible. The College is willing and able to collaborate in fundraising. It is important to emphasize, however, that this must be a collaborative effort with Central Administration. The College does not, by itself, currently have access to donors with a capacity to singly fund this venture. The College must have enthusiastic assistance of members at the highest level of University administration to work with all possible funding sources.

We believe this document comes at a critical juncture. The modernization and expansion represents a significant cornerstone of recruitment for our new Dean and our positioning to move forward in the 21st century.

Sincerely,



Ralph E. Packard
Interim Dean



Clifford J. Drew
Associate Dean

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1. INTRODUCTION

- 1.0 Introduction
- 1.1 Mission
- 1.2 Stakeholders

MILTON BENNION HALL
college of education

1.0 INTRODUCTION

Over the years, the College of Education, primarily housed in Milton Bennion Hall (MBH), has lost space for teaching, research and outreach. Significant portions of MBH are used for other campus purposes and are not available for the needs of the College. 40% of the classes held in MBH are not education classes. This has caused significant research and outreach functions to be located in other areas on campus away from the central College location. In addition, the 50-year-old facility has structural, mechanical and electrical systems that do not meet current safety codes and do not meet the needed environmental or technological requirements of the College of Education.

Milton Bennion Hall, built in 1958, does not project a positive image for the College of Education in 2006. It is a building which conjures up images of a 1958 High School rather than images of a first class, professional institution of higher learning.



The firm of Brixen & Christopher Architects was asked to review the current facility, the College departments and programs, and to recommend changes and potentially an addition to the existing facility to accommodate the next 10 years of growth in the College of Education, as well as Centers, Clinics and Outreach Programs.

1.1 MISSION

The mission of the College of Education at the University of Utah is "to create a learning environment that fosters discovery and dissemination of knowledge to promote learning, equitable access, and enhance the outcome for all students. Through the integration of outstanding teaching, research, and community outreach, the College of Education investigates significant issues impacting education policy and practice, while preparing its students for leadership and excellence within a diverse and changing educational community."

The College of Education strives to conduct research and to support and prepare graduates to take leadership roles in an array of educational fields.

The College is active in outreach in its broadest form – connection with the community. The goal of the COE is to offer outreach programs to as much of the Utah community as possible.

1.2 STAKEHOLDERS

In order to help assess the needs of the College of Education, a steering committee was formed to discuss issues and possible solutions. In addition to the steering committee, many others participated in the preparation of this Master Plan.

College of Education Steering Committee

Ted Packard, Interim Dean, College of Education (7/2006)
David Sperry, Dean, College of Education
Clifford Drew, Assoc. Dean, College of Education
Susan Johnston, Assoc. Dean, College of Education
Joel Kincart, Assist. Dean, College of Education
Harvey Kantor, Chair, Dept. of Education, Culture & Society
Diana Pounder, Chair, Dept. of Educational Leadership & Policy
Robert Hill, Chair, Dept. of Educational Psychology
Michael Hardman, Chair, Dept. of Special Education
Lynne Schrum, Chair, Dept. of Teaching & Learning
Julie Rezai, Coordinator, Outreach Coordination Office
Laurie MacMillan, Director, Technology Services
John McNary, Campus Design and Construction
Tami Cleveland, Facilities Planning

College of Education Expanded Participation

Jackie Byrd, College Office
Kristin Anderson, College Office
Elena Zhadanov, College Office
Marty Shafer, Dept of Education, Culture & Society
John Kircher, Education Psychology
Elaine Clark, Educational Psychology
Ryan Fox, Technology Services
Noni Rice, Technology Services
Trevor Long, Technology Services
Laura Hunter, Utah Education Network
Jayne McGuire, Graduate Student College of Education
Michael Owens, Graduate Student, College of Education
Kathline Brown, Director, University of Utah Reading Clinic
John Hosp, CBM Dibels Institute, Dept. of Special Education
Erin Groscoast, Space Planning & Management
Lowell Fullmer, Plant Operations
Bob Norwood, Plant Operations
Terry Walters, Plant Operations
Richard Tison, Plant Operations
Steve Cook, Plant Operations
Craig Bohn, Plant Operations

Brixen & Christopher Architects

Andrew Ramsay, AIA
Myron Richardson, AIA
Hugh Graham, AIA
Molly Richardson

2.0 EXECUTIVE SUMMARY

- 2.0 Executive Summary
- 2.1 Summary of Existing Space
- 2.2 Recommendations
- 2.3 Summary of Proposed Space
- 2.4 Preliminary Project Budget

2.0 EXECUTIVE SUMMARY

The academic spaces of the College of Education are housed in the 70,185 square foot Milton Bennion Hall (MBH). Milton Bennion Hall is located on the south central portion of the University of Utah campus with the HPER West building to the east, the Language & Communication Building to the north, and the David Eccles School of Business to the west. The College of Education (COE) also occupies 4,291 net square feet in the Annex (Building 105) and 3,331 net square feet for the University of Utah Reading Clinic in Murray, Utah.

Over the years, the College of Education has lost space in MBH for teaching, research and outreach. Significant portions of MBH are used for campus-wide instruction and are not available for the needs of the College. The lack of space has caused significant research and outreach programs to be located in other areas on campus away from the central College location. The 50-year-old facility has structural, mechanical and electrical systems that do not meet current safety codes or meet the needed environmental or technological requirements.

The COE has both undergraduate and graduate programs. The emphasis at the College is with the education of graduate students primarily in the areas of research, technology and outreach. Most of the graduate students attend classes from 4:30 pm to 10:00 pm after their day jobs.

Milton Bennion Hall, built in 1958 and added to in 1962, is a very simple building full of classrooms, long corridors, and numerous small offices. It is a building whose spaces and systems do not allow the current mission and goals of the College of Education to be accommodated.

The COE currently shares space in Milton Bennion Hall with entities not affiliated with the COE, including the Utah Education Network (UEN), Instructional Media Services (IMS), and general classroom use assigned by the University's Scheduling Office. The UEN housed on the second level in the east wing is not part of the COE but is involved with partnering in programs with the College.

Spaces occupied by these entities limit the COE's use of the facility, limit modifications necessary to accommodate how the COE needs to educate its students, and limit growth. Space limitations in Milton Bennion Hall have forced the COE to locate some of its centers and clinics elsewhere on campus as well as limit the growth of centers and clinics due to lack of available space. The Eunice Kennedy Shriver National Center for Community and Caring and the Psychoeducational Clinic are located in the Annex (Building 105) along with other COE grant space.

When approaching MBH, the front door is hard to find in the shadows of a vaulted, covered walkway. When inside, one can see that departmental teaching, research, and office spaces have grown without orchestration, primarily because of the lack of contiguous space available at the time of need. The result is a fracturing and disjoining of the departments and their functions. Because of this, departmental spaces are isolated rather than integrated, and wayfinding is made difficult.

The private faculty offices are too small. Most of the COE faculty is being housed in offices of approximately 95 square feet. The current University of Utah's space standard for a full-time faculty office is 140 square feet. There is also a severe lack of workspace for research and teaching assistants. In addition, the building lacks

2.0 EXECUTIVE SUMMARY

any informal gathering spaces for student/faculty interaction or study. There are no multi-purpose spaces to conduct large seminars, lectures or workshops.

The majority of the existing classrooms within the building can accommodate 40 to 60 students. This may work well for the campus-wide classroom need, but not the COE. The building has very few needed 10-to-20 people seminar/meeting rooms. Those few that do exist lack the adequate state-of-the-art audio/video/data ability to meet the desired instructional needs of the College.

Significant portions of the current facilities are used for campus-wide instruction and therefore not available for College of Education programs, research, and outreach use. MBH is one of the most used classroom buildings at the University of Utah. Currently, however, 39% of MBH academic spaces are not directly assigned to the COE.

- MBH is one of two buildings that housed 28.8% of all campus instruction in 2002-2003 and 29.6% in 2003-2004.
- Nearly half of the campus instruction occurred in MBH, Orson Spencer Hall, the Business classroom building and the Behavioral Science Building.
- In 2002-2003 and 2003-2004, 48% and 40%, respectively, of the classes held in MBH were not COE classes.

Milton Bennion Hall, due to its age, is seriously worn and has frequent on-going maintenance issues. Pipes and equipment are constantly failing and the building is becoming more difficult to repair. Water line breaks often occur, causing offices to flood with damage to documents and equipment. The building's HVAC and electrical systems cannot meet the current or future needs of the College programs.

The building's original structural design does not meet current requirements for resisting an earthquake, posing a potentially severe safety hazard to the occupants. The structure's capacity to resist earthquakes is poor. The building lacks the ability to resist earthquake forces in both wings due to lack of shear walls and other bracing elements. The numerous unreinforced interior brick walls pose a significant collapse hazard to occupants.

To respond to the growth of the programs, centers, and clinics, to accommodate the required method of teaching, and to create a better educational environment, a number of issues have been identified in this report with regard to the physical facility that will help the College of Education fulfill their mission.

2.0 EXECUTIVE SUMMARY

ISSUES TO BE ADDRESSED

- Create a more professional image for the COE.
- Create a sense of place for the COE students.
- Create a neighborhood/community of the COE.
- Provide more formal and informal meeting and seminar spaces to accommodate smaller groups rather than 40 to 60 student classrooms.
- Provide flexibility throughout to accommodate class sizes, teaching methods, and changing program requirements.
- Consolidate departmental spaces into "academic suites" and bring faculty and teaching/research assistants closer to teaching and research spaces.
- Provide for cross-departmental student/faculty gathering spaces for the exchange of ideas, collaboration and peer mentoring.
- Provide a 300-400 person multi-purpose space for major workshops and seminars.
- Provide faculty and teaching/research assistants more useable offices/workstations.
- Provide adequate flexible space for centers, clinics and outreach programs.
- Provide a clear and identifiable front door and a sense of arrival to the College.
- Organize building for ease of way-finding for visitors to centers, clinics and outreach programs.
- Provide new energy responsive building envelope that properly responds to heat gain/heat loss, sun control and glare.
- Establish visually strong building entrances facing both the north and south portions of the campus.
- Improve heating and air conditioning systems to accommodate building population and equipment loads.
- Remove all non-load bearing, unreinforced interior masonry walls. Seismically brace existing primary building structure.
- Provide automatic fire sprinkler system throughout.
- Provide ADA compliance throughout.
- Improve the availability and distribution of instructional technology throughout the building.
- Update buildings electrical systems to meet the Code and needed technological requirements.
- Provide new lighting that will accommodate tasks as well as contributing to the professional image.

2.1 SUMMARY OF EXISTING SPACE (2006)

MILTON BENNION HALL (MBH):

Net occupied space

(not including basement storage, mechanical and electrical space)

EXISTING SPACE		Net Square Footage
A.	College Offices	1378
B.	Department of Education, Culture & Society	2575
C.	Department of Educational Leadership & Policy (includes Education Administration Quaterly)	2549
D.	Department of Educational Psychology	4589
E.	Department of Special Education	3077
F.	Department of Teaching & Learning	3386
G.	Technology Services	4881
H.	Center and Clinics	
	<i>Center for Reading and Literacy</i>	117
	<i>Outreach Coordination Office</i>	87
	<i>Center for the Advancement of Technology in Education</i>	118
	<i>Utah Education Policy Center</i>	197
	<i>Psychoeducational Clinic</i>	- 0 -
	<i>University of Utah Reading Clinic Eunice Kennedy Shriver (EKS)</i>	- 0 -
	<i>National Center for Community of Caring</i>	- 0 -
I.	Utah Educational Network (UEN)	2288
J.	Common Building Spaces including Shared Meeting and Graduate Student Space	4267
*	Instructional Media (IMS)	*5823
*	Classroom space (Scheduling Office)	*9187
TOTAL		44,518 nsf
Total gross square footage for Levels 1, 2, & 3 in MBH		70,185 gsf

*In order to allow the COE to better achieve its goals and mission, it is recommended that these tenants not occupy space in the remodel of Milton Bennion Hall.

2.1 SUMMARY OF EXISTING SPACE (2006)

Other College of Education Spaces not in **MBH**:

EXISTING SPACE	Net Square Footage
Annex Building	
Dept. of Education, Culture & Society American Indian Teaching Proram	749
Dept of Educational Psychology Psychoeducational Clinic Cognition and Development Lab	1513
Dept. of Special Education Special Reading First Evaluation Leadership Grant EKS National Center for Community of Caring	2029
Total Annex Net Space	4,291nsf
Total College of Education Net Space of Campus	48,809 nsf
Other College of Education space off campus Including the University of Utah Reading Clinic in Murray, Utah	3331 nsf

2.2 RECOMMENDATIONS

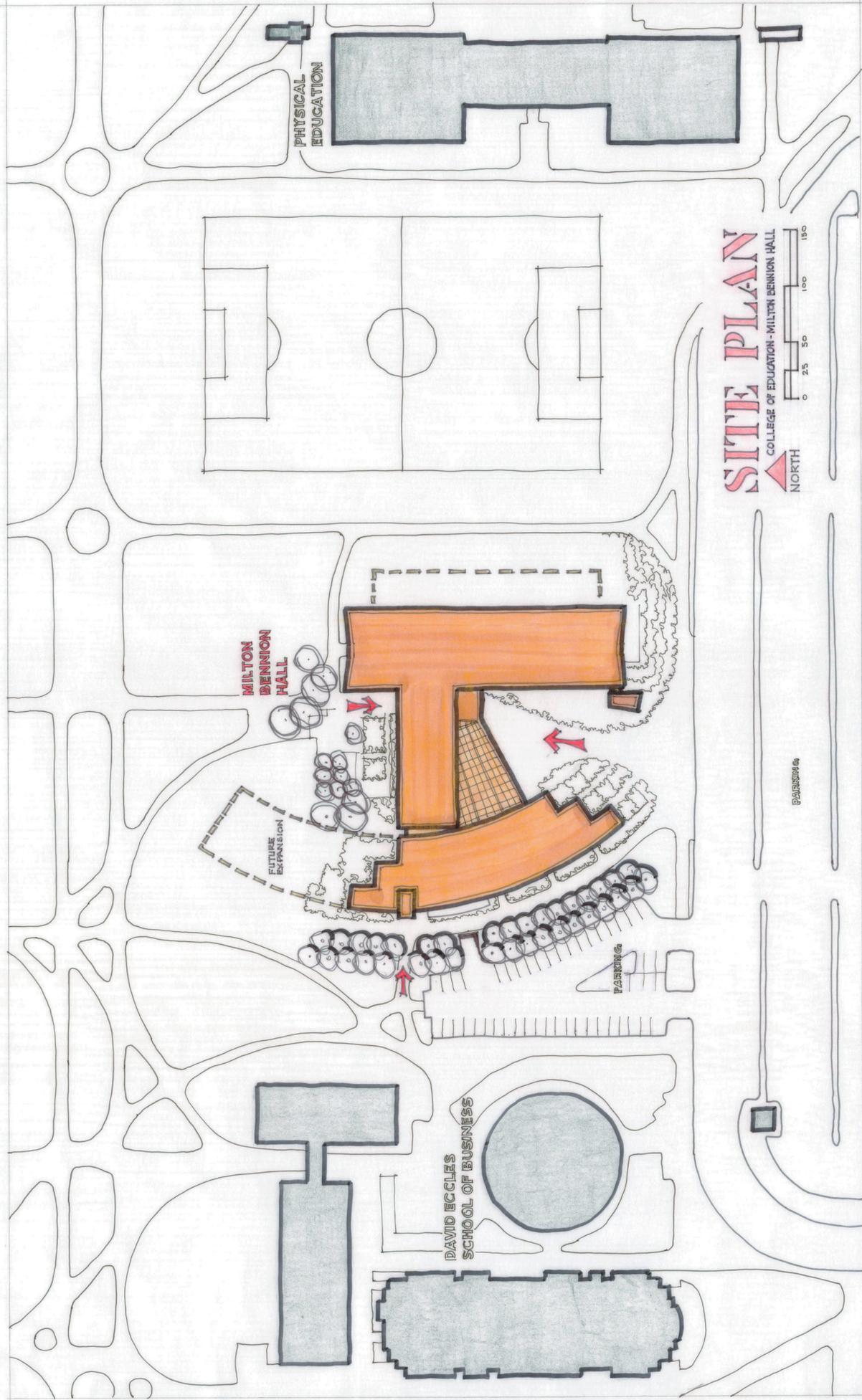
In order to accommodate the current and future needs of the College of Education and Outreach Programs, this Master Plan recommends the complete remodeling of Milton Bennion Hall and a new Building Addition added.

MILTON BENNION HALL

- General classrooms should be relocated to a new Classroom Building.
- IMS should be relocated elsewhere on campus.
- The existing exterior curtain wall should be replaced entirely.
- The majority of non-structural interior walls should be removed, particularly the un-reinforced masonry.
- Entirely new interior partitions should be constructed creating academic suites.
- Appropriate stair enclosures and other life safety features should be constructed.
- A new HVAC system should be provided.
- New lighting and power-systems should be provided.
- Fire alarm, communication, data and audio visual systems should be updated.
- Structural seismic bracing should be added to the existing structure.

ADDITION

- A building addition should be constructed to accommodate the 10 year spatial projections for the College and to help the College compete for students, grants, and national recognition.
- A new addition will allow for needed research space and growth and will establish an identifiable, high profile public face for the clinics, centers and other outreach programs.
- The combination of renovation of Milton Bennion Hall and construction of a new addition will create an Educational Community for the College of Education and provide a more professional image.



PHYSICAL EDUCATION

MILTON BENNION HALL

FUTURE EXPANSION

DAVID ECCLES SCHOOL OF BUSINESS

PARKING

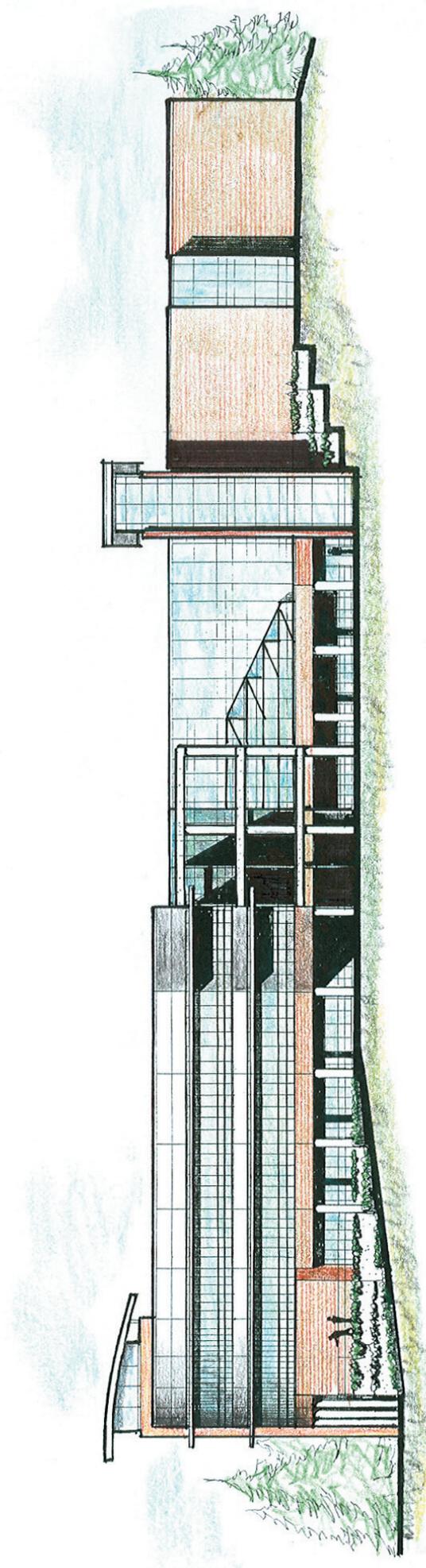
SITE PLAN

COLLEGE OF EDUCATION - MILTON BENNION HALL



NORTH

PARKING



**MILTON BENNION HALL
CONCEPTUAL ELEVATION
COE BUILDING ADDITION**

2.3 SUMMARY OF PROPOSED SPACE

PROPOSED SPACE		Proposed Net Square Footage
A.	College Offices	2970
B.	Department of Education, Culture & Society (Including American Indian Teaching Program)	7330
C.	Department of Educational Leadership & Policy (Including Education Administration Quaterly)	4790
D.	Department of Educational Psychology (Including Learning Sciences, Instructional Design & Educational Technology, Counseling Psychology, and School Psychology)	9265
E.	Department of Special Education Including CBM Dibels Institute	7790
F.	Department of Teaching & Learning	8650
G.	Technology Services	5980
H.	Center and Clinics	
	<i>Center for Reading and Literacy</i>	1280
	<i>Outreach Coordination Office</i>	440
	<i>Center for the Advancement of Technology in Education</i>	720
	<i>Utah Education Policy Center</i>	940
	<i>Psychoeducational Clinic</i>	1490
	<i>University of Utah Reading Clinic</i>	1075
	<i>(EKS) National Center for Community of Caring</i>	2500
	<i>Future Research Suites</i>	1000
	Sub Total Centers and Clinics	9445
I.	Utah Educational Network (UEN)	2875
J.	Common Building Spaces	7635
TOTAL		66,730 nsf
TOTAL GROSS (@ 62.5% net/gross): (not including existing basement)		106,768 gsf
GROSS BUILDING TOTAL (incl. 3,250 of exist. basement):		110,018 gsf

2.4 PRELIMINARY PROJECT BUDGET

Construction at MBH could be as simple as the remodel of one room or the renovation of the entire facility along with a new building addition. This Master Plan Study looked at three possible construction scenarios. The Capital Budget Estimates for the three projects are not additive and each one can stand alone as a separate project. However, the Milton Bennion Hall Phase I and Milton Bennion Hall Phase II could be combined into one construction project.

The construction and project budgets listed below are based on a bid date in 2012 and five years of construction escalation.

- **ALTERNATIVE #1 - MBH Partial Remodel**

The COE to take over and remodel 15,010 square feet of space currently occupied by Instructional Media Services and the U of U Class Scheduling. These two non COE entities would need to be relocated into other permanent space on campus such as a new classroom building and available space in the basement of the Marriott Library.

The remodeled space would be used to accommodate some of the need for graduate student workspace, technologically appropriate seminar/meeting rooms, space for grants and initiatives, Centers and Clinics.

This remodel would not involve seismic upgrade, new building exterior skin or new mechanical/electrical systems. The mechanical/electrical work would be limited to the immediate needs of the new spaces based on existing system limitations.

Construction Budget:	\$2,206,107
Project Budget:	\$2,827,190

- **ALTERNATIVE #2A - Milton Bennion Hall Phase I**

The COE to build a new addition to accommodate the Centers and Clinics into a new 37,000 square foot facility directly attached to the existing Milton Bennion Hall.

This work would not include remodel, seismic upgrade, new exterior, or new mechanical/electrical systems for the existing 50 year old MBH.

Construction Budget:	\$12,848,094
Project Budget:	\$15,973,922

2.4 PRELIMINARY PROJECT BUDGET

- **ALTERNATIVE #2B** - Milton Bennion Hall Phase II

COE to completely renovate the existing 73,000 square foot Milton Bennion Hall. This work would include remodeling of the entire interior of the building to accommodate as many COE needs as possible. This renovation would include the complete upgrade of the exterior skin, structural seismic improvements, and completely new mechanical and electrical systems.

This renovation would require that Instructional Media Services and U of U Class Scheduling be permanently relocated and accommodated in space elsewhere on the University of Utah campus.

To accommodate the current occupants of the building, the construction work would need to be done in phases. This may result in some occupants moving to new space several times.

Construction Budget:	\$18,498,845
Project Budget:	\$23,649,270

Capital Development Projects

Capital Budget Estimate (CBE)

Project Name:		MBH Partial Remodel	
Agency/Institution:		The University of Utah	
Project Manager:		John McNary	
Cost			
Cost Summary		\$ Amount	Per SF
Notes			
Facility Cost	\$ 2,206,107	\$146.98	
Additional Construction Cost	\$ -	\$0.00	
Site Cost	\$ -	\$0.00	
Total Construction Cost	\$ 2,206,107	\$146.98	
Soft Costs:			
Hazardous Materials	\$ 45,780		
Pre-Design/Planning	\$ 5,515		
Design	\$ 181,697		
Property Acquisition	\$ -		
Furnishings & Equipment	\$ 116,924		
Information Technology:	\$ 15,443		
Utah Art (1% of Construction Budget)	\$ -		
Testing & Inspection	\$ 13,237		
Contingency	\$ 182,403		
Moving/Occupancy	\$ 5,515		
Builder's Risk Insurance (0.15% of Construction Budget)	\$ 3,309		
Legal Services (0.2% of Construction Budget)	\$ 4,412		
Management	\$ 11,031		
User Fees	\$ -		
Commissioning	\$ 11,258		
Other Costs	\$ 24,560		
Total Soft Costs	\$ 621,083	\$41.38	
TOTAL PROJECT COST	\$ 2,827,190	\$188.35	
Previous Funding	\$ -		
Other Funding Sources (Identify in note)	\$ -		
REQUEST FOR STATE FUNDING	\$ 2,827,190		
Project Information			
Gross Square Feet	15,010	Base Cost Date	6-Jul-06
Net Square Feet	-	Estimated Bid Date	30-Jun-12
Net/Gross Ratio	0%	Est. Completion Date	30-Jun-14
		Last Modified Date	6-Jul-06
		Print Date	8/11/2006

Capital Development Projects

Capital Budget Estimate (CBE)

Project Name:		Milton Bennion Hall Phase I (Add.)	
Agency/Institution:		The University of Utah	
Project Manager:		John McNary	
Cost Summary			
	\$ Amount	Cost Per SF	Notes
Facility Cost	\$ 12,164,272	\$328.76	
Additional Construction Cost	\$ -	\$0.00	
Site Cost	\$ 683,822	\$18.48	
Total Construction Cost	\$ 12,848,094	\$347.25	
Soft Costs:			
Hazardous Materials	\$ 15,000		
Pre-Design/Planning	\$ 50,847		
Design	\$ 759,014		
Property Acquisition	\$ -		
Furnishings & Equipment	\$ 1,089,518		
Information Technology:	\$ 77,089		
Utah Art (1% of Construction Budget)	\$ 128,481		
Testing & Inspection	\$ 128,481		
Contingency	\$ 589,321		
Moving/Occupancy	\$ 7,709		
Builder's Risk Insurance (0.15% of Construction Budget)	\$ 19,272		
Legal Services (0.2% of Construction Budget)	\$ 25,696		
Management	\$ 64,240		
User Fees	\$ -		
Commissioning	\$ 49,210		
Other Costs	\$ 121,949		
Total Soft Costs	\$ 3,125,827	\$84.48	
TOTAL PROJECT COST	\$ 15,973,922	\$431.73	
Previous Funding	\$ -		
Other Funding Sources (Identify in note)	\$ 15,973,922		
REQUEST FOR STATE FUNDING	\$ -		
Project Information			
Gross Square Feet	37,000	Base Cost Date	6-Jul-06
Net Square Feet	-	Estimated Bid Date	30-Jun-12
Net/Gross Ratio	0%	Est. Completion Date	30-Jun-14
		Last Modified Date	6-Jul-06
		Print Date	8/11/2006

Capital Development Projects

Capital Budget Estimate (CBE)

Project Name:	Milton Bennion Hall Phase II (Reno.)		
Agency/Institution:	The University of Utah		
Project Manager:	John McNary		
Cost Summary			
	\$ Amount	Cost Per SF	Notes
Facility Cost	\$ 17,815,022	\$244.04	
Additional Construction Cost	\$ -	\$0.00	
Site Cost	\$ 683,822	\$9.37	
Total Construction Cost	\$ 18,498,845	\$253.41	
Soft Costs:			
Hazardous Materials	\$ 277,950		
Pre-Design/Planning	\$ 46,247		
Design	\$ 1,143,030		
Property Acquisition	\$ -		
Furnishings & Equipment	\$ 1,568,702		
Information Technology:	\$ 129,492		
Utah Art (1% of Construction Budget)	\$ 184,988		
Testing & Inspection	\$ 203,487		
Contingency	\$ 1,126,608		
Moving/Occupancy	\$ 18,499		
Builder's Risk Insurance (0.15% of Construction Budget)	\$ 27,748		
Legal Services (0.2% of Construction Budget)	\$ 36,998		
Management	\$ 92,494		
User Fees	\$ -		
Commissioning	\$ 97,090		
Other Costs	\$ 197,092		
Total Soft Costs	\$ 5,150,426	\$70.55	
TOTAL PROJECT COST	\$ 23,649,270	\$323.96	
Previous Funding	\$ -		
Other Funding Sources (Identify in note)	\$ -		
REQUEST FOR STATE FUNDING	\$ 23,649,270		
Project Information			
Gross Square Feet	73,000	Base Cost Date	6-Jul-06
Net Square Feet	-	Estimated Bid Date	30-Jun-12
Net/Gross Ratio	0%	Est. Completion Date	30-Jun-14
		Last Modified Date	6-Jul-06
		Print Date	8/11/2006

3. MASTER PLAN PROCESS

3.0 MASTER PLAN PROCESS

Brixen & Christopher Architects reviewed and observed existing conditions and documents to better understand how the College of Education functions and how well Milton Bennion Hall accommodates the College. During that process, the existing architectural character as well as the condition of the existing structural, mechanical, and electrical systems were observed. Brixen & Christopher Architects also studied the comments made in the 2000 master plan document developed by Prescott Muir Architects.

Early meetings with the Steering Committee allowed Brixen & Christopher Architects to meet key faculty and staff to develop an understanding of the needs of the College of Education. Subsequently, interviews were arranged with the Dean's office, department chairs, faculty, staff and physical plant personnel. A meeting also took place with student representatives. During these meetings information was gathered that ultimately helped establish programmatic needs that influence the size and potential growth of the College. Questions included:

- a. What is the mission of the individual departments?
- b. What are the educational goals of the students in the departments?
- c. What is anticipated growth?
- d. What clinics and/or centers relate to the individual departments?
- e. How do the academic departments interact with the clinics, centers and other departments?
- f. What kinds of student, faculty and administrative spaces are needed within the departments?
- g. What faculty and administrative workspaces are needed within the departmental suites?
- h. What workspaces are needed for research and teaching assistants, post doctoral students, and adjunct faculty?
- i. What are the technology needs within the research, teaching and administrative areas?
- j. What types of spaces are needed that are not currently available?
- k. What are the spatial needs of the clinics and centers, and what is their anticipated growth?
- l. What are the conditions and limitations of the existing MBH?

After spatial requirements were compiled, meetings were held with the Dean and his staff to discover duplicate spaces that could be appropriately shared. This allowed for the establishment of a realistic size for the future building project.

With the understanding of the future building's size, the spaces required, the extent of technology, the required upgrades in structural, mechanical and electrical systems, and the desired visual image of the College, a project budget was developed.

To test the information, conceptual drawings were developed and reviewed to allow the COE and Campus Design and Construction to see the potential that Milton Bennion Hall has to accommodate future programmatic needs. The conceptual drawings also demonstrated the impact an addition to Milton Bennion Hall would make to the University of Utah's campus master plan. Conceptual drawings were also developed to illustrate the potential to create a feeling of "community" within the College of Education. It is important to demonstrate that a remodeled Milton

3.0 MASTER PLAN PROCESS

Bennion Hall, along with a new building addition, can form a strong image and new identity for the College.

Based on meetings with the administration, faculty, staff, and students, a compilation of spatial needs was drafted for each department, center, and clinic. After review of departmental needs, duplication of some spatial requirements was discovered. Due to class scheduling, many teaching spaces could be shared by all departments. This allowed for considerable consolidation, and the development of a **realistic** building size. The end result determined that a building addition of approximately 37,000 gross square feet would need to be added to the existing 73,000 gross square feet (70,185 gross square feet on the three levels above the basement) to accommodate the staff, programs, centers and clinics. A detailed description of the spaces in this 110,000 gross square foot building can be found in **Section 10. Proposed New Space.**

4. PROJECT JUSTIFICATION

- 4.0 Summary of Project Justification
- 4.1 Project Justification

4.0 SUMMARY OF PROJECT JUSTIFICATION

Items that concern the College that should be included in the argument for a remodel and addition:

- 39% of Milton Bennion Hall's useable academic space is not directly used by the COE.
- Condition of the existing building (comfort, maintenance, lack of flexibility, usability).
- Inability of existing facility to respond to and accommodate the programmatic operational requirements of the College.
- Inability of existing facility to accommodate existing and new technology.
- Lack of adequate space to accommodate the current and future needs of the Centers and Clinics within the existing facility.
- Lack of high profile public face for the Centers and Clinics.
- Lack of adequate current available space to accommodate any future growth.
- Inadequacy of existing space to accommodate current and future desired teaching methods (due to inflexibility).
- Inability of existing space to allow interaction and sharing of ideas among departments, faculty and graduate students.
- Lack of a sense of community within the College.
- Inadequate space for major outreach seminars and workshops.

4.1 PROJECT JUSTIFICATION

The College of Education is housed in Milton Bennion Hall. The academic spaces on the three levels above the basement occupy 70,185 square feet. Milton Bennion Hall is located on the south central portion of the University of Utah campus between the HPER West building to the east, the Language & Communication Building to the north, and the David Eccles School of Business to the west. The College of Education also occupies 4,291 net square feet in the Annex (Building 105) and 3,331 net square feet for the University of Utah Reading Clinic in Murray, Utah.

Milton Bennion Hall is a three level building with a basement. The building was originally designed in a "T" shape. The basement areas include mechanical and electrical equipment rooms, piping tunnels and some COE storage. The east wing on all three levels primarily includes teaching labs and meeting rooms while the west wing on all three levels contains offices and office support spaces. The main building lobby and primary building circulation stair is centrally located at the intersection of the east and west wings. The building has four stairs that interconnect at all three levels above grade and two stairs that continue into the basement areas. There is one elevator and it is located at the south end of the east wing.



Milton Bennion Hall, due to its age, is seriously worn and has frequent on-going maintenance issues. Pipes and equipment are constantly failing and the building is becoming more difficult to repair. Water line breaks often occur, causing offices to flood with damage to documents and equipment. The building's HVAC and electrical systems cannot meet the current or future needs of the College programs. In addition, the building's original structural design does not meet current requirements for resisting an earthquake, posing a potentially severe safety hazard to the occupants.

4.1 PROJECT JUSTIFICATION

The College of Education (COE) is currently made up of the following offices, departments, and associated centers and clinics:

- College Office (Dean's Office)
 - Center for Reading and Literacy
 - Outreach Coordination Office
 - Center for the Advancement of Technology in Education
- Department of Education, Culture & Society
- Department of Educational Leadership & Policy
 - Utah Education Policy Center
- Department of Educational Psychology
 - Psychoeducational Clinic
- Department of Special Education
 - University of Utah Reading Clinic
 - Eunice Kennedy Shriver National Center for Community of Caring
- Department of Teaching & Learning
- Technology Services

The COE has both undergraduate and graduate programs. The emphasis at this college is with the education of graduate students primarily in the areas of research, technology and outreach. Most of the graduate students attend classes from 4:30 pm to 10:00 pm after their day jobs.

Milton Bennion Hall, built in 1958 and added to in 1962, is a very simple classroom building full of 40 to 60 student classrooms, long wide corridors, and numerous small offices. It is a building whose spaces and systems do not allow the current mission and goals of the College of Education to be accommodated.



The College of Education (COE) currently shares space in Milton Bennion Hall with entities not affiliated with the COE, including the Utah Education Network, Instructional Media Services, and general classroom use assigned by the University's Scheduling Office. The Utah Education Network (UEN) housed on the second level in the east wing is not part of the COE but is heavily involved with partnering in outreach programs with the College.

Spaces occupied by these entities limit the COE's use of the facility, limit modifications necessary to accommodate how the COE needs to educate its students, and limit growth. Space limitations in Milton Bennion Hall have forced the COE to locate some of its centers and clinics elsewhere on campus as well as limit the growth of some centers and clinics due to lack of available space. The Eunice Kennedy Shriver National Center for Community of Caring and the Psychoeducational Clinic are located in the Annex (Building 105) along with other COE grant space. The University of Utah Reading Clinic is located in Murray, Utah and does not currently have a presence at the University of Utah campus.

4.1 PROJECT JUSTIFICATION



When approaching MBH, the front door is hard to find in the shadows of a vaulted, covered walkway. Many entering the building for the first time enter on the second level at the south loading dock since it is the most visible entrance. When one steps into the main entrance, there is no lobby or something that makes one feel that they have arrived. The entry

lobby consists of entry doors, two large intersecting corridors and a stair. From that point, long, straight and wide corridors lead to 1950s vintage junior high school classrooms or a narrow corridor to tight, crowded office suites.

Departmental teaching, research, and office spaces have grown without orchestration, primarily because of the lack of contiguous space available at the time of need. The result is a fracturing and disjoining of the departments and their functions. College of Education research and seminar space is intermingled with campus-wide instructional space, as well as areas housed by the Utah Educational Network (UEN) and Instructional Media Services.



The private faculty offices are too small, most of the COE faculty is being housed in offices with approximately 95 square feet. The current University of Utah space standards for a full-time faculty office is 140 square feet. These offices are served by dark, narrow hallways.



4.1 PROJECT JUSTIFICATION

There is also a severe lack of workspace for research and teaching assistants.

In addition, the building lacks any informal gathering spaces for student/faculty interaction or study. There are no multi-purpose spaces to conduct large seminars, lectures or workshops. Large gatherings for groups of 300 plus are either held elsewhere on campus or at hotel ballrooms in downtown Salt Lake City. Currently, a few vending machines are the only food service available for visitors and evening hour students.



The majority of the existing classrooms within the building can accommodate 40 to 60 students. This may work well for the campus-wide classroom need, but not the College of Education. The building has very few needed 10-to-20 people seminar/meeting rooms. Those few that do exist lack the adequate state-of-the-art audio/video/data ability to meet the desired instructional needs of the College.



4.1 PROJECT JUSTIFICATION

Significant portions of the current facilities are used for campus-wide instruction and therefore not available for College of Education programs, research, and outreach use. MBH is one of the most used classroom buildings at the University of Utah. Currently, however, 39% of MBH academic spaces are not directly assigned to the COE.

- MBH is one of two buildings that housed 28.8% of all campus instruction in 2002-2003 and 29.6% in 2003-2004.
- Nearly half of the campus instruction occurred in MBH, Orson Spencer Hall, the Business classroom building and the Behavioral Science Building.
- In 2002-2003 and 2003-2004, 48% and 40%, respectively, of the classes held in MBH were not COE classes.

The 10-to-20 person seminar/meeting rooms are the type best suited to teaching graduate students at the College of Education, but MBH contains very few of these spaces.

The architectural finishes in the building are very dated and institutional. The building's interior is reminiscent of a 1950s Junior High School.

Some areas of the building are too hot and some are too cold due to inadequate heating and air conditioning and the poorly insulated building envelope. In addition, the building is extremely inflexible and does not accommodate new technology. Many of the walls are full height, non-reinforced masonry. The ceilings are not accessible and the interstitial space above the ceiling is very shallow. Changes to the distribution of HVAC ductwork and electrical systems is extremely difficult.



The building's exterior skin is energy inefficient. The window glass does nothing to stop glare, and the gaps between walls and windows allow vegetation, insects and mice to enter.



The existing building structure was not designed to meet current earthquake requirements and the facility is not protected by an automatic fire sprinkler system.

5. EXISTING BUILDING (MILTON BENNION HALL)

- 5.0 Summary
- 5.1 Existing Building Conditions
- 5.2 Existing Building Operations and Maintenance Issues
- 5.3 Analysis of Safety Issues

5.0 SUMMARY OF EXISTING CONDITIONS (MILTON BENNION HALL)

- Building is seriously worn out and needs constant repair
- No professional image or welcoming entrance
- No physical expression of the value and importance of education
- Building has a dated 1950s image of a public school
- Poor interior layout does not promote student/faculty interaction
- Exterior skin lets in heat, glare, water, vermin, and plant material
- No fire sprinkler system
- Does not meet current life safety standards
- Does not meet ADA guidelines
- Does not have the ability to resist earthquakes
- Mechanical systems are outdated and inadequate
- Electrical systems are outdated and inadequate
- Lighting is inadequate, grim and institutional
- Data, Communications and Audio Visual systems are outdated and inadequate

Others Issues:

- Building systems do not adapt to changing teaching methods
- Private offices are too small
- Insufficient work space for teaching and research assistants

5.1 EXISTING BUILDING CONDITIONS

A comprehensive building evaluation of Milton Bennion Hall was prepared by Prescott Muir Architects in August 2000. Brixen & Christopher Architects reviewed that evaluation carefully and studied the building independently to verify the conclusions. The following is a summary of some of the existing conditions identified in the 2000 study and verified by this 2006 study that influence the Master Plan.

Architectural Evaluation

- Exterior and interior do not project a modern, professional image.
- No clear sense of main entry or arrival at main building entrances.
- Small, dark entry lobby gives no visibility of programs and services.
- Second level loading dock entry to the south is often mistaken as main entry to the building.
- Departments are not contiguous and way-finding is difficult.
- Lack of casual spaces to foster interaction between faculty and students.
- Corridors are too wide in classroom areas and too narrow in office areas.
- Faculty offices that are too small.
- Little available space for waiting, break rooms and storage.
- Generally crowded quarters reflect poorly on the school and hamper recruiting and accreditation.
- Office space for teaching and research assistants is at a premium.
- Classroom sizes are too large for the seminar/lab classes needed by the COE.
- Lack of appropriate instructional technology to meet College program requirements.
- Window system is single pane, clear glass, and has very poor thermal performance and glare resistance.
- Window system is poorly sealed and does not adequately keep out air, water, vermin and, in one instance, growing vines.
- Toilet facilities are inadequate and not accessible.



5.1 EXISTING BUILDING CONDITIONS

Site Evaluation

- Major buried campus utilities come into the northeast corner of building. Proposed building additions to the south and west will not be greatly affected by existing campus utilities.



- Parking area to the south of MBH is heavily used from 4:00 pm to 10:00 pm for classes at the Business School and College of Education. This is due to the great number of classes held at night after working students finish their day jobs.
- Landscaped areas to the north and south of MBH seem to be under-utilized.



5.1 EXISTING BUILDING CONDITIONS

Life Safety Evaluation

- Building does not have an automatic fire sprinkler system or an approved automatic fire detection system.
- No emergency egress lighting.
- Open stairways exceed two floors.
- Corridors do not meet code requirements for a non-sprinkled building.
- Elevator and elevator enclosure do not meet requirements of a shaft enclosure.
- Not all areas of the building have acceptable emergency lighting and fire alarm horn/strobes.
- New building codes since 2000 may allow for easier distribution of HVAC ductwork in the future if careful layering of mechanical and electrical piping is properly coordinated.

Accessibility Evaluation

- No accessible door hardware.
- Elevator controls and signals do not meet the requirements of ADA.
- Toilet rooms do not meet the requirements of ADA.
- Accessibility signage is not in place throughout the building.



Structural Evaluation

- Floor and roof structures are cast-in-place concrete with some steel columns.
- Ability of this 1950s-era building to resist earthquakes is poor due to lack of adequate shear walls and/or bracing to resist lateral forces.
- Numerous existing unreinforced, non-full height masonry walls have no earthquake resistance and pose a collapse hazard during a seismic event.
- Vertical load-carrying capacity of the floor system is good.
- Exterior covered walkway not adequately braced to resist earthquake.

5.1 EXISTING BUILDING CONDITIONS

Mechanical Evaluation

- Existing mechanical system was designed before the use of personal computers and current outside air requirements.
- Thermal envelope of the building is very poor.
- Existing HVAC system cannot adequately condition the existing building loads.
- Less than 15 CFM per person outside air based on 10% of the building occupancy is being supplied to corridors.
- Majority of the heat is provided by steam perimeter heating.
- Cooling is provided from multi-zone units on each floor.
- Chilled water is provided to the building from the campus central chilled water system.
- Built-up multizone air-handlers were installed with inadequate access.
- Inadequate cooling in some computer labs, classrooms and office areas required the addition of Liebert air-conditioning units and Mitsubishi split-system a/c units.
- Existing campus high temperature water loop has sufficient input hot water capacity to heat a new addition.
- HPER chilled water system may have enough capacity to accommodate an expansion at Milton Bennion Hall.
- Limited space above ceilings (particularly above existing corridors) for duct distribution.
- All zone controls and all hot water coils are pneumatic.
- Electronic controls have been partially installed in other areas to replace original pneumatic system.
- Existing HVAC system is inadequate and cannot be extended into a new building addition.

Electrical Evaluation

- Existing electrical system is operating to capacity.
- New transformer to accommodate future electrical needs will not fit into existing transformer rooms.
- Motor control center in boiler room is nearing the end of its useful life.
- Many electrical panels are located in masonry corridor walls rather than in dedicated electrical rooms.
- Branch circuit panels are reaching the end of their useful life.
- Classroom office light fixtures are lay-in acrylic lensed, non-energy efficient fixtures causing glare on computer screens.
- Emergency egress lighting is not in compliance with the building code.
- Emergency power source is not backed up by a generator or battery is not in compliance with the National Electrical Code (NEC).
- Emergency power arrangement for exit sign lighting and fire alarm system do not meet current NEC requirements.
- Fire alarm system does not meet Life Safety Code, State Fire Marshal or ADA requirements.
- Lack of space to house computer network and media retrieval systems. There are not enough dedicated technology wiring closets.
- Installation of technology cabling is made difficult by lack of accessible ceilings in corridors and large horizontal raceways.
- Limited access to technology cabling facilities outside of the building.
- No separation of power sources for computers, lighting and air conditioning. Feeder conduits are used as equipment grounds.

5.2 EXISTING BUILDING OPERATIONS & MAINTENANCE ISSUES

According to University of Utah Plant Operations, like most buildings of its age, Milton Bennion Hall has on-going maintenance issues. The older the facility the more frequent and severe the problems become. Pipes and equipment fail and parts become difficult or impossible to find.

Domestic and hot water leaks from pipes and valves in the ceiling are a frequent occurrence. At one time during early 2006, pipes were leaking on a regular basis moving from one room to the next down the same water line. In a three month period, December 2005 through February 2006, 11 water line ruptures occurred damaging offices, documents and electronic equipment.

The age and capacity of the main electrical distribution system has caused problems including power outages. Required repairs and temporary fixes have caused outages of 4 hours to 3 days. Frequently, the electrical failures are caused by old breakers that are no longer available. Parts are also no longer available for many of the light fixtures so when failures occur creative repairs need to be made.



Due to the age and design of the mechanical heating/cooling equipment, the comfort level of the building is an ongoing problem. Classrooms often cannot keep up with heating loads created by new technology. HVAC damper seals have often fallen out causing hot air to mix with cold air. Classrooms and adjacent offices are on the same thermostat, making it impossible to attain satisfactory temperature levels for everyone.

According to the University Plant Operations, Milton Bennion Hall is within the top ten of all buildings at the University of Utah suffering serious ongoing maintenance issues. Between July 2005 and June 2006, 133 calls were made from occupants of Milton Bennion Hall for Plant Operations to respond to maintenance problems, including 16 ceiling leaks. Milton Bennion

Hall, along with Orson Spencer Hall, require more maintenance and repair than any other buildings on the University of Utah Campus.

5.2 ANALYSIS OF LIFE SAFETY ISSUES IN EXISTING MILTON BENNION HALL

Current Building Code is 2003 International Building Code

Existing Building: 3 stories with a basement

Existing Size: 70,185 sq. ft. (basement not included in Code area calculations)

Existing Building Fire Sprinkler System: None

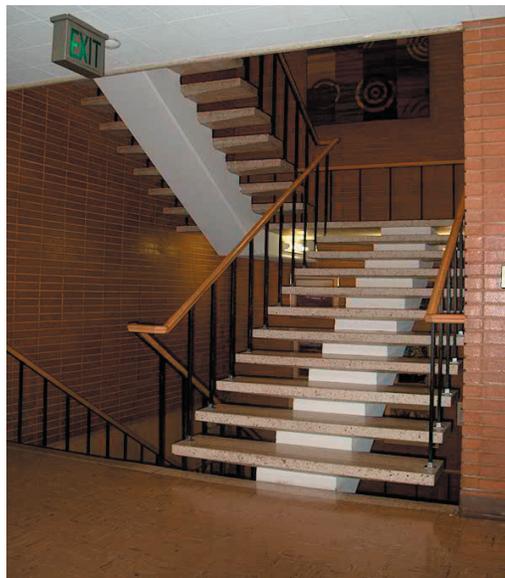
Existing Construction: Type IIB

Existing Occupancy Group: B

2003 Code Allowable height: 4 stories above grade.

2003 Code Allowable area: Above grade for existing non-sprinkled building is 40,250 square feet per floor; 120,750 square feet for 3 story building

- Existing building above grade is 70,185 square feet, well within the 120,750 square feet allowable. If the building had an automatic fire sprinkler system, the allowable above grade area would be 258,750 gross square feet.



The primary life safety issue in the existing building is that three stairways and the elevator are open to all floors. The 2003 Code (Section 707) does not allow open stairs or elevator to connect more than two floors. If this same building were built today, a fire rated enclosure would be required around each stair and elevator shaft.

5.2 ANALYSIS OF LIFE SAFETY ISSUES IN EXISTING MILTON BENNION HALL

There are other safety and code issues in the existing building. The following are remedies necessary to make the building safe and useable:

- All corridors and corridor doors/openings to be fire rated unless protected by an automatic fire sprinkler system.
- All toilet rooms to be made ADA accessible.
- Site and building to be made ADA accessible.
- Provide energy efficient insulated window walls to allow building to meet current energy requirement.
- Insulate the exterior walls and the roof to allow the building to meet current energy requirements.
- Provide energy efficient mechanical equipment and lighting to allow the building to meet current energy requirements.
- Provide adequate emergency lighting for safe egress
- Provide emergency back-up power or generator for egress lighting and fire alarm systems.
- Provide a fire alarm system that meets current building code and ADA requirements.

The 2003 Code does not necessarily require that the building be seismically upgraded, but the following issues should be seriously considered if the building is remodeled. The existing building poses significant hazards to occupants during an earthquake:



- Building is not adequately stiffened along the long axis of the east and west wings.
- Numerous un-reinforced interior masonry walls are not braced and could collapse during an earthquake.
- Current Building Codes require building to resist earthquake forces three times higher than was required in the 1950s.
- Interior items such as ceilings and piping are likely not braced against seismic forces.
- The exterior covered walkway is not adequately braced and could collapse during an earthquake.



6. EXISTING SPACE (2006)

- 6.0 Summary of Existing Space
- 6.1 University of Utah Campus Plan
- 6.2 Partial Campus Plan
- 6.3 Existing Floor Plans (Milton Bennion Hall)

6.0 SUMMARY OF EXISTING SPACE (2006)

MILTON BENNION HALL (MBH):

Net occupied space

(not including basement storage, mechanical and electrical space)

EXISTING SPACE		Net Square Footage
A.	College Offices	1378
B.	Department of Education, Culture & Society	2575
C.	Department of Educational Leadership & Policy (includes Education Administration Quaterly)	2549
D.	Department of Educational Psychology	4589
E.	Department of Special Education	3077
F.	Department of Teaching & Learning	3386
G.	Technology Services	4881
H.	Center and Clinics	
	<i>Center for Reading and Literacy</i>	117
	<i>Outreach Coordination Office</i>	87
	<i>Center for the Advancement of Technology in Education</i>	118
	<i>Utah Education Policy Center</i>	197
	<i>Psychoeducational Clinic</i>	- 0 -
	<i>University of Utah Reading Clinic Eunice Kennedy Shriver (EKS)</i>	- 0 -
	<i>National Center for Community of Caring</i>	- 0 -
I.	Utah Educational Network (UEN)	2288
J.	Common Building Spaces including Shared Meeting and Graduate Student Space	4267
*	Instructional Media (IMS)	*5823
*	Classroom space (Scheduling Office)	*9187
TOTAL		44,518 nsf
Total gross square footage for Levels 1, 2, & 3 in MBH		70,185 gsf

*In order to allow the COE to better achieve its goals and mission, it is recommended that these tenants not occupy space in the remodel of Milton Bennion Hall.

6.0 SUMMARY OF EXISTING SPACE (2006)

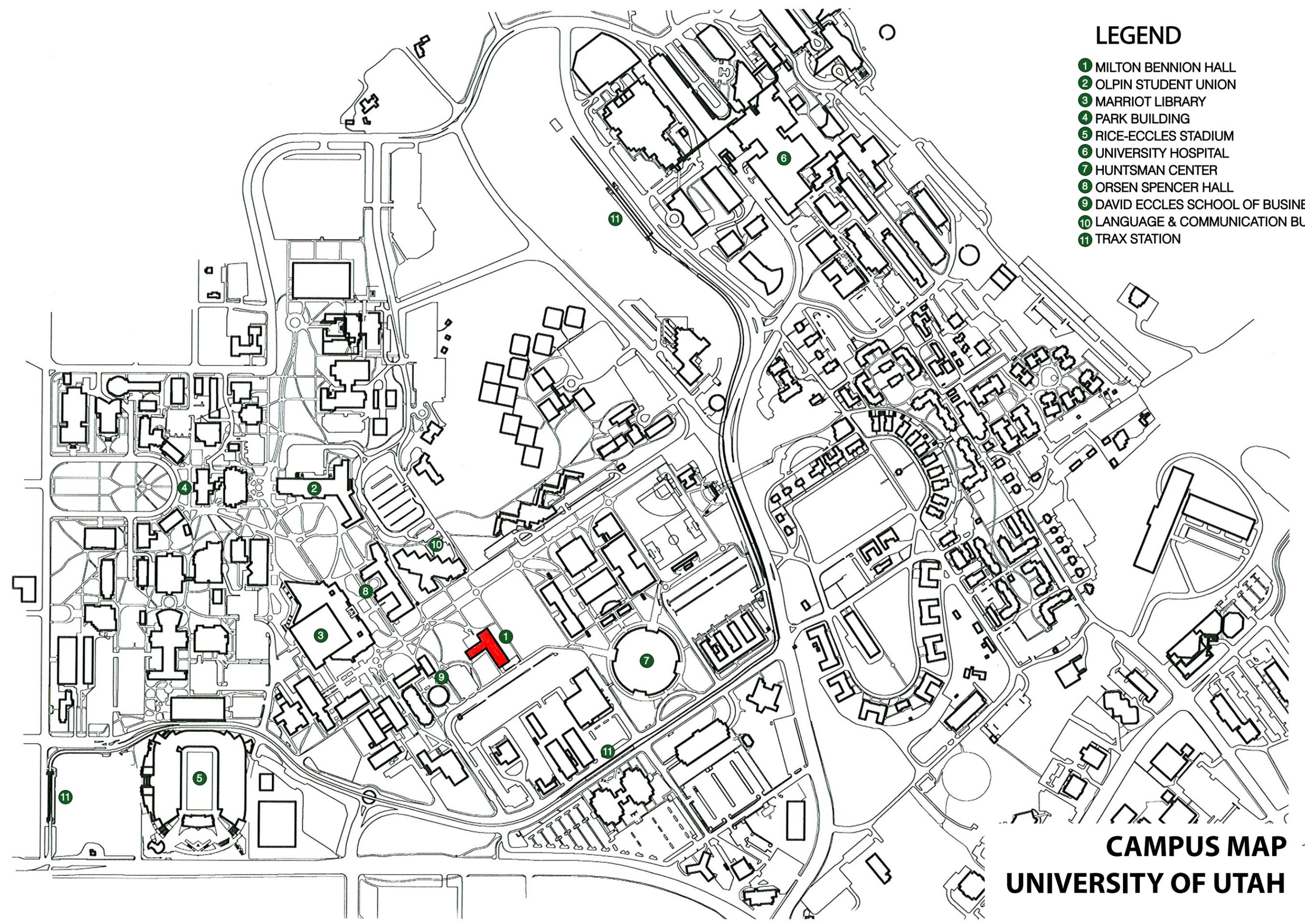
Other College of Education Spaces not in **MBH**:

EXISTING SPACE	Net Square Footage
Annex Building	
Dept. of Education, Culture & Society American Indian Teaching Proram	749
Dept of Educational Psychology Psychoeducational Clinic Cognition and Development Lab	1513
Dept. of Special Education Special Reading First Evaluation Leadership Grant EKS National Center for Community of Caring	2029
Total Annex Net Space	4,291nsf
Total College of Education Net Space of Campus	48,809 nsf
Other College of Education space off campus Including the University of Utah Reading Clinic in Murray, Utah	3331 nsf

6.1 UNIVERSITY OF UTAH CAMPUS PLAN

LEGEND

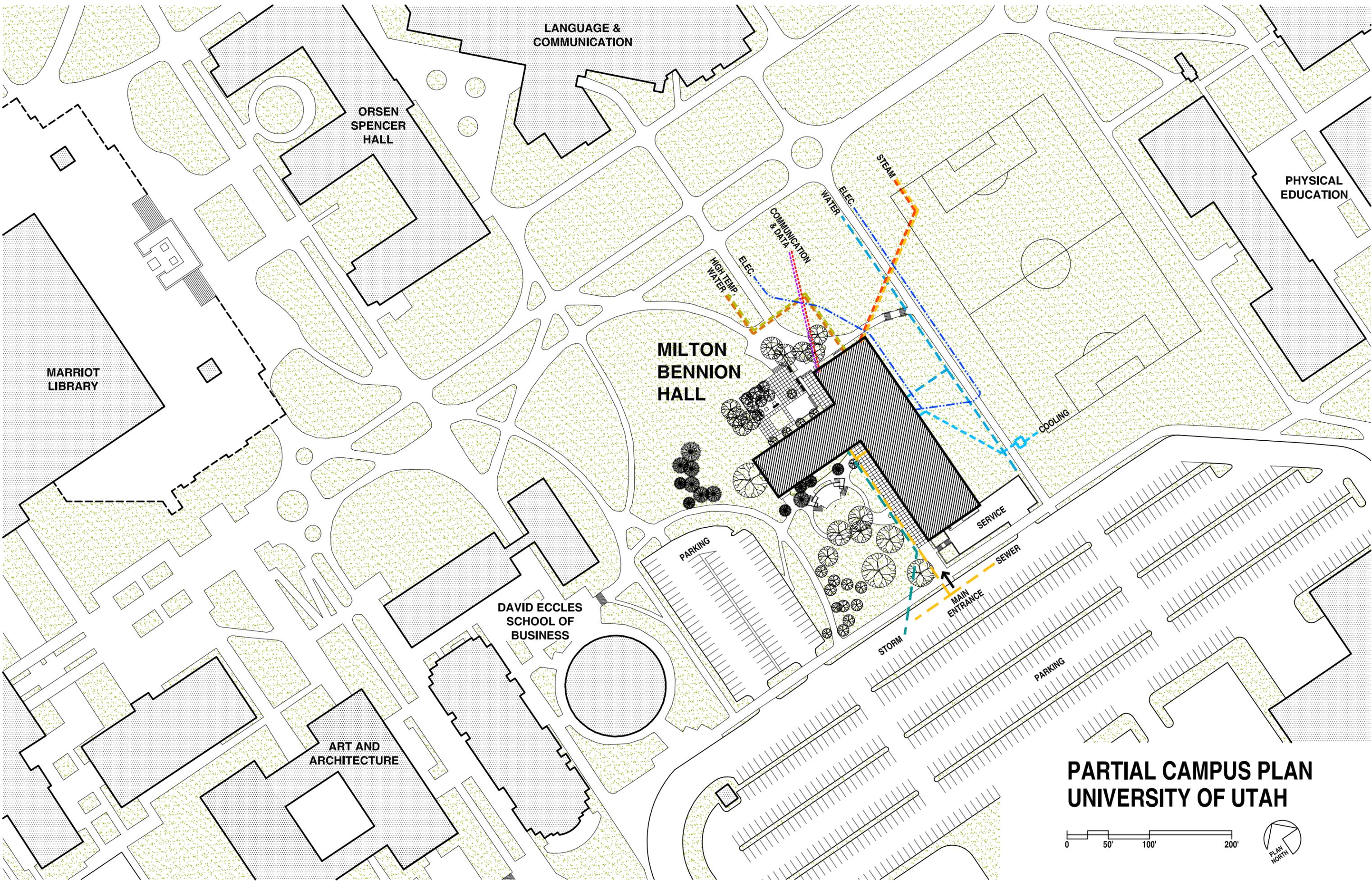
- 1 MILTON BENNION HALL
- 2 OLPIN STUDENT UNION
- 3 MARRIOT LIBRARY
- 4 PARK BUILDING
- 5 RICE-ECCLES STADIUM
- 6 UNIVERSITY HOSPITAL
- 7 HUNTSMAN CENTER
- 8 ORSEN SPENCER HALL
- 9 DAVID ECCLES SCHOOL OF BUSINESS
- 10 LANGUAGE & COMMUNICATION BUILDING
- 11 TRAX STATION



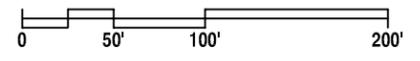
CAMPUS MAP
UNIVERSITY OF UTAH



6.2 PARTIAL CAMPUS PLAN



**PARTIAL CAMPUS PLAN
UNIVERSITY OF UTAH**



6.3 EXISTING FLOOR PLANS (MILTON BENNION HALL)



LEGEND

- COLLEGE OFFICE (DEAN'S OFFICE)
 - ① CENTER FOR READING AND LITERACY
 - ② OUTREACH COORDINATION OFFICE
 - ③ CENTER FOR THE ADVANCEMENT OF TECHNOLOGY IN EDUCATION
 - ④ COLLEGE SHARED MEETING SPACE
 - ⑤ COLLEGE GRADUATE STUDENT WORK SPACE

- DEPARTMENT OF EDUCATION, CULTURE & SOCIETY
- DEPARTMENT OF EDUCATIONAL LEADERSHIP & POLICY
 - ⑥ UTAH EDUCATION POLICY CENTER
 - ⑦ EAQ JOURNAL

- DEPARTMENT OF EDUCATIONAL PSYCHOLOGY
- DEPARTMENT OF SPECIAL EDUCATION
- DEPARTMENT OF TEACHING & LEARNING
- TECHNOLOGY SERVICES
- UTAH EDUCATIONAL NETWORK
- INSTRUCTIONAL MEDIA SERVICES
- UNIVERSITY CLASS SCHEDULING

MILTON BENNION HALL
EXISTING FIRST LEVEL FLOOR PLAN ◀ N



MILTON BENNION HALL
EXISTING SECOND LEVEL FLOOR PLAN ◀ N

7. DEPARTMENTS AND ORGANIZATIONS

- A. College Office
- B. Department of Education, Culture & Society
- C. Department of Educational Leadership & Policy
- D. Department of Educational Psychology
- E. Department of Special Education
- F. Department of Teaching & Learning
- G. Technology Services
- H. Centers and Clinics
- I. Utah Education Network
- J. Common Building Spaces
- K. Existing Classrooms
- L. Instructional Media Services

A. COLLEGE OFFICE

A. COLLEGE OFFICE

FUNCTION

The function of the College Office is to handle the routine administrative and housekeeping matters of the COE. The College Office promotes initiatives, acts as a liaison between the College Departments and outside regulating agencies and assists with the coordination of the three following affiliated outreach programs:

- Center for the Advancement of Technology
- Center for Reading & Literacy
- Outreach Coordination Office

In an effort to further outreach programs with Utah educators and the community, the College Office coordinates seminars, workshops, conferences and fund raisers.

CURRENT STATUS

The College Office currently occupies 1378 square feet of administrative space on the second level, west wing of Milton Bennion Hall. This space is occupied by a staff of 10 including the Dean, associate deans, assistant deans, administrative assistants, secretaries, clerical staff and some graduate student assistants.

CONCERNS

The College Office is often the first place a new student or outside visitor seeks when they come to the College of Education. The College Office needs to be easy to find as well as approached in such a way as to not be disruptive to the administrative function. The current front desk area is cramped, uninviting, and does not have a proper atmosphere conducive to the arrival to a Dean's office of a major college at the University of Utah. In addition, the information function of the Office should have a different point of arrival from the Dean's office reception. Offices in the College Office, like other offices in MBH, are smaller than current University Standards.

The department also shares the same concerns about the existing building that are common to all departments:

- Lack of a professional and welcoming feeling in the facility.
- Poor layout of spaces, with long hallways
- The dated image of the building (a 1950s public school image)
- Air and vermin infiltration through poorly sealed windows
- Seismic safety concerns
- Poor Heating, Ventilation and Air Conditioning
- Inadequate Electrical systems
- Inadequate Data, Communication, and Audio Visual systems – particularly in light of the increasing role of technology in education

A. COLLEGE OFFICE

ADJACENCIES

The administrative office area does not need any direct physical adjacency with any department, center, or clinic but should be easy to find to accommodate the way finding of new students and outside visitors. A main level presence in the building would be desirable but not essential. The main requirement of the College Office is that it be easy to find and distinguishable from the academic areas. Other desired adjacencies include:

- Easily accessible from the main lobby/gathering area
- Conference Center
- Main Entrance

PROJECTIONS

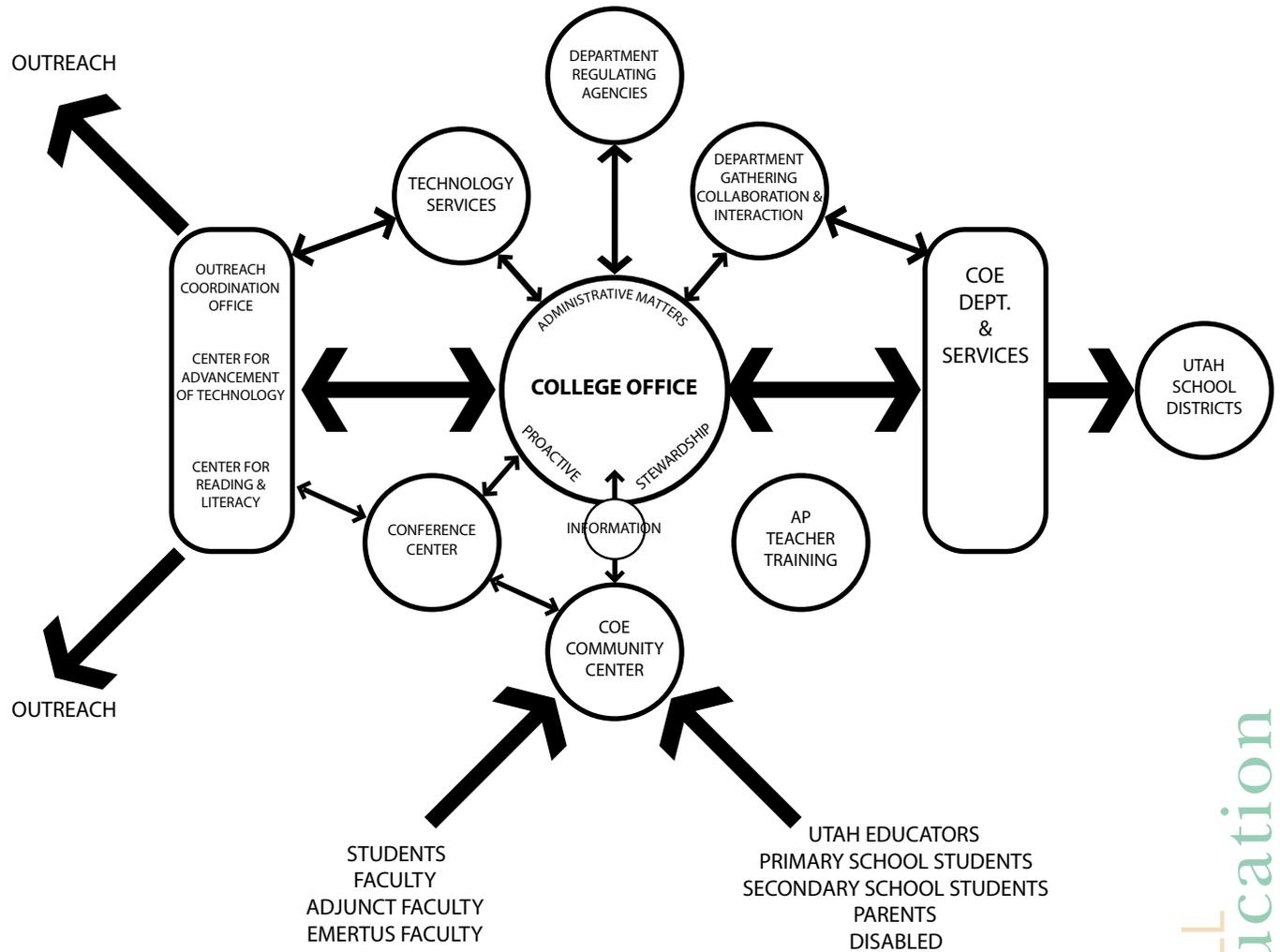
5 YEAR (Immediate Needs)

- The College Office needs to be easily found and be identifiable
- Adequate and identifiable administrative space for Outreach Programs

10 YEAR (Projected Needs)

- New spaces as indicated in the following Summary of Proposed Spaces.
- Complete renovation of the existing building and a new addition as outlined in this Master Plan.
- A professional and exciting new image for the College of Education. A Community of Education as outlined in this Master Plan.

A. COLLEGE OFFICE



A. COLLEGE OFFICE (Dean's Office)

SUMMARY OF PROPOSED SPACE	Proposed Net Square Footage
Dean's Office	200
Associate Dean's Offices – 2 @ 180	360
Alumni Affairs Office	100
Graduate Assistant – 2 @ 50	100
Administrative Assistant Office	140
Assistant Dean for Advancement Office	140
Executive Secretaries – 2 @ 100	200
Clerical Staff – part-time Assistant, workstudy – 2 @ 50	100
Reception/Waiting/Lobby	300
Building Management Office	250
Information Booth Staff	50
Budget Manager/Clerk Workspace	50
Grant Writer Workspace	50
Seminar/Meeting Room for 20	380
Workroom/Equipment/Mail/Break Area	200
Storage	200
File Storage	15
TOTAL	2,970 nsf

EXISTING
1377 nsf

PROPOSED
2970 nsf

B. DEPARTMENT OF EDUCATION, CULTURE & SOCIETY



B. DEPARTMENT OF EDUCATION, CULTURE & SOCIETY

FUNCTION

The core function of the Department of Education, Culture & Society is to prepare Masters and Doctoral students for positions in higher education. The primary focus of the department is on the issues of race and diversity. Much of the study in the department concerns the inequality in schools and in higher education.

CURRENT STATUS

The department currently serves approximately 40 masters and 40-50 doctoral students. Most masters students are part time, more than half the doctoral students are full time. There are no undergraduate students.

Currently the department has 2,575 net square feet of space in MBH. This space includes administration, 13 tenure track faculty, 1 clinical faculty, and 14 teaching assistants. The department has a single conference room of 219 nsf. The department also administers the American Indian Teaching Program, which has 749 nsf in the Annex Building.

Of the 14 faculty in the department, 9 are people of color and 6 have joint appointments with Ethnic Studies.

Graduate students attend both daytime and evening classes.

Some classes may be up to 30, but the majority of classes are under 20. Most Ph.D. classes are research and seminar type classes of 6-10. The department rarely uses traditional type classrooms.

CONCERNS

The department shares concerns about the existing building that are common to all departments:

- Lack of a professional and welcoming feeling in the facility.
- Poor layout of spaces, with long hallways
- The dated image of the building (a 1950s public school image)
- Air and vermin infiltration through poorly sealed windows
- Seismic safety concerns
- Poor Heating, Ventilation and Air Conditioning
- Inadequate Electrical systems
- Inadequate Data, Communication, and Audio Visual systems – particularly in light of the increasing role of technology in education

B. DEPARTMENT OF EDUCATION, CULTURE & SOCIETY

Faculty offices average 107 nsf, significantly below current standards of 140 nsf. The small offices served by narrow hallways create a great deal of congestion. Offices lack a cohesive grouping related to their function. They would function more efficiently in a cluster or group type arrangement (see drawing of possible academic suite arrangement, Section 9). Teaching assistants are very scattered.

Other departmental concerns include:

- Lack of lobby/waiting space for students and visitors
- Lack of an area to accommodate evening students, which would include some kind of food service
- Lack of space for advisors and graduate assistants
- Lack of work and break rooms
- Lack of common seminar/meeting rooms
- Lack of a feeling of integration with the rest of the College of Education.

ADJACENCIES

The department desires adjacencies with:

- A student and faculty lobby/waiting area (with food service)
- Department of Education, Leadership & Policy, in order to collaborate on diversity issues
- Department of Teaching & Learning
- American Indian Teaching Program

PROJECTIONS

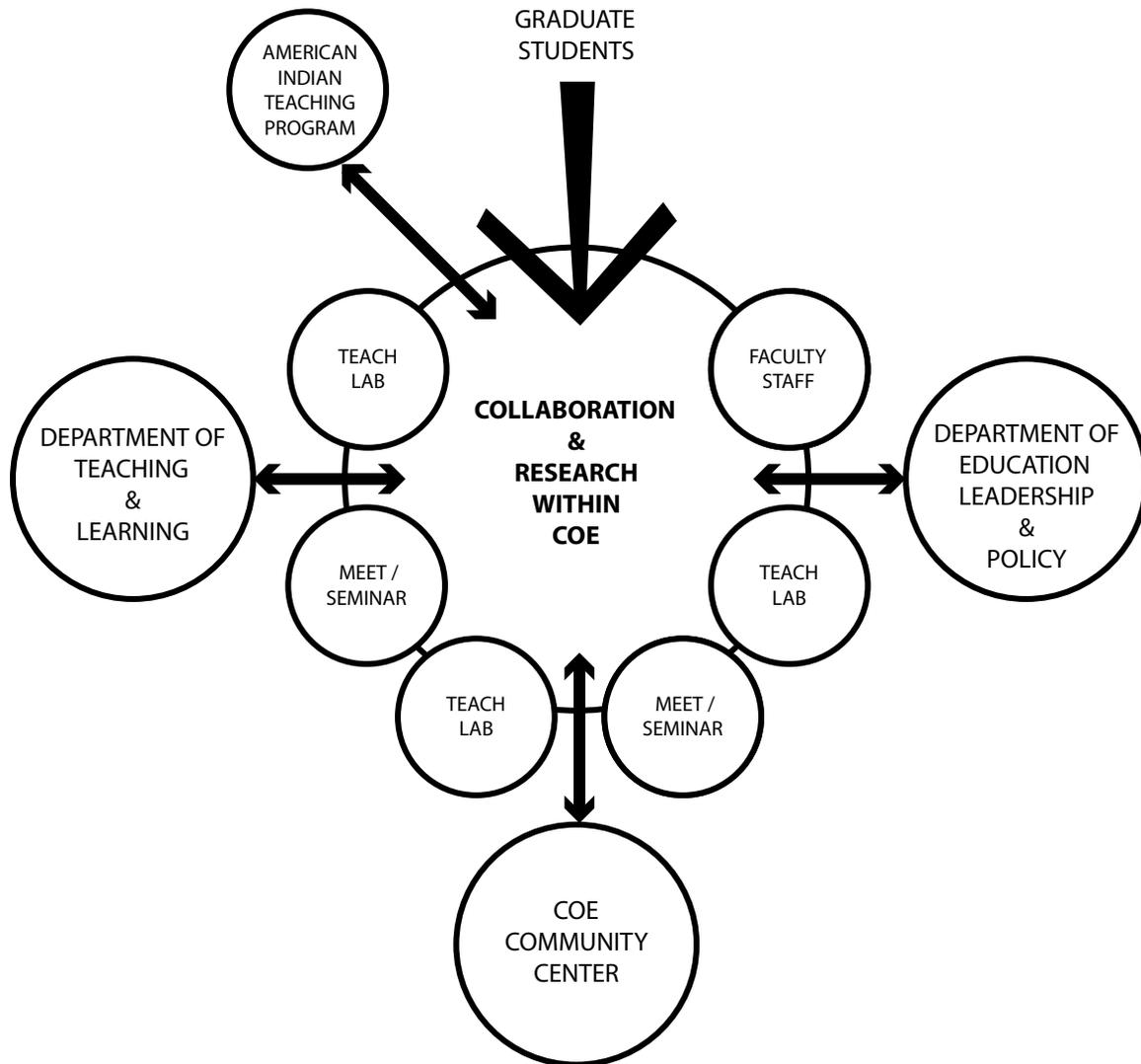
5 YEAR (Immediate Needs):

- Space for graduate assistants closer to department area
- Several small seminar/meeting rooms
- Building improvements in Safety, Structure, HVAC, Electrical, and especially in Technology
- American Indian Teaching Program brought closer to the department

10 YEAR (Projected Needs):

- New spaces as indicated in the following Summary of Proposed Spaces.
- Complete renovation of the existing building and a new addition, as outlined in this Master Plan
- A new professional image for the Department of Education, Culture & Society within the Educational Community of the College of Education, as outlined in this Master Plan

B. DEPARTMENT OF EDUCATION, CULTURE & SOCIETY



B. DEPARTMENT OF EDUCATION, CULTURE & SOCIETY

SUMMARY OF PROPOSED SPACE	Proposed Net Square Footage
Chair's Office	180
Administrative Assistant	100
Graduate Assistant	50
Faculty Offices – 13 @ 140	1820
Clinical Faculty Office	140
Post-doctoral Offices – 2 @ 50	100
TA & RA Workspace – 15 @ 150	750
Reception/Waiting/Lobby	200
Workroom/Equipment/Mail Room/Break Area	200
Seminar/Meeting Rooms for 10 – 2 @ 200	400
Teaching Labs for 20 – 3 @ 525	1575
Storage	80
File Room	100
Sub Total	5695
American Indian Teaching Program	
Project Directors – 4 @ 140	560
Administrative Assistants – 2 @ 100	200
RA Workspace – 7 @ 50	350
Reception/Waiting	200
Meeting Room (? people)	175
Workroom/Storage	150
American Indian Teaching Program Sub Total	1,635 nsf
TOTAL	7,330 nsf

EXISTING
2575 nsf

PROPOSED
7330 nsf

C. DEPARTMENT OF EDUCATIONAL LEADERSHIP & POLICY

C. DEPARTMENT OF EDUCATIONAL LEADERSHIP & POLICY

FUNCTION

The core function of the Department of Educational Leadership and Policy is to prepare individuals to become school and educational leaders. The department offers graduate degrees only. Masters degrees are offered in K-12 School Leadership and in Student Affairs Leadership. Doctor of Education and Doctor of Philosophy degrees are also offered.

The department publishes the Education Administration Quarterly.

CURRENT STATUS

The department currently serves approximately 74 masters and 74 doctoral students.

Currently the department has 2,549 net square feet of space in MBH. This space includes administration, 12 tenure track faculty, 2 clinical faculty, and 1-6 teaching assistants.

The American Indian Program grant is housed in the Annex Building 105 and occupies 749 square feet.

Masters students attend some daytime classes but mostly evening classes. Doctoral students almost exclusively attend evening classes. Most Masters students are already working in schools. The majority of Doctoral students are working professionals attending evening courses.

Masters students generally have classes of 12-25 students, with Doctoral student classes being generally 6-12 students (occasionally up to 25).

The majority of teaching takes place in seminar or group meeting situations, not in traditional type classrooms.

CONCERNS

The department shares concerns about the existing building that are common to all departments:

- Lack of a professional and welcoming feeling in the facility.
- Poor layout of spaces, with long hallways
- The dated image of the building (a 1950s public school image)
- Air and vermin infiltration through poorly sealed windows
- Seismic safety concerns
- Poor Heating, Ventilation and Air Conditioning
- Inadequate Electrical systems
- Inadequate Data, Communication, and Audio Visual systems – particularly in light of the increasing role of technology in education

C. DEPARTMENT OF EDUCATIONAL LEADERSHIP & POLICY

Faculty offices average 101 nsf, significantly below current standards of 140 nsf. The small offices served by narrow hallways create a great deal of congestion. Offices lack a cohesive grouping related to their function. They would function much more efficiently in a cluster or group type arrangement (see drawing of possible academic suite arrangement, Section 9).

Other departmental concerns include:

- Lack of lobby/waiting space for students and visitors
- Lack of an area to accommodate evening students, which would include some kind of food service
- Lack of Education Policy Center
- Lack of common seminar/group rooms
- Lack of interview rooms (50% of faculty are qualitatively researchers who require interview rooms)
- Lack of access to large meeting or auditorium type space
- Lack of a feeling of integration with the rest of the College of Education
- Current space arrangements do not promote cross departmental interaction.

ADJACENCIES

The department desires adjacencies with:

- A main student and faculty lobby/waiting area (with food service) for their large evening student population
- Department of Special Education
- Department of Teaching & Learning

PROJECTIONS

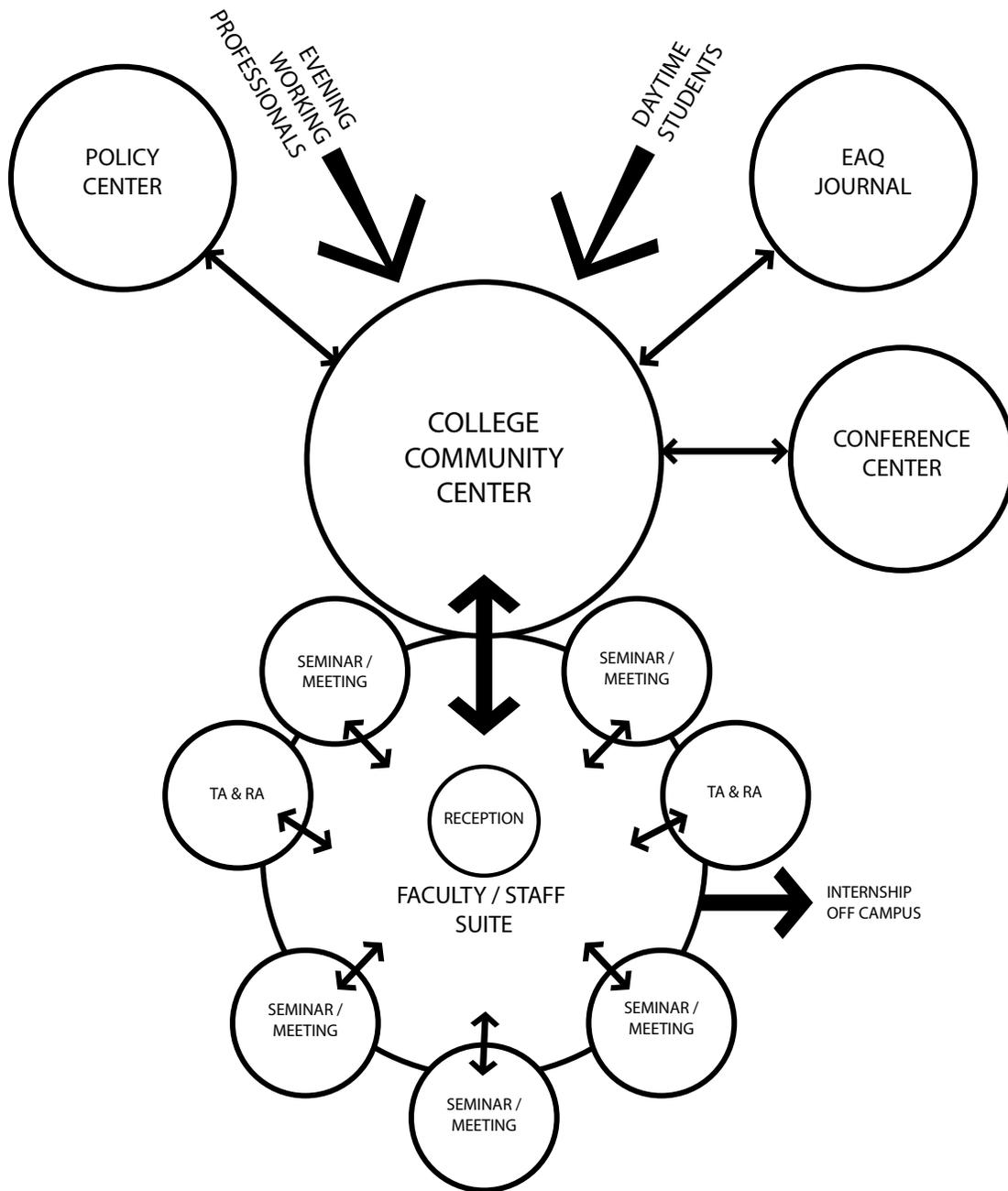
5 YEAR (Immediate Needs):

- Some ability to grow should past trends continue (they have added 4 faculty in the last 5 years)
- Some space for graduate assistants closer to department area
- Dedicated Space for Education Administration Quarterly
- Several small seminar/group rooms
- Building improvements in Safety, Structure, HVAC, Electrical, and especially in Technology

10 YEAR (Projected Needs):

- New spaces as indicated in the following Summary of Proposed Spaces.
- Complete renovation of the existing building and a new addition, as outlined in this Master Plan
- A new professional image for the Department of Education, Leadership & Policy within the Educational Community of the entire College of Education as outlined in this Master Plan
- Adequate permanent space for the Policy Center

C. DEPARTMENT OF EDUCATIONAL LEADERSHIP & POLICY



C. DEPARTMENT OF EDUCATIONAL LEADERSHIP & POLICY

SUMMARY OF PROPOSED SPACE	Proposed Net Square Footage
Chair's Office	180
Faculty Offices – 11 @ 140	1540
Clinical Faculty Offices – 2 @ 140	280
Clerical Staff	50
TA & RA Workspace – 6 @ 50	300
Reception/Waiting/Lobby	200
Workroom/Equipment/Mail/Break Area	200
Seminar/Meeting Room 20	380
Seminar/Lab Room 30	600
Seminar/Meeting Rooms for 10 – 3 @ 200	600
Storage	160
File Room	150
Education Administration Quarterly	
Workspace for 2 plus equipment	150
TOTAL	4,790 nsf

EXISTING
2549 nsf

PROPOSED
4790 nsf

D. DEPARTMENT OF EDUCATIONAL PSYCHOLOGY

D. DEPARTMENT OF EDUCATIONAL PSYCHOLOGY

FUNCTION

The core function of the Department of Educational Psychology is to train school psychologists and psychological counselors and researchers. The department offers graduate degrees in School Psychology, Psychological Counseling, and Learning Sciences. Approximately 8% of graduates go into academics.

The department has a number of special research laboratories, i.e. Eye Tracker Lab, Cognition Lab, Psychophysiology Lab, Instructional Design & Educational Technology Lab.

The department is directly involved with the Psychoeducational & Mental Health Clinic which is discussed in H. Centers and Clinics.

CURRENT STATUS

The department currently serves approximately 120 masters students and 85 doctoral students. There are no undergraduate students.

Currently the department has 4,589 net square feet of space in MBH. This space includes administration, 20 tenure track faculty, 3 clinical faculty, and 29 teaching assistants. The department has a single conference/seminar/meeting room of 377 nsf.

The Psychoeducational Clinic and Cognition Development Lab are currently located in the Annex Building. These areas contain 1513 nsf.

Individuals from Educational Psychology help staff the student counseling center located in the University Student Services Building.

CONCERNS

The department has experienced difficulty achieving accreditation due to problems with the existing facility. Such things as lack of proper facilities for teaching and research, no space for student/faculty relationships to develop, and safety concerns have been noted in their national accreditation reports.

The department shares concerns about the existing building that are common to all departments:

- Lack of a professional and welcoming feeling in the facility.
- Poor layout of spaces, with long hallways
- The dated image of the building (a 1950s public school image)
- Air and vermin infiltration through poorly sealed windows
- Seismic safety concerns
- Poor Heating, Ventilation and Air Conditioning
- Inadequate Electrical systems
- Inadequate Data, Communication, and Audio Visual Systems—particularly in light of the increasing role of technology in education

D. DEPARTMENT OF EDUCATIONAL PSYCHOLOGY

Faculty offices average 96 nsf, significantly below current standards of 140 nsf. The small offices served by narrow hallways create a great deal of congestion. Offices lack a cohesive grouping related to their function. Offices should ideally be organized with their particular research or teaching group. Teaching assistants are very scattered. They would function much more efficiently in a cluster or group type arrangement (see drawing of possible academic suite arrangement, **Section 9**).

Other departmental concerns about the facility include:

- Lack of lobby/waiting space for students and visitors
- Lack of an area to accommodate evening students, which would include some kind of food service
- Lack of space for social interaction between students and faculty
- Lack of space for advisors and graduate assistants
- Lack of student work space
- Lack of dedicated research space
- Lack of common seminar/meeting rooms
- Lack of a feeling of integration with the rest of the College of Education.

ADJACENCIES

The department desires adjacencies with:

- A main student and faculty lobby/waiting area (with food service)
- Psychoeducational and Mental Health Clinics

PROJECTIONS

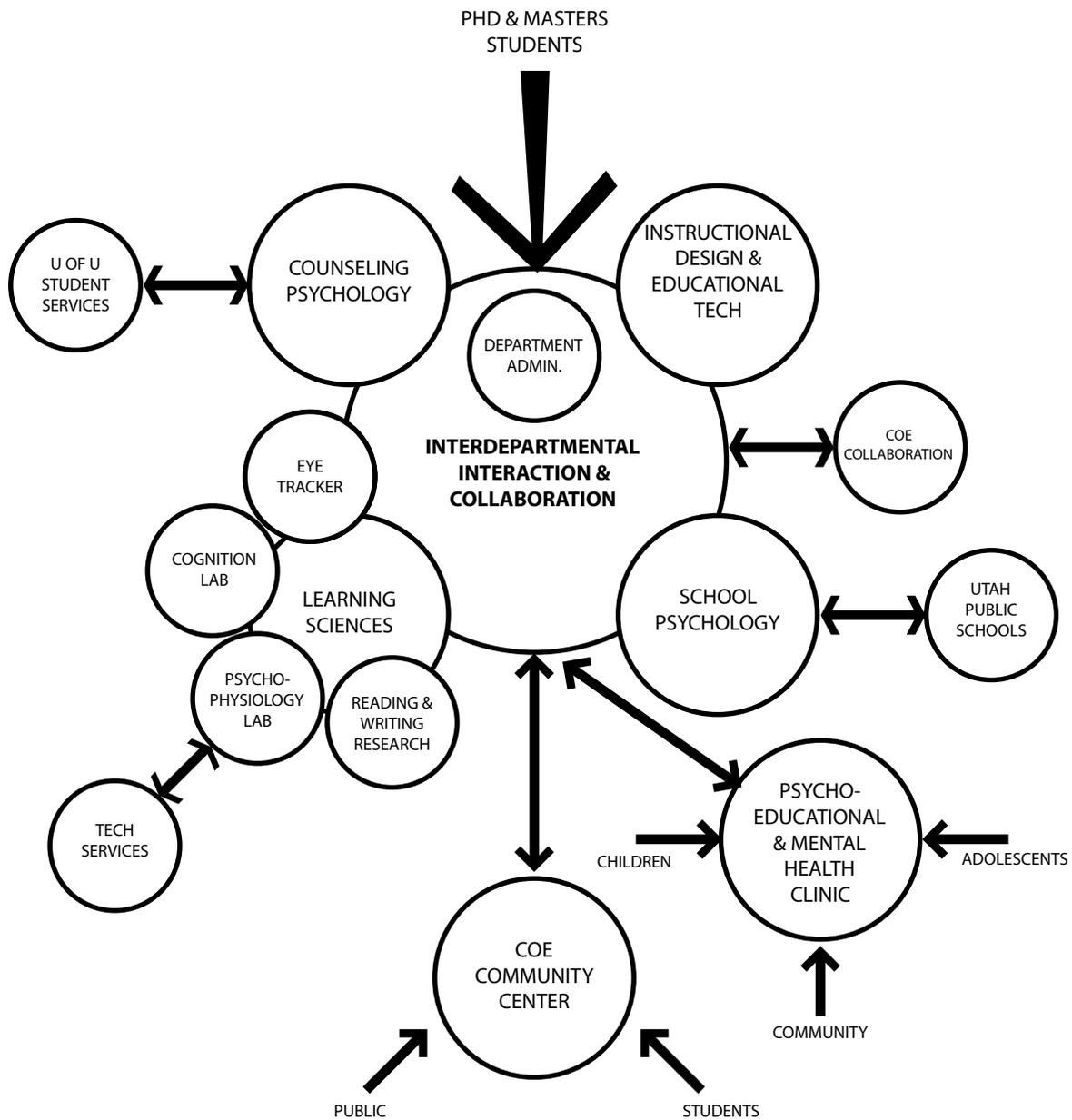
5 YEAR (Immediate Needs):

- At least 2 new faculty offices
- Space for graduate assistants closer to specific research areas
- Dedicated Research Labs for Learning Sciences & IDET
- Building improvements in Safety, Structure, HVAC, Electrical, and especially in Technology
- Student/Faculty Social Interaction space
- Closer relationship with Psychoeducational and Mental Health Clinics

10 YEAR (Projected Needs):

- New spaces as indicated in the following Summary of Proposed Spaces.
- Complete renovation of the existing building and a new addition, as outlined in this Master Plan
- A new professional image for the Department of Educational Psychology within the Educational Community of the College of Education, as outlined in this Master Plan

D. DEPARTMENT OF EDUCATIONAL PSYCHOLOGY



D. DEPARTMENT OF EDUCATIONAL PSYCHOLOGY

SUMMARY OF PROPOSED SPACE	Proposed Net Square Footage
Chair's Office	180
Reception/Lobby/Waiting	200
Workroom/Equipment/Mail/Break Area	200
Meeting Room/Resource Library for 20	450
Administrative Assistant	100
Clerical Staff	50
File Storage for 30 file cabinets	175
Sub Total	1355
Learning Sciences	
Eye Tracker	
Faculty Office	140
TA & RA Workspace – 2 @ 50	100
Research Lab – 2 @ 200	400
Storage	80
Sub Total	720
Cognition Lab	
Faculty Offices – 2 @ 140	280
TA & RA Workspace – 2 @ 50	100
Post Doctoral Workspace	50
Computer Lab for 8	300
Seminar/Meeting Room for 10	200
Storage	80
Sub Total	1010
Psychophysiology Lab	
Faculty Office	140
TA & RA Workspace – 2 @ 50	100
Post Doctoral Workspace	50
Research Lab/Testing for 16	600
Sub Total	890
Reading and Writing Research	
Faculty Office	140
TA & RA Workspace – 2 @ 50	100
Sub Total	240

D. DEPARTMENT OF EDUCATIONAL PSYCHOLOGY

SUMMARY OF PROPOSED SPACE	Proposed Net Square Footage
Instructional Design & Educational Technology	
Faculty Offices – 2 @ 140	280
TA & RA Workspace – 2 @ 50	100
Research Lab (computer lab) for 8	300
Adjunct Faculty – 3 in shared workspace	150
Special Equipment Teaching Lab	240
Statistics Lab for 7	175
Sub Total	1245
Counseling Psychology	
Faculty Offices – 8 @ 140	1120
TA & RA Workspace – 6 @ 50	300
Seminar/Meeting Room for 15	285
Research/Testing Lab for 8 – 2 @ 300	600
Sub Total	2305
School Psychology	
Faculty Offices – 5 @ 140	700
TA & RA Workspace – 6 @ 50	300
Research Lab for 8	300
Seminar/Meeting Room for 10	200
Sub Total	1500
TOTAL	9,265 nsf

EXISTING
4589 nsf

PROPOSED
9265 nsf

E. DEPARTMENT OF SPECIAL EDUCATION

E. DEPARTMENT OF SPECIAL EDUCATION

FUNCTION

The core function of Special Education is the education of teachers for special education. Additionally the department deals with grants and special programs beyond the regular teaching function.

Approximately 80% of the grants received by the College of Education are in the area of Special Education.

The Special Education needs the department focuses on are:

Mild Disability	Reading
Severe Disability	Character values of primary & secondary students
Sensory Impairment	
Early Childhood Disability	

The department administers the University of Utah Reading Clinic, a state funded outreach clinic. They also administer the Eunice Kennedy Shriver (EKS) National Center for Community of Caring, a national program focusing on character values. These are discussed in H. Centers and Clinics.

CURRENT STATUS

The department currently serves approximately 150 masters and 22 doctoral students. Undergraduates take courses along with Masters students.

Currently the department has 2029 net square feet of space in MBH. This space includes administration, 10 tenure track faculty, 4 clinical faculty, and 5-6 teaching assistants. In addition, the department has 25-30 core adjunct faculty who are outside professionals.

The Reading Clinic is currently housed off campus in Murray with 3331 sf.

The EKS National Center for Community of Caring is currently housed in the Annex and has 596 nsf.

CONCERNS

The department shares concerns about the existing building that are common to all departments:

- Lack of a professional and welcoming feeling in the facility.
- Poor layout of spaces, with long hallways
- The dated image of the building (a 1950s public school image)
- Air and vermin infiltration through poorly sealed windows
- Seismic safety concerns
- Poor Heating, Ventilation and Air Conditioning
- Inadequate Electrical systems
- Inadequate Data, Communication, and Audio Visual systems – particularly in light of the increasing role of technology in education

E. DEPARTMENT OF SPECIAL EDUCATION

Faculty offices average 110 nsf, well below current standards of 140 nsf. The small offices served by narrow hallways create a great deal of congestion. Offices lack a cohesive grouping related to their function. The administrative area is very difficult to find. Teaching assistants are very scattered. They would function much more efficiently in a cluster or group type arrangement (see drawing of possible academic suite arrangement, **Section 9**).

Other departmental concerns about the facility include:

- Lack of flexibility of space for changing programs
- Lack of lobby/waiting space for students and visitors
- Lack of an area to accommodate evening students, which would include some kind of food service
- Lack of space for adjunct professors from off campus
- Lack of space for advisors and graduate assistants
- Lack of dedicated teaching and research laboratories
- Lack of an identity and functional space for EKS National Center for Community of Caring
- Lack of common seminar/meeting rooms
- Lack of a feeling of integration with the rest of the College of Education.

ADJACENCIES

The department desires adjacencies with:

- A main student and faculty lobby/waiting area (with food service)
- Common COE interdepartmental collaboration area
- EKS National Center for Community of Caring (see H. Centers and Clinics)
- University of Utah Reading Clinic (see H. Centers and Clinics)
- Universal Technology Application Programming Lab

PROJECTIONS

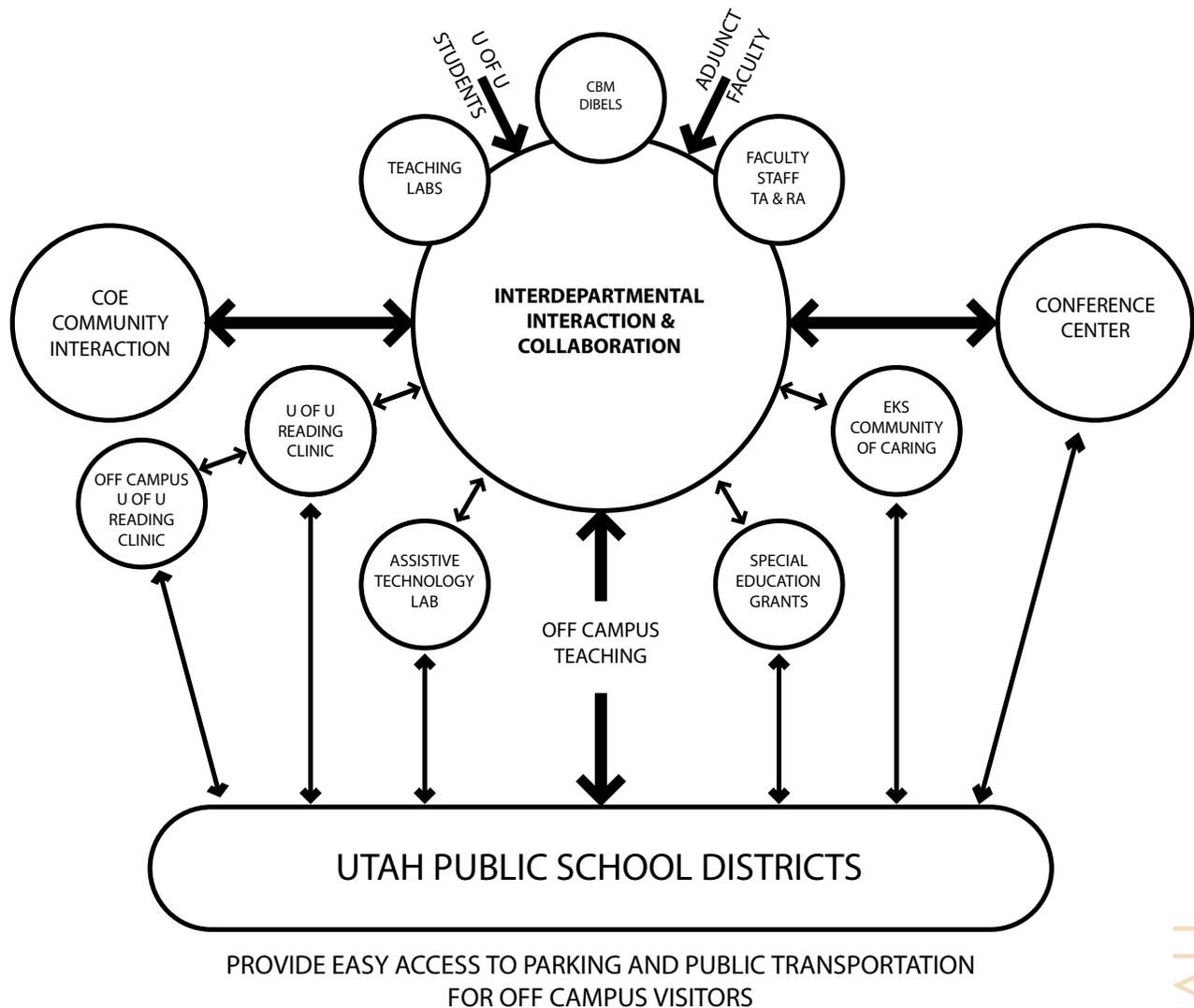
5 YEAR (Immediate Needs):

- At least 2 new faculty offices
- Space for graduate assistants closer to department area
- Dedicated Teaching and Research Labs for Universal Technology Application Programming and CBM Dibels and Early Childhood Development (shared w/Teaching & Learning)
- Interview Room
- Building improvements in Safety, Structure, HVAC, Electrical, and especially in Technology

10 YEAR (Projected Needs):

- New spaces as indicated in the following Summary of Proposed Spaces.
- New space for University of Utah Reading Clinic and EKS National Center for Community of Caring included with Centers and Clinics.
- Complete renovation of the existing building and a new addition as outlined in this Master Plan
- A new professional image for the Department of Special Education within the Educational Community of the College of Education, as outlined in this Master Plan

E. DEPARTMENT OF SPECIAL EDUCATION



E. DEPARTMENT OF SPECIAL EDUCATION

SUMMARY OF PROPOSED SPACE	Proposed Net Square Footage
Chair's Office	180
Administrative Assistant Office	100
Faculty Offices – 12 @ 140	1680
Clinical Faculty Offices – 9 @ 140	1260
Student Advisor Office	100
Flexible Adjunct Faculty Workspace for 6	300
TA & RA Workspace – 6 @ 50	300
Doctoral Student Workspace – 8 @ 50	400
Clerical Staff – 2 @ 50	100
Project Clerical Staff	50
Reception/Waiting/Lobby	200
Workroom/Equipment/Mail Room/Break Area	200
Storage	80
Test Kit Storage	100
File Room for 20 file cabinets	120
Seminar/Meeting Room for 20	380
Distance Learning Lab for 50	1100
Interview Room for 12 w/adjacent Observation Room for 5	280
Kindergarten Teaching Lab for 25 (shared with Dept. of Teaching & Learning)	- 0 -
Universal Technology Application Programming Lab for 20	525
Sub Total	7,455
CBM Dibels Institute	
Workroom with 3 small workstations plus conference area for 5	335
TOTAL	7,790 nsf

EXISTING
 3077 nsf

PROPOSED
 7790 nsf

The University of Utah Reading Clinic in Murray, Utah is an outreach program and is appropriately housed off campus. It is therefore not included in the proposed space.

F. DEPARTMENT OF TEACHING & LEARNING

F. DEPARTMENT OF TEACHING & LEARNING

FUNCTION

The core function of the Department of Teaching & Learning is the training and licensure of teachers. The department offers undergraduate degrees in elementary and secondary education as well as graduate degrees. Graduate degrees are offered for teachers in their particular field and in such areas as Early Childhood Development. The focus of the department is on the quality of education and research, not on more students.

CURRENT STATUS

The department currently serves approximately 200 undergraduates, 150 masters and 30 doctoral students. In addition, introductory courses are offered to the general student body.

Currently the department has 3,386 net square feet of space in MBH. This space includes administration, 10 tenure track faculty, 8 clinical faculty, 2-3 advisors, and 4-10 teaching assistants. The department has a single conference/seminar/meeting room of 214 nsf.

Undergraduate students attend both daytime and evening classes. Graduate students almost exclusively attend evening classes.

Undergraduate students are organized in (8) cohorts of 25 students each and work with various local school districts.

The department uses a common shared classroom for the teaching lab requirements.

CONCERNS

The department shares concerns about the existing building the are common to all departments:

- Lack of a professional and welcoming feeling in the facility.
- Poor layout of spaces, with long hallways
- The dated image of the building (a 1950s public school image)
- Air, vermin, and even plant growth infiltration through poorly sealed windows
- Seismic safety concerns
- Poor Heating, Ventilation and Air Conditioning
- Inadequate Electrical systems
- Inadequate Data, Communication, and Audio Visual systems – particularly in light of the increasing role of technology in education

F. DEPARTMENT OF TEACHING & LEARNING

Faculty offices average 99 nsf, significantly below current standards of 140 nsf. The small offices served by narrow hallways create a great deal of congestion. Offices lack a cohesive grouping related to their function. Teaching assistants are very scattered. They would function much more efficiently in a cluster or group type arrangement (see drawing of possible academic suite arrangement, **Section 9**).

Other departmental concerns include:

- Lack of lobby/waiting space for students and visitors
- Lack of an area to accommodate evening students, which would include some kind of food service
- Lack of space for adjunct professors from off campus
- Lack of space for advisors and graduate assistants
- Lack of dedicated teaching labs for science, math, reading, social studies and early childhood development
- Lack of a Children's Literature Library
- Lack of common seminar/meeting rooms
- Lack of a feeling of integration with the rest of the College of Education

ADJACENCIES

The department desires adjacencies with:

- A main student and faculty lobby/waiting area (with food service) for their large evening student population
- Department of Special Education, in order to facilitate shared programs
- Utah Education Network, to complement their methods classes

PROJECTIONS

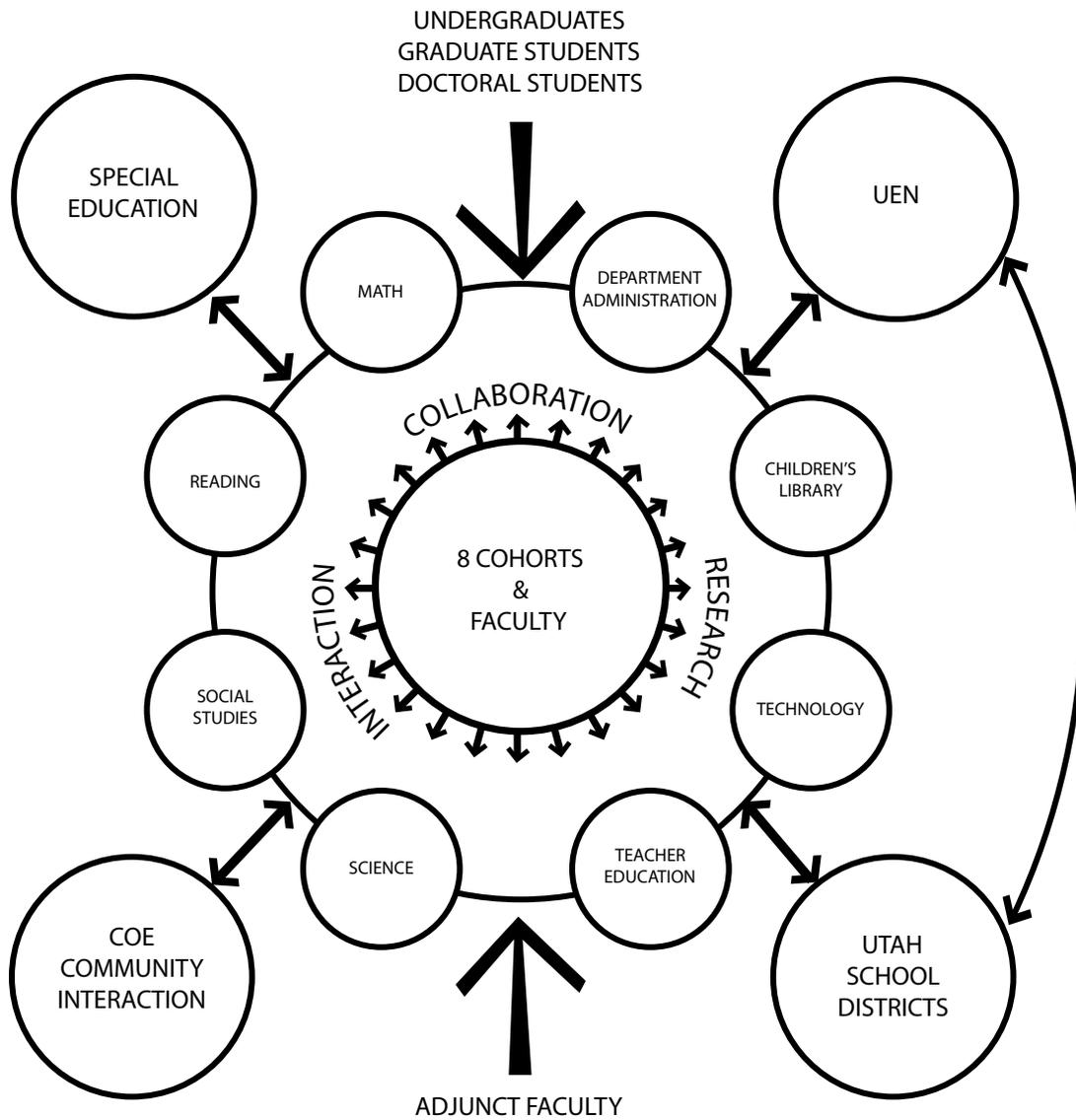
5 YEAR (Immediate Needs):

- At least 2 new faculty offices
- Space for graduate assistants closer to department area
- Dedicated Teaching Labs for Science and Early Childhood Development
- Building improvements in Safety, Structure, HVAC, Electrical, and especially in Technology

10 YEAR (Projected Needs):

- New spaces as indicated in the following Summary of Proposed Spaces
- Complete renovation of the existing building and a new addition, as outlined in this Master Plan
- A new professional image for the Department of Teaching and Learning within the Educational Community of the College of Education, as outlined in this Master Plan

F. DEPARTMENT OF TEACHING & LEARNING



F. DEPARTMENT OF TEACHING & LEARNING

SUMMARY OF PROPOSED SPACE	Proposed Net Square Footage
Department Chair	180
Administrative Assistant	100
Graduate Secretary	50
Reception/Lobby/Waiting	200
Workroom/Equipment/Mail/Break Area	200
Faculty Offices - 15 @ 140	2100
Elementary Advisor	140
Secondary School Advisor Office	140
Clinical Faculty Offices - 12 @ 140	1680
Licensure Coordinator	100
Adjunct Teacher Workspace - 4 @ 50	200
TA & RA Workspace - 8 @ 50	400
File/Storage Room	200
Seminar/Meeting Room for 20 - 2 @ 380	760
Children's Literature Library	400
Science Teaching Lab for 35 – flexible space, w/science counters & storage need	1000
Early Childhood Development Teaching Lab for 25, set-up similar to a Kindergarten	800
TOTAL	8,650 nsf

EXISTING
3386 nsf

PROPOSED
8650 nsf

G. TECHNOLOGY SERVICES

G. TECHNOLOGY SERVICES

FUNCTION

The core function of Technology Services is to support the entire College of Education in terms of technology. The services involved include voice, data, audio visual, computer network support and computer education

CURRENT STATUS

Technology Services currently occupies approximately 4,881 nsf in MBH. Their space houses a director, 4 staff, equipment areas, equipment servicing space, distributions rooms and student computer classrooms. Currently the Technology Services office area houses all the staff and all the hardware in the same space.

CONCERNS

Technology Services shares concerns about the existing building that are common to all departments:

- Lack of a professional and welcoming feeling in the facility.
- Poor layout of spaces
- Air and vermin infiltration through poorly sealed windows
- Seismic safety concerns
- Poor Heating, Ventilation and Air Conditioning
- Inadequate Electrical systems
- Inadequate Data, Communication, and Audio Visual systems – particularly in light of the increasing role of technology in education

Other concerns include:

- Lack of adequate space for both administrative work and equipment servicing.
- Student computer classrooms that are crowded and nearly always full.
- A building which does not lend itself to technology changes or additions.

ADJACENCIES

Technology Services desires adjacencies with:

- UEN
- Educational Psychology (IDET)
- Central to all building functions

G. TECHNOLOGY SERVICES

PROJECTIONS

5 YEAR (Immediate Needs)

- A 20 student room which can double as a classroom and a computer lab.
- The ability to begin to install wireless systems
- Spaces to accommodate visually impaired and physically handicapped students.

10 YEAR (Projected Needs)

- New spaces as indicated in the following Summary of Proposed Spaces.
- Complete renovation of the existing building and a new addition, as outlined in this Master Plan.
- A new professional image for Technology Services within the Educational Community of the College of Education, as outlined in this Master Plan.

G. TECHNOLOGY SERVICES

SUMMARY OF PROPOSED SPACE	Proposed Net Square Footage
Coordinator's Office	140
Technical Staff – 4 @100	400
Server room (sound isolated)	100
Common Collaboration/Meeting/Storage/Workspace	300
COE Computer Lab for 30 – 2 @ 900	1800
COE Computer Lab for 60	1800
COE Computer/Seminar/Lecture Lab, for 20 at computers w/areas for 20 at tables	900
Open Area for printers, peripherals, computer room monitor, etc.	240
Central Data Room	300
Data Closets – 6 (included in building gross area)	---
TOTAL	5,980 nsf

EXISTING
4881 nsf

PROPOSED
5980 nsf

H. CENTERS AND CLINICS

H. CENTERS AND CLINICS

FUNCTION

The Centers and Clinics affiliated with the College of Education are involved with outreach and professional development programs for public school students, Utah educators, parents, and higher education faculty & administrators. The Centers and Clinics currently located in Milton Bennion Hall, the Annex (Building 105), and in the surrounding community have close connections to and are administered by various departments within the COE. The following are the Centers and Clinics along with their respective department affinity:

H.1 Center for Reading and Literacy (College Office)

The Center for Reading and Literacy (CRL) is an interdisciplinary, multi-project center focusing on research and intervention regarding the many challenges facing children, adolescents, and adults developing skills in reading and literacy. The CRL operationally coordinates, promotes, and facilitates the research and outreach in collaboration with faculty in departments in the College of Education and also in collaboration across campus.

H.2 The Outreach Coordination Office coordinates educational activities that are offered outside of normal academic degree programs. Programs can offer content not normally included in academic programs or are offered to students that are not usually within the target of a COE academic program.

The business model of outreach in the COE involves two major types of activities. One is the development and delivery of educational packages to the community in a manner that generates a positive revenue flow. The second includes activities and projects that can more clearly be classified as service to a constituency and while self-sustaining, cannot be anticipated to generate a positive revenue stream.

H.3 Center for the Advancement of Technology in Education (CATE) (College Office)

The College of Education operates the Center for the Advancement of Technology in Education (CATE), an interdisciplinary center of activity promoting research, intervention, and outreach relating to challenges facing educational personnel in the effective use of technology applications to enhance education. The Center promotes, coordinates, and facilitates applications of technology, research on application effectiveness, and outreach to a broad array of users who have needs and interests in using technology in educational settings. CATE emphasizes the end user in all activities. This means that end-user applications are a priority for all projects undertaken in the Center. To the degree that a particular application enhances the accomplishment of an educational activity, CATE is interested in exploring, evaluating, and promoting the incorporation of that application into practice. This emphasis highlights CATE's mission mantra: How does this application enhance instruction or other educational activity? If it helps teachers or other educators serve students and families better, faster, or to a higher level, then CATE is interested.

H. CENTERS AND CLINICS

H.4 Utah Education Policy Center (Dept. of Educational Leadership & Policy)

The purpose of the Utah Education Policy Center is to improve the quality of educational policies, practices, and leadership in Utah public schools and higher education and increase educational access and opportunities for all children and adults in Utah, particularly for those who have been historically marginalized.

H.5 Psychoeducational Clinic (Dept. of Education Psychology)

The Psychoeducational Clinic which is one of the primary outreach arms of the Department of Educational Psychology serving children and young adults in the public schools and in the community. It offers specialized educational and neuropsychological assessment geared towards children, adolescents and young adults with learning disabilities, head trauma, attention deficit disorder, and autism. It is also a laboratory for the application of cutting-edge research in behavioral interventions that have applications in the public schools. Graduate student training is an integral part of the Clinic's mission and students receive high-quality training in assessment, consultation, and intervention.

H.6 U of U Reading Clinic (Dept. of Special Education)

The U of U Reading Clinic was created by the 1999 Utah Legislature to provide "direct services" to Utah educators and parents. The goals of the clinic include: serving as a resource for parents by offering assessment and intervention to struggling readers and providing professional development to educators.

H.7 Eunice Kennedy Shriver (EKS) National Center for Community of Caring (Dept. of Special Education)

The center is an interdisciplinary focal point of activity that promotes research and the preparation of leadership professionals in education with specific attention to the complex social climate present in the 21st Century. It houses the national Community of Caring office, which is a comprehensive character education program with a unique focus on disabilities. The center initiates partnerships and projects focused on the many societal forces that impact child development, families, and the essential role played by public schools. Schools that participate in the Community of Caring program focus on integrating the five core values of caring, respect, responsibility, trust and family into every aspect of school life, including the existing curriculum. Community of Caring serves as an umbrella for the entire school program, providing a flexible framework with specific components that guide schools in their character development activities, yet with enough flexibility and autonomy for schools to tailor it to specific needs and goals.

H. CENTERS AND CLINICS

CURRENT STATUS

The following is a list of the locations for the Centers and Clinics and the size of their current spaces:

- H.1 Outreach Coordination Office is located in MBH and occupies 87 square feet of space.
- H.2 Center for the Advancement of Technology in Education is located in MBH and occupies 118 square feet of space.
- H.3 Center for Reading and Literacy is located in MBH and occupies 117 square feet of space.
- H.4 Utah Education Policy Center is located in MBH and occupied 197 square feet of space.
- H.5 Psychoeducational Clinic is located in the Annex (Bldg. 105) and occupies 866 square feet of space.
- H.6 U of U Reading Clinic is located in leased space in Murray, Utah and occupies 3331 square feet of space.
- H.7 EKS National Center for Community of Caring is located in the Annex (Bldg. 105) and occupies 596 square feet of space.

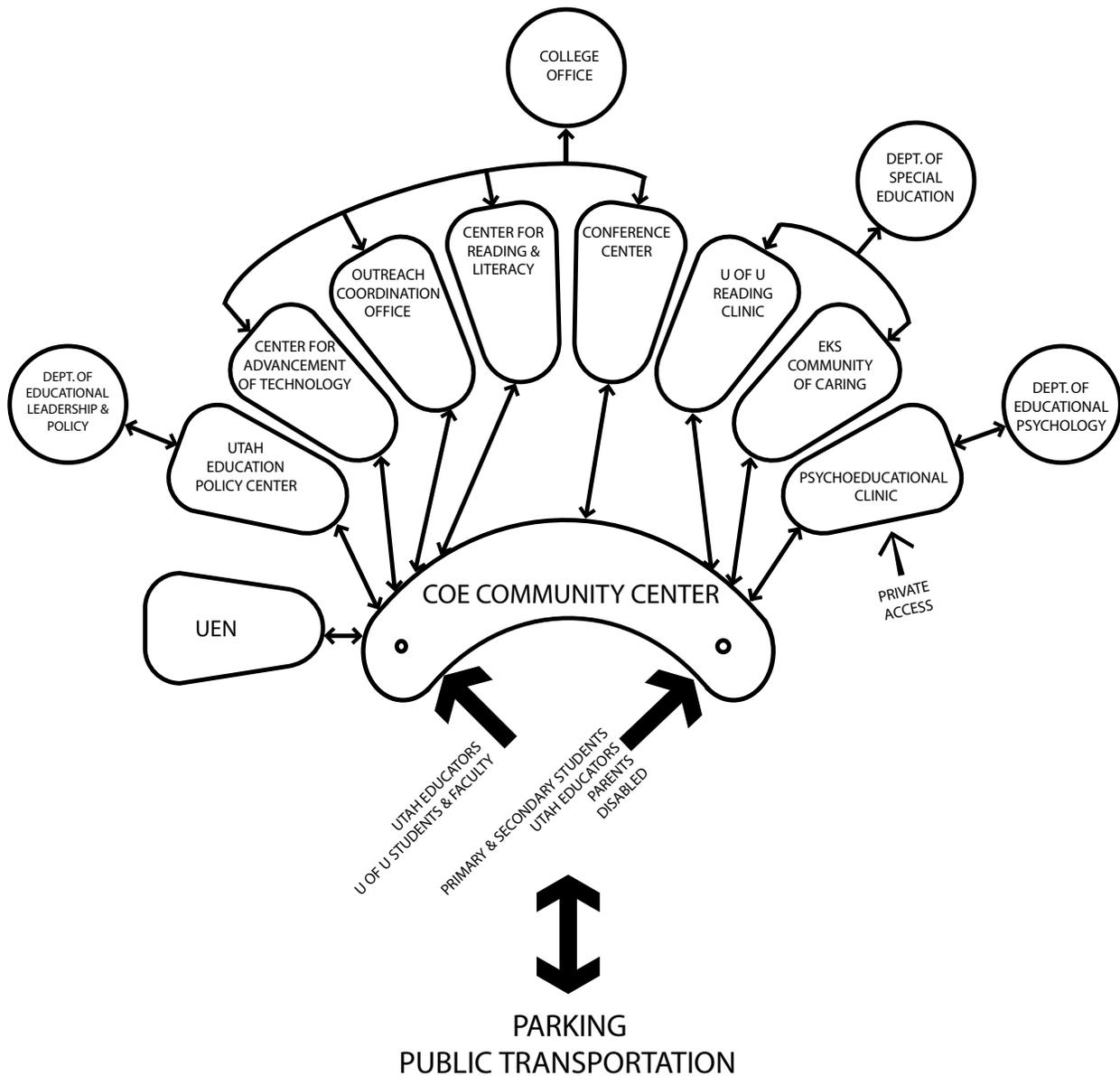
CONCERNS

The primary concern for the Centers and Clinics is the lack of public visibility and very little direct physical connection to their respective departments and the College of Education. For the public and Utah educators, the Centers and Clinics are difficult to find. They are not centrally located and few see an obvious physical connection with the COE. The Centers and Clinics are scattered in three separate locations, and one, U of U Reading Clinic, has no space on the University of Utah campus. With the facilities spread out, public school students, educators and parents cannot see or understand the scope of all the outreach and professional development programs offered by the College of Education at the University of Utah.

The current spaces occupied by the Centers and Clinics are technologically inadequate. The spaces are old and worn out. In many cases the facilities and the available technology is not as good as those from where the public school students and educators are coming.

The College needs a high profile, identifiable image for the Centers and Clinics. These programs should be grouped together in a facility to take maximum advantage of collaboration with programs, students and faculty at the COE. State-of-the-art audio, video, and computers should be available in very flexible space that can be adapted to accommodate future change in technology and programs.

H. CENTERS AND CLINICS



H. CENTERS AND CLINICS

SUMMARY OF PROPOSED SPACE		Proposed Net Square Footage
H.1 Center for Reading and Literacy		
Director's Office		140
Staff Scientist's – 2 @ 100		200
Reception/Waiting, shared with Outreach and Advancement of Technology		350
Training Room for 12 (shared)		360
Seminar/Meeting Room for 12 people (shared)		230
	Sub Total	1280
H.2 Outreach Coordination Office		
Outreach Coordinator Office		140
Program Managers – 2 @ 100		200
Secretary Workspace		50
Clerical Staff Workspace		50
Seminar/Meeting Room, (shared,) see Center for Reading and Literacy		---
Training Room (shared,) see Center for Reading and Literacy		---
Reception/Waiting (shared,) see Center for Reading and Literacy		---
	Sub Total	440
H.3 Center for the Advancement of Technology in Education		
Director's Offices – 2 @ 140		280
Staff Scientist's – 2 @ 100		200
Research Assistants – 2 @ 50		100
Reception/Waiting (shared,) see Center for Reading and Literacy		---
Training Room (shared,) see Center for Reading and Literacy		---
Meeting Room (shared,) see Center for Reading and Literacy		---
Software Test Lab		140
	Sub Total	720

H. CENTERS AND CLINICS

SUMMARY OF PROPOSED SPACE	Proposed Net Square Footage
H.4 Utah Education Policy Center	
Director	140
Research Analyst – 3 @ 50	150
TA Workspace – 3 @ 50	150
Common Workspace for 2	100
Meeting room for 10	200
Technology space for special data analysis	100
Storage	100
Seminar/Meeting space for 50 (shared w/other departments)	- 0 -
Sub Total	940
H.5 Psychoeducational Clinic	
Director's Office	180
Faculty Office – 2 @ 140	280
Waiting/Reception/Lobby	250
Workroom/Files/Records/Business Office	200
Meeting Room/Group Therapy for 10	200
Interview Room w/adjacent Observation Rooms for 10 – 200 s.f. + 80 s.f. Observation	280
Storage Room for Test Kits	100
Sub Total	1490
H.6 University of Utah Reading Clinic (in addition to off-campus space)	
Staff workspace with files for 3 people	225
Reception/waiting	400
File Storage	100
Tutoring room for 7 – 2 @ 175	350
Sub Total	1075
H.7 Eunice Kennedy Shriver National Center for Community of Caring	2500
H.8 Future Research Suites	1000
TOTAL	9,445 nsf

EXISTING
1981 nsf

PROPOSED
9445 nsf

(See Section 6 for Summary of Existing Spaces)

I. UTAH EDUCATION NETWORK

I. UTAH EDUCATION NETWORK

FUNCTION

Utah Education Network (UEN) is the state's educational technology systems provider, connecting every K-12 school, higher education institution, and public library to distance education, Internet, public TV, and a suite of content resources that support student achievement. UEN has its main office at the Eccles Broadcast Center, with the Professional Development department in Milton Bennion Hall. The Professional Development department offers free technology courses to educators, administrators and teacher education students. Approximately 200 workshops are held in the MBH Lab on a yearly basis. Some UEN staff members hold adjunct teaching positions with the COE. The UEN Lab at MBH is equipped with IP video-based distance education system linked to over 270 locations throughout Utah.

CURRENT STATUS

UEN currently occupies approximately 2,038 nsf in MBH. They have 9 full time staff and 1 receptionist. They have 1 computer lab and 24 work stations.

CONCERNS

UEN shares concerns about the existing building that are common to all departments:

- Lack of a professional and welcoming feeling in the facility.
- Poor layout of spaces, with long hallways
- The dated image of the building (a 1950s public school image)
- Air and vermin infiltration through poorly sealed windows
- Seismic safety concerns
- Poor Heating, Ventilation and Air Conditioning
- Inadequate Electrical systems
- Inadequate Data, Communication, and Audio Visual systems

Other concerns include:

- Need for an additional computer lab
- Lack of waiting space for visitors
- Lack of storage room
- Lack of access to common seminar/meeting rooms
- Lack of a feeling of integration with the College of Education

I. UTAH EDUCATION NETWORK

ADJACENCIES

UEN desires adjacencies with:

- A main student and faculty lobby/waiting area
- Department of Teaching and Learning
- COE Technology Services

PROJECTIONS

5 YEAR (Immediate Needs)

- Waiting space for visitors
- Closer interface with Technology Services
- Building improvements in Safety, Structure, HVAC, Electrical, and especially in Technology

10 YEAR (Projected Needs)

- New spaces as indicated in the following Summary of Proposed Spaces.
- Complete renovation of the existing building and a new addition, as outlined in this Master Plan
- A new professional image for the Utah Education Network within the Educational Community of the College of Education, as outlined in this Master Plan

I. UTAH EDUCATION NETWORK

SUMMARY OF PROPOSED SPACE	Proposed Net Square Footage
Common Workspace for 9 professional staff	750
Reception/Entry	150
Workroom/Equipment	150
Storage	225
Computer Teaching Lab for 24	900
Computer Teaching Lab for 15	700
TOTAL	2,875 nsf

EXISTING
2288 nsf

PROPOSED
2875 nsf

J. COMMON BUILDING SPACES

J. COMMON BUILDING SPACES

FUNCTION

The function of Common Building Spaces is to support the activities of the College of Education and enhance the concept of the Educational Community.

CURRENT STATUS

The current common building spaces do not promote a sense of professionalism and they do not adequately provide the spaces needed for the Educational Community of the College of Education. There are no gathering spaces to accommodate cross departmental or intra-departmental interaction. There is no space to accommodate large groups (300-400 people) other than off site. See Section 4 Observations and Section 5 Existing Building.

CONCERNS

- The public lobbies do not inspire and do not reflect the value and importance of teaching.
- Lack of student/faculty informal gathering/mentoring spaces.
- Lack of a Multi-Purpose Hall that could seat up to 400.
- Lack of break-out meeting rooms to provide meeting space for Centers and Clinics as well as shared by all department.
- Lack of college image that would display, inspire, reflect and illustrate the history, value and importance of teaching.

The common concerns about the existing building:

- Lack of a professional and welcoming feeling in the facility.
- Poor layout of spaces, with long hallways.
- The dated image of the building (a 1950s public school image).
- Seismic safety concerns.
- Poor Heating, Ventilation and Air Conditioning.
- Inadequate Electrical systems.
- Inadequate Data, Communication, and Audio Visual systems.

ADJACENCIES

Appropriate adjacencies include:

- A main student and faculty lobby/waiting area (with food service) for their large evening student population.
- Centers and Clinics.
- Main Entrance.

J. COMMON BUILDING SPACES

PROJECTIONS

5 YEAR (Immediate Needs)

- The common building spaces require a great deal of space and are more appropriately thought of in the 10 Year projection which would include an addition to the existing building.

10 YEAR (Projected Needs)

- New spaces as indicated in the following Summary of Proposed Spaces.
- Complete renovation of the existing building and a new addition, as outlined in this Master Plan
- A new professional image for the Department of Educational Psychology within the Educational Community of the College of Education, as outlined in this Master Plan

J. COMMON BUILDING SPACES

SUMMARY OF PROPOSED SPACE	Proposed Net Square Footage
Common Building Lobby (To display, inspire, reflect, and illustrate the history, value and importance of teaching)	1000
Common Student/Faculty Gathering Space w/Vending/Kitchenette (COE Community Center)	1000
Multi-Purpose Hall, 300-400 Seating/200 Dining	4000
Audio/Video Equipment Room for multi-purpose	75
Hall Storage for multi-purpose	250
Kitchenette area adjacent to Multi-Purpose Hall	170
Flexible break-out meeting rooms for 20 (flexible so they can be combined) – 3 @ 380	1140
TOTAL	7,635 nsf

PROPOSED
7635 nsf

K. EXISTING CLASSROOMS

K. EXISTING CLASSROOMS

Milton Bennion Hall currently contains 10 general classrooms that are used campus wide and are controlled by the University Scheduling Office.

The 10 classrooms contain a total of 9,187 nsf.

This Master Plan proposed that in the best interests of the future of the College of Education, these classrooms be removed from Milton Bennion Hall and replaced by classrooms in a new General Classroom Building that is proposed to be built.

If the new General Classroom Building is **NOT BUILT** and all the existing classrooms remain in MBH, then the following will result:

- The College of Education will **REDUCE** their proposed new space by **9,187 nsf**.
- OR
- The New COE Building Total will **INCREASE** by **9,187 nsf (14,699 gsf)**.

L. INSTRUCTIONAL MEDIA SERVICES

L. INSTRUCTIONAL MEDIA SERVICES

Milton Bennion Hall currently contains 6,073 nsf that is occupied by Instructional Media Services (IMS).

This space, probably a valuable asset to the University, is not in any way connected to the College of Education and does not support or contribute to the mission of the College.

This Master Plan proposes that in the best interests of the future of the College of Education, IMS be removed from Milton Bennion Hall and located elsewhere on campus.

If IMS CANNOT BE **RELOCATED** to another building and remains in MBH, then the following will result:

- The College of Education will **REDUCE** their proposed new space by **6,073 nsf**.
OR
- The New COE Building Total will **INCREASE** by **6,073 nsf (9,717 gsf)**.

8. PROJECTIONS

8. PROJECTIONS

The College of Education has seriously outgrown existing space in MBH over the past 50 years. Growth in research activities, academic programs, new initiatives, students and faculty have occurred and reflect the evolving needs in K-12 and higher education. During the same time, badly needed space in MBH has been taken over by IMS, UEN, and the U of U Class Scheduling Office. Space in MBH for the COE has decreased, forcing the COE to find additional space elsewhere on and off campus.

There is currently not enough space in MBH to accommodate the Clinics, Centers and research grants.

The student/faculty population for the COE is not projected to grow significantly over the next 5 to 10 years, however, this does not mean the current space is adequate. The current space in MBH is not only inadequate to meet current needs, but is the wrong kind of space. The COE needs more 10-20 person seminar/meeting rooms, not 40-60 person classrooms. The COE also needs additional workspace for graduate students so they can do research at the College rather than at their own homes. Graduate students benefit greatly from the collaboration and mentoring available at the College.

The facility that houses the College of Education must be adequate to accommodate the current and projected faculty, staff, and graduate student population. It must be adequate to accommodate all of the academic programs, and allow all the Centers and Clinics to be joined with their respective departments in a common facility.

5 YEAR

The most likely departments that will grow in the next 5 years are:

- Department of Special Education. The Department of Special Education will probably grow the most in the area of new grants.
- Department of Education, Leadership & Policy
- Department of Educational Psychology

All departments in the College will face accreditation within the next 5 years and will need the necessary space and available technology to satisfy their respective requirements.

The 5 year plan should begin to consolidate the College of Education in MBH and begin to establish a major presence for the Centers and Clinics in the existing facility.

8. PROJECTIONS

10 YEAR

As the school faces competition to enroll new students over the next 10 years, the College's physical facilities will become increasingly inadequate. The current student/faculty/staff occupancy is approximately 1100 in MBH and the Annex. It is projected that in 10 years not only will the facility need to provide teaching space for the students but will also require workspace for 300 administrators, faculty, staff and graduate student assistants. The space occupied by the COE in MBH currently has office space for less than 180. Most of the new workspaces required will be used by graduate students who desperately need research and office space in MBH.

The goal of the ten year projection is to complete the consolidation of the COE in one facility. This remodeled facility will also require a building Addition to accommodate the programmatic requirements. The Addition will need to be designed to create a high profile image for the Centers, Clinics and Outreach Programs.

9. RECOMMENDATIONS

- 9.0 Summary of Recommendation
- 9.1 Recommendations
- 9.2 Conceptual Drawings

9.0 SUMMARY OF RECOMMENDATIONS

In order to accommodate the current and future needs of the College of Education, this Master Plan recommends complete remodeling of Milton Bennion Hall and a New Addition.

GENERAL ISSUES

- Create a more professional image for the COE.
- Create an “educational feeling” throughout that illustrates the values, history and importance of teaching.
- Create a sense of place for the COE students.
- Create a neighborhood/community of the COE.
- Provide a high profile public image for the Centers, Clinics and Outreach Programs.
- Provide adequate flexible space for Centers, Clinics and Outreach Programs.
- Provide more formal and informal meeting and seminar spaces to accommodate smaller groups rather than 40 to 60 student classrooms.
- Provide flexibility throughout to accommodate class sizes, teaching methods, and changing program requirements.
- Consolidate departmental spaces into “academic suites” and bring faculty and teaching/research assistants closer to teaching and research spaces.
- Provide for cross-departmental student/faculty gathering spaces for the exchange of ideas, collaboration and peer mentoring.
- Provide a 300-400 person multi-purpose space for major workshops and seminars.
- Provide faculty and teaching/research assistants more useable offices/workstations.
- Provide a clear and identifiable entrance and a sense of arrival to the College.
- Establish visually strong building entrances facing both the north and south portions of the campus.
- Organize building for ease of way-finding for visitors to centers, clinics and outreach programs.
- Provide new energy responsive building envelope that properly responds to heat gain/heat loss, sun control and glare.
- Improve heating and air conditioning systems to accommodate building population and equipment loads.
- Provide ADA compliance throughout.
- Improve the availability and distribution of instructional technology throughout the building.

9.0 SUMMARY OF RECOMMENDATIONS

MILTON BENNION HALL

- General classrooms should be relocated to a new Classroom Building.
- IMS should be relocated elsewhere on campus.
- The existing exterior curtain wall should be replaced entirely.
- The majority of non-structural interior walls should be removed, particularly the un-reinforced masonry.
- Entirely new interior partitions should be constructed creating academic suites.
- Structural seismic bracing should be added.
- Appropriate stair enclosures and other life safety features should be constructed.
- Automatic fire sprinkler system should be provided.
- A new HVAC system should be provided.
- New lighting and power-systems should be provided.
- Fire alarm, communication, data and audio visual systems should be updated.

NEW ADDITION

- A building Addition should be constructed to accommodate the future projections for the College and to help the College compete for students, faculty, grants, and national recognition.
- A new Addition will allow for needed research space and growth and will establish an identifiable, high profile public face for the Centers, Clinics, Outreach Programs, and research.
- A new Addition will allow the COE to accommodate outreach workshop programs in a conference space for large groups.
- In combination, the renovation of Milton Bennion Hall and the construction of a new Addition will provide a more professional image and will help create an Educational Community for the College of Education.

9.1 RECOMMENDATIONS

Milton Bennion Hall as it currently exists is not large enough to house the future Programs, Centers and Clinics of the College of Education. The dated building and its current structural, mechanical, and electrical systems cannot support the needs, growth and goals of the College.

To accommodate the College of Education in the 21st Century, conceptual drawings contained within this report recommend a number of upgrades for MBH:

- The exterior skin be replaced
- The majority of non-structural interior wall be removed.
- The interior spaces be completely reconfigured.
- A new mechanical system be provided.
- A fire sprinkling system be provided
- Power, lighting, communication, fire alarm, data and audio/video systems be upgraded or replaced.

In order for the College to compete for students, faculty, grants and national recognition, MBH should not only be updated but a significant Addition should be constructed.

SITING OF THE BUILDING

Milton Bennion Hall is currently located in a desirable part of campus with relatively good access to public transit and good access to public parking on the south. Campus pedestrian traffic from the north is also easily accommodated.

While it is beyond the scope of this study, the University is strongly encouraged to pursue additional public parking in this area of the campus. The College of Education has a great many users who are not traditional University students and they need the availability of public parking.

Siting the proposed New Addition to the west of MBH, and extending it both north and south in a wrapping fashion, will allow inviting public entrances on both north and south sides. This siting also allows the possibility of direct access from the west for Centers and Clinics, and possibly public parking to the west as well (see **Section 9.2 Conceptual Drawings and Section 11. Proposed Building**).

CLASSROOMS

Currently, the available classrooms (for the most part) are too large. The majority of COE teaching and seminar spaces need to accommodate smaller groups (10 to 20 vs. the current 40 to 60). Instructional spaces should be more laboratory, research and seminar type rather than traditional classrooms.

The current classrooms should be eliminated from MBH and general University classrooms located in a new classroom building.

9.1 RECOMMENDATIONS

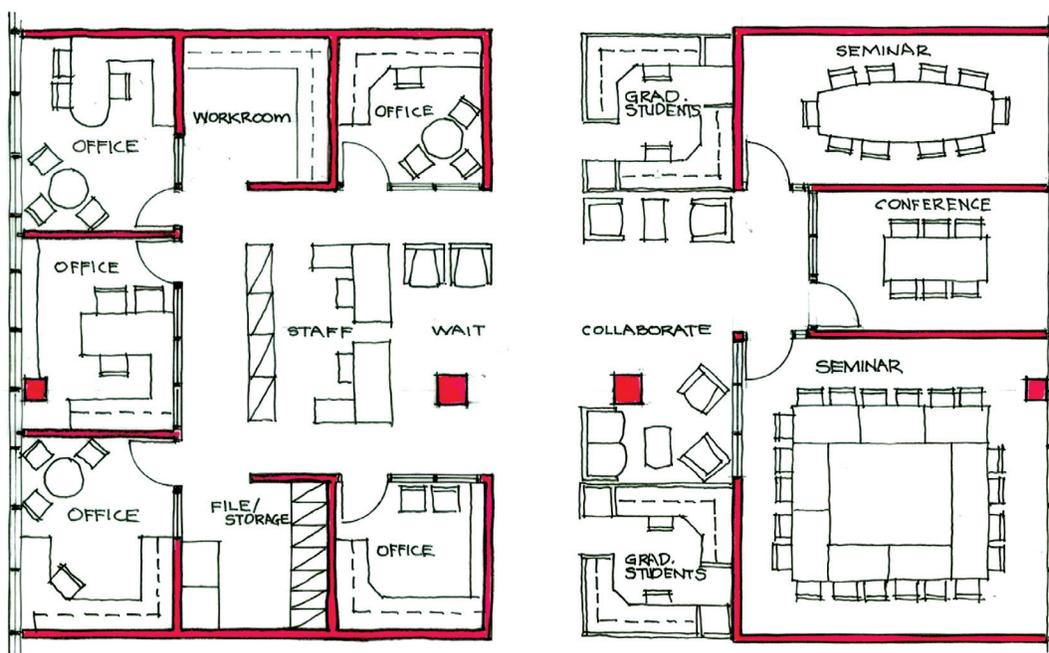
IMAGE

One of the primary goals of the final design should be to improve the image and visibility of the COE. The design intent should be to create a “community” of the College of Education. The design of this academic community should promote activity, stimulating interaction and research. The design should promote more student participation in the College as well as promote more participation from the outside educational community. The design should reinforce the awareness, availability, and access to the Centers, Clinics and Outreach Programs.

FUNCTIONAL LAYOUT

Currently, departmental spaces are not contiguous and are scattered throughout MBH and the Annex. It is recommended that to help establish community, “academic suites” within the departments be created. Consolidate the departmental offices and teaching spaces into suites that include departmental teaching labs and seminar rooms in close proximity to faculty and graduate assistant office spaces. Incorporate informal gathering spaces within the “academic suite” to promote interaction and collaboration.

Graduate student work areas should be more individualized and grouped adjacent to their areas of study. Teaching assistants should be close to student foot traffic and seminar room areas.



PARTIAL ACADEMIC SUITE

9.1 RECOMMENDATIONS

WAY FINDING

Visitors to MBH currently have trouble finding how to get in the building and where to go when they are inside. Undergraduates get lost and off-campus visitors find it difficult to find the Centers, Clinics, and Outreach Offices. Due to lack of space, some of the Centers and Outreach Programs have little or no presence on the campus. The College depends on revenue from the centers, clinics and outreach programs, and it is essential that these entities be provided adequate space (including growth space) and are accessible and easily found.

It is recommended that space for the Centers, Clinics, Outreach Programs and the College office be located where they are easily seen and accessed from the main entrance. The building and its programs will be user friendly and more accessible if non-frequent visitors are accommodated easily as they enter the building.

STUDENT SPACES

With regard to graduate student meeting, research, and lab spaces there are no critical adjacency requirements. Since most of the students attending the majority of the classes are graduate students, they will soon find their way through a building that will be their home away from home. An important part in the design of these areas is to create spaces that encourage students to stay rather than go home to work without the stimulation of interaction with other students and faculty. The creation of comfortable spaces where studying and informal gathering can take place may encourage them to stay longer in their community at the College.

TECHNOLOGY

Current access to instructional technology is lacking and should be improved to meet the recommendations stated in the University of Utah's "Report of the High Technology Classroom Committee." The COE instructional technology capabilities should, at least, be as good as the capabilities in the newest primary and secondary school classrooms within Utah's school districts.

BUILDING SYSTEMS IN MBH

Improving the **existing building** systems will also go a long way to help establish a new image as well as creating a comfortable and useable environment for the College. The existing exterior aluminum, glass and tile skin should be completely removed and replaced with a new energy conscious design that properly responds to heat gain/heat loss, sun control and glare. The new skin should be visually coordinated with the design approach for the building addition.

The **structural system** of the existing building is not required to be upgraded by code, however, it is recommended that all the interior, non-load bearing masonry walls be removed and the primary structure be laterally braced to meet current seismic design requirements. It is recommended that new interior walls be constructed of simple, easily remodeled materials such as gypsum board and metal studs. It is also recommended that the use of fixed partitions to help define spaces be used only where necessary. The more open and less maze-like the spatial design is, the more the design will improve collaboration, interaction and wayfinding.

9.1 RECOMMENDATIONS

The existing **mechanical systems** should be upgraded to properly respond to how the building (new and existing) will be used. It must accommodate the hours of the day it will be used most heavily, the building population, the improved building envelope, and the technology systems needed. The arrangement of supply and return air system must be well coordinated to allow for the distribution of all mechanical and electrical systems within a very limited ceiling space.

An approved automatic fire sprinkling system should be installed in the existing building as well as the new addition.

Adequate ADA compliant toilet rooms properly distributed within the final design are essential.

The **electrical systems** (power, lighting, fire alarm, data, audio, and video) in the existing building and new addition must meet educational needs as well as current code requirements. The technology requirements should meet the requirements recommended in the University of Utah's "Report of the High Technology Classroom Committee."

The new lighting systems should not only respond to the tasks being performed, but should also promote a professional image for the College.

The design of new ceilings throughout must allow for easy access, and must allow the distribution and future modifications to systems within a very limited existing interstitial ceiling space.

SPACE NEEDS

Recommended space for the College of Education is shown in **Section 10. Proposed New Space** and is anticipated to provide for the future needs of the College, including Centers, Clinics and Outreach Programs.

In order to accommodate the space needs of the College of Education, Instructional Media Services and the University's Scheduling Office Classrooms **should not** occupy space in the remodeled MBH. Due to the partner relationship between the COE and Utah Educational Network, UEN should stay in MBH.

To accommodate the growth of the College and the consolidation of the Centers, Clinics and Outreach Programs at MBH, the existing facility will require a Building Addition to satisfy the future space projections.

The recommended space proposed for the existing MBH and the New Addition will result in a **College of Education Building** of approximately 110,000 gross square feet.

9.2 CONCEPTUAL DRAWINGS (See Section 11. Proposed Building)

The conceptual site plan shown in this Master Plan study is a suggestion as to how it could occur.

The drawings indicate the majority of a New three story Building Addition located on the west side of Milton Bennion Hall. By locating to the west, disruption of the major site utilities can be avoided. By wrapping the new construction around the west side, it will help to create an inner gathering/entry space between the new and existing buildings. This space will bring the entrance of the College closer to the south parking area. An identifiable and attractive front lobby will make the entrance easy to find and will help establish a new visual image for the College.

Locating the building on the west side also allows the opportunity to use what the site has to offer. For example, the site drops off to the west allowing for a possible sub-lower level entry level with the existing basement. The west location also allows for future additions that could extend to the north, adjacent to a major existing pedestrian circulation spine. By extending the new addition to the north, the College of Education will enhance their visual presence with the main campus. It is recommended that a visually prominent building entrance also be established on the north side to allow for major pedestrian circulation through the building from the south to north.

The conceptual floor plans contained in this study were developed to establish a possible way MBH could be remodeled and added to. The conceptual floor plan diagrams allowed the proposed space summaries to be tested and assisted in the development of a project budget.

The drawings and diagrams serve only as a starting point for the future design of the building project.

The following design elements and goals, along with the space summaries, were used during the development of the conceptual site plan and conceptual floor plans:

- Major buried campus utilities come into northeast corner of MBH. Proposed building addition to the south and west will be less affected by campus utilities.
- A clear and identifiable entrance and a sense of arrival to the College.
- Organization for ease of way-finding for visitors to Centers, Clinics, and Outreach Programs.
- Ease of finding College Office for new students and visitors.
- Consolidation of departmental spaces.
- Creation of "academic suites."
- Arrangement of departments to be more integrated and less isolated.
- Cross-departmental gathering spaces for exchange of ideas, collaborating and peer mentoring.
- Removal of the majority of the non-structural interior walls.
- Reduction of the amount of formal corridors wherever possible.
- Creation of a new visual image for the College of Education that is easily identifiable.
- Creation of an "educational community" of the College of Education.

9.2 CONCEPTUAL DRAWINGS (See Section 11. Proposed Building)

The next step for the College of Education is a thorough architectural design program, involving a more detailed assessment of the individual space requirements. Following the design program, the building design process can begin.

The purpose of this Master Plan study is to establish the basic design requirements, establish a reasonably investigated building size, and develop a workable construction budget.

- The proposed building size is shown in **Section 10. Proposed New Space.**
- The budget estimate is shown in **Section 13. Preliminary Budget Estimate.**

10. PROPOSED NEW SPACE

10.0 Summary of Proposed Space

10.0 SUMMARY OF PROPOSED SPACE

PROPOSED SPACE		Proposed Net Square Footage
A.	College Offices	2970
B.	Department of Education, Culture & Society (Including American Indian Teaching Program)	7330
C.	Department of Educational Leadership & Policy (Including Education Administration Quaterly)	4790
D.	Department of Educational Psychology (Including Learning Sciences, Instructional Design & Educational Technology, Counseling Psychology, and School Psychology)	9265
E.	Department of Special Education Including CBM Dibels Institute	7790
F.	Department of Teaching & Learning	8650
G.	Technology Services	5980
H.	Center and Clinics	
	<i>Center for Reading and Literacy</i>	1280
	<i>Outreach Coordination Office</i>	440
	<i>Center for the Advancement of Technology in Education</i>	720
	<i>Utah Education Policy Center</i>	940
	<i>Psychoeducational Clinic</i>	1490
	<i>University of Utah Reading Clinic</i>	1075
	<i>(EKS) National Center for Community of Caring</i>	2500
	<i>Future Research Suites</i>	1000
	Sub Total Centers and Clinics	9445
I.	Utah Educational Network (UEN)	2875
J.	Common Building Spaces	7635
TOTAL		66,730 nsf
TOTAL GROSS (@ 62.5% net/gross): (not including existing basement)		106,768 gsf
GROSS BUILDING TOTAL (incl. 3,250 of exist. basement):		110,018 gsf



10.0 SUMMARY OF PROPOSED SPACE

A. COLLEGE OFFICE (Dean's Office)

SUMMARY OF PROPOSED SPACE	Proposed Net Square Footage
Dean's Office	200
Associate Dean's Offices – 2 @ 180	360
Alumni Affairs Office	100
Graduate Assistant – 2 @ 50	100
Administrative Assistant Office	140
Assistant Dean for Advancement Office	140
Executive Secretaries – 2 @ 100	200
Clerical Staff – part-time Assistant, workstudy – 2 @ 50	100
Reception/Waiting/Lobby	300
Building Management Office	250
Information Booth Staff	50
Budget Manager/Clerk Workspace	50
Grant Writer Workspace	50
Seminar/Meeting Room for 20	380
Workroom/Equipment/Mail/Break Area	200
Storage	200
File Storage	15
TOTAL	2,970 nsf

EXISTING
1377 nsf

PROPOSED
2970 nsf

10.0 SUMMARY OF PROPOSED SPACE

B. DEPARTMENT OF EDUCATION, CULTURE & SOCIETY

SUMMARY OF PROPOSED SPACE	Proposed Net Square Footage
Chair's Office	180
Administrative Assistant	100
Graduate Assistant	50
Faculty Offices – 13 @ 140	1820
Clinical Faculty Office	140
Post-doctoral Offices – 2 @ 50	100
TA & RA Workspace – 15 @ 150	750
Reception/Waiting/Lobby	200
Workroom/Equipment/Mail Room/Break Area	200
Seminar/Meeting Rooms for 10 – 2 @ 200	400
Teaching Labs for 20 – 3 @ 525	1575
Storage	80
File Room	100
Sub Total	5695
American Indian Teaching Program	
Project Directors – 4 @ 140	560
Administrative Assistants – 2 @ 100	200
RA Workspace – 7 @ 50	350
Reception/Waiting	200
Meeting Room (? people)	175
Workroom/Storage	150
American Indian Teaching Program Sub Total	1,635 nsf
TOTAL	7,330 nsf

EXISTING
2575 nsf

PROPOSED
7330 nsf

10.0 SUMMARY OF PROPOSED SPACE

C. DEPARTMENT OF EDUCATIONAL LEADERSHIP & POLICY

SUMMARY OF PROPOSED SPACE	Proposed Net Square Footage
Chair's Office	180
Faculty Offices – 11 @ 140	1540
Clinical Faculty Offices – 2 @ 140	280
Clerical Staff	50
TA & RA Workspace – 6 @ 50	300
Reception/Waiting/Lobby	200
Workroom/Equipment/Mail/Break Area	200
Seminar/Meeting Room 20	380
Seminar/Lab Room 30	600
Seminar/Meeting Rooms for 10 – 3 @ 200	600
Storage	160
File Room	150
Education Administration Quarterly	
Workspace for 2 plus equipment	150
TOTAL	4,790 nsf

EXISTING
2549 nsf

PROPOSED
4790 nsf

10.0 SUMMARY OF PROPOSED SPACE

D. DEPARTMENT OF EDUCATIONAL PSYCHOLOGY

SUMMARY OF PROPOSED SPACE	Proposed Net Square Footage
Chair's Office	180
Reception/Lobby/Waiting	200
Workroom/Equipment/Mail/Break Area	200
Meeting Room/Resource Library for 20	450
Administrative Assistant	100
Clerical Staff	50
File Storage for 30 file cabinets	175
Sub Total	1355
Learning Sciences	
Eye Tracker	
Faculty Office	140
TA & RA Workspace – 2 @ 50	100
Research Lab – 2 @ 200	400
Storage	80
Sub Total	720
Cognition Lab	
Faculty Offices – 2 @ 140	280
TA & RA Workspace – 2 @ 50	100
Post Doctoral Workspace	50
Computer Lab for 8	300
Seminar/Meeting Room for 10	200
Storage	80
Sub Total	1010
Psychophysiology Lab	
Faculty Office	140
TA & RA Workspace – 2 @ 50	100
Post Doctoral Workspace	50
Research Lab/Testing for 16	600
Sub Total	890
Reading and Writing Research	
Faculty Office	140
TA & RA Workspace – 2 @ 50	100
Sub Total	240



10.0 SUMMARY OF PROPOSED SPACE

D. DEPARTMENT OF EDUCATIONAL PSYCHOLOGY

SUMMARY OF PROPOSED SPACE		Proposed Net Square Footage
Instructional Design & Educational Technology		
Faculty Offices – 2 @ 140		280
TA & RA Workspace – 2 @ 50		100
Research Lab (computer lab) for 8		300
Adjunct Faculty – 3 in shared workspace		150
Special Equipment Teaching Lab		240
Statistics Lab for 7		175
	Sub Total	1245
Counseling Psychology		
Faculty Offices – 8 @ 140		1120
TA & RA Workspace – 6 @ 50		300
Seminar/Meeting Room for 15		285
Research/Testing Lab for 8 – 2 @ 300		600
	Sub Total	2305
School Psychology		
Faculty Offices – 5 @ 140		700
TA & RA Workspace – 6 @ 50		300
Research Lab for 8		300
Seminar/Meeting Room for 10		200
	Sub Total	1500
TOTAL		9,265 nsf

EXISTING
4589 nsf

PROPOSED
9265 nsf

10.0 SUMMARY OF PROPOSED SPACE

E. DEPARTMENT OF SPECIAL EDUCATION

SUMMARY OF PROPOSED SPACE	Proposed Net Square Footage
Chair's Office	180
Administrative Assistant Office	100
Faculty Offices – 12 @ 140	1680
Clinical Faculty Offices – 9 @ 140	1260
Student Advisor Office	100
Flexible Adjunct Faculty Workspace for 6	300
TA & RA Workspace – 6 @ 50	300
Doctoral Student Workspace – 8 @ 50	400
Clerical Staff – 2 @ 50	100
Project Clerical Staff	50
Reception/Waiting/Lobby	200
Workroom/Equipment/Mail Room/Break Area	200
Storage	80
Test Kit Storage	100
File Room for 20 file cabinets	120
Seminar/Meeting Room for 20	380
Distance Learning Lab for 50	1100
Interview Room for 12 w/adjacent Observation Room for 5	280
Kindergarten Teaching Lab for 25 (shared with Dept. of Teaching & Learning)	- 0 -
Universal Technology Application Programming Lab for 20	525
Sub Total	7,455
CBM Dibels Institute	
Workroom with 3 small workstations plus conference area for 5	335
TOTAL	7,790 nsf

EXISTING
 3077 nsf

PROPOSED
 7790 nsf

The University of Utah Reading Clinic in Murray, Utah is an outreach program and is appropriately housed off campus. It is therefore not included in the proposed space.



10.0 SUMMARY OF PROPOSED SPACE

F. DEPARTMENT OF TEACHING & LEARNING

SUMMARY OF PROPOSED SPACE	Proposed Net Square Footage
Department Chair	180
Administrative Assistant	100
Graduate Secretary	50
Reception/Lobby/Waiting	200
Workroom/Equipment/Mail/Break Area	200
Faculty Offices - 15 @ 140	2100
Elementary Advisor	140
Secondary School Advisor Office	140
Clinical Faculty Offices - 12 @ 140	1680
Licensure Coordinator	100
Adjunct Teacher Workspace - 4 @ 50	200
TA & RA Workspace - 8 @ 50	400
File/Storage Room	200
Seminar/Meeting Room for 20 - 2 @ 380	760
Children's Literature Library	400
Science Teaching Lab for 35 – flexible space, w/science counters & storage need	1000
Early Childhood Development Teaching Lab for 25, set-up similar to a Kindergarten	800
TOTAL	8,650 nsf

EXISTING
3386 nsf

PROPOSED
8650 nsf

10.0 SUMMARY OF PROPOSED SPACE

G. TECHNOLOGY SERVICES

SUMMARY OF PROPOSED SPACE	Proposed Net Square Footage
Coordinator's Office	140
Technical Staff – 4 @100	400
Server room (sound isolated)	100
Common Collaboration/Meeting/Storage/Workspace	300
COE Computer Lab for 30 – 2 @ 900	1800
COE Computer Lab for 60	1800
COE Computer/Seminar/Lecture Lab, for 20 at computers w/areas for 20 at tables	900
Open Area for printers, peripherals, computer room monitor, etc.	240
Central Data Room	300
Data Closets – 6 (included in building gross area)	---
TOTAL	5,980 nsf

EXISTING
4881 nsf

PROPOSED
5980 nsf

10.0 SUMMARY OF PROPOSED SPACE

H. CENTERS AND CLINICS

SUMMARY OF PROPOSED SPACE	Proposed Net Square Footage
H.1 Center for Reading and Literacy	
Director's Office	140
Staff Scientist's – 2 @ 100	200
Reception/Waiting, shared with Outreach and Advancement of Technology	350
Training Room for 12 (shared)	360
Seminar/Meeting Room for 12 people (shared)	230
Sub Total	1280
H.2 Outreach Coordination Office	
Outreach Coordinator Office	140
Program Managers – 2 @ 100	200
Secretary Workspace	50
Clerical Staff Workspace	50
Seminar/Meeting Room, (shared,) see Center for Reading and Literacy	---
Training Room (shared,) see Center for Reading and Literacy	---
Reception/Waiting (shared,) see Center for Reading and Literacy	---
Sub Total	440
H.3 Center for the Advancement of Technology in Education	
Director's Offices – 2 @ 140	280
Staff Scientist's – 2 @ 100	200
Research Assistants – 2 @ 50	100
Reception/Waiting (shared,) see Center for Reading and Literacy	---
Training Room (shared,) see Center for Reading and Literacy	---
Meeting Room (shared,) see Center for Reading and Literacy	---
Software Test Lab	140
Sub Total	720

10.0 SUMMARY OF PROPOSED SPACE

H. CENTERS AND CLINICS

SUMMARY OF PROPOSED SPACE		Proposed Net Square Footage
H.4 Utah Education Policy Center		
Director		140
Research Analyst – 3 @ 50		150
TA Workspace – 3 @ 50		150
Common Workspace for 2		100
Meeting room for 10		200
Technology space for special data analysis		100
Storage		100
Seminar/Meeting space for 50 (shared w/other departments)		- 0 -
Sub Total		940
H.5 Psychoeducational Clinic		
Director's Office		180
Faculty Office – 2 @ 140		280
Waiting/Reception/Lobby		250
Workroom/Files/Records/Business Office		200
Meeting Room/Group Therapy for 10		200
Interview Room w/adjacent Observation Rooms for 10 – 200 s.f. + 80 s.f. Observation		280
Storage Room for Test Kits		100
Sub Total		1490
H.6 University of Utah Reading Clinic (in addition to off-campus space)		
Staff workspace with files for 3 people		225
Reception/waiting		400
File Storage		100
Tutoring room for 7 – 2 @ 175		350
Sub Total		1075
H.7 Eunice Kennedy Shriver National Center for Community of Caring		2500
H.8 Future Research Suites		1000
TOTAL		9,445 nsf

EXISTING
1981 nsf

PROPOSED
9445 nsf



10.0 SUMMARY OF PROPOSED SPACE

I. UTAH EDUCATION NETWORK

SUMMARY OF PROPOSED SPACE	Proposed Net Square Footage
Common Workspace for 9 professional staff	750
Reception/Entry	150
Workroom/Equipment	150
Storage	225
Computer Teaching Lab for 24	900
Computer Teaching Lab for 15	700
TOTAL	2,875 nsf

EXISTING
2288 nsf

PROPOSED
2875 nsf

10.0 SUMMARY OF PROPOSED SPACE

J. COMMON BUILDING SPACES

SUMMARY OF PROPOSED SPACE	Proposed Net Square Footage
Common Building Lobby (To display, inspire, reflect, and illustrate the history, value and importance of teaching)	1000
Common Student/Faculty Gathering Space w/Vending/Kitchenette (COE Community Center)	1000
Multi-Purpose Hall, 300-400 Seating/200 Dining	4000
Audio/Video Equipment Room for multi-purpose	75
Hall Storage for multi-purpose	250
Kitchenette area adjacent to Multi-Purpose Hall	170
Flexible break-out meeting rooms for 20 (flexible so they can be combined) – 3 @ 380	1140
TOTAL	7,635 nsf

PROPOSED
7635 nsf

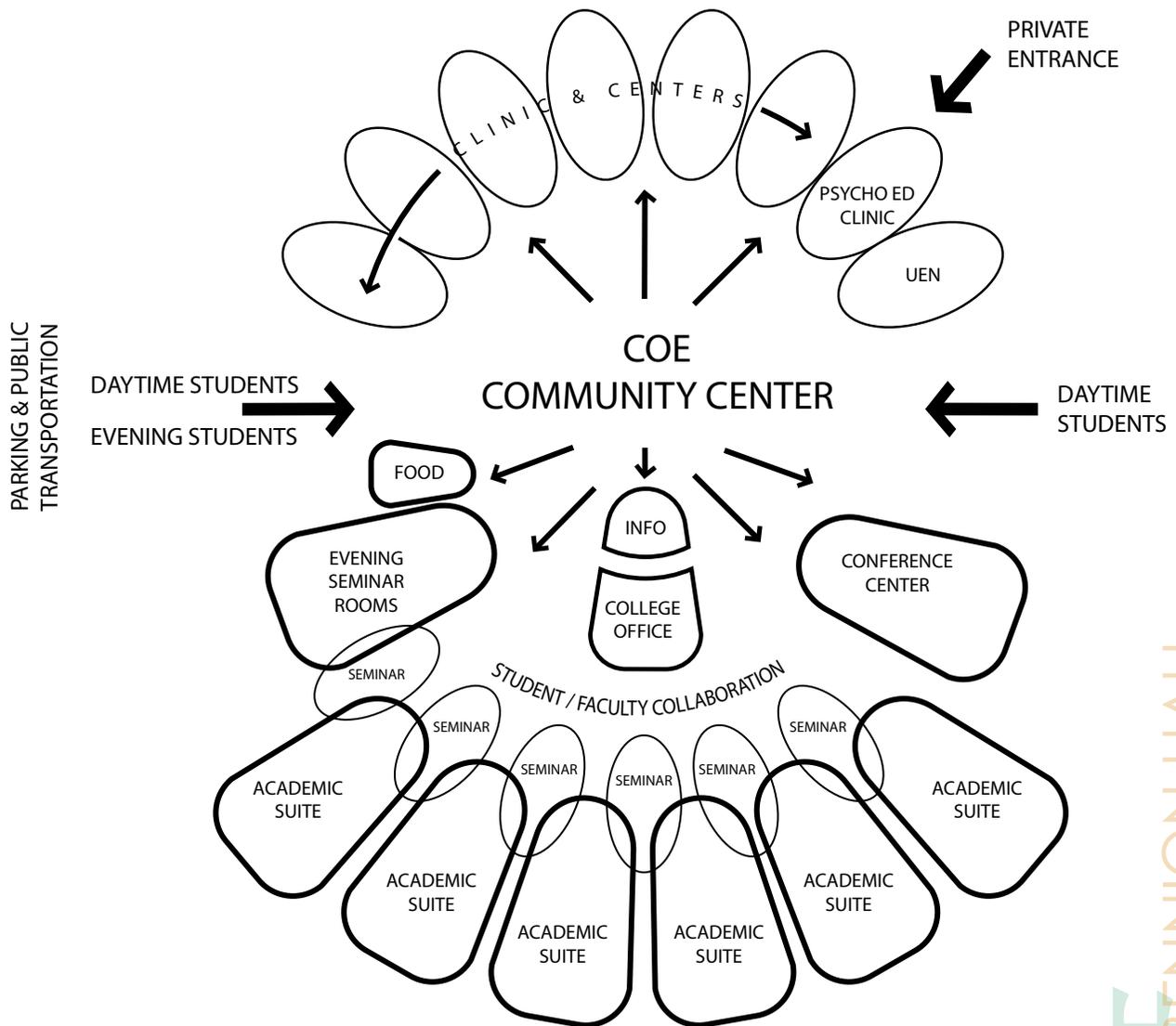
11. PROPOSED BUILDING

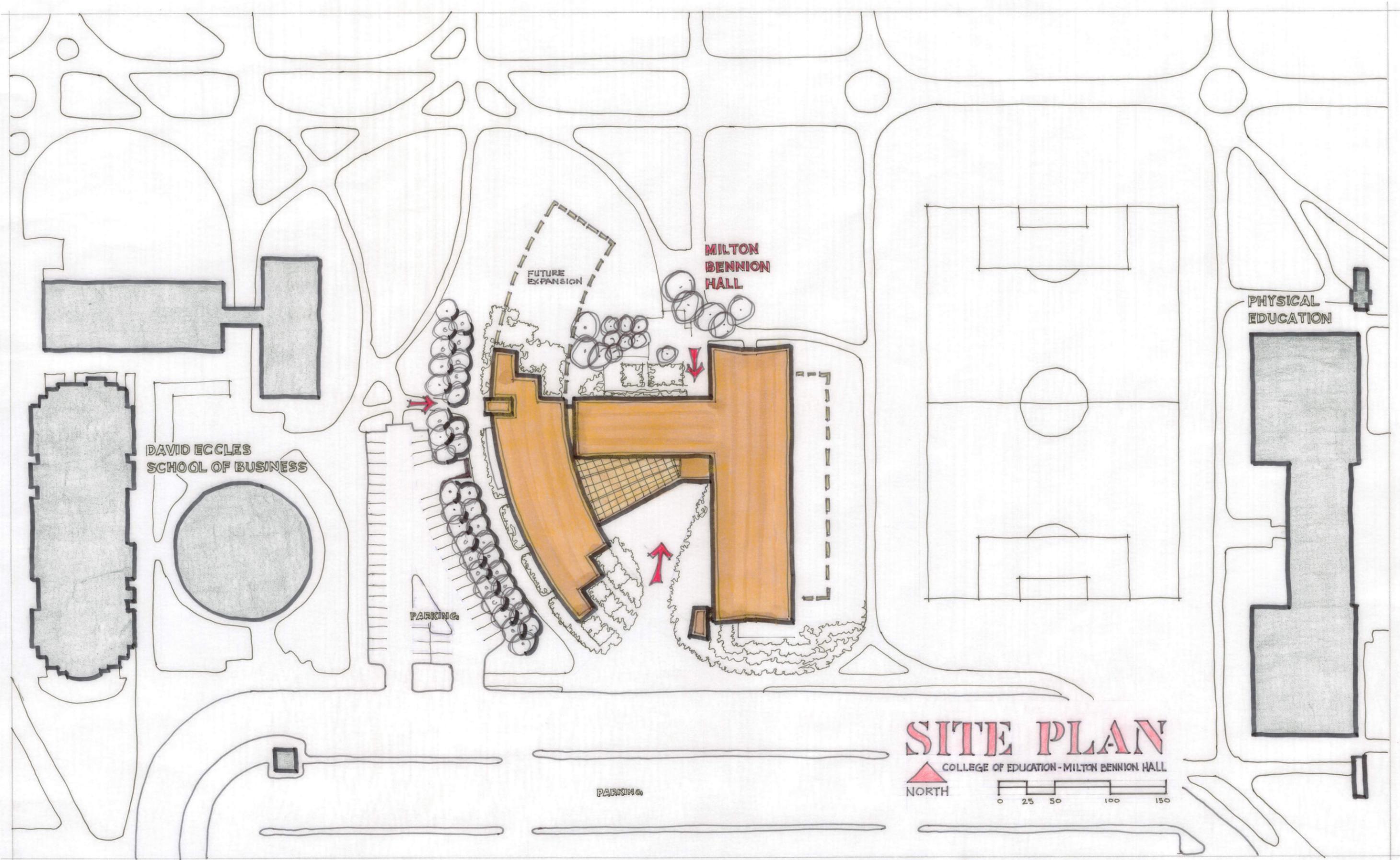
- College Program Flow Diagram
- Site Plan
- First Level Floor Plan
- Second Level Floor Plan
- Third Level Floor Plan
- Conceptual Elevation

11.0 PROPOSED BUILDING

Following are diagrams and sketches that illustrate how the operational flow of the programs of the College of Education could be incorporated on the site, in the existing building and in an addition.

COLLEGE PROGRAM OPERATIONAL FLOW DIAGRAM





MILTON
BENNION
HALL

FUTURE
EXPANSION

DAVID ECCLES
SCHOOL OF BUSINESS

PHYSICAL
EDUCATION

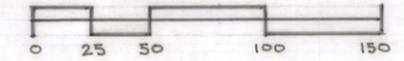
PARKING

PARKING

SITE PLAN

COLLEGE OF EDUCATION - MILTON BENNION HALL

NORTH





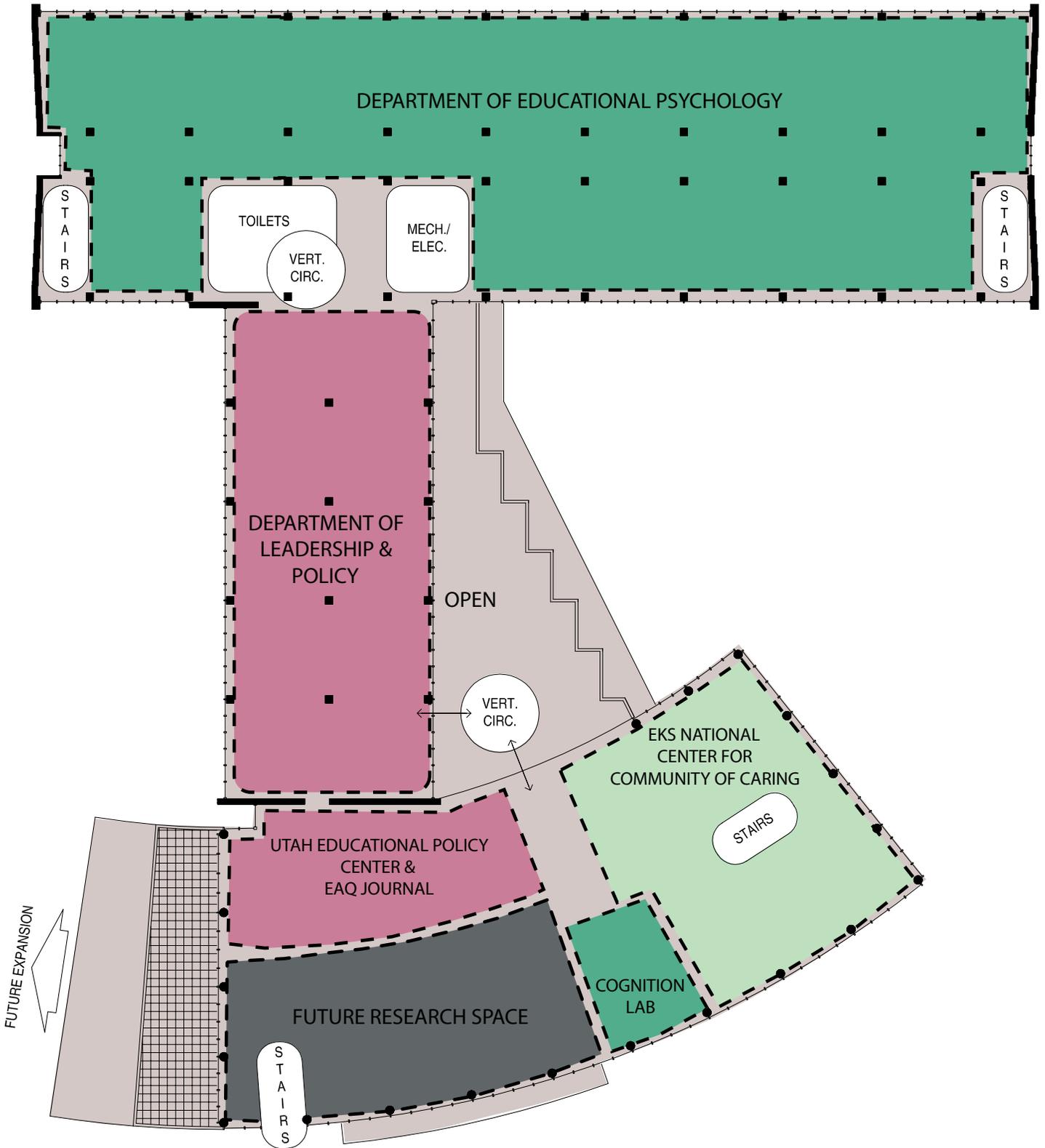
COLLEGE OF EDUCATION FIRST LEVEL FLOOR PLAN





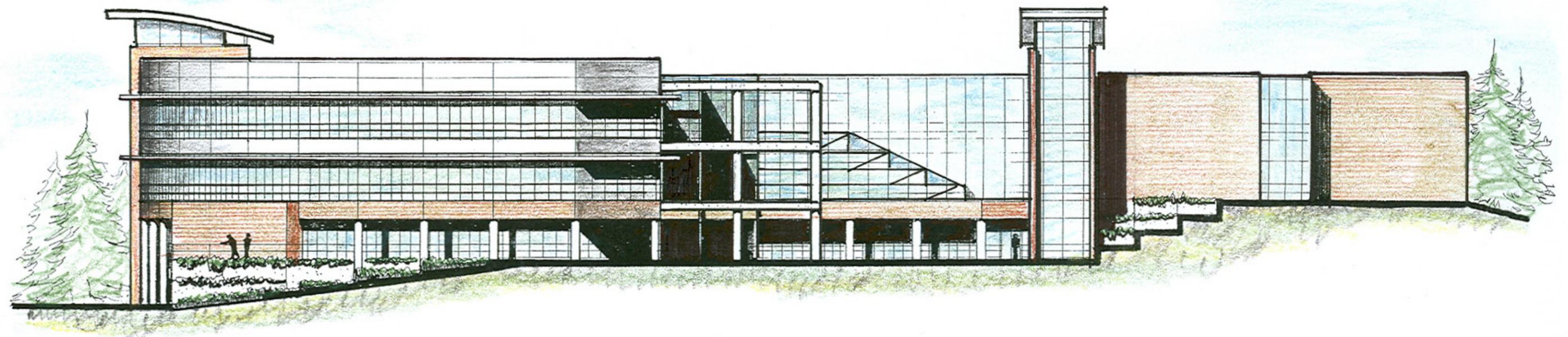
COLLEGE OF EDUCATION SECOND LEVEL FLOOR PLAN





COLLEGE OF EDUCATION THIRD LEVEL FLOOR PLAN





**MILTON BENNION HALL
CONCEPTUAL ELEVATION
COE BUILDING ADDITION**

12. PHASING POSSIBILITIES

- 12.0 Proposed Phasing Summary
- 12.1 Proposed Phasing

12.0 PROPOSED PHASING SUMMARY

The proposed construction phasing listed below refer to **Alternative #2 - Addition and Renovation**.

Phase I

- Construct Addition to MBH for the College of Education
- Construct General Classroom Building
- Move appropriate functions into Addition (some will be temporary)
- Move Centers and Clinics into Addition as space allows
- Move campus-wide classrooms into General Classroom Building

Phase II

- Relocate IMS to another space on campus
- Move existing functions from MBH West wing temporarily into Addition
- Remodel MBH West wing

Phase III

- Move existing function from MBH East wing temporarily into remodeled West wing and Addition
- Remodel MBH East wing
- Move appropriate departments from temporary space into remodeled East wing
- Move remaining Centers and Clinics and Common Building Spaces into Addition

12.1 PROPOSED PHASING

Milton Bennion Hall is used year round not only by the College of Education but for general classroom space. Any addition or remodel work done will affect student space, faculty space, and schedules. If possible Milton Bennion Hall should stay available as useable space until some relocation into the Addition can occur.

When considering new programmed spaces, care should be taken to reduce the amount of times a space or individual is relocated. Obviously, a simple one-time move is most desirable, however, functions should be located where they need to be. A short inconvenience is better than a mistake that must be endured for the next 50 years.

The proposed construction phasing listed below refer to Alternative #2 - Addition and Renovation.

Phase I

The new building Addition to MBH should be Phase I. This will create temporary space for some existing departments and space for centers, clinics, and common building spaces.

It should be noted that the completion of the University of Utah's new General Classroom Building need to coincide with the construction of the Addition to MBH (Phase I). When the new Classroom Building is complete, the campus-wide classrooms in MBH can be vacated allowing for a phased remodel of the existing facility.

Phase II

The beginning of Phase II will need to include the relocation of IMS to another space on campus in order to provide temporary space. The Phase II construction will involve the remodel of the existing West wing of MBH. The west wing is primarily office and office support space. The occupants of this wing could be housed in the Addition during the Phase II construction or in space vacated by IMS. It is possible to replace the exterior skin of the West wing near the completion of Phase I if done during the mild spring or fall months. Other provisions could be made to allow construction of a new skin on MBH during the winter or summer, but it would be very expensive to properly climatize the interior spaces.

Phase III

Phase III would involve the remodel of the existing East wing. Large portions of this wing are occupied by campus-wide classrooms, computer labs, and Instructional Media Services (IMS).

At the end of Phase III, the appropriate departments and functions can move from their temporary locations into the newly remodeled space in the East wing of MBH.

The Centers and Clinics can now be all located in the Addition, along with Common Building Spaces.

12.1 PROPOSED PHASING

Not all the phasing issues have been discussed in this brief overview. The installation of new HVAC equipment, piping, and cable distribution could cause localized disruption of occupied space at any time during the phased construction process.

The majority of structural improvements to the existing MBH will have to be made after the space has been completely vacated. Structural modifications will be noisy and dusty. No one will be immune to the noise and mess of the construction operations.

A key to making the construction process tolerable will be the experience and communication skills of the general contractor/construction manager. A general contractor/construction manager who has been through similar experiences successfully would be a tremendous asset to this project.

13. PRELIMINARY BUDGET ESTIMATES

- 13.1 SUMMARY OF PRELIMINARY BUDGET ESTIMATES
- 13.2 ALTERNATIVE #1 - MBH PARTIAL REMODEL
- 13.3 ALTERNATIVE #2A - MILTON BENNION HALL PHASE I
- 13.4 ALTERNATIVE #2B - MILTON BENNION HALL PHASE II



13.0 SUMMARY OF PRELIMINARY BUDGET ESTIMATES

There are a number of possibilities with regard to new construction and renovation to allow Milton Bennion Hall to begin to satisfy some or all of the needs of the College of Education. Renovation could be as simple as the remodel of one room or the renovation of the entire facility along with a new building addition.

On the following pages, three Capital Budget Estimates (CBE) have been developed. These three have been proposed since it is felt that significant steps should be made to help to begin addressing current inadequacies that prevent the College from properly satisfying their academic and outreach missions. The Estimates are not additive and each one can stand alone as a separate project. Milton Bennion Hall Phase I and Milton Bennion Hall Phase II could occur together as one project if desired.

Each CBE has been based on today's probably cost then escalated five years into the future with proposed construction beginning in June of 2012. Cost can be reduced if construction begins sooner.

Each CBE shows facility and site construction cost (escalated for five years) and soft costs not attributed to the actual initial construction. Soft costs involve design fees, inspection and testing, management, insurance, furnishings, equipment, moving and contingencies that are not the responsibility of the building contractor.

Briefly, the three Capital Budget Estimates are based on the following project descriptions:

- ALTERNATIVE #1 - MBH Partial Remodel

The COE to take over and remodel 15,010 square feet of remodel space currently occupied by Instructional Media Services and the U of U Class Scheduling. These two non COE entities would need to be relocated into other permanent space on campus such as a new classroom building and available space in the basement of the Marriott Library.

The remodeled space would be used to accommodate some of the need for graduate student workspace, technologically appropriate seminar/meeting rooms, space for grants, and initiatives, Centers and Clinics.

This remodel **would not** involve seismic upgrade, new building exterior skin or new mechanical/electrical systems. The mechanical/electrical work would be limited to the immediate needs of the new spaces based on existing systems limitations.

TOTAL CONSTRUCTION COST:	\$2,206,107
TOTAL PROJECT COST:	\$2,827,190



13.0 SUMMARY OF PRELIMINARY BUDGET ESTIMATES

- ALTERNATIVE #2A - Milton Bennion Hall Phase I

The COE to build a new addition to accommodate the Centers and Clinics into a new 37,000 square foot facility directly attached to the existing Milton Bennion Hall.

This work **would not** include remodel, seismic upgrade, new exterior, or new mechanical/electrical systems for the existing 50 year old MBH.

TOTAL CONSTRUCTION COST:	\$12,848,094
TOTAL PROJECT COST:	\$15,973,922

- ALTERNATIVE #2B - Milton Bennion Hall Phase II

The COE to completely renovate the existing 73,000 square foot Milton Bennion Hall. This work would include remodeling of the entire interior of the building to accommodate as many COE needs as possible. This renovation would include the complete upgrade of the exterior skin, structural seismic improvements, and completely new mechanical and electrical systems.

This renovation would require that Instructional Media Services and U of U Class Scheduling be permanently relocated and accommodated in space elsewhere on the University of Utah campus.

To accommodate the current occupants of the building, the construction work would need to be done in phases. This may result in some occupants moving to new space several times.

TOTAL CONSTRUCTION COST:	\$18,498,845
TOTAL PROJECT COST:	\$23,649,270



Capital Development Projects

Capital Budget Estimate (CBE)

Project Name:		MBH Partial Remodel	
Agency/Institution:		The University of Utah	
Project Manager:		John McNary	
Cost Summary			
	\$ Amount	Cost Per SF	Notes
Facility Cost	\$ 2,206,107	\$146.98	
Additional Construction Cost	\$ -	\$0.00	
Site Cost	\$ -	\$0.00	
Total Construction Cost	\$ 2,206,107	\$146.98	
Soft Costs:			
Hazardous Materials	\$ 45,780		
Pre-Design/Planning	\$ 5,515		
Design	\$ 181,697		
Property Acquisition	\$ -		
Furnishings & Equipment	\$ 116,924		
Information Technology:	\$ 15,443		
Utah Art (1% of Construction Budget)	\$ -		
Testing & Inspection	\$ 13,237		
Contingency	\$ 182,403		
Moving/Occupancy	\$ 5,515		
Builder's Risk Insurance (0.15% of Construction Budget)	\$ 3,309		
Legal Services (0.2% of Construction Budget)	\$ 4,412		
Management	\$ 11,031		
User Fees	\$ -		
Commissioning	\$ 11,258		
Other Costs	\$ 24,560		
Total Soft Costs	\$ 621,083	\$41.38	
TOTAL PROJECT COST	\$ 2,827,190	\$188.35	
Previous Funding	\$ -		
Other Funding Sources (Identify in note)	\$ -		
REQUEST FOR STATE FUNDING	\$ 2,827,190		
Project Information			
Gross Square Feet	15,010	Base Cost Date	6-Jul-06
Net Square Feet	-	Estimated Bid Date	30-Jun-12
Net/Gross Ratio	0%	Est. Completion Date	30-Jun-14
		Last Modified Date	6-Jul-06
		Print Date	8/11/2006

**Capital Development Projects
CBE Details**

Project Name:	MBH Partial Remodel				
Agency/Institution:	The University of Utah				
Project Manager:	John McNary				
Description	Explanation	Units	Unit Cost	Cost	Escalated Cost
Facility Cost		GSF			
New Facility Cost Details:					
		-	\$ -	\$ -	\$ -
		-	\$ -	\$ -	\$ -
		-	\$ -	\$ -	\$ -
		-	\$ -	\$ -	\$ -
		-	\$ -	\$ -	\$ -
Subtotal - New Facility Costs		-		\$ -	\$ -
Remodel Facility Cost Details:					
	IMS and Classroom Space Renovation	15,010	\$ 95.50	\$ 1,433,455	\$ 2,206,107
		-	\$ -	\$ -	\$ -
		-	\$ -	\$ -	\$ -
		-	\$ -	\$ -	\$ -
		-	\$ -	\$ -	\$ -
Subtotal - Remodel Facility Costs		15,010		\$ 1,433,455	\$ 2,206,107
TOTAL FACILITY COST		15,010		\$ 1,433,455	\$ 2,206,107
Additional Construction Cost Details:					
Pre-Construction Services	0.2% of Total Facility Cost	0.00%	\$ 1,433,455.00	\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
TOTAL ADDITIONAL CONSTRUCTION COST				\$ -	\$ -
Site Cost Details:					
Site Improvements	1% of Escalated Facility + Addt. Const.	0.00%	\$ 2,206,106.88	\$ -	\$ -
		0	\$ 0	\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
TOTAL SITE COST				\$ -	\$ -
TOTAL CONSTRUCTION COST				\$ 1,433,455	\$ 2,206,107
OTHER PROJECT INFORMATION:					
Total Net Square Feet:		-			
Base Cost Date:	7/6/2006				
Estimated Bid Date:	6/30/2012				
Estimated Completion Date:	6/30/2014				
Last Modified Date:	7/6/2006				
Inflation Escalation Factor Included:	9.00%				
Location Factor Included:	0.00%				
Hazardous Materials Cost Details:					
Pre-Construction Survey		1	\$ -	\$ 5,000	\$ 5,450
				\$ -	\$ -
Plan and Monitoring		1	\$ -	\$ -	\$ -
				\$ -	\$ -
Abatement/Removal	Range \$100k - \$200K (1960s & 1970s)	1		\$ 37,000	\$ 40,330
				\$ -	\$ -
TOTAL HAZARDOUS MATERIALS COST				\$ 42,000	\$ 45,780
Pre-Design/Planning:					
Planning Fund Reimbursement			\$ -	\$ -	\$ -
				\$ -	\$ -
Programming		0.25%	\$ 2,206,106.88	\$ 5,515	
Environmental Assessment		0.00%	\$ 2,206,106.88	\$ -	

13. Preliminary Budget Estimates

**Capital Development Projects
CBE Details**

Geotechnical Investigation/Surveys	Allowance	0.00%	\$ 2,206,106.88	\$ -
				\$ -
				\$ -
TOTAL PRE-DESIGN/PLANNING COST				\$ 5,515
Design Costs:				
A/E Design Fees		8.00%	\$ 2,206,106.88	\$ 176,489
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Total A/E Design Fees				\$ 176,489
Additional Printing Costs	\$0.20 per Total Facility GSF	15,010	\$ 0.20	\$ 3,002
				\$ -
Value Management Costs				\$ -
	0.1% of Escalated Construction Costs	0.1%	\$ 2,206,106.88	\$ 2,206
TOTAL DESIGN COST				\$ 181,697
Property Acquisition:				
				\$ -
				\$ -
				\$ -
TOTAL PROPERTY ACQUISITION COST				\$ -
Furnishings & Equipment Costs:				
Furnishings Detail:				
	0	3.00%	\$ 2,206,106.88	\$ 66,183
				\$ -
				\$ -
Total Furnishings				\$ 66,183
Equipment Detail:				
	6-12% of Escalated Construction Costs	2.00%	\$ 2,206,106.88	\$ 44,122
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
Total Equipment				\$ 44,122
FF&E Design Costs	6% of Furnishings + Equipment	6.00%	\$ 110,305.34	\$ 6,618
				\$ -
TOTAL FURNISHINGS & EQUIPMENT COSTS				\$ 116,924
Information Technology Costs:				
Cabling/Connecitons/NetCom (equip.)	2.5% of Escalated Construction Cost	0.70%	\$ 2,206,106.88	\$ 15,443
				\$ -
				\$ -
				\$ -
TOTAL INFORMATION TECHNOLOGY COST				\$ 15,443
UTAH ART	If N/A, change YES to NO. To supercede 1% calculation enter amount in unit cost	no		\$ -
Testing & Inspection Costs:				
Building Code Inspection	about 1% combined total			
	0.5% of Escalated Construction Cost	0.60%	\$ 2,206,107	\$ 13,237
				\$ -
Material Testing	0.5% of Escalated Construction Cost	0.00%	\$ 2,206,107	\$ -
				\$ -
Special Inspections				\$ -
				\$ -
TOTAL TESTING & INSPECTION COSTS				\$ 13,237
Moving/Occupance Costs:				
		0.25%	\$ 2,206,106.88	\$ 5,515
				\$ -
				\$ -
				\$ -
TOTAL MOVING/OCCUPANCY COSTS				\$ 5,515
DFCM / CD&C Management:				
CD&C	2% for Non-State Projects	2.00%	\$ 551,526.72	\$ 11,031

13. Preliminary Budget Estimates

**Capital Development Projects
CBE Details**

				\$	-
				\$	-
TOTAL DFCM MANAGEMENT				\$	11,031
User Fees:					
				\$	-
				\$	-
				\$	-
TOTAL USER FEES				\$	-
Commissioning:					
	\$1.33 per Square Foot	15,010	\$ 0.75	\$	11,258
				\$	-
				\$	-
TOTAL COMMISSIONING COSTS				\$	11,258
Other Costs:					
Utility shut downs	Combined Total of FM Support	0.26%	\$ 2,206,107	\$	5,736
campus orders	Combined Total of FM Support	0.40%	\$ 2,206,107	\$	8,824
Signs/Locks/Security				\$	10,000
				\$	-
				\$	-
				\$	-
				\$	-
TOTAL OTHER COSTS				\$	24,560
Previous Funding:					
(Only show state appropriated funding & include costs covered by that funding in appropriate category.)					
TOTAL PREVIOUS FUNDING				\$	-
Other Funding Sources:					
(List and describe each source)					
			0.00%	\$ -	\$ -
				\$	-
				\$	-
				\$	-
TOTAL OTHER FUNDING SOURCES				\$	-

Capital Development Projects

Capital Budget Estimate (CBE)

Project Name: Milton Bennion Hall Phase I (Add.)			
Agency/Institution: The University of Utah			
Project Manager: John McNary			
		Cost	
Cost Summary	\$ Amount	Per SF	Notes
Facility Cost	\$ 12,164,272	\$328.76	
Additional Construction Cost	\$ -	\$0.00	
Site Cost	\$ 683,822	\$18.48	
Total Construction Cost	\$ 12,848,094	\$347.25	
Soft Costs:			
Hazardous Materials	\$ 15,000		
Pre-Design/Planning	\$ 50,847		
Design	\$ 759,014		
Property Acquisition	\$ -		
Furnishings & Equipment	\$ 1,089,518		
Information Technology:	\$ 77,089		
Utah Art (1% of Construction Budget)	\$ 128,481		
Testing & Inspection	\$ 128,481		
Contingency	\$ 589,321		
Moving/Occupancy	\$ 7,709		
Builder's Risk Insurance (0.15% of Construction Budget)	\$ 19,272		
Legal Services (0.2% of Construction Budget)	\$ 25,696		
Management	\$ 64,240		
User Fees	\$ -		
Commissioning	\$ 49,210		
Other Costs	\$ 121,949		
Total Soft Costs	\$ 3,125,827	\$84.48	
TOTAL PROJECT COST	\$ 15,973,922	\$431.73	
Previous Funding	\$ -		
Other Funding Sources (Identify in note)	\$ 15,973,922		
REQUEST FOR STATE FUNDING	\$ -		
Project Information			
Gross Square Feet	37,000	Base Cost Date	6-Jul-06
Net Square Feet	-	Estimated Bid Date	30-Jun-12
Net/Gross Ratio	0%	Est. Completion Date	30-Jun-14
		Last Modified Date	6-Jul-06
		Print Date	8/11/2006

**Capital Development Projects
CBE Details**

Project Name:	Milton Bennion Hall Phase I (Add.)				
Agency/Institution:	The University of Utah				
Project Manager:	John McNary				
Description	Explanation	Units	Unit Cost	Cost	Escalated Cost
Facility Cost		GSF			
New Facility Cost Details:					
	Classroom & Office Space Addition	37,000	\$ 213.62	\$ 7,903,940	\$ 12,164,272
		-	\$ -	\$ -	\$ -
		-	\$ -	\$ -	\$ -
		-	\$ -	\$ -	\$ -
		-	\$ -	\$ -	\$ -
		-	\$ -	\$ -	\$ -
Subtotal - New Facility Costs		37,000		\$ 7,903,940	\$ 12,164,272
Remodel Facility Cost Details:					
		-	\$ -	\$ -	\$ -
		-	\$ -	\$ -	\$ -
		-	\$ -	\$ -	\$ -
		-	\$ -	\$ -	\$ -
		-	\$ -	\$ -	\$ -
Subtotal - Remodel Facility Costs		-		\$ -	\$ -
TOTAL FACILITY COST		37,000		\$ 7,903,940	\$ 12,164,272
Additional Construction Cost Details:					
Pre-Construction Services	0.2% of Total Facility Cost Included in Facility Cost	0.00%	\$ 7,903,940.00	\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
TOTAL ADDITIONAL CONSTRUCTION COST				\$ -	\$ -
Site Cost Details:					
Site Improvements	1% of Escalated Facility + Addt. Const.	0.00%	\$ 12,164,271.93	\$ -	\$ -
	Site Utilities / Landscaping / Parking / Paving	1	444325	\$ 444,325	\$ 683,822
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
TOTAL SITE COST				\$ 444,325	\$ 683,822
TOTAL CONSTRUCTION COST				\$ 8,348,265	\$ 12,848,094
OTHER PROJECT INFORMATION:					
Total Net Square Feet:	-				
Base Cost Date:	7/6/2006				
Estimated Bid Date:	6/30/2012				
Estimated Completion Date:	6/30/2014				
Last Modified Date:	7/6/2006				
Inflation Escalation Factor Included:	9.00%				
Location Factor Included:	0.00%				
Hazardous Materials Cost Details:					
Pre-Construction Survey		1	\$ -	\$ -	\$ -
				\$ -	\$ -
Plan and Monitoring		1	\$ -	\$ -	\$ -
				\$ -	\$ -
Abatement/Removal	Range \$100k - \$200K (1960s & 1970s)	1	\$ -	\$ -	\$ 15,000
				\$ -	\$ -
TOTAL HAZARDOUS MATERIALS COST				\$ -	\$ 15,000
Pre-Design/Planning:					
Planning Fund Reimbursement			\$ -	\$ -	\$ -
				\$ -	\$ -
Programming				\$ 43,138	\$ -

13. Preliminary Budget Estimates

**Capital Development Projects
CBE Details**

Environmental Assessment		0.00%	\$ 12,848,094.19	\$ -	
Geotechnical Investigation/Surveys	Allowance	0.06%	\$ 12,848,094.19	\$ 7,709	
				\$ -	
TOTAL PRE-DESIGN/PLANNING COST				\$ 50,847	
Design Costs:					
A/E Design Fees					
		5.75%	\$ 12,848,094.19	\$ 738,765	
			\$ -	\$ -	
			\$ -	\$ -	
			\$ -	\$ -	
Total A/E Design Fees				\$ 738,765	
Additional Printing Costs	\$0.20 per Total Facility GSF	37,000	\$ 0.20	\$ 7,400	
				\$ -	
Value Management Costs				\$ -	
	0.1% of Escalated Construction Costs	0.1%	\$ 12,848,094.19	\$ 12,848	
TOTAL DESIGN COST				\$ 759,014	
Property Acquisition:					
				\$ -	
				\$ -	
				\$ -	
				\$ -	
TOTAL PROPERTY ACQUISITION COST				\$ -	
Furnishings & Equipment Costs:					
Furnishings Detail:					
	6-12% of Escalated Construction Costs	4.00%	\$ 12,848,094.19	\$ 513,924	
				\$ -	
				\$ -	
Total Furnishings				\$ 513,924	
Equipment Detail:					
	6-12% of Escalated Construction Costs	4.00%	\$ 12,848,094.19	\$ 513,924	
				\$ -	
				\$ -	
				\$ -	
				\$ -	
				\$ -	
Total Equipment				\$ 513,924	
FF&E Design Costs	6% of Furnishings + Equipment	6.00%	\$ 1,027,847.54	\$ 61,671	
				\$ -	
TOTAL FURNISHINGS & EQUIPMENT COSTS				\$ 1,089,518	
Information Technology Costs:					
Cabling/Connections/NetCom (equip.)	2.5% of Escalated Construction Cost	0.60%	\$ 12,848,094.19	\$ 77,089	
				\$ -	
				\$ -	
				\$ -	
TOTAL INFORMATION TECHNOLOGY COST				\$ 77,089	
UTAH ART	If N/A, change YES to NO. To supercede 1% calculation enter amount in unit cost	yes		\$ 128,481	
Testing & Inspection Costs:					
Building Code Inspection	about 1% combined total	0.50%	\$ 12,848,094	\$ 64,240	
				\$ -	
Material Testing		0.50%	\$ 12,848,094	\$ 64,240	
				\$ -	
Special Inspections				\$ -	
				\$ -	
TOTAL TESTING & INSPECTION COSTS				\$ 128,481	
Moving/Occupance Costs:					
		0.06%	\$ 12,848,094.19	\$ 7,709	
				\$ -	
				\$ -	
TOTAL MOVING/OCCUPANCY COSTS				\$ 7,709	
DFCM / CD&C Management:					
				\$ -	

13. Preliminary Budget Estimates

**Capital Development Projects
CBE Details**

CD&C	2% for Non-State Projects	2.00%	\$ 3,212,023.55	\$ 64,240	
				\$ -	
				\$ -	
TOTAL DFCM MANAGEMENT				\$ 64,240	
User Fees:					
				\$ -	
				\$ -	
				\$ -	
TOTAL USER FEES				\$ -	
Commissioning:					
	Lump Sum	1	\$ -	\$ -	
	\$1.33 per Square Foot	37,000	\$ 1.33	\$ 49,210	
				\$ -	
				\$ -	
TOTAL COMMISSIONING COSTS				\$ 49,210	
Other Costs:					
Utility shut downs	Combined Total of FM Support	0.26%	\$ 12,848,094	\$ 33,405	
campus orders	Combined Total of FM Support	0.30%	\$ 12,848,094	\$ 38,544	
Signs/Locks/Security	Lump Sum	1	\$ 50,000.00	\$ 50,000	
				\$ -	
				\$ -	
				\$ -	
				\$ -	
TOTAL OTHER COSTS				\$ 121,949	
Previous Funding:					
(Only show state appropriated funding & include costs covered by that funding in appropriate category.)					
				\$ -	
TOTAL PREVIOUS FUNDING				\$ -	
Other Funding Sources:					
(List and describe each source)					
	Fund Raising Campaign	0.00%	\$ 15,973,922	\$ 15,973,922	
				\$ -	
				\$ -	
				\$ -	
TOTAL OTHER FUNDING SOURCES				\$ 15,973,922	

Capital Development Projects

Capital Budget Estimate (CBE)

Project Name:		Milton Bennion Hall Phase II (Reno.)	
Agency/Institution:		The University of Utah	
Project Manager:		John McNary	
Cost Summary			
	\$ Amount	Cost Per SF	Notes
Facility Cost	\$ 17,815,022	\$244.04	
Additional Construction Cost	\$ -	\$0.00	
Site Cost	\$ 683,822	\$9.37	
Total Construction Cost	\$ 18,498,845	\$253.41	
Soft Costs:			
Hazardous Materials	\$ 277,950		
Pre-Design/Planning	\$ 46,247		
Design	\$ 1,143,030		
Property Acquisition	\$ -		
Furnishings & Equipment	\$ 1,568,702		
Information Technology:	\$ 129,492		
Utah Art (1% of Construction Budget)	\$ 184,988		
Testing & Inspection	\$ 203,487		
Contingency	\$ 1,126,608		
Moving/Occupancy	\$ 18,499		
Builder's Risk Insurance (0.15% of Construction Budget)	\$ 27,748		
Legal Services (0.2% of Construction Budget)	\$ 36,998		
Management	\$ 92,494		
User Fees	\$ -		
Commissioning	\$ 97,090		
Other Costs	\$ 197,092		
Total Soft Costs	\$ 5,150,426	\$70.55	
TOTAL PROJECT COST	\$ 23,649,270	\$323.96	
Previous Funding	\$ -		
Other Funding Sources (Identify in note)	\$ -		
REQUEST FOR STATE FUNDING	\$ 23,649,270		
Project Information			
Gross Square Feet	73,000	Base Cost Date	6-Jul-06
Net Square Feet	-	Estimated Bid Date	30-Jun-12
Net/Gross Ratio	0%	Est. Completion Date	30-Jun-14
		Last Modified Date	6-Jul-06
		Print Date	8/11/2006

Capital Development Projects

Capital Budget Estimate (CBE)

Project Name:		Milton Bennion Hall Phase II (Reno.)	
Agency/Institution:		The University of Utah	
Project Manager:		John McNary	
Cost Summary			
	\$ Amount	Cost Per SF	Notes
Facility Cost	\$ 17,815,022	\$244.04	
Additional Construction Cost	\$ -	\$0.00	
Site Cost	\$ 683,822	\$9.37	
Total Construction Cost	\$ 18,498,845	\$253.41	
Soft Costs:			
Hazardous Materials	\$ 277,950		
Pre-Design/Planning	\$ 46,247		
Design	\$ 1,143,030		
Property Acquisition	\$ -		
Furnishings & Equipment	\$ 1,568,702		
Information Technology:	\$ 129,492		
Utah Art (1% of Construction Budget)	\$ 184,988		
Testing & Inspection	\$ 203,487		
Contingency	\$ 1,126,608		
Moving/Occupancy	\$ 18,499		
Builder's Risk Insurance (0.15% of Construction Budget)	\$ 27,748		
Legal Services (0.2% of Construction Budget)	\$ 36,998		
Management	\$ 92,494		
User Fees	\$ -		
Commissioning	\$ 97,090		
Other Costs	\$ 197,092		
Total Soft Costs	\$ 5,150,426	\$70.55	
TOTAL PROJECT COST	\$ 23,649,270	\$323.96	
Previous Funding	\$ -		
Other Funding Sources (Identify in note)	\$ -		
REQUEST FOR STATE FUNDING	\$ 23,649,270		
Project Information			
Gross Square Feet	73,000	Base Cost Date	6-Jul-06
Net Square Feet	-	Estimated Bid Date	30-Jun-12
Net/Gross Ratio	0%	Est. Completion Date	30-Jun-14
		Last Modified Date	6-Jul-06
		Print Date	8/11/2006

**Capital Development Projects
CBE Details**

Project Name:	Milton Bennion Hall Phase II (Reno.)				
Agency/Institution:	The University of Utah				
Project Manager:	John McNary				
Description	Explanation	Units	Unit Cost	Cost	Escalated Cost
Facility Cost		GSF			
New Facility Cost Details:					
		-	\$ -	\$ -	\$ -
		-	\$ -	\$ -	\$ -
		-	\$ -	\$ -	\$ -
		-	\$ -	\$ -	\$ -
		-	\$ -	\$ -	\$ -
Subtotal - New Facility Costs		-		\$ -	\$ -
Remodel Facility Cost Details:					
	Classroom & Office space renovation	73,000	\$ 158.57	\$ 11,575,610	\$ 17,815,022
		-	\$ -	\$ -	\$ -
		-	\$ -	\$ -	\$ -
		-	\$ -	\$ -	\$ -
		-	\$ -	\$ -	\$ -
Subtotal - Remodel Facility Costs		73,000		\$ 11,575,610	\$ 17,815,022
TOTAL FACILITY COST		73,000		\$ 11,575,610	\$ 17,815,022
Additional Construction Cost Details:					
Pre-Construction Services	0.2% of Total Facility Cost	0.00%	\$ 11,575,610.00	\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
TOTAL ADDITIONAL CONSTRUCTION COST				\$ -	\$ -
Site Cost Details:					
Site Improvements	1% of Escalated Facility + Addt. Const.	0.00%	\$ 17,815,022.36	\$ -	\$ -
		1	0	\$ -	\$ -
	Site Utilities / Landscaping / Parking / Paving	1	\$ 444,325.00	\$ 444,325	\$ 683,822
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
TOTAL SITE COST				\$ 444,325	\$ 683,822
TOTAL CONSTRUCTION COST				\$ 12,019,935	\$ 18,498,845
OTHER PROJECT INFORMATION:					
Total Net Square Feet:	-				
Base Cost Date:	7/6/2006				
Estimated Bid Date:	6/30/2012				
Estimated Completion Date:	6/30/2014				
Last Modified Date:	7/6/2006				
Inflation Escalation Factor Included:	9.00%				
Location Factor Included:	0.00%				
Hazardous Materials Cost Details:					
Pre-Construction Survey		1	\$ 25,000.00	\$ 25,000	\$ 27,250
				\$ -	\$ -
Plan and Monitoring		1	\$ 30,000.00	\$ 30,000	\$ 32,700
				\$ -	\$ -
Abatement/Removal	Range \$100k - \$200K (1960s & 1970s)	1	\$ 200,000.00	\$ 200,000	\$ 218,000
				\$ -	\$ -
TOTAL HAZARDOUS MATERIALS COST				\$ 255,000	\$ 277,950
Pre-Design/Planning:					
Planning Fund Reimbursement			\$ -	\$ -	
				\$ -	
Programming		0.25%	\$ 18,498,844.62	\$ 46,247	
Environmental Assessment		0.00%	\$ 18,498,844.62	\$ -	

13. Preliminary Budget Estimates

**Capital Development Projects
CBE Details**

Geotechnical Investigation/Surveys	Allowance	0.00%	\$ 18,498,844.62	\$ -
				\$ -
TOTAL PRE-DESIGN/PLANNING COST				\$ 46,247
Design Costs:				
A/E Design Fees		6.00%	\$ 18,498,844.62	\$ 1,109,931
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Total A/E Design Fees				\$ 1,109,931
Additional Printing Costs	\$0.20 per Total Facility GSF	73,000	\$ 0.20	\$ 14,600
				\$ -
Value Management Costs				\$ -
	0.1% of Escalated Construction Costs	0.1%	\$ 18,498,844.62	\$ 18,499
TOTAL DESIGN COST				\$ 1,143,030
Property Acquisition:				
				\$ -
				\$ -
				\$ -
TOTAL PROPERTY ACQUISITION COST				\$ -
Furnishings & Equipment Costs:				
Furnishings Detail:				
	6-12% of Escalated Construction Costs	4.00%	\$ 18,498,844.62	\$ 739,954
				\$ -
				\$ -
Total Furnishings				\$ 739,954
Equipment Detail:				
	6-12% of Escalated Construction Costs	4.00%	\$ 18,498,844.62	\$ 739,954
				\$ -
				\$ -
				\$ -
				\$ -
Total Equipment				\$ 739,954
FF&E Design Costs	6% of Furnishings + Equipment	6.00%	\$ 1,479,907.57	\$ 88,794
				\$ -
TOTAL FURNISHINGS & EQUIPMENT COSTS				\$ 1,568,702
Information Technology Costs:				
Cabling/Connecitons/NetCom (equip.)	2.5% of Escalated Construction Cost	0.70%	\$ 18,498,844.62	\$ 129,492
				\$ -
				\$ -
TOTAL INFORMATION TECHNOLOGY COST				\$ 129,492
UTAH ART	If N/A, change YES to NO. To supercede 1% calculation enter amount in unit cost	yes		\$ 184,988
Testing & Inspection Costs:				
Building Code Inspection	0.5% of Escalated Construction Cost	0.60%	\$ 18,498,845	\$ 110,993
				\$ -
Material Testing	0.5% of Escalated Construction Cost	0.50%	\$ 18,498,845	\$ 92,494
				\$ -
Special Inspections				\$ -
				\$ -
TOTAL TESTING & INSPECTION COSTS				\$ 203,487
Moving/Occupance Costs:				
		0.10%	\$ 18,498,844.62	\$ 18,499
				\$ -
				\$ -
TOTAL MOVING/OCCUPANCY COSTS				\$ 18,499
DFCM / CD&C Management:				
CD&C	2% for Non-State Projects	2.00%	\$ 4,624,711.16	\$ 92,494

13. Preliminary Budget Estimates

**Capital Development Projects
CBE Details**

				\$	-
				\$	-
TOTAL DFCM MANAGEMENT				\$	92,494
User Fees:					
				\$	-
				\$	-
				\$	-
TOTAL USER FEES				\$	-
Commissioning:					
	Lump Sum	1	\$	-	\$
	\$1.33 per Square Foot	73,000	\$	1.33	\$
					97,090
				\$	-
				\$	-
TOTAL COMMISSIONING COSTS				\$	97,090
Other Costs:					
Utility shut downs	Combined Total of FM Support	0.26%	\$	18,498,845	\$
campus orders	Combined Total of FM Support	0.40%	\$	18,498,845	\$
Signs/Locks/Security	Lump Sum	1	\$	75,000.00	\$
					75,000
				\$	-
				\$	-
				\$	-
				\$	-
TOTAL OTHER COSTS				\$	197,092
Previous Funding:					
(Only show state appropriated funding & include costs covered by that funding in appropriate category.)					
TOTAL PREVIOUS FUNDING				\$	-
Other Funding Sources:					
(List and describe each source)					
		0.00%	\$	-	\$
					-
					-
					-
TOTAL OTHER FUNDING SOURCES				\$	-

14. APPENDIX

MILTON BENNION HALL
college of education

14.0 APPENDIX

Record of Interviews

COE Steering Committee – Sept. 13, 2005

David Sperry, Dean
Clif Drew, Associate Dean for Research and Outreach
Susan Johnston, Associate Academic and Student Affairs
Joel Kincart, Assistant Dean for Advancement
Julie Rezai, Outreach Coordinator
Harvey Kantor, Chair of Education, Culture & Society
Diana Pounder, Chair of Education Leadership & Policy
Robert Hill, Chair of Educational Psychology
Michael Hardman, Chair of Special Education and Teaching & Learning
John McNary, Campus Design and Construction
Tami Cleveland, Facilities Planning

Department of Leadership & Policy – Sept. 19, 2005

Diana Pounder, Chair

Department of Education, Culture & Society – Sept. 19, 2005

Harvey Kantor, Chair

Dean's Office and Technology Services – Sept. 22, 2005

David Sperry, Dean
Clif Drew, Associate Dean
Laurie MacMillan, Director of Technology Services
Entire staff of Dean's Office and Technology Services

Department of Special Education – Sept. 22, 2005

Michael Hardman, Chair

Department of Teaching & Learning – Sept. 26, 2005

Lynne Schrum, Chair

Department of Educational Psychology – Sept. 26, 2005

Robert Hill, Chair
John Kircher, Coordinator
Elaine Clark, Professor

Department of Educational Psychology Learning Sciences – Sept. 27, 2005

John Kircher, Coordinator

Technology Services – Oct. 3, 2005

Laurie MacMillan, Director

Department of Teaching & Learning – Oct. 3, 2005

Lynne Schrum, Chair
Faculty and Staff

14.0 APPENDIX

Record of Interviews Cont.

Department of Educational Psychology – Oct. 24, 2005
Robert Hill, Chair
Faculty and Staff

College Office – Oct. 25, 2005
David Sperry, Chair
Clif Drew, Associate Dean
Staff

Department of Special Education – Oct. 28, 2005
Michael Hardman, Chair
Faculty and Staff

Department of Education, Culture & Society
Harvey Kantor, Chair
Faculty and Staff

Universal Technology Application Programming Lab – Nov. 1, 2005
Susan Johnston, Associate Dean/Associate Professor

University of Utah Reading Clinic – Nov. 1, 2005
Kathline Brown, Director

CBM Dibels Institute – Nov. 1, 2005
John Hosp, Assistant Professor

Utah Educational Network (UEN) – Nov. 2, 2005
Laura Hunter, Director

Alumni Advisory Board Meeting – Nov. 4, 2005
David Sperry, Dean
Advisory Board Members
John McNary, Campus Design and Construction

Food Service – Nov. 9, 2005
Mike Paulos, Chartwells

COE Student Representatives – Nov. 17, 2005
Jayne McGuire
Michael Owens

Various Meetings to discuss budget and building size -	Nov. 15, 2005
David Sperry, Dean	Nov. 30, 2005
Clif Drew, Associate Dean	Dec. 6, 2005
John McNary, Campus Design and Construction	Jan. 3, 2006
Tami Cleveland, Facilities Planning	Jan. 17, 2006
	Jan. 23, 2006
	Jan. 27, 2006

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COLLEGE OFFICE



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DEPARTMENT OF EDUCATION, CULTURE & SOCIETY

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DEPARTMENT OF LEADERSHIP & POLICY

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DEPARTMENT OF EDUCATIONAL PSYCHOLOGY

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DEPARTMENT OF SPECIAL EDUCATION

14.0 APPENDIX

DEPARTMENT OF TEACHING & LEARNING

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TECHNOLOGY SERVICES

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CENTERS & CLINICS

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UEN

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SITE PLAN STUDIES

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BUILDING PLAN STUDIES

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CONSTRUCTION ESTIMATES

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MISCELLANEOUS

F E B R U A R Y 1 4 , 2 0 0 7



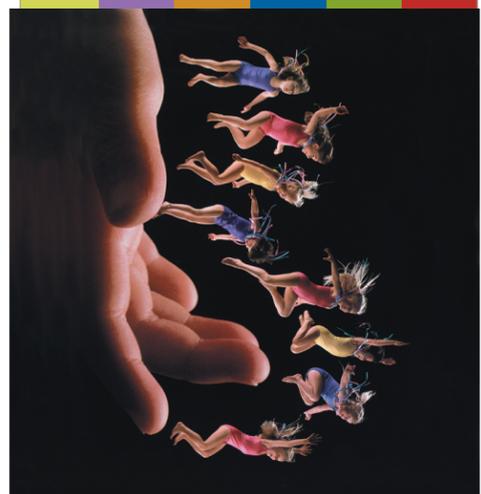
TANNER DANCE PROGRAM  Tanner Dance
University of Utah

U N I V E R S I T Y O F U T A H

PROGRAMMING STUDY

PREPARED BY:
PRESCOTT MUIR ARCHITECTS

U N I V E R S I T Y O F U T A H
TANNER DANCE PROGRAM
PROGRAMMING STUDY
FEBRUARY 14, 2007
 Tanner Dance
University of Utah



FEBRUARY 14.2007



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 - 01.6.2 Children's Dance Theatre
 - 01.6.3 Auxiliary Programs
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EXECUTIVESUMMARY

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01.1 UNIVERSITY OF UTAH REVIEW SIGNATURES

We have reviewed the Virginia Tanner Dance Program and warrant that it adequately represents our request for a facilities to fulfill our mission and programmatic needs. All appropriate parties representing the University have reviewed it for approval

Director / Department Chair (Primary user group representative)

Date

Vice President for the Arts College of Fine Arts

Date

Facilities Planning

Date

Director, Plant Operations

Date

Project Manager, Campus Design & Construction

Date

Director Campus Design & Construction

Date

Associate Vice President, Facilities Management

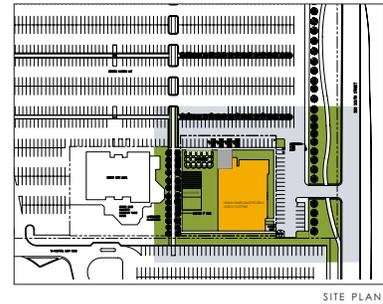
Date

Vice President, Administrative Services

Date

01.2 PROGRAMMING CONCLUSIONS

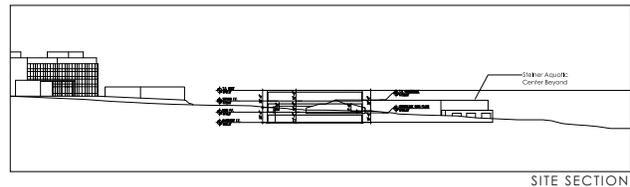
On April 24, 2006, the firm of Prescott Muir Architects, P.C. (PMA) was commissioned to conduct a programming study for a new facility to house the Virginia Tanner Creative Dance Program and Children’s Dance Theatre (VTDP/CDT). PMA signed a professional agreement August 18, 2006. PMA previously prepared a preprogramming document published in 2003. A considerable amount of baseline information contained in that document has not changed and is used as a basis for much of these current conclusions. The Program is currently housed in a World War II vintage wood-frame barracks building that has not only exceeded its useful life but also is strategically located in the area of campus designated expansion.



A new site was identified at the southeast corner of 500 South and Guardsman Way directly north of the existing Kinder Care Facility. The University’s Long Range Development Plan (LRDP) refers to this site as a campus “edge condition” and the parking lot as a “peripheral” type lot.

PMA with the assistance of the VTDP/CDT director and staff and representatives of campus planning was able to identify key stakeholders in the process. Through a series of interviews and research of existing conditions, documents and comparable facilities, PMA was able to identify the needs and make recommendations for the size, configuration, implementation and cost of a new facility. The site has limitations on allowable height and footprint of any structures built there. The limitations are a building size of 45,000 GSF, footprint of non-expandable 15,000 GSF and a building height not to exceed an above sea level elevation of 4747 ft.

The new building is recommended to be a two-story above-grade structure with full basement. PMA recommends a **44,986** gross square foot building with programmatic space of 31,490 net square feet. The recommended building efficiency of 70%, is the ratio of net to gross area. The footprint or ground floor area is recommended to be **15,000** gross square feet.



The building will be located on a parcel of property owned by the State of Utah. A lease agreement between the State of Utah and University of Utah will need to be negotiated, cor-

respondingly VTDP/CDT will need to negotiate a sublease agreement with the University of Utah. The University of Utah has been delegated oversight and management authority for the project. VTDP/CDT is responsible for raising privately the full development cost of the building including any on-site and off-site costs. VTDP/CDT will also be responsible for maintenance and operational cost of the building. The University's delegated project oversight responsibility further includes selection of consultants, contracting and oversight of the project during construction. It has yet to be determined, given the size of the project, if the State of Utah will delegate its oversight responsibility as well. Again this will have to be clarified prior to construction.

Based upon the needs assessment and analysis, the resultant building description, size, and the knowledge of the existing site conditions known at the time of this report; PMA is recommending a total project budget of **\$ 11,721,790**. This budget includes both hard construction and soft costs. The hard construction budget is set at **\$ 8,711,459** , which is included in the total above. The budget includes an escalating factor of 6% that anticipates a start of construction in February, 2008 which is 14 months from the date of this report. The construction period is anticipated to be 18 months.

01.3 PROCEDURE AND ACKNOWLEDGEMENTS

The programming team initiated its effort at a kick-off meeting held May 1, 2006. At that meeting key stakeholders were identified, scope of service defined and the limitations on the project were discussed. The budget inherited from the preprogramming study was considerably greater than the stipulated limit of \$6,000,000. It was determined at that time to update the construction estimate and appeal to the State Building Board for an approval of the new budget based upon building cost escalation that has occurred, since the budget was originally established. This approval was granted in July, at which time PMA proceeded with a needs assessment study. The following work plan was adopted and carried out as stipulated:



1. Project justification based upon interpretation of mission statement in view of proposed programs and facility
2. Assess current programs and growth projections
3. Analysis of program functions against current space allocation
4. Information technology needs
5. Adjacency analysis
6. Summary of space needs
7. Site and context analysis
8. Transportation and parking issues
9. Utility on-site and off-site analysis

10. Building code analysis
11. Environmental issues
12. Acoustical issues
13. Phasing options
14. Construction cost estimate
15. Operation and maintenance cost projection

The programming team conducted the following tasks to accomplish the objectives as outlined:

1. Established a base line of documents to define the extent of agreements, past studies and information about the site. See below itemization of record documents under section 01.3.1.
2. Incorporate the previous questionnaire survey of staff needs and update needs.
3. Conduct Steering Committee meetings, including key University facility representatives.
4. The following buildings were analyzed for comparable spatial allocation and building efficiency: The Rose Wagner Performing Arts Center and the Alice Sheets Marriott Center for Dance at the University of Utah.
5. Analyzed alternative site and parking configurations and met with University Campus facility representatives concerning impacts on the site and existing circulation patterns.
6. Developed room inventory, adjacency diagrams, stacking diagrams and hypothetical site plans.
7. Developed a schematic finish schedule.
8. Prepared a quantity labor and material take-off that provided the basis the construction cost estimate.

01.3.1 Reference Material

1. Long Range Development Plan (LRDP), University of Utah Department of Facilities Planning. December 1997.
2. University of Utah Design Standards, Campus Design and Construction, October 1997.
3. The Campaign Plan, the University of Utah Virginia Tanner Creative Dance Program and the Children's Dance Theatre. Campus Facilities Planning. June 2001.
4. Letters of Agreement
 - a.) Letter of Commitment, David Pershing, Sr. Vice President of Academic Affairs, August 7, 2002.
 - b.) Memorandum "Direction for Proceeding on the New Virginia Tanner Dance Building Project", from Arnold Combe, Vice President of Administrative Services, to Michael Perez, May 30, 2003.
 - c.) Memorandum of Understanding [Designation of VTDP/CDT as official program of the Department of Modern Dance]; Phyllis Haskell, Dean, College of Fine Arts, Vice President; L. Scott Marsh, Chair, Department of Modern Dance; Mary Ann Lee,

Director, Virginia Tanner Dance Program/Children's Dance Theatre.

d.) Letter of agreement to transfer VTDP from an entity affiliated by contract with the University of Utah to an arts auxiliary operating unit of the University.

5. Drawings of existing conditions
 - a.) Aerial photograph of site provided by Campus Planning
 - b.) Utility plan from Salt Lake City Public Utilities Department
 - c.) Existing VTDP studio building floor plans dated 03.31.73.
6. Preprogramming Report CDT/VTDP, Prescott Muir Architects, 12.23.2003.

01.4 INSTITUTIONAL MISSION AND GOALS

"The motivating force behind my work is not only developing excellent dancers, but more importantly, developing young people who are useful, imaginative, worthwhile human beings."

– Virginia Tanner

Virginia Tanner Dance Program Mission Statement:

To provide dance training for young people at the University of Utah and in outreach programs in the community, to provide teacher training for university students, and to provide teacher training for pre-service and in-service teachers.



The goals of VTDP is to allow children to experience the joy of movement and the discipline of dance, to nurture the creative process and to share the results of this training with a broad audience. More than 45,000 Utahns annually attend VTDP performances. While technique is taught for the development of strength, flexibility, control, balance, and an awareness of the body's potential, an equal emphasis is placed on creative problem solving. A balance of intellectual and physical development, along with an appreciation of music, literature and visual arts, are stressed.

01.5 HISTORIC OVERVIEW

Virginia Tanner established the Virginia Tanner Dance Program (VTDP) in 1937. It is the second-oldest performing arts organization in Utah.

The school's initial home was the Deseret Gym owned by the L.D.S. Church, then it moved to the Historic McCune Mansion on Main Street, then it moved to above a bowling alley on South



Temple Street and in 1960 it moved to its current location in the 7,630 s.f., sixty year old military barrack building on the University of Utah Campus.



Virginia Tanner was the founder of the school and the creative spirit that permeates the institution to this day. Mary Ann Lee succeeded Ms. Tanner as director in 1979 and has overseen the schools expansion and diversification into a program with a much greater emphasis on outreach to under-served audiences and geographic locations. This growth has included on-site programs that serve the physically challenged, multiethnic groups, preschool children as well as senior citizen groups. VTDP provides over 800 scholarships, offering more children the experience of dance.

In February 2000, the program joined the Department of Modern Dance in the College of Fine Arts at the University of Utah. Mary Ann Lee is an Associate Professor and Lecturer in the faculty in the Department of Modern Dance.

In 1996, VTDP became a Tier 1 founding member of the Zoo Arts and Parks Tax-based grant program administered by Salt Lake County. This tax was reviewed by the state legislators in 2005 and reconfirmed by voters that year. The tax revenue is to be used for the financial support of County-based arts organizations. This revenue source is earmarked for operations and programs but may not be used for capital facilities.

The VTDP is part of the University 501 C3 non profit tax status.

01.6 PROGRAM RELATED TO MISSION

01.6.1 Virginia Tanner Dance Program (VTDP)

The VTDP provides a holistic approach to building self-esteem through the discipline of dance and collaborative use of visual arts, literature and music. The program provides a nurturing and a safe environment enabling children the opportunity to risk creative expression without consequence.



The VTDP's goal is to expose the students to many varieties of dance and methods of expression. Thus the dance floors and facilities need to be flexible while assuring the physical health of the dancers, faculty, guest artists, and audiences.

The VTDP programs is very dependent upon the volunteerism provided by the Board of Directors and parents. This is especially true in preparing for and staging performances. Volunteers help fabricate costumes and props. They help manage and transport the performers. The new facility needs to either provide discrete space to accommodate the needs of volunteers or provide complementary use areas that can be reassigned from normal day to day functions to accommodate volunteers during peak-performance and production periods.

With the varying age groups, great amounts of parental volunteerism, number of visiting artists, the collegiality of faculty and the staff, VTDP/CDT has developed in a very cohesive, interactive and energetic environment. The older children mentor the younger ones so that there is a sense of community and belonging. This atmosphere to some degree is a result of the current tight and cramped facilities. A similar spirit needs to be recreated and not lost in the new building.

In order to maximize the effectiveness of staff and the utilization of the facilities, the program has reached out to serve a much broader constituency. The new facility will have to demonstrate considerable flexibility to accommodate multiple user groups. This cannot be accomplished at the expense of the core elements of the program and the focused instruction carried on in the dance studios. To quote staff "the studio environment is a place where we dance our journey, find our roots and spread our wings."



01.6.2 Children's Dance Theatre (CDT)

The Children's Dance Theatre is the professional performing company of the Virginia Tanner Creative Dance Program. CDT is a group of 280 dancers from the ages of 8 to 18 drawn from the 2,400 who attend the VTDP. CDT maintains its own 501C3 nonprofit designation. CDT provides five performances over three weekends during the year. These performances include national and international performers, artists and choreographers. Total attendance for the performances is about 10,000 annually. This is attributable to the considerable community support for the program. The attendance has remained constant over the years, contrary to audience support for other dance forms that has been diminishing. CDT also provides free matinees for public and private school students as well as special-needs populations.

The performances typically are held at the Capitol Theater in Downtown Salt Lake City and the Kingsbury Hall at the University of Utah, each having a 1900 seating capacity. These performances typically sell out. The program is supported through line-item funding by the Utah State Legislature.



CDT fully anticipates continuing to use these facilities as performance venues due to the need for a limited number of performances held in large capacity theaters. Because of the time constraints on volunteers and the students' limited opportunity to rehearse, a limited number of performances is required. The challenge presented by the use of the Capitol and Kingsbury Theaters is their limited access for rehearsals prior to performance and the logistical difficulties for parents to drop off and wait for dancers at the downtown location as well as the heavily congested University location. There is a desire, especially for the older students, to have a less formal performance area with a seating capacity of 100-150 within the building that could be used more frequently and for more experimental works. A small performance space that can duplicate as studio space on a day-to-day basis would satisfy this need.



Since its inception, CDT has performed at major dance festivals around the world. These have included the Dance and the Child International (daCi) conferences in Sweden, England, Finland, Canada, Brazil and the U.S. (CDT hosted the conference in Salt Lake in 1991); the White House Conference on Children; the International Conference and Dance Festival, Kuala Lumpur, Malaysia; the Seattle World's Fair; the American Dance Festival and the Jacob's Pillow Dance Festival.

Costumes and props need to be stored and utilized by the company to support its many traveling and off-site engagements. Easy transportation, load in-and-out is critical to this objective.

01.6.3 Auxiliary Programs

Center for Arts Education

Art Works for Kids is a program established by Ms. Beverley Sorenson in 1995. Its original mission was to help facilitate innovative and sequential fine-arts education for children in Utah's public elementary school system. The program was geared to educate and provide visual arts, music, dance and theatre in the schools, using methods of professional development for administrators, on-site and virtual instruction, in-service teacher training and the development of resource materials to support the effort.

Several pilot programs were initiated in 1995 with the assistance of VTDP to provide a dance component to the program. The desire is to expand this program to provide more comprehensive as well as geographic coverage of the state's public school system. The new VTDP building some day may need to house this program. Thus the office configuration should afford



some flexible office stations that could be converted to this use. The program should it be accommodated in the future will require expanded support for pre-service and in-service training conducted in the studios. This would be accomplished through workshops conducted primarily during the summer.

Underserved Audiences

To provide more consistent utilization of the facilities, faculty and resources, VTDP has developed programs targeted toward underserved audiences. These programs include a preschool with dance and arts specialty; a program for the physically challenged, ambulatory, and elderly; those suffering from Alzheimer's disease and programs targeted for the economically disadvantaged. Some of these programs are facility based, such as those for the preschool and the physically challenged. Whereas other programs are better conducted in on-site scenarios. VTDP desires, once a new facility is built, to expand and/or develop programs that better serve adolescents, at-risk children and to better recruit boys, in particular. VTDP also wants to increase its involvement with the College of Education in pre-service, in-service teacher arts specialty training.



01.7 CURRENT OPERATIONS AND GROWTH

The VTDP/CDT is currently housed in a 7630 sq. ft., World War II vintage wood-frame "barracks" building. The program is limited by the capacity of three small studios ranging in size from 1075, 1200, to 1716 sq. ft. The dressing rooms, costume fabrication and storage area, general storage and administrative offices are woefully inadequate. The dressing rooms do not provide adequate restroom capacity or accommodations for secure storage of personal property during classes. The building has barriers to accessibility. The costumes are stored in the basement mechanical room with resultant exposure to water, fire, and environmental hazards. The mechanical system is inadequate with a greatly undersized exhaust and air circulation system normally required in dance studios and art studio uses. Needless to say, this building was never envisioned to handle such intensive use. The VTDP/CDT has received great utility over the years from the use of this building.

Because of the cramped and limited capacity of the current facility, VTDP/CDT has accommodated the increased demand for its services by providing traveling and "in the public schools" pro-



EXISTING COSTUME PRODUCTION AREA

grams. Performances are typically held in the Capitol Theatre and Kingsbury Theatres. These performances are popular and well attended yet the rehearsal and production support are challenged by the smaller-than-stage size of the current studios and limited costume and prop fabrication and storage areas.

Given these limitation on space, VTDP/CDT typically has greater demand for classes than availability. The program doesn't advertise. The demand is created primarily through word of mouth.

The space challenges are exacerbated by the limited times that VTDP/CDT can conduct classes. Their students are typically K-12 school age, who can attend class only during after-school hours and on Saturday mornings. Thus, there is considerable peak demand for the facility from 4:00 pm to 8:00 pm weeknights and 9:00 am to noon on Saturdays. In order to achieve greater utilization of the facilities and to provide a pool of children



feeding into the beginning class levels, VTDP/CDT conducts a preschool program during week-day mornings. The accommodation of preschool children requires specialize facilities, such as, restrooms, snack eating area and prep kitchen, and ease of vehicle drop off and pick up. The preschool children are essentially escorted out to their parent's cars. These programs need to be located on the main floor with direct access to the building lobby.

01.9 PHASING

The potential for phasing of the building was discussed should fundraising goals not be met prior to VTDP/CDT's need to relocate. Given the compactness of a three-story structure, any phasing poses special challenges. The building height and size limitations can not be exceeded, therefore phasing needs to anticipate and work within these project limits.

At this time VTDP does not anticipate phasing the project. Should phasing be required, PMA recommends that vertical circulation cores and common areas that service the whole building be established in the first phase. These would include mechanical and electrical rooms sized to the ultimate needs for the complete building size. The lobby, dressing rooms, restrooms, administrative areas and the primary functional areas of the program such as dance studios, art studios and costume fabrication should all be accommodated even in a reduced fashion in the initial phase of the building. The administrative area located on the second floor is relatively flexible space, thus it could be located in one of the studios during the first phase. The costume fabrication and storage area should be built in the first phase and general storage areas added in subsequent phases.



Construction logistics and the ultimate structural performance of the building would indicate that if the building were phased the full basement should be constructed in the initial phase providing a weather and water proof roof at grade level until upper stories are completed in future phases.



NEEDS ASSESSMENT AND ANALYSIS

2

02.1 SITE ISSUES

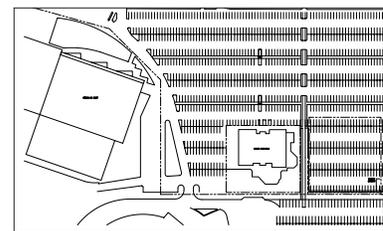
The site is a State Land Trust property that has been leased to the University, who has subleased the property to VTDP/CDT. Current letters of agreement indicate that, should VTDP/CDT default on the lease, the ownership and use of the building will revert to the University. However as indicated in Section 01.2, these lease agreements at the time of the report publication have not been negotiated.

All site approval, building permits and public-utility access will be achieved directly from Salt Lake City Corporation, not the University of Utah which is typical for a campus building. Therefore the budget should anticipate permit and utility connection fees.

The University has just completed a new curb cut off of 500 South Street that is a right-in, right-out configuration. This curb-cut location was reviewed with the pre programming team prior to construction and will complement the use of and access to the new building.

02.1.1 Parking

The University's Long Range Development Plan (LRDP) identifies the importance of peripheral parking lots in order to "relieve congestion in the center of the main campus". The existing parking lot at the corner of 500 South and Guardsman Way is a key component in this strategy.



EXISTING SITE PLAN

At the VTDP/CDT facility, there are approximately 1,000 people who enter and exit the building during a typical week of classes. The primary traffic volume occurs during the hours of 9:00 am to 11:00 am Tuesday and Thursday; and 4:30 pm to 7:30 pm Monday thru Friday; 7:30 pm to 9:00 pm on Monday and Thursday; and 9:00 am to 4:30 pm on Saturdays.

See under appendix Section 06.1, the estimated parking demand sheet detail. The VTDP/CDT's parking demand is a complementary to the peak demands of the University except for Tuesday and Thursday mornings. During Saturdays there is a potential conflict with "tail gating" activities held during the football season. The programming team has met with the representatives of the athletic department concerning the conflict.

Access to the facility requires a considerable number of cars to queue up for drop-off and pick-up of children. Occasionally, during CDT rehearsals, there might be as many as 150 cars drop-

ping off while only 10 to 20 cars are parked for any extended period of time. The drop-off and pick-up is especially critical for preschoolers, elderly and the physically challenged. This drop-off area needs to be convenient, safe, accessible and clearly visible from the facility's lobby. The sidewalk from the building entry to the pickup and drop off curb needs to be heated. It would be advantageous to have an open garden area adjacent to the drop-off zone where students could wait during warm weather. The Kindercare Facility located directly south of the property has similar drop off and pickup challenges. Currently the North/ South drive lane in front of the Kindercare is obstructed to eliminate thru traffic that endangers the drop off traffic. The designers need to develop a subsequent parking and traffic plan that resolves these conflicting parking issues.

A loading area is needed for truck loading of costumes and props to transport to off-site classes and performance venues. This area should be isolated from mechanical intake grills. Adjacent trash areas should be located near personnel doors in this area and provided with screened enclosures.

02.1.2 Garden / Landscaping

VTDP/CDT would like a garden with an amphitheater that could be used for classes and informal performances. This area could also be used to host fund-raising events, board meetings and other gatherings associated with the school. The garden area should be screened so that the classes can be conducted without interruptions from passers-by. The garden could also be used by the preschool for picnics. The costume fabrication area needs outdoor clotheslines to dry costumes and fabrics. This should be discreetly located in the garden area so that it doesn't visually distract from the building. The staff also discussed the possibility for a roof-top garden that could be used for similar purposes. However given the height limitations this may be difficult to achieve. The building cost estimate does not include a roof garden. The garden if incorporated would be an appropriate location for a new commissioned sculpture. The University is desirous to have this project be LEED certified. This will require designs to be drought resistant and reclamation of site storm drainage where possible. Trees should be located to mitigate the heat island effect of the parking lot as well as providing shading to west and east sides of the building.

02.1.3 Orientation

The building should be oriented so that the main entry is located facing to the south or west so that snow and ice will naturally melt around the drop-off area. This will also enable the building to face away from 500 South, which is viewed as an undesirable front because of associated traffic and noise. The studios benefit from natural light, especially north light that won't adversely impact air conditioning loads on the building and provides quality manageable day lighting. Due to the limitation on the size of the building and footprint as a condition to the

ground lease, the costume fabrication area will most likely need to be located in the basement. However this area would benefit greatly from natural light. Therefore a significant light well or skylight should be incorporated into the design to deliver natural lighting to this level.



The building should maintain side-yard setbacks that provide for operable, unprotected openings around all sides of the building.

The walkway easement between Kindercare and the new VTDP/CDT building needs to be enhanced to provide a pleasant and safe joint access to the Kindercare playground and fire exits from the VTDP/CDT building.

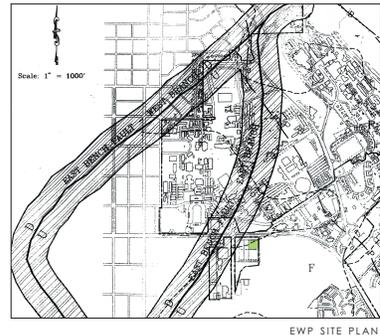
02.1.4 Connectivity

The University's LRDP states that, "In recent years, the University has been a leader in encouraging students, faculty and staff to utilize effective alternatives to the single-occupant vehicle..." The LRDP further calls for facilities to support additional bus and shuttle services, light-rail facilities including hubs and transfer stations and enhanced pedestrian walkways. The University and City have instituted programs resulting in over 30% of University employees using alternative means of transportation.

To this end the VTDP/CDT building design needs to provide pedestrian and bicycle linkages to established corridors that lead to the main campus, light rail stations and bus stops. A bicycle rack needs to be provided. A significant pedestrian corridor exists along the east side of Guardsman Way and the south side of 500 South Street and at the North East side of the site. An accessible route, as defined by the International Building Code, currently exists across the parking lot at the south side of the property going West to Guardsman Way. A similar route needs to be created going north to connect to the 500 South pedestrian corridor.

02.1.5 Utilities

A site utility plan is included herein. The scope of the programming study did not include an evaluation of existing capacities or appropriate connection locations. However preliminary discussions with the respective utility companies, there appears to be plenty of capacity in lines that parallel 500 South. There are lateral utility lines that service the Kindercare Building that extend from 500 South directly west of the new VTDP/CDT site. Depending on capacity and meter locations, these may be used to service the new building. These utilities need to be considered in the ultimate location of the building. Therefore, any commitment to expand or locate



these laterals should be carefully analyzed.

02.1.6 Seismic and Geotechnical

The University is in a seismic III zone with specific areas that may require seismic IV designation. The VTDP/CDT site does not fall within the more restrictive zone. A fault system/liquefaction zone crosses the northwest corner of the main parking lot west of the VTDP/CDT building site and doesn't directly affect this site.

A geotechnical survey or report has not been conducted for this site at the time of this report. The LRDP indicates that the soils are typical of a Brigham BHB soils series that range from silty loam to gravely and extremely stony loam. These conditions should support the rather modest vertical loads of a three-story structure.

Ground water, according to the LRDP general information, exists at 10 to 30 feet below grade in this zone. Since we are proposing a basement located at approximately 17 feet below grade, the analysis of water-table depth needs to be conducted before proceeding with schematic design. The programming construction estimate includes the cost of a typical water-proof foundation membrane system. The budget does not include a mechanical dehydration system.

The Programmers had access to the geotechnical engineering exploration and analysis report for the proposed Kindercare Learning Center as prepared by Giles Engineering Associates dated August 15, 1995. This report was prepared for a single story slab on grade structure. It was based upon soil boring tests take to a depth of 15 ft below the Kindercare building location. Thus the sample depth is not deep enough to truly determine bearing conditions at 20 ft below grade for the VTDP/CDT building.

The Kindercare report indicated fill material to a ranging depth of 5 ft, the native soil consisting of stiff light brown to light grayish brown silty clay extending to 9 ft below grade and then firm to dense light reddish brown silty fine to medium sand with varying coarse sand fine gravel extending to the 15 ft bottom of core sample. No free ground water was encountered at this depth. There were no volatile odors of vapors noticeable at the sample depths. The soil will allow a maximum of 2000 PSF soil pressure. No seismic fault line investigation was included in the report.

02.1.7 Environment

The EPA has identified the 700 South and the 1600 East area a PCE Plume registered on the national priorities list. This listing enables the identification of all potentially responsible parties for the contamination and to facilitate cleanup. The Plume is generally located within the area

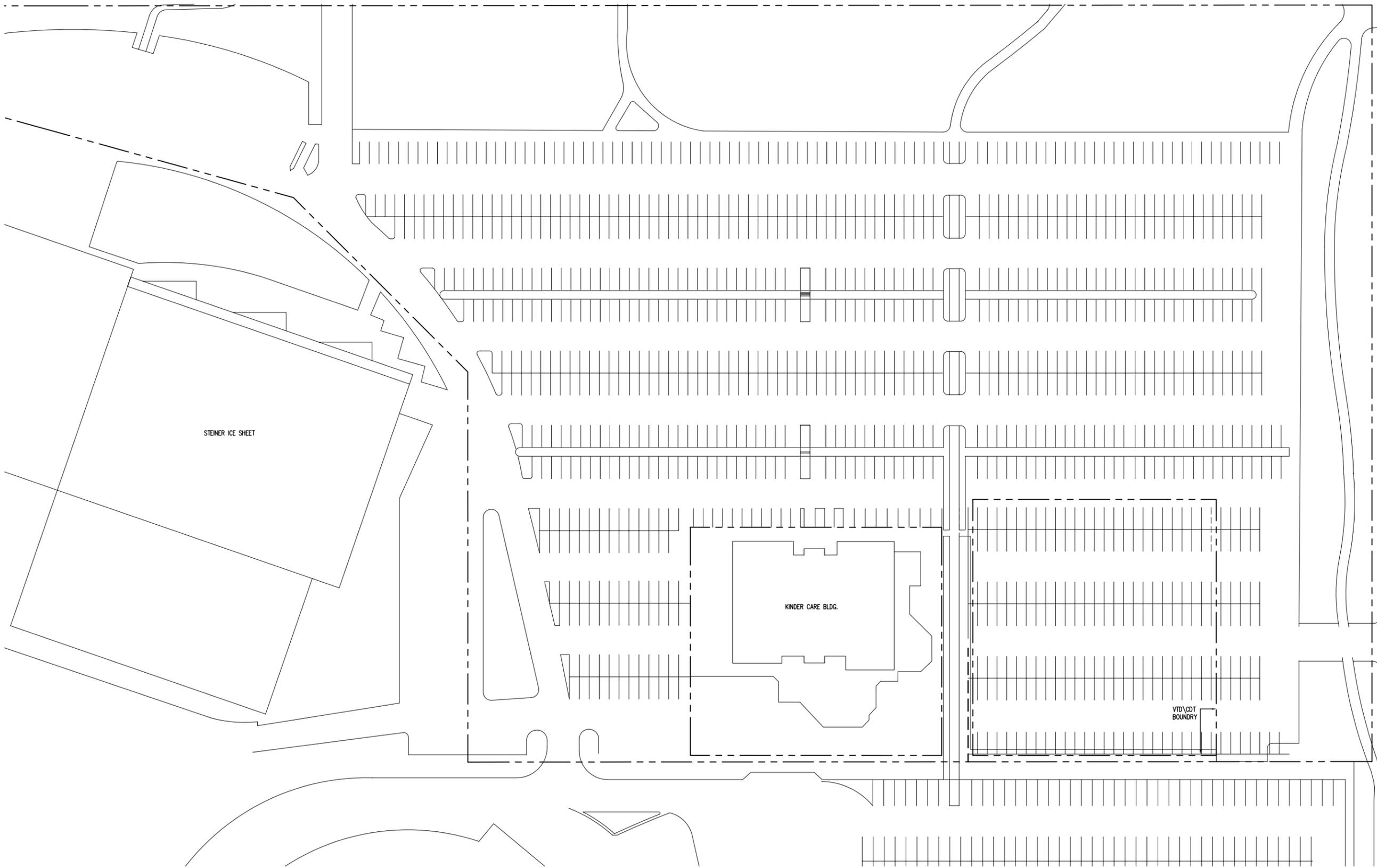
bounded by 500 South and Sunnyside Avenue and along Guardsman Way. The Plume consists of groundwater contamination not the land above it.

02.1.8 Image

The site is located in what the LDRP describes as an "edge condition" of the campus. These edge conditions help define the character of the University and contribute to its public image. 500 South Street is a main artery servicing the south entrance to the campus. The new VTDP/CDT building will have a considerable presence on this street frontage and contribution to the campus edge condition as well as conform to the view shed assigned to the GuardsmanWay corridor.

The LRDP indicates that new buildings should "foster an identity reflective of the campus setting, its historic features and its tradition of innovation, which furthers the University of Utah's image as a unique and special place...Utah's historic and regionally vernacular styles should serve as a catalyst for new design." In light of this directive, we are recommending a brick veneer building that is reflective of buildings on the Main Campus. South and western exposures, because of the harsh desert sun, need to be protected with solar shading devices and roof overhangs. The building should be surrounded with a canopy of trees to mitigate the Environmental "heat island" of the asphalt parking lot.

The VTDP/CDT desire a building that is dignified in recognition of the donor's contributions but also a building that is "playful and imaginative", that reflects the purpose and use of the building. The new facility should embody the feelings engendered by the existing facility that of a nurturing, creativity and a magical place. The studios should be expressed on the outside of the building and convey some sense of the rhythm and cadence of dance. The building should be inviting with a clearly identified entrance and drop-off zone.



500 SOUTH STREET



DATE: 02.14.07
 SCALE: 1" = 80'-0"

SITE PLAN

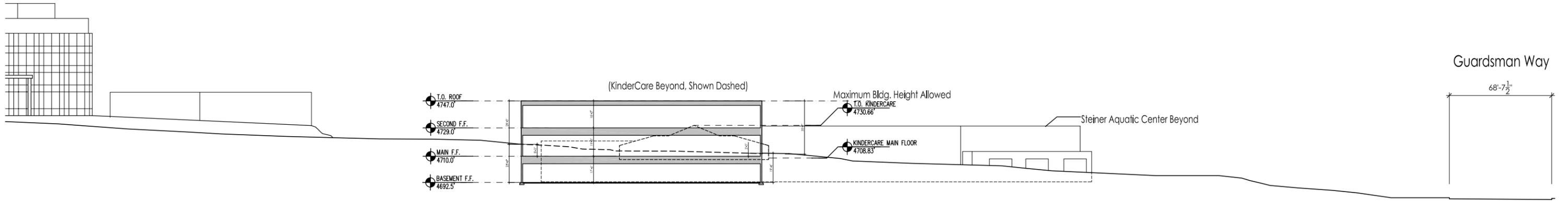
VIRGINIA TANNER DANCE PROGRAM

P.M.A.
 171 WEST
 PIERPONT AVE.
 SALT LAKE CITY
 UTAH 84101
 PH: 521-9111
 FX: 521-9158

PRESCOTT MUIR
 ARCHITECTS

VA Hospital

Guardsman Way



SURVEYOR'S CERTIFICATE

To: University of Utah Design and Construction

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Utah, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Date:

James D. Pitkin, PLS
License No. 171546

NARRATIVE

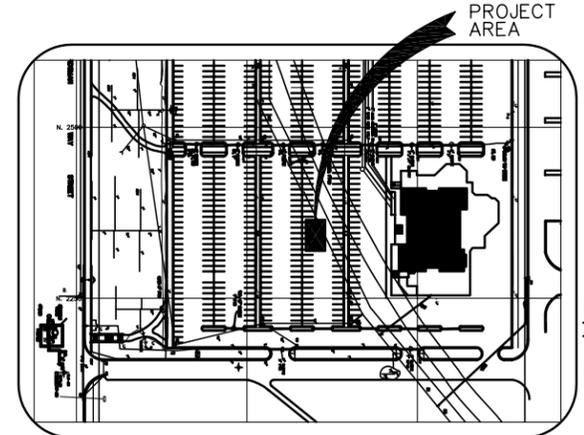
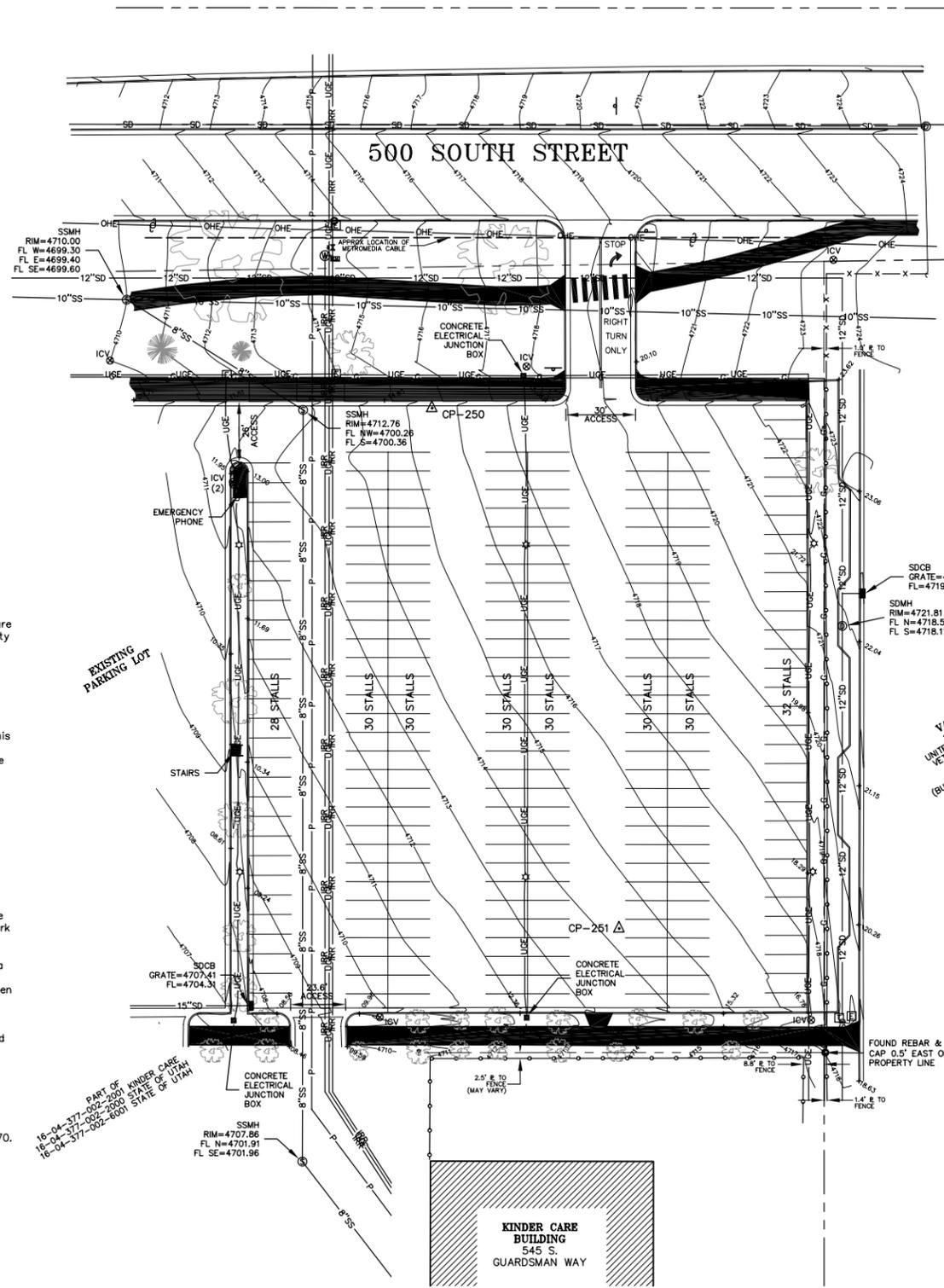
An ALTA Survey of the subject area reflecting topographic information was requested by the University of Utah Campus Design and Construction to address design considerations for future development. The horizontal and vertical locations shown hereon are based upon the University of Utah Survey Control Datum.

A description of the site and/or a title report was not provided for this survey. Additional research of the readily available records of Salt Lake City and County has been complete in order to show the lines of the properties/parcels identified hereon. The locations of the utilities shown are dependent upon visible indications and information from the University.

The boundary lines of the site to be developed have not been specified as of the date of this certification. A site boundary may be developed once the design has been finalized. The subject site is a part of that certain parcel of land currently identified as the following three Tax Parcel Numbers (all of which have the same description): 16-04-377-00-2001; 16-04-377-002-2000; 16-04-377-002-6001.

SURVEYOR'S NOTES

- The utilities shown have been located from field survey measurements along with utility drawings provided. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor has not physically located the underground utilities.
- The basis of bearings for this survey is South 65°59'09" West 490.18 feet between the University of Utah monuments GPS-1 and OLYM-2002. The benchmark for this project is the Utah brass cap control monument marked GPS-1. Elevation=4726.36. The elevation benchmark for the site is "CP-250"(nail) as shown hereon. Elevation=4715.40.
- A survey monument was found at the northeast corner of the Kinder Care facility, however a record of survey map was not available at the time the research for this survey was completed. There is a possibility for a conflict with the adjacent Kinder Care facility if or when the map of the previous survey is filed or provided.
- There are a great many gaps and overlaps between the descriptions of the subject property and adjoiners. Most if not all the descriptions were written utilizing the monuments, lines and maps of the original government surveys which have been poorly perpetuated. Many surveys have been completed, but were not filed with Salt Lake County because they were done for the federal government which suggests to most that they are exempt from the state law.
- The average positional tolerance for any one point in the survey area (property or parcel) is plus or minus one foot depending upon the documentation available/provided.
- The right-of-way lines of 500 South Street are based upon Salt Lake City ATLAS Plat No. 70.



SITE MAP
N.T.S.

LEGEND:

- EXISTING CURB AND GUTTER
- METROMEDIA CABLE
- UNDERGROUND ELECTRICAL WIRE
- UNDERGROUND HIGH VOLTAGE WIRE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING ROT IRON FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM DRAIN MANHOLE
- EXISTING SEWER MANHOLE
- EXISTING WATER MANHOLE
- TELEPHONE PEDESTAL
- EXISTING STORM DRAIN CATCH BASIN
- EXISTING LIGHT POLE
- EXISTING ELECTRICAL BOX
- EXISTING SPRINKLER BOX
- EXISTING WATER METER
- EXISTING SIGN
- EXISTING SIDEWALK
- EXISTING BUILDING
- EXISTING MAJOR GROUND CONTOUR
- EXISTING MINOR GROUND CONTOUR
- DIRECTION OF TRAFFIC
- TREE (DECIDUOUS)
- TREE (CONIFER)
- PROJECT CONTROL MONUMENT
- SPOT ELEVATION

VA HOSPITAL
16-04-451-002
UNITED STATES OF AMERICA
16-04-377-002-2000
ENTRY PARCEL 757057
(BUSH & GUDSELL 1986 SURVEY)



U of U SURVEY CONTROL TABLE			
POINT	NORTHING	EASTING	ELEVATION
GPS-1	3284.41	2580.09	4726.36
OLYM-2002	3084.93	2132.36	4710.66
CP-250	2742.97	2473.67	4715.40
CP-251	2520.02	2554.06	4714.43

P:\U of U Virginia Tanner Dance ALTA SURVEY.Dwg \ALTA.dwg 7/26/2006 4:20:54 PM MST

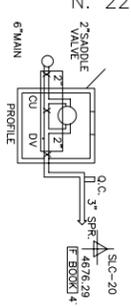
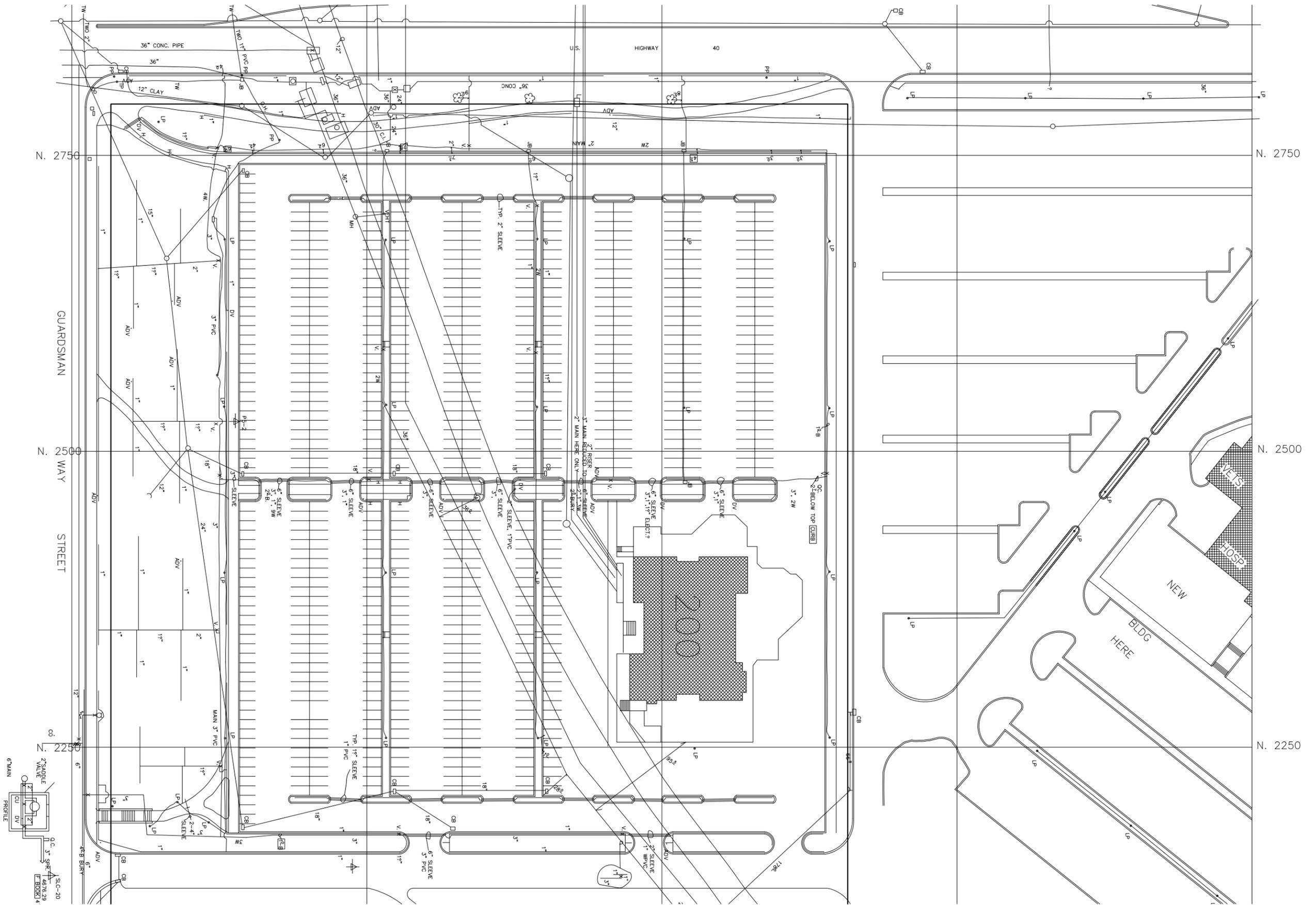
DRAWN	KT 07/06	CHECKED	JDP 07/06
DESIGNED	KT 07/06	PROJECT ENGINEER	
APPROVED	JDP 07/06	JDP	
		PROJECT MANAGER	

U of U CAMPUS DESIGN AND CONSTRUCTION
SALT LAKE CITY, UTAH

DOMINION
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

A.L.T.A. / A.C.S.M. LAND TITLE SURVEY
Virginia Tanner Dance Program - Project No. 0201-11049
LOCATED IN THE SOUTH HALF OF SEC. 4,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SLB&M

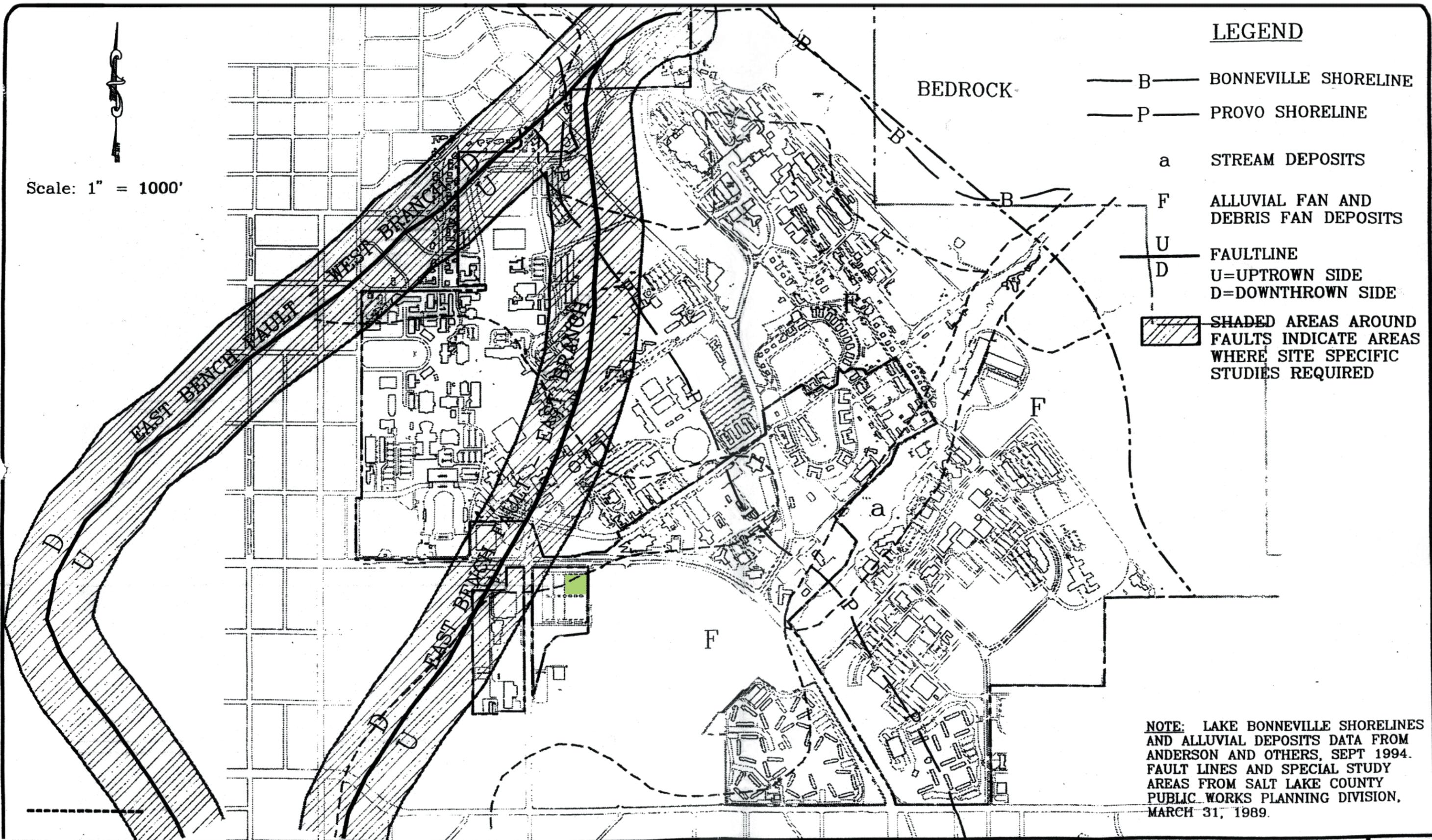
PROJECT NO.	1170
SHEET NO.	1 of 1
0 RELEASED FOR REVIEW	JDP 8.15.06
NO. REVISIONS	BY DATE
FILE NAME:	ALTA.dwg
SCALE:	1"=30'



S/C-20
4676.29
F BOOK 14



Scale: 1" = 1000'



LEGEND

- B — BONNEVILLE SHORELINE
- P — PROVO SHORELINE
- a STREAM DEPOSITS
- F ALLUVIAL FAN AND DEBRIS FAN DEPOSITS
- U FAULTLINE
- D U=UPTROWN SIDE
D=DOWNTHROWN SIDE
-  SHADED AREAS AROUND FAULTS INDICATE AREAS WHERE SITE SPECIFIC STUDIES REQUIRED

NOTE: LAKE BONNEVILLE SHORELINES AND ALLUVIAL DEPOSITS DATA FROM ANDERSON AND OTHERS, SEPT 1994. FAULT LINES AND SPECIAL STUDY AREAS FROM SALT LAKE COUNTY PUBLIC WORKS PLANNING DIVISION, MARCH 31, 1989.

ENGINEER

Date

No.

Revision

By

Date

Project Number EU330294
 Project Manager AEB
 Drawn By AH
 Checked By AEB Date 1/95

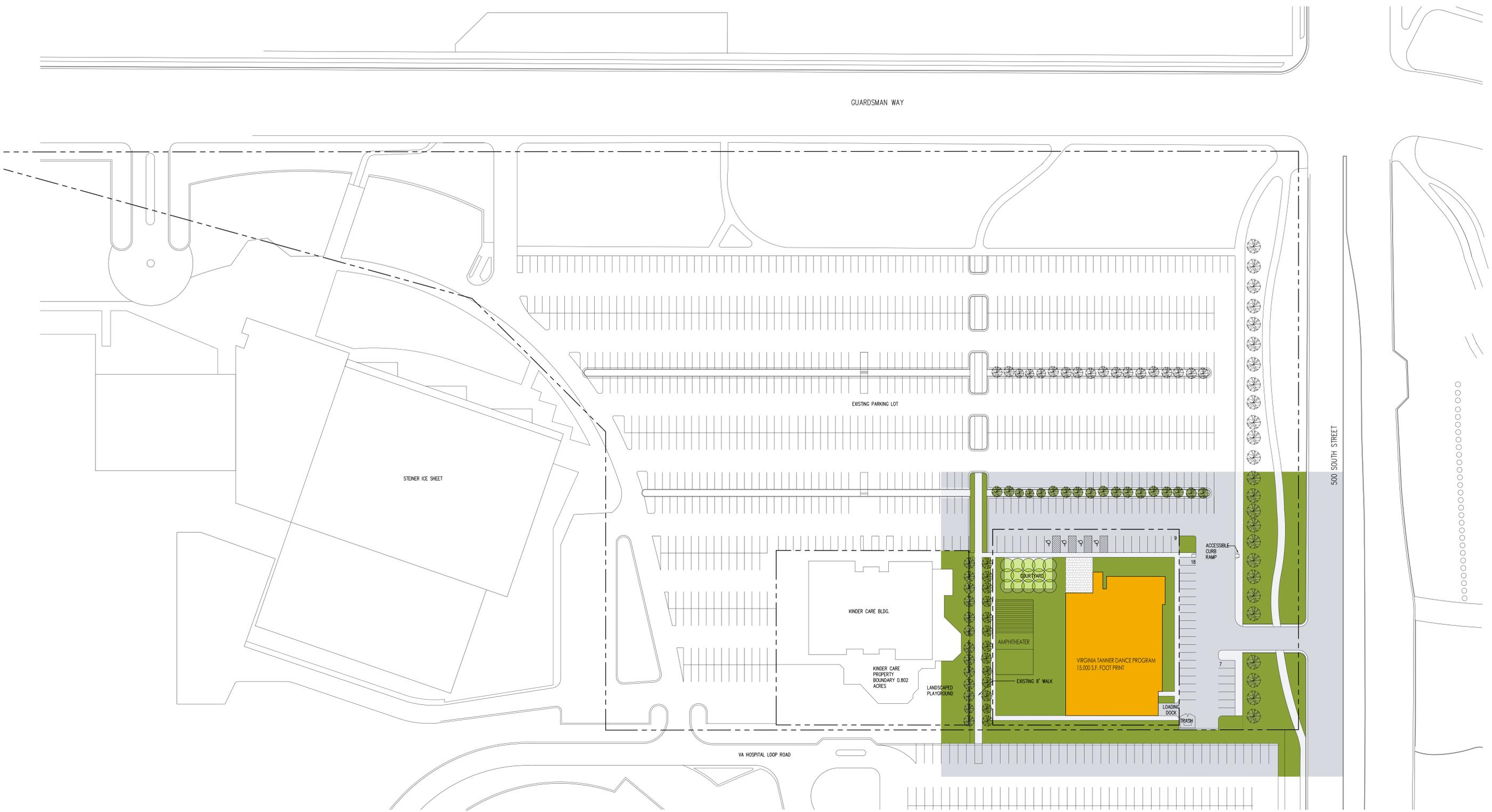


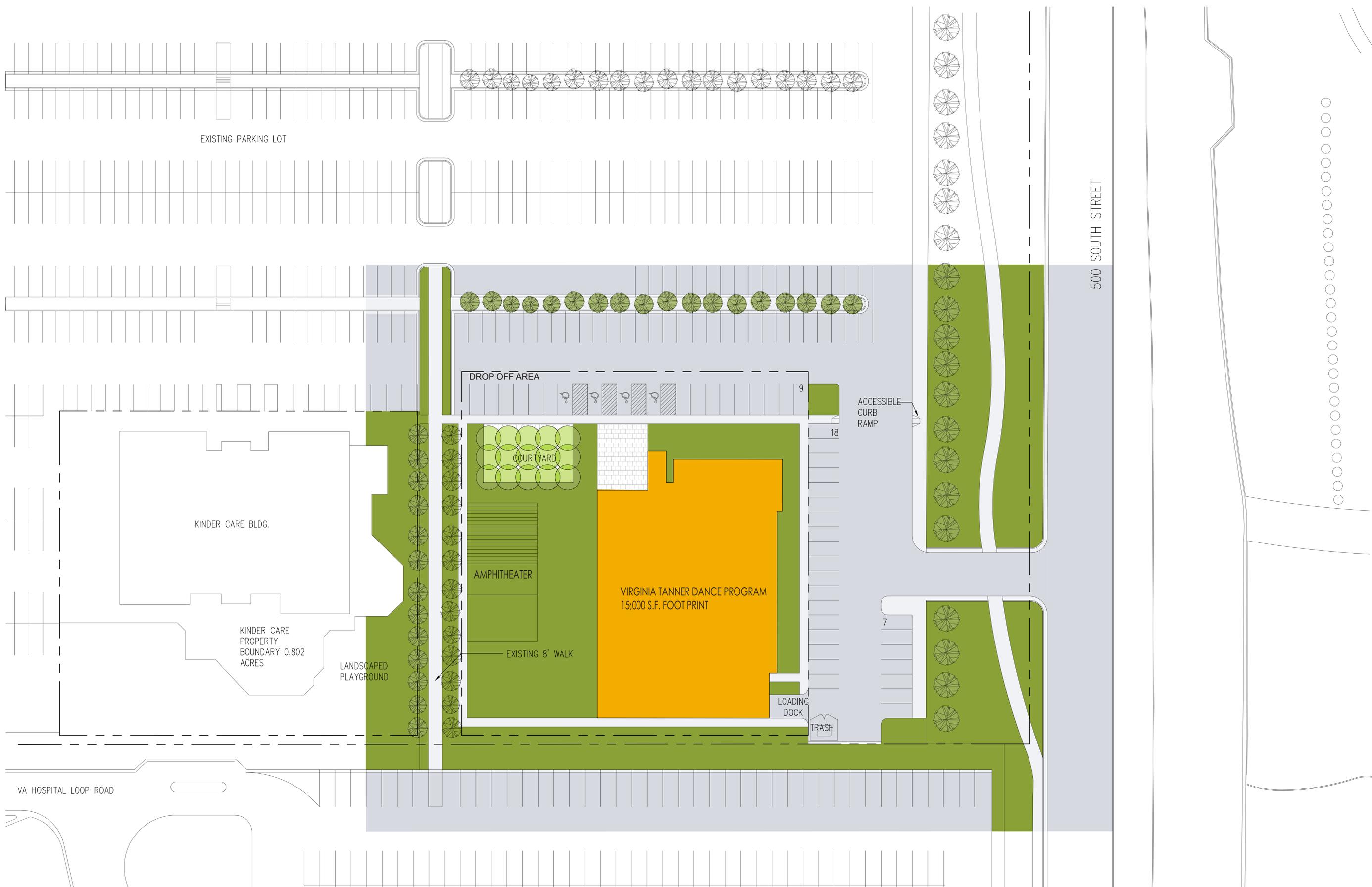
ECKHOFF WATSON AND PREATOR ENGINEERING
 ENGINEERS PLANNERS SURVEYORS

UNIVERSITY OF UTAH
 LONG RANGE DEVELOPMENT PLAN & SURROUNDING AREA
 FAULT LINES

FIGURE NUMBER

7-1





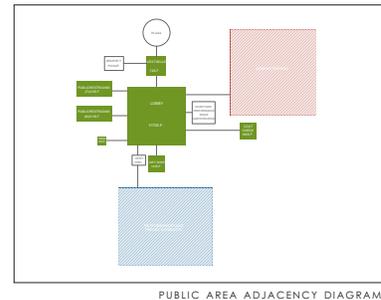
02.2 BUILDING ZONES AND ADJACENCIES

The building has been organized into five (5) discrete functional zones that include public area, administration, instruction, studio support and costume production. The building program was organized into these zones to assess the respective allocation of space to functional areas, as a comparison to existing conditions, previous studies and comparable facilities.

The challenge faced by the programming team is that, although there are other professional and campus based dance facilities to be used as references, there isn't a comparable facility dedicated to children's dance programs and the curricular programs support that VTDP/CDT conducts.

02.2.1 Public Areas

The Public Areas comprise those areas that are directly accessible to the public, parents and patrons. These areas account for 6.7% or 3,035 gross sq. ft. of the building area. They should be viewed as transitional areas that provide comfortable waiting, that is directly visible and accessible to the pick-up and drop-off zones. This area should be adjacent to the garden area, which could be used as spill over space for waiting during warm weather. The lobby should be spacious and inviting, with the circulation pathways of the building clearly apparent. At least one of the stairways that service the second floor studios should be open to the lobby.



An area for parents to fill out forms, buy tickets and make payments on accounts should be provided just off of the main public area. Other patron and student-support functions, such as a vending machine area, giftshop, restrooms and coat-check area, should be provided.

The lobby will also function as a space for hosting fundraisers and celebratory events. A kitchenette area should be located adjacent to the lobby to provide a catering station with a direct route to the loading dock and trash storage area.

The lobby should be used for donor-recognition displays, photographs of performances, and display of costume, props and artwork produced in conjunction with the studio classes and performances. Upon entering the lobby, one should get a sense of the creative nature of the programs as well as an exposure to the "energy" of the place.

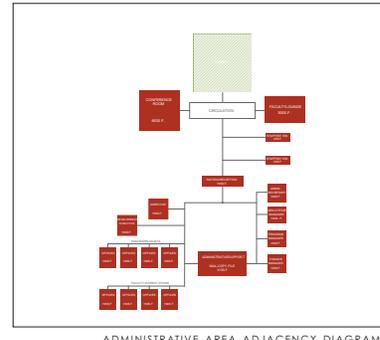


EXISTING LOBBY

02.2.2 Administration

The Administrative Area comprises 4,111 gross sq.ft. or 9.1 % of the building programmed area. The Administration Area should be accessible by the public, provided they have appointments to meet with the staff. The Administrative Area should provide control points so that students and parents without specific needs do not interrupt the staff. This poses a challenge for the functional organization and adjacencies within the building.

In the past it has been both an advantage and disadvantage to have the Administrative Area so accessible. On the positive side, accessibility has fostered a sense of community and afforded immediate oversight of common areas. Parents feel their children are well supervised and safe. On the negative side, it has been very difficult for staff to be efficient and to maintain confidentiality in this open environment. A balance between the two perspectives needs to be achieved in the design of the new facility. The Administrative Area should accommodate all of the staff, except the lobby area receptionist. This will encourage collaborations and contribute to the sense of community among staff and faculty.



ADMINISTRATIVE AREA ADJACENCY DIAGRAM

In the future the Arts Academy may need to be housed in the building. Should this be the case they would need offices for four (4) staff persons. Thus this should be an area of the administrative offices could be converted to this use. See discussion for Center for Arts Education (01.6.3).

Common support facilities to be used for the various programs need to be accessible to all of the staff. They include waiting and reception, development, graphics/newsletter, conference room, mail/copy/file/I.T. peripheral area, kitchenette and faculty lounge. These common areas need to be directly adjacent or accessible to staff offices. If this becomes impossible due to size constraints on the building, they could be located remote from the offices. The common areas should provide for and promote interaction among staff. The areas should be comfortable and help foster a sense of career fulfillment for faculty and sense of belonging to the VTDP/CDT community. The administrative area needs to be acoustically isolated from the studios and public areas. The offices should be provided with windows. They should be mechanically zoned separately from the studio, public and costume fabrication access. The Administrative Area should have its own security system that can be locked off when other areas of the building are in use. The Administrative area should have the same structural clearance as studio so that it could be converted to a studio in the future if needed.

02.2.3 Instruction

The Instructional Area comprises 25,658 gross sq. ft. of area which is 57% of the building program. This is appropriate given the fact that studio instruction is central to the mission of VTDP/CDT. The studios are an area of freedom and creativity conducted in a disciplined environment.

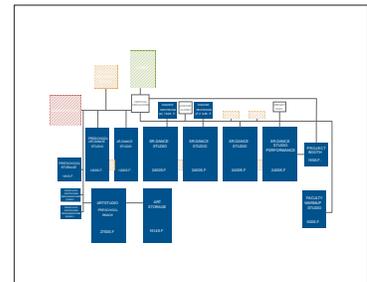


VTDP/CDT EXISTING STUDIO

The studios need to maintain the minimum dimensions indicated so that they can accommodate the anticipated class sizes and provide reasonable approximations of the performance stages for rehearsals. The faculty likes the variability of the current studios because of their imaginative character. This variability in character needs to be translated into the new facility.

The studios used by the preschool need to be located on the main floor adjacent to dressing rooms, restrooms and preschool snack areas. These studios also need to be located next to the art studio to facilitate the younger students extensive use of the art studio.

One senior studio needs to be outfitted with portable seating providing "black box" theater capabilities. This will provide greater opportunities to perform, especially for individual classes. The seating capacity is anticipated to be 153 seats. The seating, lighting and sound system should be flexible to support the myriad opportunities for interpretation of the space. However the primary use of the space will be for conducting studio instruction.



INSTRUCTION AREA ADJACENCY DIAGRAM

The performance studio should be directly accessible from the lobby or vertical circulation. The studio should be adjacent to public restrooms, dressing areas and studios that could be used as holding areas for performers. The studio should have direct and clear access routes for pianos, props and sets to be used in the space. The performance studio should be acoustically isolated from the exterior and other parts of the building. Special care should be given to oversized and insulated mechanical ductwork in order to mitigate mechanical borne noise.

Preschool students are given snacks, thus a preschool snack area should be provided adjacent to the preschool areas.

02.2.4 Studio Support

The Studio Support Area comprised of 6,485 gross sq. ft. or 14.4% of the overall programmed area. The Support Area is designed to provide studio storage and student transition areas such as dressing rooms and restrooms.



DRESSING ROOM

The proximity between studios and support areas is important. This proximity is especially important between dressing rooms, restrooms and the preschool and junior studios. The proximity is less important for the senior studios. The proximity between the studios and storage areas is important to the faculty but again, given the size constraints on the building, this may not be achievable. Therefore clear, unencumbered and distinct access routes between studios, freight elevators and storage areas is important.

There is a need to provide a study area for students who are waiting for rides or class to begin. The archive/library could function for this purpose.

The building will not be provided with lockers but with "cubbies" to contain students' personal things. There should be a small group of cubbies in each studio for students to place valuables and water bottles during class.

The dressing rooms will be utilized by a wide range of age groups in order to foster a sense of community and continue the mentoring that currently occurs between students of various ages.

02.2.5 Costume Production

The Costume Production Area comprises 5,696 gross sq. ft. or 12.6 % of the programmed area. The Costume Production Area needs to accommodate a considerable number of volunteers who assist with the preparation for performances. The costume area is very much a part of the studio program. Costumes such as "Ginny gowns" are used in the day-to-day curriculum. The costume production area is an interactive area where students are being fitted for costumes, costume fabrication and in-service training for public school teachers occurs.



COSTUME PRODUCTION

The area needs to have direct access to the costume storage area for retrieving, inventory and repair of stored costumes. Storage areas need to be protected from damage from foundation wall and water pipe leakage, fire and damage from insects and rodents. The fabrication area should have direct access to a laundry, paint booth and fabric-drying area. The area should

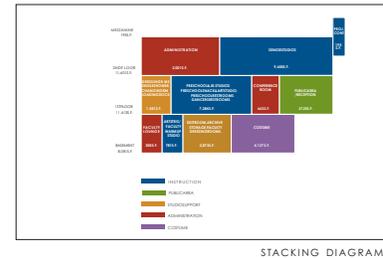
be equipped with an indoor clothesline as well as access to an outdoor clothesline to dry fabrics and costumes.

Natural light is important in the costume fabrication area, not only to provide a pleasing work environment for faculty and volunteers but also to facilitate accurate interpretation of colors. The fabrication area should have a small attached restroom/dressing area that will function as a costume fitting and changing room.

02.3 STACKING

02.3.1 Sectional Description

Due to the site and building size limitations, accommodation of the programmed elements must be achieved in a two-story above grade building with a full basement. This compact configuration poses a challenge for achieving some of the optimum adjacencies. While this may challenge the convenience of immediate adjacency, it may also promote greater opportunities for networking and serendipitous exchange between faculty, staff, students and volunteers.



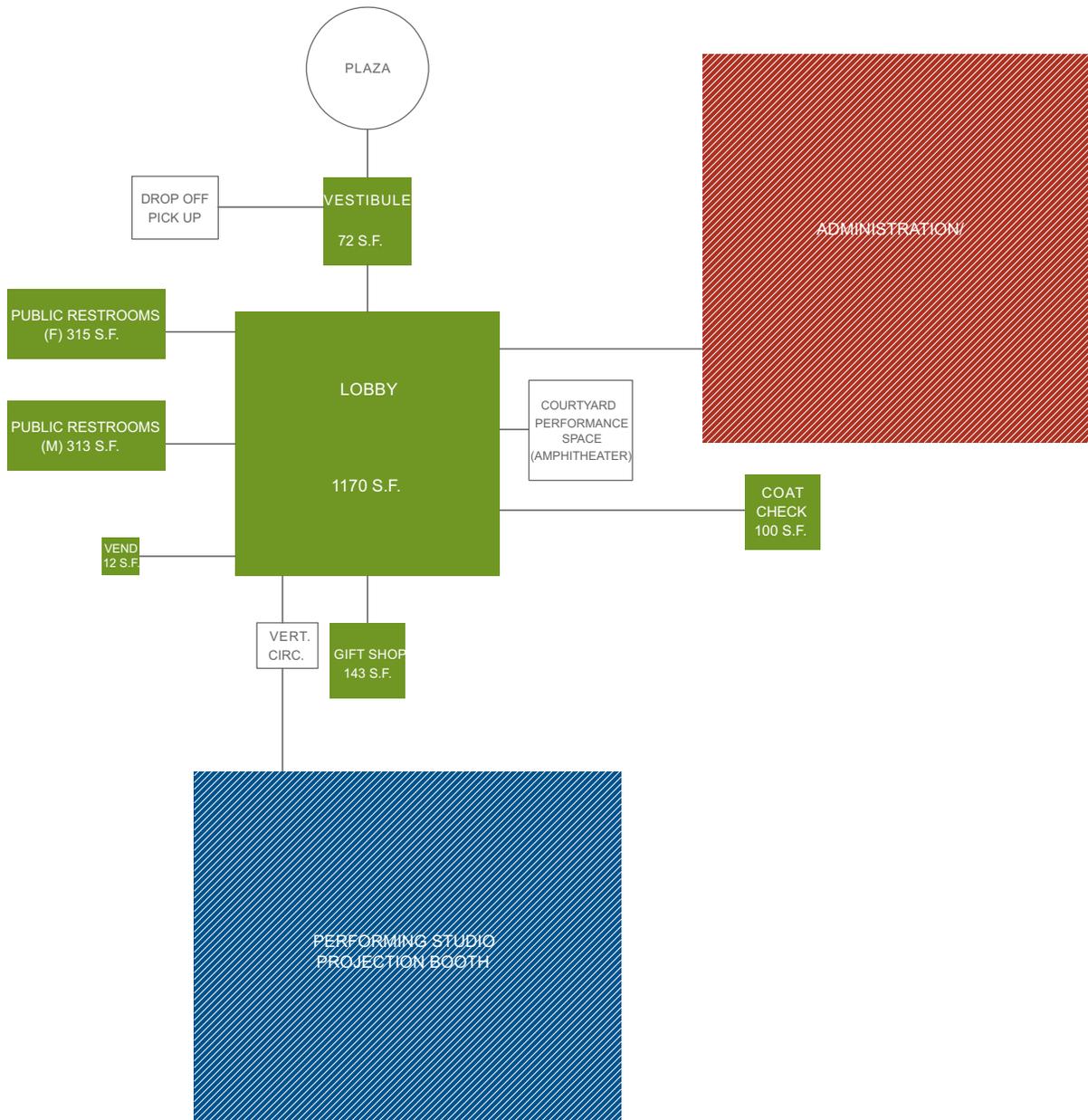
The primary result of configuring the building in a reasonably compact stacking diagram is the separation of the senior studios from the dressing rooms; separation of faculty lounge, kitchenette and first aid from the administrative area; separation of faculty dressing from studio areas; and separation of storage areas from the studios and loading dock area. As long as the building is equipped with a freight elevator and the pathway between studios and storage area are unencumbered, we don't see that these limitations impose any undue hardship on the effective use of the building and program implementation.

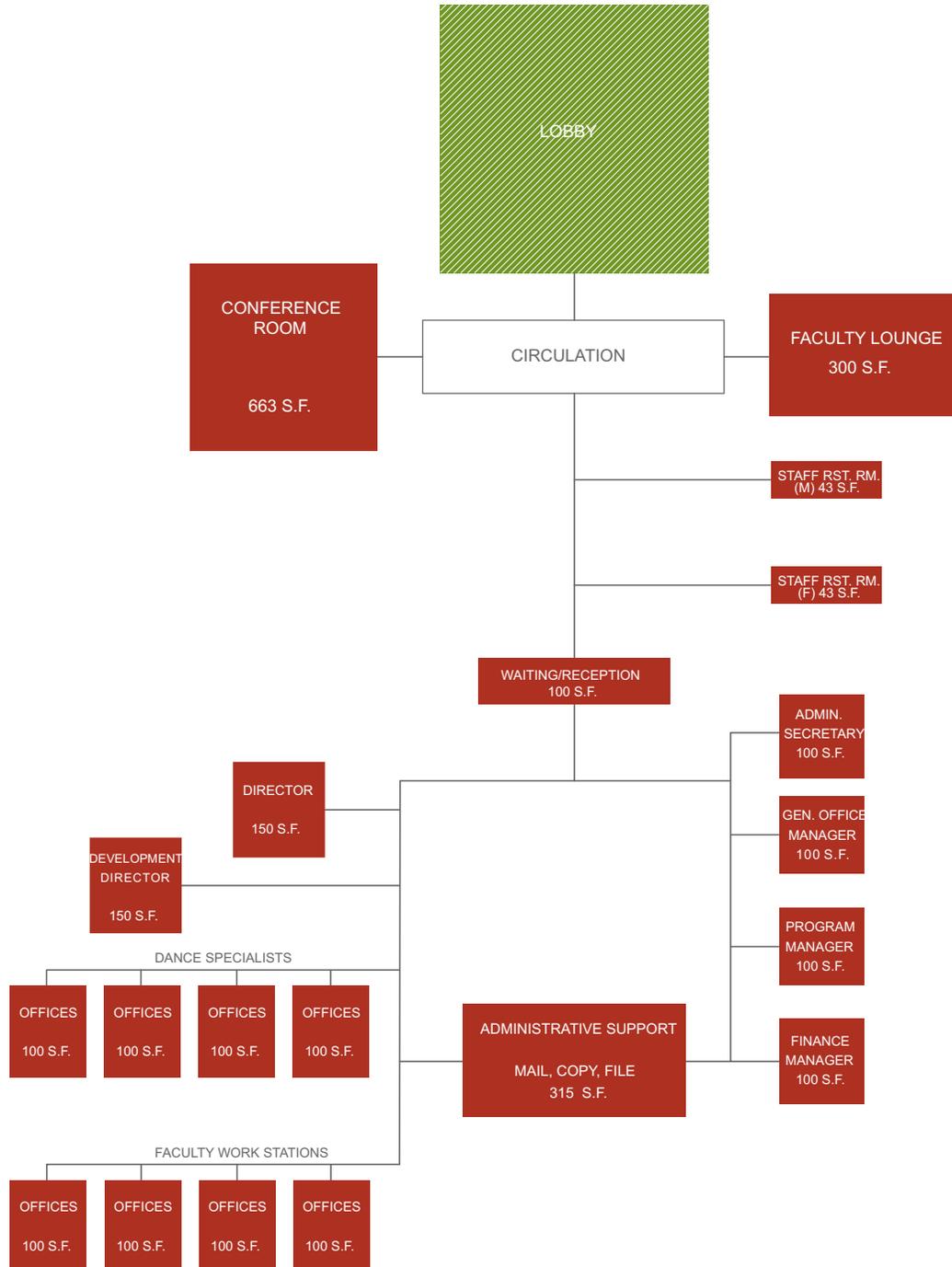
The separation of administration from the public and lobby area may pose difficulties on immediate staff oversight of the public zone but it will also contribute to enhanced staff efficiency. Locating a receptionist adjacent to the lobby will alleviate oversight and security concerns.

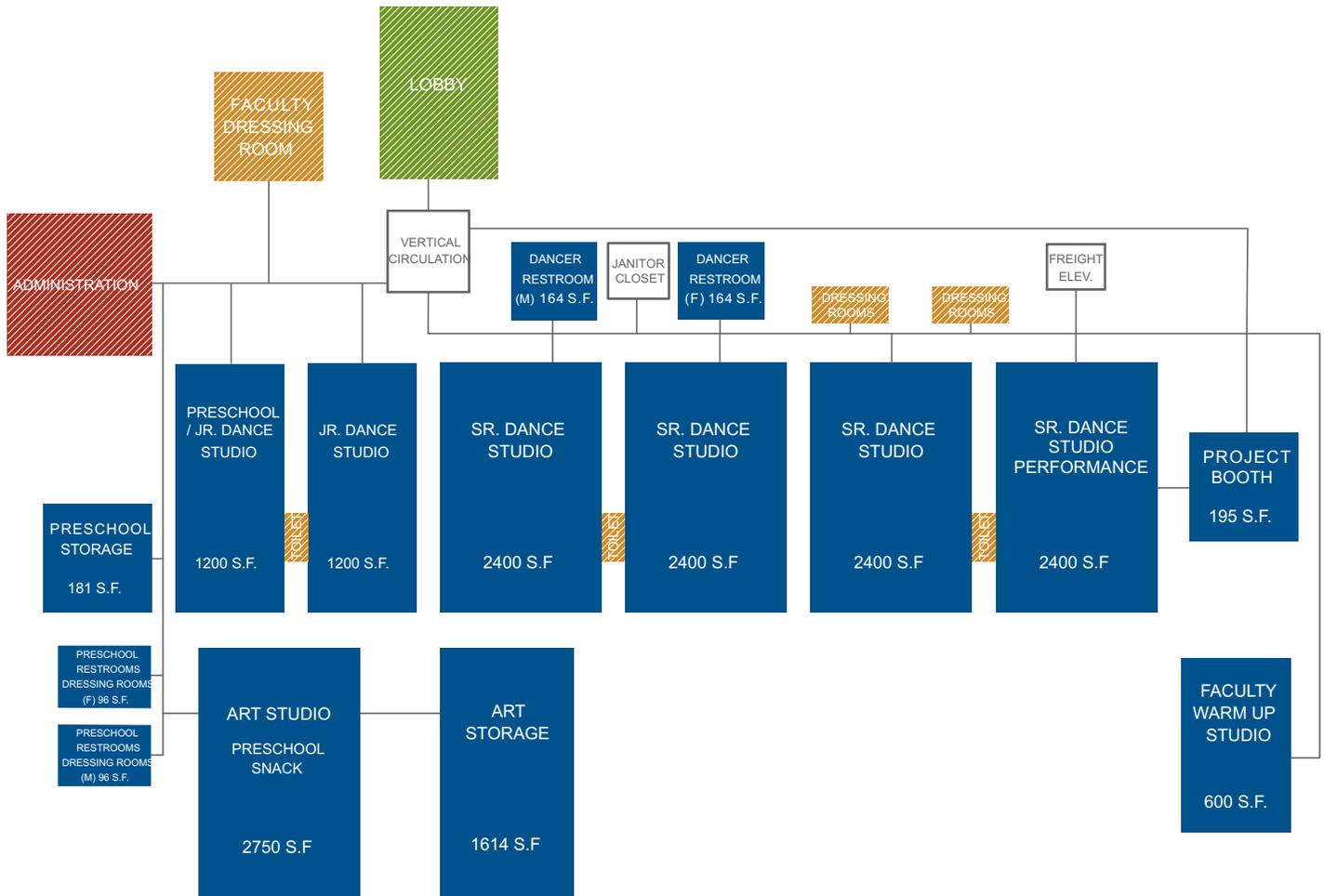
The stacking of the building should anticipate creating as much vertical to horizontal efficiency as possible. In other words, a building is more efficient if there is less exterior wall or envelope as a ratio to floor area. The administrative area requires a height of about 13' to 14' from floor to roof. However as mentioned previously the area housing administrative offices should be configured so that it could be converted to studio use. The senior studios should be located over the junior and art studios providing good acoustical separation. The floor-to-floor height in this area is 19' in order to preserve a 14' clear height in the junior studios and 18' height floor

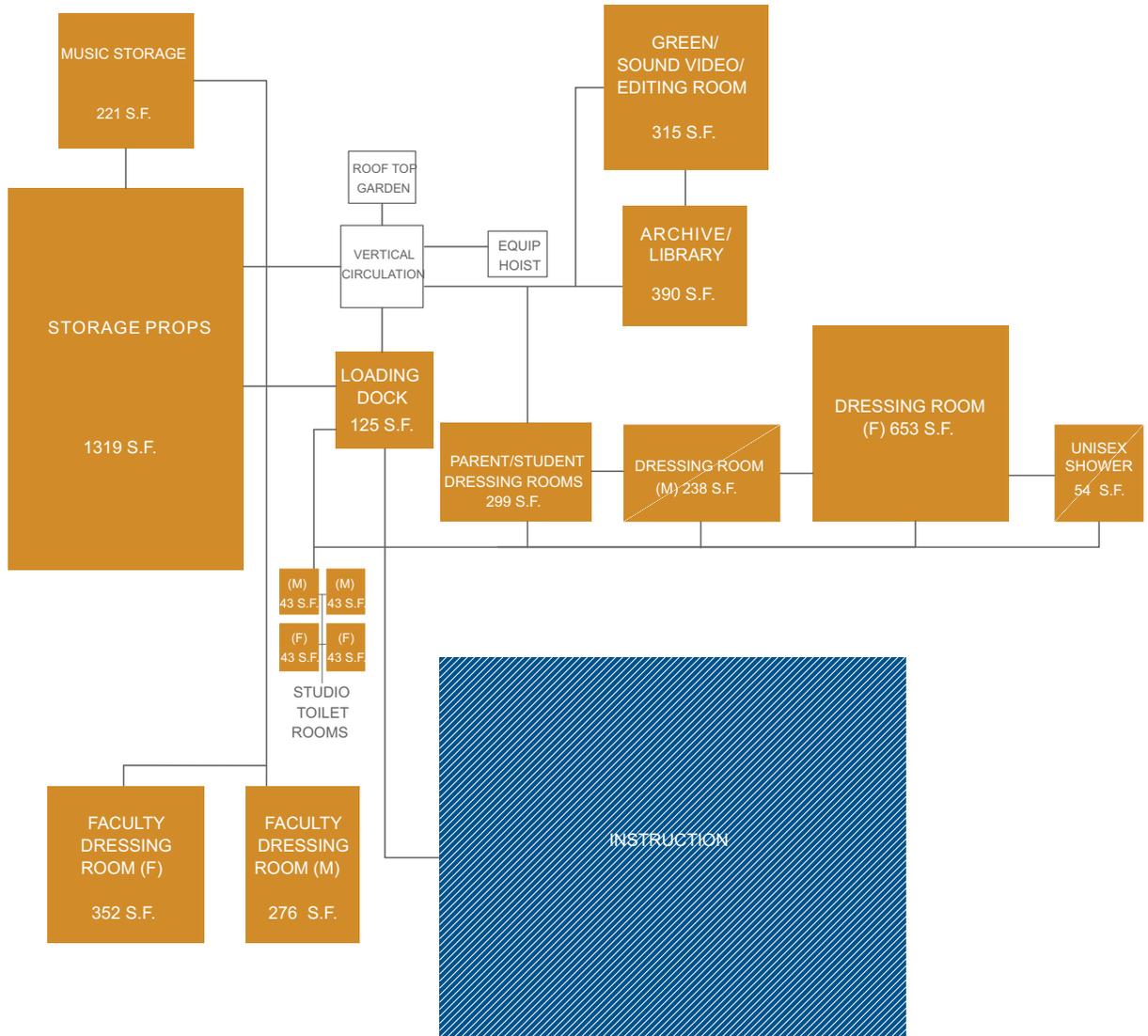
to roof in the senior studios, thus resulting in a combined 27' floor-to-roof height in this portion of the building. The floor to floor height from basement to first floor should be 19'-6" to enable adequate height in the storage areas, faculty warm up studio and costume shop. Given the view shed building height limitation of 4747 ft. above sea level, the building entry will have to be located on the low side of the site and a recessed loading area created.

The stacking diagram anticipates a two-story atrium-type space for the lobby. However given the limits on building footprint and overall size this may be difficult to achieve without compromising programmed building area. The central lobby, atrium or central staircase should be used as a means of unifying the multiple-level building. Depending on fire-separation requirements, it would be advantageous to open this area to the basement so that the costume fabrication area doesn't seem so isolated.

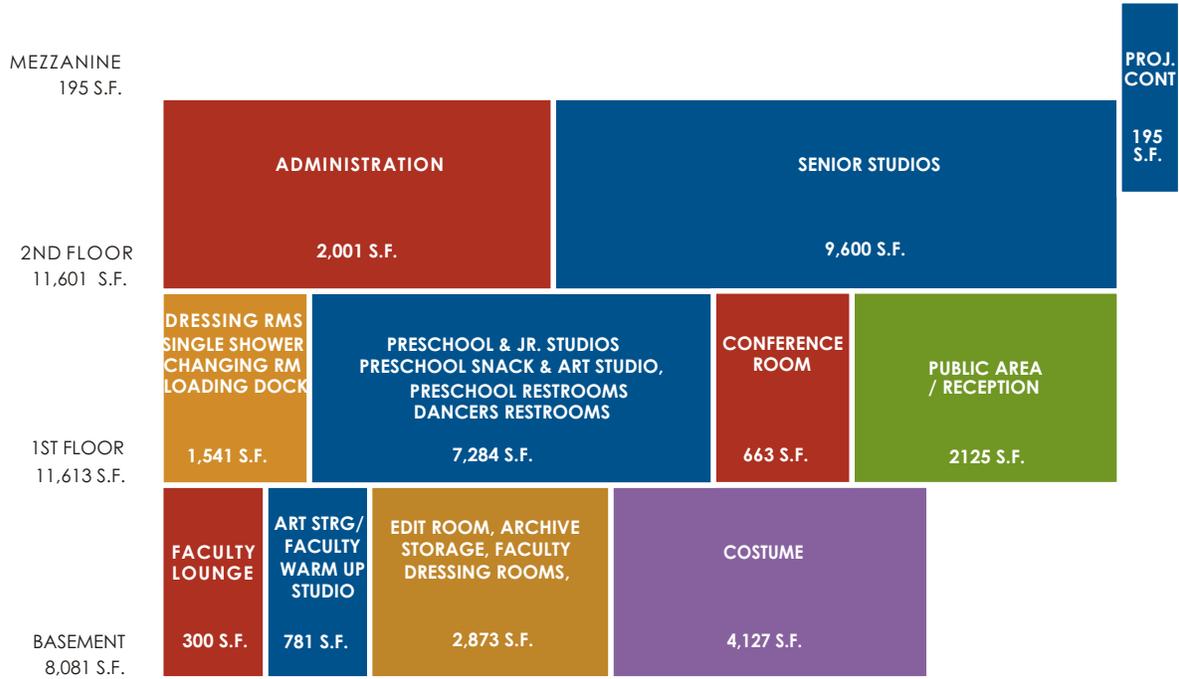




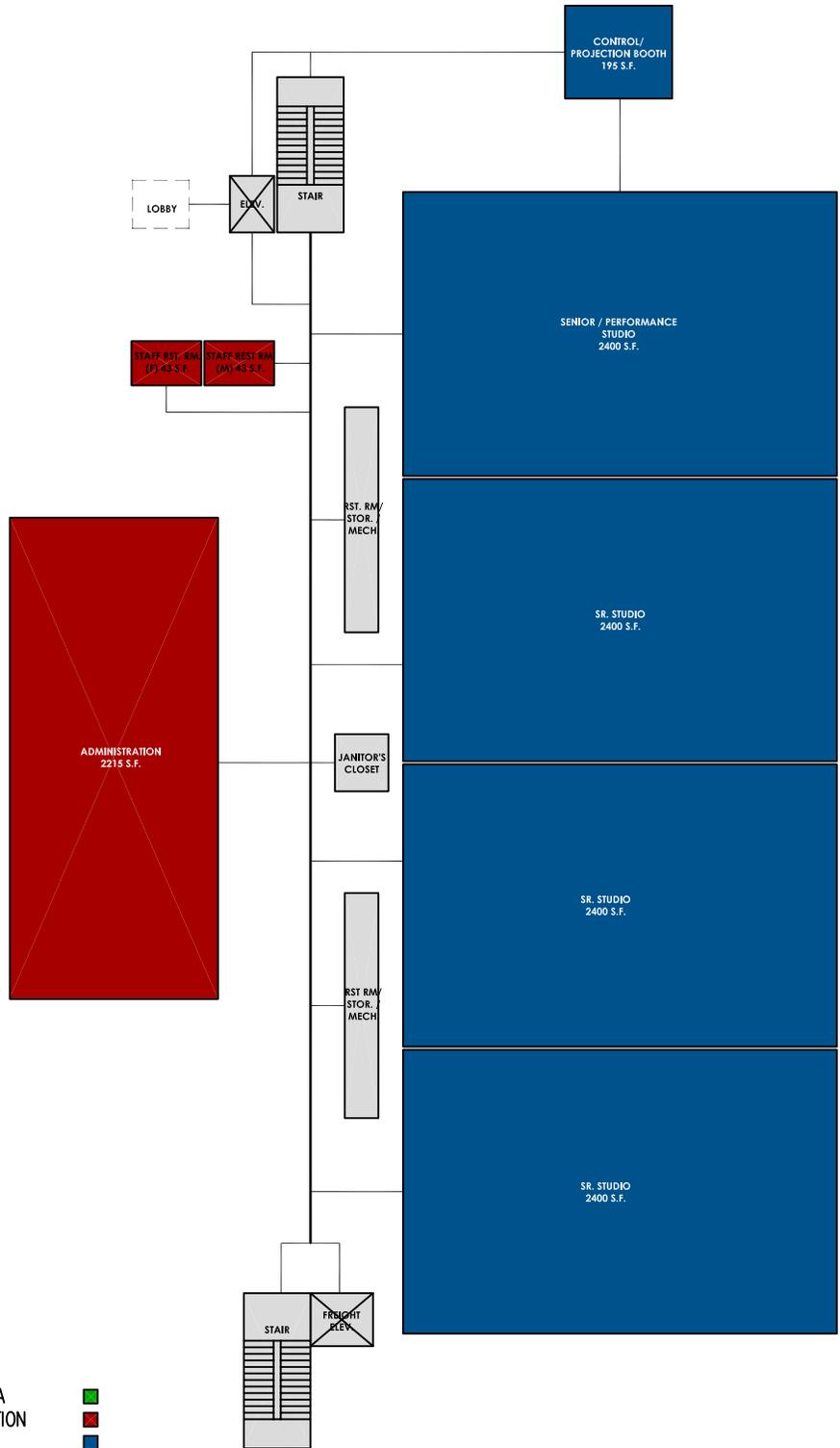




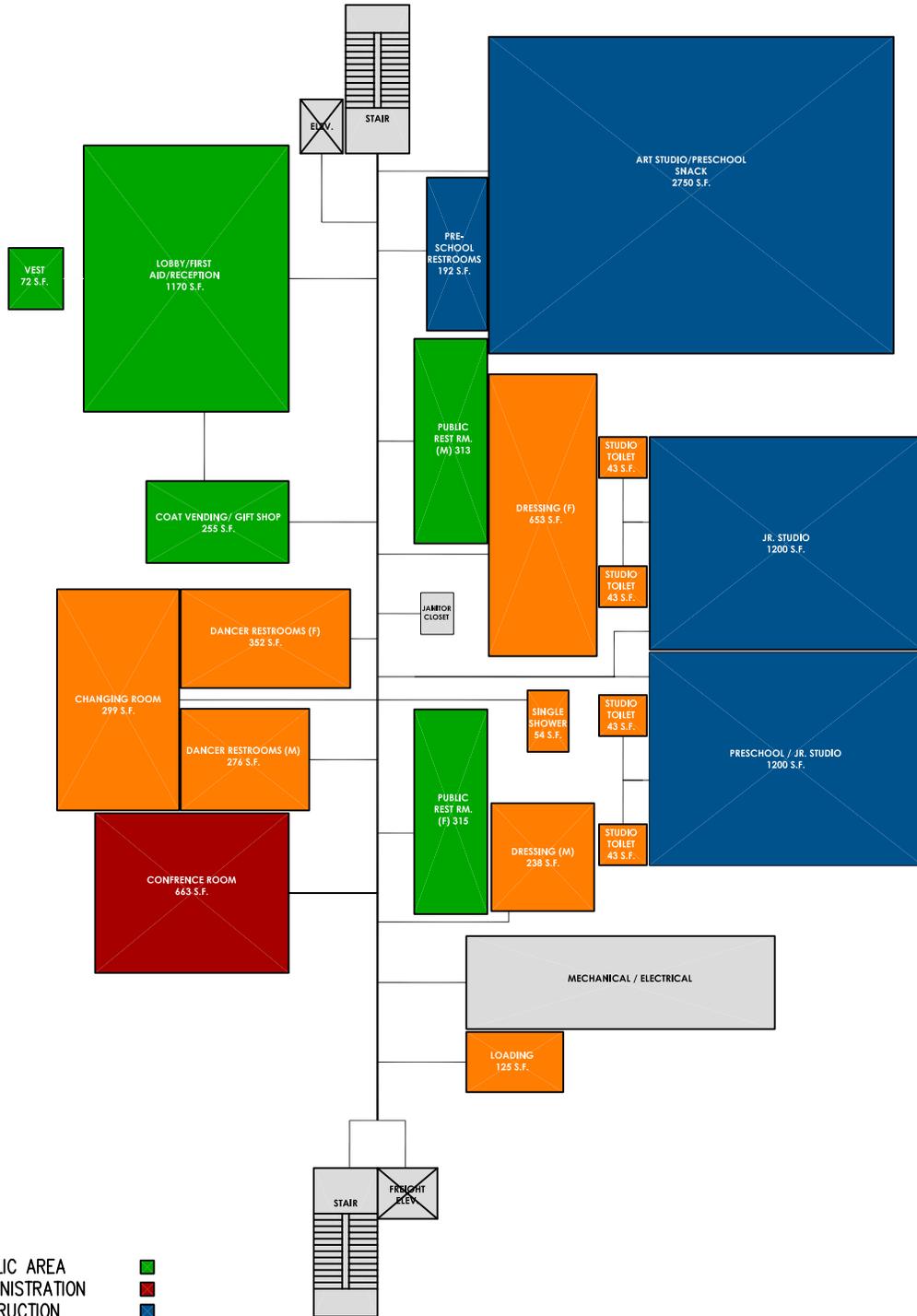




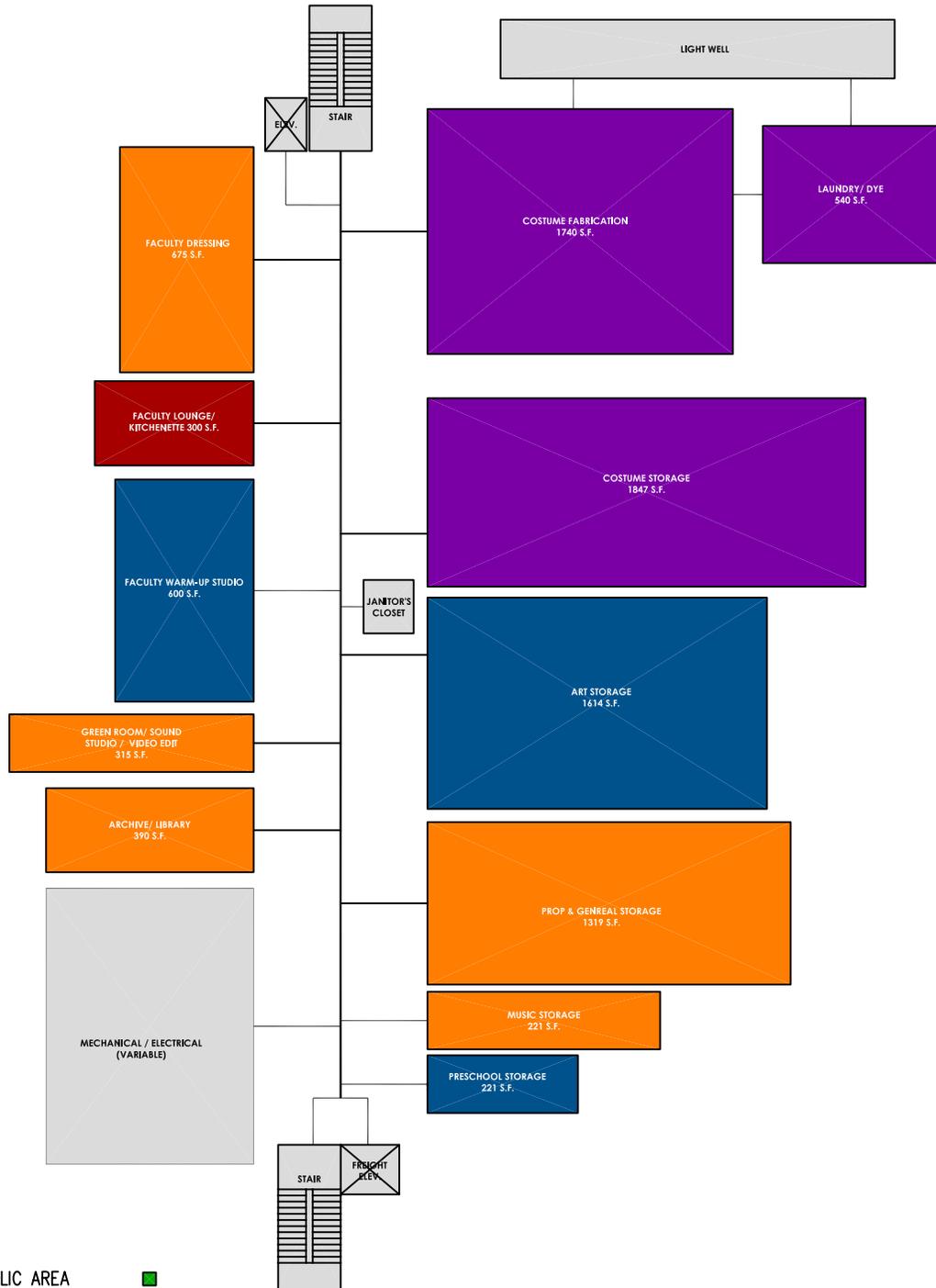
- INSTRUCTION
- PUBLIC AREA
- STUDIO SUPPORT
- ADMINISTRATION
- COSTUME



- PUBLIC AREA ■
- ADMINISTRATION ■
- INSTRUCTION ■
- STUDIO SUPPORT ■
- COSTUME PRODUCTION ■



- PUBLIC AREA ■
- ADMINISTRATION ■
- INSTRUCTION ■
- STUDIO SUPPORT ■
- COSTUME PRODUCTION ■



- PUBLIC AREA ■
- ADMINISTRATION ■
- INSTRUCTION ■
- STUDIO SUPPORT ■
- COSTUME PRODUCTION ■



DETAILED ROOM DESCRIPTION

3

UNIVERSITY OF UTAH
VIRGINIA TANNER DANCE PROGRAM

PRESCOTT MUIR ARCHITECTS

PERFORMING ARTS CENTER

PROGRAM SPACE SUMMARY

ROOM #	ROOM DESCRIPTION	QTY	FLOOR LEVEL	AREA / STUDENT	EXISTING BLDG.	NET AREA	REMARKS
PUBLIC AREA							
P101	Lobby	1	1		496	1170	
P102	Vestibule	1	1			72	
P103-104	Restrooms	2	1			628	
P105	Coat Area	1	1			100	
P106	Vending Machine	1	1			12	
P107	Gift Shop	1	1			143	
Total					496	2125	
ADMINISTRATION							
AD101	Waiting / Reception	1	2		224	100	
AD102	Directors Office	1	2		140	150	
AD103	Development Office	1	2		68 (COORDINATOR)	150	
AD104-107	Dance Specialist Offices	4	2			400	
AD108-111	Faculty Work Stations	4	2			400	
AD112	Conference Room	1	1	15 S.F.		663	
AD113	Mail / Copy / File / Peripherals	1	2			315	
AD114	Faculty Lounge	1	8			300	
AD115	Finance Manager's Office	1	2			100	
AD116	Administration Secretary	1	2		128	100	
AD117	General Office Manager	1	2			100	
AD118	Program Manager	1	2			100	
AD119 - 20	Staff Restrooms (F) & (M)	1	2			86	
Total					560	2964	
INSTRUCTION							
S101	Pre-School Storage	1	B			181	
S102-103	Pre-School Restrooms	2	1			192	
Subtotal Pre-School						373	
S110	Faculty Warm-Up / Studio / Prep Area	1	8			600	
S111	Preschool / Jr. Dance Std.	1	1		1075 (STUDIO 101)	1200	
S112	Jr. Dance Studios	1	1		1716 (STUDIO 103)	1200	
S113-116	Sr. Dance Studios	4	2			9600	
S116	Performing Studio (Stage & Audience)	Above	2		1200 (STAGE 102)	Included Above	Stage & Audience
S117	Projection Booth	1	2 M			195	
S118	Art Studio / Preschool Snack	1	1			2750	
S119	Art Studio Storage / Back	1	1			1614	
Subtotal					3991	17159	

ROOM #	ROOM DESCRIPTION	QTY	FLOOR LEVEL	AREA / STUDENT	EXISTING BLDG.	NET AREA	REMARKS
S120-121	Dancers Restroom	2	1		123	328	
Subtotal					123	328	
Total					4114	17860	
STUDIO SUPPORT							
SS101	Dressing Room M		1		186	238	
SS102	Dressing Room F		1		242	653	
SS103	Green Room / Sound Video / Editing Room		B			315	
SS104	Archive / Library		B			390	
SS105	Storage Music		B			221	
SS106	Storage Props		B			1319	
SS107	Loading Dock		1			125	
SS108-111	Studio Toilet Rooms	4 @ 43 S.F.	1			172	
SS112-113	Faculty Dressing Rooms	F @ 352 S.F. M @ 276 S.F.	B			628	
SS114	Parent / Student Dressing & Changing Room		1			299	
SS115	Single Shower		1			54	
Total					428	4414	
COSTUME PRODUCTION							
C101	Fabrication		B		537	1740	
C102	Storage		B		876	1847	
C103	Laundry / Dye		B			540	
Total					1413	4127	
Total Net Area					7011	31,490	
Total Gross (Pre-Program 70% Eff.)					7,630	44,986	70%

Program Allocation By Floor:

Basement	8,081 NSF	11,544 GSF
First Floor	11,613 NSF	16,590 GSF
Second Floor_Mezzanine	11,796 NSF	16,851 GSF
Total	31,490 NSF	44,986 GSF

* Included w/studios.

** Pre-Program indicated 800 s.f. storage w/1600 s.f. 2nd level.

*** Includes copy, storage, computer stations.

VIRGINIA TANNER DANCE PROGRAM

PRESCOTT MUIR ARCHITECTS

FINISH SCHEDULE									
ROOM NAME	FLOOR		BASE	WALLS		CEILINGS		REMARKS	
	MATERIAL	FINISH		MATERIAL	FINISH	MATERIAL	APPROX HEIGHT		
PUBLIC AREA									
P101	LOBBY	ST	SP	ST	GW WD	PT	GWS	14'	
P102	VESTIBULE	GT		RS	G		SMP	8'	
P103-104	RESTROOMS (2)	CT		CT	CT, GW	PT	GWS	9'	
P105	COAT AREA	CONC	SP	RS	GW WD	PT	GWS	9'	
P106	VENDING MACHINE	ST	SP	ST	GW	PT	GWS	9'	
P107	GIFT SHOP	ST	SP	ST	SW		AT	10'	
COSTUME PRODUCTION									
C101	FABRICATION	VCT		RC	GW, CMU	PT	AT	10'	
C102	STORAGE	VCT		RC	GW, CMU	PT	EXP	10'	
C103	LAUNDRY/DYE	VCT		RC	GW, CMU	PT	EXP	10'	
ADMINISTRATION									
AD101	WAITING/RECEPTION	CPT		RS	GW WD	PT	AT	9'	
AD102	DIRECTOR'S OFFICE	CPT		RS	GW WD	PT	AT	9'	
AD103	DEVELOPMENT OFFICE	CPT		RS	GW WD	PT	AT	9'	
AD104-107	DANCE SPECIALISTS OFFICES (4)	CPT		RS	GW WD	PT	AT	9'	
AD108-111	FACULTY WORK STATIONS (4)	CPT		RS	GW WD	PT	AT	10'	
AD112	CONFERENCE ROOM	CPT		RS	GW WD	PT	AT	10'	
AD113	MAIL/COPY/FILE/PERIPHERALS	VCT		RS	GW	PT	AT	9'	
AD114	FACULTY LOUNGE	VCT		RS	GW	PT	AT	10'	
AD115	FINANCE MANAGER'S OFFICE	CPT		RS	GW WD	PT	AT	9'	
AD116	ADMINISTRATION SECRETARY	CPT		RS	GW WD	PT	AT	9'	
AD117	GENERAL OFFICE MANAGER	CPT		RS	GW WD	PT	AT	9'	
AD118	PROJECT MANAGER	CPT		RS	GW WD	PT	AT	9'	
STUDIO SUPPORT									
SS101	DRESSING ROOM (M)	CT		CT	CT, GW	PT	GWS	9'	
SS102	DRESSING ROOM (F)	CT		CT	CT, GW	PT	GWS	10'	
SS103	GREEN ROOM/SOUND VIDEO/EDITING ROOM	CPT		RS	GW	PT	GWS	9'	
SS104	ARCHIVE/LIBRARY	CPT		RS	GW WD	PT	AT	9'	
SS105	STORAGE MUSIC	CONC	SP	RS	GW	PT	EXP	10'	
SS106	STORAGE PROPS	CONC	SP	RS	GW	PT	EXP	10'	
SS107	LOADING DOCK	CONC		CMU	CMU		EXP	12'	
SS108-111	STUDIO TOILET ROOMS	CT		CT	GW	PT	GWS	8'	
SS112-113	FACULTY DRESSING ROOMS (2)	CT		CT	CT, GW	PT	GWS	10'	
SS114	PARENT/STUDENT AGES 3-5/DRESSING & CHANGING ROOM	CT		CT	CT, GW	PT	GWS	9'	
SS115	SINGLE SHOWER	CT		CT	DT, GW	PT	GWS	9'	

VIRGINIA TANNER DANCE PROGRAM

PRESCOTT MUIR ARCHITECTS

INSTRUCTION									
S101	PRE-SCHOOL STORAGE	CONC	SP	RS	GW	PT	GWS	9'	
S102-103	PRE-SCHOOL RESTROOMS (2)	CT		CT	CT, GW	PT	GWS	9'	
S110	FACULTY WARM-UP / STUDIO / PREP AREA	WD		HRB	GW WD	PT	EXP	14'	Mirror two wall, ballet barres.
S111-112	PRE SCHOOL & JR. DANCE STUDIOS	WD		HRB	GW WD	PT	EXP	14'	Floor mounted ballet barres.
S113-116	SR. DANCE STUDIOS (4)	WD		HRB	GW WD	PT	EXP	14'	Wall mounted ballet barres. And Mirrored wall in both Non-Performance studios. Movable barres in Performance studios
S119	CONTROL/ PROJECTION BOOTH	CPT		RS	GW, WD	PT	EXP	8'	Acoustic wall panels.
S120	ART STUDIO	WDSV	SP	HRB	GW, WD	PT	EXP	12'	Acoustic panels.
S1121	ART STUDIO STORAGE / BACK DROP / FABRICATION	CONC	SP	RS	GW	PT	EXP	10'	
S122-123	STUDIO LEVEL RESTROOMS	CT		CT	CT, GW	PT	GWS	9'	

VIRGINIA TANNER DANCE PROGRAM

PRESCOTT MUIR ARCHITECTS

<p>LEGEND MATERIAL & FINISHES</p>

FLOOR: FINISH	ABBREVIATIONS	BASE	ABBREVIATIONS	WALL FINISH	ABBREVIATIONS	CEILING	ABBREVIATIONS
Concrete	CONC	Hardwood	WD	Gypsum Wallboard	GW	EXP Structure Painted	EXP
Sealed & Polished	SP	Recessed Wood Base	RWD	Gypsum Wallboard on Plywood	GW WD	Acoustic Tile Suspended	AT
Ceramic Tile	CT	Rubber Covered	RC	Painted Finish	PT	Gypsum Wallboard Suspended	GWS
Carpet	CPT	Rubber Straight	RS	Gypsum Wallboard w/ Acoustic Panels	GW AC	Sheet Metal Panels	SMP
Hardwood Sprung Floor	WD	Ceramic Tile	CT	Concrete Masonry Units	CMU	Pre-manufactured Wood	WDP
Stone	ST	Stone	ST	Ceramic Tile	CT		
Sealed	S	Heavy Rubber Base ¾" x 4"	HRB	Painted	P		
Grating	GT			Glass	G		
Vinyl Composition Tile	VCT			Slatwall over Gypsum Board	SW		
Redwood	RWD						
Hardwood Sprung Floor w/ Marley Sheet	WDM						
Sheet vinyl on hardwood sprung floor	WDSV						

**VIRGINIA TANNER DANCE PROGRAM
PROGRAMMING FORM**

DETAILED SPACE DESCRIPTION

Zone: Public Area
Program Number: P101
Space(s): Lobby
Net Area: 1,170 Sq. Ft.

OPERATIONAL

Function/Activity: General public entry for the building including waiting area for parents, dancers between classes, duplicates as foyer for performances and fundraising event space. The area could be adjacent to an outdoor courtyard studio area. Lobby is part of the creative atmosphere. The space needs visual access to auto drop off area, and is equipped with a First Aid supply closet and supervised seating for ill children waiting for pickup. A reception desk and counter should be included. This area will be used to greet parents, guest and prospective students. It's an area where parents can fill out forms and volunteers can display and distribute brochures, newsletters and schedules.

Time of Use: Building hours

Display: Display of student art work, performance calendars and posters, photographs of performances, costumes.

Occupants: 125 / One volunteer receptionist

Adjacencies: Drop-off/pick-up zone; vestibule, restrooms, dressing rooms, administrative area, studio, kitchenette, teaching supply area, library.

Separations: Loading dock.

Primary Access: Vestibule, studios, dressing rooms.

Security: General building.

ARCHITECTURAL

Floor Loading: 100#/S.F.

Ceiling Height: 14'

Materials and Finishes: Sealed & polished stones floors, stone base, gypsum wallboard on plywood painted & finished, gypsum wallboard suspended.

Insulation:	Exterior.
Fenestration:	Yes/operable.
Doors:	Multiple 3'-0" X 8'-0"
Privacy/Blackout:	Sun shade.
Acoustical:	Isolated from administration, studios, restrooms, sound absorption panels.
Fixed Equipment:	Receptionist Counter space with computer for registration, First Aid Supply Closet, pamphlet area and counter, drinking fountain, building directory, donor wall, open stair well circulation to the second floor, and low wall to create an enclosed, supervised play area for children, supervised seating area for ill children waiting to be picked up.
Moveable Equipment:	Benches for parent waiting, credit card machine (Contained in locked fire safe cabinet).

TECHNICAL SYSTEMS

Mechanical

Temperature Range:	72 – 75 occupied. 65 – 80 unoccupied.
Humidity Range:	no control.
Air Filtration:	MERV 7.
Room Pressure:	Positive relative to outdoors.
Noise Criteria (RC(N)):	N/A
Special Requirements:	Cabinet heaters to provide supplemental heating.

Plumbing

Cold Water:	Water cooler.
Hot Water:	N/A
Waste:	Water cooler, floor drain under walk-off mat.

Electrical

(Lighting)

Natural:	Recommended.
Artificial:	Fluorescent ambient, accent lighting for art work.
Task Lighting:	--
Level Control:	Time-of-day and day lighting control.
Emergency:	Yes.

Electrical

(Communications)

Telephone/Intercom:	Phone for children's use.
Public Address:	Yes.
Computers:	Yes Data Outlet.
TV/Video:	Yes Video in children's play area.
Slide/Film:	
Projectors:	

Audio/Tape:

Electrical
(Security/Safety)

Surveillance: Yes

Hardware:

Sprinklers:

Fire Alarm: Yes

Heat Detection:

Extinguishers:

Electrical Power: Convenience outlets

**VIRGINIA TANNER DANCE PROGRAM
PROGRAMMING FORM**

DETAILED SPACE DESCRIPTION

Zone: Public Area
Program Number: P102
Space(s): Vestibule
Net Area: 72 Sq. Ft.

OPERATIONAL

Function/Activity: Weather lock for building, waiting area for pick-ups.
Time of Use: 8:00 a.m. – 9:30 p.m. M-F; 8:00 a.m. – 2:00 p.m. Saturday
Display: None
Occupants: N/A
Adjacencies: Lobby, pick-up zones.
Separations: Preschool entry.
Primary Access: Lobby.
Security: General building.

ARCHITECTURAL

Floor Loading: 50#/S.F.
Ceiling Height: 8'
Materials and Finishes: Grating, rubber straight base, glass walls, sheet metal panels for ceiling.
Insulation: Roof.
Fenestration: All walls.
Doors: (2) 3'-0" X 8'-0" acum.
Privacy/Blackout: N/A
Acoustical: N/A
Fixed Equipment: Accessible door power assisted.
Moveable Equipment: None.

TECHNICAL SYSTEMS

Mechanical

Temperature Range:	Unconditioned
Humidity Range:	N/A
Air Filtration:	N/A
Room Pressure:	Neutral to positive relative to outdoors.
Special Requirements:	N/A

Electrical (Lighting)

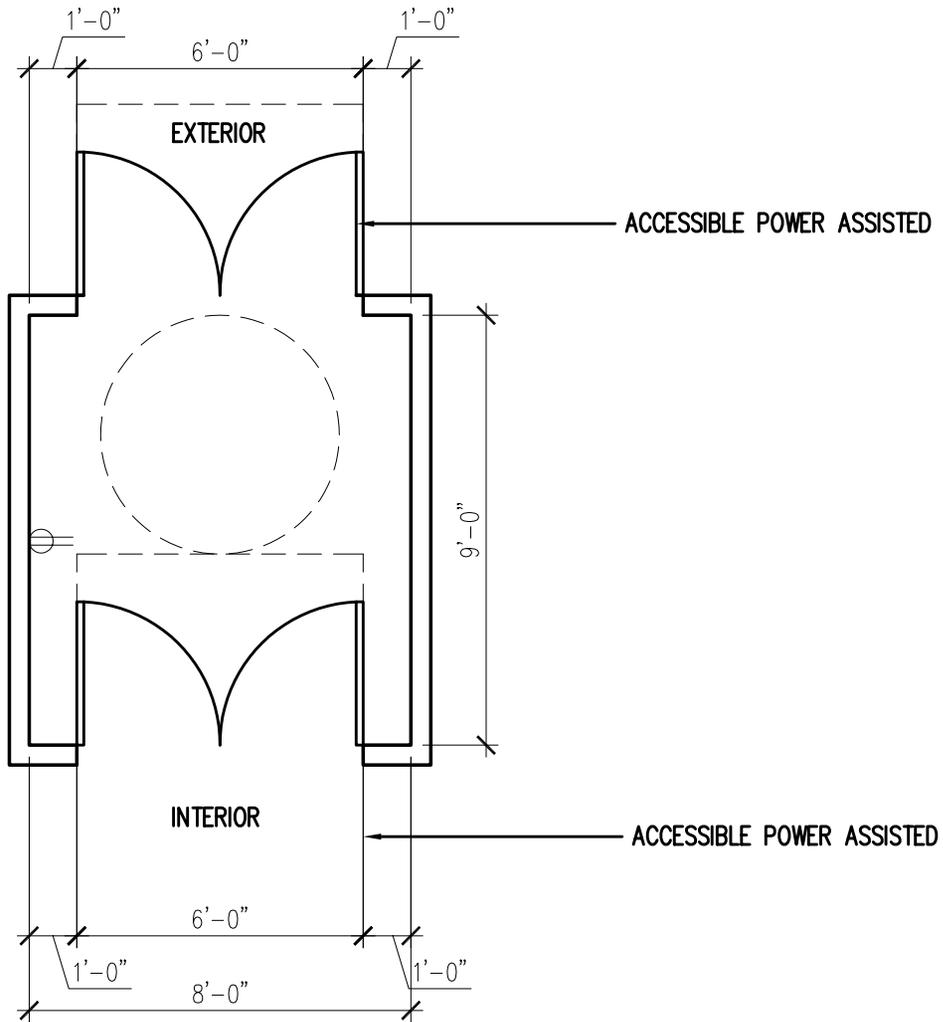
Natural:	Yes
Artificial:	Fluorescent
Task Lighting:	--
Level Control:	Photocell
Emergency:	Yes

Electrical (Communications)

Telephone/Intercom:	
Public Address:	
Computers:	
TV/Video:	
Slide/Film:	
Projectors:	
Audio/Tape:	

Electrical (Security/Safety)

Surveillance:	
Hardware:	
Sprinklers:	
Fire Alarm:	
Heat Detection:	
Extinguishers:	
Electrical Power:	Convenience outlet



FLOOR PLAN 4'
 P102- VESTIBULE
 NET AREA: 72 S.F.

**VIRGINIA TANNER DANCE PROGRAM
PROGRAMMING FORM**

DETAILED SPACE DESCRIPTION

Zone: Public Area
Program Number: P103-104
Space(s): Restrooms (2)
Net Area: 315 S.F. 313 S.F. (628 Sq. Ft.)

OPERATIONAL

Function/Activity: Restroom primarily for parents and staff.
Time of Use: 8:00 a.m. – 9:30 p.m.
Display: N/A
Occupants: N/A
Adjacencies: Lobby, administration area with good visibility.
Separations: N/A
Primary Access: Lobby
Security: General building.

ARCHITECTURAL

Floor Loading: 50#/S.F.
Ceiling Height: 9'
Materials and Finishes: Ceramic tile floor and base, gypsum wallboard with ceramic tile, gypsum wallboard suspended ceilings.
Insulation: Exterior
Fenestration: None
Doors: 3'-0" X 7'-0"
Privacy/Blackout: N/A
Acoustical: Batt isolation all walls.
Fixed Equipment: Towel dispensers, electric hand dryer, mirrors, soap dispensers, vanity and sinks, diaper changing table to support 50# disabled preteens, trash receptacle, toilet partition and urinal screen.
Moveable Equipment: N/A

TECHNICAL SYSTEMS

Mechanical

Temperature Range:	65 – 80 at all times
Humidity Range:	no control
Air Filtration:	MERV 7
Room Pressure:	Negative
Noise Criteria (RC(N)):	N/A
Special Requirements:	Toilet room exhaust – ventilate at a rate at least two times code minimum. Transfer from adjacent space.

Plumbing

Cold Water:	Lavatories, water closets, urinals
Hot Water:	Lavatories
Waste:	Lavatories, water closets, urinals, floor drains.

Electrical

(Lighting)

Natural:	--
Artificial:	Fluorescent
Task Lighting:	At mirror
Level Control:	Occupancy sensor
Emergency:	Yes

Electrical

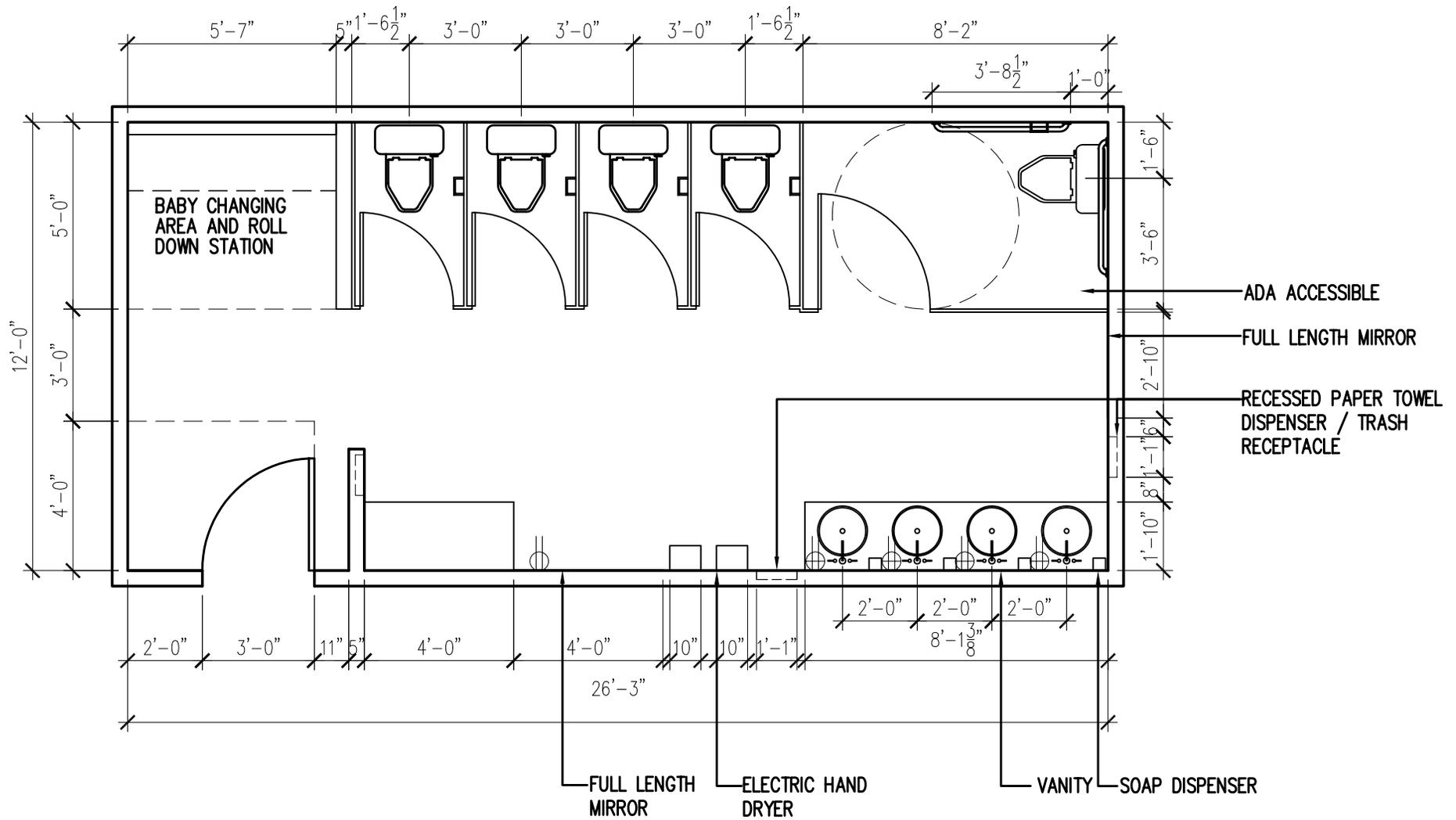
(Communications)

Telephone/Intercom:	
Public Address:	
Computers:	
TV/Video:	
Slide/Film:	
Projectors:	
Audio/Tape:	

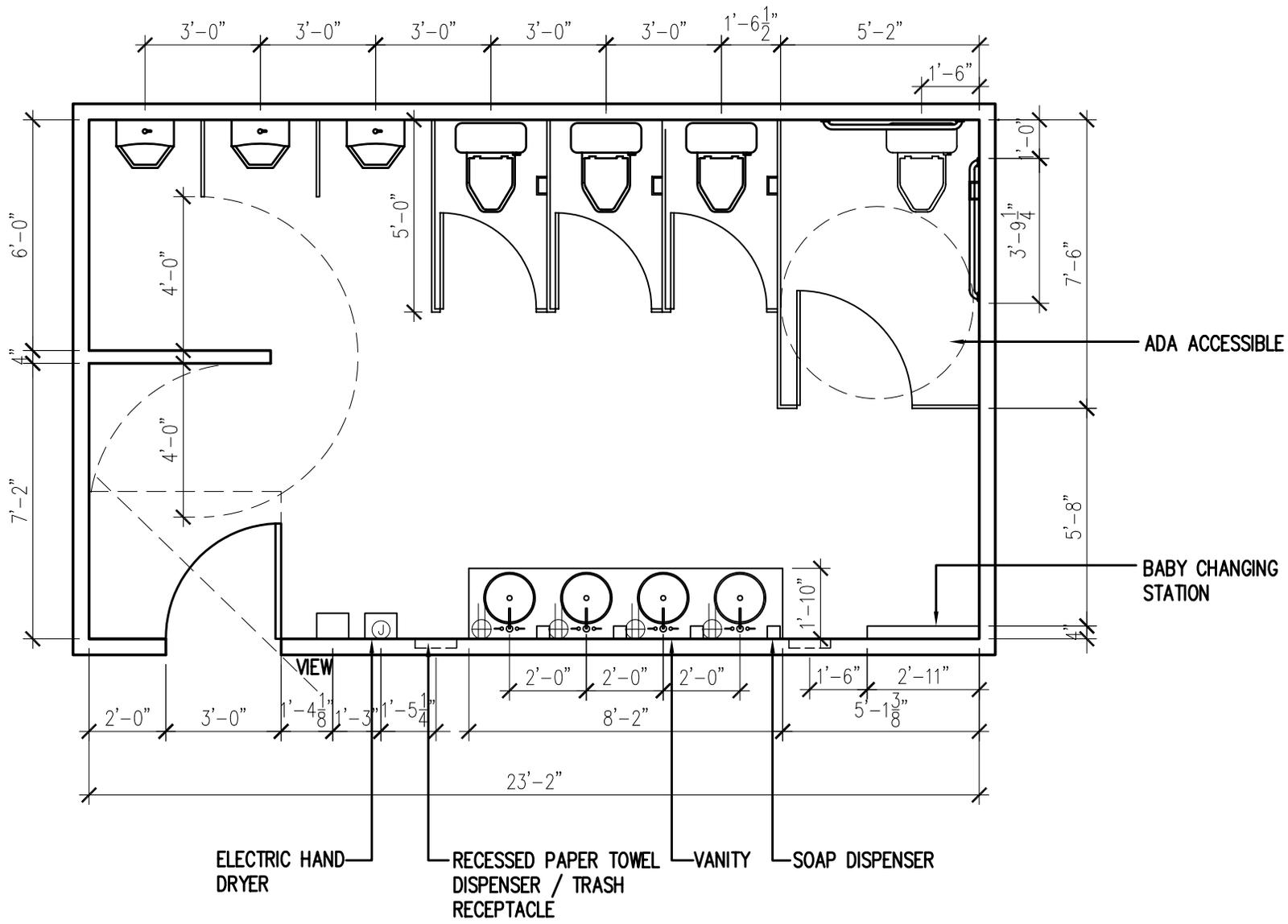
Electrical

(Security/Safety)

Surveillance:	
Hardware:	
Sprinklers:	
Fire Alarm:	Yes
Heat Detection:	
Extinguishers:	
Electrical Power:	GFI outlet



FLOOR PLAN 4'
 P103- RESTROOM (F)
 NET AREA: 315 S.F.



ADA ACCESSIBLE

BABY CHANGING STATION

ELECTRIC HAND DRYER

RECESSED PAPER TOWEL DISPENSER / TRASH RECEPTACLE

VANITY

SOAP DISPENSER

FLOOR PLAN 4'
 P104- RESTROOM (M)
 NET AREA: 313 S.F.

**VIRGINIA TANNER DANCE PROGRAM
PROGRAMMING FORM**

DETAILED SPACE DESCRIPTION

Zone: Public Area
Program Number: P105
Space(s): Coat Area
Net Area: 100 Sq. Ft.

OPERATIONAL

Function/Activity: Area to be used as a repository for coats, scarves, hats, gloves, umbrellas of guests and patrons.
Time of Use: Building hours
Display: N/A
Occupants: Patrons
Adjacencies: Lobby
Separations: Storage and non-public areas.
Primary Access: Direct access via lobby.
Security: Ability to close access when not in use. Monitored access.

ARCHITECTURAL

Floor Loading: 50#/S.F.
Ceiling Height: 9'
Materials and Finishes: Polished & sealed concrete, rubber toeless base, gypsum wallboard painted & finished, gypsum wallboard suspended ceiling.
Insulation: N/A
Fenestration: N/A
Doors: 3' W X 8' H
Privacy/Blackout: N/A
Acoustical:
Fixed Equipment: Counter, coat rods, shelving.
Moveable Equipment:

TECHNICAL SYSTEMS

Mechanical

Temperature Range:	N/A
Humidity Range:	N/A
Air Filtration:	N/A
Room Pressure:	N/A
Noise Criteria (RC(N)):	N/A
Special Requirements:	Allow adjacent space to provide minimal conditioning.

Electrical

(Lighting)

Natural:	
Artificial:	General fluorescent.
Task Lighting:	--
Level Control:	Manual switch with occupancy sensor.
Emergency:	

Electrical

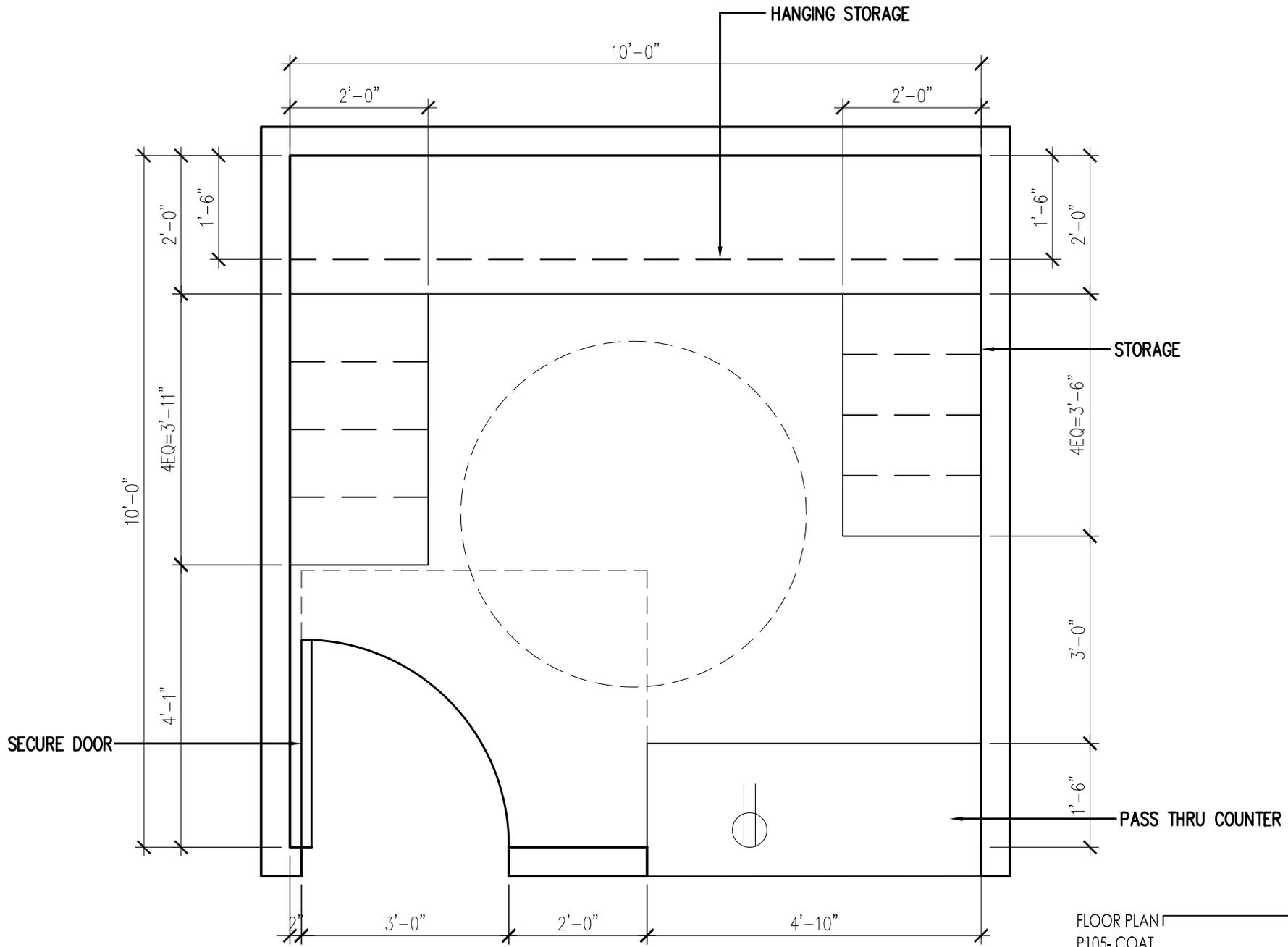
(Communications)

Telephone/Intercom:	--
Public Address:	--
Computers:	--
TV/Video:	--
Slide/Film:	--
Projectors:	--
Audio/Tape:	--

Electrical

(Security/Safety)

Surveillance:	--
Hardware:	--
Sprinklers:	--
Fire Alarm:	--
Heat Detection:	--
Extinguishers:	--
Electrical Power:	Convenience outlets.



FLOOR PLAN
 P105-COAT
 NET AREA: 100 S.F.

**VIRGINIA TANNER DANCE PROGRAM
PROGRAMMING FORM**

DETAILED SPACE DESCRIPTION

Zone: Public Area
Program Number: P106
Space(s): Vending Machine
Net Area: 12 Sq. Ft.

OPERATIONAL

Function/Activity: Alcove off of lobby.
Time of Use: M-F 8:00 a.m. – 9:30 p.m. - Saturday 8:00 a.m. – 2:00 p.m.
Display: N/A
Occupants: N/A
Adjacencies: Lobby.
Separations: N/A
Primary Access: Lobby.
Security: General building security.

ARCHITECTURAL

Floor Loading: 100#/S.F.
Ceiling Height: 9'
Materials and Finishes: Sealed & polished stone floors, stone base, painted gypsum wallboard, gypsum wallboard suspended ceiling.
Insulation: Exterior.
Fenestration: None.
Doors: None.
Privacy/Blackout: N/A
Acoustical: N/A
Fixed Equipment: None.
Moveable Equipment: Vending machines supplied by vendors.

TECHNICAL SYSTEMS

Mechanical

Temperature Range:	N/A
Humidity Range:	N/A
Air Filtration:	N/A
Room Pressure:	Negative
Noise Criteria (RC(N)):	N/A
Special Requirements:	Continual exhaust and/or adjacent zone return to accommodate vending machine heat gain. Transfer from adjacent space.

Electrical

(Lighting)

Natural:	
Artificial:	Yes
Task Lighting:	--
Level Control:	Time schedule
Emergency:	Yes

Electrical

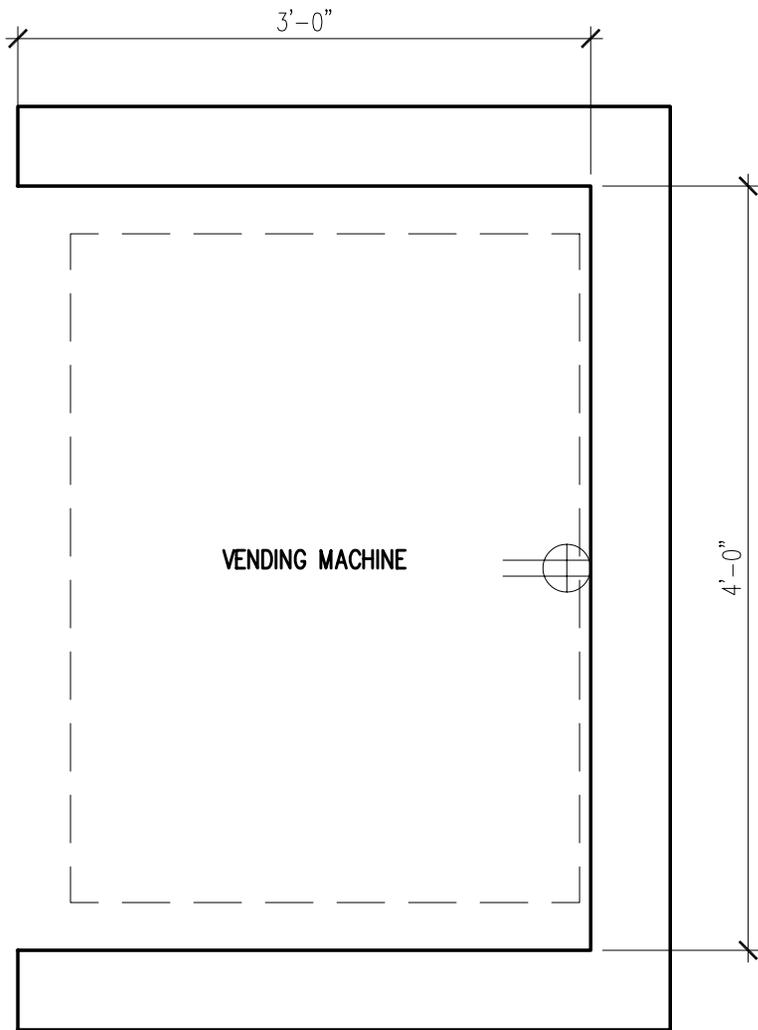
(Communications)

Telephone/Intercom:	
Public Address:	
Computers:	
TV/Video:	
Slide/Film:	
Projectors:	
Audio/Tape:	

Electrical

(Security/Safety)

Surveillance:	
Hardware:	
Sprinklers:	
Fire Alarm:	
Heat Detection:	
Extinguishers:	
Electrical Power:	Vending machine outlets - GFI



FLOOR PLAN  1'
P106- VENDING
NET AREA: 12 S.F.

**VIRGINIA TANNER DANCE PROGRAM
PROGRAMMING FORM**

DETAILED SPACE DESCRIPTION

Zone: Public Area
Program Number: P107
Space(s): Gift Shop
Net Area: 143 Sq. Ft.

OPERATIONAL

Function/Activity: Gift Shop for public.
Time of Use: Normal operating hours and special events.
Display: Display of Ginny gowns & dolls.
Occupants: Staff, students and public.
Adjacencies: Reception, registration, ticketing, lobby, and main building entrance, display window to student common area.
Separations: Visually and acoustically isolated from studios.
Primary Access: Reception lobby.
Security: Secured area access with pass key.

ARCHITECTURAL

Floor Loading: 100#/S.F.
Ceiling Height: 10'
Materials and Finishes: Sealed & polished stone floors, stone base, slatwall shelving system over gypsum wallboard, acoustic tile suspended ceiling.
Insulation: Thermal at exterior.
Fenestration: Yes to building entry and lobby.
Doors: Glazed to building entry area.
Privacy/Blackout: No
Acoustical: Isolated from studios.
Fixed Equipment: Millwork for display of sale items, storage cabinets, check-out counter, hung wall shelving and double height hangers.
Moveable Equipment: Clerks stool, cash register.

TECHNICAL SYSTEMS

Mechanical

Temperature Range:	72 – 75 occupied 65 – 80 unoccupied
Humidity Range:	no control
Air Filtration:	MERV 7
Room Pressure:	Neutral
Special Requirements:	None

Electrical

(Lighting)

Natural:	
Artificial:	Fluorescent ambient light.
Task Lighting:	Display track lighting.
Level Control:	Ambient/display.
Emergency:	Occupancy sensor, manual switching.

Electrical

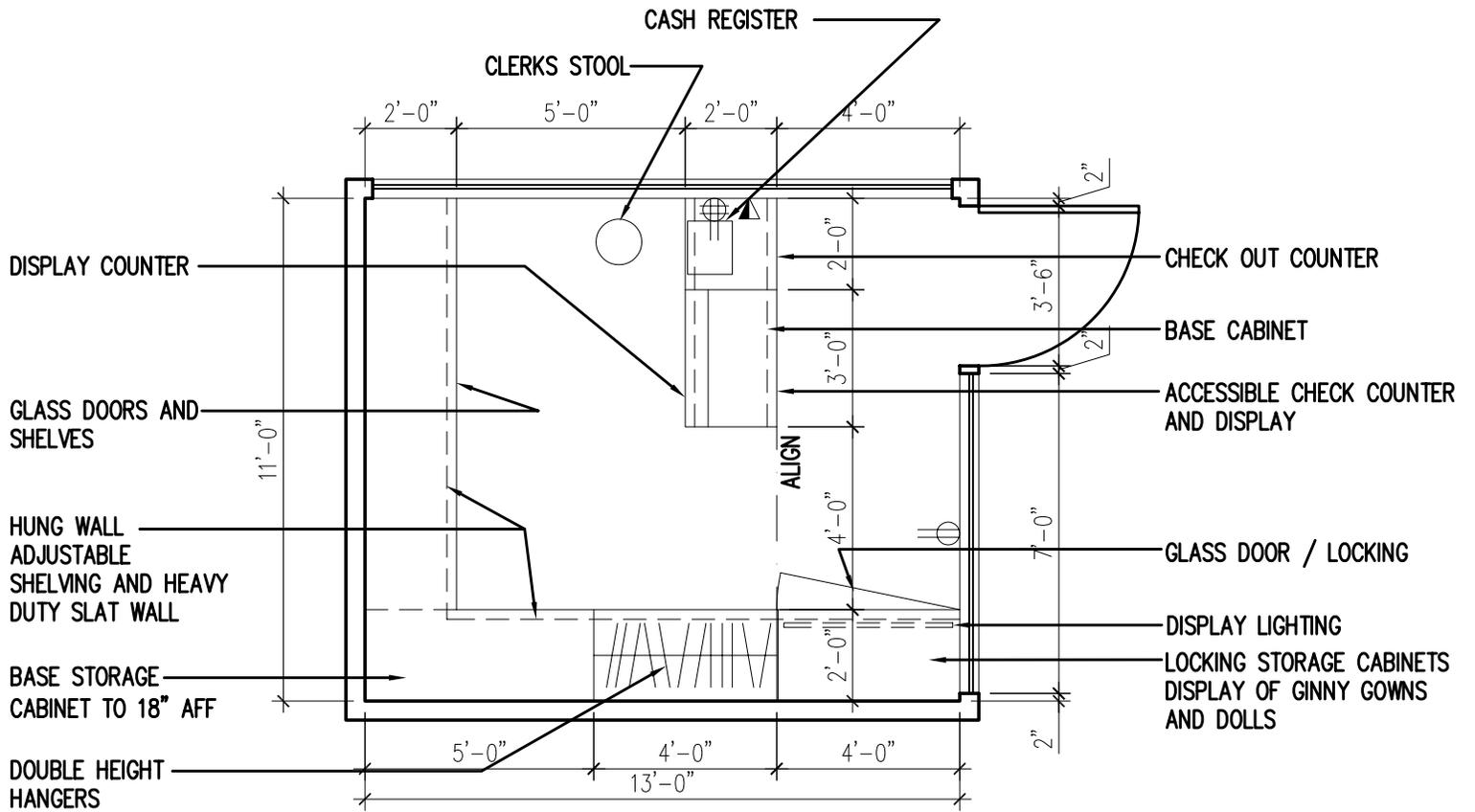
(Communications)

Telephone/Intercom:	Telephone
Public Address:	
Computers:	Data outlet.
TV/Video:	N/R
Slide/Film:	N/R
Projectors:	N/R
Audio/Tape:	N/R

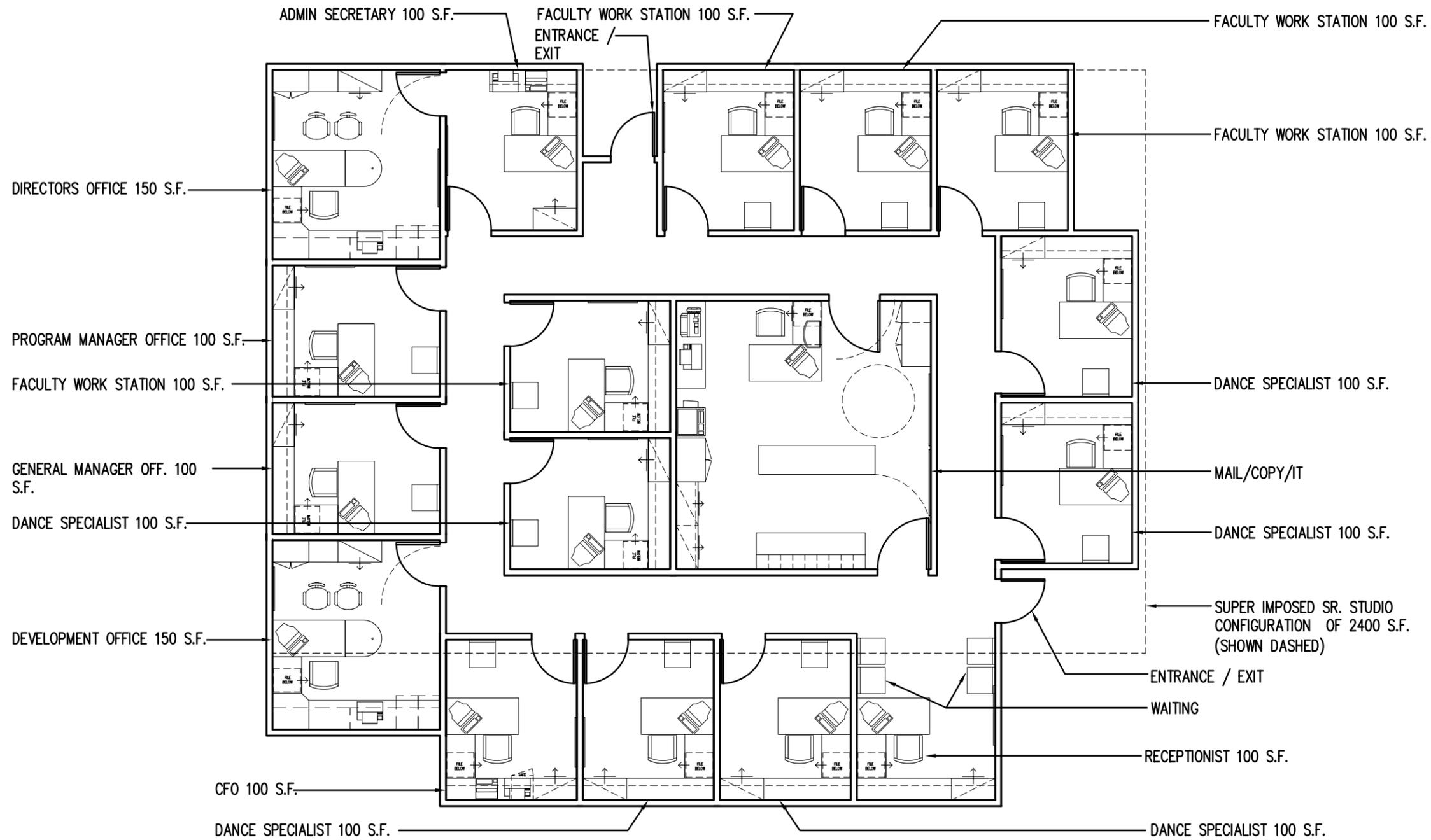
Electrical

(Security/Safety)

Surveillance:	Yes
Fire Alarm:	Yes
Heat Detection:	N/R
Electrical Power:	Convenience power.



FLOOR PLAN 4'
 P107- GIFT SHOP FOR PUBLIC
 NET AREA: 143 S.F.



**VIRGINIA TANNER DANCE PROGRAM
PROGRAMMING FORM**

DETAILED SPACE DESCRIPTION

Zone: Administration
Program Number: AD101
Space(s): Waiting/Reception
Net Area: 100 Sq. Ft.

OPERATIONAL

Function/Activity: The reception/ waiting area is for greeting and directing guests and a waiting area for those with appointments to meet with staff or faculty. The person at this reception area can fill in for the receptionist at main lobby when that area is vacant.

Time of Use: 8:00 a.m. – 9:30 p.m. M-F 8:00 a.m. – 2:00 p.m. Saturday

Display: Adjacent wall displays of art, photographs and costumes.

Occupants: One staff and 2 side chairs.

Adjacencies: Accessible to Lobby and directly adjacent to Administration area.

Separations: Isolated from noise from studios and dressing rooms.
Primary Access: Lobby area and foyer.
Security: General building security.

ARCHITECTURAL

Floor Loading: 50#/S.F.
Ceiling Height: 9'

Materials and Finishes: Carpeted floors, rubber toeless base, gypsum wallboard on plywood, gypsum ceiling with acoustical tile suspended.

Insulation:
Fenestration:
Doors:

Privacy/Blackout:
Acoustical: Isolated from studios.

Fixed Equipment: Storage for I.T. technology equipment, lock box in cabinets for storing money.

Moveable Equipment: Desk, Computer, Printer, 2 side chairs and task chair, filing cabinets for 1 year accounting record storage.

TECHNICAL SYSTEMS

Mechanical

Temperature Range: 72 – 75 occupied
65 – 80 unoccupied
Humidity Range: No control
Air Filtration: MERV 7
Room Pressure: Neutral
Noise Criteria (RC(N)): 30 – 40
Special Requirements: None

Electrical

(Lighting)

Natural: Yes
Artificial: Yes – Fluorescent, low-glare
Task Lighting: Task at desk level.
Level Control: Occupancy sensor, manual switch
Emergency:

Electrical

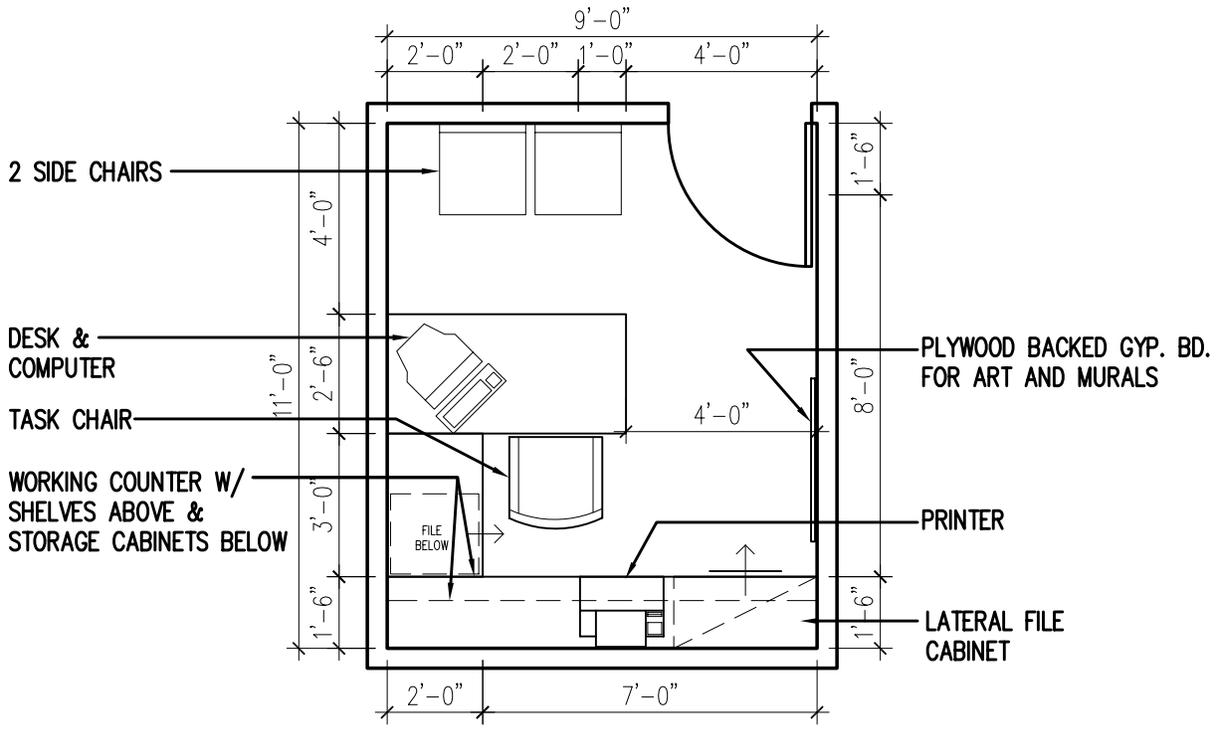
(Communications)

Telephone/Intercom: Telephone and intercom.
Public Address:
Computers: Data outlet.
TV/Video:
Slide/Film:
Projectors:
Audio/Tape:

Electrical

(Security/Safety)

Surveillance:
Hardware:
Sprinklers:
Fire Alarm: Yes
Heat Detection:
Extinguishers:
Electrical Power: Convenience outlets.



FLOOR PLAN 4'
 AD101 - Receptionist 100 S.F.

**VIRGINIA TANNER DANCE PROGRAM
PROGRAMMING FORM**

DETAILED SPACE DESCRIPTION

Zone: Administration
Program Number: AD102
Space(s): Director's Office
Net Area: 150 Sq. Ft.

OPERATIONAL

Function/Activity: Executive Directors Office which needs privacy, with secretary to filter walk-ins. Mini conference area.

Time of Use: 8:00 a.m. – 9:30 p.m. M-F.

Display: Wall art.

Occupants: One + visitors

Adjacencies: Access to development office, accountant, registrar, faculty conference room, faculty lounge, mail/file room, and reception.

Separations: Isolated from studios, lobby, dressing areas.
Primary Access: Secretary.
Security: Administrative zone.

ARCHITECTURAL

Floor Loading: 50#/S.F.
Ceiling Height: 9'

Materials and Finishes: Carpet floors, rubber toeless base, painted & finished gypsum wallboard on plywood, acoustic tile suspended ceiling.

Insulation: Exterior wall.
Fenestration: Yes / Operable
Doors: 3'-0" X 7'-0"

Privacy/Blackout: Sun shades.
Acoustical: Sound batt @ adjoining walls.

Fixed Equipment:

Moveable Equipment: Book shelving, desk with conference wing, credenza, 1 task and 2 side chairs, desk top computer net worked, (2) two drawer locking lateral file cabinet.

TECHNICAL SYSTEMS

Mechanical

Temperature Range: 72 – 75 occupied
65 – 80 unoccupied
Humidity Range: No control
Air Filtration: MERV 7
Room Pressure: Neutral
Noise Criteria (RC(N)): 25 – 35
Special Requirements: Single control zone.

Electrical

(Lighting)

Natural: Natural light
Artificial: Yes – fluorescent, low-glare
Task Lighting: Task lighting at upper desk cabinets, art lighting.
Level Control: Manual switch, occupancy sensor.
Emergency: Yes

Electrical

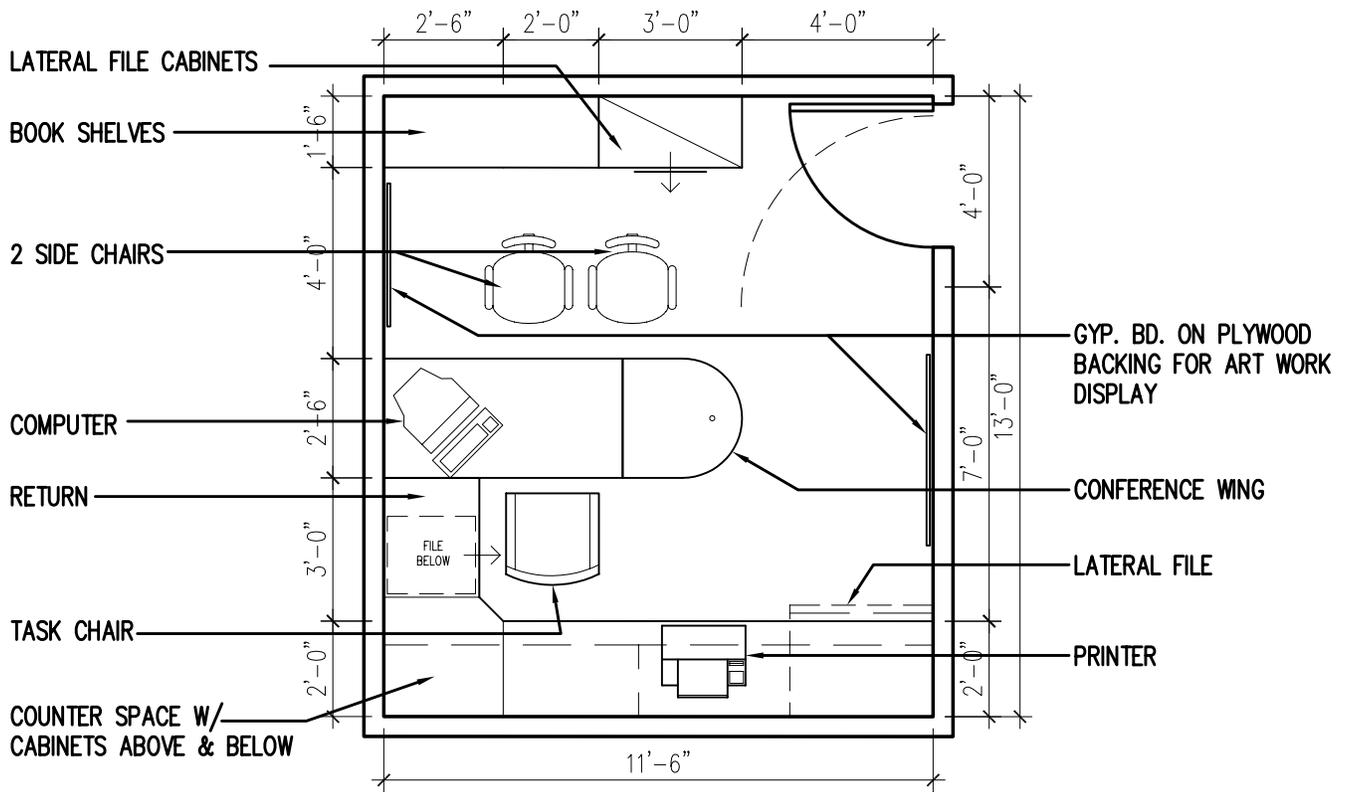
(Communications)

Telephone/Intercom: Telephone and intercom.
Public Address:
Computers: Data outlet.
TV/Video:
Slide/Film:
Projectors:
Audio/Tape:

Electrical

(Security/Safety)

Surveillance: N/R
Hardware: N/R
Sprinklers: N/R
Fire Alarm: N/R
Heat Detection: N/R
Extinguishers: N/R
Electrical Power: Convenience outlets.



FLOOR PLAN 1/4"
 AD102 - Directors Off. 150 S.F.

**VIRGINIA TANNER DANCE PROGRAM
PROGRAMMING FORM**

DETAILED SPACE DESCRIPTION

Zone: Administration
Program Number: AD103
Space(s): Development Office
Net Area: 150 Sq. Ft.

OPERATIONAL

Function/Activity: Development Director who conducts private phone calls and personal interviews. Mini conference area.
Time of Use: 8:00 a.m. – 5:00 p.m. M-F.
Display: Wall art.
Occupants: One + Visitors.
Adjacencies: Directors office, receptionist, faculty conference room, faculty lounge, mail/file room.
Separations: Studios, dressing room, lobby.
Primary Access: Thru receptionist.
Security: Administrative zone.

ARCHITECTURAL

Floor Loading: 50#/S.F.
Ceiling Height: 9'
Materials and Finishes: Carpet floors, rubber toeless base, painted & finished gypsum wallboard on plywood, acoustic tile suspended ceiling.
Insulation: Exterior wall.
Fenestration: Yes / Operable
Doors: 3'-0" X 7'-0"
Privacy/Blackout: Sun shade.
Acoustical: Sound batt / isolated.
Fixed Equipment:
Moveable Equipment: Book shelves, locking desk with conference wing, 1 task and 2 side chairs, computer, printer, 2 locking 5 drawer lateral files, conference area, separate printer for private letters.

TECHNICAL SYSTEMS

Mechanical

Temperature Range:	72 – 75 occupied 65 – 80 unoccupied
Humidity Range:	No control
Air Filtration:	MERV 7
Room Pressure:	Neutral
Noise Criteria (RC(N)):	30 – 40
Special Requirements:	None

Electrical

(Lighting)

Natural:	Recommended
Artificial:	Fluorescent, low-glare
Task Lighting:	At desk
Level Control:	Occupancy sensor with manual override
Emergency:	

Electrical

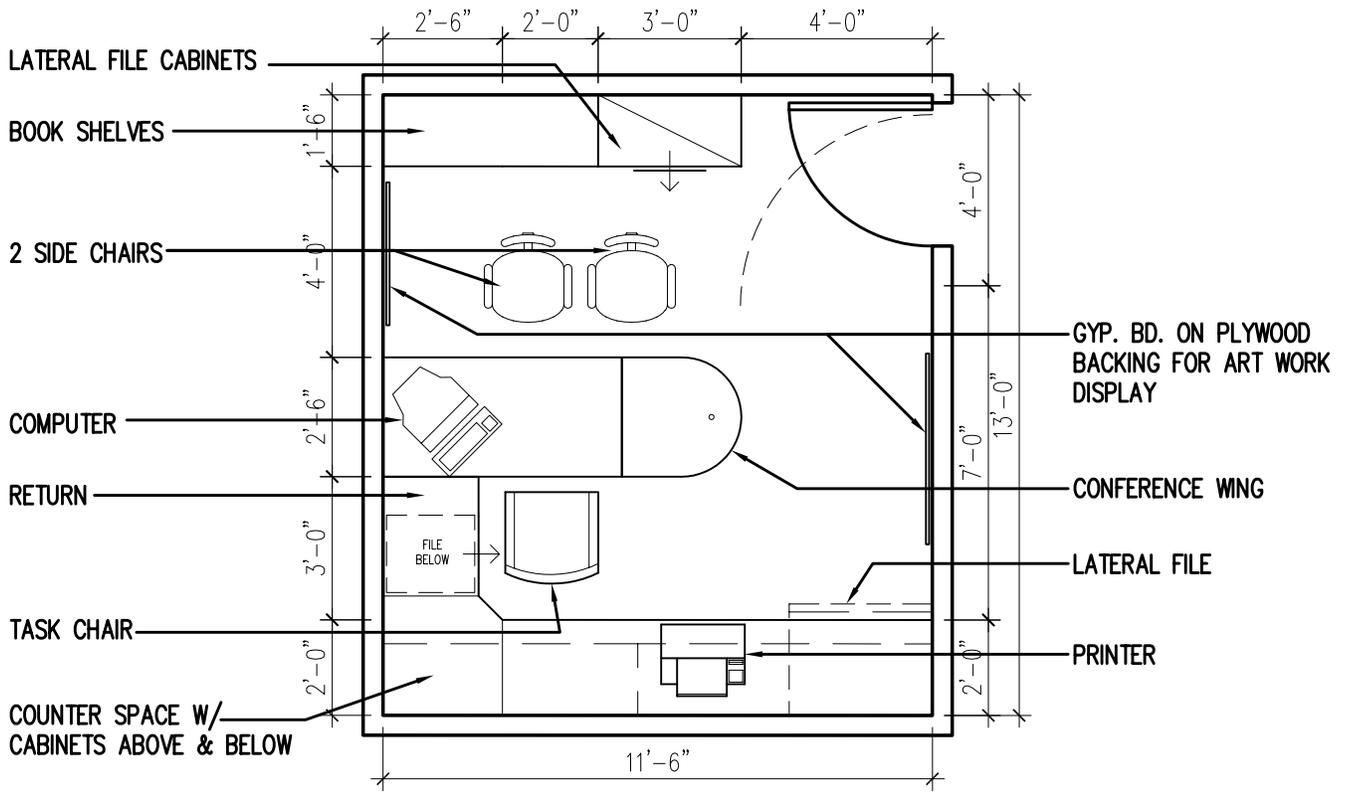
(Communications)

Telephone/Intercom:	Telephone and intercom.
Public Address:	--
Computers:	Data outlet.
TV/Video:	--
Slide/Film:	--
Projectors:	--
Audio/Tape:	--

Electrical

(Security/Safety)

Surveillance:	--
Hardware:	--
Sprinklers:	--
Fire Alarm:	--
Heat Detection:	--
Extinguishers:	--
Electrical Power:	Convenience outlets.



FLOOR PLAN 4'
 AD103 - Development Off. 150 S.F.

**VIRGINIA TANNER DANCE PROGRAM
PROGRAMMING FORM**

DETAILED SPACE DESCRIPTION

Zone: Administration
Program Number: AD104-107
Space(s): Dance Specialist Offices (4)
Net Area: 100 Sq. Ft. Each 400 Sq. Ft. Total

OPERATIONAL

Function/Activity: Dance specialist leading artistic programming
Time of Use: 8:00 a.m. – 5:00 p.m. M-F.
Display: Wall art.
Occupants: One each office.
Adjacencies: Accounting, receptionist, faculty lounge and development areas.
Remote from public for privacy.
Separations: Studios, dressing room, lobby.
Primary Access: Via reception and waiting area.
Security: Administrative zone.

ARCHITECTURAL

Floor Loading: 50#/S.F.
Ceiling Height: 9'
Materials and Finishes: Carpet floors, rubber toeless base, painted & finished gypsum wallboard on plywood, acoustic tile suspended ceiling.
Insulation: Exterior walls.
Fenestration: Desirable
Doors: 3'-0" X 7'-0"
Privacy/Blackout: Sun shade.
Acoustical: Sound isolated for parent interviews.
Fixed Equipment: N/A
Moveable Equipment: Desk, 1 task and 1 side chair (typical), computer, and (1) 4 drawer locking filing cabinet or (2) 2 drawer lateral locking files.

TECHNICAL SYSTEMS

Mechanical

Temperature Range:	72 – 75 occupied 65 – 80 unoccupied
Humidity Range:	No control
Air Filtration:	MERV 7
Room Pressure:	Neutral
Noise Criteria (RC(N)):	N/A
Special Requirements:	None

Electrical

(Lighting)

Natural:	Desirable
Artificial:	Yes
Task Lighting:	Display wall art lighting, task lighting at desk level.
Level Control:	Manual switch, occupancy sensor.
Emergency:	Yes

Electrical

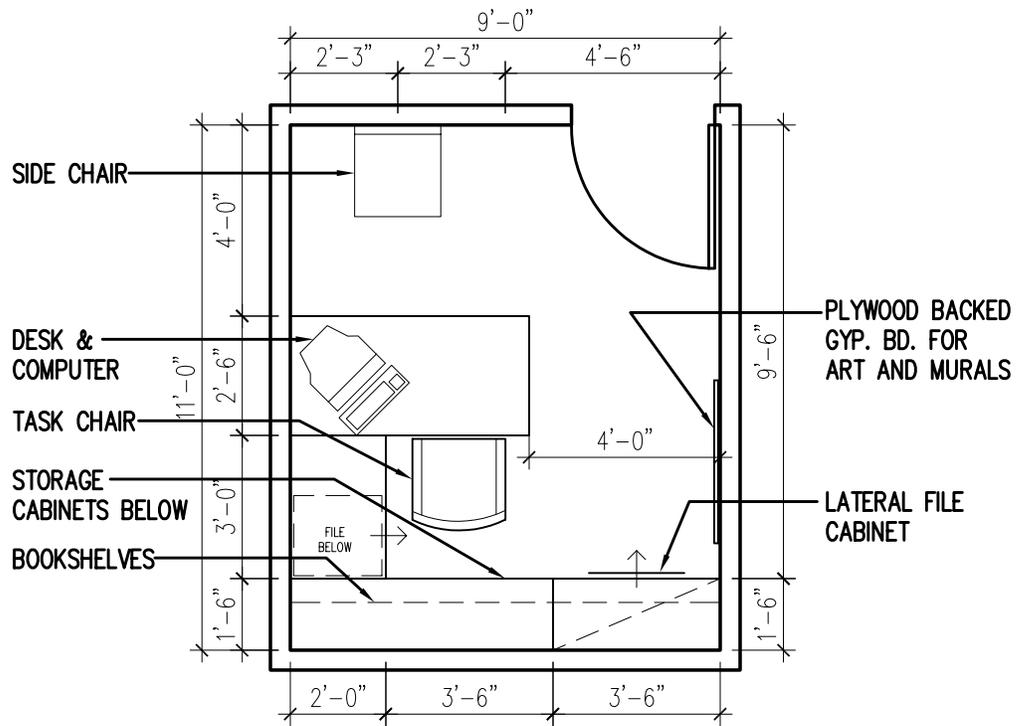
(Communications)

Telephone/Intercom:	Telephone
Public Address:	
Computers:	Data outlet.
TV/Video:	
Slide/Film:	
Projectors:	
Audio/Tape:	

Electrical

(Security/Safety)

Surveillance:	
Hardware:	
Sprinklers:	
Fire Alarm:	Yes
Heat Detection:	
Extinguishers:	
Electrical Power:	Convenience outlets.



**VIRGINIA TANNER DANCE PROGRAM
PROGRAMMING FORM**

DETAILED SPACE DESCRIPTION

Zone: Administration
Program Number: AD108-111
Space(s): Faculty Work Stations (4)
Net Area: 400 Sq. Ft. (100 Sq. Ft. Each)

OPERATIONAL

Function/Activity: Open work stations in landscape office environment, need to encourage communication amongst faculty. Faculty spends 30 hours a week in studio and 10 hours a week in office.

Time of Use: Flexible hours, 8:00 a.m. – 9:30 p.m. M-F and 8:00 a.m. – 2:00 p.m. on Saturday.

Display: Wall art.

Occupants: One per work station.

Adjacencies: Reception, faculty conference, faculty lounge, mail/file room.

Separations: Studios, dressing room, lobby.
Primary Access: Reception
Security: Administrative zone.

ARCHITECTURAL

Floor Loading: 50#/S.F.
Ceiling Height: 10'

Materials and Finishes: Carpet floors, rubber toeless base, painted & finished gypsum wallboard, acoustic tile suspended ceiling.

Insulation: Exterior walls.
Fenestration: Desirable
Doors: 3'-0" X 7'-0"

Privacy/Blackout: Sun shade.
Acoustical: Isolated from studio, lobby, dressing room.

Fixed Equipment:

Moveable Equipment: Desk, shelving, computer, (1) task chair, lateral (2) drawer file cabinets.

TECHNICAL SYSTEMS

Mechanical

Temperature Range:	72 – 75 occupied 65 – 80 unoccupied
Humidity Range:	No control
Air Filtration:	MERV 7
Room Pressure:	Neutral
Noise Criteria (RC(N)):	30 – 40
Special Requirements:	Single zone for entire open office.

Electrical

(Lighting)

Natural:	Recommended
Artificial:	Fluorescent, low-glare
Task Lighting:	At each desk
Level Control:	Occupancy sensors with manual override
Emergency:	Yes

Electrical

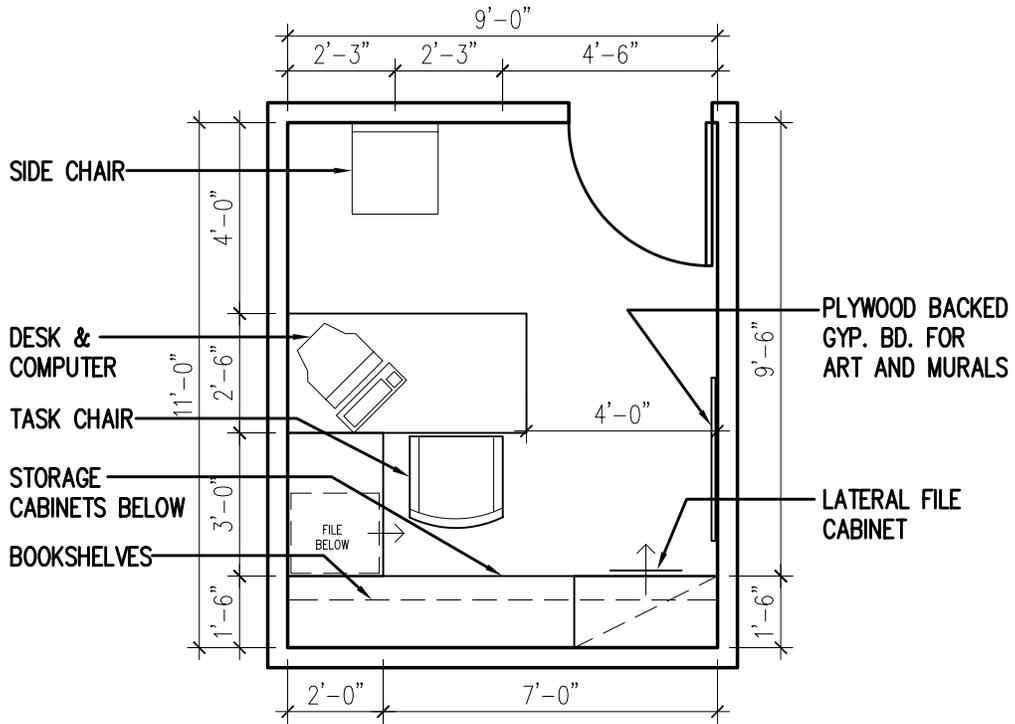
(Communications)

Telephone/Intercom:	Telephones
Public Address:	
Computers:	Data outlets.
TV/Video:	
Slide/Film:	
Projectors:	
Audio/Tape:	

Electrical

(Security/Safety)

Surveillance:	
Hardware:	
Sprinklers:	
Fire Alarm:	Yes
Heat Detection:	
Extinguishers:	
Electrical Power:	Convenience outlets.



FLOOR PLAN 4'
 AD108-11 - Faculty Work Station 100 S.F.

**VIRGINIA TANNER DANCE PROGRAM
PROGRAMMING FORM**

DETAILED SPACE DESCRIPTION

Zone: Administration
Program Number: AD112
Space(s): Conference Room
Net Area: 663 Sq. Ft.

OPERATIONAL

Function/Activity: Room is used for faculty and staff meetings, company board meetings, private meetings with donors and parents, work room for performance preparations.

Time of Use: 8:00 a.m. – 9:30 p.m. M-F

Display: Art work.

Occupants: 40 @ 15 s.f./occupant.

Adjacencies: Administrative area, reception, kitchenette, main lobby and restrooms.

Separations: Studios, dressing rooms.
Primary Access: Lobby Receptionist.
Security: Privacy lock otherwise administrative zone.

ARCHITECTURAL

Floor Loading: 50#/S.F.
Ceiling Height: 10'

Materials and Finishes: Carpet floors, rubber toeless base, painted & finished gypsum wallboard on plywood, acoustic tile suspended ceiling.

Insulation: Exterior
Fenestration: Desirable
Doors: (2) 3'-0" X 7'-0"

Privacy/Blackout: Yes
Acoustical: Sound batt.

Fixed Equipment: Video projector and screen, white board, base and overhead cabinets, and sink.

Moveable Equipment: (Conference table) Reconfigurable tables for different meeting arrangements and chairs. Under counter refrigerator.

TECHNICAL SYSTEMS

Mechanical

Temperature Range: 72 – 75 occupied
65 – 80 unoccupied
Humidity Range: no control
Air Filtration: MERV 7
Room Pressure: Neutral
Noise Criteria (RC(N)): 30 - 40
Special Requirements: Demand Controlled Ventilation (CO2 sensor) with reheat.

Electrical

(Lighting)

Natural: Desirable
Artificial: Yes
Task Lighting: Art lighting, task lighting under upper cabinets.
Level Control: Dimmable and zoned for A/V; occupancy sensor, manual switch.
Emergency: Yes

Electrical

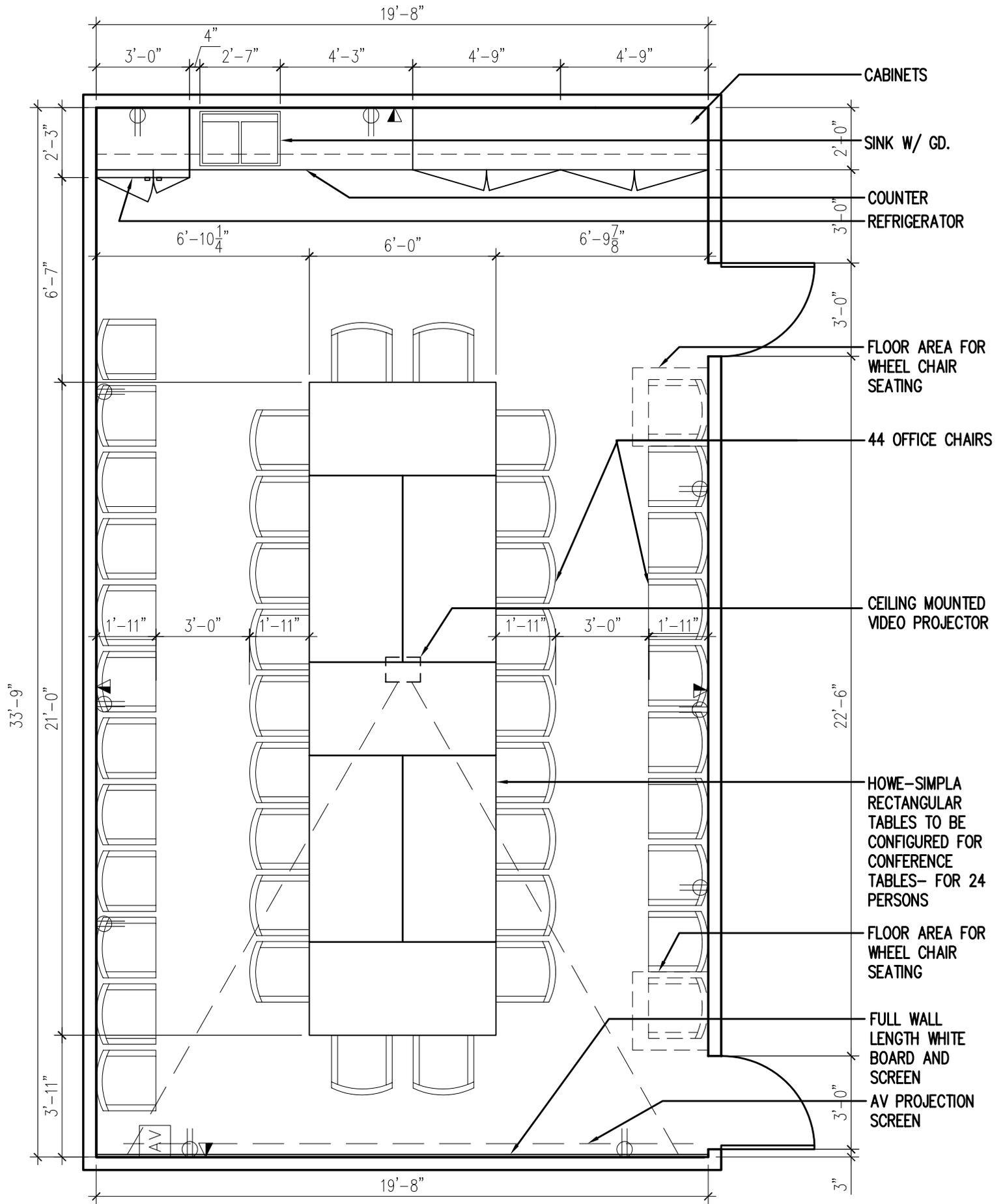
(Communications)

Telephone/Intercom: Telephone
Public Address: Sound System
Computers: Data outlet.
TV/Video: Yes, capability for TV/Video.
Slide/Film: Yes
Projectors: Yes
Audio/Tape: Yes, capability for sound system.

Electrical

(Security/Safety)

Surveillance: N/R
Fire Alarm: Yes
Heat Detection: N/R
Electrical Power: Convenience outlets.



FLOOR PLAN 14'
 AD112- CONFERENCE ROOM
 NET AREA: 663 S.F.

**VIRGINIA TANNER DANCE PROGRAM
PROGRAMMING FORM**

DETAILED SPACE DESCRIPTION

Zone: Administration
Program Number: AD113
Space(s): Mail/Copy/File/ IT Peripherals
Net Area: 315 Sq. Ft.

OPERATIONAL

Function/Activity: Room to be used for basic clerical purposes, and filing. Xerox type copier, 8 lin feet table for collating and paper cutter, fax machine, printer, mail slots for staff and faculty, files for immediate past year accounting, supply storage, computer server.

Time of Use: 8:00 a.m. – 5:00 p.m. M-F.

Display: N/A

Occupants: N/A

Adjacencies: Administrative and faculty offices, mail boxes for administrative staff to be separate from faculty.

Separations: None
Primary Access: Administrative area.
Security: Administrative zone.

ARCHITECTURAL

Floor Loading: 150#/S.F. Storage Leading
Ceiling Height: 9'

Materials and Finishes: Vinyl composition tile, rubber covered base, painted & finished gypsum wallboard, acoustic tile ceiling suspended.

Insulation: Exterior
Fenestration: None
Doors: None

Privacy/Blackout: N/A
Acoustical: N/A

Fixed Equipment: Counter, mail slots, supply storage, faculty prep area.

Moveable Equipment: Photocopy machine, server, fax machine, printer, copier, computer, desk, chair, layout work table 8'-0" X 2'-6", general file cabinets, scanner technology equipment.

TECHNICAL SYSTEMS

Mechanical

Temperature Range: 72 – 75 occupied
65 – 80 unoccupied
Humidity Range: No control
Air Filtration: MERV 7
Room Pressure: Negative
Noise Criteria (RC(N)): 35 – 45
Special Requirements: Provide local exhaust for copy machine.

Electrical

(Lighting)

Natural:
Artificial: Yes – fluorescent, low-glare.
Task Lighting:
Level Control: Manual switch, occupancy sensor
Emergency: Yes

Electrical

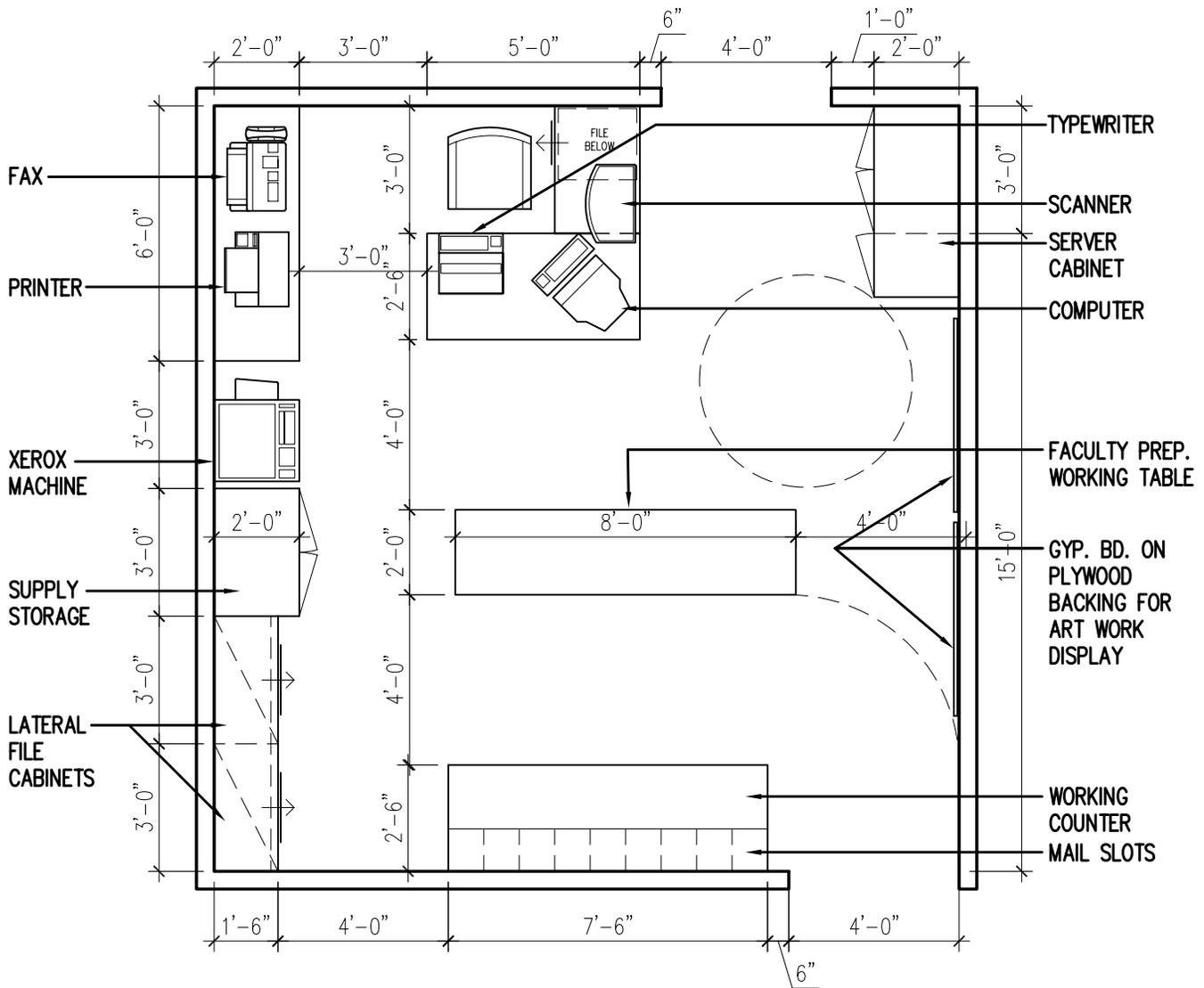
(Communications)

Telephone/Intercom: Telephone board location.
Public Address:
Computers: Network, server location.
TV/Video:
Slide/Film:
Projectors:
Audio/Tape:

Electrical

(Security/Safety)

Surveillance:
Hardware:
Sprinklers:
Fire Alarm: Yes
Heat Detection:
Extinguishers:
Electrical Power: Convenience outlets.



FLOOR PLAN 4'
 AD113 - Mail / Copy / IT. 315 S.F.

**VIRGINIA TANNER DANCE PROGRAM
PROGRAMMING FORM**

DETAILED SPACE DESCRIPTION

Zone: Administration
Program Number: AD114
Space(s): Faculty Lounge
Net Area: 300 Sq. Ft.

OPERATIONAL

Function/Activity: Area to serve as convenience for staff.
Time of Use: 8:00 a.m. – 5:00 p.m. M-F
Display: N/A
Occupants: Seating for eight.
Adjacencies: Administrative area, lobby, preschool studio, faculty conference room.
Separations:
Primary Access: Administrative area.
Security: Administration zone and lobby zone.

ARCHITECTURAL

Floor Loading: 50#/S.F.
Ceiling Height: 10'
Materials and Finishes: Vinyl composition tile, rubber covered base, painted & finished gypsum wallboard, acoustic tile ceiling suspended.
Insulation: Exterior
Fenestration: Yes
Doors: 3'-0" X 7'-0"
Privacy/Blackout: Sun shade.
Acoustical: N/A
Fixed Equipment: Kitchen type millwork for food prep, refrigerator, stove, oven, dishwasher and sink.
Moveable Equipment: Refrigeration, stove & oven, microwave, coffee maker, sink with disposal, dishwasher, table and chairs for 8 persons, full size sofa casual seating.

TECHNICAL SYSTEMS

Mechanical

Temperature Range:	72 – 75 occupied 65 – 80 unoccupied
Humidity Range:	no control
Air Filtration:	MERV 7
Room Pressure:	neutral
Noise Criteria (RC(N)):	35 - 45
Special Requirements:	Demand Controlled Ventilation (CO ₂ sensor) with reheat

Plumbing

Cold Water:	sink
Hot Water:	sink, dishwasher
Waste:	sink, dishwasher, floor drain

Electrical

(Lighting)

Natural:	Natural Light
Artificial:	Fluorescent
Task Lighting:	At upper cabinets
Level Control:	Separately switched task lighting; occupancy sensor, manual switch.
Emergency:	N/R

Electrical

(Communications)

Telephone/Intercom:	Yes
Public Address:	Verify with owner.
Computers:	Yes
TV/Video:	Verify with owner.
Slide/Film:	N/R
Projectors:	N/R
Audio/Tape:	N/R

Electrical

(Security/Safety)

Surveillance:	N/R
Fire Alarm:	Yes
Heat Detection:	N/R
Electrical Power:	Convenience outlets; appliance outlets

**VIRGINIA TANNER DANCE PROGRAM
PROGRAMMING FORM**

DETAILED SPACE DESCRIPTION

Zone: Administration
Program Number: AD115
Space(s): Finance Manager's Office (CFO)
Net Area: 100 Sq. Ft.

OPERATIONAL

Function/Activity: Private office for all accounting tasks. Student registration and some private financial discussions are held with parents. Privacy needed for phone calls and secure office for confidential paperwork.

Time of Use: 8:00 a.m. – 5:00 p.m. M-F

Display: Wall art.

Occupants: CFO Director and parent meeting for registration.

Adjacencies: Director's office, Administration, graphics/newsletter.

Separations: Restricted to public. Isolated from studios, dressing rooms.
Primary Access: Administration, Secretary.
Security: Secured office when building is closed or CFO is not present.

ARCHITECTURAL

Floor Loading: 100#/S.F. To accommodate modest file storage.
Ceiling Height: 8'

Materials and Finishes: Carpeted floors, rubber toeless base, painted & finished gypsum wallboard on plywood, acoustic tile suspended ceiling.

Insulation:
Fenestration: Desirable
Doors: 3'-0" X 7'-0"

Privacy/Blackout:
Acoustical: Yes / Isolated

Fixed Equipment:

Moveable Equipment: Desk with return, chair, 1 side chairs. (2) 2 locking drawer lateral files. Files, computer, printer, fax machine, safe.

TECHNICAL SYSTEMS

Mechanical

Temperature Range:	72 – 75 occupied 65 – 80 unoccupied
Humidity Range:	No control
Air Filtration:	MERV 7
Room Pressure:	Neutral
Noise Criteria (RC(N)):	30 – 40
Special Requirements:	Privacy walls extend to deck – provide transfer ducts as required.

Electrical

(Lighting)

Natural:	Recommended
Artificial:	Fluorescent, low-glare
Task Lighting:	At desk
Level Control:	Occupancy sensor with manual override
Emergency:	--

Electrical

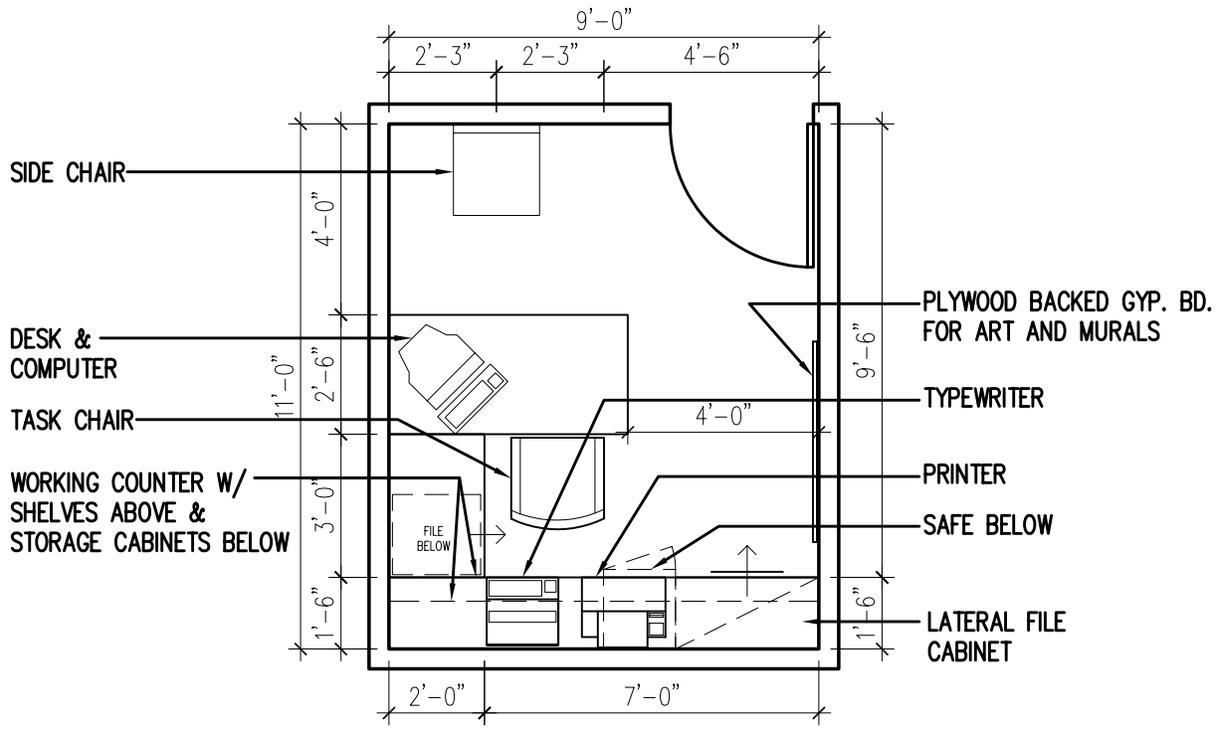
(Communications)

Telephone/Intercom:	Telephone
Public Address:	
Computers:	Data outlet.
TV/Video:	
Slide/Film:	
Projectors:	
Audio/Tape:	

Electrical

(Security/Safety)

Surveillance:	
Hardware:	
Sprinklers:	
Fire Alarm:	
Heat Detection:	
Extinguishers:	
Electrical Power:	Convenience outlets.



FLOOR PLAN 1/4"
 AD115-CFO 100 S.F.

**VIRGINIA TANNER DANCE PROGRAM
PROGRAMMING FORM**

DETAILED SPACE DESCRIPTION

Zone: Administration
Program Number: AD116
Space(s): Administrative secretary
Net Area: 100 Sq. Ft.

OPERATIONAL

Function/Activity: General support staff
Time of Use: 8:00 a.m. – 5:00 p.m. M-F.
Display: Wall art.
Occupants: One.
Adjacencies: Director, CFO, receptionist, faculty lounge and development areas. Remote from public for privacy.
Separations: Studios, dressing room, lobby.
Primary Access: Via reception and waiting area.
Security: Administrative zone.

ARCHITECTURAL

Floor Loading: 50#/S.F.
Ceiling Height: 9'
Materials and Finishes: Carpet floors, rubber toeless base, painted & finished gypsum wallboard on plywood, acoustic tile suspended ceiling.
Insulation: Exterior walls.
Fenestration: Desirable
Doors: 3'-0" X 7'-0"
Privacy/Blackout: Sun shade.
Acoustical: Sound isolated for parent interviews.
Fixed Equipment: N/A
Moveable Equipment: Desk, 1 task, computer, printer, (1) 4 drawer locking filing cabinet and (1) pedestal file cabinet.

TECHNICAL SYSTEMS

Mechanical

Temperature Range:	72 – 75 occupied 65 – 80 unoccupied
Humidity Range:	No control
Air Filtration:	MERV 7
Room Pressure:	Neutral
Noise Criteria (RC(N)):	30 – 40
Special Requirements:	None

Electrical

(Lighting)

Natural:	Desirable
Artificial:	Yes – low-glare fluorescent
Task Lighting:	Display wall art lighting at desk level.
Level Control:	Occupancy sensor and manual on/off
Emergency:	

Electrical

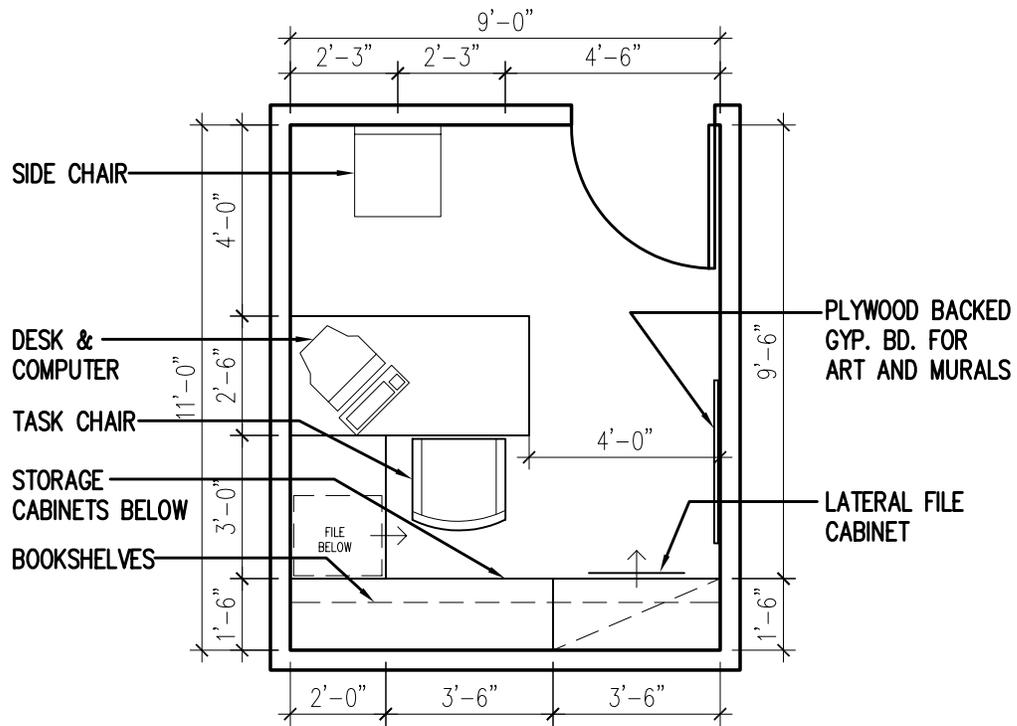
(Communications)

Telephone/Intercom:	Telephone
Public Address:	
Computers:	Data outlets
TV/Video:	
Slide/Film:	
Projectors:	
Audio/Tape:	

Electrical

(Security/Safety)

Surveillance:	
Hardware:	
Sprinklers:	
Fire Alarm:	
Heat Detection:	
Extinguishers:	
Electrical Power:	Convenience outlets.



FLOOR PLAN 4'

AD116 - Administrative Secretary 100 S.F.

**VIRGINIA TANNER DANCE PROGRAM
PROGRAMMING FORM**

DETAILED SPACE DESCRIPTION

Zone: Administration
Program Number: AD117
Space(s): General office manager
Net Area: 100 Sq. Ft.

OPERATIONAL

Function/Activity: General support staff
Time of Use: 8:00 a.m. – 5:00 p.m. M-F.
Display: Wall art.
Occupants: One.
Adjacencies: Director, CFO, reception and waiting area, faculty lounge and development areas. Remote from public for privacy.
Separations: Studios, dressing room, lobby.
Primary Access: Via reception and waiting area.
Security: Administrative zone.

ARCHITECTURAL

Floor Loading: 50#/S.F.
Ceiling Height: 9'
Materials and Finishes: Carpet floors, rubber toeless base, painted & finished gypsum wallboard on plywood, acoustic tile suspended ceiling.
Insulation: Exterior walls.
Fenestration: Desirable
Doors: 3'-0" X 7'-0"
Privacy/Blackout: Sun shade.
Acoustical: Sound isolated for parent interviews.
Fixed Equipment: N/A
Moveable Equipment: Desk, 1 task, computer, 1 side chair, (1) 4 drawer locking filing cabinet and (1) pedestal file cabinet.

TECHNICAL SYSTEMS

Mechanical

Temperature Range:	72 – 75 occupied 65 – 80 unoccupied
Humidity Range:	No control
Air Filtration:	MERV 7
Room Pressure:	Neutral
Noise Criteria (RC(N)):	30 – 40
Special Requirements:	None

Electrical

(Lighting)

Natural:	Desirable
Artificial:	Yes – low-glare fluorescent
Task Lighting:	Display wall art lighting, task lighting at desk level.
Level Control:	Occupancy sensor and manual on/off
Emergency:	

Electrical

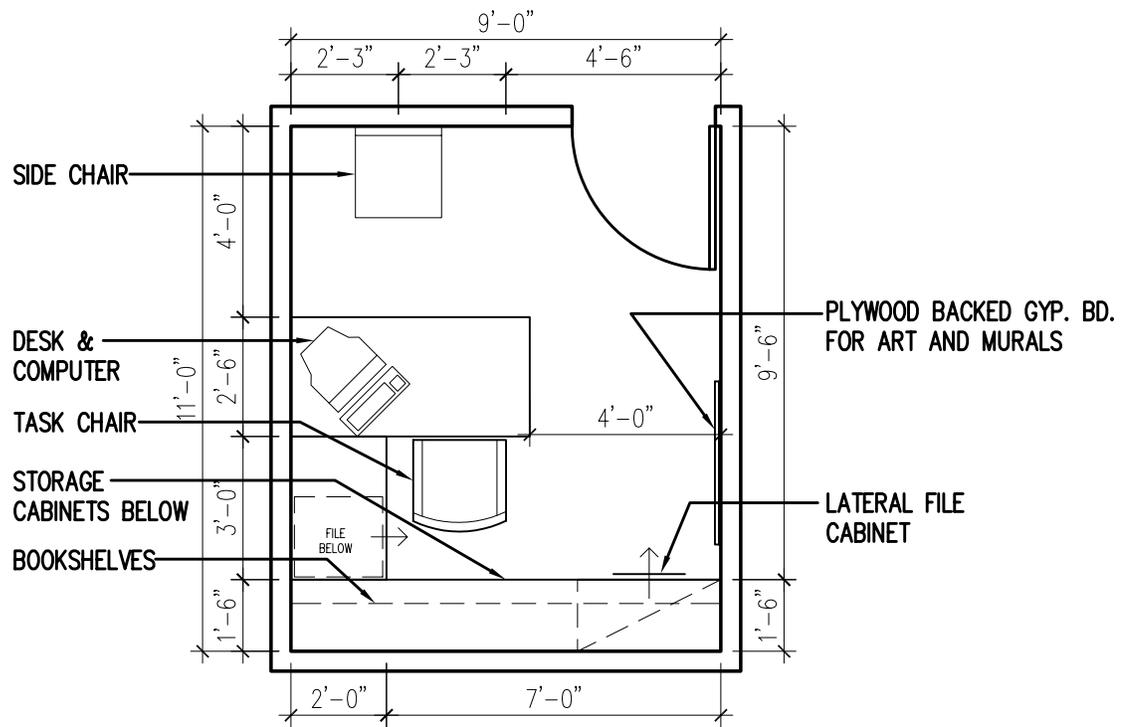
(Communications)

Telephone/Intercom:	Telephone
Public Address:	
Computers:	Data outlet.
TV/Video:	
Slide/Film:	
Projectors:	
Audio/Tape:	

Electrical

(Security/Safety)

Surveillance:	
Hardware:	
Sprinklers:	
Fire Alarm:	
Heat Detection:	
Extinguishers:	
Electrical Power:	Convenience outlets.



FLOOR PLAN 4'
 AD117 - General Manger Off. 100 S.F.

**VIRGINIA TANNER DANCE PROGRAM
PROGRAMMING FORM**

DETAILED SPACE DESCRIPTION

Zone: Administration
Program Number: AD118
Space(s): Program manager
Net Area: 100 Sq. Ft.

OPERATIONAL

Function/Activity: General support staff
Time of Use: 8:00 a.m. – 5:00 p.m. M-F.
Display: Wall art.
Occupants: One.
Adjacencies: Director, CFO, Dance Specialist, Development Director reception and waiting area, faculty lounge and development areas. Remote from public for privacy.
Separations: Studios, dressing room, lobby.
Primary Access: Via reception and waiting area.
Security: Administrative zone.

ARCHITECTURAL

Floor Loading: 50#/S.F.
Ceiling Height: 9'
Materials and Finishes: Carpet floors, rubber toeless base, painted & finished gypsum wallboard on plywood, acoustic tile suspended ceiling.
Insulation: Exterior walls.
Fenestration: Desirable
Doors: 3'-0" X 7'-0"
Privacy/Blackout: Sun shade.
Acoustical: Sound isolated for parent interviews.
Fixed Equipment: N/A
Moveable Equipment: Desk, 1 task and 1 side chairs. Computer, (1) 4 drawer locking lateral filing cabinet and (1) pedestal file cabinet.

TECHNICAL SYSTEMS

Mechanical

Temperature Range:	72 – 75 occupied 65 – 80 unoccupied
Humidity Range:	No control
Air Filtration:	MERV 7
Room Pressure:	Neutral
Noise Criteria (RC(N)):	30 – 40
Special Requirements:	None

Electrical

(Lighting)

Natural:	Desirable
Artificial:	Yes – low-glare fluorescent
Task Lighting:	Display wall art lighting, task lighting at desk level.
Control:	Occupancy sensor and manual on/off

Electrical

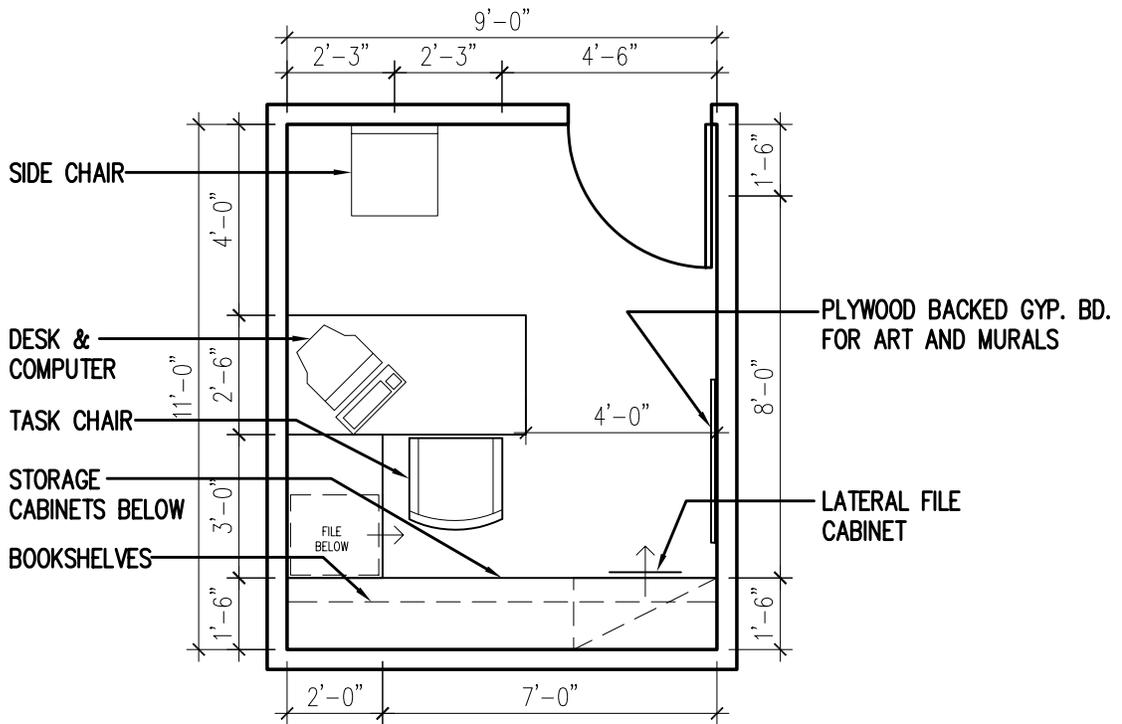
(Communications)

Telephone/Intercom:	Telephone
Public Address:	
Computers:	Data outlet.
TV/Video:	
Slide/Film:	
Projectors:	
Audio/Tape:	

Electrical

(Security/Safety)

Surveillance:	
Hardware:	
Sprinklers:	
Fire Alarm:	
Heat Detection:	
Extinguishers:	
Electrical Power:	Convenience outlets.



**VIRGINIA TANNER DANCE PROGRAM
PROGRAMMING FORM**

DETAILED SPACE DESCRIPTION

Zone: Administration
Program Number: AD119-120
Space(s): Staff Restrooms(M) (F)
Net Area: 2 @ 43 Sq. Ft. each = 86 Sq. Ft.

OPERATIONAL

Function/Activity: Toilet Room for staff use only.
Time of Use: Studio hours.
Display: N/A
Occupants: One Adult.
Adjacencies: Administrative offices.
Separations:
Primary Access: Building secondary circulation.
Security: Keyed access.

ARCHITECTURAL

Floor Loading: 50#/S.F.
Ceiling Height: 8'
Materials and Finishes: Ceramic tile flooring, ceramic tile base, painted & finished MR gypsum wallboard, gypsum wallboard suspended ceiling.
Insulation:
Fenestration: None
Doors: 3'-0" W X 8'-0" H
Privacy/Blackout: Yes
Acoustical: Yes / Isolated
Fixed Equipment: Mirror, towel dispenser and toilet room accessories.
Moveable Equipment: None

TECHNICAL SYSTEMS

Mechanical

Temperature Range:	65 – 80 at all times
Humidity Range:	No control
Air Filtration:	MERV 7
Room Pressure:	Negative
Noise Criteria (RC(N)):	N/A
Special Requirements:	Toilet room exhaust. Ventilate at a rate at least two times code minimum.

Plumbing

Cold Water:	Lavatories, water closets
Hot Water:	Lavatories
Waste:	Lavatories, water closets, floor drains

Electrical

(Lighting)

Natural:	
Artificial:	Yes
Task Lighting:	At mirrors
Level Control:	Occupancy sensor
Emergency:	Yes

Electrical

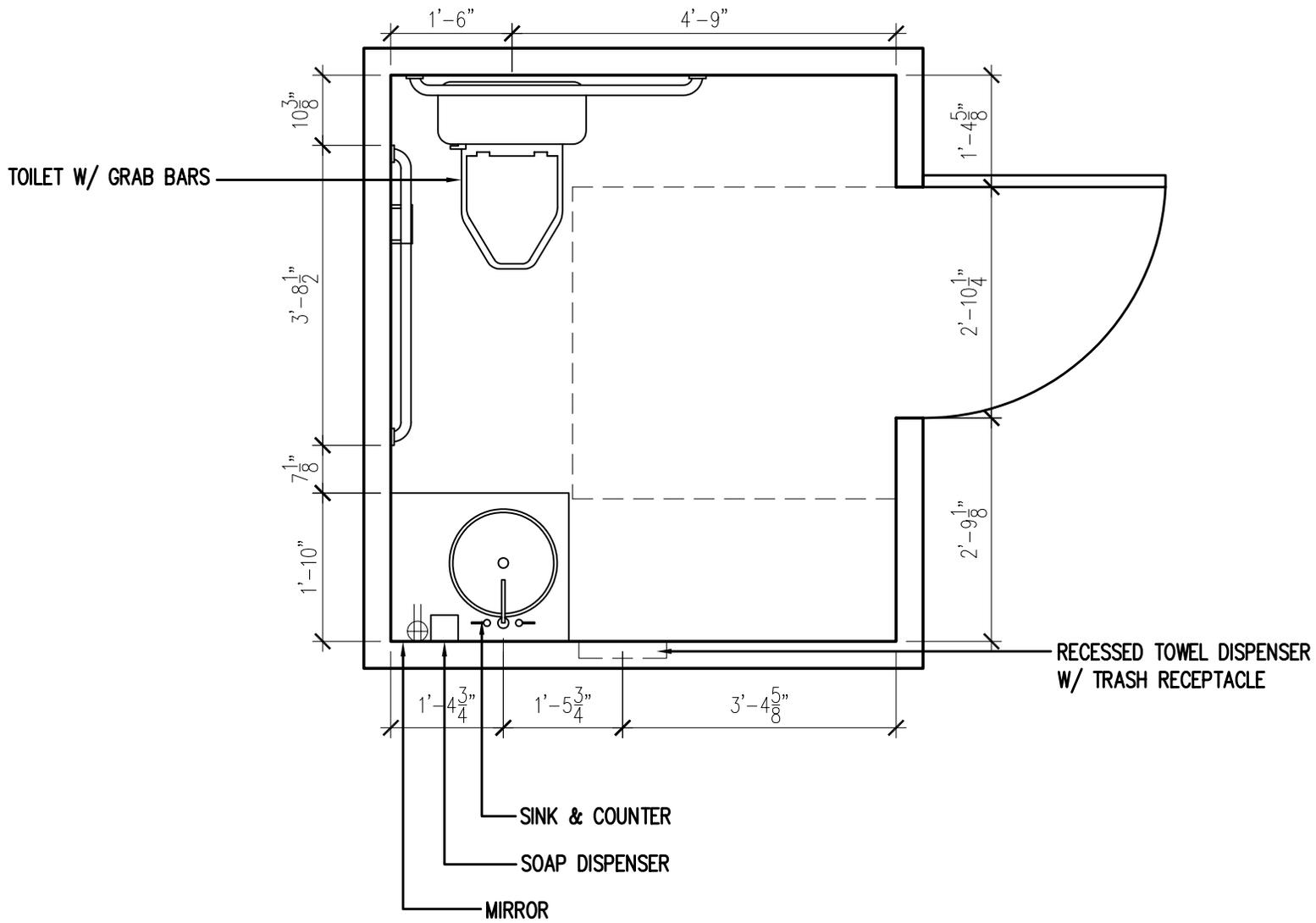
(Communications)

Telephone/Intercom:	
Public Address:	
Computers:	
TV/Video:	
Slide/Film:	
Projectors:	
Audio/Tape:	

Electrical

(Security/Safety)

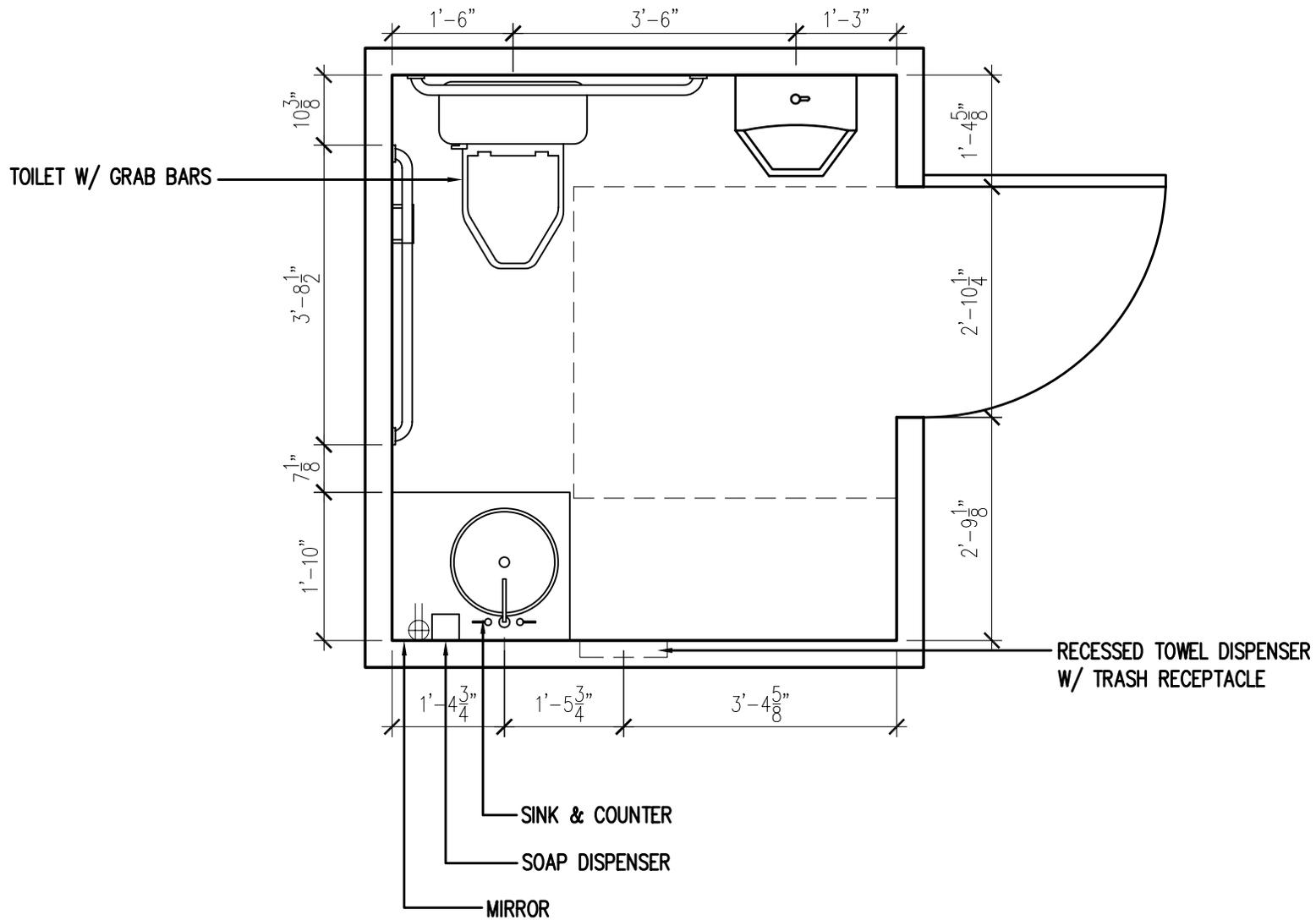
Surveillance:	
Hardware:	
Sprinklers:	
Fire Alarm:	Yes
Heat Detection:	
Extinguishers:	
Electrical Power:	GFI outlet



FLOOR PLAN 2'

AD119-STAFF RESTROOM (F)

NET AREA: 43 S.F.



FLOOR PLAN 2'
 AD120-STAFF RESTROOM (M)
 NET AREA: 43 S.F.

**VIRGINIA TANNER DANCE PROGRAM
PROGRAMMING FORM**

DETAILED SPACE DESCRIPTION

Zone: Instruction
Program Number: S101
Space(s): Pre-School Storage
Net Area: 181 Sq. Ft.

OPERATIONAL

Function/Activity: Area to provide secure storage for musical instruments, art supplies, games and objects used in pre-school studios and performances.

Time of Use: Preschool hours. 8:00am – 1:00pm M-F

Display: N/A

Occupants: Faculty, staff.

Adjacencies: Pre-school studios.

Separations: Lobby and non-public spaces.
Primary Access: Pre-school studios.
Security: Secure and locking space available to faculty and staff.

ARCHITECTURAL

Floor Loading: 150#/S.F.
Ceiling Height: 9'

Materials and Finishes: Sealed polished concrete floors, rubber toeless base, painted & finished gypsum wallboard, gypsum wallboard suspended ceiling.

Insulation: Thermal exterior.
Fenestration: None
Doors: 6' W X 8' H typical interior.

Privacy/Blackout: N/A
Acoustical: N/A

Fixed Equipment: Adjustable metal shelving, locking storage cabinets.

Moveable Equipment:

TECHNICAL SYSTEMS

Mechanical

Temperature Range:	65 – 80 at all times
Humidity Range:	No control
Air Filtration:	N/A
Room Pressure:	Neutral
Noise Criteria (RC(N)):	N/A
Special Requirements:	Serve with grille from nearest zone.

Electrical (Lighting)

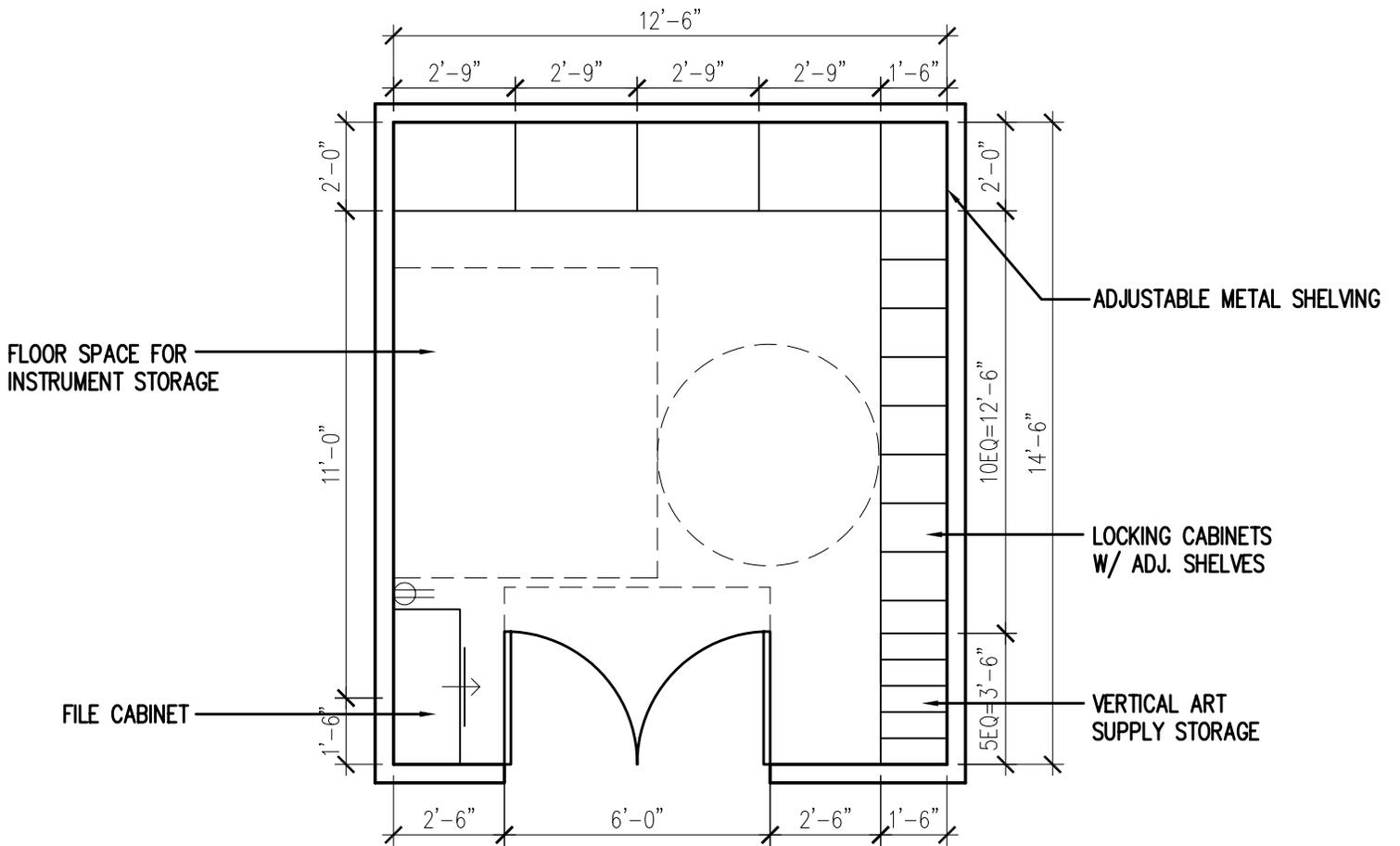
Natural:	
Artificial:	Fluorescent
Task Lighting:	--
Level Control:	Occupancy sensor and manual on/off
Emergency:	

Electrical (Communications)

Telephone/Intercom:	
Public Address:	
Computers:	
TV/Video:	
Slide/Film:	
Projectors:	
Audio/Tape:	

Electrical (Security/Safety)

Surveillance:	
Hardware:	
Sprinklers:	
Fire Alarm:	
Heat Detection:	
Extinguishers:	
Electrical Power:	Convenience outlets.



FLOOR PLAN 4'
 S101- PRESCHOOL STORAGE
 NET AREA: 181 S.F.

**VIRGINIA TANNER DANCE PROGRAM
PROGRAMMING FORM**

DETAILED SPACE DESCRIPTION

Zone: Instruction
Program Number: S102-103
Space(s): Pre-School Restrooms (2)
Net Area: 96 Sq. Ft. Each – 192 S.F. Total

OPERATIONAL

Function/Activity: Standard male and female restrooms for parents to accompany the younger students and guests. Maybe used as a quick change area for ages 3-5 years.

Time of Use: Preschool hours. 8:00am-1:00pm M-F

Display: N/A

Occupants: Parents and pre-school kids.

Adjacencies: Pre-school – studios, secondary circulation system.

Separations:

Primary Access: Pre-school studio, dressing rooms.

Security: Ability to control security for the children. General building security for studio hours.

ARCHITECTURAL

Floor Loading: 50#/S.F.
Ceiling Height: 9'

Materials and Finishes: Ceramic tile floor, ceramic tile base, ceramic walls with gypsum MR wallboard, suspended gypsum MR wallboard ceiling.

Insulation:

Fenestration:

Doors: 3' W X 8' H

Privacy/Blackout: Yes

Acoustical: Isolated

Fixed Equipment: Sinks, toilets, mirrors, toilet room accessories, ADA HC bars, metal stall surrounds. Soap and hand towel dispenser needs to be accessible to small children.

Moveable Equipment: None

TECHNICAL SYSTEMS

Mechanical

Temperature Range: 72 – 75 occupied
65 – 80 unoccupied
Humidity Range: No control
Air Filtration: MERV 7
Room Pressure: Negative
Noise Criteria (RC(N)): N/A
Special Requirements: Toilet room exhaust – ventilate at a rate at least two times code minimum.
Transfer from adjacent space.

Plumbing

Cold water: Lavatories, water closets
Hot water: Lavatories
Waste: Lavatories, water closets, floor drains.

Electrical

(Lighting)

Natural:
Artificial: Fluorescent
Task Lighting: At mirror
Level Control: Occupancy sensor
Emergency: Yes

Electrical

(Communications)

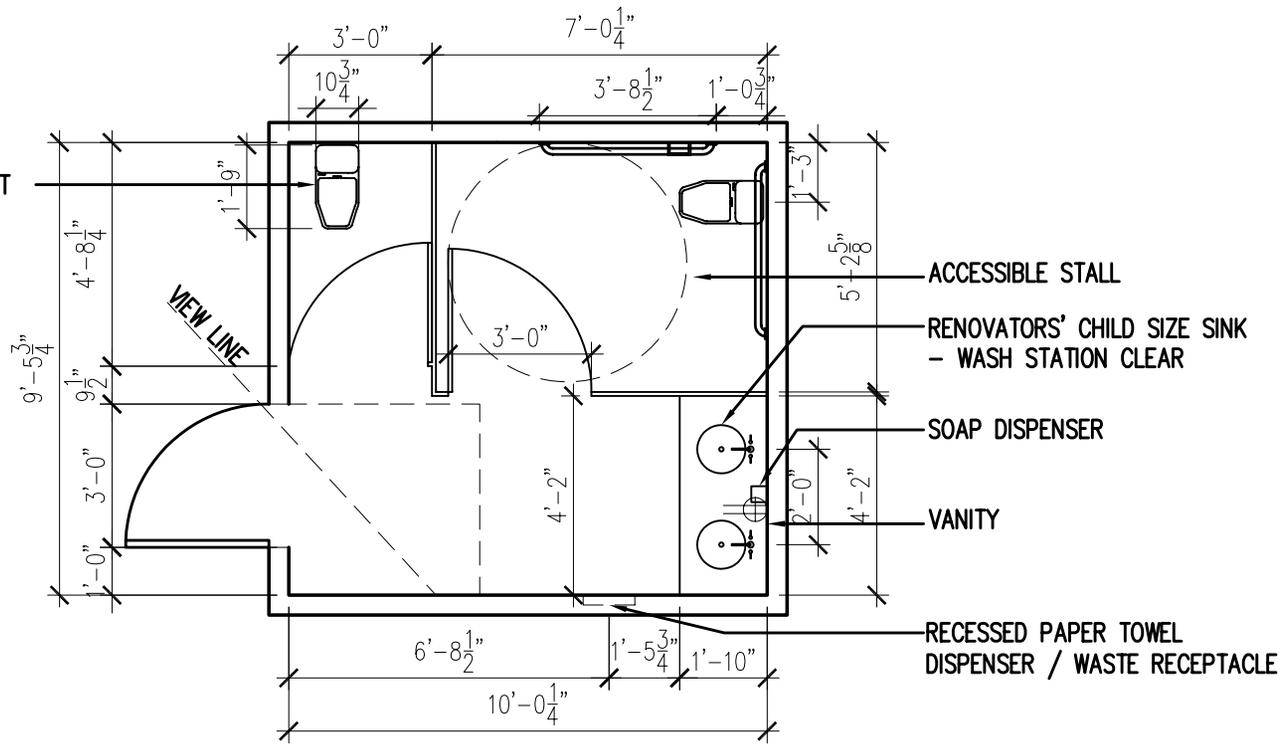
Telephone/Intercom:
Public Address:
Computers:
TV/Video:
Slide/Film:
Projectors:
Audio/Tape:

Electrical

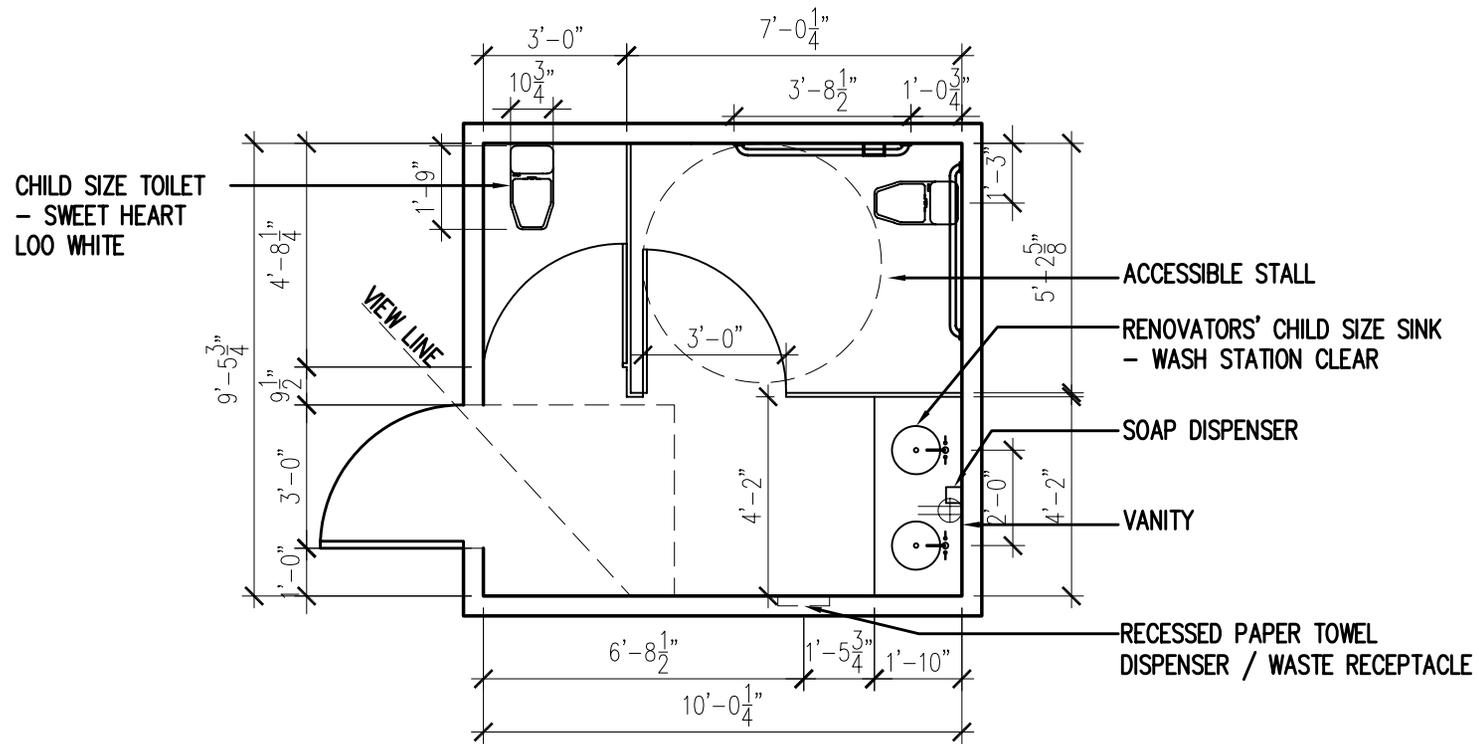
(Security/Safety)

Surveillance:
Hardware:
Sprinklers:
Fire Alarm: Yes
Heat Detection:
Extinguishers:
Electrical Power: Convenience outlets - GFI.

CHILD SIZE TOILET
- SWEET HEART
LOO WHITE



FLOOR PLAN 4'
S102- PRESCHOOL RESTROOM (M)
NET AREA: 96 S.F.



FLOOR PLAN 4'

S103- PRESCHOOL RESTROOM (F)

NET AREA: 96 S.F.

**VIRGINIA TANNER DANCE PROGRAM
PROGRAMMING FORM**

DETAILED SPACE DESCRIPTION

Zone: Instruction
Program Number: S110
Space(s): Faculty Warm-Up/Studio/Prep Area
Net Area: 600 Sq. Ft.

OPERATIONAL

Function/Activity: Area for faculty to warm-up before studio and to choreograph studio class lessons and performances.

Time of Use: Building hours and unlimited access to faculty evenings and weekends.

Display: Wall art.

Occupants: Faculty

Adjacencies: Studios, faculty dressing rooms, faculty restrooms, faculty lounge, administration.

Separations: Public areas.
Primary Access: Secondary circulation system.
Security: General building security, limited access by all others except faculty.

ARCHITECTURAL

Floor Loading: 100#/S.F.
Ceiling Height: 14'

Materials and Finishes: Sprung hardwood dance floor, wood base, painted & finished gypsum wallboard on plywood on one wall, exposed structural ceiling painted, mirrors to 8'-0" above finish floor on two walls.

Insulation: Thermal exterior.
Fenestration: Yes and operable.
Doors: 3' W X 8' H

Privacy/Blackout: Yes
Acoustical: Isolated

Fixed Equipment: Storage cabinets for audio/video equipment, projectors, musical instruments, etc., used to choreograph the class lessons. Wall mounted ballet barres.

Moveable Equipment: Benches

TECHNICAL SYSTEMS

Mechanical

Temperature Range: 72 – 75 occupied
65 – 80 unoccupied

Humidity Range: no control

Air Filtration: MERV 7

Room Pressure: neutral

Noise Criteria (RC(N)): 25 - 35

Special Requirements: Displacement Ventilation
Demand Controlled Ventilation (CO₂ sensor) with reheat
Radiant floor

Electrical

(Lighting)

Natural: Yes and operable.

Artificial: Yes not fluorescent.

Task Lighting:

Level Control: Zoned, occupancy sensor, manual override

Emergency: Yes

Electrical

(Communications)

Telephone/Intercom: Telephone and intercom.

Public Address:

Computers: Data outlet.

TV/Video: Yes capability for one.

Slide/Film: Yes capability for one.

Projectors: Yes capability for one.

Audio/Tape: Yes capability for one.

Electrical

(Security/Safety)

Surveillance:

Hardware:

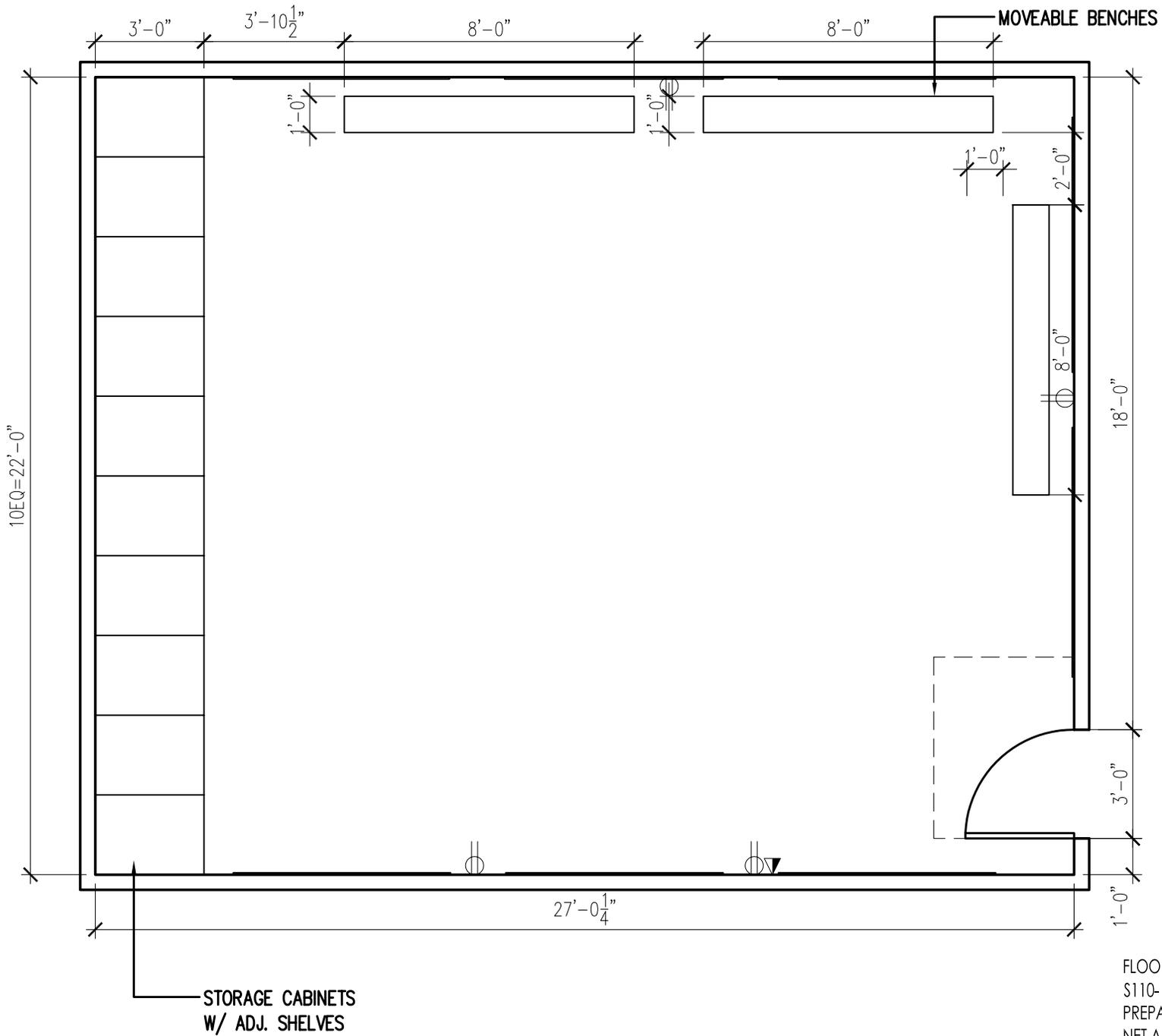
Sprinklers:

Fire Alarm: Yes

Heat Detection:

Extinguishers:

Electrical Power: Convenience outlets.



**VIRGINIA TANNER DANCE PROGRAM
PROGRAMMING FORM**

DETAILED SPACE DESCRIPTION

Zone: Instruction
Program Number: S111-112
Space(s): Preschool and Jr. Dance Studios (2)
Net Area: 1200 Sq. Ft. Each, 2400 Sq. Ft. Total

OPERATIONAL

Function/Activity: General instructional dance studio to be used primarily by CDT classes of younger age groups including preschool and Virginia Tanner classes. The studios may be of varying dimensions. The studios should be playful with lots of natural light and opportunities to hang props and pin up drawings. Independent climate control with adequate ventilation is important.

Time of Use: 9:00 –6:00 pm. Peak demand for studios is after school, primarily Tuesday, Wednesday, Thursday and Saturdays.

Display: Wall art.

Occupants: 30 students per class. 1-2 boys per class (Preschool 15-20 students Typical).

Adjacencies: Dressing rooms, restrooms, mix older and younger students.

Separations: Public areas, primary circulation space.

Primary Access: Dressing rooms.

Security: General building security.

ARCHITECTURAL

Floor Loading: 100#/S.F.
Ceiling Height: 14' Clear

Materials and Finishes: Sprung hardwood dance floor, heavy rubber base, painted & finished gypsum wallboard on plywood, exposed structural ceiling painted.

Insulation: Thermal exterior.

Fenestration: Yes / Operable

Doors: Multiple doors. Double doors to move props and equipment in and out.

Privacy/Blackout: Yes

Acoustical: Studio acoustics / Isolated

Fixed Equipment: Each studio has a control media panel in a cabinet and full height storage for scenery, instruments and props. Each studio has floor mounted double height wood ballet barres with steel bracket. Hooks and cubbies immediately outside space

Moveable Equipment: (4) 8'-0" Movable benches, piano and bench

TECHNICAL SYSTEMS

Mechanical

Temperature Range: 72 – 75 occupied
65 – 80 unoccupied

Humidity Range: No control

Air Filtration: MERV 7

Room Pressure: Neutral

Noise Criteria (RC(N)): 25 – 35

Special Requirements: Displacement Ventilation
Demand Controlled Ventilation (CO2 sensor) with reheat.
Radiant floor

Electrical

(Lighting)

Natural:

Artificial: HID and incandescent performance lighting not florescent.

Task Lighting:

Level Control: Zoned and dimmed

Emergency: Yes

Electrical

(Communications)

Telephone/Intercom: Telephone and intercom.

Public Address:

Computers:

TV/Video: Yes Portable.

Slide/Film:

Projectors:

Audio/Tape: Sound/recording system.

Electrical

(Security/Safety)

Surveillance:

Hardware:

Sprinklers:

Fire Alarm: Yes

Heat Detection:

Extinguishers:

Electrical Power: Convenience outlets.

**VIRGINIA TANNER DANCE PROGRAM
PROGRAMMING FORM**

DETAILED SPACE DESCRIPTION

Zone: Instruction
Program Number: S113-116
Space(s): Sr. Dance Studios (4)
Net Area: 2,400 Sq. Ft. each, 9,600 Sq. Ft. total

OPERATIONAL

Function/Activity: General instructional dance studio to be used primarily for CDT. Studios preferably to be at a minimum, the size of performance stage for accurate rehearsal simulation. Natural light is important with independent climate control. The administration may need to be concerted in the future.

Time of Use: 9:30 – 11:30 am & 4:30 – 6:00 pm. Peak demand problems on studios for faculty is after school and Saturdays.

Display: Wall art.

Occupants: 30 students per class. 1-2 boys per class.

Adjacencies: Control/projection booth (applies to Performance studio only), Dressing rooms, restrooms, mix older and younger students.

Separations: Public areas, primary circulation space.
Primary Access: Dressing rooms.
Security: General building security.

ARCHITECTURAL

Floor Loading: 100#/S.F.
Ceiling Height: 14' clear.

Materials and Finishes: Sprung hardwood dance floor, heavy rubber base, painted & finished gypsum wallboard on plywood, exposed structural ceiling painted, acoustic suspended panels. Motorized opaque shades to cover mirrors when not needed.

Insulation: Thermal exterior.
Fenestration: Yes
Doors: Multiple doors. Double doors to move props and equipment in and out. Doors entering from cross over with 180° hinges.

Privacy/Blackout: Yes

Acoustical:	Studio acoustics / isolated
Fixed Equipment:	Wall mounted barres with adjustable brackets on both long-sidewalls. (For studios # 3 & #4 – Non-performance studios) Each studio has cabinet for a control media and storage (except for Performance Studios #1 & # 2) Studio #2 has an overhead projector that projects on the wall opposite to retractable wall. Curtains in performance studio at back and front of performance area.
Moveable Equipment:	The wall that Studios #1 and # 2 share, is a Retractable Panel Partitions requires no floor track with high STC rating (approximately 40 STC). Studio #2 has a control media panel in a movable Cabinet/ Carte. Studios #1 & # 2 have movable double free standing barres to be removed during performance. Each studio has 30" Plasma Screen on a rolling carte (except for Studio # 2). Studio # 2 has a 6 leg curtain system and a ceiling mount lighting grid to create a bright stage. (4) 8'-0" movable benches, piano and bench.

TECHNICAL SYSTEMS

Mechanical

Temperature Range:	72 – 75 occupied 65 – 80 unoccupied
Humidity Range:	No control
Air Filtration:	MERV 7
Room Pressure:	Neutral
Noise Criteria (RC(N)):	30 – 40
Special Requirements:	Displacement ventilation. Demand Controlled Ventilation (CO2 sensor) with reheat. Radiant floor.

Plumbing

Cold Water:	Water cooler
Hot Water:	N/A
Waste:	Water cooler

Electrical

(Lighting)

Natural:	Yes
Artificial:	Capability for some theater lighting, not florescent.
Task Lighting:	
Level Control:	Multilevel and zoned.
Emergency:	Yes

Electrical

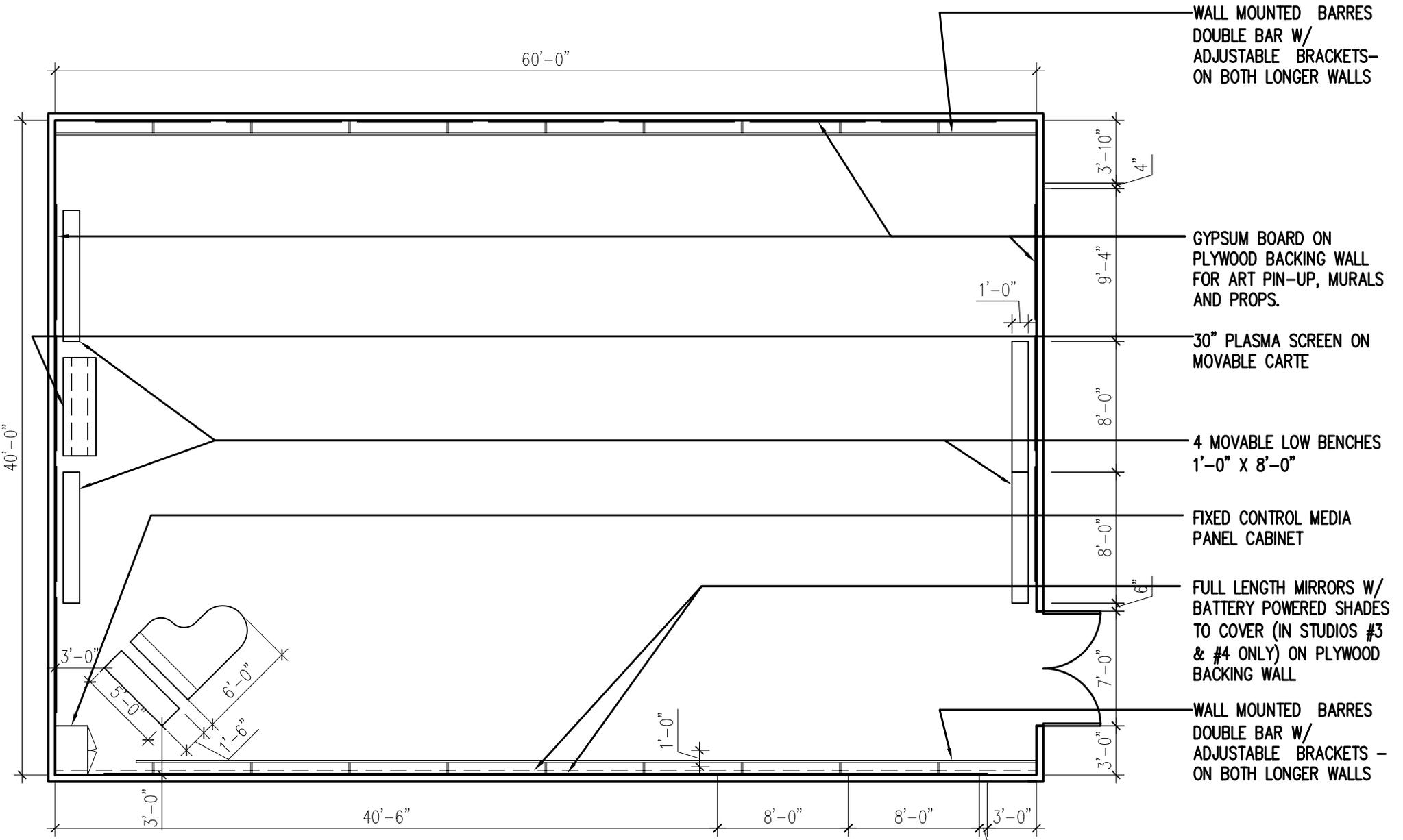
(Communications)

Telephone/Intercom:	Telephone and intercom per each studio.
Public Address:	
Computers:	Data outlet.

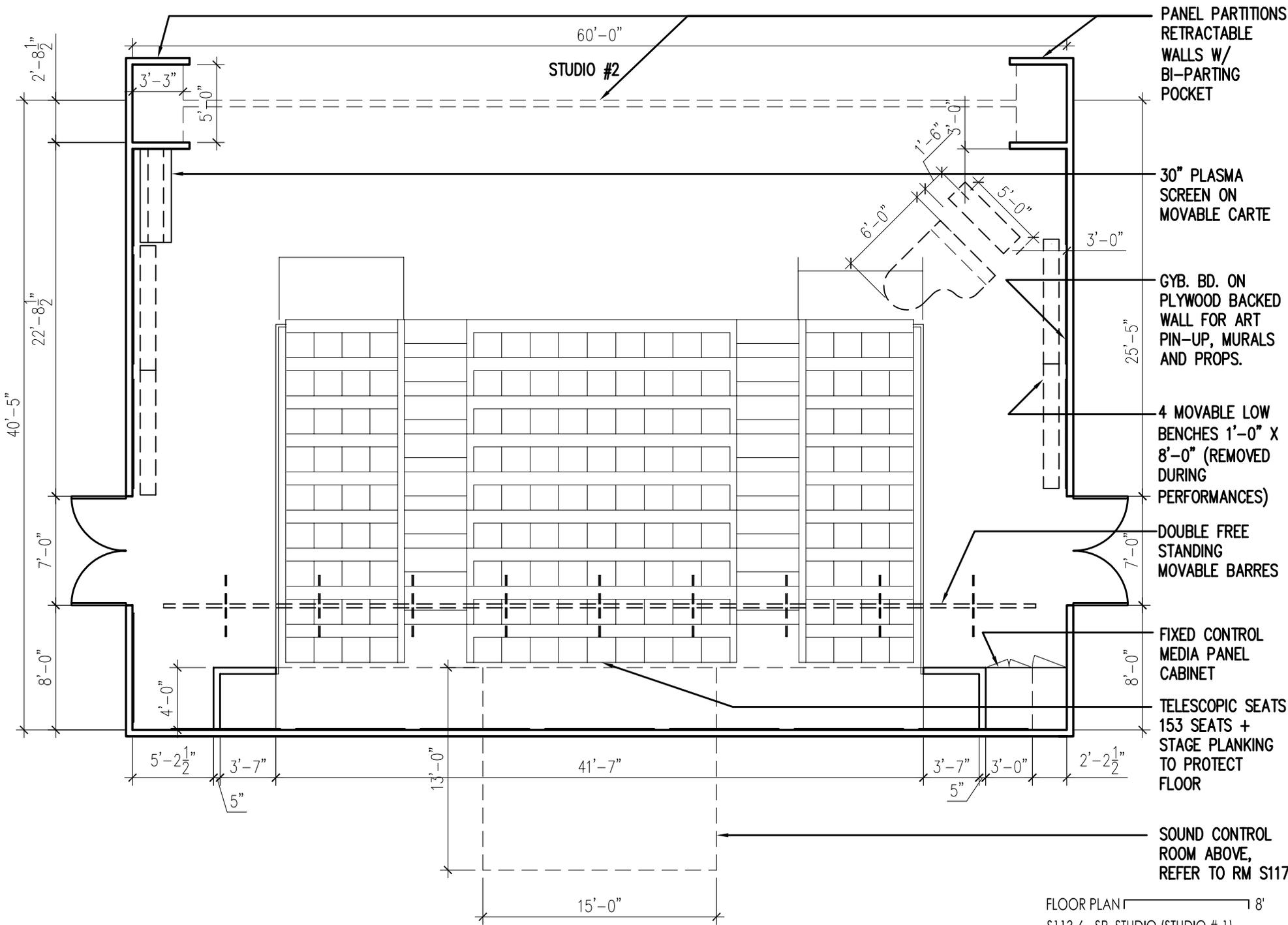
TV/Video:	Capability for one per each studio.
Slide/Film:	
Projectors:	Capability for one per each studio.
Audio/Tape:	Capability for one per each studio, one sound system per each studio.

Electrical
(Security/Safety)

Surveillance:	
Hardware:	
Sprinklers:	
Fire Alarm:	Yes
Heat Detection:	
Extinguishers:	
Electrical Power:	Convenience outlets.



FLOOR PLAN 8'
 S113-6 - SR. STUDIO (Studio #3 & #4)
 FOR 4 STUDIOS 2400 S.F. EACH = 9600 S.F.



PANEL PARTITIONS
RETRACTABLE
WALLS W/
BI-PARTING
POCKET

30" PLASMA
SCREEN ON
MOVABLE CARTE

GYB. BD. ON
PLYWOOD BACKED
WALL FOR ART
PIN-UP, MURALS
AND PROPS.

4 MOVABLE LOW
BENCHES 1'-0" X
8'-0" (REMOVED
DURING
PERFORMANCES)

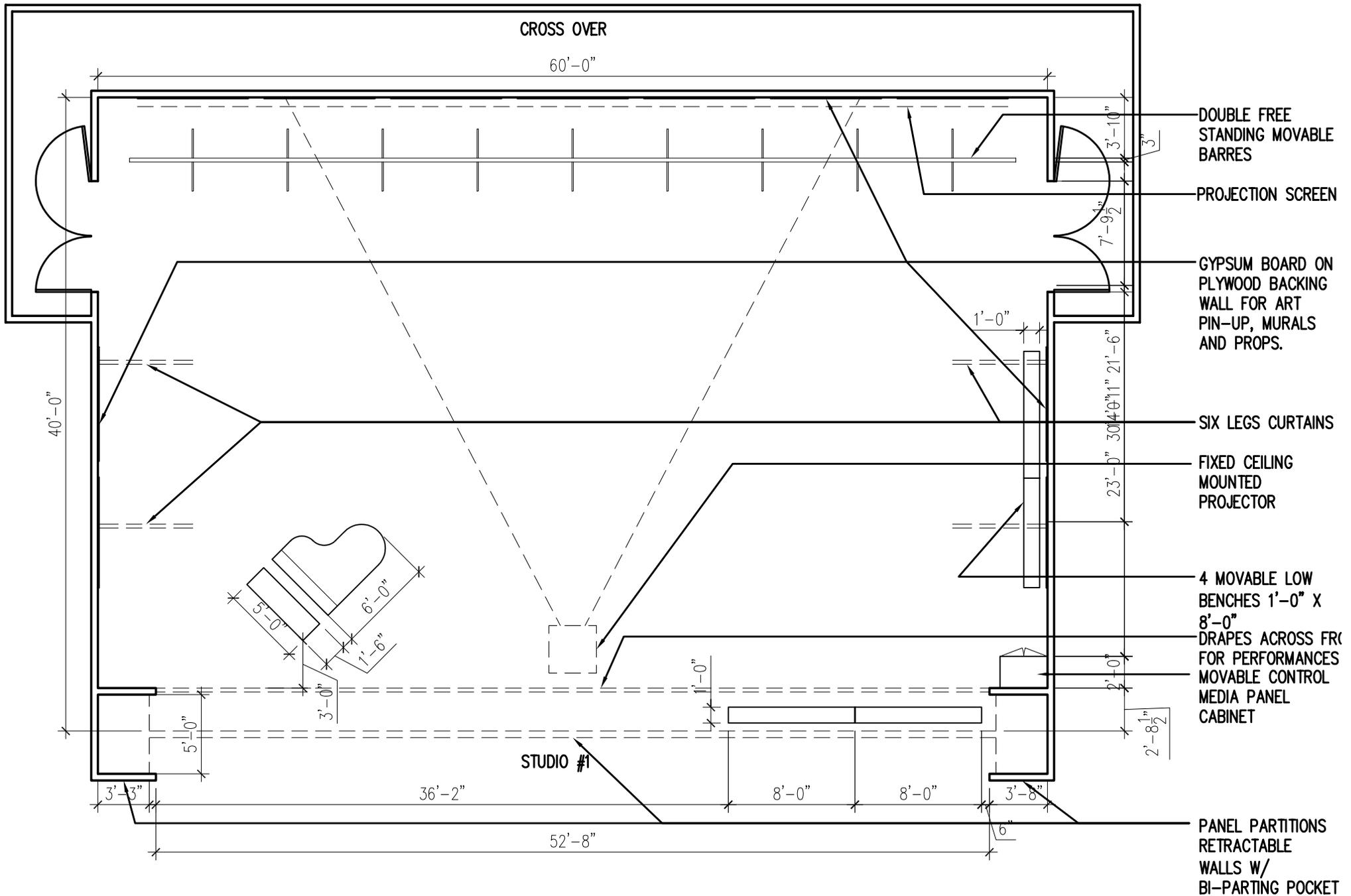
DOUBLE FREE
STANDING
MOVABLE BARRES

FIXED CONTROL
MEDIA PANEL
CABINET

TELESCOPIC SEATS
153 SEATS +
STAGE PLANKING
TO PROTECT
FLOOR

SOUND CONTROL
ROOM ABOVE,
REFER TO RM S117

FLOOR PLAN 1 8'
S113-6 - SR. STUDIO (STUDIO # 1)
FOR 4 STUDIOS 2400 S.F. EACH = 9600 S.F.



FLOOR PLAN 1 8'
 S113-6 - SR. STUDIO (STUDIO # 2)
 FOR 4 STUDIOS 2400 S.F. EACH = 9600 S.F.

**VIRGINIA TANNER DANCE PROGRAM
PROGRAMMING FORM**

DETAILED SPACE DESCRIPTION

Zone: Instruction
Program Number: S117
Space(s): Control/Projection Booth
Net Area: 195 SF

OPERATIONAL

Function/Activity: An area for audio and visual equipment which supports the activities of the performance on-stage. Space must be accessible per ADA requirements.

Time of Use: During performances, rehearsals.

Occupants: Students, faculty, staff.

Adjacencies: Studio with telescopic seating (Studio #1). Vertical circulation, catwalk for traveler lighting

Separations: N/A

Primary Access: Access to the Performance Studio and main circulation area, catwalks.

Security: Secured area access, controlled access during performances.

ARCHITECTURAL

Floor Loading: 50#/S.F.
Ceiling Height: 8 ft.

Materials and Finishes: Anti static carpet floor with rubber toeless base, painted gypsum board walls on plywood, suspended acoustical ceiling panels. Painted black.

Insulation: Thermal exterior, sound batt insulation.

Fenestration: Visual connection to Main Stage Theatre, operable windows at center of room, minimum, sound rated glazing.

Doors: 3'-6" W x 8' H

Privacy/Blackout: Yes

Acoustical: NC 30; some acoustically absorptive finishes; sound isolating walls, doors and window.

Fixed Equipment: Cabinetry, counters, audio racks, theatrical lighting system network and audio system network taps, stage monitor.

Moveable Equipment: Seating

TECHNICAL SYSTEMS

Mechanical

Temperature Range: 72 – 75 occupied
65 – 80 unoccupied

Humidity Range: No control

Air Filtration: MERV 7

Room Pressure: Neutral

Noise Criteria (RC(N)): 25 – 35

Plumbing

Cold Water: N/A

Hot Water: N/A

Waste: N/Q

Electrical

(Lighting)

Natural: --

Artificial: Fluorescent overhead work lighting, recessed with black paracube grilles.

Task Lighting: Black track lighting, two circuits with local wallbox dimming, architectural grade.

Level Control: Variable intensity control; control console for performances

Emergency: --

Electrical

(Communications)

Telephone/Intercom: Production monitoring and intercommunications.

Public Address: Production announcements.

Computers: Data outlet.

TV/Video: Control point.

Slide/Film: Control point.

Projectors: Control point.

Audio/Tape: Control point.

Electrical

(Security/Safety)

Surveillance: N/A

Hardware: --

Sprinklers: --

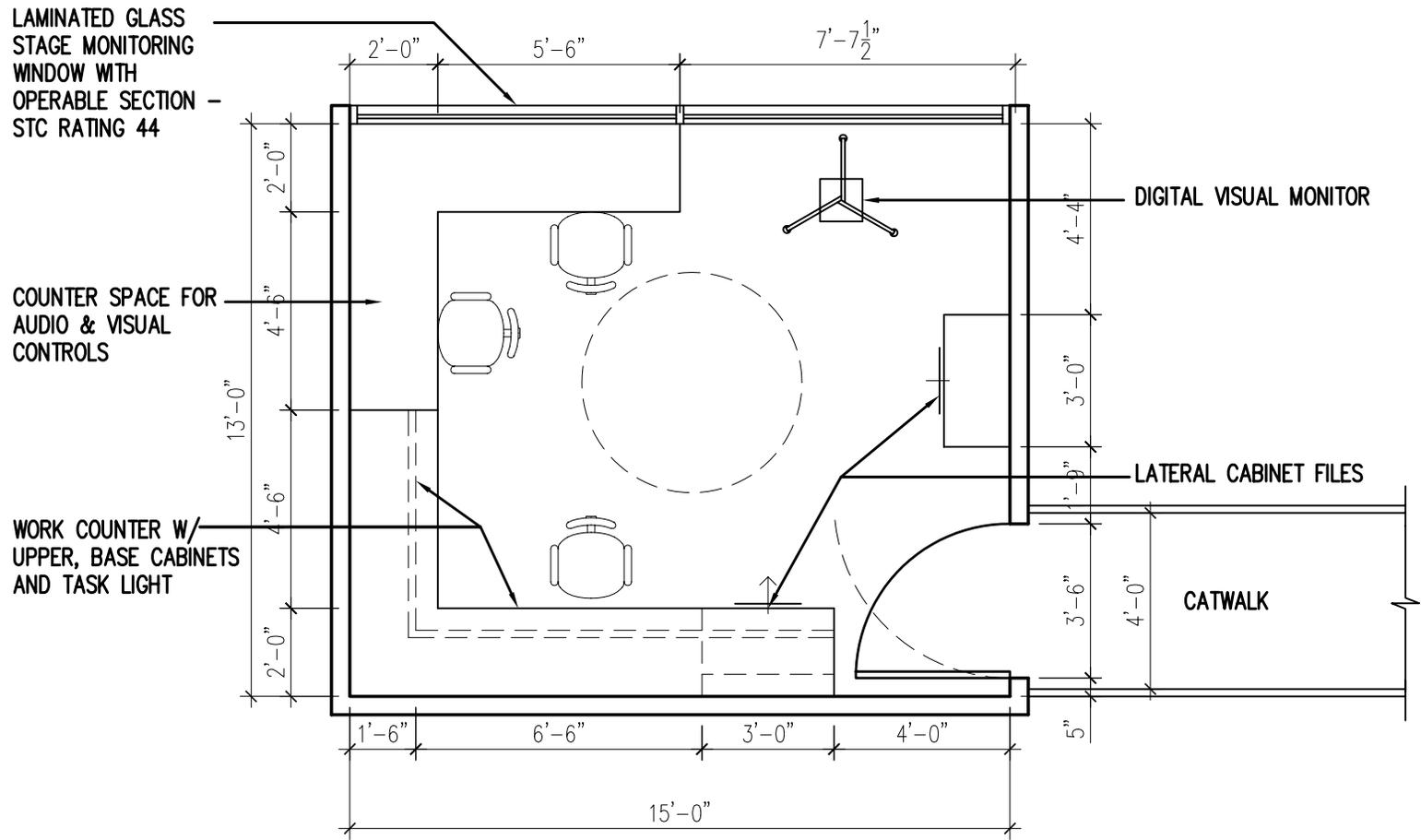
Fire Alarm: Alarm indicating

Heat Detection: N/A

Extinguishers: --

Electrical Power:

Convenience outlets; power for controls and projection equipment, isolated ground for audio and computer systems.



FLOOR PLAN 4'
 S117 - CONTROL / PROJECTION BOOTH.
 NETAREA: 195 S.F.

**VIRGINIA TANNER DANCE PROGRAM
PROGRAMMING FORM**

DETAILED SPACE DESCRIPTION

Zone: Instruction
Program Number: S118
Space(s): Art Studio / Preschool snack
Net Area: 2,750 Sq. Ft.

OPERATIONAL

Function/Activity: General art classroom for the instruction of art, in mixed media including music and dance to be used as faculty warming up studio and occasional dance studio during peak instruction periods and Preschool snack activity.

Time of Use: Building hours.

Display: Wall display of student work.

Occupants: Parent meetings; space for 100 people, 12-15 students per class, currently 1 class in winter, the summer class is 24 students for dance camps. Preschool snack; space for 50 children, Faculty and Staff.

Adjacencies: Art studio storage and catering kitchen.

Separations: Primary circulation system.
Primary Access: Secondary circulation system.
Security: General building security.

ARCHITECTURAL

Floor Loading: 100#/S.F.
Ceiling Height: 12'

Materials and Finishes: Sprung hardwood dance floors with sheet vinyl finish, solid rubber base, painted & finished gypsum wallboard on plywood, exposed structure painted.

Insulation: Thermal exterior.
Fenestration: Yes and operable.
Doors: (2) 6' W X 8' H

Privacy/Blackout: Yes
Acoustical: Isolated

Fixed Equipment: Sinks, plastic laminate wall cabinets to store paper goods and cleaning supplies, millwork for supplies, storage cabinets for chairs, fabric, plaster, paint, clay, paper rolls, pens, brushes, clean-up equipment, etc.

Moveable Equipment: Panel Partitions Retractable walls (with no floor track and 45-50 STC rating). 4 flat files, 5 drawers, no racks or lockers, paper supplies, work tables and folding chairs, child size tables and chairs (for 48 children), refrigerator, freezer, double compartment sink with disposal, TV, video and overhead projector on moveable cart, slide projector and cart, and a single couch, task chair for the first aid area.

TECHNICAL SYSTEMS

Mechanical

Temperature Range: 72 – 75 occupied
65 – 80 unoccupied
Humidity Range: No control
Air Filtration: NERV 7
Room Pressure: Neutral
Noise Criteria (RC(N)): 25 – 35
Special Requirements: Demand Controlled Ventilation (CO2 sensor) with reheat.
Radiant floor

Plumbing

Cold Water: Utility sink
Hot Water: Utility sink
Waste: Utility sink
Other: Plaster trap at sink

Electrical (Lighting)

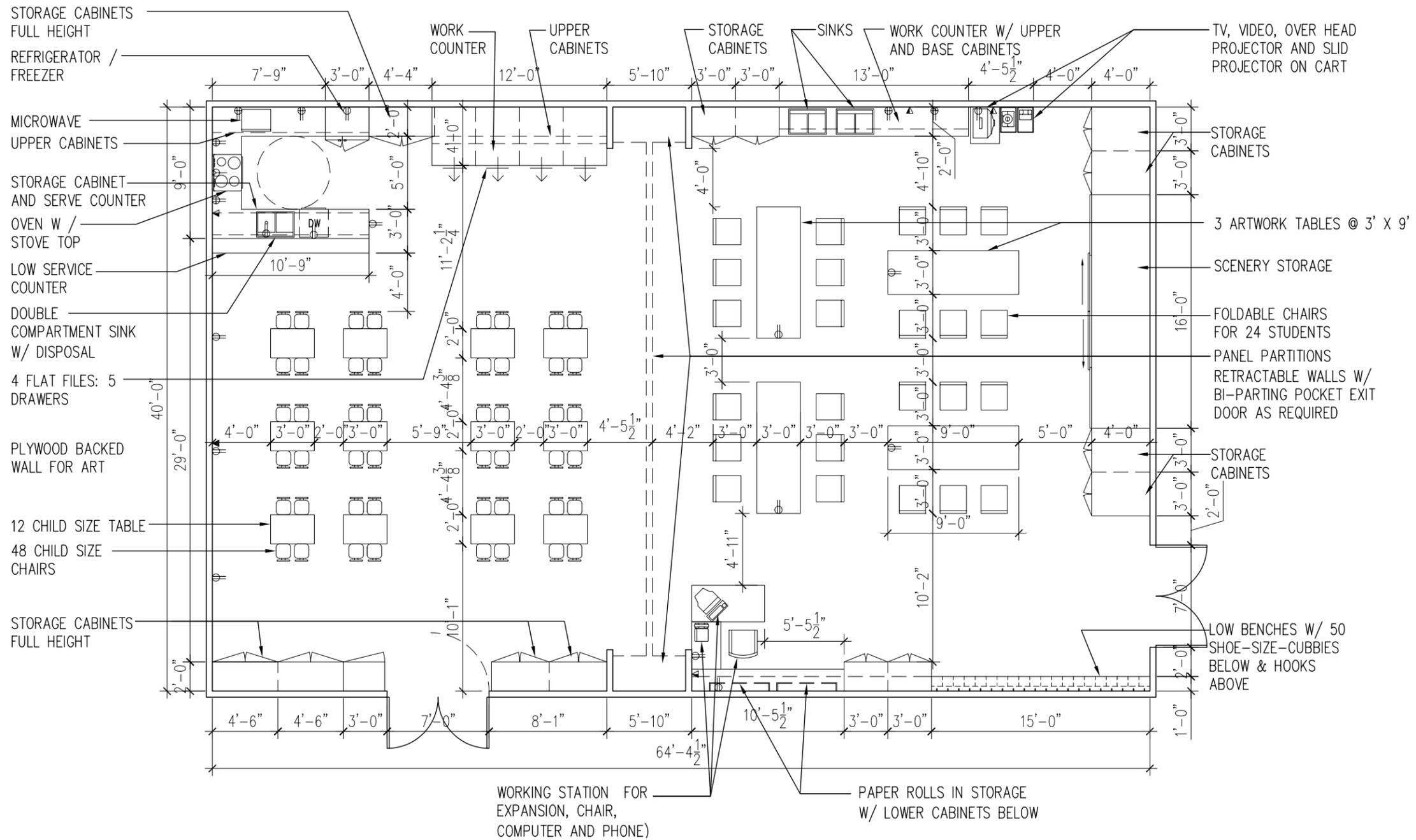
Natural: Yes and operable.
Artificial: Fluorescent, low-glare, color correction.
Task Lighting: At work counter.
Level Control: Multi-level and zoned, manual switch, occupancy sensor.
Emergency: Yes

Electrical (Communications)

Telephone/Intercom: Telephone and intercom.
Public Address:
Computers: Data outlets.
TV/Video: Yes and capability for one per studio.
Slide/Film: Yes and capability for one per studio.
Projectors: Yes and capability for one per studio.
Audio/Tape: Yes and capability for one per studio.

Electrical
(Security/Safety)

Surveillance:	--
Hardware:	--
Sprinklers:	
Fire Alarm:	Yes
Heat Detection:	--
Extinguishers:	--
Electrical Power:	Convenience outlets.



**VIRGINIA TANNER DANCE PROGRAM
PROGRAMMING FORM**

DETAILED SPACE DESCRIPTION

Zone: Instruction
Program Number: S119
Space(s): Art Studio Storage/Back Drop/Fabrication
Net Area: 1614 Sq. Ft.

OPERATIONAL

Function/Activity: Storage for art-studio equipment and various objects used in teaching art class; musical instruments, large paper rolls and fabrics. Space will also be used as workspace to fabricate props and backdrop murals for performances.

Time of Use: Building hours.

Display: N/A

Occupants: Faculty, students.

Adjacencies: Outdoor fenced play area, art studio, costume fabrication and storage.

Separations: Public areas.
Primary Access: Secondary circulation system, art studio.
Security: General building security.

ARCHITECTURAL

Floor Loading: 150#/S.F.
Ceiling Height: 10'

Materials and Finishes: Sealed & polished concrete floors, rubber toeless base, painted & finished gypsum wallboard, exposed structure painted.

Insulation: Thermal exterior.
Fenestration: None
Doors: 6' W X 8' H

Privacy/Blackout: N/A
Acoustical: N/A

Fixed Equipment: Adjustable metal shelves and storage cabinets for pre-school toy storage, costumes, musical instruments, objects, large paper rolls, etc. to teach and inspire art. Storage cabinets for tools used to

fabricate props and back drops for performances such as paints, brushes, rollers, hammers, nails and ladders. Rolling cart for slide projectors and overhead projectors.

Moveable Equipment: Work tables and benches, floor space and wall space to paint and create murals.

TECHNICAL SYSTEMS

Mechanical

Temperature Range:	72 – 75 occupied 65 – 80 unoccupied
Humidity Range:	no control
Air Filtration:	MERV 7
Room Pressure:	neutral to negative
Noise Criteria (RC(N)):	N/A
Special Requirements:	Local exhaust controllable by room occupant

Electrical

(Lighting)

Natural:	
Artificial:	Fluorescent
Task Lighting:	Yes
Level Control:	Zoned; occupancy sensors, manual override
Emergency:	Yes

Electrical

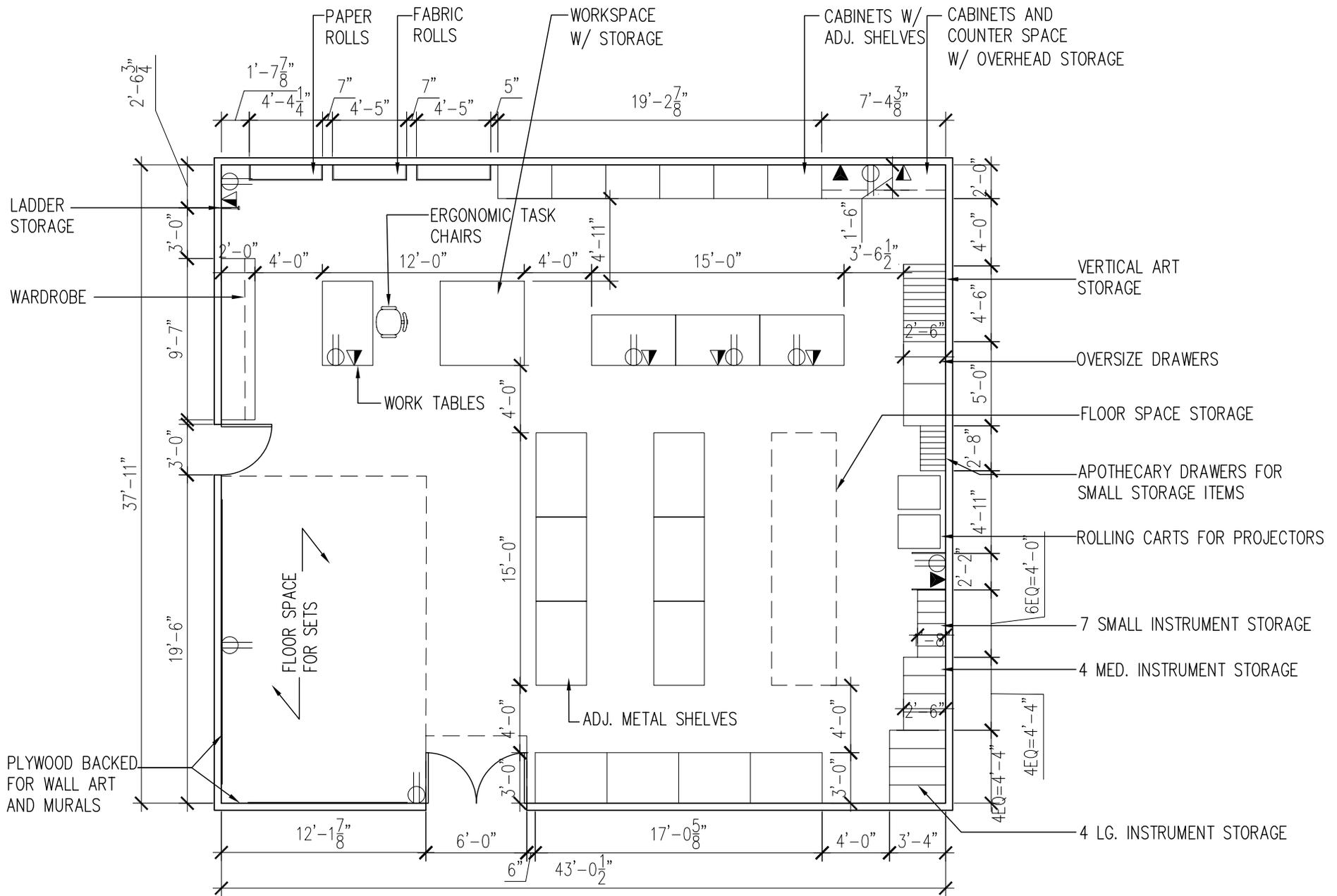
(Communications)

Telephone/Intercom:	Telephone and intercom.
Public Address:	
Computers:	
TV/Video:	
Slide/Film:	Yes to project slide images on to walls.
Projectors:	Yes to project images onto wall.
Audio/Tape:	

Electrical

(Security/Safety)

Surveillance:	--
Hardware:	--
Sprinklers:	
Fire Alarm:	Yes
Heat Detection:	--
Extinguishers:	--
Electrical Power:	Convenience outlets. Outlets for power tools.



FLOOR PLAN 1 4'
 S119- ART STUDIO STORAGE
 NET AREA: 1614 S.F.

**VIRGINIA TANNER DANCE PROGRAM
PROGRAMMING FORM**

DETAILED SPACE DESCRIPTION

Zone: Instruction
Program Number: S120-121
Space(s): Dancers Restrooms (2)
Net Area: 328 Sq. Ft. (164 F; 164 M)

OPERATIONAL

Function/Activity: Restrooms for guests attending performances, dancers during rehearsals, faculty that are more immediate to studios than dressing rooms.

Time of Use: 8:00 a.m. to 9:30 p.m. M-F; 8:00 a.m. – 2:00 p.m. Saturday

Display: N/A

Occupants: N/A

Adjacencies: General proximity to dance studios.

Separations: None

Primary Access: General building circulation.

Security: General building security.

ARCHITECTURAL

Floor Loading: 50#/S.F.
Ceiling Height: 9'

Materials and Finishes: Ceramic tile floor; ceramic tile base, ceramic tile walls with gypsum wallboard painted & finished, gypsum wallboard suspended.

Insulation: Exterior

Fenestration: None

Doors: 3'-0" X 7'-0"

Privacy/Blackout: N/A

Acoustical: Isolated with sound batt all perimeter walls.

Fixed Equipment: Vanity and sink, water closets and urinals, mirrors, paper-towel dispenser, electric hand dryer, trash receptacle.

Moveable Equipment:

TECHNICAL SYSTEMS

Mechanical

Temperature Range:	72 – 75 occupied 65 – 80 unoccupied
Humidity Range:	No control
Air Filtration:	MERV 7
Room Pressure:	Negative
Noise Criteria (RC(N)):	N/A
Special Requirements:	Toilet room exhaust – ventilate at a rate at least two times code minimum. Transfer from adjacent space.

Plumbing

Cold Water:	Lavatories, water closets
Hot Water:	Lavatories
Waste:	Lavatories, water closets, floor drains

Electrical

(Lighting)

Natural:	--
Artificial:	Fluorescent
Task Lighting:	At mirror
Level Control:	Occupancy sensor
Emergency:	Yes

Electrical

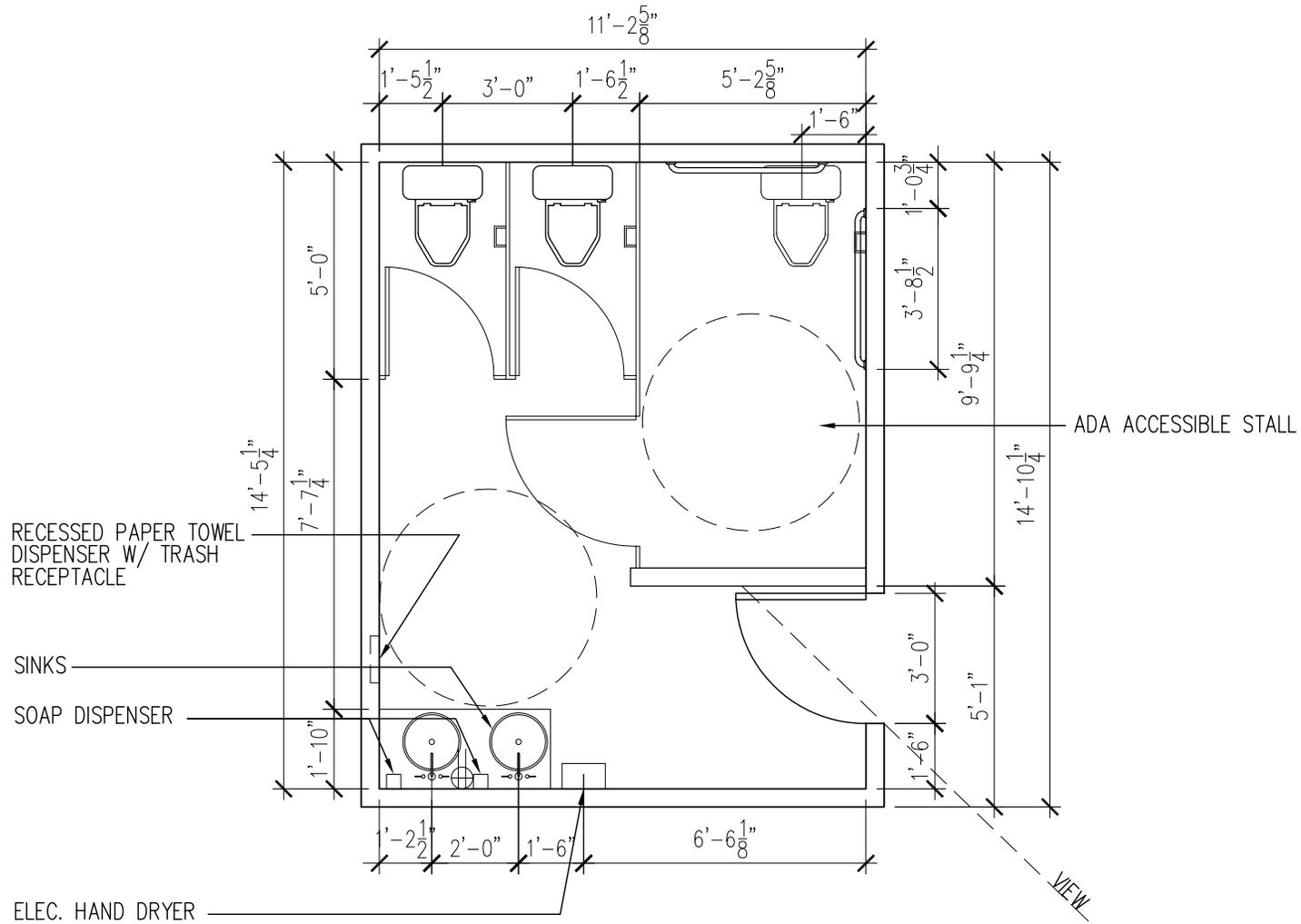
(Communications)

Telephone/Intercom:	--
Public Address:	--
Computers:	--
TV/Video:	--
Slide/Film:	--
Projectors:	--
Audio/Tape:	--

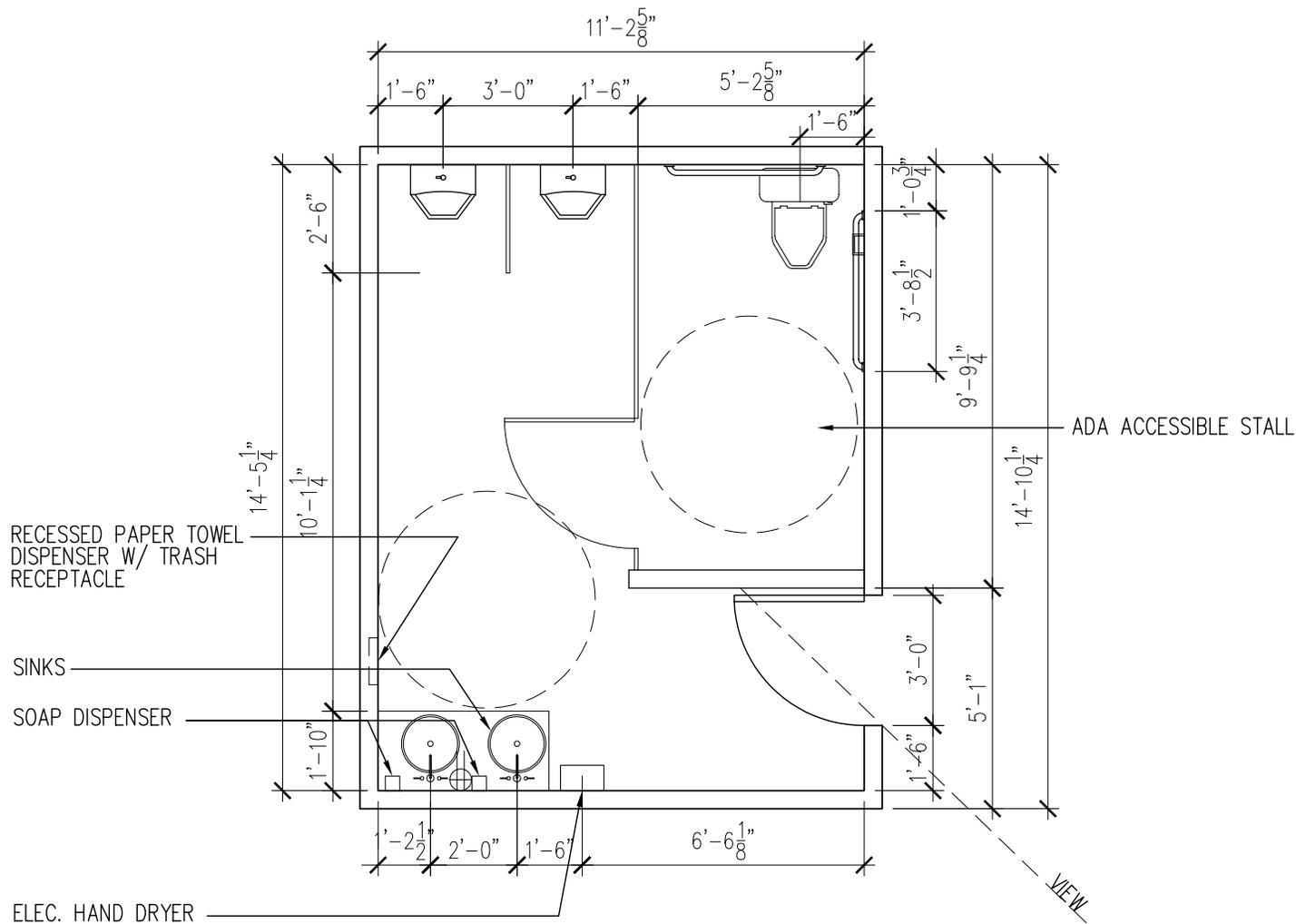
Electrical

(Security/Safety)

Surveillance:	--
Hardware:	--
Sprinklers:	--
Fire Alarm:	Yes
Heat Detection:	--
Extinguishers:	--
Electrical Power:	GFI outlet at sink.



FLOOR PLAN 4'
 S120- DANCERS RESTROOM (F)
 NET AREA: 164 S.F.



FLOOR PLAN 4'
 S121- DANCERS RESTROOM (M)
 NET AREA: 164 S.F.

**VIRGINIA TANNER DANCE PROGRAM
PROGRAMMING FORM**

DETAILED SPACE DESCRIPTION

Zone: Studio Support
Program Number: SS101
Space(s): Dressing Room (M)
Net Area: 238 Sq. Ft.

OPERATIONAL

Function/Activity: Areas to be used for students changing into dance leotards and/or costumes, applying make-up and storage for students' personal belongings.

Time of Use: Studio and performance hours.

Display: N/A

Occupants: General dressing rooms will be used by 100 (F) students at a time, CDT students = 250. Includes: 10 boys, 2 dressing rooms for faculty, 2 dressing rooms for students (mix age group of students), 16-25 dancers per class, 3 classes per locker room used concurrent = 75 students at mid to high capacity.

Adjacencies:

Separations: Lobby
Primary Access: Secondary circulation system.
Security: Semi-secure area with special considerations for personal belongings.

ARCHITECTURAL

Floor Loading: 50#/S.F.
Ceiling Height: 9'

Materials and Finishes: Ceramic tile, rubber cover base, painted & finished ceramic tile and gypsum wallboard, gypsum wallboard suspended ceiling.

Insulation: Thermal exterior.
Fenestration: None, optional clerestory windows.
Doors: 3'-6" W X 8'-0" H, typical interior.

Privacy/Blackout: Yes
Acoustical: Isolated from studios.

Fixed Equipment: Dressing tables, counter top, (2) sinks, mirrors, toilet facilities, third-height-lockers, and cubbies for clothes.

Moveable Equipment: Benches with hooks at walls. Hooks to be at alternate heights for different age groups.

TECHNICAL SYSTEMS

Mechanical

Temperature Range: 72 – 75 occupied
65 – 80 unoccupied

Humidity Range: no control

Air Filtration: MERV 7

Room Pressure: negative

Noise Criteria (RC(N)): n/a

Special Requirements: Locker room exhaust (combined with Dressing Room(F)). Ventilate at a rate at least two times code minimum. The design team to investigate requirement for dedicated make up air system.
Radiant floor.

Plumbing

Cold Water: lavatories, water closets

Hot Water: lavatories,

Waste: lavatories, water closets, floor drains

Other: gas water heater
thermostatic shower valves with scald protection

Electrical

(Lighting)

Natural:

Artificial: Yes

Task Lighting: Make-up mirror lighting at dressing tables.

Level Control: Separately switched task lights; occupancy sensor, manual switch.

Emergency: Yes

Electrical

(Communications)

Telephone/Intercom: Telephone: production intercom; clock.

Public Address:

Computers:

TV/Video:

Slide/Film:

Projectors:

Audio/Tape:

Electrical

(Security/Safety)

Surveillance:

Hardware:

Sprinklers:

Fire Alarm:

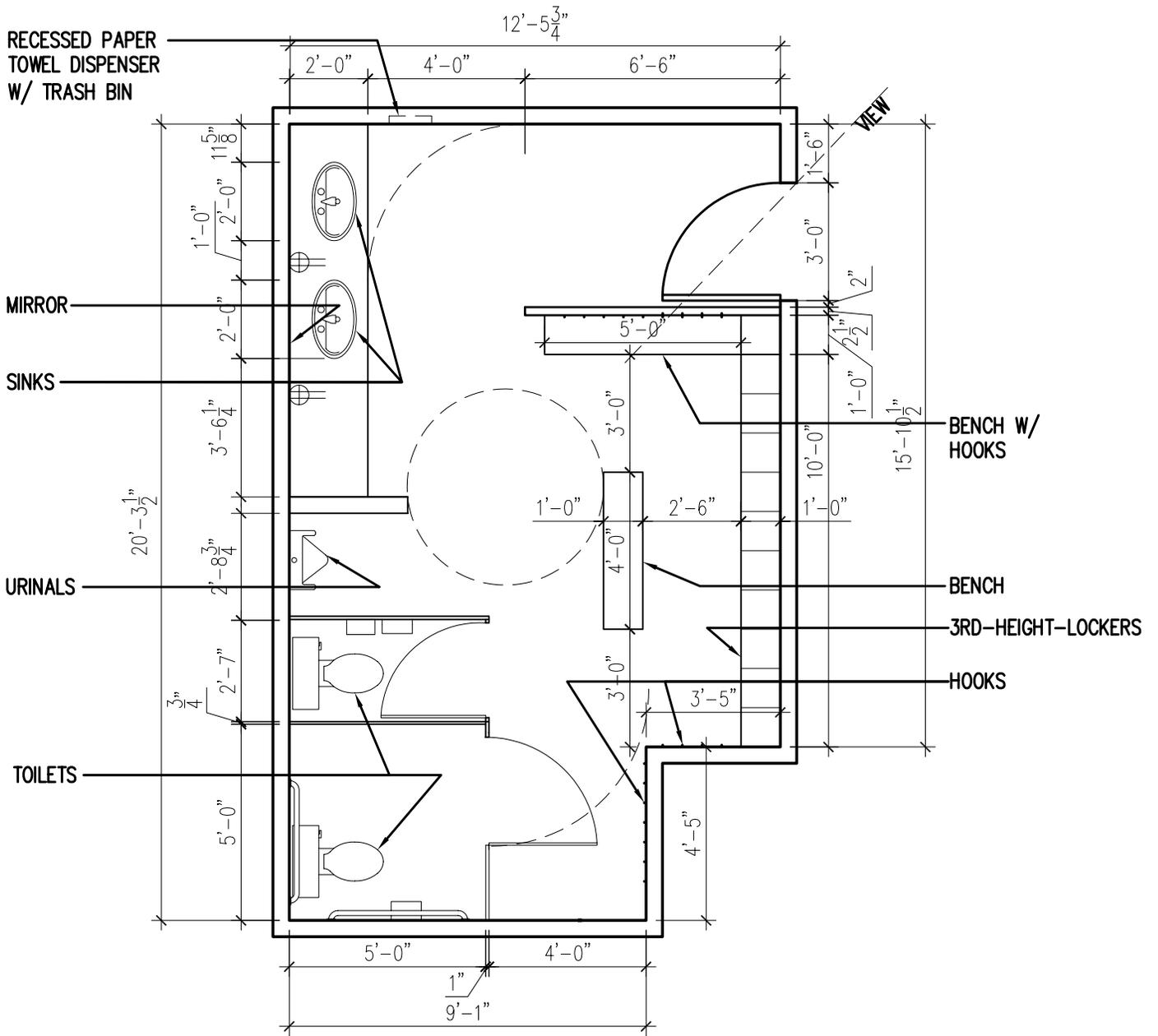
Yes

Heat Detection:

Extinguishers:

Electrical Power:

Convenience outlets, added switched outlets at counter tops for hair dryers.



FLOOR PLAN 4'
 SS101- DRESSING ROOM (M)
 NET AREA: 238 S.F.

**VIRGINIA TANNER DANCE PROGRAM
PROGRAMMING FORM**

DETAILED SPACE DESCRIPTION

Zone: Studio Support
Program Number: SS102
Space(s): Dressing Room (F)
Net Area: 653 Sq. Ft.

OPERATIONAL

Function/Activity: Areas to be used for students changing into studio wear or costumes, applying make-up and storage for students' personal belongings.

Time of Use: Studio and performance hours.

Display: N/A

Occupants: General dressing rooms will be used by 100 students at a time, CDT students = 250. Includes: 10 girls, 2 dressing rooms for faculty, 2 dressing rooms for students (mix age group of students), 16-25 dancers per class, 3 classes per locker room concurrent = 75 students at mid to high capacity.

Adjacencies:

Separations: Lobby
Primary Access: Secondary circulation system.
Security: Semi-secure area with special considerations for personal belongings.

ARCHITECTURAL

Floor Loading: 50#/S.F.
Ceiling Height: 10'

Materials and Finishes: Ceramic tile flooring, rubber covered base, painted & finished ceramic tile and gypsum wallboard, gypsum wallboard suspended ceiling.

Insulation: Thermal exterior.
Fenestration: None, optional clerestory windows.
Doors: 3'-6" W X 8'-0" H, typical interior.

Privacy/Blackout: Yes
Acoustical: Isolated from studios.

Fixed Equipment: Dressing tables, counter top, sink, mirrors, toilet facilities, (3) changing rooms with curtains for privacy, third-high-lockers, cubbies for clothes.

Moveable Equipment: Benches with hooks at walls. Hooks to be at alternate heights for different age groups.

TECHNICAL SYSTEMS

Mechanical

Temperature Range: 72 – 75 occupied
65 – 80 unoccupied

Humidity Range: No control

Air Filtration: MERV 7

Room Pressure: Negative

Noise Criteria (RC(N)): N/A

Special Requirements: Locker room exhaust (combined with Dressing Room(M)).
Ventilate at a rate at least two times code minimum.
Investigate requirement for dedicated make up air system.
Radiant floor.

Plumbing

Cold Water: Lavatories, water closets

Hot Water: Lavatories,

Waste: Lavatories, water closets, floor drains

Other: Gas water heater
Thermostatic shower valves with scald protection.

Electrical

(Lighting)

Natural:

Artificial: Yes – fluorescent

Task Lighting: Make-up mirror lighting at dressing tables.

Level Control: Separately switched task lights; manual switch, occupancy sensor.

Emergency: Yes

Electrical

(Communications)

Telephone/Intercom: Telephone: production intercom; clock.

Public Address:

Computers:

TV/Video:

Slide/Film:

Projectors:

Audio/Tape:

Electrical
(Security/Safety)

Surveillance:

Hardware:

Sprinklers:

Fire Alarm:

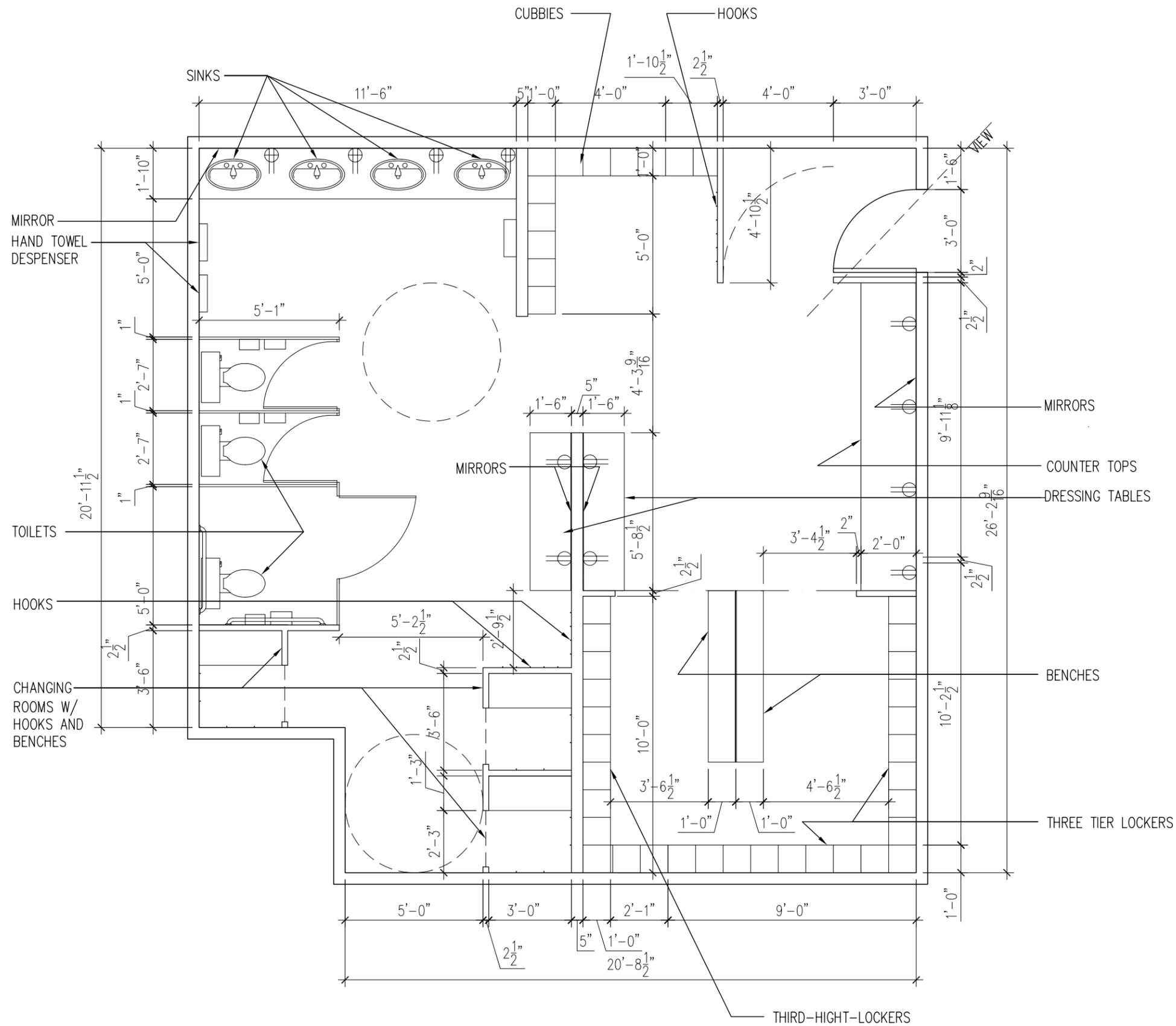
Yes

Heat Detection:

Extinguishers:

Electrical Power:

Convenience outlets, added switched outlets at counter tops for hair dryers.



FLOOR PLAN 1 4'
 SS102- DRESSING ROOM (F)
 NET AREA: 653 S.F.

**VIRGINIA TANNER DANCE PROGRAM
PROGRAMMING FORM**

DETAILED SPACE DESCRIPTION

Zone: Studio Support
Program Number: SS103
Space(s): Sound/ Video Editing Room/ Green Room
Net Area: 315 Sq. Ft.

OPERATIONAL

Function/Activity: Waiting room, break room, for performers and guest artists. It may be used for informal greeting and meeting room, sound and video editing room.

Time of Use: Prior to, during and after rehearsals and performances and normal use of the building.

Display: Art wall, event poster wall.

Occupants: Students, faculty, staff, visiting performers controlled use to the public.

Adjacencies: Performance studio, faculty dressing rooms, faculty studios.

Separations: Lobby and public spaces.
Primary Access: Secondary circulations system.
Security: Limited access, semi-secure space to protect editing equipment.

ARCHITECTURAL

Floor Loading: 50#/S.F.
Ceiling Height: 9'

Materials and Finishes: Antistatic carpet floors, rubber toeless base, painted & finished gypsum wallboard, gypsum wallboard suspended.

Insulation: Thermal exterior.
Fenestration: Optional
Doors: 6'-0" W X 8'-0" H, typical interior.

Privacy/Blackout: Yes
Acoustical: Yes, isolated from Performance Studio.

Fixed Equipment: Sink and base cabinet, sound video and editing equipment.

Moveable Equipment: Casual seating, desk and task chair for sound, video and editing room. Sound and video editing equipment.

TECHNICAL SYSTEMS

Mechanical

Temperature Range:	72 – 75 occupied 65 – 80 unoccupied
Humidity Range:	no control
Air Filtration:	MERV 7
Room Pressure:	negative
Noise Criteria (RC(N)):	25 – 35
Special Requirements:	Review requirement for supplemental cooling/dedicated cooling.

Plumbing

Cold Water:	Sink
Hot Water:	Sink
Waste:	Sink

Electrical

(Lighting)

Natural:	
Artificial:	Low-glare fluorescent
Task Lighting:	At cabinets.
Level Control:	Separately – switched task lighting; occupancy sensor, manual switch.
Emergency:	Yes

Electrical

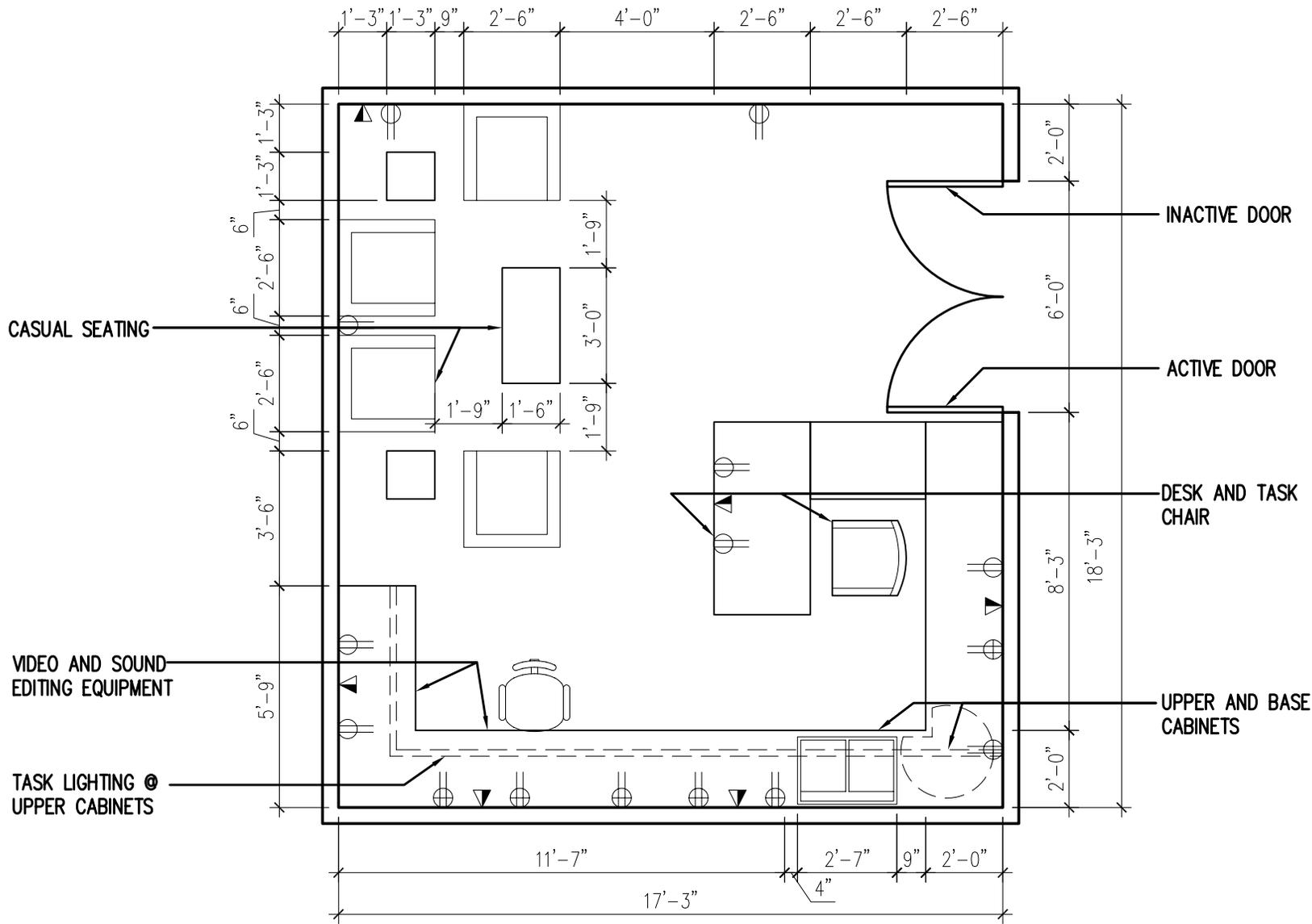
(Communications)

Telephone/Intercom:	Telephone/intercom/clock
Public Address:	Verify with owner.
Computers:	Data outlet.
TV/Video:	TV outlet.
Slide/Film:	
Projectors:	
Audio/Tape:	Performance and sound monitoring.

Electrical

(Security/Safety)

Surveillance:	N/R
Fire Alarm:	Yes
Heat Detection:	N/R
Electrical Power:	Convenience outlets.



FLOOR PLAN 1 4'
 SS103 - SOUND/ VIDEO EDITING ROOM/
 GREEN ROOM
 NET AREA: 315 S.F.

**VIRGINIA TANNER DANCE PROGRAM
PROGRAMMING FORM**

DETAILED SPACE DESCRIPTION

Zone: Studio Support
Program Number: SS104
Space(s): Archive/Library
Net Area: 390 Sq. Ft.

OPERATIONAL

Function/Activity: Flexible space for student and faculty, study area and archive library and storage.

Time of Use: Building hours.

Display: Art walls.

Occupants: Faculty, staff, students.

Adjacencies: Faculty spaces, office supply area, copy room, could substitute for the green room.

Separations: Isolated from studios.

Primary Access: Administration and faculty areas, main building circulation spine.

Security: Secure, locking room with limited access for faculty, staff and student. Controlled access.

ARCHITECTURAL

Floor Loading: 150#/S.F.
Ceiling Height: 9'

Materials and Finishes: Carpet floors, rubber toeless base, painted & finished gypsum wallboard on plywood, acoustic ceiling tile suspended.

Insulation: Thermal
Fenestration: Optional
Doors: 3' W X 8' H typical interior.

Privacy/Blackout: Yes
Acoustical: Isolated

Fixed Equipment: Circulation desk and check-out counter with computer. Bookshelves and locking storage cabinets.

Moveable Equipment: Video player and TV on movable cart, Storage for videos, books, literature, table and 4 chairs for planning lesson area, fire proof filing cabinets for videos and original manuscripts.

TECHNICAL SYSTEMS

Mechanical

Temperature Range: 72 – 75 occupied
65 – 80 unoccupied
Humidity Range: no control
Air Filtration: MERV 7
Room Pressure: negative
Noise Criteria (RC(N)): N/A
Special Requirements: Archive storage

Electrical

(Lighting)

Natural: Recommended
Artificial: Fluorescent low-glare, 50 FC.
Task Lighting: At check-out counter
Level Control: Zoned; occupancy sensors; manual override
Emergency: Yes

Electrical

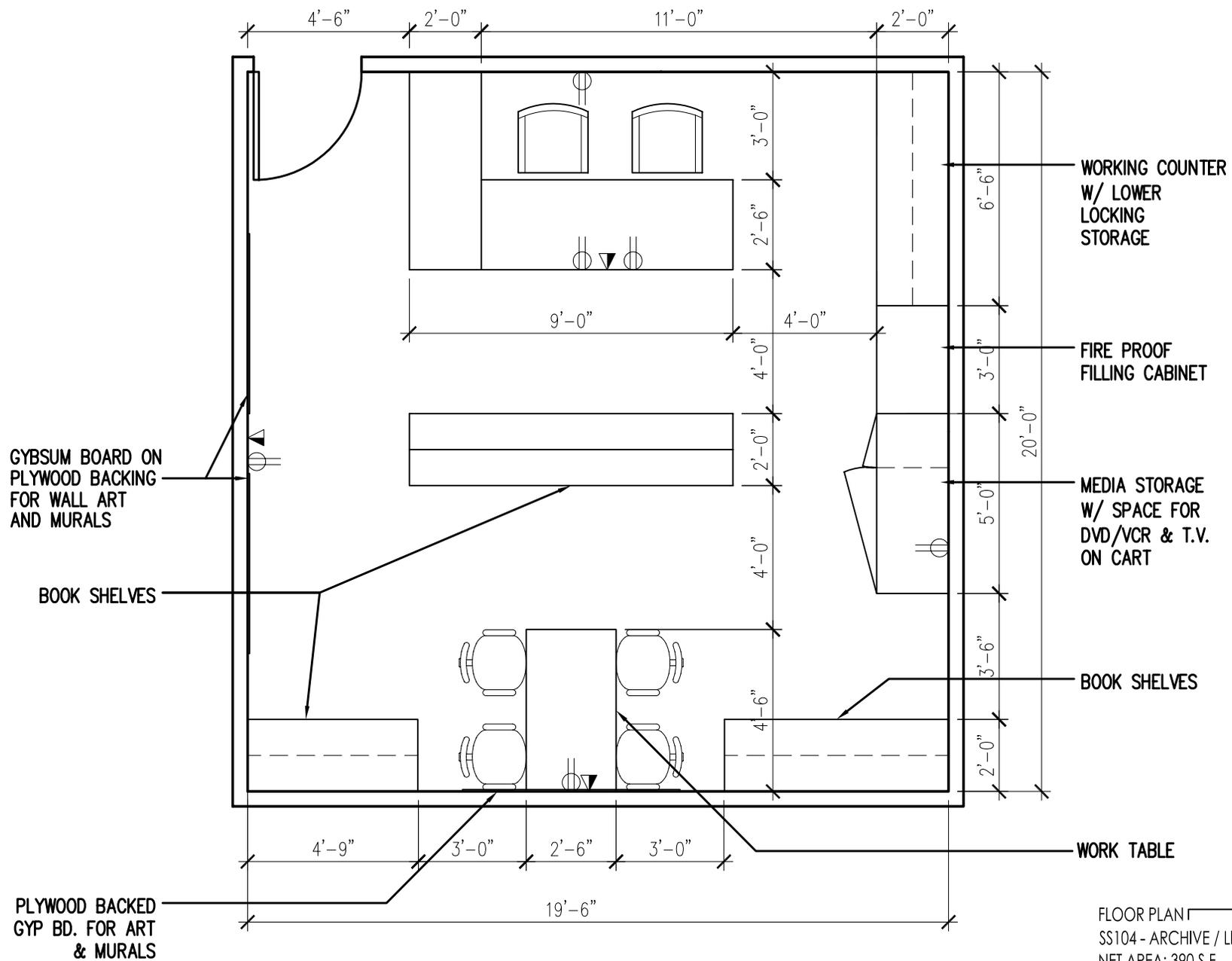
(Communications)

Telephone/Intercom: Telephone
Public Address:
Computers: Data outlet.
TV/Video: Yes: capability.
Slide/Film: Yes: capability.
Projectors: Yes: must have capability.
Audio/Tape: Video player and TV.

Electrical

(Security/Safety)

Surveillance: Yes
Hardware: --
Sprinklers:
Fire Alarm: Yes
Heat Detection: --
Extinguishers: --
Electrical Power: Convenience outlets.



FLOOR PLAN 1 4'
 SS104 - ARCHIVE / LIBRARY
 NET AREA: 390 S.F.

**VIRGINIA TANNER DANCE PROGRAM
PROGRAMMING FORM**

DETAILED SPACE DESCRIPTION

Zone: Studio Support
Program Number: SS105
Space(s): Storage Music
Net Area: 221 Sq. Ft. (Area could be consolidated into costume storage C102 if needed)

OPERATIONAL

Function/Activity: A repository for the musical instruments used in performances, rehearsals and studios with direct access to the performance studio space.
Time of Use: Studio and performance hours.
Art/Artifacts Present: N/A
Occupants: Faculty, staff and students.
Adjacencies: Studios.
Separations: N/A
Primary Access: Studios, Black Box.
Security: Secure with limited access.

ARCHITECTURAL

Floor Loading: 150#/S.F.
Ceiling Height: 10'
Materials and Finishes: Sealed & polished concrete floor, rubber toeless base, painted & finished gypsum wallboard, exposed structure painted.
Insulation: Thermal exterior.
Fenestration: None
Doors: 6' W X 8' H typical interior.
Privacy/Blackout: N/A
Acoustical: N/A
Fixed Equipment: Lockable storage cabinets, open shelving, adjustable metal shelving.
Moveable Equipment: Floor space for storage, musical instrument storage.

TECHNICAL SYSTEMS

Mechanical

Temperature Range:	60 – 90 at all times
Humidity Range:	no control
Air Filtration:	N/A
Room Pressure:	Neutral
Noise Criteria (RC(N)):	N/A

Electrical

(Lighting)

Natural:	
Artificial:	General purpose fluorescent
Task Lighting:	--
Level Control:	Occupancy sensor and manual on/off
Emergency:	--

Electrical

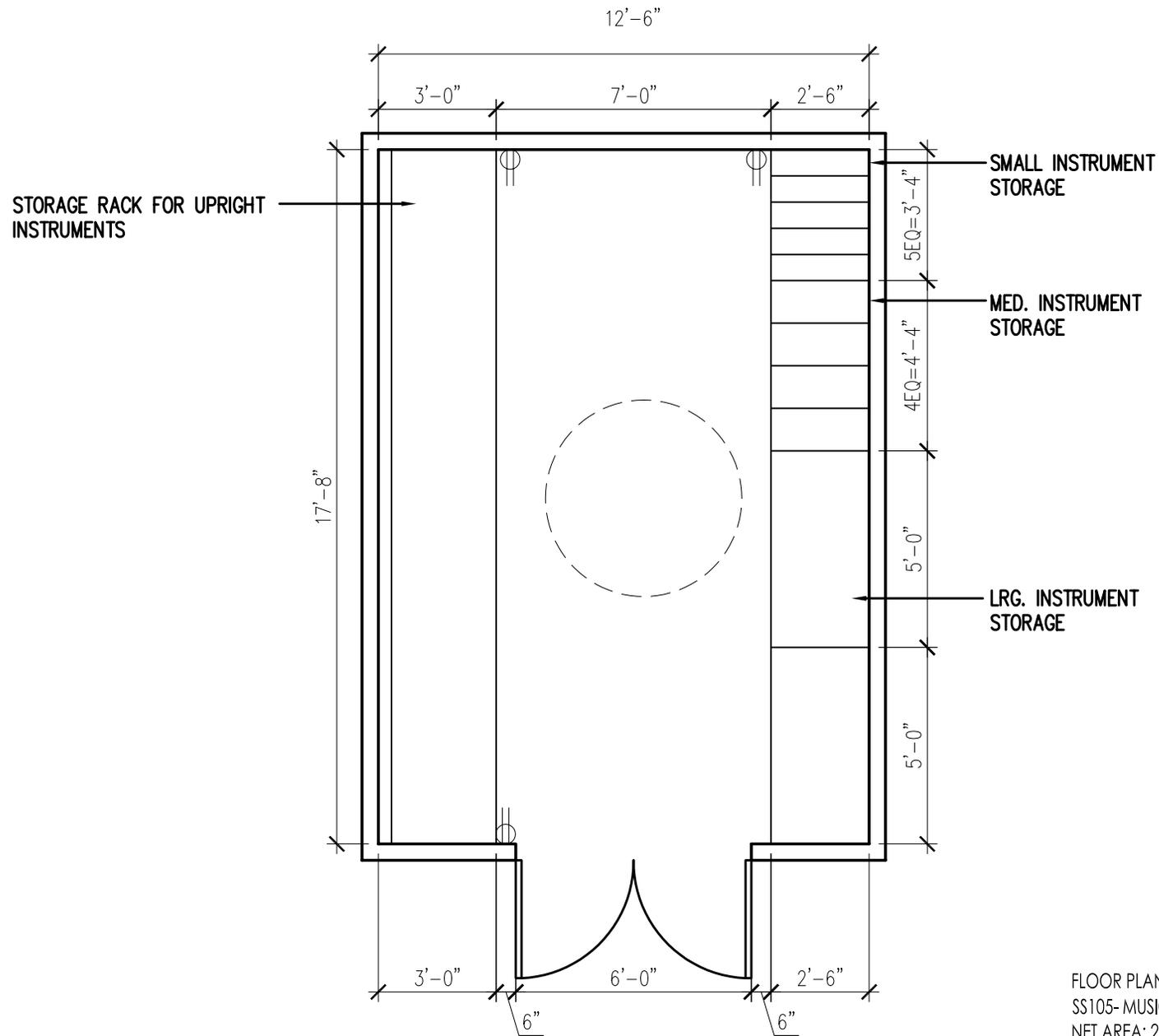
(Communications)

Telephone/Intercom:	
Public Address:	
Computers:	
TV/Video:	
Slide/Film:	
Projectors:	
Audio/Tape:	

Electrical

(Security/Safety)

Surveillance:	
Hardware:	
Sprinklers:	
Fire Alarm:	
Heat Detection:	
Extinguishers:	
Electrical Power:	Convenience outlets.



FLOOR PLAN 4'
 SS105- MUSIC STORAGE
 NET AREA: 221 S.F.

**VIRGINIA TANNER DANCE PROGRAM
PROGRAMMING FORM**

DETAILED SPACE DESCRIPTION

Zone: Studio Support
Program Number: SS106
Space(s): Storage Props
Net Area: 1319 Sq. Ft.

OPERATIONAL

Function/Activity: An area to store and secure stage props, furnishings and hand props for studio outreach programs and current performances. Immediate access required.

Time of Use: Studio and performance hours.

Display: N/A

Occupants: Students, faculty, staff.

Adjacencies: Loading dock, studios, performance studio. Costume fabrication, general storage.

Separations: Public spaces, primary circulation system.
Primary Access: Secondary circulation system.
Security: Secure. Limited access to students, faculty, staff.

ARCHITECTURAL

Floor Loading: 150#/S.F.
Ceiling Height: 10'

Materials and Finishes: Sealed & polished concrete floor, rubber toeless base, painted & finished gypsum wallboard, exposed structure painted.

Insulation: Thermal exterior.
Fenestration: None
Doors: 6'-0" W X 10'-0" H or may be open alcove off circulation with security gate.

Privacy/Blackout: N/A
Acoustical: N/A

Fixed Equipment: Storage cabinets, adjustable metal shelves.

Moveable Equipment: Hula hoops, balloons, markers, paper supplies, paper rolls.

TECHNICAL SYSTEMS

Mechanical

Temperature Range:	60 – 90 at all times
Humidity Range:	no control
Air Filtration:	N/A
Room Pressure:	Neutral
Noise Criteria (RC(N)):	N/A

Electrical

(Lighting)

Natural:	
Artificial:	General purpose fluorescent
Task Lighting:	--
Level Control:	Zoned, occupancy sensor, manual switch
Emergency:	Yes

Electrical

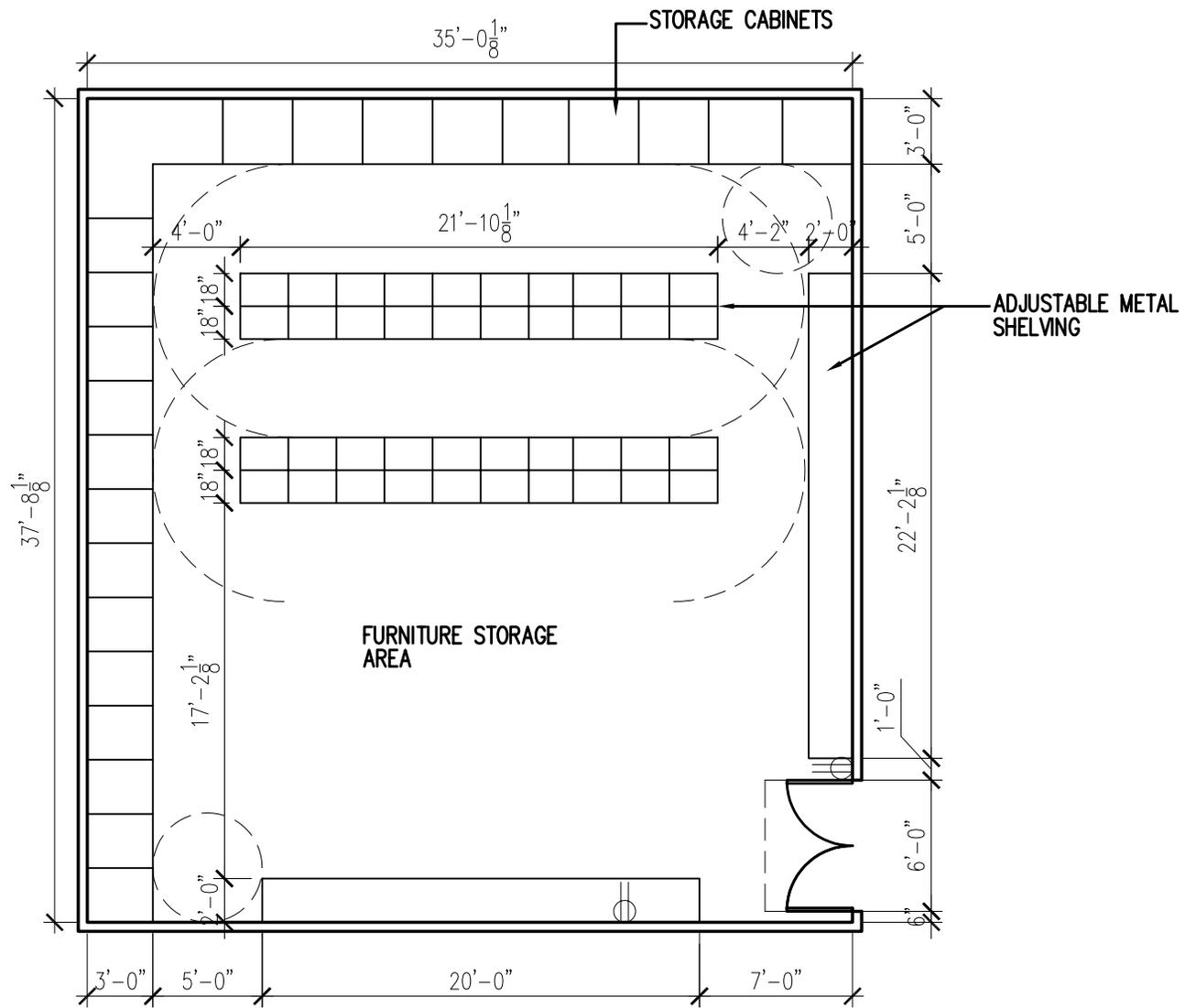
(Communications)

Telephone/Intercom:	
Public Address:	
Computers:	
TV/Video:	
Slide/Film:	
Projectors:	
Audio/Tape:	

Electrical

(Security/Safety)

Surveillance:	
Hardware:	
Sprinklers:	
Fire Alarm:	Yes
Heat Detection:	
Extinguishers:	
Electrical Power:	Convenience outlets



FLOOR PLAN 18'
 SS106- PROP STORAGE
 NET AREA: 1319 S.F.

**VIRGINIA TANNER DANCE PROGRAM
PROGRAMMING FORM**

DETAILED SPACE DESCRIPTION

Zone: Studio Support
Program Number: SS107
Space(s): Loading Dock
Net Area: 125 Sq. Ft.

OPERATIONAL

Function/Activity: Medium truck and van loading for costume racks, piano and musical instruments, supplies and equipment for outreach programs, props and stage sets with secured overhead door and personnel door.

Time of Use: During normal business hours and hours available for performances outside the building.

Display: N/A

Occupants: Staff, one control point person, truck driver and labor to move objects.

Adjacencies: Costume fabrication, storage, studios.

Separations: Screen from public entry to building, isolate from building-fresh air intake grille.

Primary Access: Staff and delivery/pick-up personnel.

Security: Secured with pass key entry.

ARCHITECTURAL

Floor Loading: 200#/S.F.
Ceiling Height: 12'

Materials and Finishes: Concrete floors, concrete masonry units for base and walls, exposed structure painted.

Insulation: Exterior walls.

Fenestration: None

Doors: 10'-0" W X 12'-0" H insulated roll-up door with dock seals, bumpers and dock/hood. 3'-0" W X 8'-0" H personnel door/interior.

Privacy/Blackout: N/A

Acoustical: Isolated from studios.

Fixed Equipment:	Manually operated dock leveler and recessed dock pit. 5,000 lbs
Moveable Equipment:	Counter or desk, computer for check-in and checkout of objects. Stool for sitting.

TECHNICAL SYSTEMS

Mechanical

Temperature Range:	65 – 90 at all times
Humidity Range:	No control
Air Filtration:	N/A
Room Pressure:	N/A
Noise Criteria (RC(N)):	N/A
Special Requirements:	Unit heater for tempering.

Electrical

(Lighting)

Natural:	--
Artificial:	General purpose fluorescent
Task Lighting:	--
Level Control:	Occupancy sensor with manual override
Emergency:	Yes

Electrical

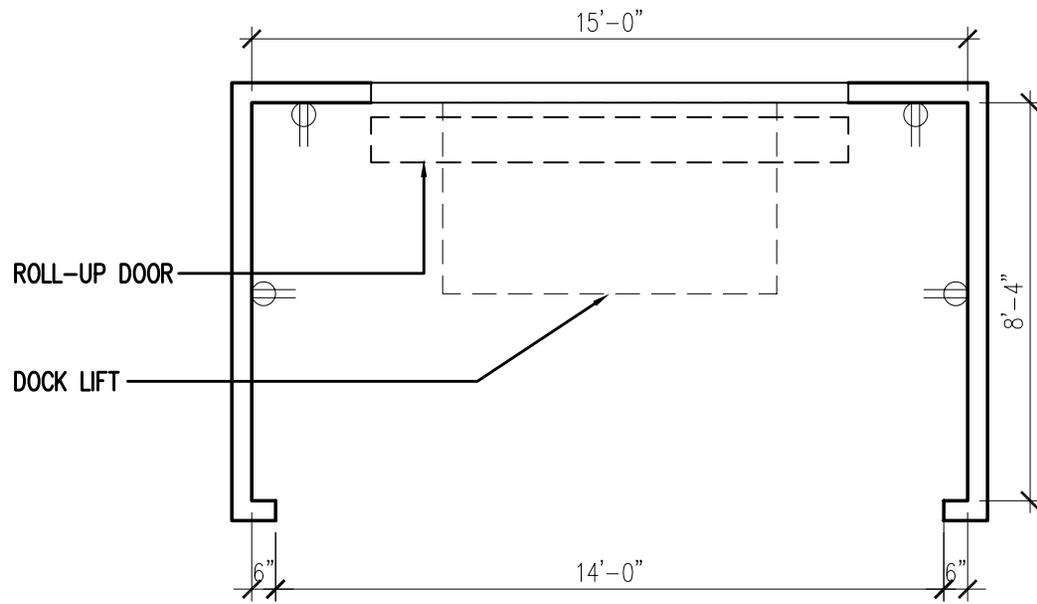
(Communications)

Telephone/Intercom:	Telephone
Public Address:	
Computers:	Data outlet.
TV/Video:	
Slide/Film:	
Projectors:	
Audio/Tape:	

Electrical

(Security/Safety)

Surveillance:	Yes
Hardware:	
Sprinklers:	
Fire Alarm:	Yes
Heat Detection:	
Extinguishers:	
Electrical Power:	Convenience outlets.



FLOOR PLAN 4'
SS107- LOADING DOCK
NET AREA: 125 S.F.

**VIRGINIA TANNER DANCE PROGRAM
PROGRAMMING FORM**

DETAILED SPACE DESCRIPTION

Zone: Studio Support
Program Number: SS108-111
Space(s): Studio Toilet Rooms
Net Area: 4 @ 43 Sq. Ft. each = 172 Sq. Ft.

OPERATIONAL

Function/Activity: One toilet room for every two studios for younger children is used during class and be monitored by the teacher without the teacher having to leave class. The children can return quickly without wandering the hallways.

Time of Use: Studio hours.

Display: N/A

Occupants: One child.

Adjacencies: Studios

Separations: Building circulation system.
Primary Access: Studios
Security: Very secure.

ARCHITECTURAL

Floor Loading: 50#/S.F.
Ceiling Height: 8'

Materials and Finishes: Ceramic tile flooring, ceramic tile base, painted & finished MR gypsum wallboard, gypsum wallboard suspended ceiling.

Insulation:
Fenestration: None
Doors: 3'-0" W X 8'-0" H

Privacy/Blackout: Yes
Acoustical: Yes / Isolated

Fixed Equipment: Mirror, towel dispenser and toilet room accessories.

Moveable Equipment: None

TECHNICAL SYSTEMS

Mechanical

Temperature Range:	65 – 80 at all times
Humidity Range:	No control
Air Filtration:	MERV 7
Room Pressure:	Negative
Noise Criteria (RC(N)):	N/A
Special Requirements:	Toilet room exhaust. Ventilate at a rate at least two times code minimum.

Plumbing

Cold Water:	Lavatories, water closets
Hot Water:	Lavatories
Waste:	Lavatories, water closets, floor drains

Electrical

(Lighting)

Natural:	
Artificial:	Yes
Task Lighting:	At mirrors
Level Control:	Occupancy sensor
Emergency:	Yes

Electrical

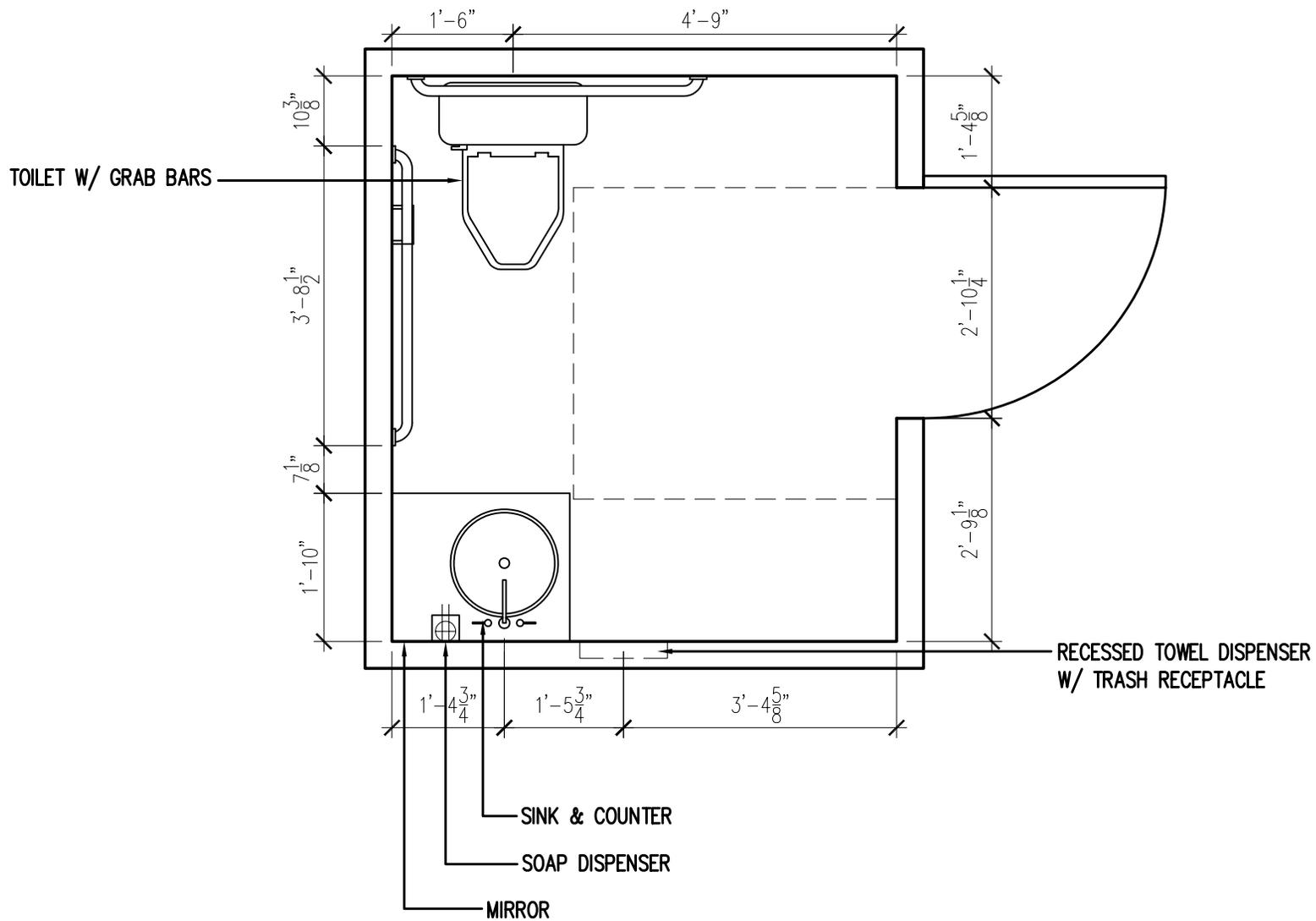
(Communications)

Telephone/Intercom:	
Public Address:	
Computers:	
TV/Video:	
Slide/Film:	
Projectors:	
Audio/Tape:	

Electrical

(Security/Safety)

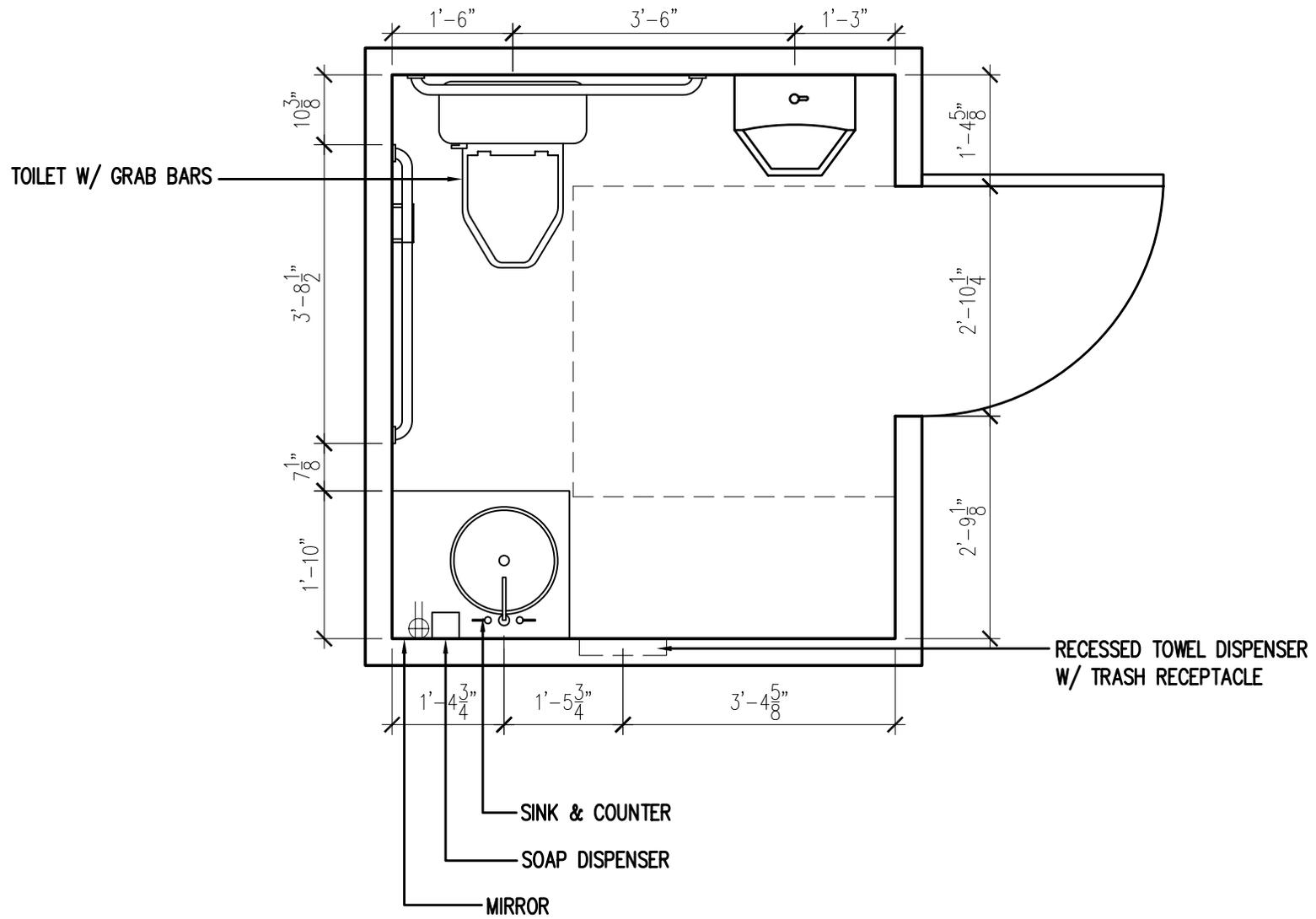
Surveillance:	
Hardware:	
Sprinklers:	
Fire Alarm:	Yes
Heat Detection:	
Extinguishers:	
Electrical Power:	GFI outlet



FLOOR PLAN 2'

SS108-111- STUDIO TOILET ROOM (F)

NET AREA: 43 S.F.



FLOOR PLAN 2'

SS108-111- STUDIO TOILET ROOM (M)

NET AREA: 43 S.F.

**VIRGINIA TANNER DANCE PROGRAM
PROGRAMMING FORM**

DETAILED SPACE DESCRIPTION

Zone: Studio Support
Program Number: SS112-113
Space(s): Faculty Dressing Rooms (M & F)
Net Area: 352 Sq. Ft. (F) ; 276 Sq. Ft. (M)(Two Rooms); 628 Sq. Ft. Total

OPERATIONAL

Function/Activity: Areas for faculty only for changing into studio attire.
Time of Use: Building hours.
Display: N/A
Occupants: Faculty
Adjacencies: Faculty lounge, faculty warm-up studio, green room
Separations: Public spaces.
Primary Access: Secondary circulation system.
Security: Semi-secure area with special considerations for personal belongings.

ARCHITECTURAL

Floor Loading: 50#/S.F.
Ceiling Height: 10'
Materials and Finishes: Ceramic tile flooring, ceramic tile base, painted & finished ceramic tile and gypsum MR wallboard, gypsum MR wallboard suspended.
Insulation: Thermal exterior.
Fenestration: Optional clerestory windows.
Doors: 3'-0" W X 8'-0" H
Privacy/Blackout: Yes
Acoustical: N/A
Fixed Equipment: 2 mirrors, toilet rooms, 2 sinks, make-up counters, dressing tables, shower, 30 half-height-lockers.
Moveable Equipment: Benches & hooks

TECHNICAL SYSTEMS

Mechanical

Temperature Range:	72 – 75 occupied 65 – 80 unoccupied
Humidity Range:	no control
Air Filtration:	MERV 7
Room Pressure:	negative
Noise Criteria (RC(N)):	n/a
Special Requirements:	locker room exhaust combined with Dressing Rooms Investigate requirement for dedicated make up air system

Plumbing

Cold Water:	lavatories, showers, water closets
Hot Water:	lavatories, showers,
Waste:	lavatories, showers, water closets, floor drains
Other:	thermostatic shower valves with scald protection packaged sauna

Electrical

(Lighting)

Natural:	
Artificial:	Fluorescent
Task Lighting:	Make-up lighting at mirrors: low-wattage incandescent.
Level Control:	Task/Ambient; occupancy sensor, manual switch.
Emergency:	Yes

Electrical

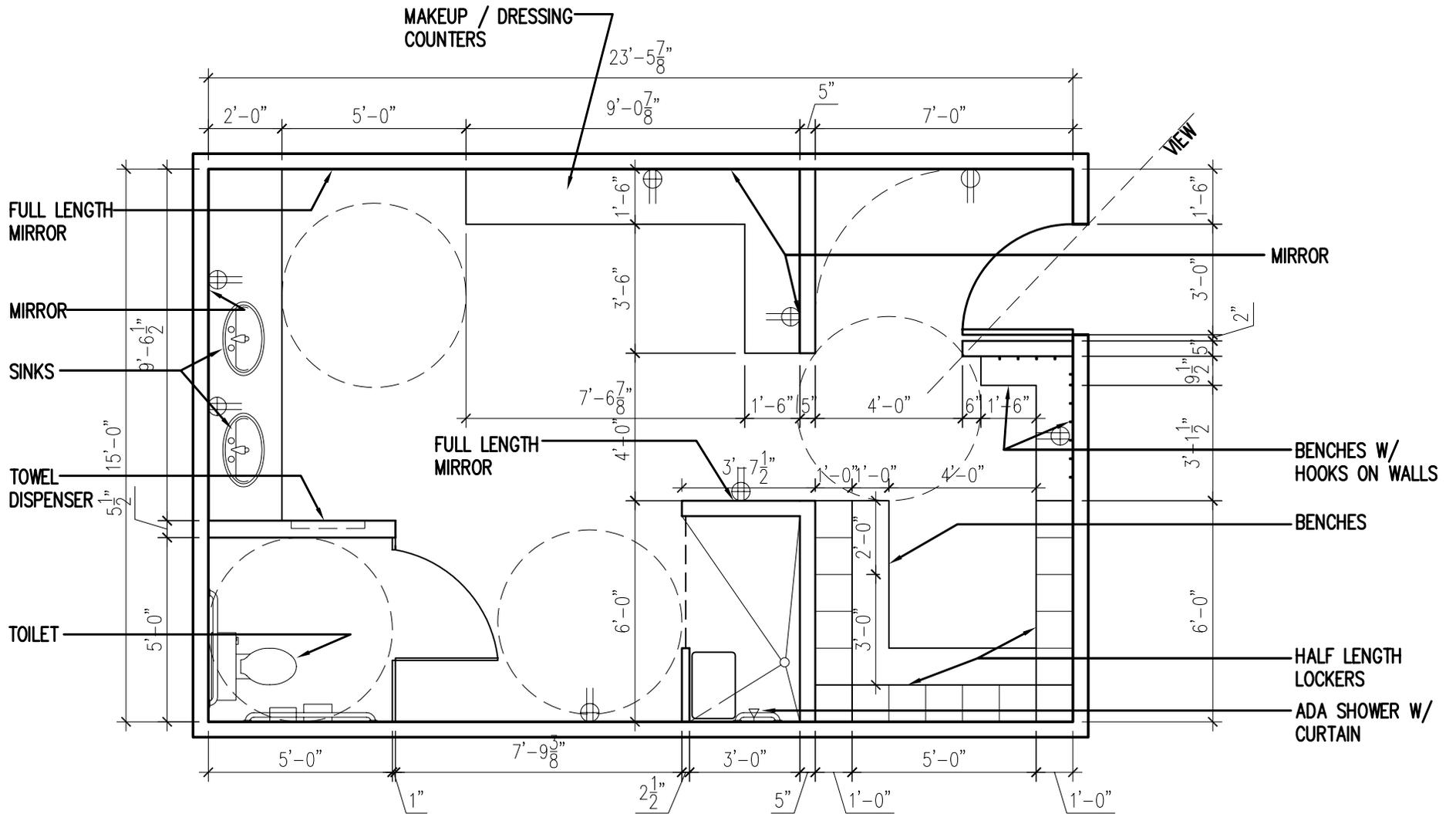
(Communications)

Telephone/Intercom:	Telephone and intercom/clock.
Public Address:	
Computers:	
TV/Video:	
Slide/Film:	
Projectors:	
Audio/Tape:	

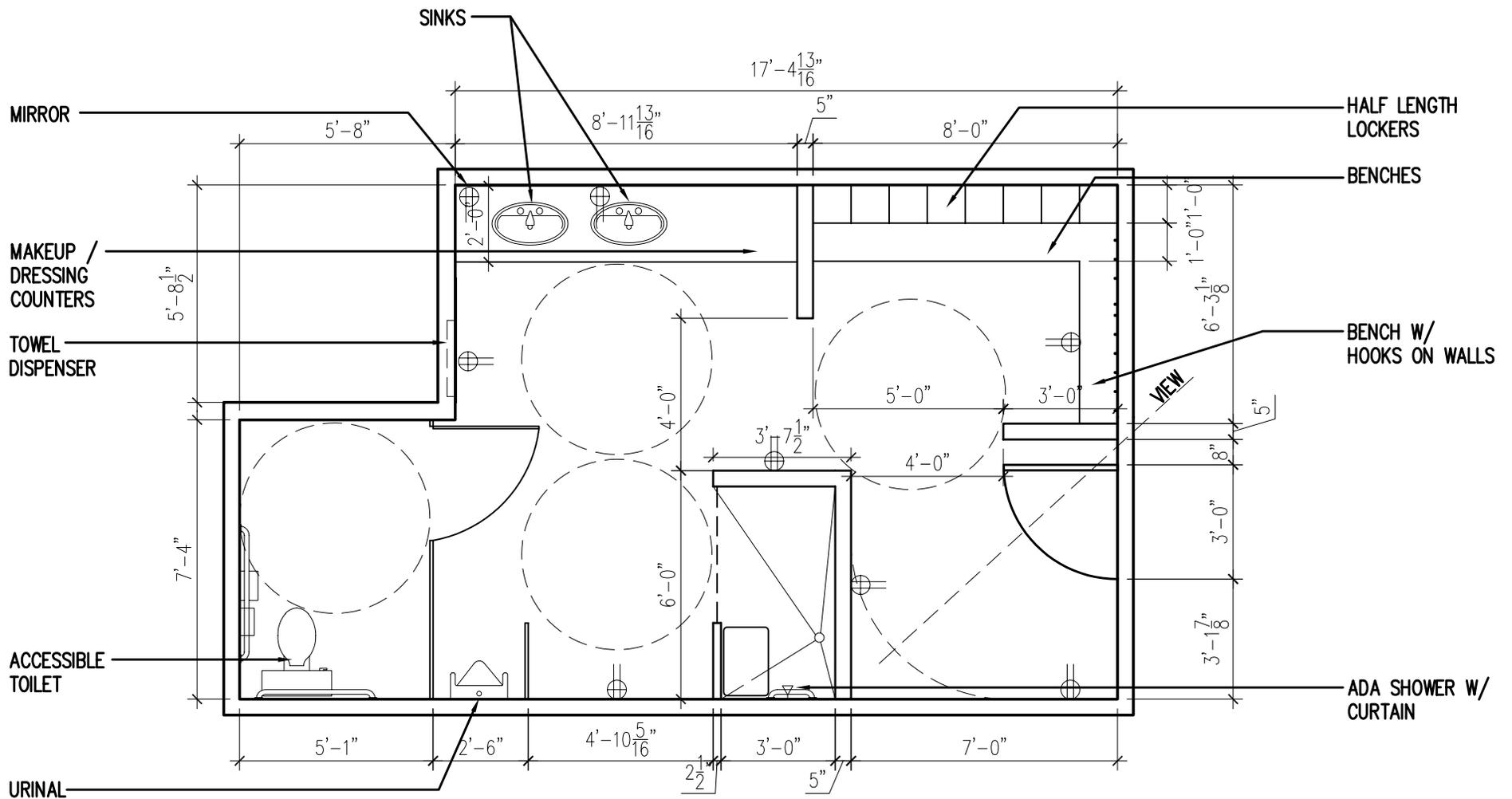
Electrical

(Security/Safety)

Surveillance:	
Hardware:	
Sprinklers:	
Fire Alarm:	
Heat Detection:	
Extinguishers:	
Electrical Power:	Convenience outlets, outlets at counter heights for hair dryers.



FLOOR PLAN 4'
 SS112 - FACULTY DRESSING ROOM (F)
 NET AREA: 352 S.F.



FLOOR PLAN 4'
 SS113 - FACULTY DRESSING ROOM (M)
 NET AREA: 276 S.F.

**VIRGINIA TANNER DANCE PROGRAM
PROGRAMMING FORM**

DETAILED SPACE DESCRIPTION

Zone: Studio Support
Program Number: SS114
Space(s): Parent/Student Ages 3-5/Dressing & Changing Room (1-Unisex)
Net Area: 299 Sq. Ft.

OPERATIONAL

Function/Activity: Dressing/changing room for children 3-5 years of age that need parental help. Mothers can help sons and fathers can help daughters. Privacy booths will have curtains for dividers.

Time of Use: Studio and performance hours.

Display: N/A

Occupants: Parents and preschool children.

Adjacencies: Studios, restrooms, dressing rooms.

Separations: Lobby
Primary Access: Secondary circulation system.
Security: Semi-secure area.

ARCHITECTURAL

Floor Loading: 50#/S.F.
Ceiling Height: 9'

Materials and Finishes: Ceramic tile flooring, ceramic tile base, painted & finished ceramic tile and gypsum wallboard, gypsum wallboard suspended ceiling.

Insulation: Thermal exterior.
Fenestration: None
Doors: 3'-0" W X 8'-0" H

Privacy/Blackout: Yes
Acoustical: Isolated from studios, lobby

Fixed Equipment: (2) Changing rooms with optional curtain for privacy, (1) water closet, (2) sinks, (2) mirrors (1 Full length), 1 Shower with locking door third-height-lockers and cubbies.

Moveable Equipment: Bench

TECHNICAL SYSTEMS

Mechanical

Temperature Range: 72 – 75 occupied
65 – 80 unoccupied
Humidity Range: No control
Air Filtration: MERV 7
Room Pressure: Negative
Noise Criteria (RC(N)): N/A
Special Requirements: Central exhaust at double minimum toilet room rate.
Radiant floor.

Plumbing

Cold Water: Lavatories, water closets
Hot Water: Lavatories
Waste: Lavatories, water closets

Electrical

(Lighting)

Natural:
Artificial: Fluorescent
Task Lighting:
Level Control: Manual switch, occupancy sensor
Emergency: Yes

Electrical

(Communications)

Telephone/Intercom: Production intercom, clock
Public Address:
Computers:
TV/Video:
Slide/Film:
Projectors:
Audio/Tape:

Electrical

(Security/Safety)

Surveillance:
Hardware:
Sprinklers:
Fire Alarm: Yes
Heat Detection:
Extinguishers:
Electrical Power: Convenience outlets.

**VIRGINIA TANNER DANCE PROGRAM
PROGRAMMING FORM**

DETAILED SPACE DESCRIPTION

Zone: Studio Support
Program Number: SS115
Space(s): Single Shower (1-Unisex)
Net Area: 54 Sq. Ft.

OPERATIONAL

Function/Activity: Shower area for Students when needed
Time of Use: Studio and performance hours.
Display: N/A
Occupants: Students.
Adjacencies: Studios, restrooms, dressing rooms.
Separations: Lobby
Primary Access: Secondary circulation system.
Security: Semi-secure area.

ARCHITECTURAL

Floor Loading: 50#/S.F.
Ceiling Height: 9'
Materials and Finishes: Ceramic tile flooring, ceramic tile base, painted & finished ceramic tile and gypsum MR wallboard, gypsum MR wallboard suspended ceiling.
Insulation: Thermal exterior.
Fenestration: None
Doors: 3'-0" W X 8'-0" H
Privacy/Blackout: Yes
Acoustical: Isolated from studios.
Fixed Equipment: Accessible Shower and Vanity.
Moveable Equipment:

TECHNICAL SYSTEMS

Mechanical

Temperature Range:	72 – 75 occupied 65 – 80 unoccupied
Humidity Range:	No control
Air Filtration:	MERV 7
Room Pressure:	Negative
Noise Criteria (RC(N)):	N/A
Special Requirements:	Central exhaust at double minimum toilet room rate. Radiant floor.

Plumbing

Cold Water:	Shower, water closets
Hot Water:	Shower
Waste:	Shower, water closets

Electrical

(Lighting)

Natural:	
Artificial:	Fluorescent
Task Lighting:	
Level Control:	Manual switch, occupancy sensor
Emergency:	Yes

Electrical

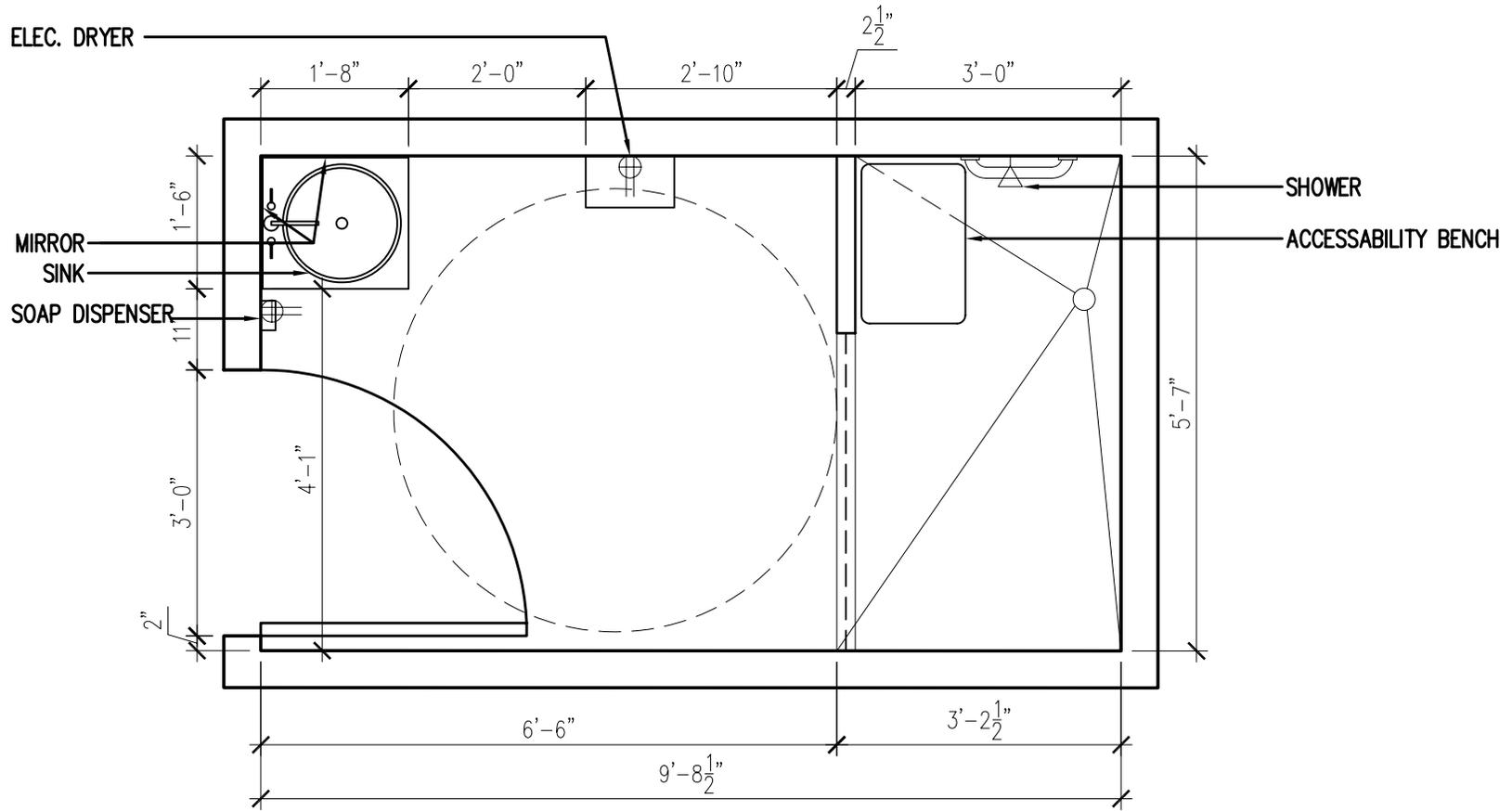
(Communications)

Telephone/Intercom:	Production intercom, clock
Public Address:	
Computers:	
TV/Video:	
Slide/Film:	
Projectors:	
Audio/Tape:	

Electrical

(Security/Safety)

Surveillance:	
Hardware:	
Sprinklers:	
Fire Alarm:	Yes
Heat Detection:	
Extinguishers:	
Electrical Power:	Convenience outlets.



FLOOR PLAN 2'
 SS115- SINGLE SHOWER (UNI-SEX)
 NET AREA: 54 S.F.

**VIRGINIA TANNER DANCE PROGRAM
PROGRAMMING FORM**

DETAILED SPACE DESCRIPTION

Zone: Costume Production
Program Number: C101
Space(s): Fabrication
Net Area: 1740 Sq. Ft.

OPERATIONAL

Function/Activity: An area used for the drafting, cutting, sewing assembly, fitting, repair and production of the costumes used in the performances. Costume pattern library.

Time of Use: Prior to, during, and after performances and classroom instruction. Summer in-service teacher training.

Display: N/A

Occupants: Costume fabricators and volunteers. Students, faculty, staff – 3 staff and 12 volunteers.

Adjacencies: Art studio, conference room, costume storage, dressing room/changing room, kitchen for use of burner @ range top for dye, break area, restroom for costume changing.

Separations: Public
Primary Access: Secondary circulation system.
Security: Secure controlled access for students, faculty, staff.

ARCHITECTURAL

Floor Loading: 150#/S.F.
Ceiling Height: 10'

Materials and Finishes: Vinyl composition tile, rubber covered base, gypsum wallboard & concrete masonry units painted & finished, acoustic tile suspended ceiling.

Insulation: Thermal exterior.
Fenestration: Optional - Preferred
Doors: 6'W X 8'H

Privacy/Blackout: N/A
Acoustical: Acoustically absorptive finishes, and isolation from studios above.

Fixed Equipment: 2-Compartment sink, Full length mirror, Filing for patterns closet space @ 24", 60" wide X 6'-8" in height. Dressing rooms, 1 full length mirror. Range top at drying area for drying fabric, bulletin board area. Costume pattern library: 2'-0" X 5'-0" X 6'-8" height. Open shelving: storage for thread, elastic, buttons, fabric roles.

Moveable Equipment: Desk, chair, computer and printer as working station for costume designer, Clothing hanging racks, 16 linear feet of racks min., (3)-Cutting table 40" X 9'-0", (3)-Sewing tables @ 3'-0" X 9'-0" work from both sides, (8)-Sewing machines [(2) types: 2 commercial and 6 regular, plus 1 regular singer 220 volt for machines]. Floor drain for dying area, Bulletin board area, Storage cabinets for thread, buttons, elastic, open shelving, Dry outside clothes line, Storage for fabric rolls, paint booth counter top. (2) retractable ironing boards and (2 of each) Top load washer & dryer; large capacity.

TECHNICAL SYSTEMS

Mechanical

Temperature Range: 72 – 75 occupied
65 – 80 unoccupied
Humidity Range: no control
Air Filtration: MERV 7
Room Pressure: neutral to negative
Noise Criteria (RC(N)): N/A
Special Requirements: Paint booth with provisions for makeup (approximately 1,500 cfm).

Plumbing

Cold Water: two compartment sink, washer
Hot Water: two compartment sink, washer
Waste: two compartment sink, washer, floor drains
Other: Natural gas for dryer.
Review owner requirements for dye disposal.

Electrical

(Lighting)

Natural: Yes
Artificial: Fluorescent color adjusted.
Task Lighting: Portable plug-in
Level Control: Switched by area and task; occupancy sensor, manual switch.
Emergency: Yes

Electrical

(Communications)

Telephone/Intercom: Yes
Public Address:
Computers: Yes
TV/Video: N/R
Slide/Film: N/R
Projectors: N/R

Audio/Tape: N/R

Electrical
(Security/Safety)

Surveillance: N/R

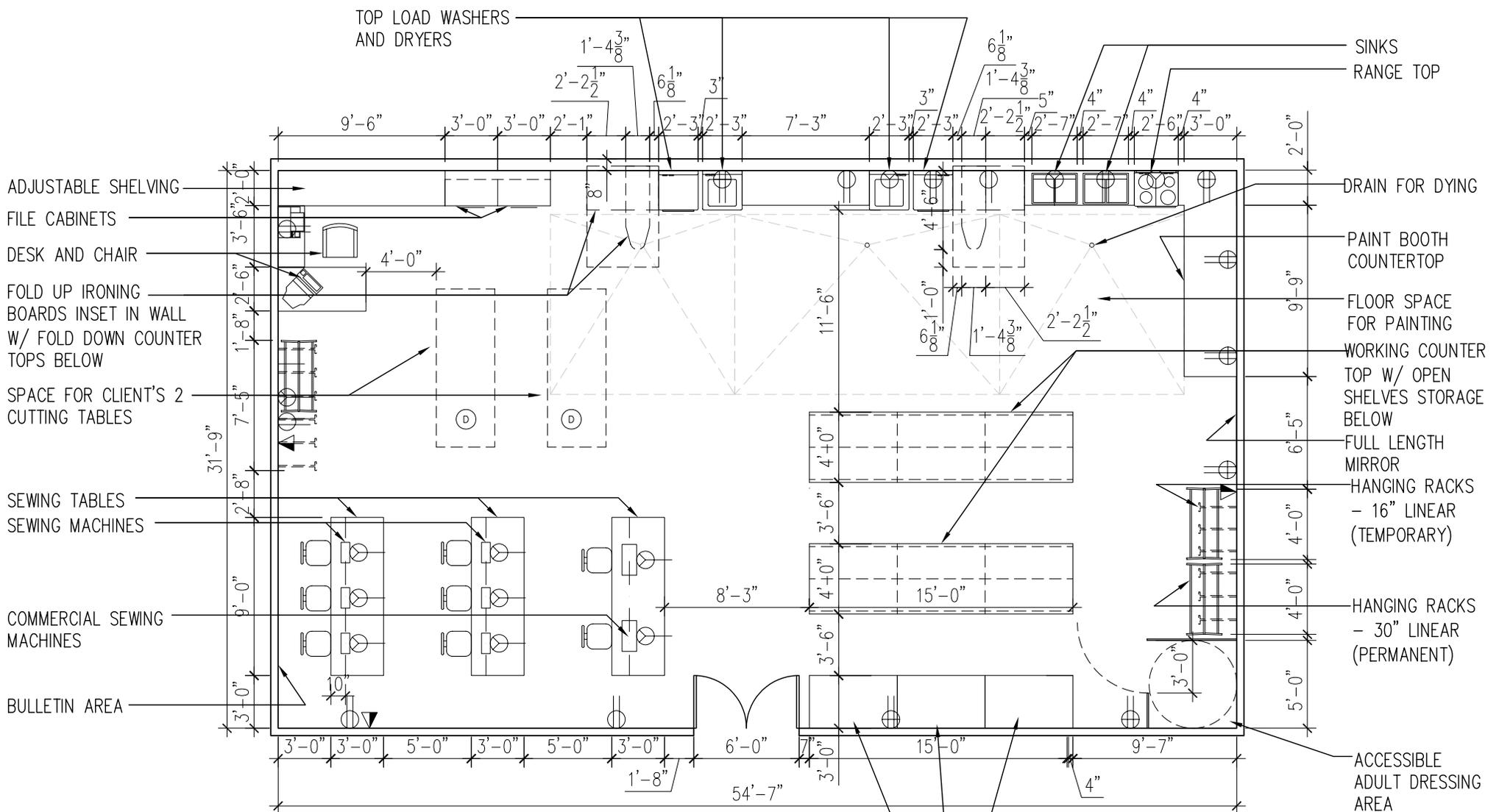
Fire Alarm: Yes

Heat Detection: N/R

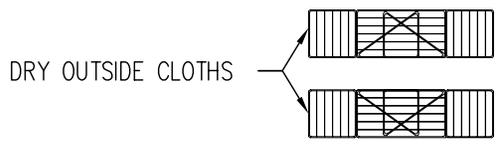
Electrical Power: 220 volt for sewing machines.

Electrical

(Equipment Requirements:) 220-power for commercial sewing machines. Raceway at tables.



NOTE: EXTERIOR:
 1. CLOTHESLINE FOR DYED FABRICS TO DRY



FLOOR PLAN 1/8"
 C101 - COSTUME PRODUCTION
 NET AREA: 1740 S.F.

**VIRGINIA TANNER DANCE PROGRAM
PROGRAMMING FORM**

DETAILED SPACE DESCRIPTION

Zone: Costume Production
Program Number: C102
Space(s): Storage
Net Area: 1847 Sq. Ft.

OPERATIONAL

Function/Activity: An area for the storage and protection of costumes used in performances. Also used for materials incidental to the preservation and production of the costumes.

Time of Use: Prior to, during and after performances and during normal building hours.

Display: N/A

Occupants: Designers, faculty, staff, students.

Adjacencies: Could be located in basement or lower level near freight elevator, costume shop, costume designer, dressing rooms, props storage and archive library.

Separations:

Primary Access: Secondary circulation system.

Security: Secure, limited faculty and staff access. No access by the public.

ARCHITECTURAL

Floor Loading: 150#/S.F.
Ceiling Height: 10'

Materials and Finishes: Vinyl composition tile, rubber covered base, gypsum wallboard & concrete masonry units, painted & finished walls, exposed ceiling structure painted.

Insulation: Thermal exterior.

Fenestration: None

Doors: 6'W X 8'H

Privacy/Blackout: N/A

Acoustical: N/A

Fixed Equipment: Storage for fabric rolls & paint, storage for typical white boxes to be 9'-0" high and 16' linear feet X 4 boxes deep (X 2 shelves). Adjustable shelves.

Moveable Equipment: Adjustable metal storage racks. 40 linear feet of hanging storage, Shelves for banker box storage, desk & chair to sign costumes in and out, catalogue costumes.

TECHNICAL SYSTEMS

Mechanical

Temperature Range: 65 – 80 continuous
Humidity Range: No control
Air Filtration: MERV 7
Room Pressure: Neutral
Noise Criteria (RC(N)): N/A
Special Requirements: Ordinary hazard group 2 for fire sprinkler design. Reference NFPA 13 for more information.

Electrical

(Lighting)

Natural:
Artificial: Fluorescent
Task Lighting: N/R
Level Control: Switched by area; occupancy sensor, manual switch.
Emergency: Yes

Electrical

(Communications)

Telephone/Intercom: Yes
Public Address:
Computers: Yes
TV/Video: N/R
Slide/Film: N/R
Projectors: N/R
Audio/Tape: N/R

Electrical

(Security/Safety)

Surveillance: N/R
Fire Alarm: Yes
Heat Detection: N/R
Electrical Power: 220 volt for sewing machines.

**VIRGINIA TANNER DANCE PROGRAM
PROGRAMMING FORM**

DETAILED SPACE DESCRIPTION

Zone: Costume Production
Program Number: C103
Space(s): Laundry/Dye
Net Area: 540 Sq. Ft.

OPERATIONAL

Function/Activity: An area used for cleaning, drying and preparing costumes to use for performances and after performances for costume storage.

Time of Use: Prior to, during and after performances, and classroom instruction.

Display: N/A

Occupants: Students, faculty, staff, volunteers.

Adjacencies: Costume fabrication, costume storage, dressing rooms, outside drying area, freight elevator.

Separations:

Primary Access: Secondary circulation system.

Security: Secure, controlled access.

ARCHITECTURAL

Floor Loading: 150#/S.F.
Ceiling Height: 10'

Materials and Finishes: Vinyl composition tile, rubber covered base, gypsum wallboard & concrete masonry units painted & finished, exposed structure painted.

Insulation: Thermal exterior.

Fenestration: N/A

Doors: 6'W X 8'H

Privacy/Blackout: N/A

Acoustical: N/A

Fixed Equipment: (1) Utility sink and counter, (2) Top load washers and dryers 2 of each, (3) hanging space for dyed fabric projects to dry, (4) clothesline for dyed fabric to dry outside.

Moveable Equipment: Clothing racks.

TECHNICAL SYSTEMS

Mechanical

Temperature Range: 72 – 75 occupied
65 – 80 unoccupied
Humidity Range: no control
Air Filtration: MERV 7
Room Pressure: neutral to negative
Noise Criteria (RC(N)): N/A
Special Requirements: Local exhaust

Plumbing

Cold Water: utility sink, washers
Hot Water: utility sink, washers
Waste: utility sink, washers, floor drain
Other: Natural gas for dryers.

Electrical

(Lighting)

Natural: Yes
Artificial: Fluorescent, color adjusted
Task Lighting:
Level Control: Switched by area; occupancy sensor, manual switch.
Emergency: Yes

Electrical

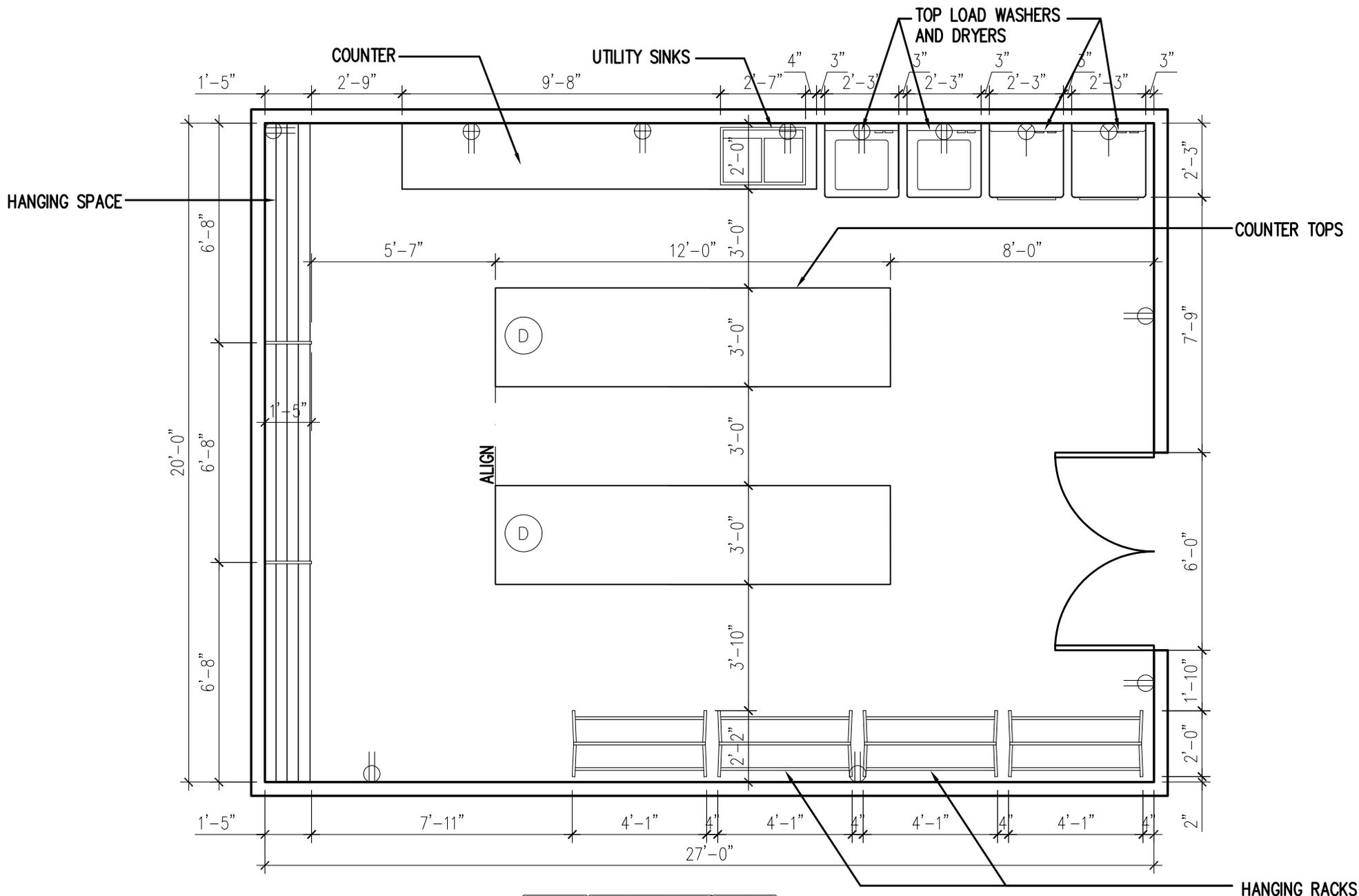
(Communications)

Telephone/Intercom: Yes
Public Address:
Computers: Yes
TV/Video: N/R
Slide/Film: N/R
Projectors: N/R
Audio/Tape: N/R

Electrical

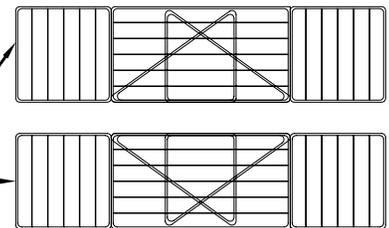
(Security/Safety)

Surveillance: N/R
Fire Alarm: Yes
Heat Detection: N/R
Electrical Power: Convenience outlets; washer and dryer outlets.



NOTE: EXTERIOR:
 1. CLOTHESLINE FOR DYED FABRICS TO DRY

DRY OUTSIDE CLOTHS



FLOOR PLAN
 C103 - LAUNDRY / DYE
 NET AREA: 540 S.F.



BUILDING SYSTEMS

4

04.1 CODE REQUIREMENTS AND SEISMIC CONSIDERATIONS

Code Requirements

The University of Utah Virginia Tanner Creative Dance Program and Arts Educational Facility should be designed to comply with the 2006 International Building Code (IBC), the 2006 International Plumbing Code, the 2006 International Mechanical Code and the 2005 National Electrical Code. These are the codes adopted by the State and Salt Lake City at the time of this program publication.

Occupancy

The building is primarily an Educational Group E occupancy with Assembly Group A occupancies in the dance studios. Assembly areas that are accessory to Group E are not considered separate occupancies as indicated in section 302.2.1 of the IBC. Other Occupancy Groups within the building include Business Group B and Storage Group S.

University Restrictions

The building construction will be two stories above grade with a full basement, Type II, non-rated construction. The building is required to be fully sprinkled per section 903.2.2 of the IBC. The allowable building footprint area, neglecting any allowable increases for frontage setback, is 43,500 sq. ft. The actual footprint will not exceed 15,000 S.F. based upon University restrictions independent of code regulations. Requirements for basements are identified in section 502 of the IBC.

Allowable Area And Height

A 3-story above grade building with a maximum building height of 75 feet is allowed for this type of construction and occupancy group, which allows for a maximum building area of 174,000 square feet without any increases for building frontage setback. If a 20-foot minimum width public way or open space is provided as a front yard setback, a further increase in allowable area could be used.

Fire Resistance

Fire resistance ratings for openings (i.e. windows and doors) must be provided when the fire separation distance is less than ten feet. Openings within 10 feet of the property line must meet the requirements for one-hour fire resistance. Openings greater than ten feet from the property line need not be rated. This will have particular importance at the east side of the building. Since the building is located on a discrete state owned parcel the actual property lines need to be taken into consideration.

Seismic

Seismic considerations with requirements that satisfy the specific site criteria must be incorporated in the building design. Assuming a Soil Factor of 1, Soil Class D, the design should be based on spectral acceleration of 177.4%g for period of 0.2 sec. and 078.8%g for period of 1.0 sec. This yields design values of $S_d_s = 1.0$ and $S_d_1 = 0.6$. Currently there is no geotechnical report available for the site; also there is no knowledge of faults running through the site. (see Division 01 for fault line site map)

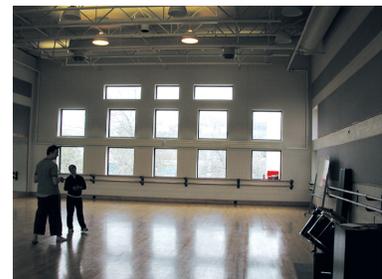
Accessibility

The building must be fully accessible and comply with the requirements of Americans with Disabilities Act Design Guidelines (ADADG), CABO/ANSI A117.1 1992 and Chapter 11 of the International Building Code. The building should be provided with plumbing fixtures as required in Chapter 29 of the International Building Code.

04.2 EFFICIENCY

04.2.1 Description

The programmers, through an analysis of two comparable dance-studio instructional buildings, established a building efficiency of 70%, which is calculated as net area divided by gross area. Net area is defined as useable floor area exclusive of general building horizontal and vertical circulation, mechanical rooms, electrical rooms, communications-equipment closets, janitor's rooms and the thickness of exterior building walls. The State average for campus buildings is a 62% efficiency. The programmers felt that, not only based upon comparables but also based upon the nature of a studio building, an efficiency of 70% can be achieved.



MARRIOTT DANCE STUDIO

The lobby given the need to scale it at a size appropriate to accommodate the waiting room and performance lobby function assigned to it, has been assigned a programmatic net-area status rather than being considered circulation space.

The two buildings analyzed as comparables were the Alice Sheets Marriott Dance Building that shows an efficiency of 76% and the Rose Wagner Performing Arts Center that is 68% efficient.



ROSE WAGNER PAC STUDIO

04.3 CONSTRUCTABILITY

The structural design for the Children's Dance Theater should provide a structural system that will integrate with the various space layouts and the various building uses. Current code criteria and standards as well as best industry practices should be utilized for designing the various structural elements and systems for vertical and lateral load carrying capacity.

04.3.1 Design Criteria

1. Codes:
 - a. The 2006 International Building Code will be used as the minimum design standard for this project. Current editions of standards referenced by the 2006 IBC should be utilized including ASCE/SEI 7-05 Minimum Design Loads for Buildings and Other Structures.
 - b. This project shall also conform to the latest design standards of the Division of Facilities and Construction Management (DFCM), and the Campus Design Standards of the University of Utah.
2. Building Occupancy (ASCE/SEI 7-05 Table 1-1) II
3. Roof Snow Load:
 - a. Ground Snow Load: Pg = 43 psf
 - b. Snow Importance Factor: I = 1.0
 - c. Exposure Factor: Ce = 1.0
 - d. Thermal Factor: Ct = 1.0
 - e. Flat Roof Snow Load: Pf = 0.7*Pg*I*Ce*Ct
 - f. Rain on Snow Load: Pf + 5 psf
4. Floor Loads:
 - a. Typical Floor Live Load (Classrooms) 50 psf
 - b. Typical Floor Live Load (Offices) 80 psf + 20 psf partition
 - c. Typical Floor Live Load (Studios) 100 psf
 - d. Typical Floor Live Load (Corridors) 100 psf
5. Seismic Loads:

a. Short Period Mapped Acceleration	SS = 1.55
b. Long Period Mapped Acceleration	S1 = 0.92
c. Site Class*	D
d. Short Period Site Coefficient	Fa = 1.00
e. Long Period Site Coefficient	Fv = 1.50
f. Design Spectral Response Acceleration	SDS = 1.034
g. Design Spectral Response Acceleration	SD1 = 0.613
h. Seismic Importance Factor	IE = 1.0
i. Building Seismic Design Category	E
6. Wind Loads	
a. Basic Wind Velocity (3 Second Gust)	90 mph
b. Wind Exposure	B
c. Importance Factor	IW = 1.0

* Verification of Site Class required by Geotechnical Engineer

04.3.2 Foundation System

A Geotechnical investigation has not yet been completed for this project. It is anticipated that the foundation system will be of conventional spot and continuous concrete footings bearing on suitable, natural, undisturbed soils or on compacted fill extending to suitable natural soils. Frost cover for the exterior exposed foundations and footings should be a minimum of 30 inches. Foundation walls for basement areas should be designed and detailed for appropriate lateral loads (sustained and short term) as recommended by the geotechnical report.

The geotechnical report should provide the following minimum information:

- o Allowable soil bearing pressures for spread and continuous footings.
- o Design requirements for differential settlement.
- o Soils related seismic information including Site Class.
- o Design lateral earth pressures and sliding coefficients.
- o Groundwater information and dewatering requirements (if any).
- o Construction requirements for fills and site materials.
- o Floor slab requirements.
- o Structural Fill requirements.
- o Presence of sensitive soils.
- o Liquefaction potential.
- o Mapped fault traces at or near the site.

04.3.3 Floor System

Slabs on grade should be a minimum of 4 inches thick. Slabs supporting mechanical or other

equipment may need to be thicker. Slabs shall be designed and detailed with control and construction joints to minimize cracking.

Suspended floors will be designed with a minimum of 6" total thickness normal weight concrete over 3" composite steel deck. The deck systems will be supported by composite steel beams. Design methods shall be employed to limit vibrations to levels acceptable for office and educational facilities. Steel columns will support the steel floor framing.

04.3.4 Roof System

The building roof system will be 1-1/2" type "B" steel deck. Deck thickness shall be such that diaphragm forces are appropriately transferred to the vertical lateral elements and well as consideration of gravity loads including any snow drifting. The deck will be supported by open web steel joist and girders supported by steel columns. Mechanical and other equipments loads shall be considered in the design. Roof drainage shall be considered in the design.

04.3.5 Exterior Walls

The exterior walls will likely be non-structural. There will likely be brick veneer or other architectural materials that will require consideration in the building design including gravity and lateral loads, deflection, drift, etc.

04.3.6 Lateral Force Resisting System

The floors and roof systems for the building will be designed as the horizontal force transfer elements (diaphragms). The vertical lateral force resisting elements will be special concentric braced frames, special moment resisting frames or shearwalls constructed of reinforced masonry or concrete. Lateral forces will be delivered to the foundation systems by the vertical force resisting elements which shall be designed to resist overturning and sliding forces.

Structures in Design Category F are not allowed to be constructed on an identified fault trace. Coordination with the geotechnical report relative to any nearby fault traces is critical.

04.3.7 Structural Coordination

Layout of structural grids and elements need to respect and be coordinated with the function of the facility. During design and integrated approach to design is recommended with all disciplines involved in the facility. HVAC, plumbing and electrical systems must be carefully coordinated the structural elements. Coordination will allow design without major conflicts and limit penetrations of major structural elements.

04.3.8 Inspection Requirements:

Certain structural elements will require Special Inspection during the construction process. A Quality Assurance Plan as described in the IBC shall be outlined on the construction documents. This plan shall identify critical structural elements as well as Special Inspection requirements.

04.4 SECURITY

04.4.1 General

All security systems will comply with established campus standards. Systems will annunciate alarm conditions to, and be completely monitored by, the University of Utah campus police department.

04.4.2 Card Access

A complete access control system will be specified to control entry to all perimeter entry/exit points, and at select sensitive interior spaces. Card readers will be the proximity type, and will comply with established campus standards. Card readers will report to central door controllers. Coordinate door hardware to minimize the aesthetic impact to the appearance of the building.

04.4.3 Video Surveillance

A complete video surveillance system will be specified to provide for visual monitoring at all building entry/exit points, at select main building thoroughfares, elevator lobbies, and at select sensitive interior areas. Cameras will be specified for viewing of owner designated subject areas, and installed in appropriately rated enclosures. Signals from cameras will be connected to a central switching/multiplexing system with minimum 20" video monitors for viewing. All camera images will be digitally recorded by DVR's that are local area network accessible.

04.4.4 Intrusion Detection

A complete intrusion detection system will be specified for electronic monitoring and status reporting of all building entry/exit points, select building thoroughfares, and at select sensitive interior areas. Sensing devices will include door position switches, motion sensors, and where/if appropriate, glass break sensors. All sensing devices will report to a zoned monitoring panel for specific location identification of an alarm condition. The intrusion detection system will be integrated with the video surveillance system for priority viewing of security breach areas.

04.4.5 Emergency Phones

Emergency (Blue Light) telephones will be specified. Provide density and alarm annunciation based on established campus standards. At a minimum, locate telephones in outdoor parking and pedestrian areas at highly visible location.

04.5 INFORMATION TECHNOLOGY

Codes which are applicable to the design of the technology systems are listed below. Comply with each of the latest adopted publications. They are part of this program by reference and are not restated in the program narrative.

ADA, Americans with Disabilities Act
DFCM, Division of Facilities Construction and Management, Design Criteria
EIA/TIA, Electronics Industries Association/Telecommunications Industry Association
IBC 2000, International Building Code
NFPA, National Fire Protection Association (applicable sections including but not limited to):
NFPA 70, National Electrical Code
NFPA 72, National Fire Alarm Code
UL, Underwriter's Laboratories
University of Utah Design Criteria
Utah State Fire Marshal Laws, Rules and Regulations
Standard Broadcast Wiring and Installation Practices", as excerpted from
"Recommended Wiring Practices," Sound System Engineering, (2nd Edition), D. Davis

04.5.1 General

Voice/data cabling (structured cabling systems) will include copper station cabling, copper and fiber backbones, all terminations, wall plates, patch panels, cross connects, racks and wire management

Voice and data service will originate from the designated campus demarcation, and will be comprised of a combination of category 3 copper cabling for voice, and single and multimode fiber for data. This cabling will terminate in the main telecommunications room, or MDF. From the MDF, a backbone of category 3 copper cable for voice, and a combination of multimode and single mode fiber cabling for data will be provided to each subsequent wiring closet, or IDF on each of the floors for voice and data signal distribution. From that point, horizontal cabling will be provided to each of the voice/data outlet "drops".

04.5.2 Typical Voice / Data Outlet

For non-teaching spaces, design each typical voice/data outlet with 3 each category 6, RJ45 data outlets. More or fewer outlets may be required to serve specific needs in specialty areas. In classroom and lab areas provide one each category 6, RJ46 data outlet for each student seat, and three each category 6, RJ45 data outlets at each teaching station. In computer labs, design one each category 6, RJ45 data outlet for each computer station. All outlet wall plates shall be one gang with provisions for up to six RJ 45 outlets labeled to comply with University of Utah standards. Match color of electrical devices. Cable each RJ45 data outlet with a 4 pair Category 6 cable. If systems furniture is installed coordinate location of 3 each RJ45 outlets with cabling for each workstation.

04.5.3 Wireless Network

The University of Utah desires that the building include a wireless LAN. Provide data outlets at University of Utah designated locations for wireless access points. Include 1 IG duplex outlet on dedicated circuits by each wireless access point data outlet.

04.5.4 Telephone Outlet

Design telephone outlets for courtesy phone, elevator panels, office phones and other required uses. Install 4 pair Category 6 cable in a suitable plate for the application.

04.5.5 Voice and Data Systems Active Electronics and Passive Devices

All active voice and data system electronics including, but not limited to, hubs, routers, servers, PBX's, etc... will be provided from a separate budget and are not part of the construction budget. All passive devices including, but not limited to cabling, termination devices, wall plates, patch panels, connectors, open frame equipment racks, cable runway, and cable management systems are part of the construction budget.

04.6 AUDIO AND VIDEO SYSTEMS

04.6.1 General

Audio and video systems will be specified for installation as part of the building construction work, to be completed with all building trades. Audio and video systems will be specified for full compliance with established campus standards.

04.6.2 Art studio, Jr. Studio, and Preschool Studio

Each studio will be provided with an audio, video, and control system. These systems will be

used during dance rehearsal and instruction.

Each audio system will be equipped with one wireless microphone system including a body pack transmitter and head worn microphone, two wired microphone inputs and microphones, a cassette tape/CD combination player with pitch control for both the cassette and CD sections, an input for a portable MP3 player, mixers, processors, power amplifiers and speaker systems. The speaker systems, including subwoofers, will be wall mounted, and will be capable of high power playback of full frequency music. Provide systems capable of 105 dBA, with 40 Hz to 17 KHz frequency response + 2 dB.

Each video system will be equipped with a 50" to 60" large screen flat panel display, a DVD/VCR combination player, one computer input, and two camera inputs. Flat panel displays will be wall-mounted at locations suitable for multiple viewers to gather around for instruction and critique.

Each control system will be equipped with a central control system processor, a small wall mounted touch panel, and a hand held remote controller. The wall mounted touch panel will provide for complete control of all AV system parameters. The hand held remote control will provide for limited control including, but not limited to, source selection, volume control, and individual source device transport control. 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 touch panel is engaged.

04.6.3 Performance Studio

In addition to the above equipment, the two 2nd floor studios divided by a folding partition will also be equipped with enhanced audio and video systems. These systems will be designed for use during performances and large group instruction sessions.

The audio system will be equipped with several wireless microphones, multiple microphone inputs, a cassette tape/CD combination player with pitch control for both the cassette and CD sections, an input for a portable MP3 player, a minimum 24 input live reinforcement mixing console, digital signal processors, power amplifiers, and speaker systems. The speaker systems will be designed for high quality voice reinforcement, and high fidelity music playback. Individual speaker systems will be provided for performers in both sections, and for audience members. The speaker systems will include subwoofers, and will provide for high power playback of full frequency music. In addition, speaker systems will provide for highly intelligible voice reinforcement. Provide systems capable of 105 dBA, with 40 Hz to 17 KHz frequency response + 2 dB, and no more than a 12% ALCONs. Locate mixers, source devices, and appropriate processors in the mixing booth. In compliance with the Americans with Disabilities Act, a wireless assist-

combination player, two computer inputs, and miscellaneous video inputs. Size the 16:9 aspect ratio projection screen using mathematical formulas appropriate for the nearest and furthest viewers. Locate the projection screen in close coordination with seating layouts to assure appropriate viewing sight lines for optimal viewing from bleachers. Provide a projector with a minimum 16:9 native resolution of 1366 X 768. As with screen sizing, utilize 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 calculations in the construction drawings.

The control system will be equipped with a central control system processor, a desk mounted tilt-screen touch panel remote controller. The touch panel will provide for complete control of all AV system parameters. 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 touch panel is engaged.

04.6.4 Boardroom

The Boardroom will be equipped with an audio system for teleconferencing and media source device playback. The conference room table will be permanently wired with microphones for the capture of meeting participant audio.

A video system will be provided for large screen display of meeting subject matter. Size the 16:9 aspect ratio projection screen using mathematical formulas appropriate for the nearest and furthest viewers. Locate the projection screen in close coordination with seating layouts to assure appropriate viewing sight lines. Provide projectors with a minimum native resolution of 1366 X 768. As with screen sizing, utilize 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 calculations in the construction drawings. In addition to the microphones, the conference room table will be permanently wired with computer video and audio inputs. This connectivity will be provided in a "hidden" connection panel mounted flush in the table. Basic source devices including a VCR / DVD player will also be provided.

A fully integrated control system will be provided for control of all audio and video system components, lighting systems, and motorized window coverings (where applicable). To meet this need, a touch screen control panel will be provided. 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 touch panel is engaged.

04.6.6 Distance Education

In addition to the above requirements, distance education capability will also be provided in the Art Studio and 2nd floor divisible studio. The distance education equipment will include, but not be limited to, microphones for the students and instructor, cameras for the students and instructor, and supplementary video monitors for the students and instructor. The rooms will be provided with the capability for connection to the Utah Educational Network, and will each be provided with a CODEC providing the capability to connect each room to remote sites that are not part of the Utah Educational Network.

04.6.7 Lobby

The lobby will be equipped with a single large screen flat panel monitor. The approximate 50" monitor will be wall mounted in coordination with the architectural design team. The monitor signal source will be an owner designated computer. Video signal and control commands will be transported to the monitor via UTP cable. Remote control of the monitor will be provided at the owner designated source computer location.

Facility-wide Paging Systems:

A zoned public address system will be provided. Although specified primarily for emergencies, the public address system will also be suitable for use regarding building closing, and other similar announcements. The public address system will be integrated with the facility via designated telephone sets. Power amplifiers and speaker systems will be provided as appropriate for individual spaces utilizing a constant voltage, 70 volt distribution system.

04.6.8 TV Distribution System:

An RF TV distribution system will be provided for distribution of audio and video signals throughout the building. The TV distribution system will 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 signal onto a carrier frequency. A minimum 750 MHz bandwidth will be specified, and all outlets will be provided with between +5 and +10 dBu at each building television outlet.

04.6.8 Clock System

Provide battery operated clocks throughout the building, and a GPS receiver / transmitter at a central location. Specify clocks to be correctable by the GPS receiver / transmitter via a wireless connection directly to each clock.

04.7 ACOUSTICS

04.7.1 Sound Isolation

To as great an extent as possible, sensitive spaces such as the performance spaces and

dance studios should be architecturally separated so that the necessity for reliance on sound-isolating construction is minimized. Isolating construction methods may consist of multi-layer, dual-framed gypsum-board construction, masonry walls and resiliently suspended gypsum-board ceilings where isolated rooms are located below suspended floors. Sound-rated doors forming a sound lock and windows will be necessary in the performance studio.

The room-to room NIC (Noise Isolation Class) sound transmission rating for rooms that are in the privacy sensitive category require specific acoustical parameters for sound transmissions. Office-to-Office requires NIC 45 and areas particularly sensitive to noise privacy should be specified to NIC 50 or more.

04.7.2 HVAC Noise

Air-handling equipment serving sensitive spaces should be located at some distance from these spaces to allow adequate supply and return duct length for the implementation of noise-control measures. A relatively non-sensitive location for a central refrigeration plant would be preferable to packaged HVAC units. Vibration isolation should be provided for all HVAC equipment (except that which may be located on grade on an independent concrete slab.) Ductwork in performance spaces should be oversized and acoustically insulated to diminish diffuser noise and reduce air velocity.

The Quiet noise background level in teaching spaces, defined by NC (Noise Criteria), should be no more than NC-35, determined by the design of HVAC systems. Good engineering is essential.

04.8. MECHANICAL

04.8.1 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:

2006 IBC

2006 IMC

2006 IPC

2006 IFC

2006 IECC

American Conference of Governmental Industrial Hygienists (AAGIH)

University of Utah Design Standards

LEED-NC, Version 2.2

04.8.2 Utility Connections

CULINARY WATER

Anticipated connection size is 2" (exclusive of irrigation requirements)

NATURAL GAS

Service size will be based on anticipated peak demand of 1,800 MBH.

SANITY SEWER

Anticipated building drain size = 4" diam.

Gravity flow sanitary sewer is required. Sewage ejection is not acceptable.

STORM SEWER

New storm drain will be available at the east side of the building.

FIRE SERVICE

Anticipated connection size is 8"

04.8.3 General Requirements for Mechanical Design

TEMPERATURE

Outdoor design temperatures
(Salt Lake City)

winter: 78 degrees F (ASHRAE 99.6%)

summer: 87.0 DB / 62.9 WB DEGREES F (ASHRAE 04%)

evaporative: 86.4 DB / 66.7 WB DEGREES F (ASHRAE 04%)

Maintain internal spaces at the temperatures indicated in the room data sheets +/- 2 F. Occupied and unoccupied schedules to be specified.

NOISE

Use the RC Mark II method for rating HVAC system related noise, and meet the criteria established in the room data sheets.

VENTILATION / INDOOR AIR QUALITY

Comply with ASHRAE 62.1-2004 and 2006 IMC for minimum ventilation requirements. Provide carbon dioxide monitoring system for demand-controlled ventilation, in accordance with ASHRAE 62.1-2004, Appendix D, as indicated in the room data sheets.

Design an 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 2005 Fundamentals, Chapter 33.

Provide MERV 7 final filters at central air handlers upon completion of project.

HUMIDITY

Humidification is not required.

Summer maximum space humidity will be maintained at less than 50% because of the chilled water coils. However, no specific humidity control is required.

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

ENERGY EFFICIENCY

Determine the energy cost budget for this building in compliance with ASHRAE / IESNA 90.1-2004, Section 11, then document that the proposed design reduces annual energy cost by 20%, using the methodology of ASHRAE / IESNA 90.1-2004, Appendix G

Design in accordance with the minimum requirements of ASHRAE / IESNA 90.1-2004, Document compliance using COMcheck-EZ.

Strategies to reduce the building energy consumption for heating and cooling include:

- Oversize the duct and piping systems for low static pressure losses.
- Oversize coils where possible to reduce pressure drop.
- Provide demand controlled ventilation in areas with varying occupancy.

BUILDING ENVELOPE

Reference IECC 2006, 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 (300 Btuh latent in dance studios)
Lights:	1.25 watts/ft ² , overhead

Equipment:	1 desktop PC per seat in offices 1 copier per 10 people in office groups 3 watts/ft ² in high equipment density areas (printer/copier areas)
Server:	100 watts/ft ²

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

POTABLE WATER CONSUMPTION

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.

Strategies available to achieve water consumption reductions include 0.5 gpm lavatory faucets, 0.5 gpm urinal flush valves, low water consumption flush-valve water closets, and low flow shower heads. Waterless urinals are not permitted. Use only those items and types of products acceptable to the owner.

UNIVERSITY OF UTAH DESIGN STANDARDS

This project is to be designed in compliance with the latest University of Utah Design Standards, specifically Chapter 6, and is subject to all internal reviews and controls of a University of Utah design project.

04.8.4 SYSTEMS

GENERAL DESCRIPTION

Provide a single central air handler 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. boilers, pumps) in mechanical room.

Provide single duct air distribution, with VAV reheat boxes in all zones.

Provide radiant floor heating as detailed on room data sheets.

Use variable speed return/relief fans.

HEATING WATER

Generate building heating hot water through two equal-sized natural gas-fired boilers.

Distribute heating water through a constant volume primary, variable volume secondary pumping system. Use modulating two-way control valves on all terminal devices.

Provide air handler coils as follows:

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

Design piping system, including isolation valves and appropriate piping arrangements to allow maintenance of sub-zones without requiring complete shutdown.

COOLING

Provide approximately 100 tons of cooling (net) with an air-cooled chiller. Distribute cooling water (40% propylene glycol) via a constant volume primary only pumping system to a single water coil in the air handler. Maintain discharge air temperature control through active reset of the chiller leaving water temperature set point.

PAINT BOOTH

Provide a paint booth where indicated on the room data sheets in compliance with the latest edition of ACGIH Industrial Ventilation Manual.

STUDIOS

Provide individual zone control radiant floors in the four studios, with demand controlled displacement ventilation.

AIR DISTRIBUTION

Document fan sizing calculations with zone-by-zone load calculations. Use automatic dampers on exhaust fans in lieu of barometric dampers. Require pressure testing of all duct systems in accordance with 2006 IMC. Provide individual room temperature control. Provide zoning plan during schematic design review that indicates proposed zoning plan for review and approval by owner. Provide standard air handler, with double wall construction. Construct all new supply and transfer air ductwork with galvanized sheet metal. Construct all new medium pressure ductwork to SMACNA 2" pressure class. Seal both types of ductwork sealed to SMACNA seal class A. Leak test all medium pressure ductwork.

Do not duct return air outside the mechanical rooms. Return air path will be through return air plenums above ceilings, or unducted through spaces without ceilings. Short metal transfer ducts/sound boots will be used to allow return air paths to penetrate walls that extend to the structural deck above.

Duct return air inside the mechanical rooms to the air handlers.

Provide outside air intakes for the building coordinated relative to loading docks, generators and other sources of local air pollution.

04.8.5 CONTROLS

Provide Direct Digital Control (DDC) system.

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

04.9 FIRE PROTECTION

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

Sprinkler Occupancy Hazard Classifications are as follows:

Office and Public Areas: Light Hazard.

Costume Fabrication: Ordinary Hazard, Group 1.

Costume Storage/Art Storage: Ordinary Hazard, Group 2.

Building Service Areas: Ordinary Hazard, Group 1.

Electrical Equipment Rooms: 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 1,500 ft². area.

Ordinary-Hazard, Group 1 Occupancy: 0.15 gpm over 1,500 ft². area.

Ordinary-Hazard, Group 2 Occupancy: 0.20 gpm over 1,500 ft². 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.

04.9.1 Codes and Standards

Codes which are applicable to the design of the electrical systems are listed below. Comply with each of the latest adopted publications. They are part of this program by reference and are not restated in the program narrative.

ADA, Americans with Disabilities Act
ASHRAE 90.1 Energy Code
DFCM, Division of Facilities Construction and Management, Design Criteria
EIA/TIA, Electronics Industries Association/Telecommunications Industry Association
IBC 2000, International Building Code
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 Alarm Code
UL, Underwriter's Laboratories
University of Utah Design Criteria
Utah State Fire Marshal Laws, Rules and Regulations
UBC 1997, Uniform Building Code

04.10 PLUMBING

- Provide two-stage pressure reducing valve station at building service entry.
- Provide two parallel reduced pressure backflow preventers, one full size and one half size, at the building service entry.
- Do not route pressurized piping over studios or other rooms that would suffer catastrophic damage from fluid leakage.
- Use Type L copper supply piping, no-hub SV service cast-iron waste piping above grade and PVC below grade
- Size hot and cold water piping to maintain 30 psi at hydraulically most remote fixture, and with maximum velocity of 6 fps.
- Size roof drain system for 4" / hour maximum rainfall.
- Support all piping from building structure via approved hangers and supports. Support piping to maintain required grading and pitching of lines, prevent vibration, and allow for expansion and contraction.
- Insulate hot water, domestic cold water and primary roof drain piping. Provide all-service jacket in concealed areas, PVC jacket in exposed.
- Identify all piping with markers at 20'-0" on center.
- Provide full sized isolation ball valve at each floor, and at each terminal device.
- Preferred plumbing fixtures are Kohler, with Sloan Regal flush valves (automatic urinal, manual water closet). Wall hung, vitreous china.
- Provide wall-hung, vitreous china lavatories, single temperature supply with battery-operated sensor faucet.
- Provide single handle thermostatic shower valves, in compliance with ASSE Standard 1016 requirements.
- Provide deep seal traps for floor drains. No trap primers.
- Generate domestic hot water with gas-fired instantaneous water heater. Generate and re-circulate at 120oF. Provide tempering valve as required for scald protection. Terminate hot water within 5'-0" of last fixture. Soft water is not required.

04.11 LEED CERTIFICATION

LEED Certification is being sought for this building. Categories to be studied with prerequisites and other opportunities for LEED credit points include:

Site

- Erosion and Sediment Control - Prerequisite
- We should be able to get points for urban redevelopment, and look for ways to reduce storm water, light pollution and seek alternative transportation recognition.

Water Efficiency

- Water use reduction and wastewater reduction strategies will be sought.

Energy and Atmosphere

- Fundamental Building Commissioning - Prerequisite
- Minimum Energy Performance - Prerequisite
- CFC's Reduction in HVAC Equipment - Prerequisite
- Optimizing energy performance, looking at renewable energy sources and green power, and additional commissioning will be important issues to assess.

Materials and Resources

- Storage and Collection of Recyclables - Prerequisite
- Other measures will include management of construction waste, buying building products with recycled content and made with readily renewable resources; and using certified wood products and local and regional materials.

Indoor Environmental Quality

- Minimum Indoor Air Quality Performance - Prerequisite
- Environmental Tobacco Smoke Control - Prerequisite
- CO2 monitoring, increased ventilation effectiveness, low-emitting materials, controllability of systems and daylight and view designs will need to be carefully studied.

Innovation and Design Process

- Innovative building features that exceed the parameters for things discussed above can provide additional LEED credits as well.

04.11.1 Site Utilities

Electrical

Presently, the University of Utah campus medium-voltage distribution system does not serve the area of the building site. Coordinate electrical service to the building from Rocky

Mountain Power. Request underground delivery with a pad-mounted transformer located adjacent to the building. Comply with Rocky Mountain Power requirements for service and metering. Select secondary voltage at either 120/208V or 277/480V, 3-phase, 4-wire based on a cost evaluation early in the design.

Prior to finalizing electrical service from Rocky Mountain Power, confirm with Campus Facilities that the building will not receive electrical service from the campus.

04.11.2 Telecommunications

Provide (2) 4" conduits from the main telecommunications room to 500 South at the east property line for Qwest telephone service. Also provide (2) 4" conduits from the telecommunications room to University of Utah manhole #M152 located near the corner of 500 South and Guardsman Way for fiber service from the campus.

04.11.3 Building Service and Distribution

Main Service

Design main electrical room close to the pad-mounted transformer for building. Determine voltage and capacity of the system during the schematic design phase based on actual building configuration and anticipated loads. The main switchboard shall be provided with Square D "Powerlogic" type digital metering that is connected to the Campus central power monitoring system via data lines. To the greatest extent possible, separate different types of loads onto different feeders and load centers, such as motors, lighting, convenience power and "clean" computer power.

Photovoltaics

A grid-interactive photovoltaic (PV) system is being considered to supplement the utility power. The size of the system will depend on the building energy model, project budget and alternative funding sources. Present to the Owner systems and costs that will supply 2.5%, 7.5% and 12.5% of the building's annual energy (corresponding to 1, 2 and 3 LEED points respectively). Design the system to be modular so that different size systems can easily be bid as alternates. Explore roof-mounted vs. ground-mounted PV panel arrays with the architect for optimum location based on aesthetics, site availability and solar exposure.

Motor Control Centers

Provide motor control centers for areas where 3 or more motors are grouped. All 3-phase motors shall be provided with phase-loss protection. Provide variable frequency drives where required for mechanical equipment in compliance with DFCM and Campus requirements.

Panelboards

New panelboards shall be provided in new, vertically stacked electrical rooms. The new electrical rooms shall be centrally located as much as possible, while taking into account other building and architectural considerations. These rooms shall be dedicated to electrical distribution and shall not be used for storage or any other purposes. Consideration shall be given to the ease and accessibility of running new and future conduits out of each room, for example, do not lock the room between stairs, elevators, restrooms, etc. that would make future work difficult. If inaccessible ceilings surround the room, then stub (5) spare 3/4" conduits from each panelboard to accessible ceiling areas. Dedicate an area of each room for current and future riser conduits or busways so that wall-mounted equipment will not impede vertical distribution. Panelboards serving normal lighting and appliance circuits shall be located on the same floor as the circuits they serve.

Spare Capacity

Switchboards, panelboards, transformers and other distribution equipment shall be provided with 50% spare capacity and spaces/spares for future growth and flexibility. Electrical equipment rooms shall have 25% additional space for future equipment. Design system to minimize shutdowns for future additions or work.

Branch Circuits

Branch circuits shall be loaded to no more than 80% of what is allowed by NFPA 70. Where outlets are intended for a specific piece of equipment, the load of the outlet shall be based on the equipment nameplate. Otherwise, allow no more than 6 convenience outlets per circuit or 4 outlets per circuit serving workstation computer terminals. Outlets with dedicated branch circuits (one outlet per circuit) are required for vending machines, copy machines, break room counters, A/V cabinets and other locations likely to have equipment requiring dedicated circuits. Each branch circuit homerun shall have no more than 3 circuits per raceway. Branch circuits serving switched-mode power supplies or other high-harmonic loads shall be provided with a dedicated neutral, specifically identified for the circuit it serves.

Conductors

All conductors shall be copper. Conductors for branch circuits shall be sized to prevent voltage drop exceeding 3% at the farthest load. The total voltage drop on both feeders and branch circuits shall not exceed 5%. When calculating the voltage drop, the load shall be assumed to be 80% of the ampacity of the branch circuit and feeder conductors.

Raceways:

Design all wiring in raceways, minimum 1" C. Type MC or AC cable is strictly prohibited. Design cable tray system so that station cable raceways do not extend more than 50' max to cable tray. Conduits shall stub to the cable tray. Include pull strings in all empty con-

duits. Include raceway for all audio/visual and technology systems whether furnished as part of the construction contract or furnished by the Owner. Stub conduits to the future outdoor amphitheater for power and communications.

Equipment and Furniture

It is the responsibility of the design engineer to obtain equipment catalog sheets and installation diagrams and include power and raceway for all equipment requiring electrical connections into the construction documents. All equipment and furniture identified in the program documents, whether it is furnished in this contract or a separate contract, shall be provided with power and raceway rough-in for complete operation. Coordinate furniture connections with furniture systems suppliers.

Fault Current and Coordination Study

A fault current and coordination study shall be performed by a licensed electrical engineer to indicate available fault current at all points in the building distribution system. New equipment shall be adequately rated for the amount of available fault current. System coordination shall be studied, and fuses or breakers selected to ensure minimum system outage due to overloads or fault currents. Breakers with adjustable long time, short time, instantaneous and/or ground fault settings shall be set at levels for optimum system coordination.

Transient Voltage Surge Suppression

Provide transient voltage surge suppression (TVSS) and "noise" protection at service equipment (each main) and on branch panelboards in the facility which serve computer terminals. TVSS units may be integral to the panelboard or switchboard, or individually mounted "stand-alone" units. However, if individual units are used, they shall be placed immediately adjacent to the panelboard or switchboard to minimize the effects of increasing clamping voltages due to excessive lead lengths.

Outlets

Refer to program and space plan sheets for basic requirements. Where requirements cannot be identified, the following shall be used as a general guideline. Each outlet location shall be coordinated with the design team and end user during the design.

Dance Studios: Ensure that there is at least one outlet for each 12' of wall space. Provide outlet on dedicated circuit for the AV cabinet.

Dressing Rooms/Lockers: GFI outlets on dedicated circuits at mirrors and counter tops.

Offices: For each workstation, provide one outlet dedicated to computer terminals and one normal outlet, and one additional normal outlet for every 10' of wall space.

Conference and Board Rooms: One outlet for every 10' of wall space, plus one outlet dedicate to computer terminals on two walls. Provide floor outlets underneath conference room tables.

Lounges/Breakrooms/Kitchenettes: GFI Outlets on dedicated circuits every 4' on counter top plus dedicated outlets for refrigerator, microwave, and disposal (switched at counter top), plus one outlet for every 10' of other wall space in room.

Telephone/Data Closets: At least 6 quad outlets on emergency power with circuit density to allow for at least 40 VA per square foot.

Electrical Rooms: At least one outlet on emergency power.

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

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

Stairs: One outlet at the landing of each level.

Storage Rooms (small), Janitors Closets: One outlet.

Building Exterior: One WP/GFI outlet near each entrance.

Other Areas: Refer to individual space plan data sheets, and where not defined coordinate requirements with user during design.

Grounding

All feeder and branch circuit raceways shall include an insulated equipment grounding conductor. Provide an additional insulated/isolated grounding system throughout all 120/208V panelboards and associated feeders in compliance with Campus standards. Provide a grounding riser system throughout the telecommunications closets, with grounding bus bars mounted accessible in each closet. All grounding systems shall be bonded together per NEC requirements.

Emergency Service and Distribution:

Provide an emergency diesel generator for the new building. Locate generator outdoors in a screened area with weather-protective, sound-attenuating housing and skid-mounted, double-walled tank. Fuel supply shall be minimum 18 hours at full load. Design at least two transfer switches: one for emergency and one for non-emergency ("optional") loads. Annunciate alarms adjacent to fire alarm panel. Design generator distribution panel with digital metering. The following shall be provided with emergency power:

Emergency egress and exit lighting
Fire Alarm
Elevators (where required by IBC)
Communications rooms - outlets, lights and air conditioning
Electrical rooms - lights and outlets
Security systems

04.11.04 LIGHTING

General

Comply with illuminance levels and uniformity criteria of IESNA and its Recommended Practices. For exterior lighting, indirect lighting, and other specialized task lighting provide point-by-point plot of illuminance establishing conformance with the Recommended Practices. Except for specialized applications, design lighting with a minimum efficacy of 64 lumens per watt. Specify maximum 10% THD electronic ballasts. In addition, design lighting with a CRI exceeding 82, except in storage, mechanical, electrical, and similar nonpublic applications. Where appropriate, minimize number of lamp types utilized. Use 4' T-8 lamps with CRI of 88 or greater wherever possible. Specify lamps complying with EPA TCLP requirements.

Comply with ASHRAE 90.1 requirements, except that overall energy target requirements should be exceeded by 10%. Design lighting control to harvest daylighting where practical, to control based upon occupancy, and according to programmable scheduling as applicable to the application.

Parking and Pedestrian Lighting

Use only campus standard lighting fixtures for walkways, parking and roadways, compatible with the campus surroundings. Control exterior lighting utilizing combination photocell and time schedule control.

Design parking areas to comply with RP-20-98, except that the minimum illuminance shall exceed 1 footcandle with a 15:1 uniformity. Design pedestrian areas to comply with RP-8 (average to minimum uniformity ratio less than 4 to 1), except that the average horizontal illuminance shall be increased to 1 footcandle and the average vertical illuminance to 1 footcandle. For each of these areas design two level lighting so that from 11:00 PM to dawn the illuminance level reduces to .6 footcandles minimum. Consider "dark sky" issues in application of luminaires.

Interior Lighting

In general, utilize low-glare fluorescent lighting with electronic ballasts. 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. In addition, in rooms with audio visual (including all Dance Studios), design lighting with variable or switched levels as indicated with a separate controlled zone to reduce glare and illuminance on the audio visual display. In rooms with projectors, provide a separate bank of lighting control switches or station near the instructor position for ease of controlling lighting during presentations.

In the two combined dance studios, provide a theatrical lighting and dimming system for per-

formances, with the lighting control station located in the control booth.

In the Costume Construction area, provide at least 75 FC average task lighting using color-corrected lighting technologies.

For the Donor Wall and areas likely to contain artwork, provide accent lighting to supplement the general ambient lighting.

Select occupancy sensors for the appropriate applications and control for daylight harvesting. Specify dual technology ceiling mounted directional sensors in private offices and studios with manual off switches. Specify ultrasonic sensors in restrooms. Specify programmable lighting control with manual timed overrides in all common areas such as open offices, corridors, lobbies, and similar areas. Integrate lighting control for energy savings with lighting control for audiovisual.

Design exit lighting to comply with IBC. Design emergency lighting for means of egress to 1 fc minimum to comply with IBC. Include emergency lighting in restrooms, electrical rooms, vaults and communication rooms.

04.11.05 FIRE ALARM

Campus Fire Alarm and Life Safety:

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. Design an addressable system 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. Design horns to comply with NFPA including for higher ambient noise requirements. Provide duct detectors and fan shutdown where required by NFPA and the IMC, including detection of smoke at all return air shafts serving multiple floors. Coordinate location of the building annunciator with the Campus fire marshal. All other detectors and functions shall comply with the referenced codes and standards.

04.11.06 TELECOMMUNICATIONS RACEWAYS

Riser Distribution

Provide stacked telecommunications closets to serve each floor of the building. Comply with EIA/TIA and campus Netcom requirements in the sizing and locating of these rooms. Increase room size for A/V, TV and other systems that may be located in these rooms. Coordinate equipment layout and wall space with the Campus. Locate closets such that when cabling is routed through the raceway system provided, the distance will not exceed 290 feet to the furthest outlet. Provide a minimum of four 4" conduits from the MDF to the stacked IDF locations and four 4" sleeves between floors. If possible, stack the MDF below the IDF's. Provide both normal and emergency circuits to each IDF, 3 each, with one fourplex per circuit.

Horizontal Distribution

Provide a cable tray distribution network throughout each floor and into the IDF closets. Extend the cable tray around inside of the IDF closet to allow cables to be routed within the room. Consider ease of access to the tray system when the building is in full operation. Limit cable tray routing to be above corridors, common and similar areas. Where ceilings are exposed or inaccessible, then provide a bridge of equivalent conduit connecting the cable trays in the accessible ceiling areas. It will be the designer's responsibility to size the cable tray and raceway system for the intended cabling installation. Do not load the cable tray and raceway system to more than 50% of what is allowed by cable fill requirements of NFPA 70.

Voice/Data Drops

Each voice/data outlet location shall consist of a 4" square box with mud ring and two 3/4" conduits stubbed to the nearest cable tray. Refer to program space plans for quantities and coordinate exact locations with the users during design. As a minimum, provide one voice/data drop for each workstation, fax machine, copy machine, desk, computer terminal and teaching station. Where wireless networks are being considered, still allow sufficient empty raceways for future hardwired connections should the wireless system have insufficient bandwidth for evolving applications.

04.11.07 Lighting Protection System

In addition to protection on the incoming power lines, a building lightning protection system consisting of arrestors, down conductors, bonding cables and ground rods will be provided. The system will be designed such that it can be UL Master labeled.



COST ANALYSIS

5

05.1 PROJECT COST SYNOPSIS

The project estimate is based upon a total cost including loose furniture, fixed furnishings and equipment, design and engineering professional fees, testing and surveys, value-management facilitation and commissioning costs.

Direct costs such as moving, information technology soft-and-hard cost exclusive of cabling, public art, insurance, legal fees, specialty wiring, security systems and leasing costs are not reflected herein. No costs for University or DFCM administration are included.

Project Cost Summary

A. Hard Costs

1. Construction Hard Cost	
Building	\$8,107,451
Site	\$604,008
 SUBTOTAL:	 \$8,711,459

B. Soft Costs: See Capital Budget Estimate

SUBTOTAL:	\$3,010,331
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Total Project Costs \$11,721,790

These project costs are based upon a facility program of 44,986 gross square feet and configured in a building of 3 equivalent floors, one of which is a basement.

The construction estimate is based upon a labor and material takeoff for a hypothetical building based upon industry norms for quantities of materials prorated per square foot, the finish schedule included herein and the detailed room descriptions. A general contractors markup of 4.5% was used and a 1% cost for labor-and-materials performance bond. An escalator of 6% was used based upon a projection of 3 years from date of this report to the mid point of an 18-month construction period using a rough 1.95% compounded annual rate of inflation.

Based upon the relative uncertainty of a programming estimate, we have added an 8.5% contingency to the hard-construction costs.

Operations and Maintenance Costs

The University standard for operations and maintenance costs for new buildings is \$5.20/G.S.F./year. Based upon this formula, the projected annual cost for the total project is \$233,932 per year.

The University of Utah

Capital Development Projects

Capital Budget Estimate (CBE)

Project Name:		Virginia Tanner Dance	
U of U Project Number:		0201-11049	
Project Manager:		Archie Phillips	
Cost Summary			
	\$ Amount	Cost Per SF	Notes
Facility Cost	\$ 8,107,451	\$180.22	
Additional Construction Cost	\$ -	\$0.00	
Site Cost	\$ 604,008	\$13.43	
Total Construction Cost	\$ 8,711,459	\$193.65	
Soft Costs:			
Hazardous Materials	\$ 27,250		
Pre-Design/Planning	\$ 30,491		
Design	\$ 699,514		
Property Acquisition	\$ -		
Furnishings & Equipment	\$ 1,253,078		
Information Technology:	\$ 211,098		
Utah Art (1% of Construction Budget)	\$ 84,439		
Testing & Inspection	\$ 147,769		
Contingency	\$ 398,379		
Moving/Occupancy	\$ 6,333		
Builder's Risk Insurance (0.15% of Construction Budget)	\$ 13,067		
Legal Services (0.2% of Construction Budget)	\$ 17,423		
Management	\$ 42,220		
User Fees	\$ -		
Commissioning	\$ 59,850		
Other Costs	\$ 19,421		
Total Soft Costs	\$ 3,010,331	\$66.92	
TOTAL PROJECT COST	\$ 11,721,790	\$260.57	
Previous Funding	\$ -		
Other Funding Sources (Identify in note)	\$ 11,721,790		
REQUEST FOR STATE FUNDING	\$ -		
Project Information			
Gross Square Feet	44,986	Base Cost Date	Dec-06
Net Square Feet	31,490	Estimated Bid Date	Dec-07
Net/Gross Ratio	70%	Est. Completion Date	Apr-09
		Last Modified Date	
		Print Date	

The University of Utah
Capital Development Projects
CBE Details

Project Name:	Virginia Tanner Dance				
U of U Project Number:	0201-11049				
Project Manager:	Archie Phillips				
Description	Explanation	Units	Unit Cost	Cost	Escalated Cost
Facility Cost		GSF			
New Facility Cost Details:					
Main Facility		30,000	\$ 162.17	\$ 4,865,100	\$ 5,295,761
Shelled Basement		15,000	\$ 118.12	\$ 1,771,800	\$ 1,928,641
Finished Basement		-	\$ 44.05	\$ 660,750	\$ 719,240
		-	\$ -	\$ -	\$ -
		-	\$ -	\$ -	\$ -
		-	\$ -	\$ -	\$ -
Subtotal - New Facility Costs		45,000		\$ 7,297,650	\$ 7,943,642
Remodel Facility Cost Details:					
		-	\$ -	\$ -	\$ -
		-	\$ -	\$ -	\$ -
		-	\$ -	\$ -	\$ -
		-	\$ -	\$ -	\$ -
		-	\$ -	\$ -	\$ -
		-	\$ -	\$ -	\$ -
Subtotal - Remodel Facility Costs		-		\$ -	\$ -
TOTAL FACILITY COST		45,000		\$ 7,297,650	\$ 7,943,642
Additional Construction Cost Details:					
Pre-Construction Services	0.2% of Total Facility Cost	0.20%	\$ 7,297,650.00	\$ 14,595	\$ 15,887
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
TOTAL ADDITIONAL CONSTRUCTION COST				\$ 14,595	\$ 15,887
Site Cost Details:					
General Site Improvements	Lump Sum	1	\$ 80,000.00	\$ 80,000	\$ 87,082
Excavation & Retaining Walls	Lump Sum	1	\$ 365,000.00	\$ 365,000	\$ 397,310
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
TOTAL SITE COST				\$ 445,000	\$ 484,392
TOTAL CONSTRUCTION COST				\$ 7,757,245	\$ 8,443,921
OTHER PROJECT INFORMATION:					
Total Net Square Feet:	31,500				
Base Cost Date:	6/7/2006				
Estimated Bid Date:	6/1/2007				
Estimated Completion Date:	7/1/2008				
Last Modified Date:	6/21/2006				
Inflation Escalation Factor Included:	9.00%				
Location Factor Included:	0.00%				
Hazardous Materials Cost Details:					
Pre-Construction Survey	Toxic Plume (?)	1	\$ 25,000.00	\$ 25,000	\$ 27,250
				\$ -	\$ -
Plan and Monitoring				\$ -	\$ -
				\$ -	\$ -
Abatement/Removal	None Anticipated	1	\$ -	\$ -	\$ -
				\$ -	\$ -
TOTAL HAZARDOUS MATERIALS COST				\$ 25,000	\$ 27,250
Pre-Design/Planning:					
Planning Fund Reimbursement				\$ -	\$ -
				\$ -	\$ -
Programming	Lump Sum	1	\$ 28,380.00	\$ 28,380	\$ -
				\$ -	\$ -

**The University of Utah
Capital Development Projects
CBE Details**

Environmental Assessment				\$	-
Geotechnical Investigation/Surveys	Allowance	0.03%	\$ 8,443,920.90	\$	2,111
				\$	-
TOTAL PRE-DESIGN/PLANNING COST				\$	30,491
Design Costs:					
A/E Design Fees					
		8.00%	\$ 8,443,920.90	\$	675,514
			\$ -	\$	-
			\$ -	\$	-
			\$ -	\$	-
Total A/E Design Fees				\$	675,514
Additional Printing Costs	\$0.20 per Total Facility GSF	45,000	\$ 0.20	\$	9,000
				\$	-
Value Management Costs	\$5,000/Session	3	\$ 5,000.00	\$	15,000
				\$	-
TOTAL DESIGN COST				\$	699,514
Property Acquisition:					
				\$	-
				\$	-
				\$	-
				\$	-
TOTAL PROPERTY ACQUISITION COST				\$	-
Furnishings & Equipment Costs:					
Furnishings Detail:					
	8% of Escalated Construction Costs	8.00%	\$ 8,443,920.90	\$	675,514
				\$	-
				\$	-
Total Furnishings				\$	675,514
Equipment Detail:					
	6-12% of Escalated Construction Costs	6.00%	\$ 8,443,920.90	\$	506,635
				\$	-
				\$	-
				\$	-
				\$	-
				\$	-
Total Equipment				\$	506,635
FF&E Design Costs	6% of Furnishings + Equipment	6.00%	\$ 1,182,148.93	\$	70,929
				\$	-
TOTAL FURNISHINGS & EQUIPMENT COSTS				\$	1,253,078
Information Technology Costs:					
Cabling/Connections/NetCom (equip.)	2.5% of Escalated Construction Cost	2.50%	\$ 8,443,920.90	\$	211,098
				\$	-
				\$	-
				\$	-
TOTAL INFORMATION TECHNOLOGY COST				\$	211,098
UTAH ART	If N/A, change YES to NO. To supersede 1% calculation enter amount in unit cost	yes		\$	84,439
Testing & Inspection Costs:					
Building Code Inspection	0.5% of Escalated Construction Cost	0.50%	\$ 8,443,921	\$	42,220
				\$	-
Material Testing	0.5% of Escalated Construction Cost	0.50%	\$ 8,443,921	\$	42,220
				\$	-
Special Inspections	0.75% of Escalated Construction Cost	0.75%	\$ 8,443,921	\$	63,329
				\$	-
TOTAL TESTING & INSPECTION COSTS				\$	147,769
Moving/Occupancy Costs:					
		0.08%	\$ 8,443,920.90	\$	6,333
				\$	-
				\$	-
				\$	-
TOTAL MOVING/OCCUPANCY COSTS				\$	6,333
CD&C Management:					
				\$	-

**The University of Utah
Capital Development Projects
CBE Details**

CD&C	2% for Non-State Projects	2.00%	\$ 2,110,980.23	\$ 42,220	
				\$ -	
				\$ -	
TOTAL CD&C MANAGEMENT				\$ 42,220	
User Fees:					
				\$ -	
				\$ -	
				\$ -	
				\$ -	
TOTAL USER FEES				\$ -	
Commissioning:					
	Lump Sum	1	\$ -	\$ -	
	\$1.33 per Square Foot	45,000	\$ 1.33	\$ 59,850	
				\$ -	
				\$ -	
TOTAL COMMISSIONING COSTS				\$ 59,850	
Other Costs:					
Utility shut downs	City Shut Downs	0.13%	\$ 8,443,921	\$ 10,977	
				\$ -	
signage, locks, other FM support		0.10%	\$ 8,443,921	\$ 8,444	
				\$ -	
				\$ -	
				\$ -	
				\$ -	
TOTAL OTHER COSTS				\$ 19,421	
Previous Funding:					
(Only show state appropriated funding & include costs covered by that funding in appropriate category.)					
TOTAL PREVIOUS FUNDING				\$ -	
Other Funding Sources:					
(List and describe each source)					
Donors		100.00%	\$ 11,721,790	\$ 11,721,790	
				\$ -	
				\$ -	
				\$ -	
TOTAL OTHER FUNDING SOURCES				\$ 11,721,790	

CONSTRUCTION RISK MANAGEMENT INC
FILE: (Virginia Tanner Dance Program)
DATE: February 14, 2007

EASY EIGHT CONSTRUCTION BUDGET

PROJ: VIRGINIA TANNER DANCE PROGRAM

PROGRAM BUDGET

FOR: VIRGINIA TANNER DANCE PROGRAM
ARTS AND EDUCATIONAL FACILITY
500 SOUTH GUARDSMAN WAY

EASY EIGHT CATEGORY	TOTAL COST		MAY 23,06
1 DIRECT JOB COSTS	\$469,334		\$369,297
2 SITEWORK & DEMOLITION	\$466,465		\$382,233
3 STRUCTURE	\$1,029,003		\$1,216,953
4 SHELL	\$736,780		\$665,771
5 INTERIOR FINISH	\$1,565,537		\$1,444,744
6 OTHER	\$191,180		\$101,180
7 MECHANICAL	\$1,653,700		\$1,350,000
8 ELECTRICAL	\$1,096,250		\$1,095,646
SUBTOTAL:	\$7,208,249		\$6,625,823
CONTRACTORS OH&P	4.50% \$324,371		\$298,162
BOND	1.00% \$72,082		\$66,258
PERMITS & FEES	\$75,000		
ESCALATION	6.00% \$432,495		\$397,549
CONTINGENCY	8.50% \$612,701		\$563,195
TOTAL PROJECT	20.00% \$8,724,899	\$193.89 /SF	\$7,950,987
TOTAL BUILDING	\$8,120,965	\$180.47 /SF	(\$660,000)
TOTAL SITE & EARTHWORK	\$603,934	\$13.42 /SF	\$7,290,987

SCOPE							
BUILDING AREA		DRAWINGS		PROGRAM		BUILDING SKIN	
BASEMENT	SF	15,000		15,000		FOUNDATION WALL	8,213
MAIN FLOOR	SF	15,000		15,000		EXTERIOR WALL	19,507
SECOND FLOOR	SF	15,000		15,000		PARAPET	1,027
TOTAL	SF	45,000		45,000		SKIN / AREA	0.62
AREA BREAKDOWN		NET	EFFICIENCY	GROSS	NON ASSIGNABLE	11/28/2006 TOTAL	
PUBLIC AREA		2,125 SF	70.00%	3,036	911	2,125	
ADMINISTRATION		2,878 SF	70.00%	4,111	1,233	2,878	
INSTRUCTION		17,766 SF	70.00%	25,380	7,614	17,766	
MEZZ. PROJECTION BOOTH		195 SF	70.00%	279	84	195	
STUDIO SUPPORT		4,539 SF	70.00%	6,484	1,945	4,539	
COSTUME PRODUCTION AREA		3,987 SF	70.00%	5,696	1,709	3,987	
AREA		0 SF	70.00%	0	0	0	
TOTAL		31,490 SF	70.00%	44,986	13,496	31,490	
						44,986	

NOT INCLUDED
AV SYSTEMS
WATER PROBLEMS
STAGE EQUIPMENT
FF&E, WINDOW COVERINGS
TOXIC WASTE REMOVAL

	QUANTITY	UNITCOST	TOTAL	REMARKS
1 DIRECT JOB COSTS				
GENERAL CONDITIONS	15 MO			
PERCENT OF COSTS	\$6,738,915	6.96%		
SUPERVISION				
SUPERINTENDENT	65 WK	\$2,000.00	\$129,900	
FOREMAN/LAYOUT	65 WK	\$1,200.00	\$77,940	
CLERK	65 WK	\$800.00		
UTILITIES				
ELECTRICAL SERVICE	1 LS	\$10,000	\$10,000	
ELECTRICAL	15 MO	\$600.00	\$9,000	
WATER	15 MO	\$100.00	\$1,500	
TOILETS	15 MO	\$250.00	\$3,750	
PHONE	15 MO	\$700.00	\$10,500	
FIELD OFFICE				
OFFICE & STORAGE	15 MO	\$500.00	\$7,500	
EQUIPMENT				
PICKUP	15 MO	\$250.00	\$3,750	
FORK LIFT	10 MO	\$2,500.00	\$25,000	
GAS & OIL	15 MO	\$300.00	\$4,500	
SMALL TOOLS % OF LABOR	\$300,000	4.00%	\$12,000	
CRANE	2 MO	\$18,000	\$36,000	
CLEAN UP				
ALLOWANCE	44,986 SF	\$0.40	\$17,994	
WEATHER PROTECTION	1 LS	\$80,000	\$80,000	Allow
SNOW REMOVAL	5 MO	\$2,000	\$10,000	
MISCELLANEOUS				
SUNDRIES	15 MO	\$2,000.00	\$30,000	
TOTAL DIRECT JOB COSTS			\$469,334	

2 SITEWORK & DEMOLITION

SPECIAL SITE CONDITIONS				
DEMOLITION		LS		
WATER PROBLEMS		LS		
BANK PROTECTION		LS		
EARTHWORK				
			\$161,059	
CLEAR SITE	74,200 SF	\$0.20	\$14,840	
FINISH GRADE SITE	59,200 SF	\$0.15	\$8,880	
SITE EXCAVATION		\$3.00	\$0	
SITE FILL		\$2.00	\$0	
IMPORTED FILL		\$15.00	\$0	
HAUL SPREAD ON SITE	8,600 CY	\$6.00	\$51,600	
MASS BLDG EXCAV	11,836 CY	\$4.00	\$47,344	
MASS BLDG BACKFILL	3,236 CY	\$10.00	\$32,360	
MACH EXCAV	In found allowance			
HAND EXCAV	In found allowance			
HAND BACKFILL	In found allowance			
GRAVEL/SLABS	273 CY	\$18.00	\$4,917	
FINE GRADE	22,350 SF	\$0.05	\$1,118	
SITE FINISH				
	59,200 SF	\$221,007		
ASPHALT	26,448 SF	\$1.85	\$48,929	
SIDEWALKS / CONCRETE PAVING	7,350 SF	\$2.50	\$18,375	
HARDSCAPE	8,466 SF	\$10.00	\$84,665	
LANDSCAPE	16,935 SF	\$2.50	\$42,337	
WRITE-IN	0 SF	\$0.00	\$0	
DEFAULT	1 SF	\$1.50	\$1	
SITE CURB	780 LF	\$15.00	\$11,700	
TRASH ENCLOSURE	1 LS	\$15,000.00	\$15,000	

		QUANTITY	UNITCOST	TOTAL	REMARKS
SITE UTILITIES ALLOWANCE		1 LS	\$40,000.00	\$40,000	
SITE LIGHTING		59,200 SF	\$0.75	\$44,400	
TOTAL SITEWORK & DEMOLITION				\$466,465	
3 STRUCTURE					
SLAB ON GRADE		15,000 SF			
FLOOR STRUCTURE		30,000 SF			
ROOF STRUCTURE		15,000 SF			
TOTAL SUSPENDED		45,000 SF			
FOUNDATION					
FOOTING ALLOWANCE		45,000 SF	\$1.75	\$78,750	
FOUNDATION WALL		8,213 SF	\$14.00	\$114,987	
SLAB ON GRADE					
SLAB ON GRADE		15,000 SF	\$2.00	\$30,000	
STRUCTURAL FRAME					
FLOOR FRAME		45,000	\$15.92		
ROOF FRAME		30,000 SF	\$14.00	\$420,000	
SHEAR		15,000 SF	\$8.00	\$120,000	
		45,000 SF	\$1.75	\$78,750	
EXT WALL FRAME					
STRUCTURAL STUDS		20,533 SF	\$3.25	\$66,733	
DENS-GLASS		20,533 SF	\$1.50	\$30,800	
STAIRS AND RAILINGS					
15' FL TO FL 22 TREADS		2 PC	\$7,700.00	\$15,400	
19' FL TO FL 28 TREADS		2 PC	\$9,800.00	\$19,600	
MISCELLANEOUS STEEL ALLOWANCE					
		44,986 SF	\$1.00	\$44,986	
MISCELLANEOUS CONCRETE ALLOWANCE					
		44,986 SF	\$0.20	\$8,997	
TOTAL STRUCTURE				\$1,029,003	
4 SHELL					
EXTERIOR SKIN					
BRICK VENEER	70%	20,533 SF	\$29.10		Includes Stone trim
GLASS	30%	14,373 SF	\$18.00	\$258,720	
METAL PANEL	0%	6,160 SF	\$55.00	\$338,800	
		0 SF	\$32.00	\$0	
ROOFING & WATERPROOFING					
ROOFING &SHT MTL		15,000 SF	\$7.00	\$105,000	
FOUNDATION WTRPRFING		8,213 SF	\$2.00	\$16,427	
SOFFITS					
SOFFITS	Allow	500 SF	\$10.00	\$5,000	
INSULATION					
ROOF		15,000 SF	Above		
EXTERIOR WALLS		14,373 SF	\$0.75	\$10,780	
FOUNDATION		2,053 SF	\$1.00	\$2,053	
TOTAL SHELL				\$736,780	

		QUANTITY	UNITCOST	TOTAL	REMARKS
5 INTERIOR FINISH					
BUILDING AREA		44,986	SF		
CARPENTRY & MILLWORK		\$282,350			
ROUGH CARPENTRY	Allow	45,000	SF	\$0.50	\$22,500
FINISH CARPENTRY	Allow	45,000	SF	\$1.33	\$59,850
MILLWORK	Allow	1	LS	\$200,000	\$200,000
DOORS, FRAMES & HARDWARE		\$112,500			
EXTERIOR DOORS	Allow	5	PC	\$900.00	\$4,500
INTERIOR DOORS 2/Room	Allow	180	PC	\$550.00	\$99,000
FIRE DOORS	Allow	9	PC	\$1,000.00	\$9,000
FLOORING		\$398,644			
STONE		1,462	SF	\$20.00	\$29,240
HARDWOOD SPRUNG W/ SURFACE		15,000	SF	\$17.00	\$255,000
CARPET		7,271	SF	\$2.50	\$18,176
VINYL		4,061	SF	\$2.00	\$8,121
CERAMIC TILE		802	SF	\$10.00	\$8,020
SEALED CONCRETE		16,405	SF	\$2.50	\$41,012
BASE					
STONE		294	SF	\$20.00	\$5,882
RUBBER		6,221	SF	\$1.50	\$9,331
WOOD		2,084	SF	\$8.00	\$16,670
CERAMIC		719	SF	\$10.00	\$7,191
WALLS AND FINISH		\$590,415			
METAL FRAMING		48,862	SF	\$1.25	\$61,078
GYPSUM BOARD		97,725	SF	\$1.25	\$122,156
PAINT		97,725	SF	\$0.50	\$48,862
PLYWOOD BACKER	Allow	0	SF	\$1.50	\$0
ACOUST PANELS		5,884	SF	\$10.00	\$58,841
ACOUSTIC INSULATION		48,862	SF	\$0.70	\$34,204
CMU		15,743	SF	\$9.50	\$149,556
SEALER / PAINT MASONRY		31,485	SF	\$0.65	\$20,466
FRP PANELS			SF	\$5.00	\$0
WHITE BOARD / TACKBOARD	Allow	20	RM	\$1,000.00	\$20,000
CERAMIC TILE		7,525	SF	\$10.00	\$75,253
CEILINGS		\$86,928			
GYPSUM BOARD		4,267	SF	\$1.25	\$5,334
METAL FRAMING		4,267	SF	\$1.50	\$6,401
PAINTING		4,267	SF	\$0.50	\$2,134
ACOUSTICAL TILE		15,252	SF		
2 x 2 PANELS		7,626	SF	\$2.50	\$19,065
2 x 4 PANELS		7,626	SF	\$1.50	\$11,439
EXPOSED PAINT		16,766	SF	\$1.25	\$20,957
SHEET METAL PANELS		135	SF	\$10.00	\$1,350
SPECIAL CEILINGS	Allow		SF	\$10.00	\$0
CEILING GRID AT BLACK BOX		4,500	SF	\$4.50	\$20,250
ACOUSTIC PANELS WALLS		4,000	SF	\$15.00	\$60,000
PAINTING					
DOORS		194	PC	\$50.00	\$9,700
MISC ALLOWANCE		1	LS	\$25,000	\$25,000
TOTAL INTERIOR FINISH				\$1,565,537	
6 OTHER					
ELEVATORS		\$125,000			
PASSENGER		1	EA	\$50,000	\$50,000
FREIGHT		1	EA	\$75,000	\$75,000
SAUNA 120 SF		\$0			
FLOOR		0	SF	\$7.50	\$0
WALLS		0	SF	\$7.50	\$0
CEILING		0	SF	\$7.50	\$0
DOOR		0	EA	\$750.00	\$0

Verify
 1 1/2" Black Pipe ON 4'-0" Grid

	QUANTITY	UNITCOST	TOTAL	REMARKS
EQUIPMENT	0 LS	\$3,500.00	\$0	
STUDIO EQUIPMENT	\$8,930			
BALLET BARS	1 LS	\$2,500	\$2,500	
MIRRORS	429 SF	\$15.00	\$6,430	
ARCHITECTURAL SPECIALTIES	\$57,250			
BATH ACCESSORIES & PART	1 LS	\$6,000	\$6,000	
KITCHEN EQUIPMENT	1 LS	\$5,000	\$5,000	
SIGNAGE ROOM ID	45,000 LS	\$0.25	\$11,250	
DOCK EQUIPMENT	1 LS	\$5,000	\$5,000	
MISC ALLOWANCE	1 LS	\$30,000	\$30,000	
TOTAL OTHER			\$191,180	

7 MECHANICAL

ALLOWANCE	45,000 SF	\$34.00	\$1,530,000	Weber Library unit cost
PLUMBING	Above			
ROUGH-IN	45,000 SF			
FIXTURES	0 PC			
HVAC	Above			
AREA	45,000 SF			
FIRE PROTECTION	Above			
BUILDING	45,000 SF	\$2.50	\$112,500	
SOFFITS	500 SF			
SMOW MELTING AT ENTRANCE	1,120 SF	\$10.00	\$11,200	
ADDED SITE UTILITIES				
ALLOWANCE	1 LS			
SPECIAL MECHANICAL FEES				
ALLOWANCE	1 LS			
TOTAL MECHANICAL			\$1,653,700	

8 ELECTRICAL

ALLOWANCE	45,000 SF	\$23.25	\$1,046,250	Weber Library unit cost	
PUBLIC AREA	2,125 SF				
ADMINISTRATION	2,878 SF				
INSTRUCTION	17,766 SF				
STUDIO SUPPORT	4,539 SF				
COSTUME PRODUCTION	3,987 SF				
AV EQUIPMENT	Allow	1 LS	\$50,000	\$50,000	Verify
TOTAL ELECTRICAL			\$1,096,250		

CONSTRUCTION RISK MANAGEMENT INC															VIRGINIA TANNER DANCE PROGRAM																
FILE (Virginia Tanner Dance Program)															FINISH SCHEDULE																
DATE February 14, 2007																															
			ROOM			1.25	FLOORS					BASE					WALLS														
			AREA	NUMBER ROOMS	CELL HEIGHT	WALL AREA	STONE	VCT	CARPET	HARDWOOD	CONC - S&P	QUARRY TILE	CERAMIC TILE	GRATING	REDWOOD	F10	F11	STONE	RUBBER	QUARRY	WOOD	CERAMIC	B6	B7	B8	GYP BD	PAINT GYP	ACOUST PNL	CMU	PAINT MASON	SLAT WALL
ROOM NAME			0																												

FINISH TOTALS

FLOORING	54,160	SF
STONE	1,462	SF
VCT	4,061	SF
CARPET	7,271	SF
HARDWOOD	19,500	SF
CONC - S&P	20,810	SF
QUARRY TILE	0	SF
CERAMIC TILE	802	SF
GRATING	135	SF
REDWOOD	120	SF
F10	0	SF
F11	0	SF

BASE

STONE	294	LF
RUBBER	6,221	LF
QUARRY	0	LF
WOOD	2,084	LF
CERAMIC	719	LF
B6	0	LF
B7	0	LF
B8	0	LF

FINISH TOTALS

WALLS

METAL FRAMING	48,862	SF	
FURRING EXTERIOR		SF	
GYPSUM BOARD	97,725	SF	
WOOD SAUNA	438	SF	
PLYWOOD BACKER	42,489	SF	Allow
PAINT	97,725	SF	
ACOUSTIC PANELS	10,884	SF	
CMU	15,743	SF	
SEALER	31,485	SF	
SLAT WALL	500	SF	
MIRRORS	429	SF	
CERAMIC TILE	7,525	SF	

CEILINGS

GYPSUM BOARD	4,267	SF
ACOUSTICAL TILE	15,252	SF
EXPOSED	16,766	SF
SHEET METAL PANELS	465	SF

END FINISH SCHEDULE

VIRGINIA TANNER DANCE PROGRAM
 FILE: (Virginia Tanner Dance Program)
 DATE: February 14, 2007

TAKEOFF

SITE	MARK	QUANT	HEIGHT	LENGTH	AREA	TOTAL
	SITE AREA	1	265	280	74,200	
	BUILDING FOOTPRINT				15,000	15,000
	ASPHALT	1	60	235	14,100	26,448
		1	24	15	360	
		1	42	220	9,240	
		1	12	100	1,200	
		1	18	86	1,548	
	SIDEWALK / PAVING	1	5	370	1,850	7,350
		1	8	230	1,840	
		1	12	190	2,280	
		1	15	12	180	
		1	15	80	1,200	
	BALANCE				25,402	
	1/3 HARDSCAPE					8,466
	2/3 LANDSCAPE					16,935
						74,199

CONSTRUCTION RISK MANAGEMENT INC
FILE: (Virginia TannerDance Program)
DATE: FEB 14, 2007

EASY EIGHT CONSTRUCTION BUDGET

PROJ: VIRGINIA TANNER DANCE PROGRAM

PROGRAM BUDGET

FOR: VIRGINIA TANNER DANCE PROGRAM
ARTS AND EDUCATIONAL FACILITY
500 SOUTH GUARDSMAN WAY

EASY EIGHT CATEGORY	TOTAL		TAKEOUT MAY 23,06	REVISED TOTAL 5/2006
	OCT 2003	58,224 SF COST/SF		
1 DIRECT JOB COSTS	\$423,937	\$7.30	\$54,640	\$369,297
2 SITEWORK & DEMOLITION	\$382,233	\$6.58		\$382,233
3 STRUCTURE	\$1,429,951	\$24.62	\$212,998	\$1,216,953
4 SHELL	\$706,601	\$12.16	\$40,830	\$665,771
5 INTERIOR FINISH	\$1,694,935	\$29.18	\$226,233.14	\$1,468,702
6 OTHER	\$198,789	\$3.42	\$94,336.34	\$104,453
7 MECHANICAL	\$1,742,743	\$30.00		\$1,742,743
8 ELECTRICAL	\$1,095,646	\$18.86		\$1,095,646
SUBTOTAL:	\$7,674,833	\$132.12	\$629,037	\$7,045,796
CONTRACTORS OH&P	4.50%	\$345,367	\$5.95	\$28,307
BOND	1.00%	\$76,748	\$1.32	\$6,290
PERMITS & FEES				
ESCALATION	6.00%	\$460,490	\$7.93	\$37,742
CONTINGENCY	8.50%	\$652,361	\$11.23	\$53,468
TOTAL PROJECT	20.00%	\$9,209,800	\$158.54	\$754,845
TOTAL BUILDING		\$8,724,303	\$150.18	\$7,970,905
TOTAL SITE & EARTHWORK		\$485,497	\$8.36	\$484,050

PROJECT BUDGET	OWNERS PROGRAM	CRM EST OCT 2003	PROGRAM	EXPANDED PROGRAM	CRM EST CRM EST
	30,000 SF	58,224 SF	30,000	45,000	45,000
BUILDING COST	\$138.00	\$4,140,000	\$5,707,543	\$8,561,314	\$8,027,276
SITE		\$350,000	\$485,497	\$485,497	\$485,497
		\$4,490,000	\$6,193,039	\$9,046,811	\$8,512,773
ESCALATION TO 6/2004		\$414,000	Above	Above	Above
CONSTRUCTION COST		\$4,904,000	\$6,193,039	\$9,046,811	\$8,512,773
BUILDING SF COST	\$138.00	\$142.33	\$190.25	\$190.25	\$178.38

ESCALATION				
YEAR	% ESC	PROGRAM	BUDGET	
2001	3.23%	\$138.00	\$129.39	100%
2002	3.23%	\$142.45	\$133.57	103%
2003	3.23%	\$147.05	\$137.88	107%
2004	5.50%	\$151.80	\$142.33	110%
2005	8.00%	\$160.14	\$150.15	116%
2006	10.00%	\$172.96	\$162.17	125%
2007	8.00%	\$190.25	\$178.38	138%

SCOPE									
BUILDING AREA			DRAWINGS		PROGRAM	BUILDING SKIN			
BASEMENT	SF	15,480		15,407		FOUNDATION WALL	8,960		
MAIN FLOOR	SF	20,640		20,606		EXTERIOR WALL	25,722		
SECOND FLOOR	SF	22,104		22,079		PARAPET	1,498		
TOTAL	SF	58,224		58,091		SKIN / AREA	0.60		
AREA BREAKDOWN						NET	EFFICIENCY	GROSS	NON ASSIGNABLE

PUBLIC AREA	2,047	SF	70.00%	2,924	877
ADMINISTRATION	4,250	SF	70.00%	6,071	1,821
INSTRUCTION	25,562	SF	70.00%	36,517	10,955
STUDIO SUPPORT	5,405	SF	70.00%	7,721	2,316
COSTUME PRODUCTION	3,400	SF	70.00%	4,857	1,457
AREA	0	SF	70.00%	0	0
TOTAL	40,664	SF	70.00%	58,091	17,427
	0			Verify	

NOT INCLUDED

- WATER PROBLEMS
- STAGE EQUIPMENT
- FF&E, WINDOW COVERINGS
- TOXIC WASTE REMOVAL



APPENDIX

6



Office of the Dean

September 30, 2006

Virginia Tanner Creative Dance Program
And Children's Dance Theatre Board and Director
1901 East South Campus Drive, Room 1215
Salt Lake City, Utah 84112-9359

Ladies and Gentlemen:

Pursuant to our recent discussions, this letter describes the proposed transition of the Virginia Tanner Creative Dance Program and Children's Dance Theatre Program (collectively the "Dance Programs") from The Children's Dance Theatre, a Utah nonprofit corporation ("Dance Corporation"), an entity affiliated by contract with the University of Utah, an institution of higher education, a body politic and corporate of the State of Utah, and a 501 (c)(3) exempt organization (the "University") (and collectively with Dance Corporation and the Dance Programs, the "Parties") to an Arts auxiliary operating unit of the University (the "Tanner Dance Program" or "Program"). This letter also describes the initial operation of the Tanner Dance Program as an Arts auxiliary operating unit of the University.

Each Party's willingness and commitment to proceed with the transition and initial operation described in this letter is subject to all of the other Parties complying fully with each of the requirements described in this letter.

PROPOSED TRANSITION AND INITIAL OPERATION

Transfer of Assets; Dissolution of Separate Legal Entity

The Tanner Dance Program will be an Arts auxiliary operating unit of the University with the same status, privileges, and responsibilities of all the other Arts auxiliary operating units of the University, such as Pioneer Theatre Company <http://www.pioneertheatre.org>, Kingsbury Hall <http://www.kingsburyhall.org>, and Utah Museum of Fine Arts <http://www.umfa.utah.edu>, as described more fully below.

Neither of the Dance Programs will have any separate legal organization or entity. The Dance Corporation will transfer its assets to the University in accordance with the terms set forth in this letter, and will thereafter be dissolved, and the Dance Programs will thereafter be part of the University, which has exempt status under section 501 (c)(3) of the Internal Revenue Code.

The Board of Directors of the Dance Corporation will become the Tanner Dance Program Advisory Board, and the Executive Committee of the Dance Corporation Board of Directors will become the Executive Committee of this Advisory Board. The Tanner Dance Program Advisory Board will fulfill the same role fulfilled by the Advisory Boards of the other Arts auxiliary operating units of the University. Bylaws will be developed in a collaborative process with the Associate Vice President for the Arts and Dean of the College of Fine Arts and will be substantially similar to the bylaws of the Advisory Boards of the other Arts auxiliary operating units of the University. The Advisory Board's role primarily includes assistance with development (fundraising) and input and advice on and volunteer help with programmatic and operational issues and initiatives. The Associate Vice President for the Arts and Dean of the College of Fine Arts will serve on the Tanner Dance Program Advisory Board and its Executive Committee. The Chair of the Department of Modern Dance may also serve on the Tanner Dance Program Advisory Board.

Program Director

Mary Ann Lee will serve as the Tanner Dance Program Director subject to all applicable University policies. Successor Tanner Dance Program Directors will be selected by the Associate Vice President for the Arts and Dean of the College of Fine Arts based upon criteria determined by the Associate Vice President for the Arts and Dean of the College of Fine Arts with input on the criteria and the selection from the Tanner Dance Program Advisory Board consistent with selection processes for directors of the University's other Arts auxiliary operating units.

The Director of the Tanner Dance Program will report directly to the Associate Vice President for the Arts and Dean of the College of Fine Arts consistent with reporting lines for directors of the University's other Arts auxiliary operating units.

Ms. Lee will retain her auxiliary faculty appointment as an Associate Professor Lecturer in the Department of Modern Dance under the University's standard form Auxiliary Faculty Employment Agreement. That appointment will be for a five year renewable term. Courses will be assigned to Ms. Lee for teaching as needed by the Department and as her schedule can accommodate with the Department's standard payment for each course taught. The University's standard form Auxiliary Faculty Employment Agreement will be provided separately to Ms. Lee.

Virginia Tanner Creative Dance Program
And Children's Dance Theatre Board and Director
September 30, 2006
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Successor Tanner Dance Program Directors will be considered for similar auxiliary faculty appointments subject to their qualifications and the needs of the Department of Modern Dance.

Program Personnel

All employees of the Program are employees of the University, and upon the transition of the Program as contemplated by this letter agreement, the University will continue the employment of all current staff members. All employees will retain seniority based on the period of time they have been employed by the University and will continue to be subject to all applicable University policies as in effect from time to time.

Authority and Responsibility for Program

The authority and responsibility for the programs and activities of the Tanner Dance Program will be within the purview of the Tanner Dance Program Director with advice from the Tanner Dance Program Advisory Board. The Associate Vice President for the Arts and Dean of the College of Fine Arts will participate in providing this advice by serving on the Tanner Dance Program Advisory Board.

The Tanner Dance Program Director will set tuition rates for all Program classes and activities offered to children and will make all decisions about any proposed changes to Program classes or activities consistent with University policies as noted below. There will be no college credit for those students and no state funding associated with them. College students serving internships with the Tanner Dance Program will receive credit through their home academic departments or other academic departments that agree to provide credit for the internships. The Tanner Dance Program will continue to offer courses for teacher education through Academic Outreach and Continuing Education ("AOCE"), in consultation with the Associate Vice President for the Arts and Dean of the College of Fine Arts and with the approval of the Assistant Vice President for Academic Affairs in charge of Continuing Education (currently Chuck Wight).

Consistent with the policies and practices that apply to all of the University's other Arts auxiliary operating units, all programs and activities of the Tanner Dance Program will be required to comply with University policies (which can be found at <http://www.admin.utah.edu/pp.manual/>) and governing law.

University Services and Requirements for Program

Consistent with the policies and practices that apply to all of the University's other Arts auxiliary operating units, the Tanner Dance Program will have the same responsibilities that apply to all of these units and will have the benefit of all of the services offered by the University to all of these units, including, but not limited to the following.

Construction

Representatives of the Tanner Dance Program and of the individual Dance Programs operated through that Arts auxiliary will have the responsibility to coordinate with Campus Design and Construction <http://www.facilities.utah.edu/edc/> very closely on all aspects of the preparation for and construction of a new building that will be the new home of the Tanner Dance Program. There are strict deadlines for fundraising and construction imposed by state law, University policies, sound business and financial practices and by the third party that has granted use of the land (the "Grantor"). The deadline for commencement of construction required by the Grantor is June 30, 2008. Although the University cannot be assured of an extension of the construction deadlines, if an extension might be necessary, representatives of the Tanner Dance Program and/or the individual Dance Programs operated within that Arts auxiliary must make a timely request through the office of the University's Vice President for Administrative Services.

Development

The Tanner Dance Program will receive the same support from the University's Development Office <http://www.ugive.utah.edu/> that the University's other Arts auxiliary operating units receive and will be subject to the same rules and have the same responsibilities, including the primary responsibility to raise funds for its own activities and programs. I, as the Associate Vice President for the Arts and the Dean of the College of Fine Arts, am happy to advocate for each of the University's Arts auxiliary operating units as long as the mission, goals and actions of the operating unit are consistent with the mission and policies of the University and the College of Fine Arts. The Associate Vice President for the Arts and Dean of the College of Fine Arts assists all of the University's Arts auxiliary operating units to the fullest extent possible consistent with University policy and the other demands of the office, but does not prioritize among them.

The University is a tax exempt 501 (c)(3) organization (see <http://www.tax.utah.edu/University/020501c3%20letter.pdf>).

Virginia Tanner Creative Dance Program
And Children's Dance Theatre Board and Director
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Insurance

The Tanner Dance Program will have the insurance coverage provided through the University's risk and insurance management program (see http://www.utah.edu/risk_management/index.htm).

Legal Advice and Representation

The Tanner Dance Program will be entitled to legal advice and representation through the University's Office of General Counsel (see http://www.legal.utah.edu/lindex_flash.html).

Program Facilities Operation and Maintenance

The University will not provide operation and maintenance at the new facility to be constructed for the Tanner Dance Program.

Program Budget

The Associate Vice President for the Arts and Dean of the College of Fine Arts will review and determine whether to approve the Tanner Dance Program's budget and will intervene if the budget is not in balance. The University will not allow a continuing deficit without efforts to correct the imbalance. In the case of a deficit, the University will use reasonable efforts to help the Tanner Dance Program work its way out of the deficit and to carry the Program for a reasonable period to assist with working through the problem. Ultimately, there will be no financial "bail out." If financial problems cannot be resolved and the deficit cannot be corrected, the Program will be discontinued.

Grants and Similar Program Funding

External funding awarded to the Tanner Dance Program will, consistent with the rules that apply to all University Arts auxiliary operating units, become part of the Tanner Dance Program budget without any University overhead charge, with the possible exception of 10 % on certain state grant funds and applicable percentages on certain federal grant funds that may be assessed by the University (see <http://www.osp.utah.edu/HANDBOOK/4-4.html#4.4%20F&A> and <http://www.osp.utah.edu/Reading/RateAgreement090601.pdf>).

All funds raised will be handled under normal University accounting procedures and the terms of any relevant grant documents. Auxiliary operating units have accounts within the University accounting system. All funds of Dance Corporation which are transferred to the University in connection with the transition contemplated hereby will be reserved for and utilized in the operation of the Program, consistent with the terms of this letter agreement. If the Tanner Dance Program is subsequently discontinued as a University Arts auxiliary operating unit and transferred to another qualified charitable organization, all funds reserved for and utilized in the operation and long term support (endowment) of the Program will be transferred to such entity, so as to continue to be available for the benefit of the Program.

Program Donations and Gift Agreements

All gift agreements must be coordinated with the University's Development Office and must comply with University policies and governing law. The Development Office and the Office of General Counsel will assist in the preparation of a gift agreement or agreements for substantial funds donated to the University for construction of a new building for the Tanner Dance Program that will provide for return of remaining funds to the donor(s) if they are not used for the intended purpose because the building is not constructed. Similarly, they will assist in the preparation of a gift agreement or agreements for substantial funds donated to the University for an endowment for the Tanner Dance Program that will provide for return of remaining funds to the donor(s) (or transfer to another qualified charitable organization operating the Program) if the Tanner Dance Program is subsequently discontinued as a University Arts auxiliary operating unit. Smaller gifts used for regular operating expenses should be donated without expectation of any refund to the donor and need not be the subject of a specific form of gift agreement, but may be designated exclusively for use within the Tanner Dance Program. All contributions provided for the exclusive benefit of the Tanner Dance Program will be retained and used exclusively for the benefit of the Program.

If the funds raised for the new building are used for its construction, but the Tanner Dance Program is subsequently discontinued as a University Arts auxiliary operating unit, the building will be a University asset, but the Office of the Vice President for Administrative Services and the Office of General Counsel will assist in the preparation of a lease for the building to any successor to the Tanner Dance Program for a nominal sum.

Program Research

Any research involving Tanner Program Dance students will have to comply with Institutional Review Board rules and all rules governing research involving human subjects (see <http://www.research.utah.edu/irb/>). Legal requirements designed to protect the rights of human subjects in research apply irrespective of the Tanner Dance Program's legal status as a University Arts auxiliary operating unit or a separate entity.

Program's Role in Fulfilling University's Mission

The mission of the University includes teaching, research and service. The Tanner Program is willing to help the University fulfill all aspects of its mission. The Program's primary role is service to the people of Utah through artistic presentation and community engagement. The Program helps the University in achieving its academic mission through a collaborative relationship by providing internship opportunities for University students. The Program may also offer professional development courses through AOCE as described above. All academic engagement will be subject to University administrative approval. The Tanner Dance Program engages in research and will follow all of the policies and procedures of the University.

Conditions for Transition

The willingness of the Parties to proceed with this transition and initial operation described in this letter is expressly contingent upon the fulfillment by each of the Parties of their obligations and commitments described herein. The University's willingness to proceed with the transition is also subject to completion of each of the following requirements to the University's satisfaction (the "University Conditions").

1. The assets of the Dance Corporation are transferred to the University for the sole and exclusive benefit of the Tanner Dance Program on or before September 30, 2006, and after such transfer of assets, the Dance Corporation is dissolved. Documentation of the dissolution satisfactory to the University is to be provided on or before October 31, 2006.
2. Mary Ann Lee and the Chair of the Department of Modern Dance execute the University's standard form Auxiliary Faculty Employment Agreement on or prior to June 30, 2006.
3. The Tanner Dance Program will provide evidence reasonably satisfactory to the University of the Tanner Dance Program's ability to raise sufficient funds for

Virginia Tanner Creative Dance Program
And Children's Dance Theatre Board and Director
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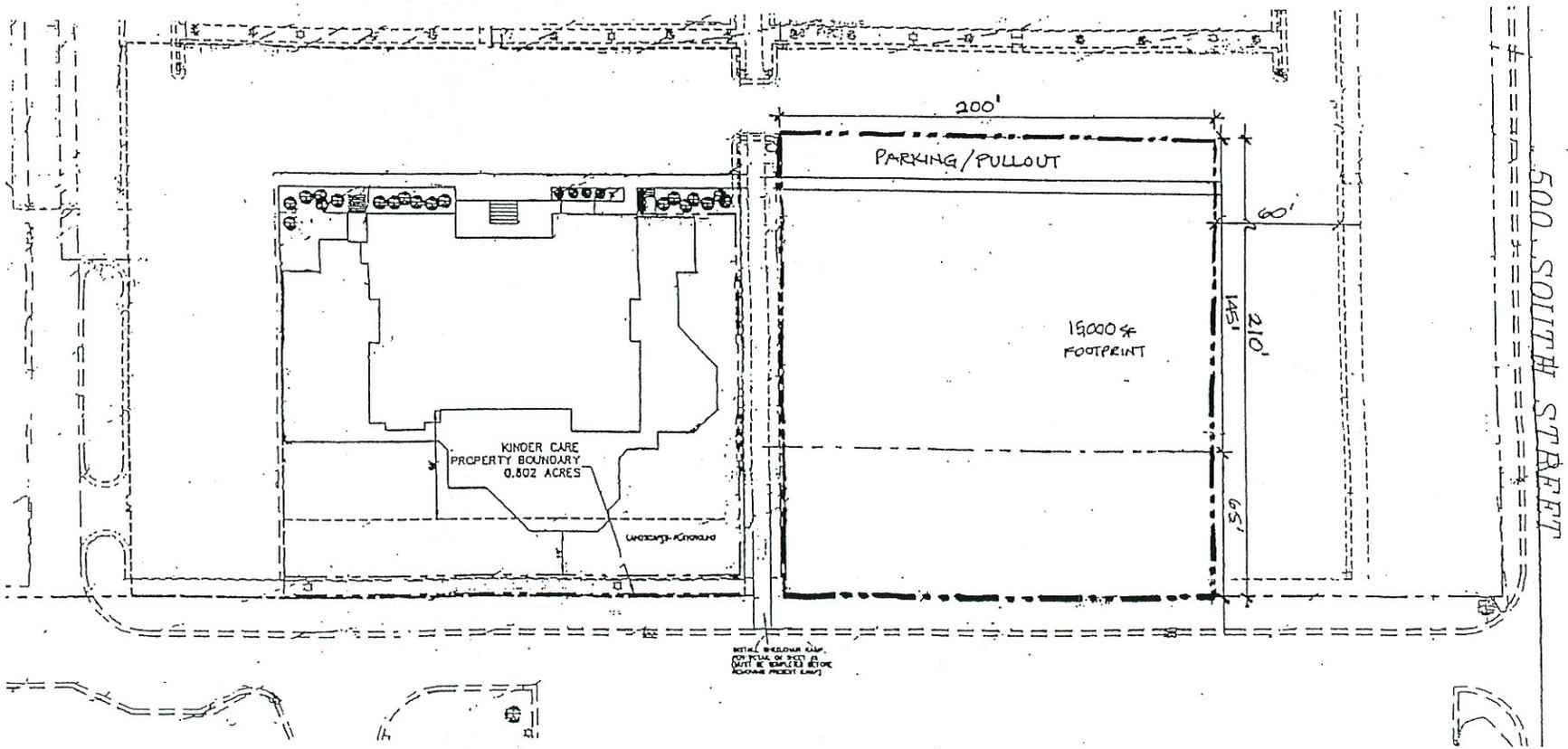
construction of the new building by a date to be determined in consultation with Campus Design and Construction that will permit commencement of construction by June 30, 2008 or any extension of that deadline that may be obtained. This evidence should consist of documentation of confirmed gifts and pledges that meet the funding requirements for commencing construction.

If any of the conditions to the transition contemplated hereby are not met, including any of the University Conditions, the Parties will have no obligation to proceed with the transition or initial operation described in this letter, and any Party may decline to proceed with such transition or initial operation by providing written notice to each of the other Parties.

Miscellaneous

Any expenditure or action taken by any Party or Mary Ann Lee pursuant to this letter agreement or otherwise in contemplation of the transition contemplated hereby is taken at its or her own risk, and no such expenditure or action shall obligate any Party in any way, except as otherwise provided herein, or unless the Party has expressly agreed to the obligation in writing. The provisions of this letter shall be construed and interpreted in accordance with, and governed by, the substantive laws of the State of Utah, without giving effect to any conflict-of-laws rule or principle that might result in the application of the laws of another jurisdiction. The provisions of this letter shall be interpreted and construed only by the contents hereof; and there shall be no presumption or standard of construction in favor of or against either Party.

Upon execution of this letter by each of the Parties, it shall constitute a binding agreement of the Parties, and each Party shall have the obligation to exercise reasonable diligence to perform its obligations as set forth herein and to implement the transition contemplated hereby, subject to the terms and conditions set forth herein. Upon the transfer of the Dance Corporation assets to the University and the subsequent dissolution of the Dance Corporation, all prior Memoranda of Understanding or other documents regarding the relationship between the Dance Programs, the Dance Corporation and the University (the "MOU") shall terminate and be of no further force or effect. The Parties acknowledge that the University provided notice on May 16, 2006 that it considered the MOU to be terminated as of that date, and that the Dance Corporation and the Dance Programs dispute the termination of the MOU. Upon the effectiveness of the transition contemplated hereby, the agreement between the Parties shall constitute this letter agreement and in addition, without the necessity of any further documentation, the University's policies and procedures as in effect from time to time, any applicable signed gift agreement(s), any applicable signed lease between the Parties, and the signed



VIRGINIA TANNER / CHILDREN'S DANCE THEATRE
 PROPOSED BUILDING SITE

22 MAY 2003

TOTAL ACRES: .964

GREENSPACE BEHIND: .298 ACRES

NOTE: DIMENSIONS AND ACREAGE ARE APPROXIMATE;

NORTH



VIRGINIA TANNER CHILDREN'S DANCE & ARTS EDUCATIONAL FACILITY

PROGRAMMING QUESTIONNAIRE

Respondents Name

Discipline or Title

The programming team will be setting up personal interviews soon. In anticipation of these interviews, we would appreciate if you would take a few minutes to describe some of your thoughts about the new project. We are most interested in the needs of your department of discipline and how it relates to the other disciplines in your department as well as to the adjacent departments and administrative or general educational components to be located in the new building.

All of the questions may not apply to you. For these, please just indicate "not applicable." Please be brief in your answers, as we can cover areas with complicated explanations in the interviews. Do not be constrained by budgets, as it is important to "dream the dream" with you to get to the essence of the program and building that we are planning together. There will be a time to recognize budget limitations, so please let us know the prioritization of needs.

If additional space is needed for your responses, please use the backs of pages or attach additional sheets. Handwritten responses are fine. Thank you for your help with this important process. Responses can be e-mailed direct to Prescott@prescottmuir.com or lisa@prescottmuir.com, faxes @ 801.521.9111.

1. It has been said that performing arts facilities must be planned "from the inside out" and the very nature of performing arts rehearsal and classroom facilities should be a reflection of the activities within. Yet the school has a spirit that stems from the founding principals and needs envisioned by Virginia Tanner and has no doubt evolved into what it is today. Thus the school must not only accommodate the specific internal needs and relationships but also project an image externally.

Please share with us your interpretation and understanding in the abstract of what the school represents to you and its constituents:

- f. Performance space
- g. Practice rooms
- h. Faculty lounge
- i. Nurses Station
- j. General classrooms
- k. Instrument storage
- l. Student study area
- m. Dressing rooms and student lockers
- n. Green room
- o. Sound Booth
- p. Performing arts library / Video Storage
- q. Truck loading dock
- r. Costume shop and storage
- s. Scene shop
- t. General Storage areas
- u. Prop storage

14. Is there a need for interdisciplinary interaction, and if so, how best can this be achieved? Student, Faculty, Office, Staff

- c. What sort of accommodation for accompanists do you need in the studios?

- d. Describe dressing rooms and maximum number of dancers to be served in each. Are they accommodated with lockers, cubbyholes, etc.? Numbers per student?

- e. Do you anticipate dressing rooms being used as combination makeup/dressing? Or do you anticipate separate makeup facilities with more generic dressing rooms of various sizes?

- f. Are showers required, if so number?

- g. Are benches needed for changing?

- h. Do you prefer finishes like carpeted floors versus washable?

i. Please describe the rehearsal or dance studios:

1. Are ballet bars required?
2. Mirrors / How many walls / Full length
3. Dance floor surface / Sprung wood floors
4. Size of Space
5. Lighting, natural and (or) artificial
6. Cubbies in room for clothing storage
7. A.V. Storage
8. Piano Storage

9. Ceiling height

10. Acoustics

26. Describe your needs for distribution of Audio/Visual in dance studios as well as digital access and /or live television feeds.

27. Do you have needs for video projection? Describe the rooms requiring this technology.

28. Is there a need for any General Education classrooms?

29. Are there any specific heating and ventilating issues important to the success of this facility?

30. Important adjacencies

31. For EXTRA CREDIT:

We've anticipated most questions...however, this is your facility and your opportunity to speak up in behalf of its planning. What else would you like to tell us to help plan for a new successful and dynamic Virginia Tanner Children's Dance & Arts Educational Facility?



UNIVERSITY OF UTAH
TANNER DANCE PROGRAM

Prescott Muir Architects
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