



STATE OF UTAH - DEPARTMENT OF ADMINISTRATIVE SERVICES

Division of Facilities Construction and Management

DFCM

Solicitation for Consultant Services

Value Based Selection Method

April 14, 2010

THATCHER BUILDING ADDITION TO THE HENRY B. EYRING CHEMISTRY BUILDING

**UNIVERSITY OF UTAH
SALT LAKE CITY, UTAH**

DFCM Project No. 10026750

TABLE OF CONTENTS

	<u>Page Numbers</u>
Title Sheet	1
Table of Contents	2
Notice to Consultants	3
Project Description	4
Procurement Process	5
Project Schedule	12
Professional Services Agreement	13

Department of Chemistry, University of Utah, Master Plan-Update Dated June 2005

Current copies of the following documents are hereby made part of this Solicitation for Consultants (SFC) by reference. These documents are available on the DFCM web site at <http://dfcm.utah.gov/StdDocs/index.html> “Standard Documents” – “Reference Documents I” – “Item 6. Supplemental General Conditions” or are available upon request from DFCM:

DFCM Supplemental General Conditions dated July 1, 2009 *
DFCM Supplemental General Conditions dated July 15, 2008
DFCM Design Manual dated March 15, 2006
DFCM General Conditions dated May 25, 2005

*** NOTE: THE NEW SUPPLEMENTAL GENERAL CONDITIONS EFFECTIVE JULY 1, 2009 ADDRESSING HEALTH INSURANCE AND IMMIGRATION ARE REFERENCED AT THE LINK ABOVE.**

The Agreement and General Conditions dated May 25, 2005 have been updated from versions that were formally adopted and in use prior to this date. The changes made to the General Conditions are identified in a document entitled Revisions to General Conditions that is available on DFCM’s web site at <http://dfcm.utah.gov>

NOTICE TO CONSULTANTS

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

THATCHER BUILDING ADDITION
TO THE HENRY B. EYRING CHEMISTRY BUILDING
UNIVERSITY OF UTAH - SALT LAKE CITY, UTAH
DFCM PROJECT NO. 10026750

The services for this project will include programming and design for a new building addition to the existing Henry B. Eyring Chemistry Building at the University of Utah. The project will include offices, laboratories for chemical research, an undergraduate teaching lab, group study rooms, a seminar room and support spaces. The project includes approximately 24,399 Net SF and 40,915 GSF. All site work and utility connections must be programmed and designed within the budget. This selection is to select a team to do both programming and design for the project. DFCM and the University reserve the right to select another team for the design phase if desired. The construction budget for this project is \$14,600,000.

The selection shall be under the Value Based Selection method. The Solicitation for Consultants (SFC) documents, including the submittal requirements and the selection criteria and schedule, will be available in electronic format on CDs at 4:00 PM on Wednesday, April 14, 2010 from DFCM at the State Office Building - Room 4110, Salt Lake City, Utah 84114 and on the DFCM web site at <http://dfcm.utah.gov>. For questions regarding this solicitation, please contact Rick James, DFCM, at 801-541-7783. No others are to be contacted regarding this solicitation.

A MANDATORY pre-submittal meeting will be held at 10:00 AM on Wednesday, April 28, 2010 in Room 2429, South Tower (east stair tower of the Building Plaza), Henry B. Eyring Chemistry Building, University of Utah, Salt Lake City, Utah. See attached campus map for parking options. All Consultants wishing to submit on this project must attend this meeting. All Prime Consultants wishing to submit on this project must attend this meeting.

Submittal dates for the required references, management plans, statements of qualifications, and interviews will be based on the Project Schedule included in the SFC.

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

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

PROJECT DESCRIPTION

This solicitation is for architectural programming and design. The construction method is planned to be by the CM/GC method. The solicitation for the CM/GC services will occur during the programming process.

The services for this project will include programming and design for a new building addition to the existing Henry B. Eyring Chemistry Building at the University of Utah. The project will include classrooms, offices, laboratories for chemical research, and support spaces. The project includes approximately 24,399 Net SF, and 40,915 GSF. All site work and utility connections must be programmed and designed within the budget. Construction budget for this project is \$14,600,000

Project Schedule

Activity	Finish By:*
A/E Selection for Programming and Design	June 9, 2010
Program Approved	November 10, 2010
Design Approved	September 14, 2011
Construction	December 12, 2012

* For planning purposes, all other project activities of project development like owner review and approval, bidding, and other activities are assumed to be ongoing within the time periods shown above.

Federal Requirements - This project must be programmed, designed and constructed using all applicable Federal Standards including, but not limited to:

1. Requirements of the American Recovery and Reinvestment Act (ARRA) of 2009.
2. Design documents must meet all the requirements (without exception) outlined in the latest version of the NIH Design Requirement Manual (DRM) available at <http://orf.od.nih.gov/>
3. Provision in the schedule for NIH review of each design document phase which may take 4 – 6 weeks.

Procurement for Programming and Design - This process will include the following:

1. Selection of a programming team and design team as described in this RFP.
2. The completion of the program under the attached professional services agreement.
3. The creation of the design agreement with the selected programming team.
4. DFCM reserves the right to hire another design team, if needed.

Project Risk Factors - There is a risk that the selected design and construction team may not have sufficient experience and skills to produce a laboratory of such as are required here.

PROCUREMENT PROCESS

The State of Utah intends to enter into an agreement with a firm to provide professional services as described.

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

1. Solicitation for Consultant Documents

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

2. Contact Information

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

3. Requests for Information

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

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

4. Project Schedule.

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

5. Mandatory Pre-Submittal Meeting

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

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

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

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

6. Submittal Due Dates and Times

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

7. Last Day to Submit Questions

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

8. Addendum

All references to questions and requests for clarification will be in writing and issued as addenda to the Solicitation for Consultant Services. The addenda will be posted on DFCM’s web site.

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

9. Past Performance and References

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

Consultants shall submit past performance and reference information by the time indicated on the Project Schedule.

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

For non-DFCM projects provide the following information:

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

10. Management Plan

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

Address project specific criteria, risks that have been identified by the SFC and additional risks that the team has identified. State how those risks will be mitigated.

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

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

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

11. Statements of Qualifications

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

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

12. Selection Committee

The Selection Committee may be composed of individuals from DFCM, the User Agency/Institution, and a representative from the design or construction disciplines.

13. Termination or Debarment Certifications

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

14. Interviews

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

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

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

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

15. Selection Criteria for VBS Professional Services

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

- A. DFCM Past Performance Rating. 10 Points. Each prime firm will be given a past performance rating. The rating will be based first on how well the firm did on past projects with DFCM. If a minimum of three DFCM past performance ratings are not available a rating will be established using any DFCM past performance ratings that are available, supplemented by references supplied by the firm at the time the Management Plans and SOQ are submitted.
- B. Strength of Team. 25 Points Based on the statements of qualifications, the interview, and management plan, the selection team shall evaluate the expertise and experience of the team and the project lead as it relates to this project in size, complexity, quality, duration, etc. Consideration will also be given to the strength brought to the team by critical consultants including how they were selected and the success the team has had in the past in similar projects.
- C. Project Management Approach. 25 Points Based on the information provided in the statements of qualifications, the management plan and information presented in the interview the selection team shall evaluate how each team has planned to approach the project. The selection team will also evaluate the degree to which risks to the success of the project have been identified and a reasonable solution has been presented.
- D. Schedule. 15 Points The Consultant's schedule will be evaluated as to how well it meets the objectives of the project. Unless other objectives are stated the shorter the duration that is evaluated to be feasible while achieving an appropriate design is preferred. The Consultant shall discuss during the interview the project schedule identifying major work items with start and stop dates that are realistic and critical subconsultants and if they have reviewed and agree to the schedule. The completion dates shown on the schedule will be used in the contract.

The following criteria are project specific. They are added to the above criteria in determining the selection that represents the best value for the state.

- E. Project Specific Experience. 25 Points The consultant and team will be evaluated as to how much relevant experience they have in this specific project type. The elements of relevant experience will include programming and design services for chemical laboratories for education and research, offices, educational instruction spaces, additions to existing buildings, design of projects on college campuses.

TOTAL POSSIBLE POINTS: 100 POINTS

16. Fee Negotiation

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

determines to be fair and reasonable to the State, discussions with that firm shall be formally terminated. Negotiations will then be undertaken with the second ranked firm.

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

17. Form of Agreement

At the conclusion of negotiations, the selected Consultant will be required to enter into an agreement using the attached form of the Professional Services Agreement.

18. Licensure

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

**PROJECT SCHEDULE**

**PROJECT NAME: THATCHER BUILDING ADDN TO THE HENRY B. EYRING CHEMISTRY BLDG
UNIVERSITY OF UTAH – SALT LAKE CITY, UTAH
DFCM PROJECT # 10026750**

Event	Day	Date	Time	Place
Solicitation for Consultant Available	Wednesday	April 14, 2010	4:00 PM	DFCM 4110 State Office Bldg SLC, UT and the DFCM web site*
Mandatory Pre-submittal Meeting	Wednesday	April 28, 2010	10:00 AM	Room 2429 South Tower (east stairwell) Henry B. Eyring Chemistry Bldg University of Utah SLC, UT
Last Day to Submit Questions	Monday	May 3, 2010	4:00 PM	Rick James – DFCM E-mail rjames@utah.gov Fax 801-538-3267
Addendum Deadline (exception for bid delays)	Wednesday	May 5, 2010	4:00 PM	DFCM web site *
Management Plans, References, Statements of Qualifications, and Termination/Debarment Certifications Due	Wednesday	May 12, 2010	12:00 NOON	DFCM 4110 State Office Bldg SLC, UT 84114
Short Listing by Selection Committee, if applicable.	Wednesday	May 19, 2010	TBD	DFCM web site *
Interviews	Wednesday	May 26, 2010	TBD	TBD
Announcement	Thursday	May 27, 2010	4:00 PM	DFCM web site *
Program Approved	Wednesday	November 10, 2010		
Design	Wednesday	September 14, 2011		
Construction	Wednesday	December 12, 2012		

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

justify the amount of payment requested. Payment shall be made within thirty (30) days of the DFCM's receipt of the Consultant's invoice except that this requirement shall not apply to any amount: (a) for which the Consultant's invoice does not provide sufficient detail to demonstrate is due, (b) that the DFCM disputes is due under the terms of the Agreement, or (c) reasonably withheld by the DFCM to cover any default or failure to perform by the Consultant. The DFCM shall provide written notice to the Consultant of any adjustment to or rejection of Consultant's invoice.

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

3.4 The acceptance by the Consultant of final payment without a written protest filed with DFCM within three (3) calendar days of receipt of final payment, shall release the DFCM from all claims and all liability to the Consultant for fees and costs of the performance of the services pursuant to this Agreement.

ARTICLE 4. CHANGES IN WORK. Any changes in the scope of the services to be performed under this Agreement shall be in the form of a written modification to this Agreement, mutually agreed to and signed by duly authorized representatives of both parties, specifying any such changes, fee adjustments resulting therefrom, any adjustment in time of performance, or any other significant factors arising from the changes in the scope of services.

ARTICLE 5. CAD REQUIREMENTS. The Consultant shall follow the requirements, as applicable, of the DFCM CAD requirements provided in the DFCM Design Manual for any submissions.

ARTICLE 6. DOCUMENT OWNERSHIP. All work product, which includes but is not limited to all manuals, forms, contracts, schedules, reports, comments and any and all documents supplied to or produced by Consultant under this Agreement are

the property of the DFCM, whether the work for which they are made is executed or not. Said documents and the information contained therein are the exclusive property of the DFCM and are not to be used by Consultant on any other projects with any other parties except by the advance written agreement of the DFCM.

ARTICLE 7. LEGAL RELATIONSHIP.

7.1 Independent Contractor. This Agreement is for the performance of services and not the sale of goods, and is to be construed according to the laws of the State of Utah. Consultant's relationship to the State is that of an independent contractor. No partner or employee of Consultant shall, by reason of this Agreement, become an employee of the State of Utah.

7.2 No Authority to Bind State; Exceptions. The Consultant shall have no authorization, expressed or implied, to bind the State of Utah, or the Division of Facilities Construction and Management to any agreement, settlement, liability or understanding whatsoever, nor to perform any acts as agent for the State of Utah or DFCM, except as specifically set forth in this Agreement.

ARTICLE 8. ASSIGNMENT. This Agreement shall be binding upon and inure to the benefit of the parties and their successors and assigns; provided, however, that neither party shall assign its obligations hereunder without the prior written consent of the other.

ARTICLE 9. TERMINATION BY CONSULTANT. This Agreement may be terminated by Consultant upon seven (7) calendar days written notice should the DFCM fail substantially to perform, through no fault of the Consultant and the DFCM has failed to cure the failure to perform within fourteen (14) calendar days of the DFCM's receipt of written notice of its failure to perform. Upon termination of this Agreement, the Consultant shall deliver all work performed to the DFCM. In the event of such termination, the Consultant shall be compensated for services properly performed under this Agreement up to date of the notice of termination. The Consultant agrees that in the event of such termination for default and such default is not successfully challenged by DFCM, its total remedy and monetary recovery from the DFCM is limited to

full payment for all work properly performed, reimbursables, under this Agreement up to the date of termination as well as any reasonable monies owed as a result of the Consultant having to terminate contracts necessarily entered into by the Consultant pursuant to this Agreement. Consultant further acknowledges that in the event of such termination, all work product, which includes but is not limited to all manuals, forms, contracts, schedules, reports, comments and any and all documents produced by Consultant under this Agreement up to the date of termination are the property of the DFCM.

ARTICLE 10. TERMINATION BY DFCM.

The performance of service under this Agreement may be terminated by the DFCM in whole or in part at any time, whenever the DFCM shall determine that such termination is in the best interest of the DFCM. This includes any termination by DFCM for convenience or for cause. Any such termination shall be effected by delivery to Consultant of a written notice of termination specifying the extent to which performance of work under this Agreement is terminated and the date upon which such termination becomes effective. The Consultant agrees that in the event of such termination, its total remedy and monetary recovery from the DFCM is limited to full payment for all work properly performed, plus reimbursables, under this Agreement up to date of termination. Consultant further acknowledges that in the event of such termination, all work product, which includes but is not limited to all manuals, forms, contracts, schedules, reports, comments and any and all documents produced by Consultant under this Agreement up to the date of termination are the property of the DFCM.

ARTICLE 11. HOLD HARMLESS

REQUIREMENT. To the fullest extent permitted by law, the Consultant hereby agrees to indemnify and save harmless the State of Utah, the Division of Facilities Construction and Management, their officers, agents and employees and anyone for whom DFCM may be held liable from and against any and all claims, damages or liabilities arising from wrongful or negligent acts, errors or omissions of the Consultant, any of Consultant's subconsultants or subcontractors at any tier and anyone for whom Consultant may be liable.

ARTICLE 12. PRELIMINARY RESOLUTION EFFORTS, CLAIMS AND

DISPUTES; GENERAL CONDITIONS REQUIREMENTS APPLY.

12.1 General Conditions Requirements

Apply. The provisions of Articles 7.7 through and including 7.14 of the DFCM General Conditions dated May 25, 2005 and Supplemental General Conditions dated July 15, 2008 and July 1, 2009, on file with the DFCM as well as available on the DFCM website at <http://dfcm.utah.gov> and hereby incorporated by reference shall apply to Preliminary Resolution Efforts, Claims and Disputes under this Agreement. References in said Articles 7.7 through and including 7.14 to the term "Contractor" and "Subcontractor" shall refer to the Consultant and Subconsultants or Subcontracts at any tier under this Agreement, respectively. Unless inconsistent with the provisions of this Agreement, definitions in the DFCM General Conditions and Supplemental General Conditions shall apply to this Agreement.

12.2 Time For Filing.

Notwithstanding paragraph 12.1 above, the PRE must be filed in writing with the DFCM Representative within twenty-one (21) days of any of the following:

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

12.3 Not Limit DFCM Rights.

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

ARTICLE 13. INSURANCE. To protect against liability, loss and/or expense in connection with the performance of services described under this Agreement, the Consultant shall obtain and maintain in force during the entire period of this Agreement without interruption, at its own expense, insurance as listed below from insurance companies authorized to do business in the State of Utah. The following are minimum coverages that may be supplemented by additional requirements contained in Solicitation for Consultant Services or any other document used to procure Consultant's services.

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

13.2 Commercial General Liability Insurance. Commercial General Liability Insurance shall be on an "occurrence basis" and shall include insurance for premises and operations, independent contractors, projects/completed operations, and contractual liability coverage with limits not less than listed below. The State of Utah shall be named as an insured party, as primary coverage and not contributing, and the policy shall be endorsed to include a waiver of subrogation in favor of the State of Utah.

\$1,000,000	General Aggregate
\$1,000,000	Products-Completed Operations Aggregate
\$500,000	Personal and Advertising Injury
\$500,000	Each Occurrence

13.3 Other Insurance Coverages. Consultant shall maintain the following insurance at levels Consultant determines: Professional Liability Insurance (an Attachment to this Agreement may be more specific in regard to Professional Liability Insurance), Comprehensive Automobile Liability Insurance, Valuable Papers and Records Coverage and Electronic Data Processing (Data and Media) Coverage, and Aircraft Use. Any minimum requirements for these insurance coverages will be identified in the Solicitation for Consultant Services or any other document used to procure Consultant's

services. Any type of insurance or any increase of limits of liability not described in this Agreement which the Consultant requires for its own protection or on account of any statute, rule, or regulation shall be its own responsibility and at its own expense.

13.4 The carrying of insurance required by this Agreement shall not be interpreted as relieving the Consultant of any other responsibility or liability under this Agreement or any applicable law, statute, rule, regulation or order.

ARTICLE 14. STANDARD OF CARE. The services of Consultant and its Subconsultants, if any, shall be performed in accordance with and judged solely by the standard of care exercised by licensed members of their respective professions having substantial experience providing similar services on projects similar in type, magnitude and complexity to the Project that is the subject of this Agreement. The Consultant shall be liable to the DFCM or the State of Utah for claims, liabilities, additional burdens, penalties, damages or third party claims (i.e. a Contractor claim against DFCM or the State of Utah), to the extent caused by errors or omissions that do not meet this standard of care.

ARTICLE 15. USE OF "SALES AGENTS." The Consultant warrants that no sales agent has been employed or retained except as indicated in writing to DFCM.

ARTICLE 16. LAWS, CODES AND REGULATIONS. Consultant and its Subconsultants shall use their best efforts consistent with the Standard of Care stated herein to comply with all applicable laws, codes, rules, regulations, ordinances and quality requirements applicable to the Project.

ARTICLE 17. DFCM REVIEWS, LIMITATIONS. The right of the DFCM or any entity/user to perform plan checks, plan reviews, other reviews and/or comment upon the work of the Consultant, as well as any approval by the DFCM, shall not be construed as relieving the Consultant from its professional and legal responsibility for services required under this Agreement. No review by the DFCM or any entity/user, approval or acceptance, or payment for any of the services required under this Agreement shall be construed to operate as a waiver by the DFCM of any right under this Agreement or of any cause of action arising out of the performance or nonperformance of this

Agreement, and the Consultant shall be and remain liable to the DFCM in accordance with applicable law for all damages to the DFCM caused by the Consultant's acts, errors and/or omissions.

ARTICLE 18. DISCRIMINATION AND SEXUAL HARASSMENT PROHIBITED.

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

ARTICLE 19. PERFORMANCE

EVALUATION. DFCM may conduct a performance evaluation of the Consultant's services, including specific personnel of Consultant or any Subconsultant at any time. Results of any evaluation will be made available to the Consultant.

ARTICLE 20. STATUTE OF LIMITATION AND STATUTE OF REPOSE.

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

20.1 Fraudulent Concealment. In the event that the Consultant, the Consultant's Subconsultant, agent, independent Subconsultant, or anyone for whom the Consultant may be liable has fraudulently concealed the act, error, omission or breach of duty, or the injury, damage or other loss caused by the act, error, omission or breach of duty, the six year period shall not begin to run until such

time as the DFCM discovers or, through the exercise of reasonable diligence, should have discovered its claim.

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

20.3 Unintentional and Nonfraudulent Latent Acts, Errors, Omissions or Breaches of Duty.

In the event of an unintentional and nonfraudulent latent act, error, omission or breach of duty, the DFCM shall have the time period allowed by Utah law and the Utah Code, unless a longer period is provided for in an attachment to this Agreement.

20.4 "Different Period of Limitation" from Utah Code.

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

ARTICLE 21. WAIVERS. No waiver by the DFCM or Consultant of any default shall constitute a waiver of the same default at a later time or of a different default.

ARTICLE 22. APPLICABLE LAW AND VENUE.

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

ARTICLE 23. AUTHORITY TO EXECUTE.

The Consultant and DFCM each represent that the execution of this Agreement and the performance thereunder is within their respective duly authorized powers.

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

CONSULTANT: _____

Signature Date

Title: _____

Please type/print name clearly

State of _____)
County of _____)

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

Notary Public

(SEAL)

My Commission Expires _____

APPROVED AS TO FORM:
ATTORNEY GENERAL
July 1, 2009
By: ALAN S. BACHMAN
Asst Attorney General

**DIVISION OF FACILITIES CONSTRUCTION
AND MANAGEMENT**

Lynn A. Hinrichs Date
Assistant Director Construction Management

Approved for expenditure:

Approved as to availability of funds:

Division of Finance Date

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

EXHIBITS: "A" - Solicitation for Consultant Services
"B" - if attached by DFCM. This may also include specific Professional Liability Insurance requirements including aggregate and per occurrence requirements.

DEPARTMENT OF CHEMISTRY
MASTER PLAN UPDATE
University of Utah

Prepared for:
University of Utah Facilities Planning and
Campus Design and Construction

Project Number:
0588-12381

June 2005

Prepared by:
ajc architects
703 east 1700 south
salt lake city, ut 84105

Table of Contents

Introduction and Purpose to Master Plan Update	Page 1
Life Safety and Code Issues	Page 2
Establishing Phasing and Priorities	Page 3
Summary of Phasing and Costs Master Plan May 2002	Page 3
Revised Summary of Phasing and Costs Master Plan Update June 2005	Page 4
Updated Order of Magnitude Cost Estimates	Pages 5-8
HEB South Tower Addition Project Needs Statement	Page 9-10
HEB South Tower Addition Concept Plans and Order of Magnitude Cost Estimate	Pages 11- 84

Department of Chemistry Master Plan Update

The Master Plan Document for the Department of Chemistry was completed in May 2002. This Master Plan included recommendations for an addition to the building (Gauss Haus), along with seismic improvements and renovations and recommendations for phasing of these improvements.

In the spring of 2005, the Department of Chemistry requested an update to this Master Plan to capture their current spatial needs and assist them with an up-to-date look at future growth.

The purpose of this Master Plan Update is to:

- Update current and anticipated growth needs for the Department of Chemistry.
- Update phasing and priorities for long term growth.
- Update the Order of Magnitude Cost Analysis for 2005 costs for renovated and new spaces.
- Provide additional detailed information for the HEB South Tower Addition regarding space plans and Order of Magnitude cost estimates.

Life Safety and Code Issues

The following life safety and code issues will need to be addressed prior to any new construction/renovation:

1. Chemical Storage: The Department of Chemistry needs to provide a complete list of chemical stored, to the University Fire Marshall. As of May 2005, the Fire Marshall has received a partial list of chemicals, but still needs a complete and accurate inventory. The current list indicates that the chemicals stored on the 4th and 5th floors are above acceptable quantities. The amount of stored chemicals need to be reduced (by approximately 50%), and/or a control area provided for the storage of these chemicals, which would potentially still require a 20% reduction to chemicals currently stored.

It is recommended that the Department of Chemistry hire a lab specialist to inventory and properly identify all stored chemicals.

Another consideration would be to renovate and place all the labs on the lower levels of the buildings which would allow for a larger quantity of chemical storage.

2. Due to the lack of information on chemicals stored, the existing Chemistry Buildings will need to assume an H occupancy until proven otherwise. This H occupancy will have significant implications for the design of any new additions to the buildings.

3. A thorough and complete code analysis and occupancy study will need to be provided prior to any renovation/addition to the building. A complete evaluation of the existing spaces and IBC 2003 Chapter 3410 will also be required. Impact from this study may require an evaluation of all existing "open" stairways, to determine if a ratted shaft or smoke enclosure is required.

4. The existing buildings will need to be fire sprinkled and designed for a complete fire alarm system.

5. A thorough review and inventory of the existing storage lower level Auditorium is required for chemical storage.

Establishing Phasing and Priorities

When the original Master Plan Document was completed in May 2002, FEMA funding was available for assisting with seismic upgrades to existing buildings. The priorities of the original Master Plan were focused on the seismic upgrades due to the possibility of obtaining financial support from FEMA. These funds have all but gone away. In addition, NIH funding opportunities have moved the focus to biological studies. Due to this shift in funding opportunities and programmatic expansion and enrollment growth, the priorities for improvements have been re-evaluated and updated in this document.

The original Master Plan Document identified the following phases and their associated costs:

Summary of Phasing and Costs

Master Plan May 2002

Phase 1

Gauss Haus Addition

Total Phase 1: \$4,277,446.20

Phase 2a

North Building Basement Renovation/Seismic Upgrade

Total Phase 2a: \$3,455,805.00

Phase 2b

Seismic Upgrade of North Tower

Total Phase 2b: \$3,659,931.00

Phase 2c

Seismic Upgrade of Lecture Hall and Plaza Building

Total Phase 2c: \$ 971,176.00

As of the writing of this document, the Phase 1 Gauss Haus addition to the existing HEB is complete with design and starting construction. The construction budget is \$5,600,000 with a total project budget of \$7,400,000. The project is anticipated to be complete by summer of 2006.

Revised Summary of Phasing and Costs Master Plan Update June 2005

Phase 1

HEB South Tower Addition (Phases 1 and 2)

Total Phase 1: \$ 10,590,358.00 (Escalated to mid-year 2007)

Total Phase 2: \$ 7,522,655.00 (Assuming 29,045 GSF @ \$259.00/SF)

Phase 2

North Building Basement Renovation/Seismic Upgrade

Total Phase 2: \$3,940,875 (Escalated to mid-year 2008)

Phase 3

Seismic Upgrade of North Tower

Total Phase 3: \$3,992,190.00 (Escalated to mid-year 2008)

Phase 4

Seismic Upgrade of Lecture Hall and Plaza Building

Total Phase 4: \$1,135,009.00 (Escalated to mid-year 2010)

Updated Order of Magnitude Cost Estimates

The following Order of Magnitude Cost Estimates have been updated from the original May 2002 Master Plan Document, based on the following assumptions:

An inflation percentage of 12% was used to update construction costs from 2002 to 2005.

An additional 4% per year for inflation was used to inflate costs beyond 2005.

Phase 2 has been inflated to 2008.

Phase 3 has been inflated to 2008.

Phase 4 has been inflated to 2010.

Phase 2
 North Building Basement Renovation/Seismic Upgrade

Cost of Basement Renovation		
13,750 sf @ \$135.00/sf		\$1,856,250.00*
Seismic Upgrade (construction only)		\$ 154,400.00**
<i>Sub Total</i>		<i>\$2,010,650.00</i>
General Conditions, Bonds, Profit and Overhead 15% (15% of <i>Sub Total Above</i>)		\$ 301,598.00
Design Contingency 10% (10% of <i>Sub Total Above</i>)		\$ 201,065.00
<u><i>Sub Total Phase 2</i></u>		<u><i>\$2,513,313.00</i></u>
Escalated from 2002 to 2005 Costs (12%)		\$2,814,910.00
Soft Costs 25%		\$ 703,728.00
Construction Design Fees		
Furnishings		
Construction Contingency		
Value Engineering		
Testing/Inspection		
Geotechnical/Solls Report		
Moving/Relocation of Equipment		
Legal Services, Insurance		
Planning Fund Reimbursed		
Telecommunications		
Construction Management, Campus Work Orders, Utility Shutdowns		
Lock Cylinders, Signage		
<i>Sub Total</i>		<i>\$3,518,638.00</i>
Inflation 12% <i>Escalation to mid year 2008</i>		\$ 422,237.00
<i>Total Phase 2:</i>		<i>\$3,940,875.00</i>

* Assuming no additional loads on mechanical and electrical systems and no need to replace equipment that is now at its expected lifetime, etc. as described in the engineering report.

**Cost estimate provided by Reaveley Engineers, Master Plan 2002

Phase 3
 Seismic Upgrade of North Tower

Seismic Upgrade (Section 8 Seismic Study)		\$2,036,831.00*
General Conditions, Bonds, Profit and Overhead	15%	\$ 305,525.00
Design Contingency	10%	\$ 203,683.00
<i>Sub Total Phase 2b</i>		<u>\$2,546,039.00</u>
Escalated from 2002 to 2005 Costs (12%)		\$2,851,564.00
Soft Costs	25%	\$ 712,891.00
Construction Design Fees		
Furnishings		
Construction Contingency		
Value Engineering		
Testing/Inspection		
Geotechnical/Solls Report		
Moving/Relocation of Equipment		
Legal Services, Insurance		
Planning Fund Reimbursed		
Telecommunications		
Construction Management, Campus Work Orders, Utility Shutdowns		
Lock Cylinders, Signage		
<i>Sub Total</i>		\$3,564,455.00
Inflation	12%	\$ 427,735.00
<i>Escalation to mid year 2008</i>		
<i>Total Phase 3:</i>		<i>\$3,992,190.00</i>

* Assuming no duplication of costs of seismic upgrade following completion of Phase 2. Cost estimate provided by Reaveley Engineers Master Plan 2002.

Phase 4
Seismic Upgrade of Lecture Hall and Plaza Building

Lecture Hall Seismic Upgrade (Section 8 Seismic Study)		\$ 487,571.00*
Plaza Building Seismic Upgrade (Section 8 Seismic Study)		\$ 52,910.00
<i>Sub Total</i>		\$ 540,481.00
General Conditions, Bonds, Profit and Overhead 15% (15% of <i>Sub Total</i> Above)		\$ 81,072.00
Design Contingency 10% (10% of <i>Sub Total</i> Above)		\$ 54,048.00
<u><i>Sub Total Phase 2c</i></u>		<u>\$ 675,601.00</u>
Escalated from 2002 to 2005 Costs (12%)		\$ 756,673.00
Soft Costs 25%		\$ 189,168.00
Construction Design Fees		
Furnishings		
Construction Contingency		
Value Engineering		
Testing/Inspection		
Geotechnical/Soils Report		
Moving/Relocation of Equipment		
Legal Services, Insurance		
Planning Fund Reimbursed		
Telecommunications		
Construction Management, Campus Work Orders, Utility Shutdowns		
Lock Cylinders, Signage		
<i>Sub Total</i>		\$ 945,841.00
Inflation 20% <i>Escalation to mid year 2010</i>		\$ 189,168.00
<i>Total Phase 4:</i>		\$1,135,009.00

*Cost estimate provided by Reaveley Engineers Master Plan 2002.

HEB South Tower Addition Project Needs Statement

Overview

Advances in medicine depend upon developments in science and technology at the interfaces of the physical and life sciences. Chemistry is essential to understanding life processes at the molecular level, and new physics-based tools are providing increasingly detailed information about biomolecules and their organization. Recently, there has been a surge of interest within Federal funding agencies in the biology-chemistry-materials interface (nano-biology) that is promising new drugs, drug delivery systems, diagnostics, and therapeutics as well as new materials for a broad range of non-medical applications. Achieving a predictive understanding of biological systems on every scale (molecules to cells, tissues, organs...) accelerates discovery on each of these frontiers. Predictive understanding only comes with a close union between theory, computation, synthesis, and experimental analysis. The proposed HEB South Tower expansion project, coupled with the Gauss House NMR facilities, is designed to provide a cutting-edge interdisciplinary environment for biomedical and biologically related research and education in one of the country's leading chemistry departments.

Description

The HEB South Tower expansion project is proposed to be completed in two phases, on the basis of a funding strategy that includes an NIH Infrastructure proposal.

Phase I of the HEB South Tower expansion project will provide five levels of new laboratory and computational space (40,915 gsf) and bring together outstanding biological chemistry researchers, both experimentalists and theorists, who are using and advancing computational and physical tools to work at the interfaces between theory and experiment, and between the physical and life sciences. The facility is designed to accommodate a number of individual research groups, and to provide the broader community of NIH researchers with state-of-the-art experimental and computational tools. Specifically, the design includes five levels of new laboratory and computational space (40,915 gsf) including facilities for:

Mass spectrometry for biomolecular characterization and proteomics and in support of the University's new Brain Institute. This sub-grade (basement) level (8,183 gsf, of which 2,484 gsf is mechanical space to support the new structure addition) will have advanced mass spectroscopy instrumentation, including new state-of-the-art MALDI-TOF and FT-ICR mass spectrometers.

New undergraduate physical biological chemistry teaching laboratories. This above grade level 1 will provide 8,183 gsf of modern undergraduate teaching laboratories. Undergraduate enrollments have increased over the past years and most of our undergraduate laboratories are out of date in terms of modern facilities.

Bio-molecular and cellular characterization. This above grade level 2 will consist of laboratory space (8,183 gsf) for optical spectroscopy and imaging, x-ray scattering, and associated sample preparation laboratories.

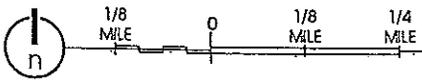
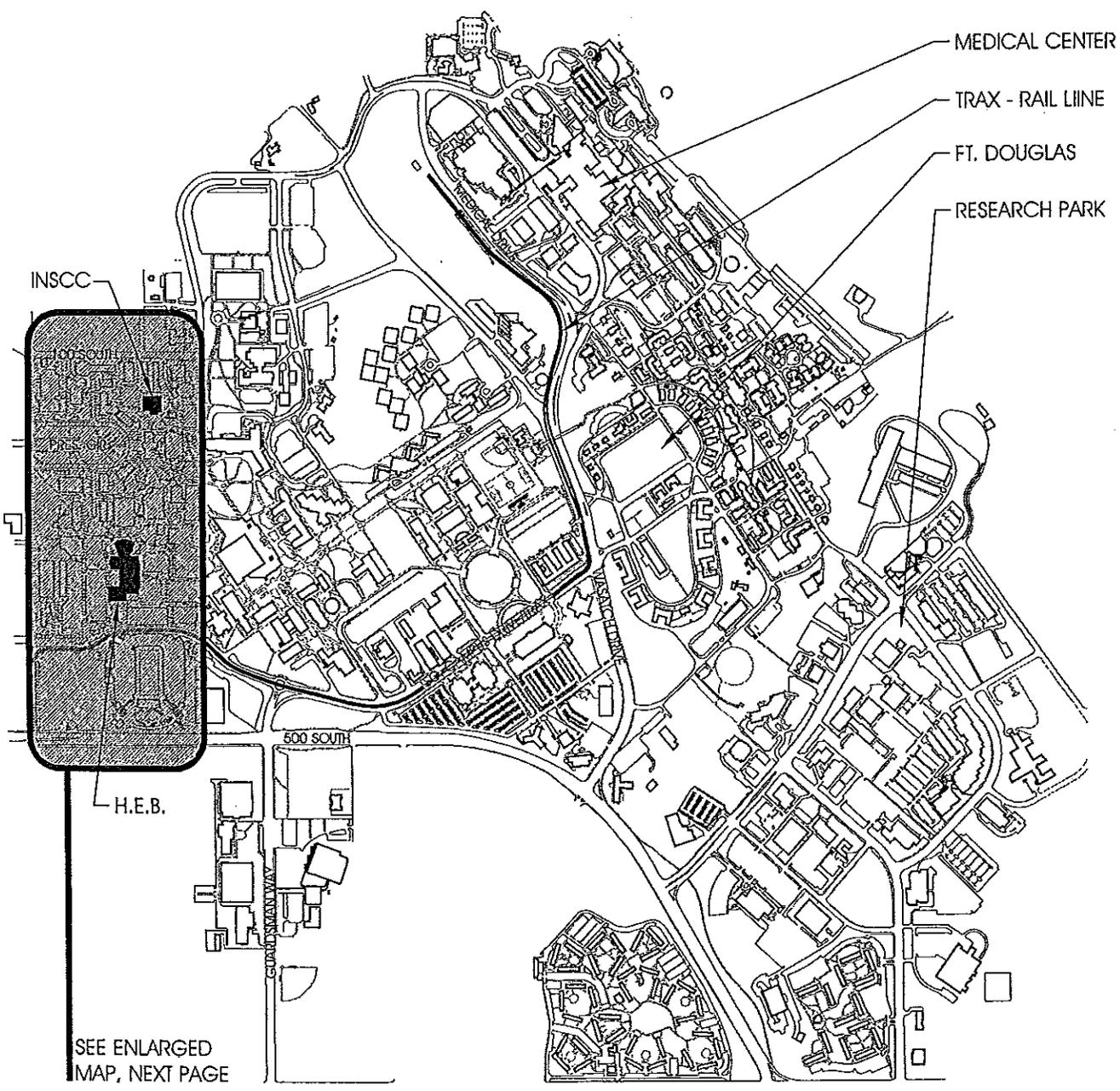
Protein biochemistry laboratories for molecular synthesis and reaction mechanism studies. This above grade level 3 (8,183 gsf) will be devoted to modern organic chemistry/biochemistry research space.

Theoretical and computational biological chemistry. Above grade level 4 will be dedicated to theoretical and computational biological chemistry.

Phase II of the HEB south tower expansion project will add 29,045 gsf to complete the structure by making it match the length of the present south tower. The future expansion phase will be facilitated by designing the east end of each level of Phase I so that a brick wall can be removed to accommodate the extension and complete the footprint. The sub-grade level expansion would provide additional space for future expansion of the mass spectroscopy facilities, whereas above grade levels 1-3 would provide future space for additional analytical, physical, biological chemistry laboratories to be grouped in close proximity to the physical-biological chemistry groups discussed above. The additional space on level 4 will be sufficient to permit expansion of the theoretical biological chemistry groups as well as co-location of other theoretical chemistry efforts. It is important to note that the Phase I and II expansions will integrate nicely with the Gauss House, which will connect to the North and South towers at both the sub-grade and above-grade level 1 of the south tower.

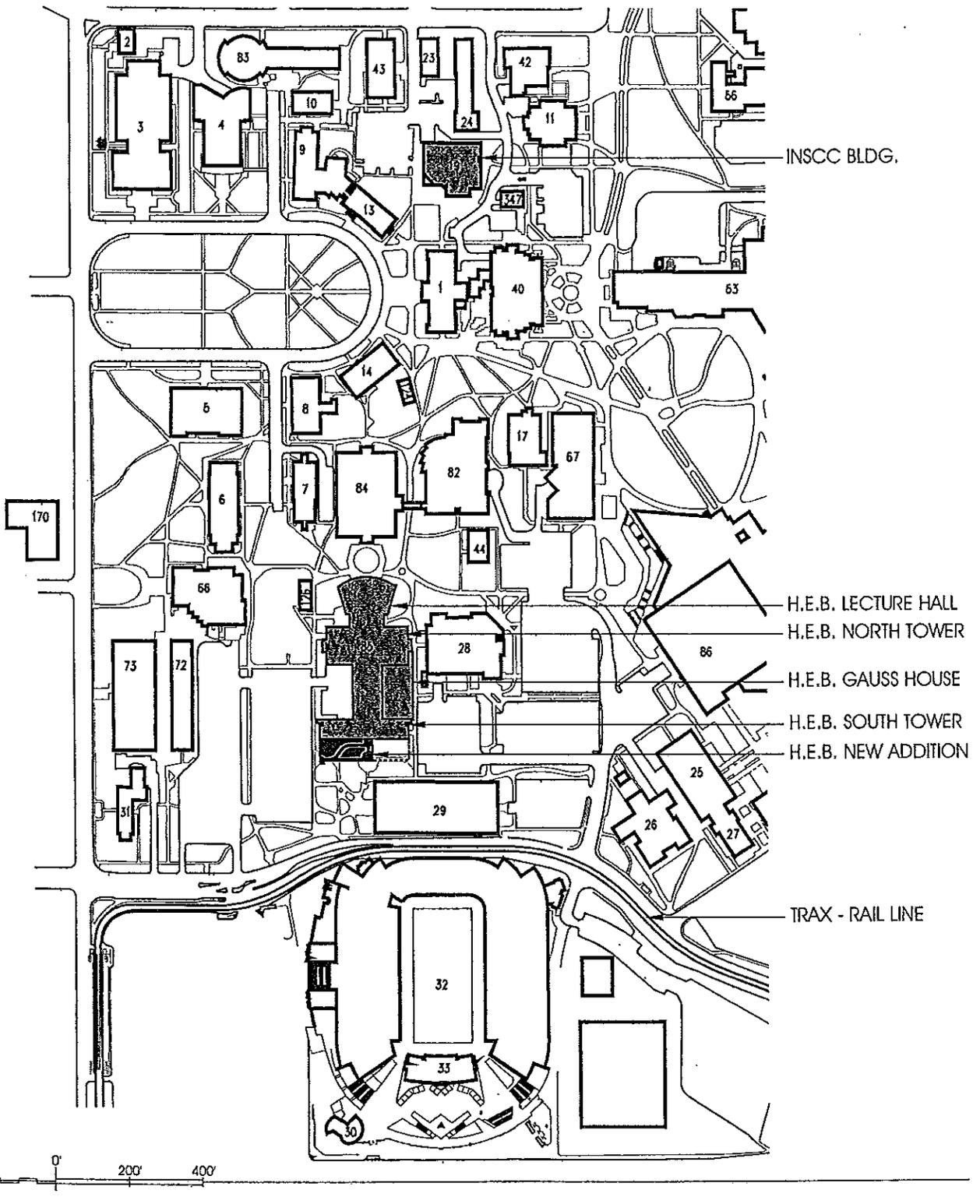
HEB South Tower Addition Concept Plans and Order of Magnitude Cost Estimate

The following section includes concept plans developed for NIH funding as well as an Order of Magnitude Cost Estimate for the South Tower Addition.



OVERALL CAMPUS PLAN
 HENRY EYRING BUILDING - SOUTH TOWER ADDITION
 Department of Chemistry





0' 200' 400'

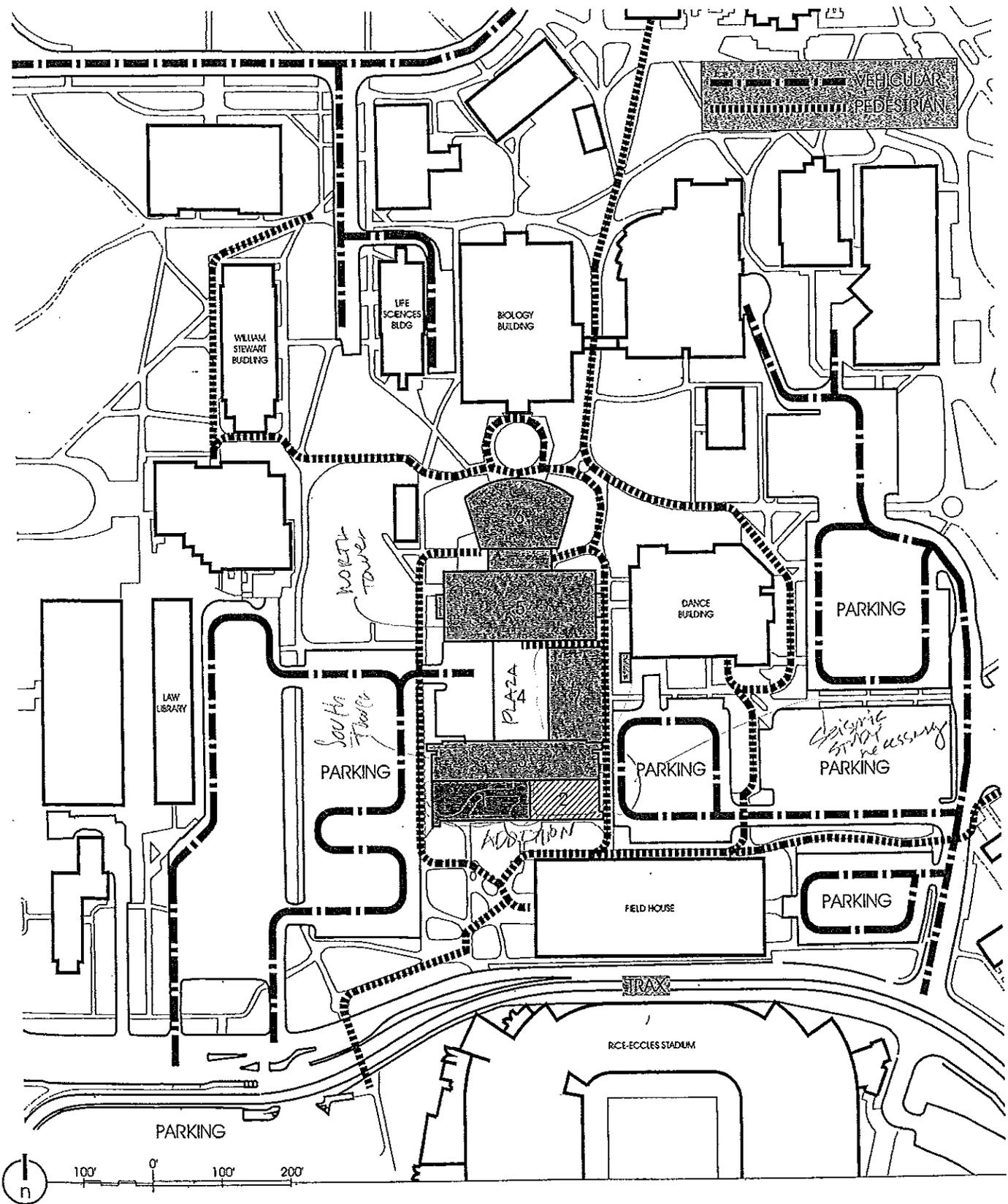


a|c architects

PARTIAL CAMPUS PLAN

HENRY EYRING BUILDING - SOUTH TOWER ADDITION
Department of Chemistry





1. NEW ADDITION - PHASE I 2. FUTURE EXPANSION - PHASE II 3. H.E.B. SOUTH TOWER 4. H.E.B. PLAZA BUILDING
 5. H.E.B. NORTH TOWER 6. H.E.B. LECTURE HALL 7. GAUSS HOUSE ADDITION (CONSTRUCTION PERIOD 4/05-10/06)



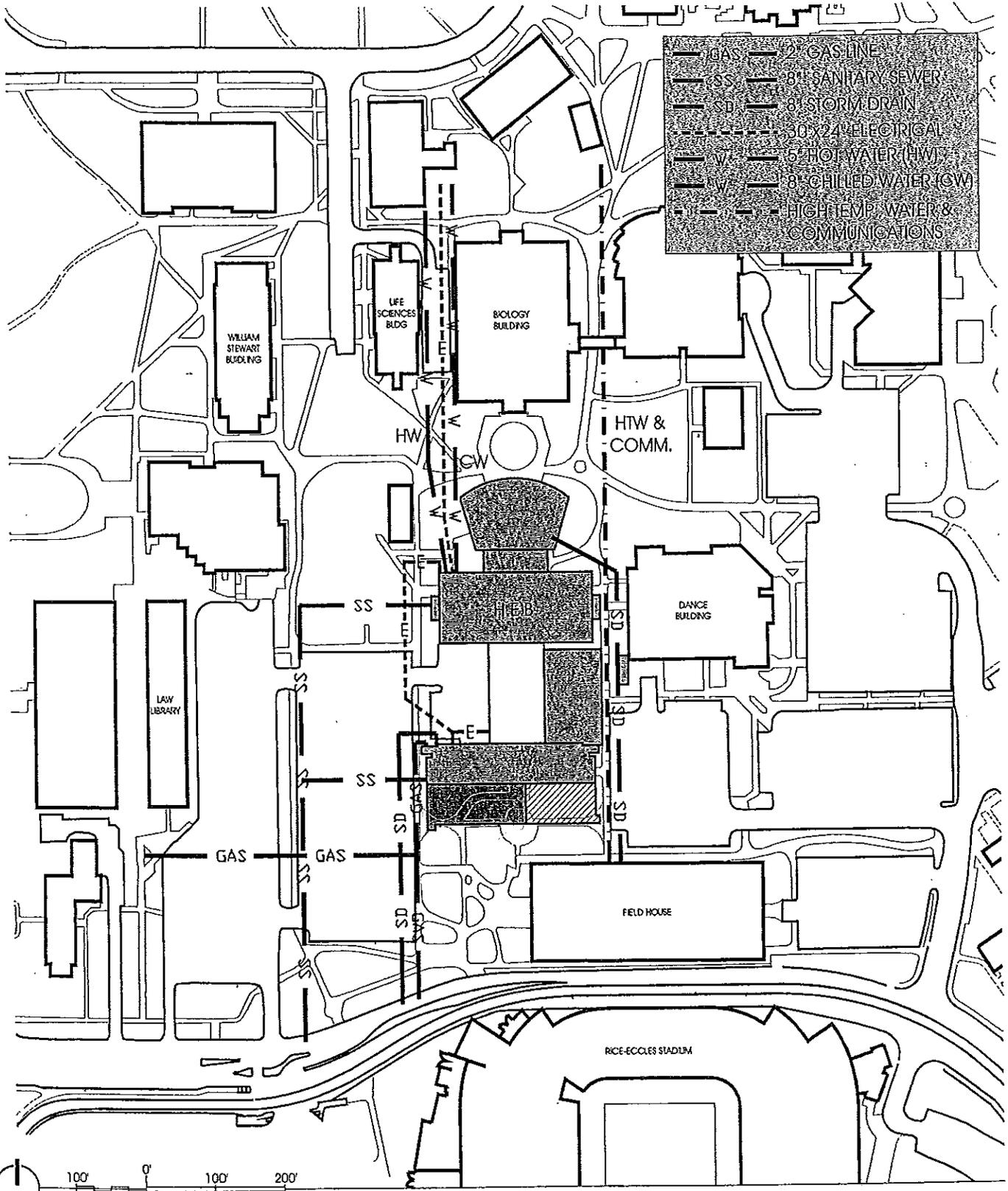
a j c architects

CIRCULATION PLAN

HENRY EYRING BUILDING - SOUTH TOWER ADDITION
 Department of Chemistry



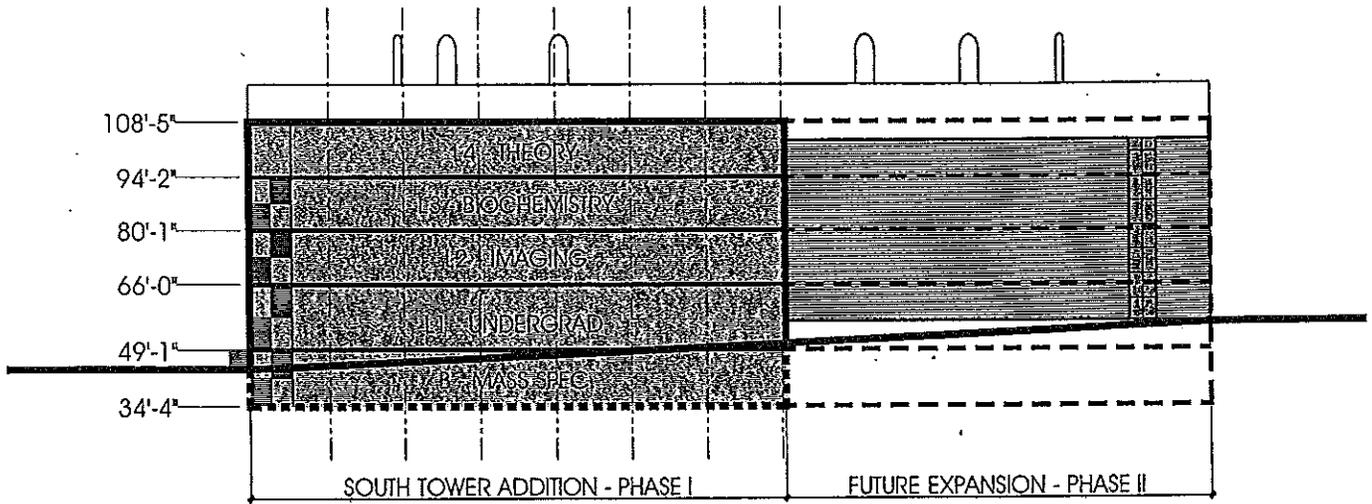
---	2" GAS LINE
---	8" SANITARY SEWER
---	8" STORM DRAIN
---	30"x24" ELECTRICAL
---	5" HOT WATER (HW)
---	8" CHILLED WATER (CW)
---	HIGH TEMP. WATER & COMMUNICATIONS



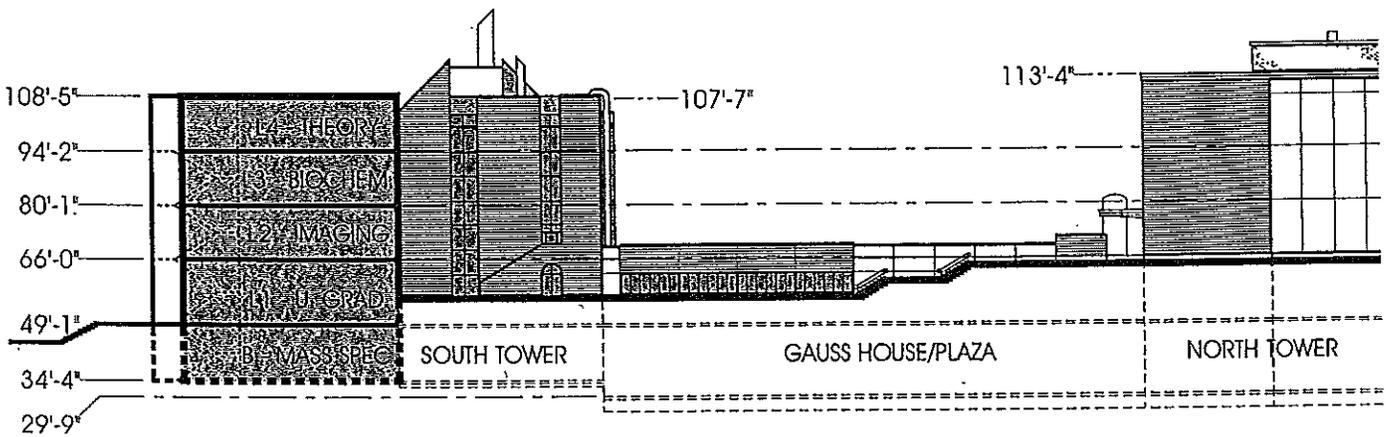
UTILITIES PLAN

HENRY EYRING BUILDING - SOUTH TOWER ADDITION
Department of Chemistry

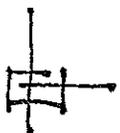
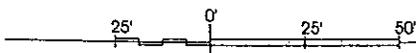




SOUTH ELEVATION



EAST ELEVATION

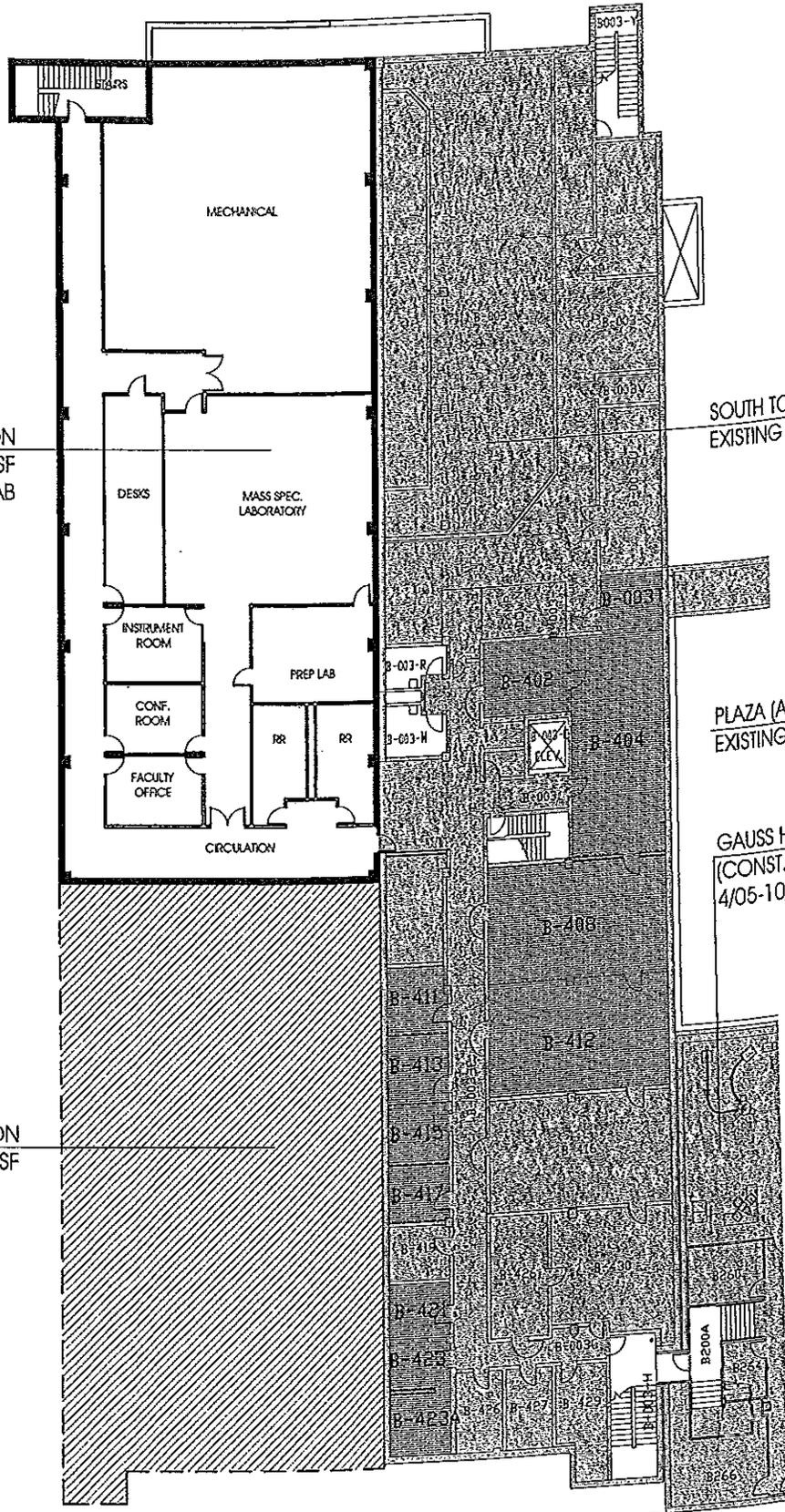


a|c architects

SCHEMATIC ELEVATIONS

HENRY EYRING BUILDING - SOUTH TOWER ADDITION
Department of Chemistry





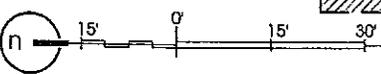
SOUTH TOWER ADDITION
BASEMENT = 8,183 SF
MASS SPEC. LAB

SOUTH TOWER
EXISTING BLDG.

PLAZA (ABOVE)
EXISTING BLDG.

GAUSS HOUSE
(CONST. PERIOD
4/05-10/06)

FUTURE EXPANSION
BASEMENT = 5,809 SF



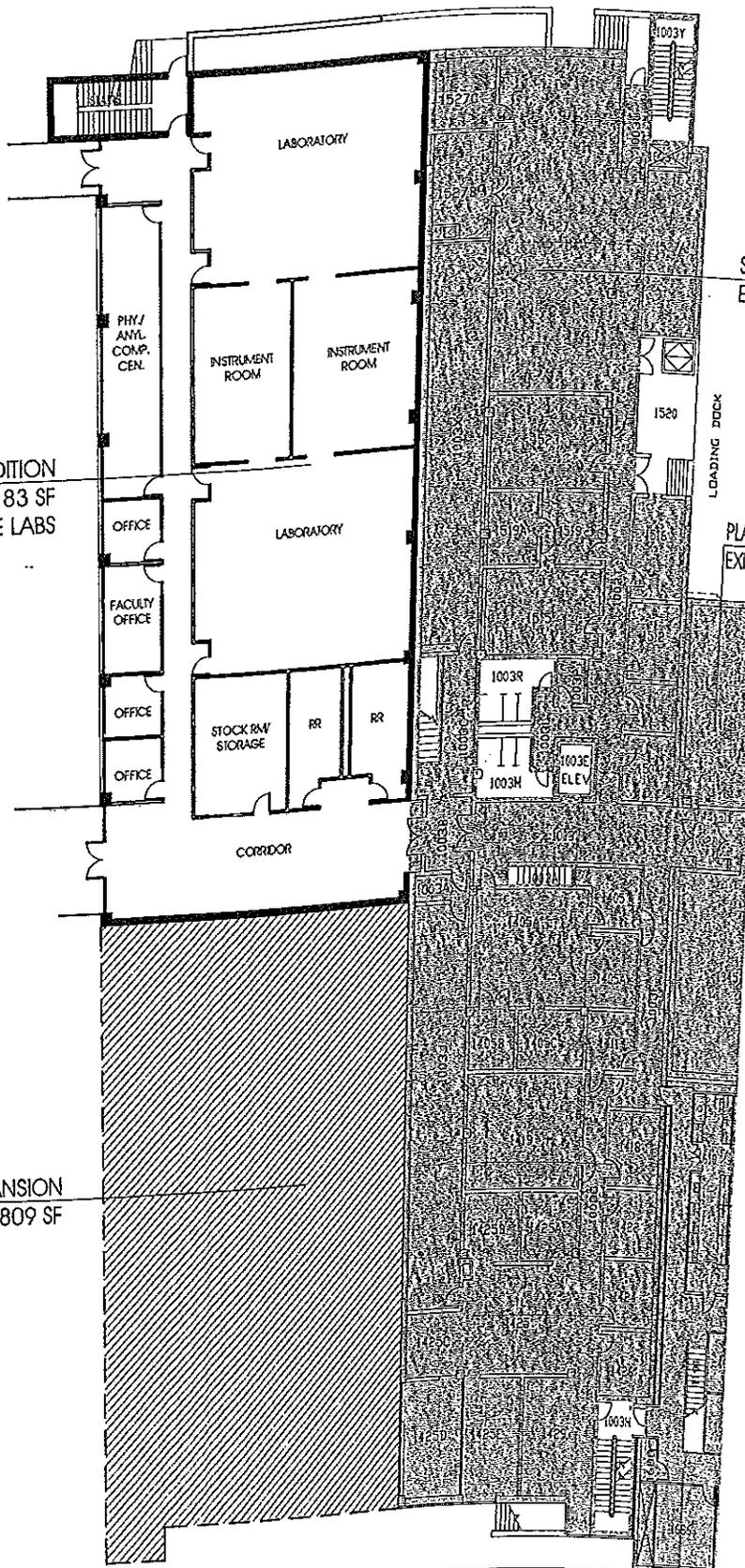
WHITE - MAJOR COLLABORATOR

SOUTH TOWER
FLOOR PLAN - BASEMENT
HENRY EYRING BUILDING - SOUTH TOWER ADDITION
Department of Chemistry



SOUTH TOWER ADDITION
LEVEL 1 = 8,183 SF
UNDERGRADUATE LABS

FUTURE EXPANSION
LEVEL 1 = 5,809 SF



SOUTH TOWER
EXISTING BLDG.

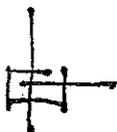
LOADING DOCK

PLAZA
EXISTING BLDG.

GAUSS HOUSE
(CONST. PERIOD
4/05-10/06)

SOUTH TOWER FLOOR PLAN - LEVEL 1

HENRY EYRING BUILDING - SOUTH TOWER ADDITION
Department of Chemistry



ajc architects

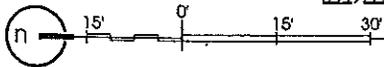
SOUTH TOWER ADDITION
LEVEL 2 = 8,183 SF
IMAGING

SOUTH TOWER
EXISTING BLDG.

PLAZA (BELOW)
EXISTING BLDG.

GAUSS HOUSE (BELOW)
(CONST. PERIOD
4/05-10/06)

FUTURE EXPANSION
LEVEL 2 = 5,809 SF



SHUMAKER-PARRY - MAJOR COLLABORATOR



CONBOY - MAJOR COLLABORATOR

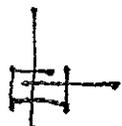
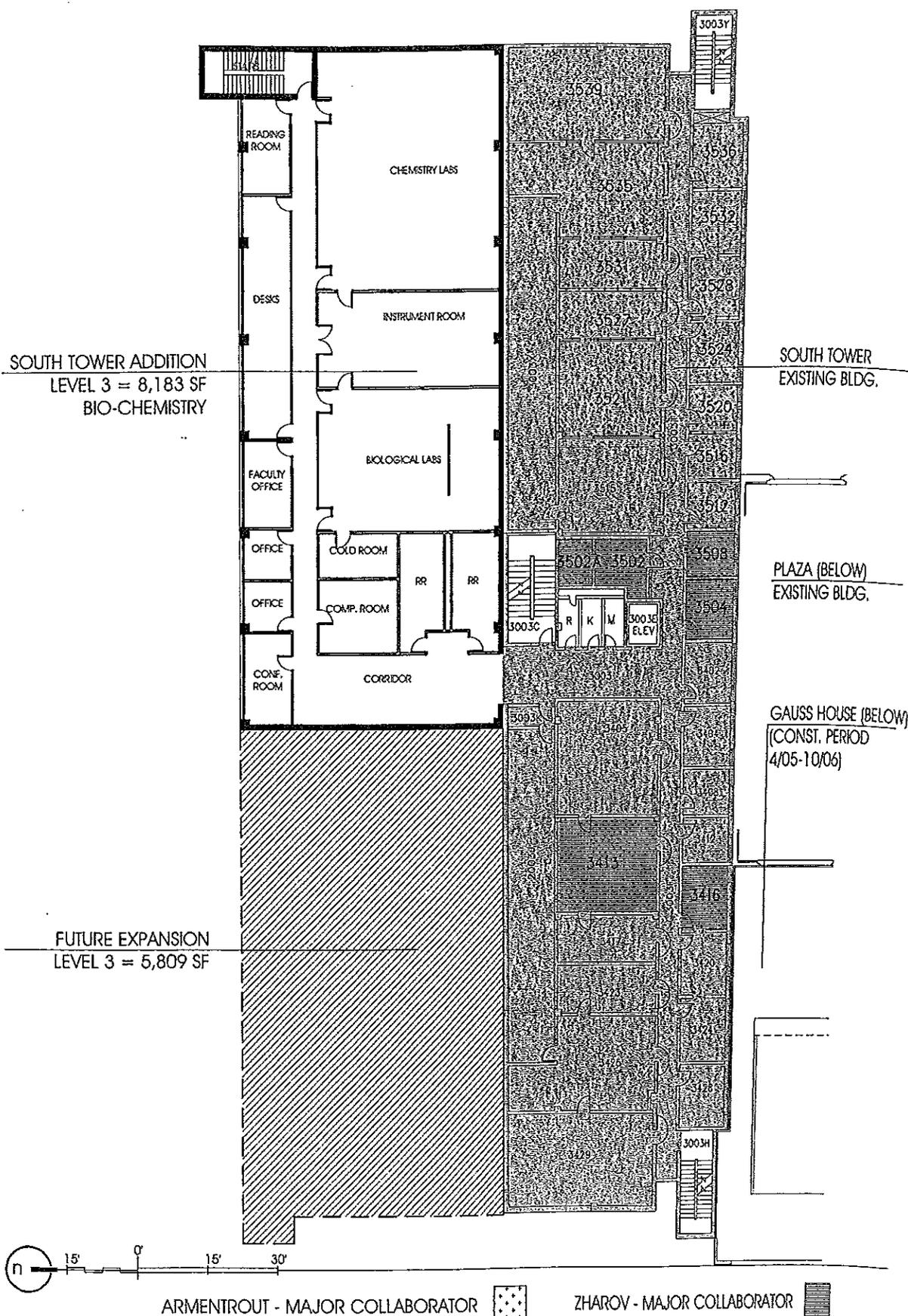


SOUTH TOWER FLOOR PLAN - LEVEL 2

HENRY EYRING BUILDING - SOUTH TOWER ADDITION
Department of Chemistry



ajc architects



ajc architects

SOUTH TOWER FLOOR PLAN - LEVEL 3

HENRY EYRING BUILDING - SOUTH TOWER ADDITION
Department of Chemistry



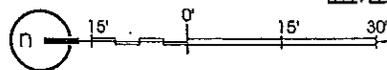
SOUTH TOWER ADDITION
LEVEL 4 = 8,183 SF
THEORY

SOUTH TOWER
EXISTING BLDG.

PLAZA (BELOW)
EXISTING BLDG.

GAUSS HOUSE (BELOW)
(CONST. PERIOD
4/05-10/06)

FUTURE EXPANSION
LEVEL 4 = 5,809 SF



TRUONG - MAJOR COLLABORATOR

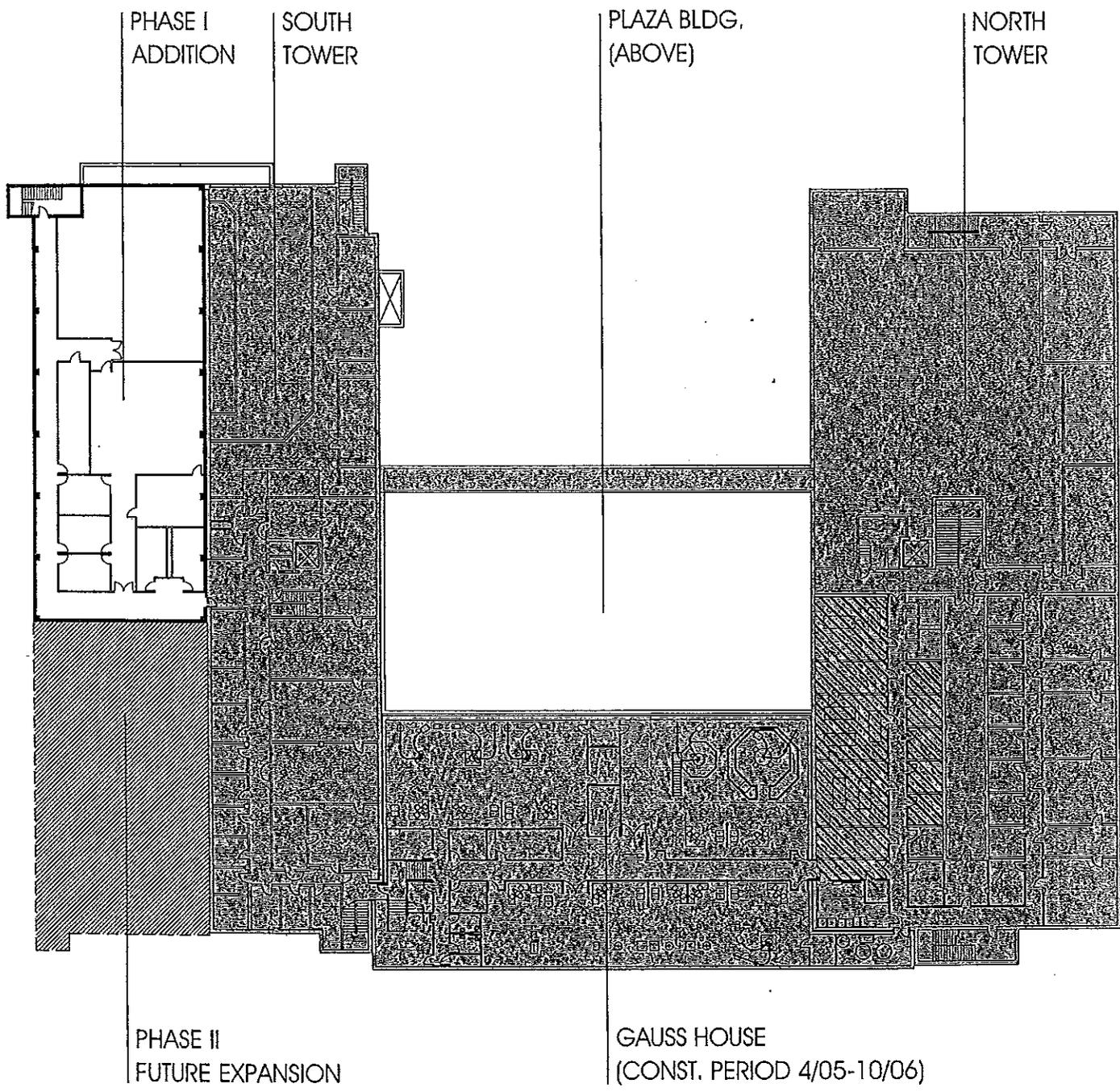


a|c architects

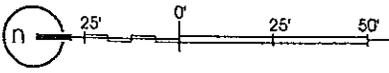
SOUTH TOWER FLOOR PLAN - LEVEL 4

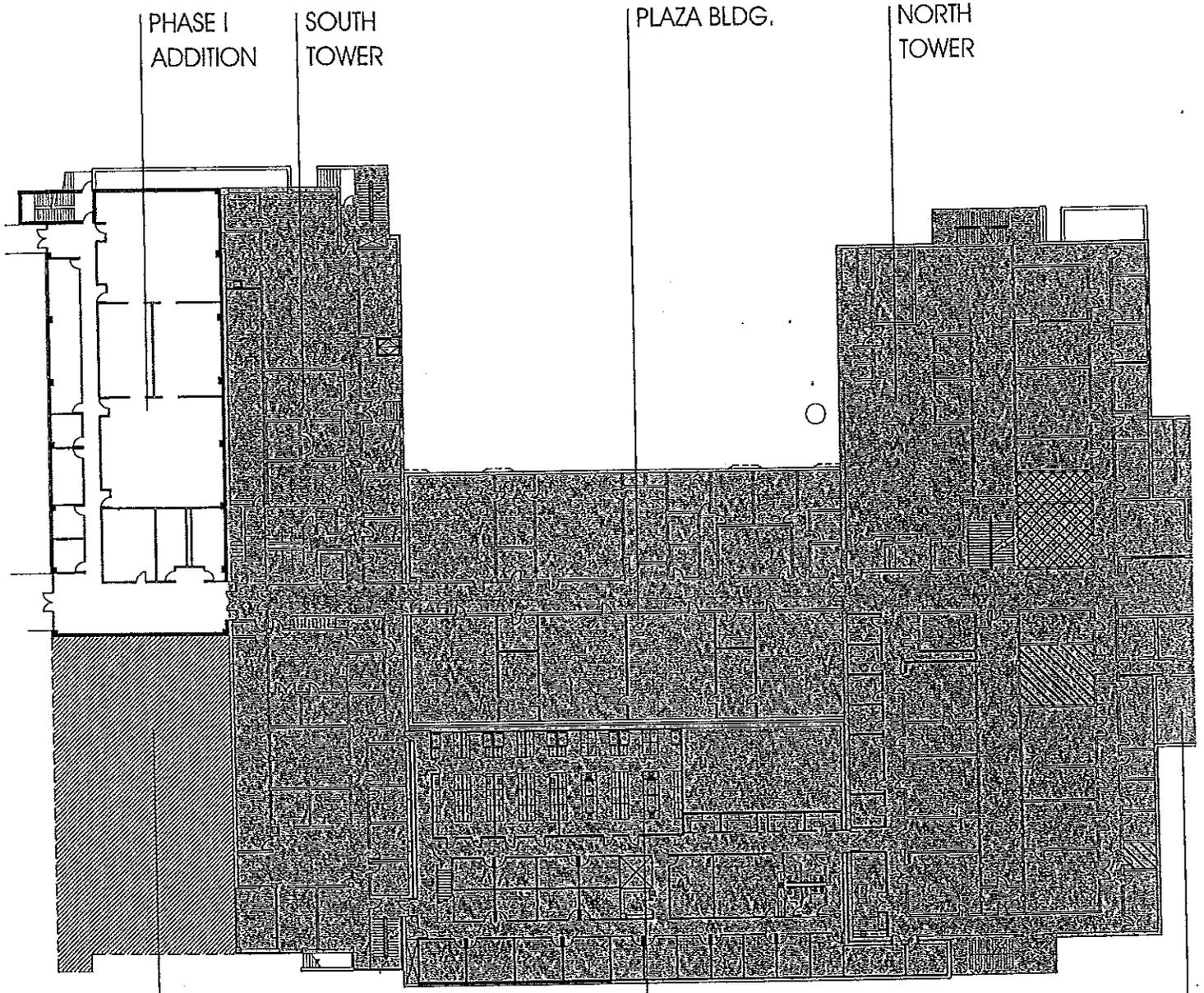
HENRY EYRING BUILDING - SOUTH TOWER ADDITION
Department of Chemistry



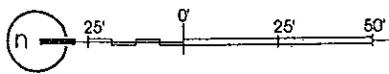


HARRIS - RELOCATING TO NEW SOUTH TOWER ADDITION





TREWHELLA - RELOCATING TO NEW SOUTH TOWER ADDITION 

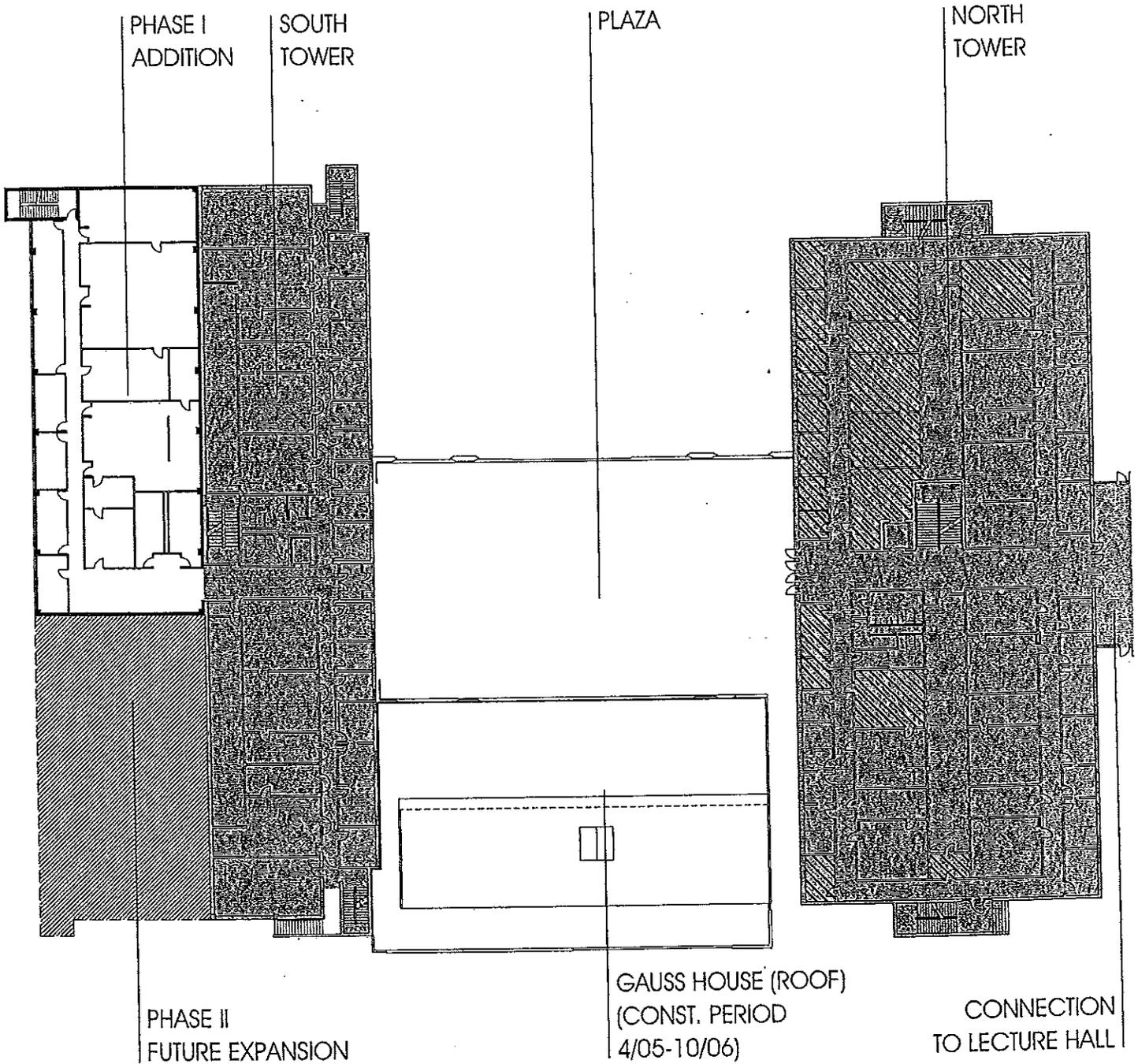


EXISTING MASS SPEC. LAB - RELOCATING 1 INSTRUMENT TO NEW SOUTH TOWER ADDITION 

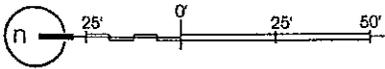
OVERALL PLAN - LEVEL 1

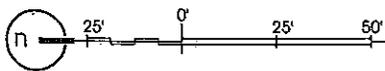
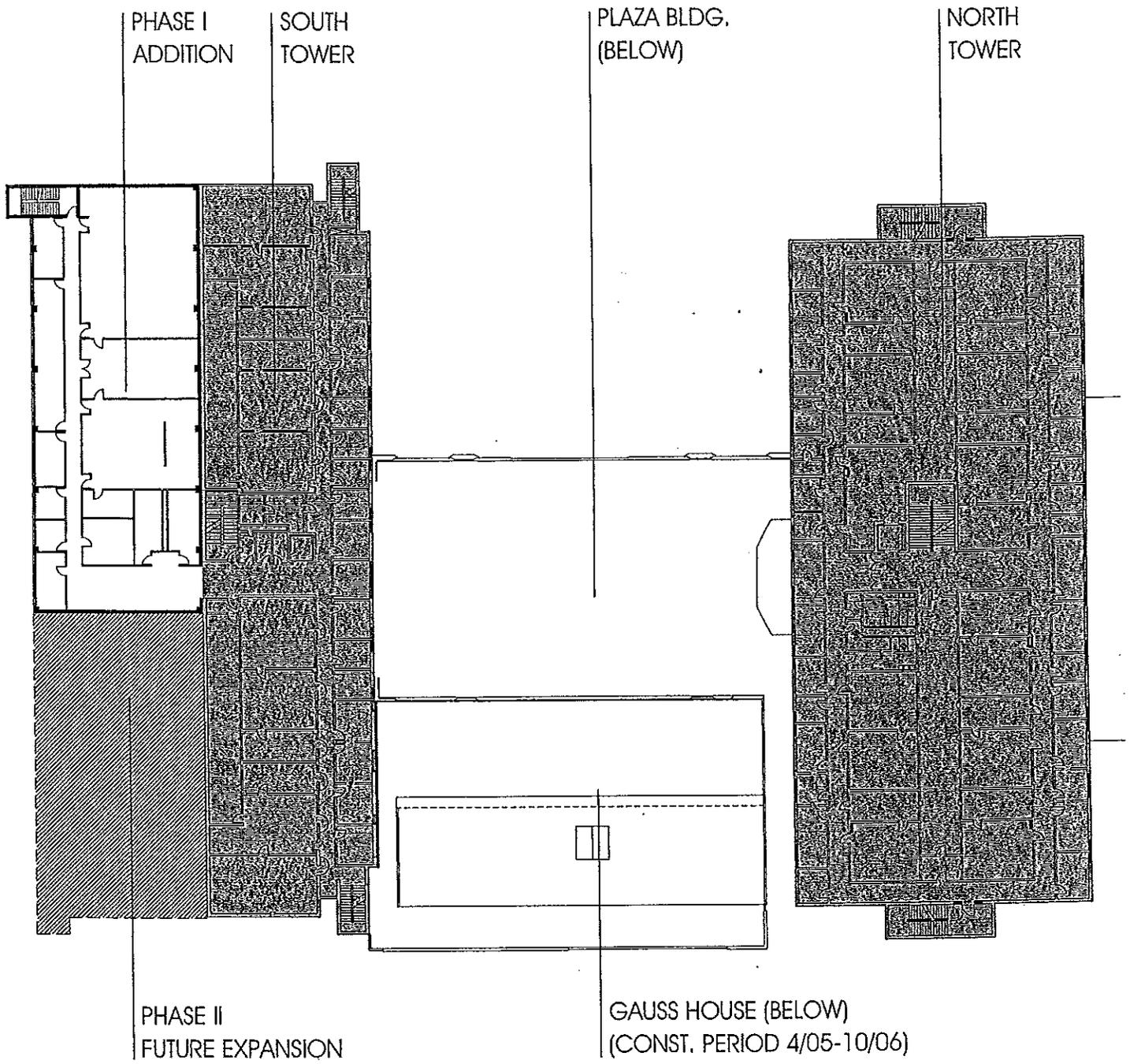
HENRY EYRING BUILDING - SOUTH TOWER ADDITION
Department of Chemistry





POULTER - RELOCATING TO NEW SOUTH TOWER ADDITION

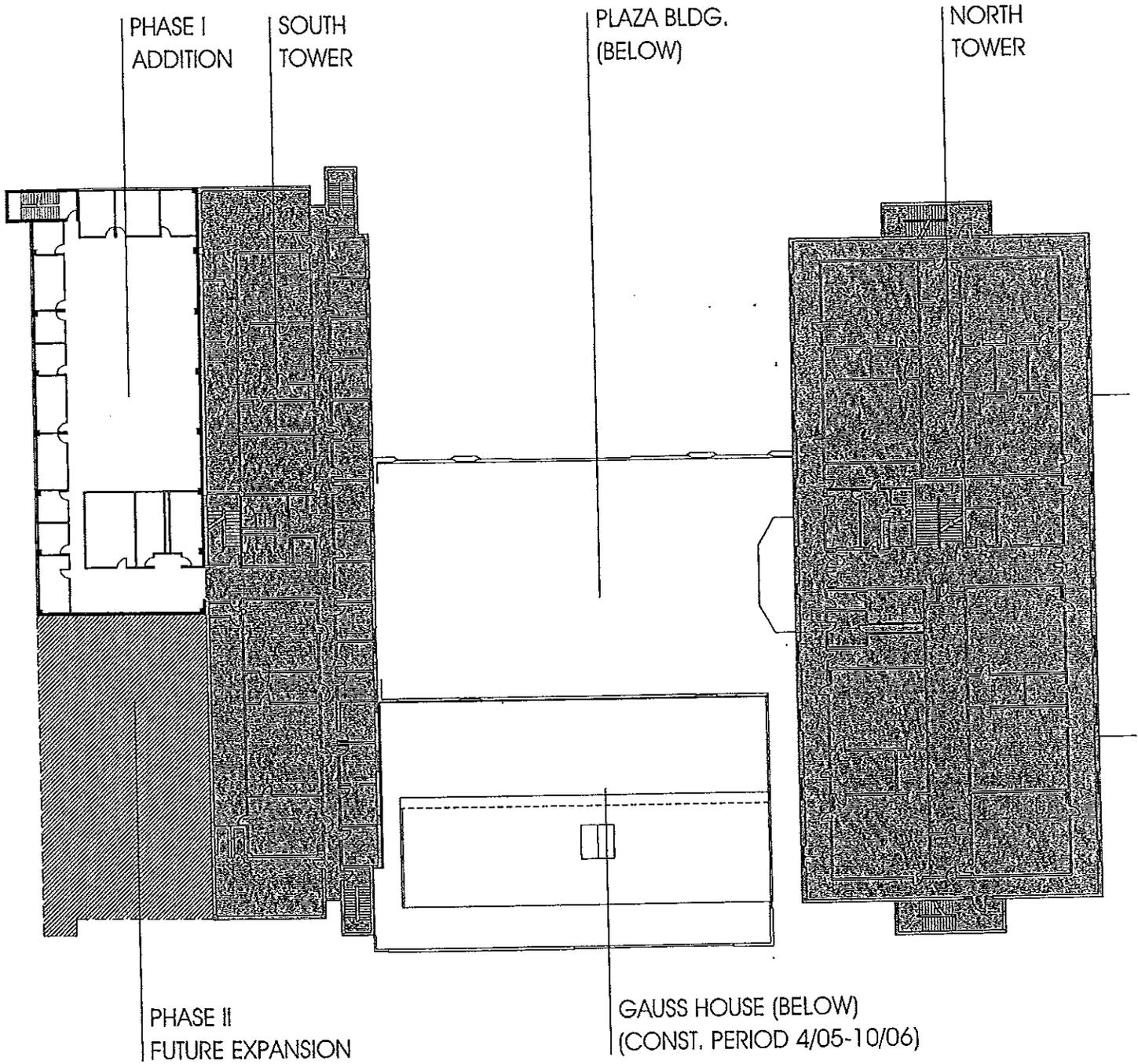




ajc architects

OVERALL PLAN - LEVEL 3
HENRY EYRING BUILDING - SOUTH TOWER ADDITION
Department of Chemistry

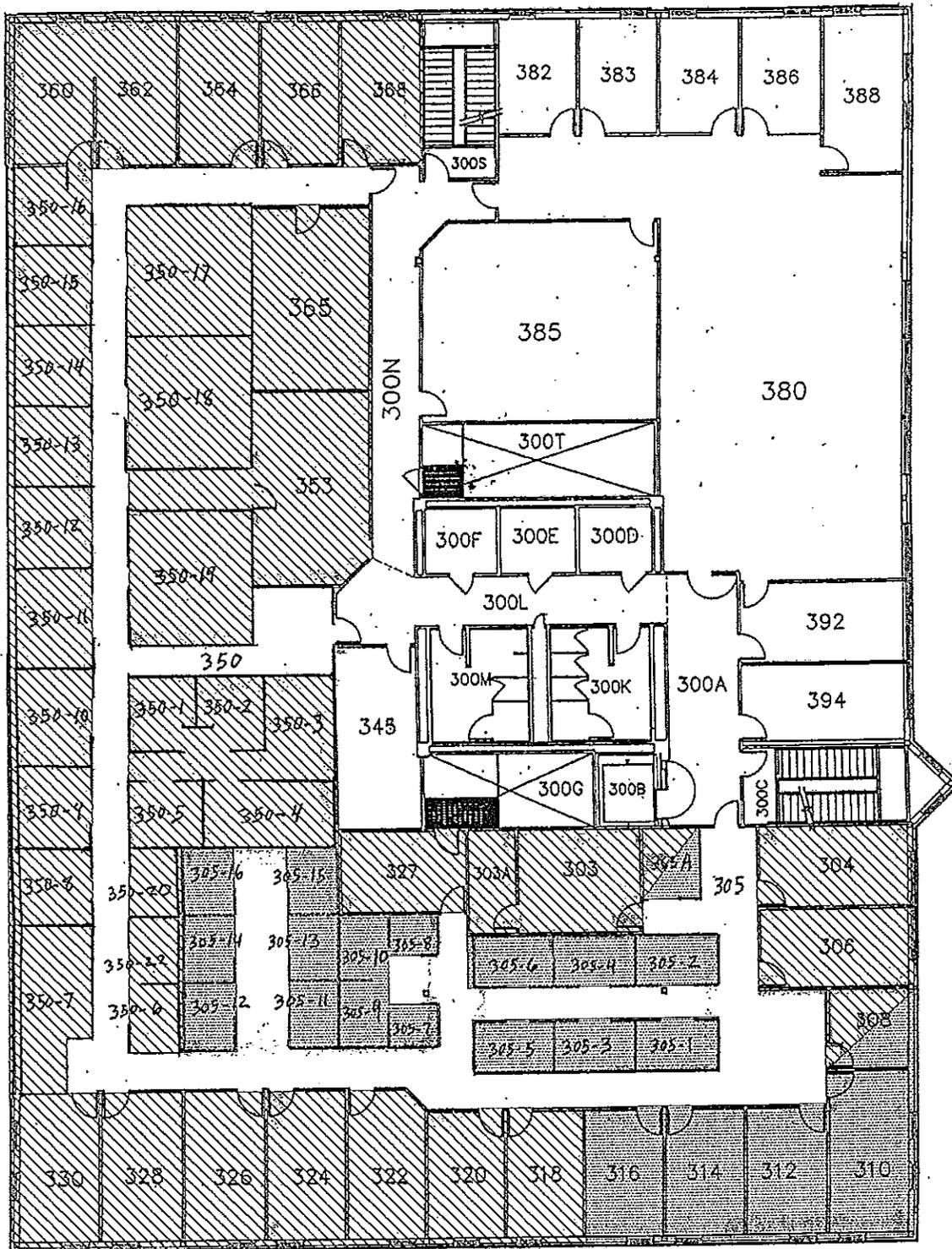




ajc architects

OVERALL PLAN - LEVEL 4
HENRY EYRING BUILDING - SOUTH TOWER ADDITION
Department of Chemistry

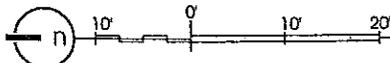




VOTH/SIMONS - RELOCATING TO NEW SOUTH TOWER ADDITION

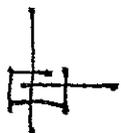


TRUONG - CHEMISTRY DEPARTMENT TO REMAIN



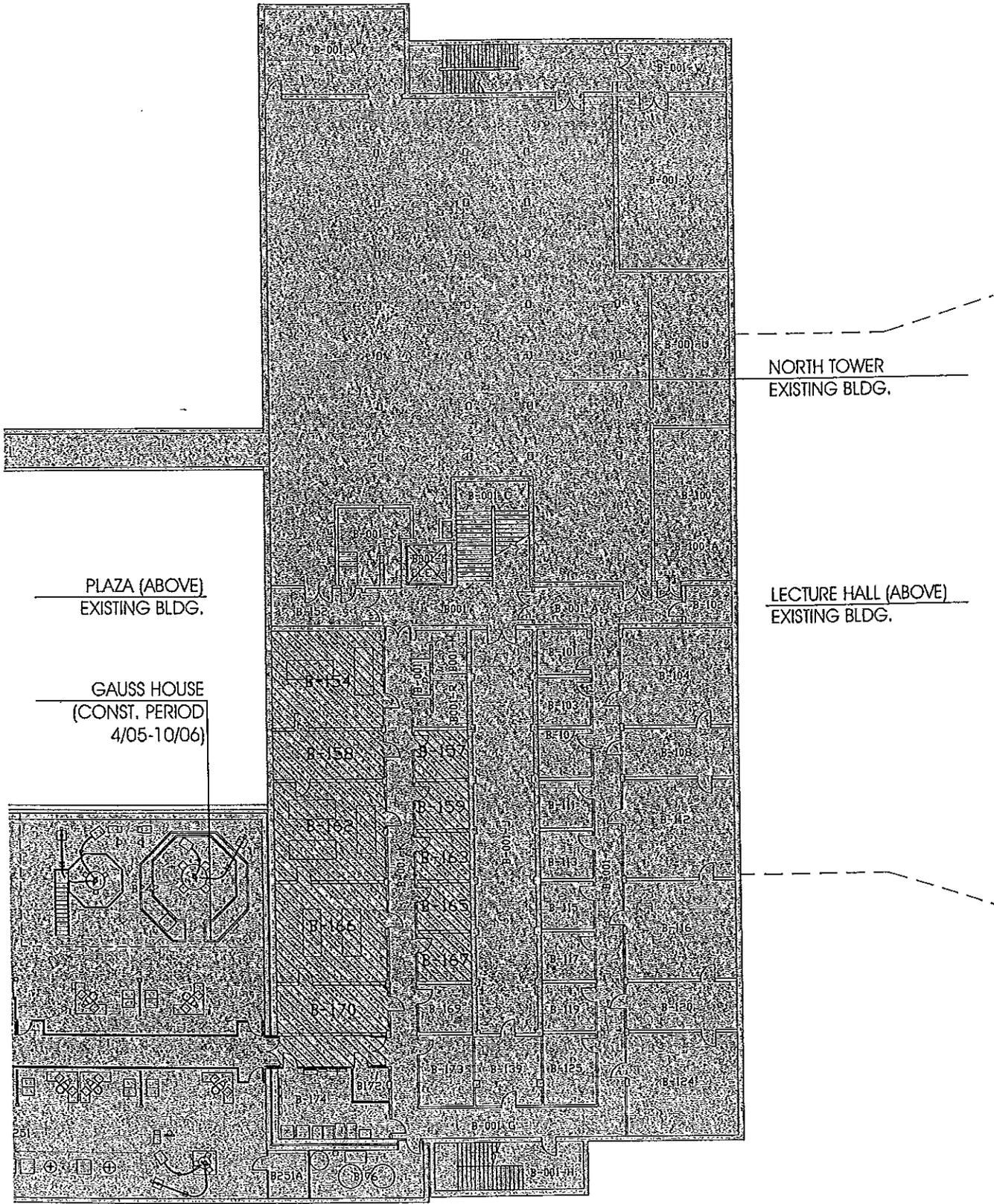
INSCC FLOOR PLAN - LEVEL 3

HENRY EYRING BUILDING - SOUTH TOWER ADDITION
Department of Chemistry



a j c architects



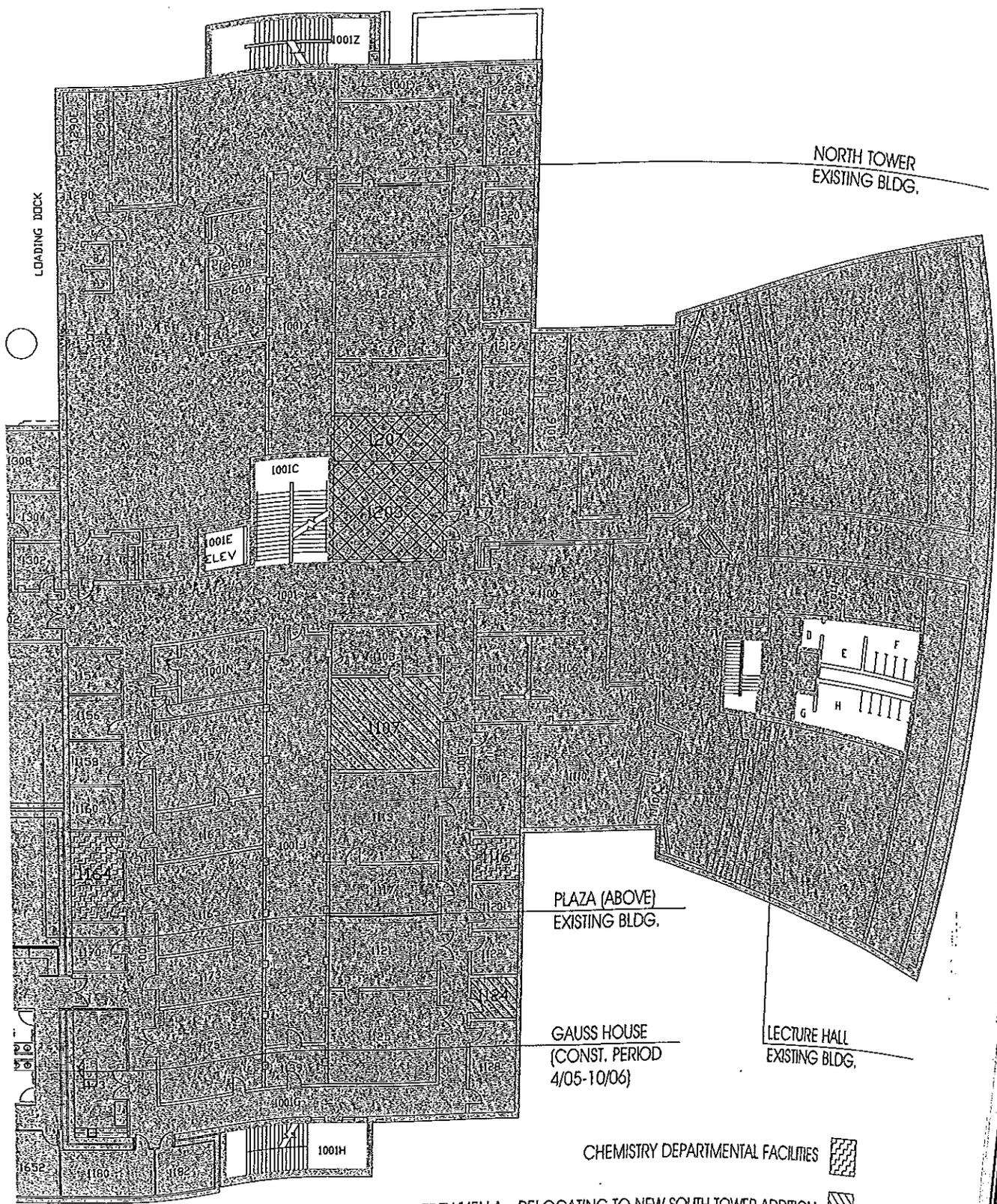


HARRIS - RELOCATING TO NEW SOUTH TOWER ADDITION 

NORTH TOWER FLOOR PLAN - BASEMENT

HENRY EYRING BUILDING - SOUTH TOWER ADDITION
Department of Chemistry





NORTH TOWER
EXISTING BLDG.

PLAZA (ABOVE)
EXISTING BLDG.

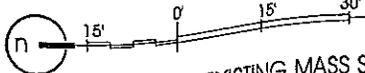
GAUSS HOUSE
(CONST. PERIOD
4/05-10/06)

LECTURE HALL
EXISTING BLDG.

CHEMISTRY DEPARTMENTAL FACILITIES

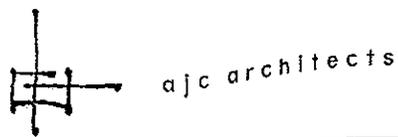
TREWHELLA - RELOCATING TO NEW SOUTH TOWER ADDITION

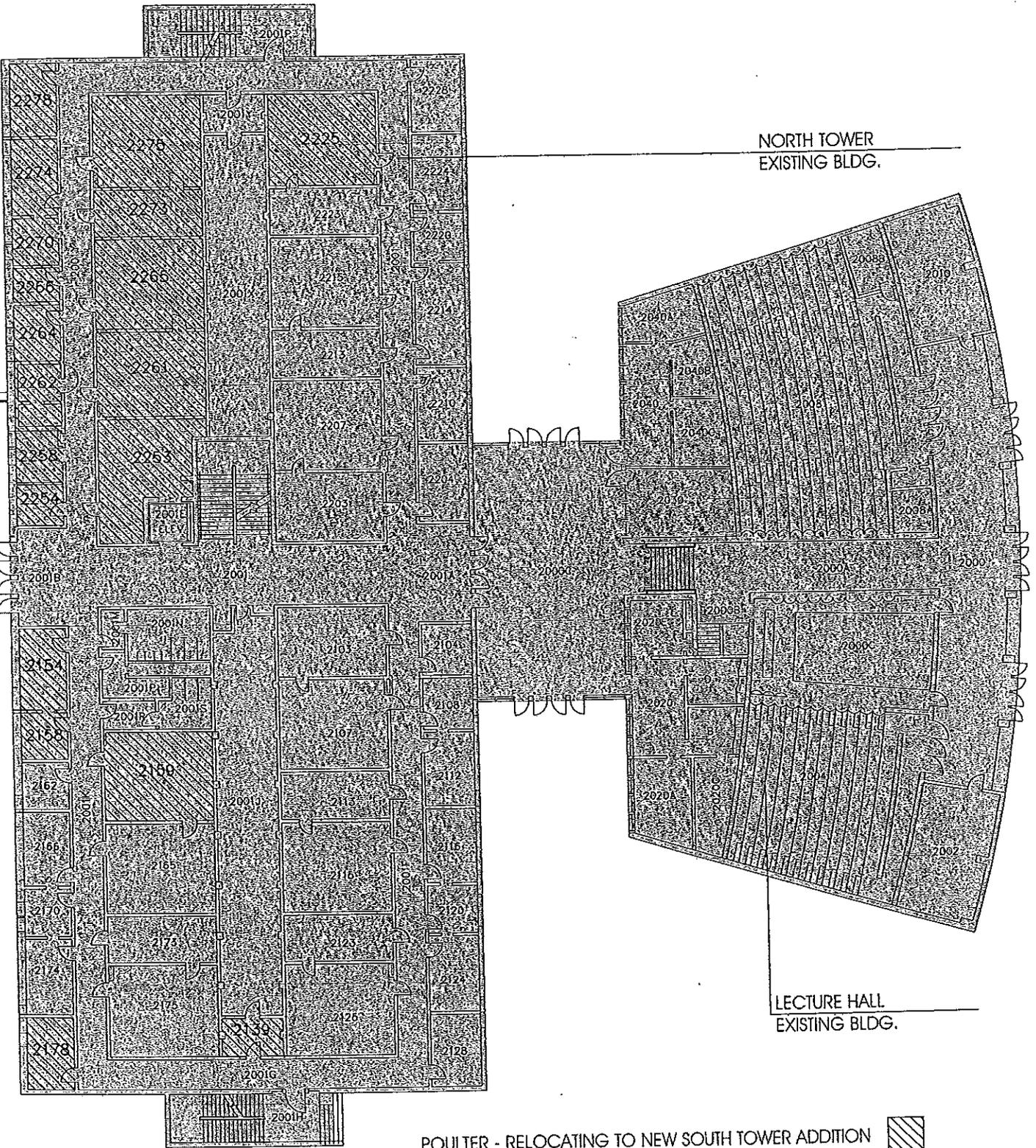
EXISTING MASS SPEC. LAB - RELOCATING 1 INSTRUMENT TO NEW SOUTH TOWER ADDITION



NORTH TOWER FLOOR PLAN - LEVEL 1

HENRY EYRING BUILDING - SOUTH TOWER ADDITION
Department of Chemistry

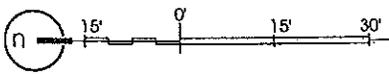




NORTH TOWER
EXISTING BLDG.

LECTURE HALL
EXISTING BLDG.

POULTER - RELOCATING TO NEW SOUTH TOWER ADDITION



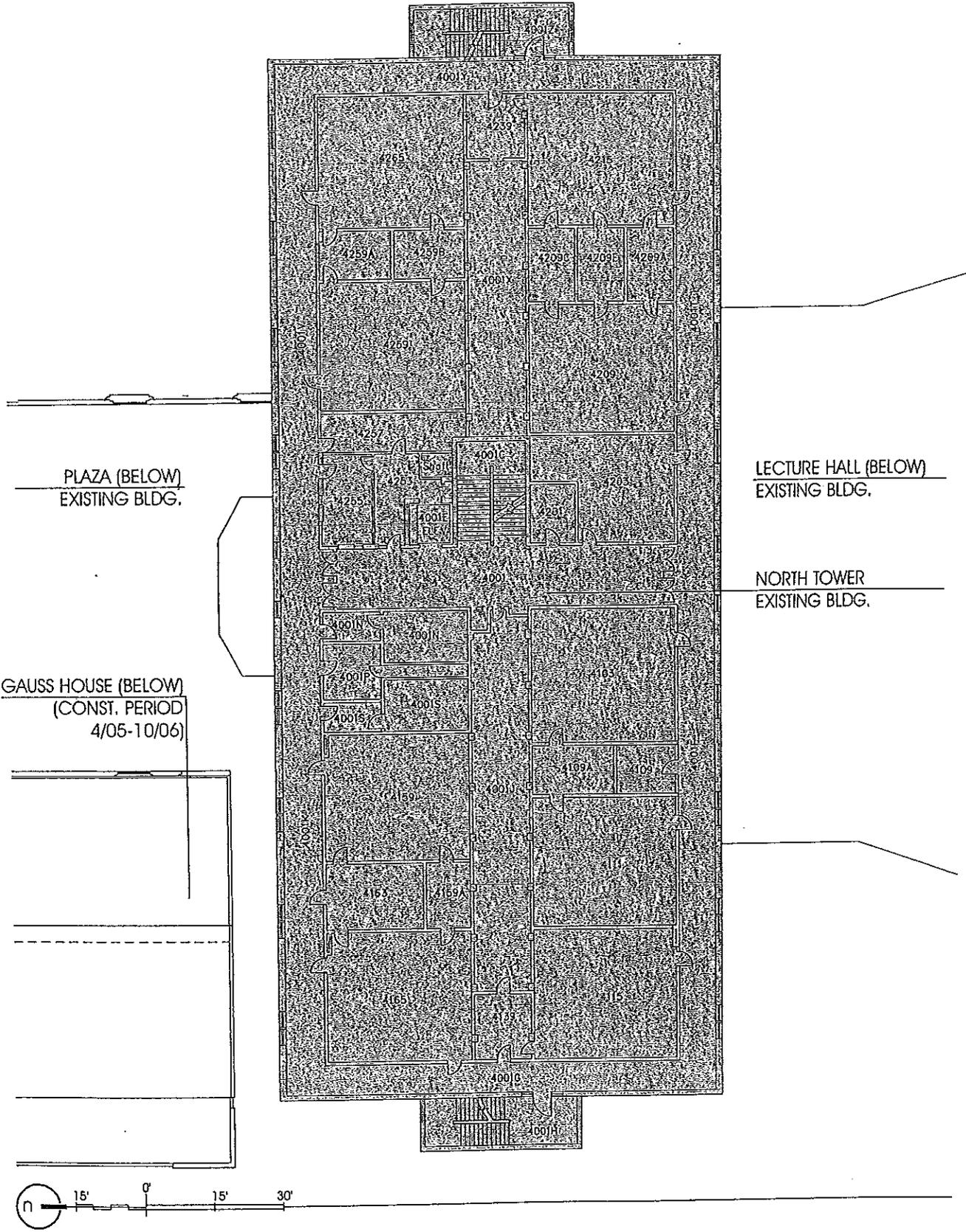
NORTH TOWER FLOOR PLAN - LEVEL 2

HENRY EYRING BUILDING - SOUTH TOWER ADDITION
Department of Chemistry



ajc architects



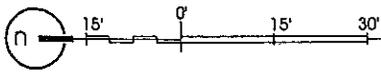


GAUSS HOUSE (BELOW)
(CONST. PERIOD
4/05-10/06)

PLAZA (BELOW)
EXISTING BLDG.

LECTURE HALL (BELOW)
EXISTING BLDG.

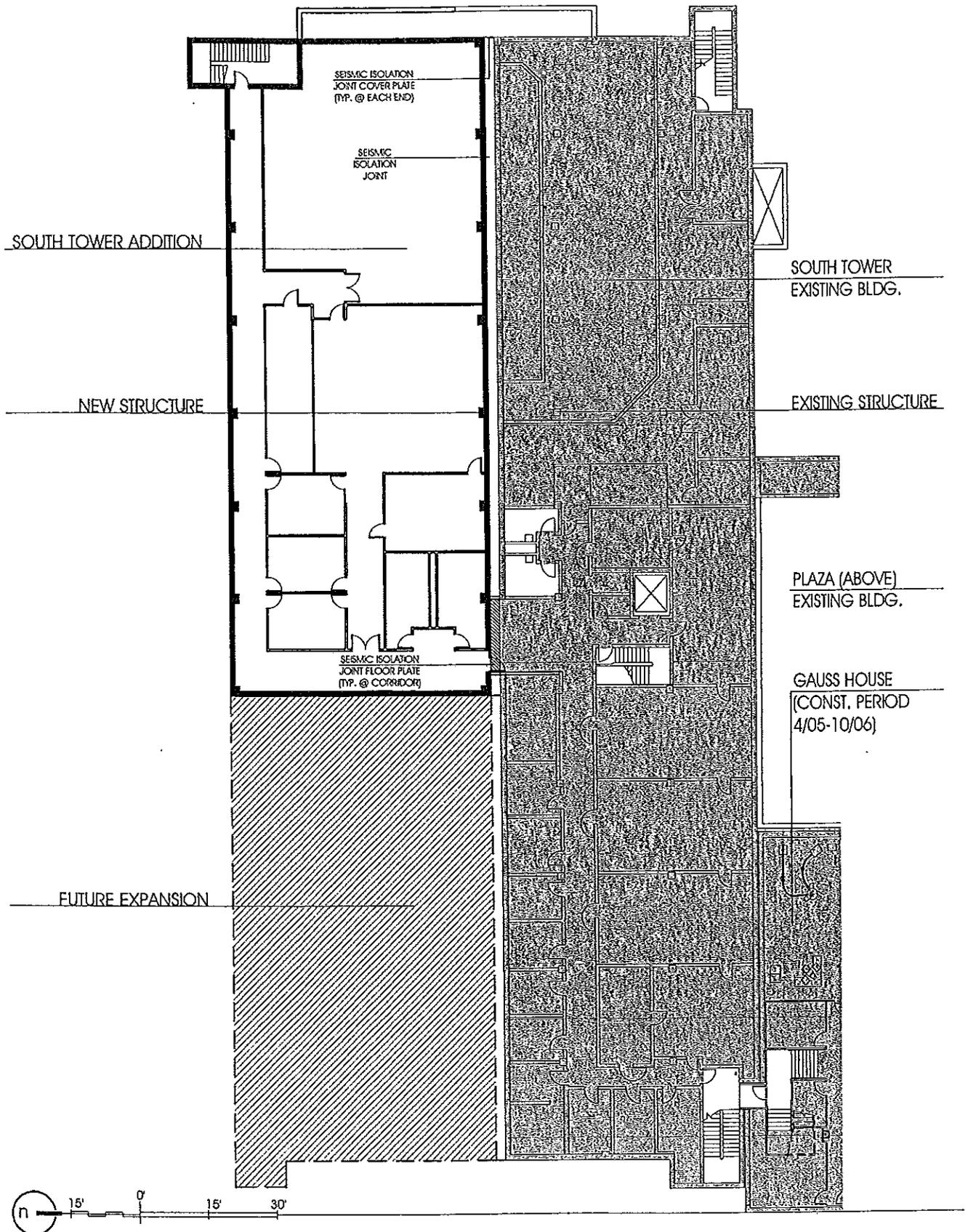
NORTH TOWER
EXISTING BLDG.



NORTH TOWER FLOOR PLAN - LEVEL 4

HENRY EYRING BUILDING - SOUTH TOWER ADDITION
Department of Chemistry

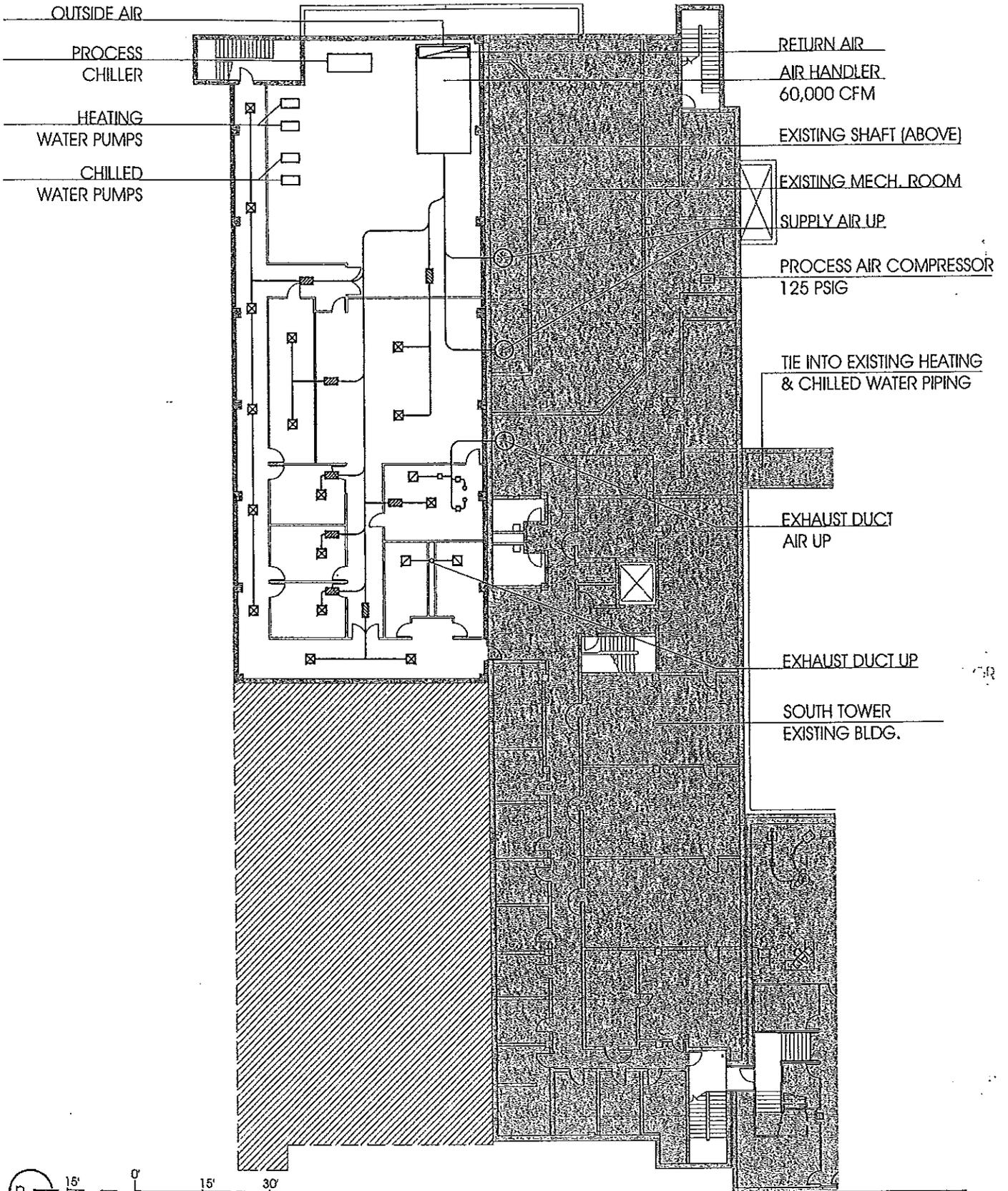




SOUTH TOWER - SEISMIC JOINT

HENRY EYRING BUILDING - SOUTH TOWER ADDITION
Department of Chemistry



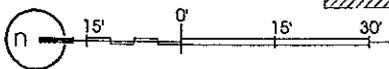
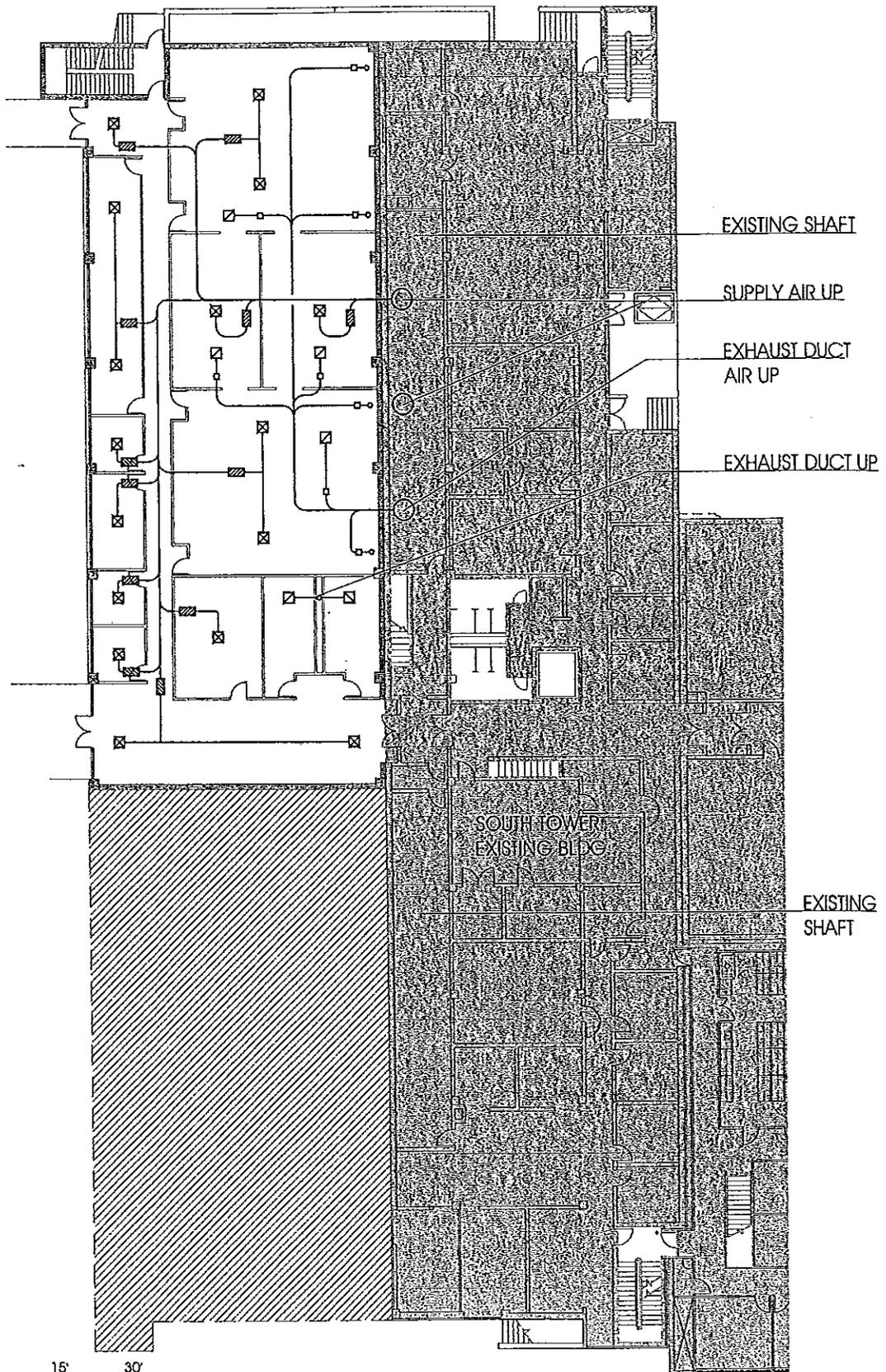


FUME HOOD EXHAUST VALVE δ^{\square} VAV REHEAT BOX (TYP.) \square GEN. EXHAUST VALVE (TYP.) \square EXHAUST GRILLE (TYP.) \square SUPPLY AIR DIFFUSER (TYP.) \square

CONCEPTUAL HEATING/COOLING SO. TOWER ADDITION - BASEMENT

HENRY EYRING BUILDING - SOUTH TOWER ADDITION
Department of Chemistry





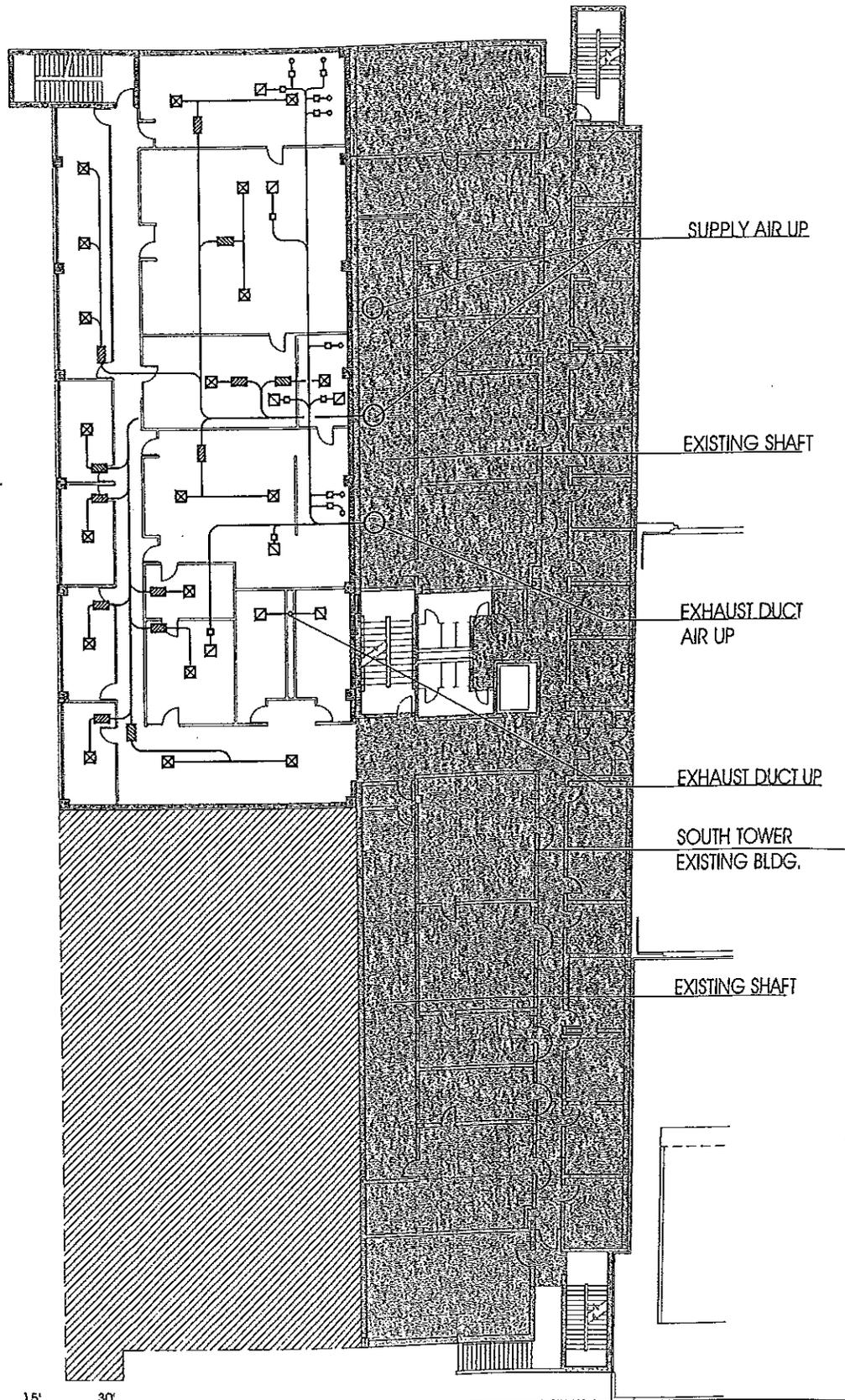
FUME HOOD EXHAUST VALVE
 VAV REHEAT BOX (TYP.)
 GEN. EXHAUST VALVE (TYP.)
 EXHAUST GRILLE (TYP.)
 SUPPLY AIR DIFFUSER (TYP.)

CONCEPTUAL HEATING/COOLING SOUTH TOWER ADDITION - LEVEL 1



HENRY EYRING BUILDING - SOUTH TOWER ADDITION
 Department of Chemistry





SUPPLY AIR UP

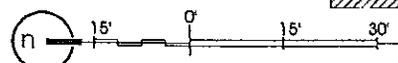
EXISTING SHAFT

EXHAUST DUCT
AIR UP

EXHAUST DUCT UP

SOUTH TOWER
EXISTING BLDG.

EXISTING SHAFT

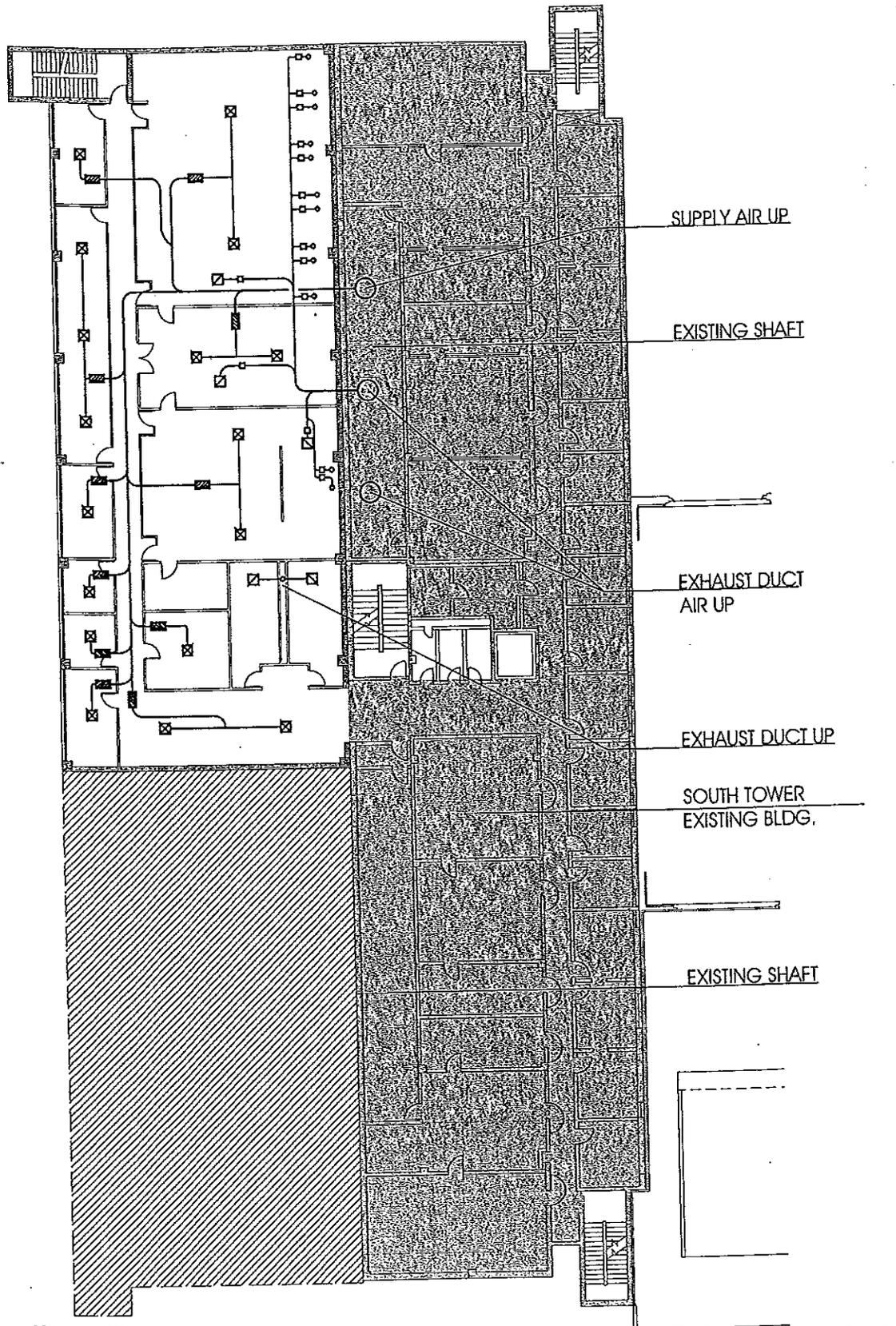


FUME HOOD EXHAUST VALVE (TYP.) □ GEN. EXHAUST VALVE (TYP.) □ EXHAUST GRILLE (TYP.) □ SUPPLY AIR DIFFUSER (TYP.) □

CONCEPTUAL HEATING/COOLING SOUTH TOWER ADDITION - LEVEL 2

HENRY EYRING BUILDING - SOUTH TOWER ADDITION
Department of Chemistry

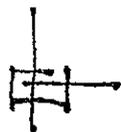




n 15' 15' 30'
 FUME HOOD EXHAUST VALVE VAV REHEAT BOX (TYP.) GEN. EXHAUST VALVE (TYP.) EXHAUST GRILLE (TYP.) SUPPLY AIR DIFFUSER (TYP.)

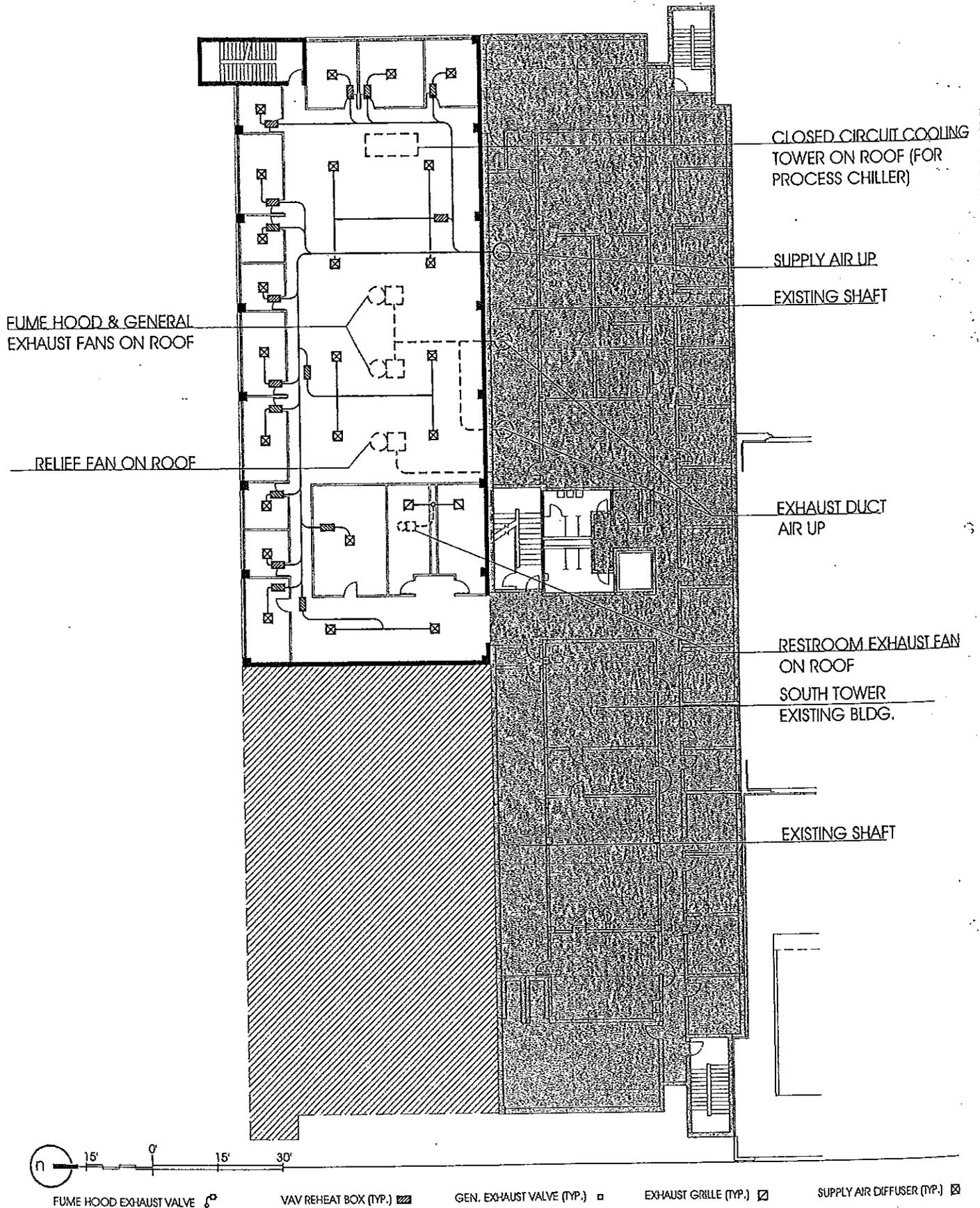
CONCEPTUAL HEATING/COOLING SOUTH TOWER ADDITION - LEVEL 3

HENRY EYRING BUILDING - SOUTH TOWER ADDITION
Department of Chemistry



a/c architects





CONCEPTUAL HEATING/COOLING SOUTH TOWER ADDITION - LEVEL 4

HENRY EYRING BUILDING - SOUTH TOWER ADDITION
Department of Chemistry

NOTE: EXTEND FIRE ALARM AND OTHER AUXILIARY SYSTEMS INTO NEW ADDITION.

EXISTING EXPOSED CABLE TRAY & CONDUIT @ CEILING IN MAJOR CORRIDORS

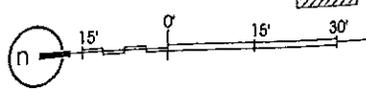
NEW ADDITION

NEW TELECOMM. WIRING DISTRIBUTION IN EXPOSED CABLE TRAY @ MAJOR CORRIDORS

SOUTH TOWER EXISTING BLDG.

TIE NEW CABLE TRAY & CONDUIT INTO EXISTING CABLE TRAY IN SO. TOWER

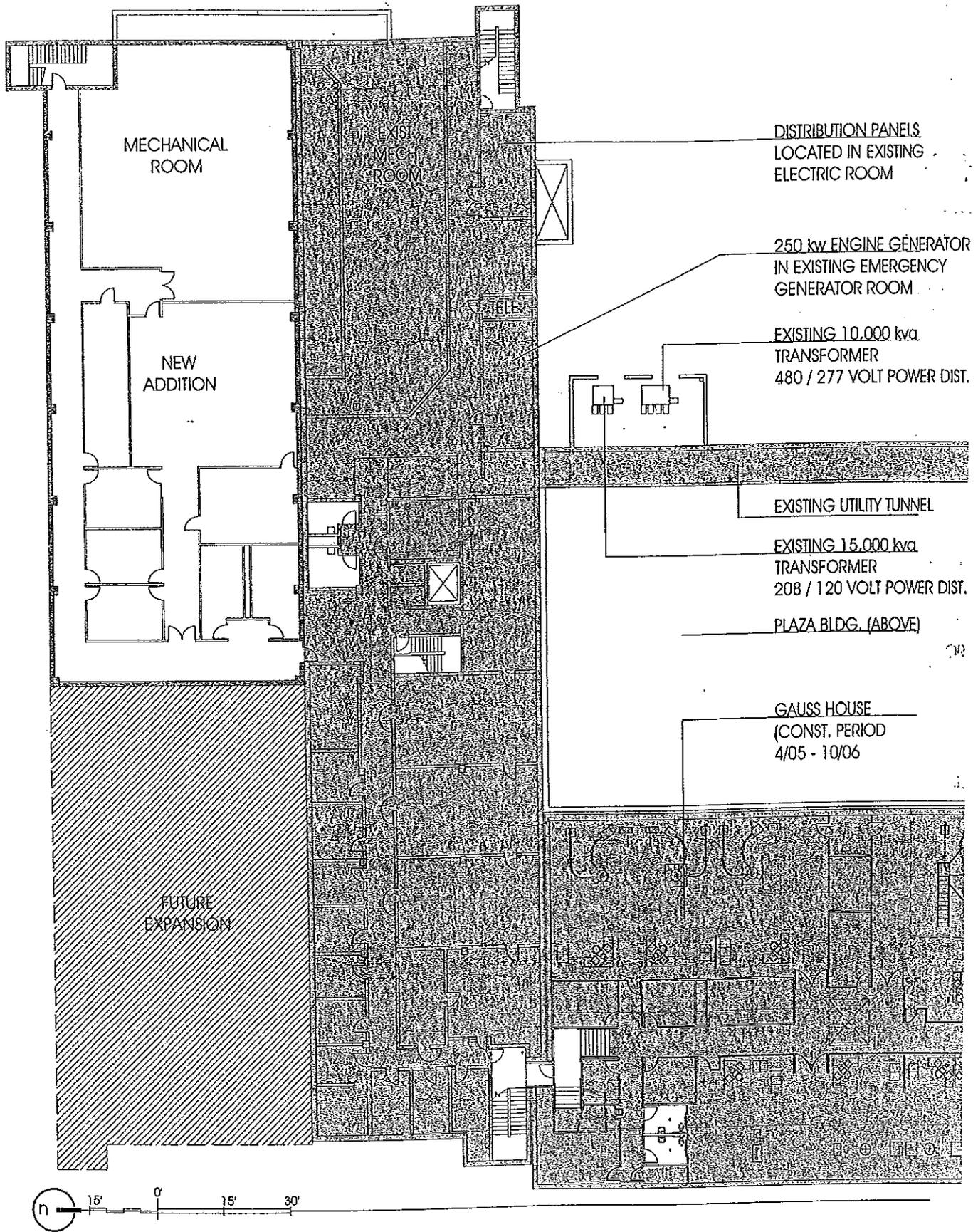
FUTURE EXPANSION



CONCEPTUAL COMMUNICATIONS SO. TOWER ADDITION - TYPICAL

HENRY EYRING BUILDING - SOUTH TOWER ADDITION
Department of Chemistry





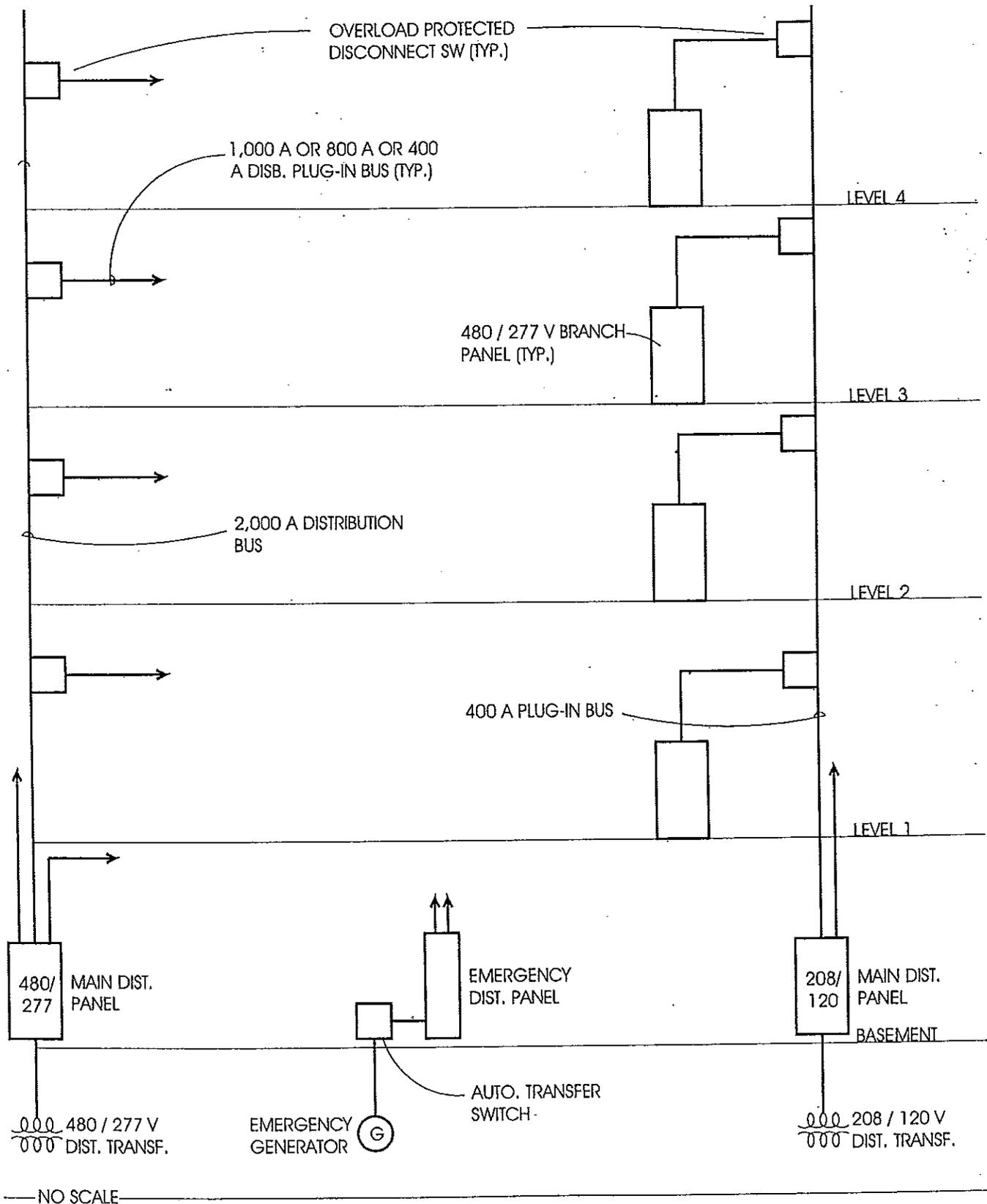
CONCEPTUAL ELECTRICAL SO. TOWER ADDITION - BASEMENT

HENRY EYRING BUILDING - SOUTH TOWER ADDITION
Department of Chemistry

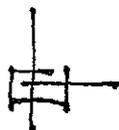


a|c architects





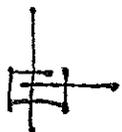
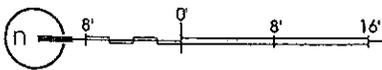
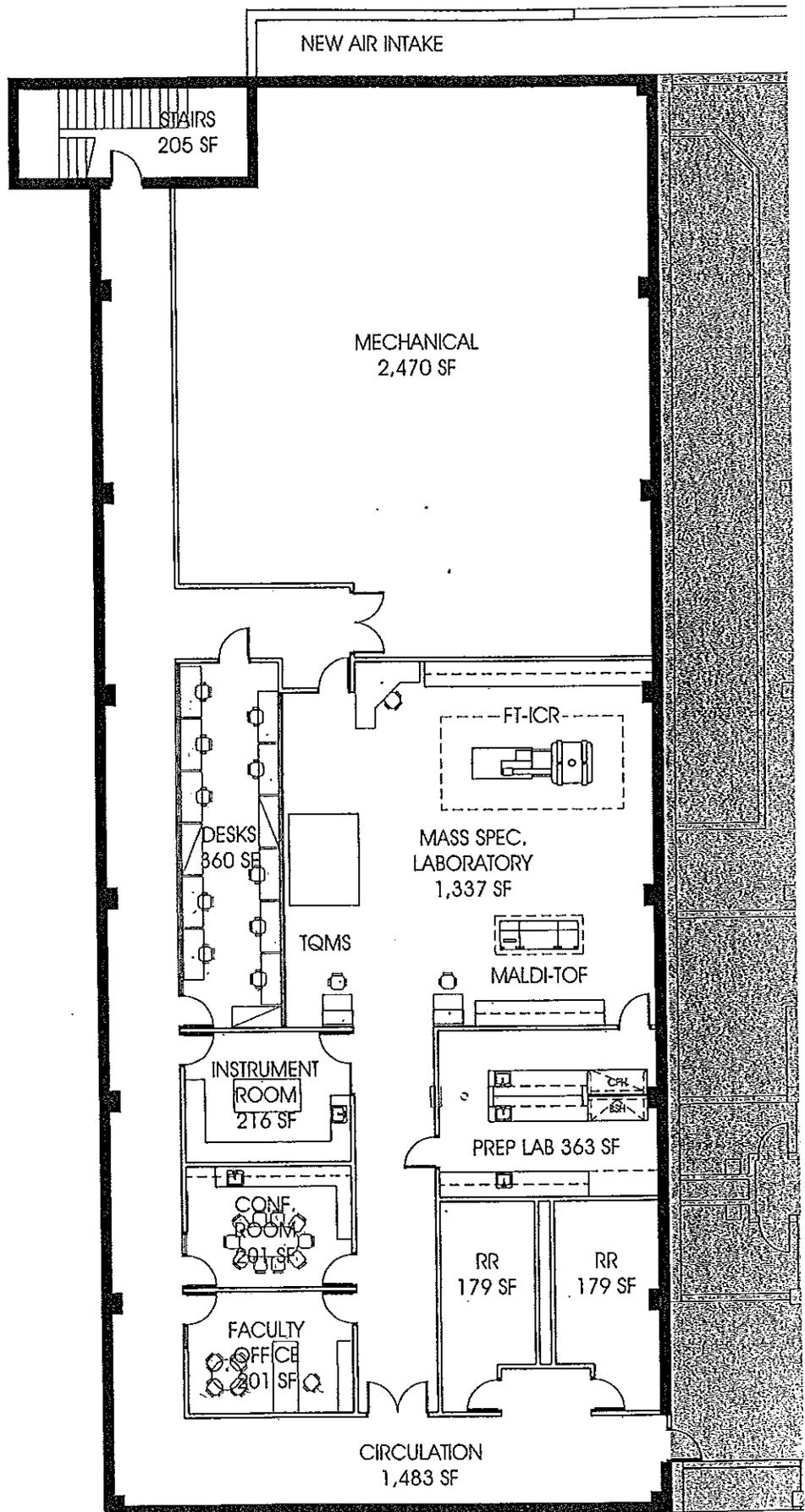
CONCEPTUAL POWER RISER (EXIST.)



a/c architects

HENRY EYRING BUILDING - SOUTH TOWER ADDITION
Department of Chemistry



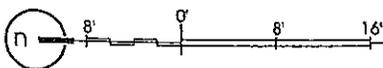
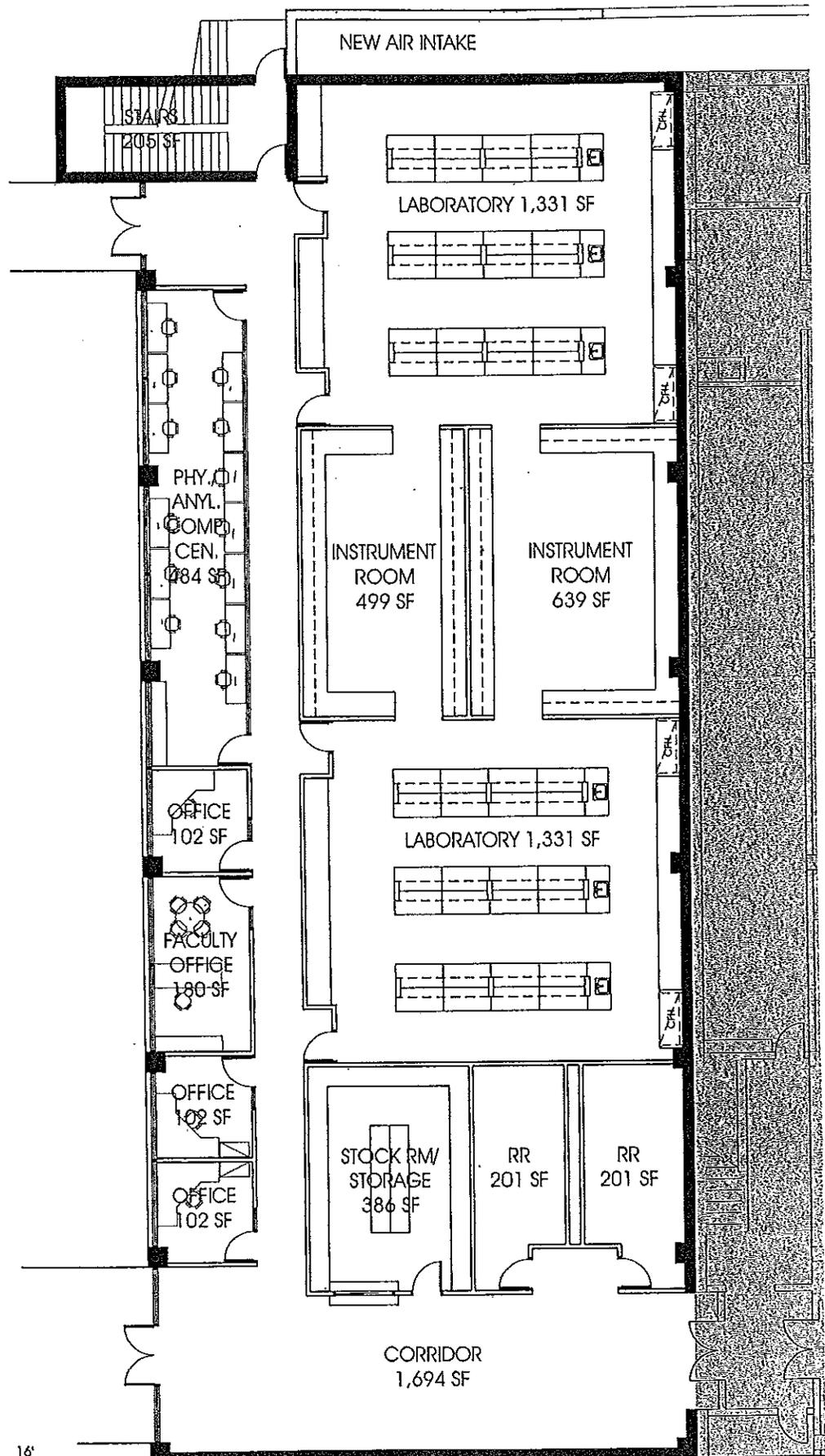


a/jc architects

MASS SPEC. LAB FLOOR PLAN - BASEMENT

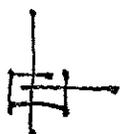
HENRY EYRING BUILDING - SOUTH TOWER ADDITION
Department of Chemistry





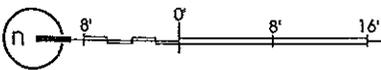
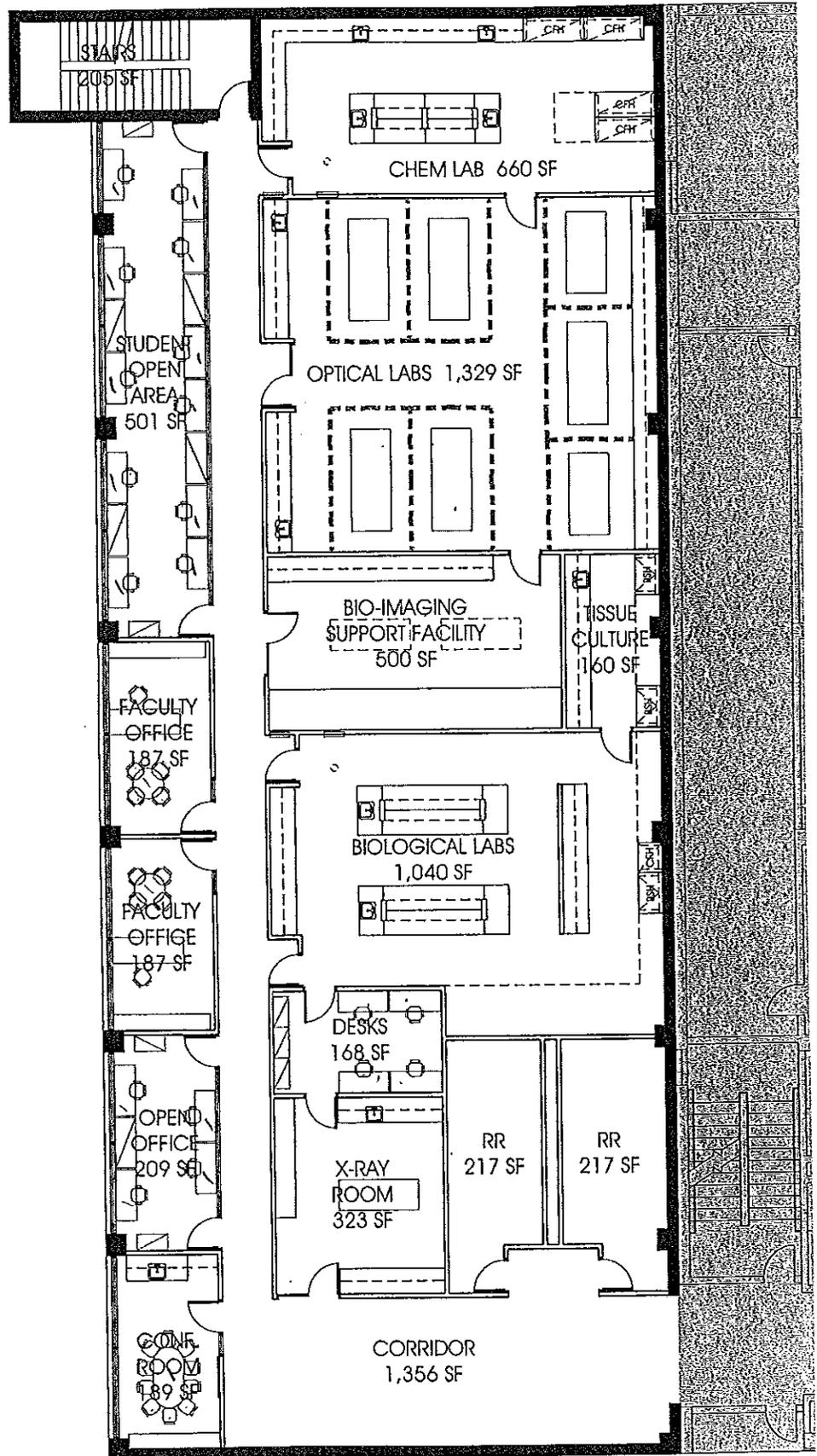
UNDERGRADUATE LABS FLOOR PLAN - LEVEL 1

HENRY EYRING BUILDING - SOUTH TOWER ADDITION
Department of Chemistry



a/jc architects





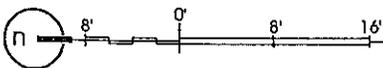
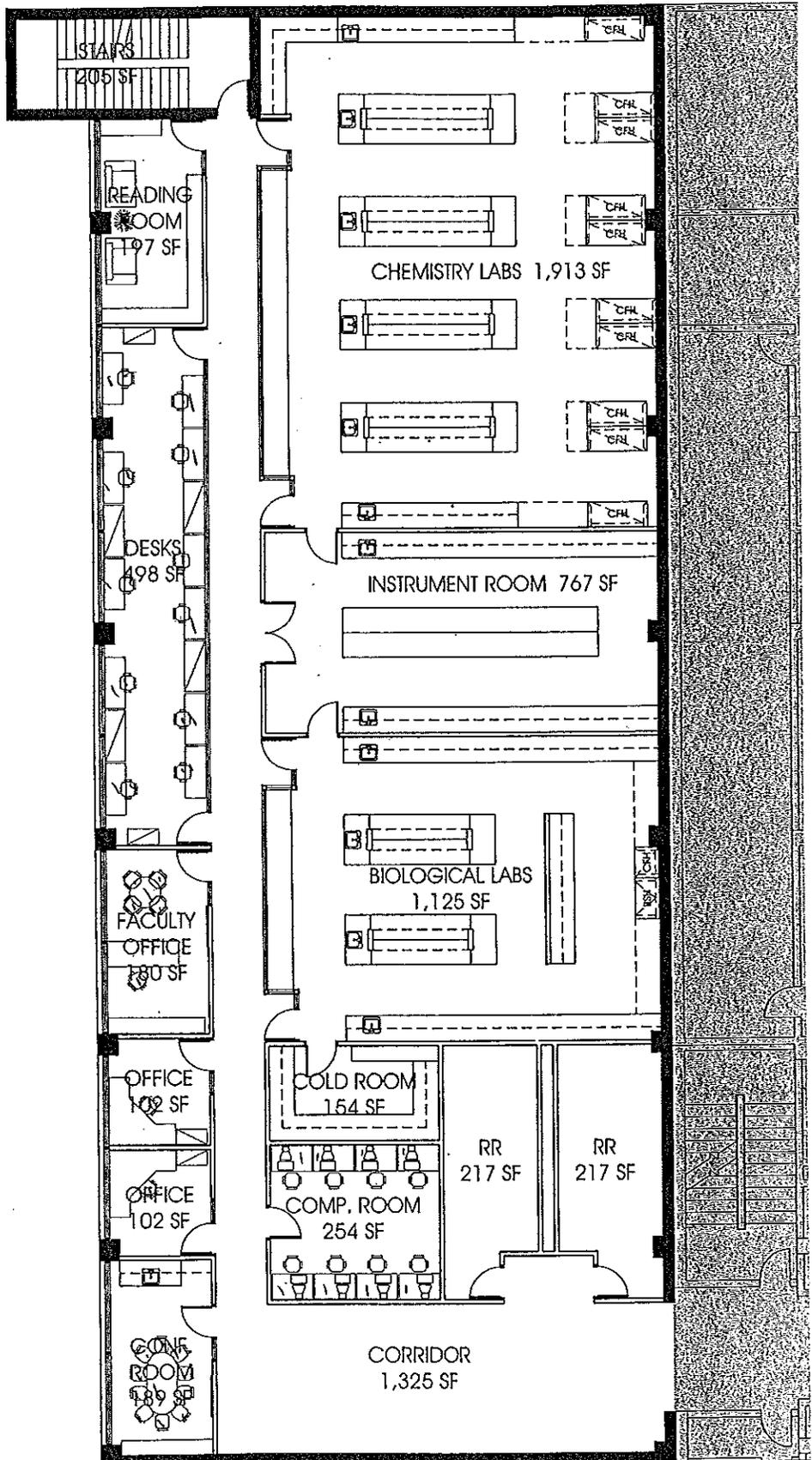
IMAGING FLOOR PLAN - LEVEL 2

HENRY EYRING BUILDING - SOUTH TOWER ADDITION
Department of Chemistry



a|c architects





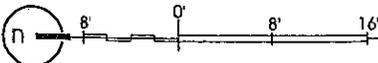
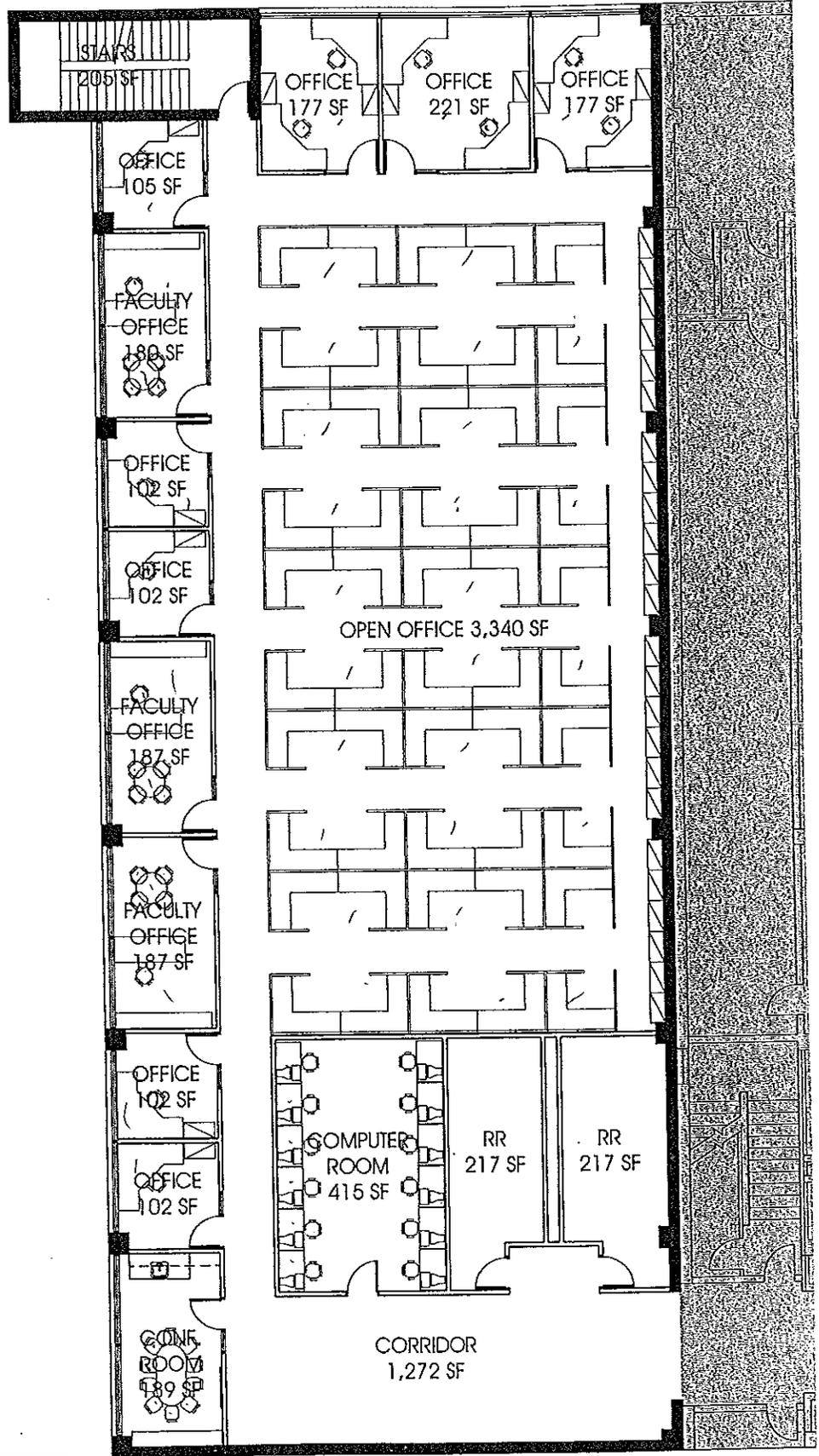
BIOCHEMISTRY FLOOR PLAN - LEVEL 3

HENRY EYRING BUILDING - SOUTH TOWER ADDITION
Department of Chemistry



ajc architects



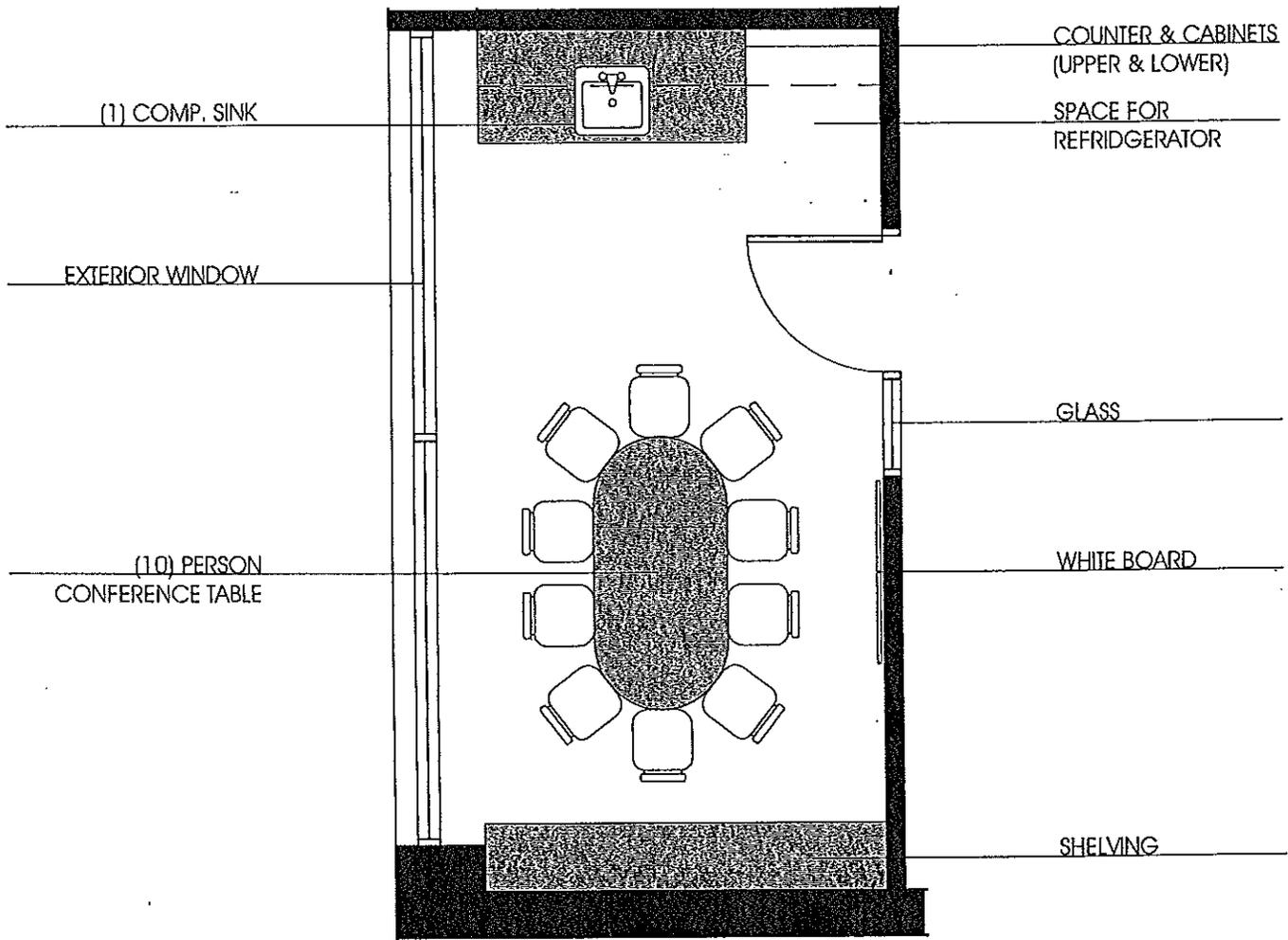


a|c architects

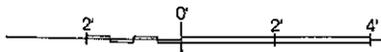
THEORY FLOOR PLAN - LEVEL 4

HENRY EYRING BUILDING - SOUTH TOWER ADDITION
Department of Chemistry



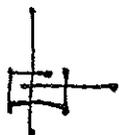


189 SF



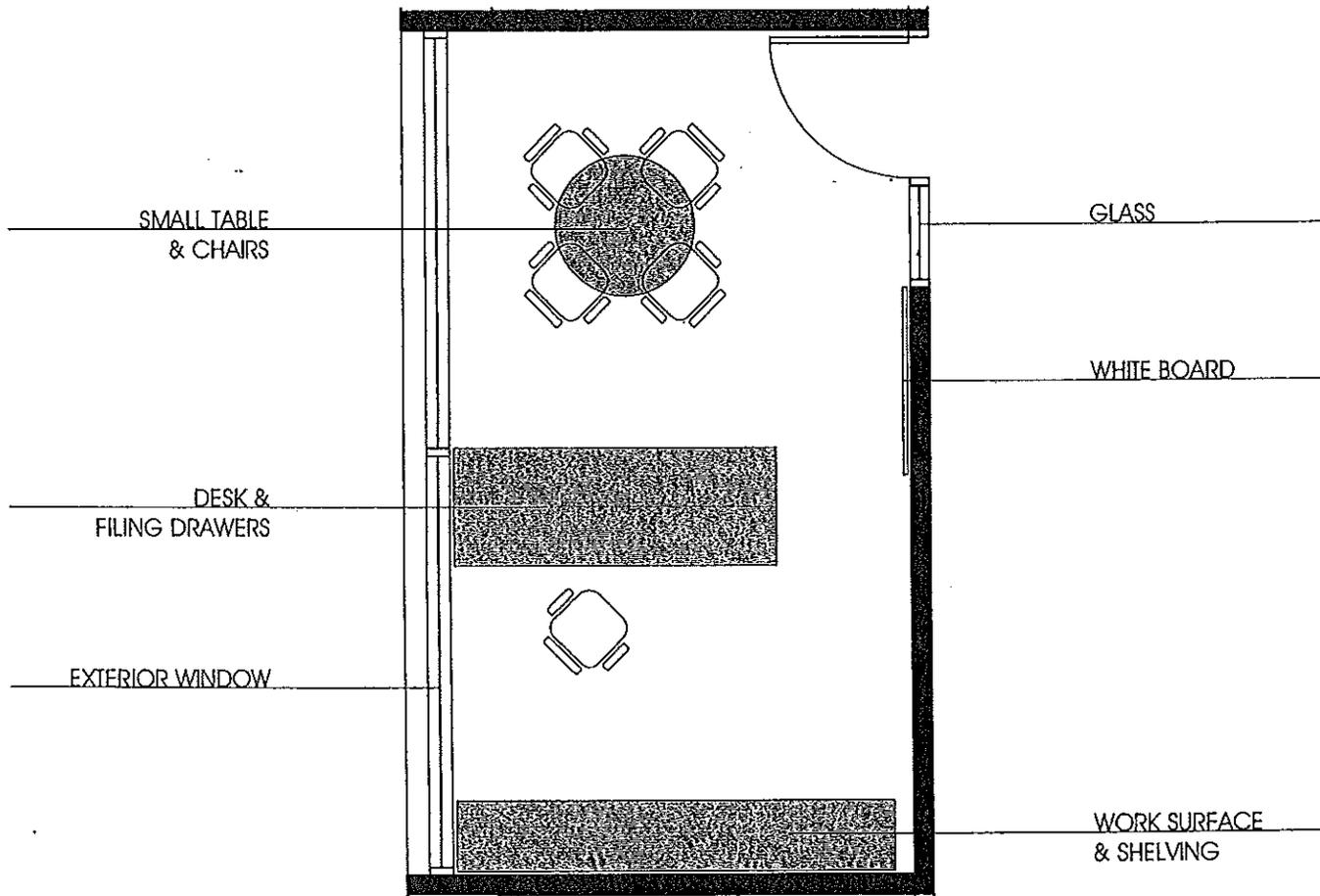
CONFERENCE ROOM TYPICAL SPACE LAYOUT

HENRY EYRING BUILDING - SOUTH TOWER ADDITION
Department of Chemistry

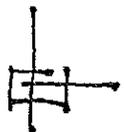
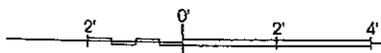


a|c architects





180 SF

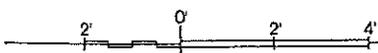
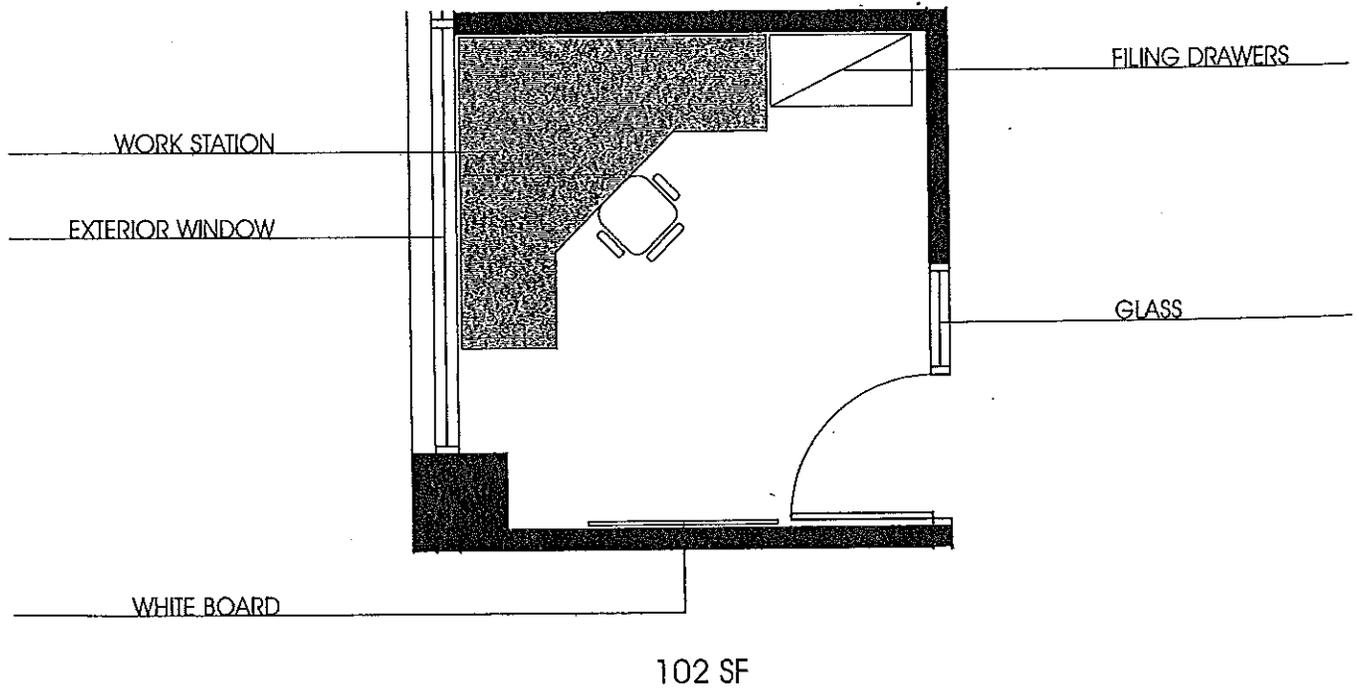


a|c architects

FACULTY OFFICE TYPICAL SPACE LAYOUT

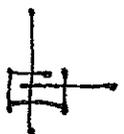
HENRY EYRING BUILDING - SOUTH TOWER ADDITION
Department of Chemistry





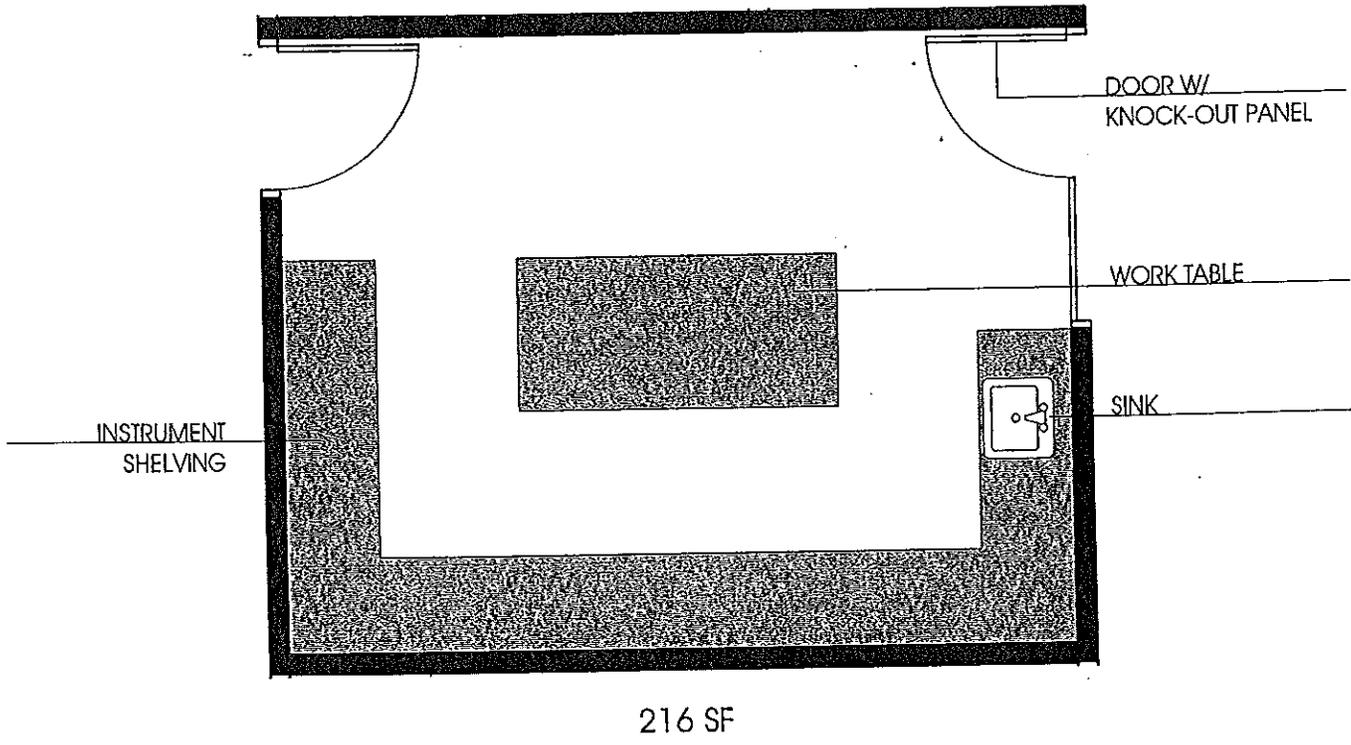
STUDENT OFFICE TYPICAL SPACE LAYOUT

HENRY EYRING BUILDING - SOUTH TOWER ADDITION
Department of Chemistry



a|c architects

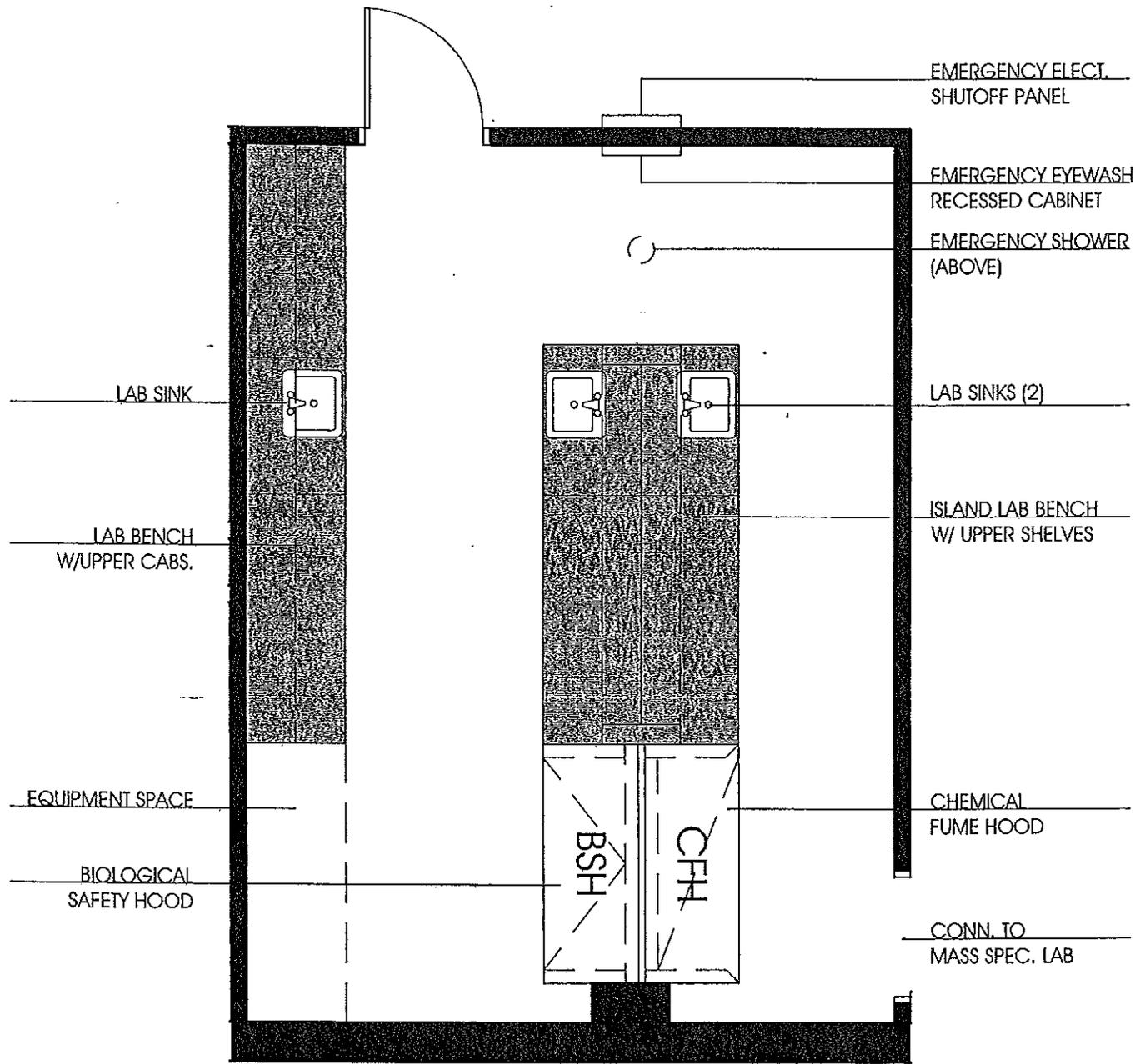




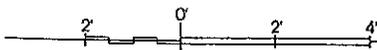
INSTRUMENT ROOM
BASEMENT

HENRY EYRING BUILDING - SOUTH TOWER ADDITION
Department of Chemistry





363 SF



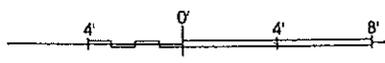
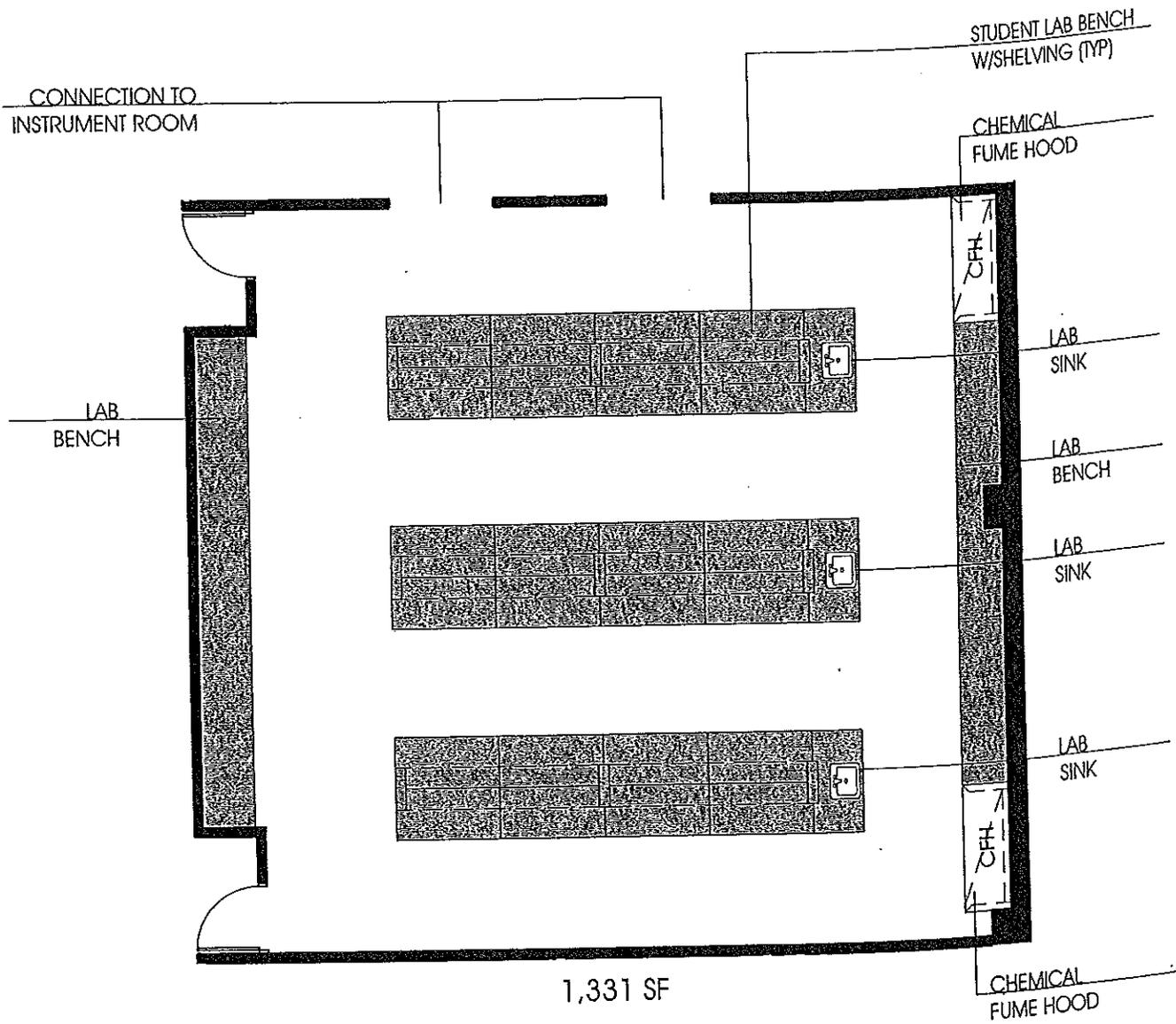
SAMPLE PREP. LAB BASEMENT

HENRY EYRING BUILDING - SOUTH TOWER ADDITION
Department of Chemistry



ajc architects

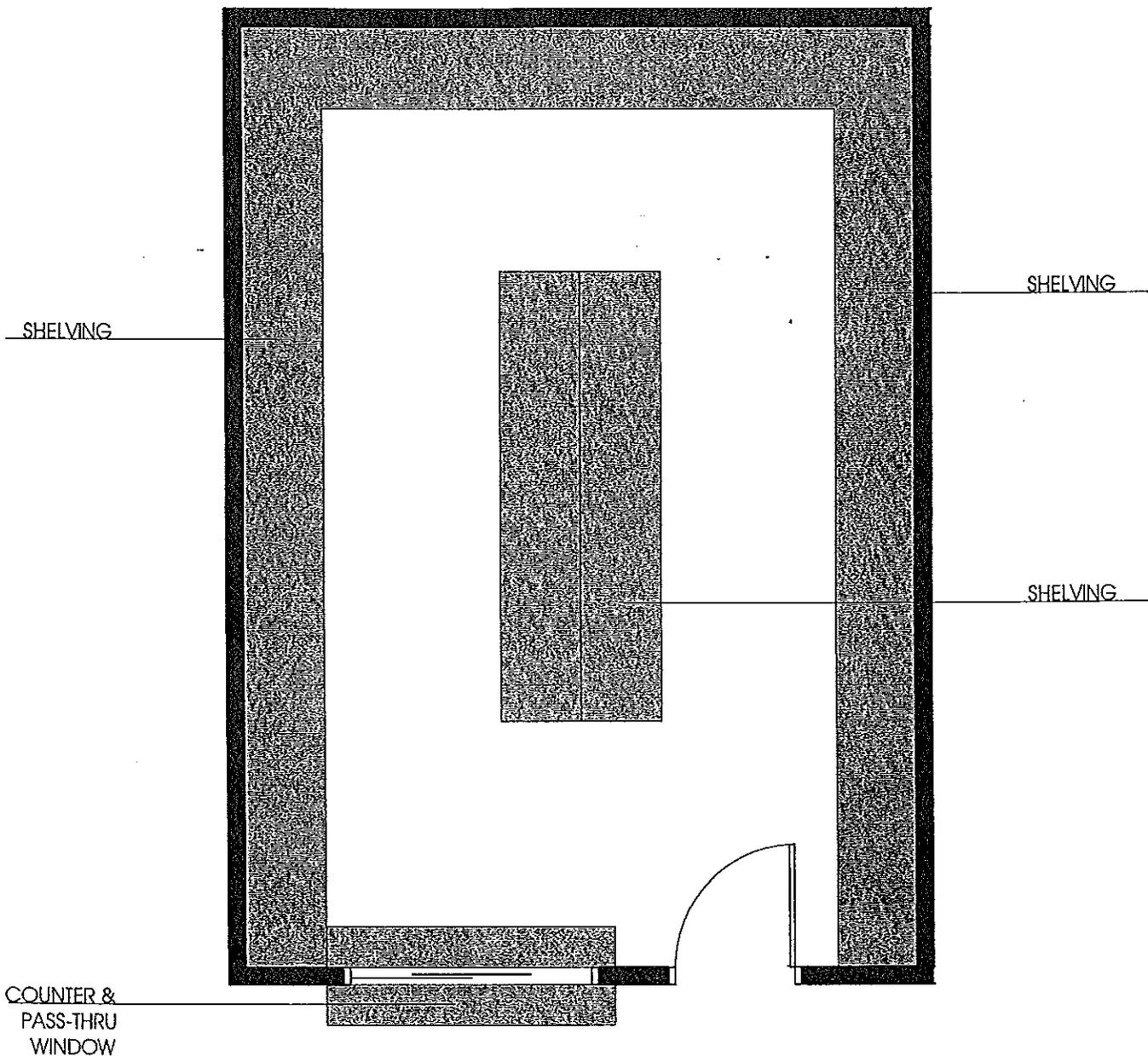




TYP. UNDERGRADUATE LAB
LEVEL 1

HENRY EYRING BUILDING - SOUTH TOWER ADDITION
Department of Chemistry





386 SF



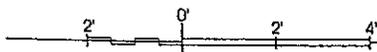
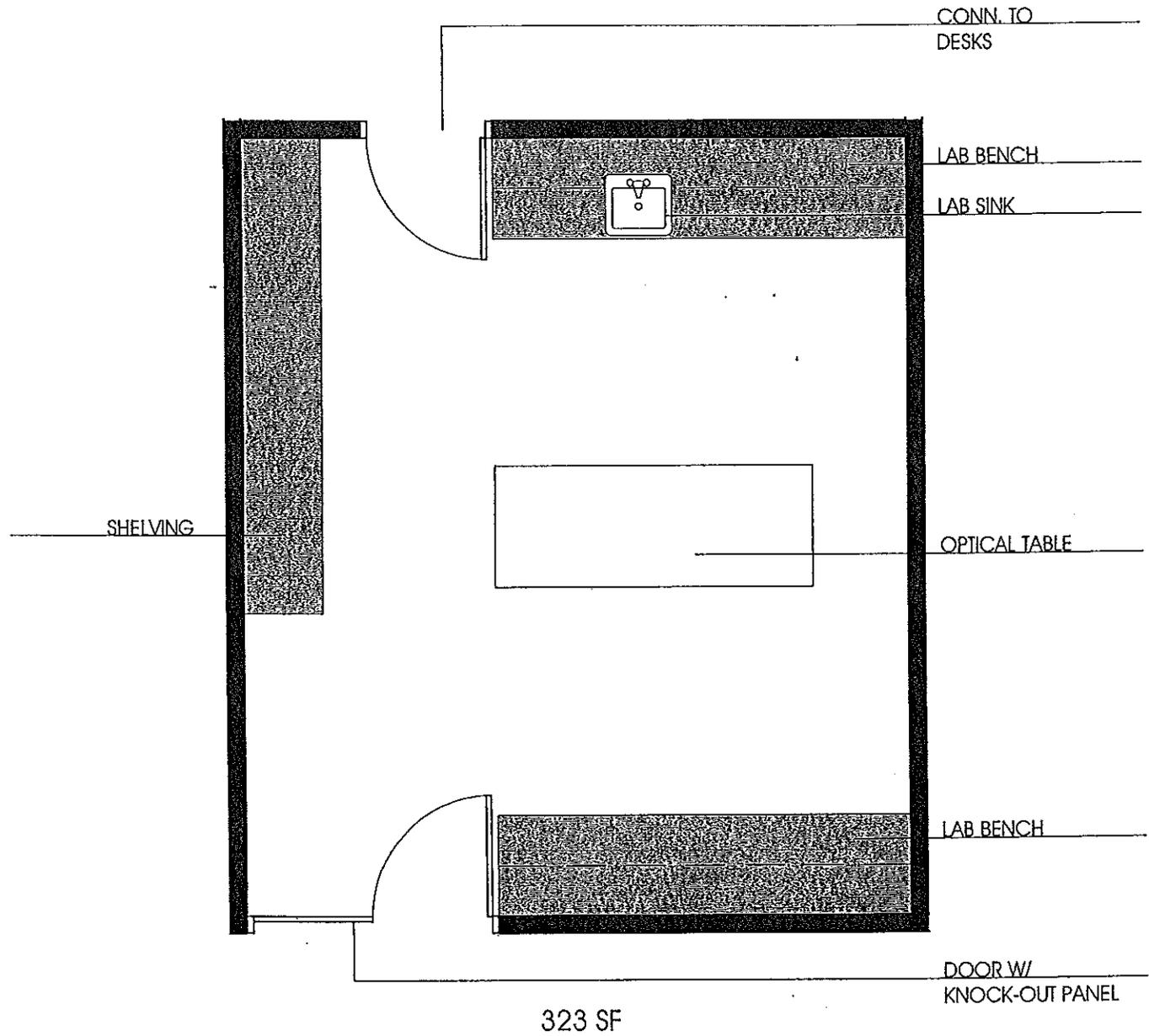
STOCK ROOM/STORAGE
LEVEL 1



a/jc architects

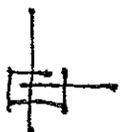
HENRY EYRING BUILDING - SOUTH TOWER ADDITION
Department of Chemistry





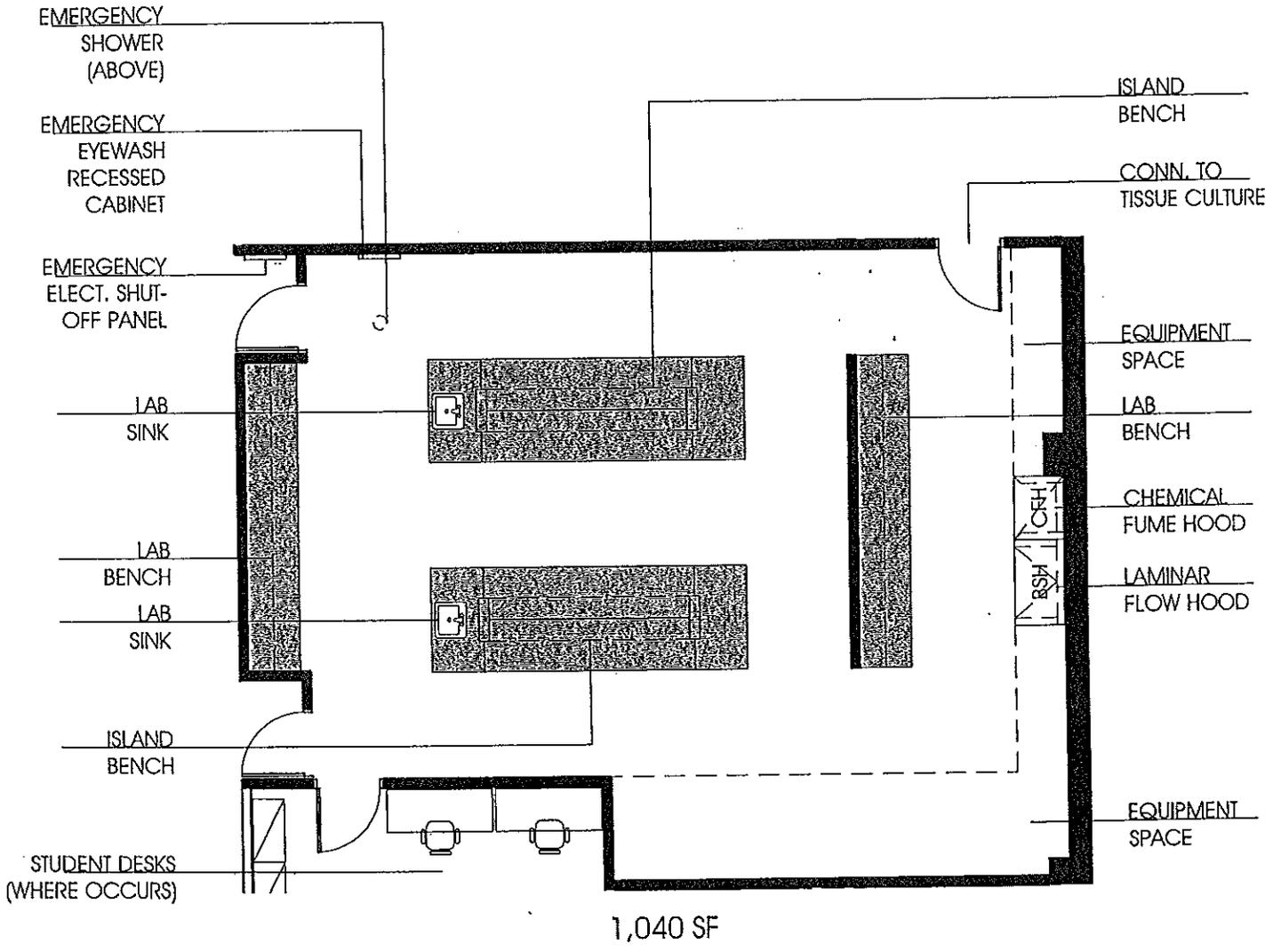
X-RAY ROOM LEVEL 2

HENRY EYRING BUILDING - SOUTH TOWER ADDITION
Department of Chemistry



a|c architects

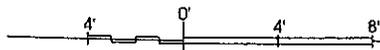
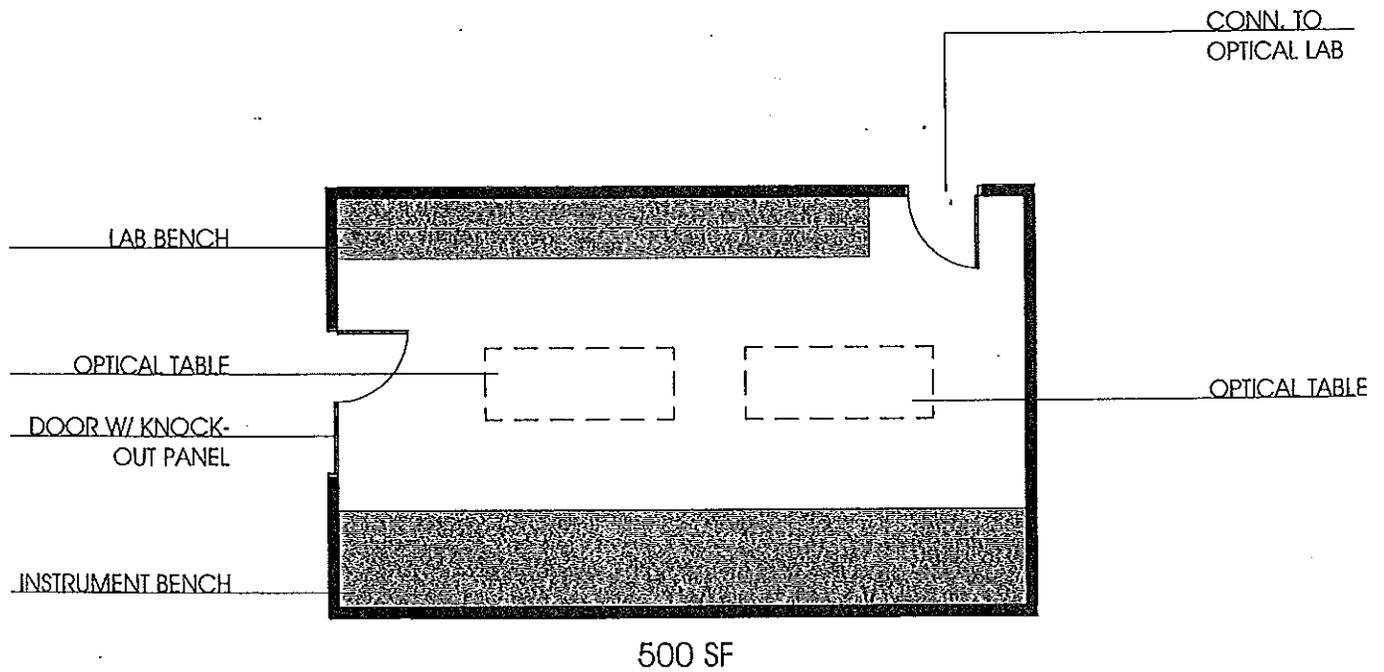




BIOLOGICAL LAB LEVEL 2

HENRY EYRING BUILDING - SOUTH TOWER ADDITION
Department of Chemistry

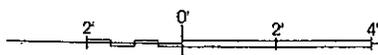
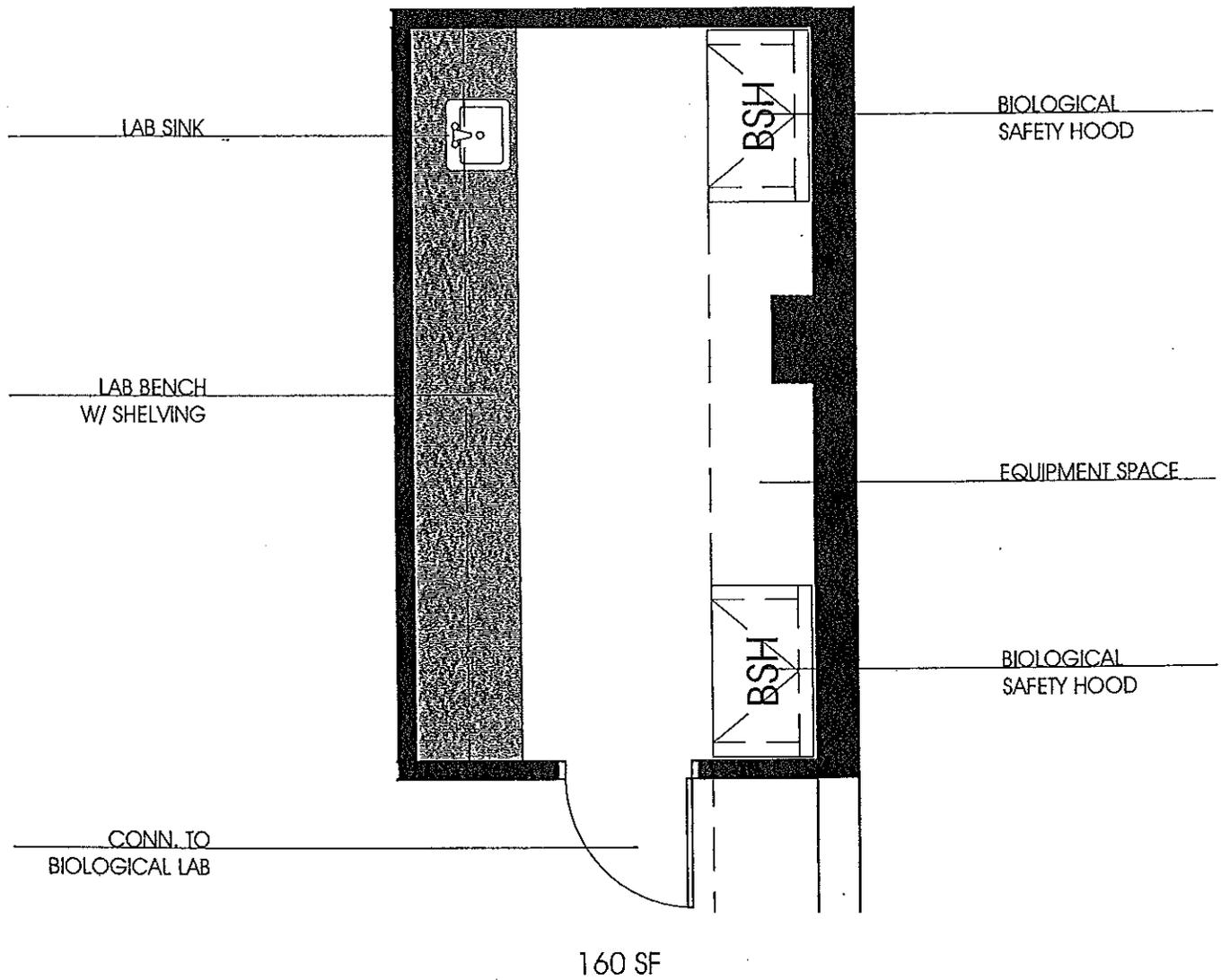




BIO-IMAGING SUPPORT FACILITY LEVEL 2

HENRY EYRING BUILDING - SOUTH TOWER ADDITION
Department of Chemistry



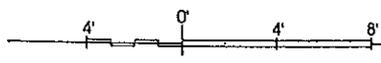
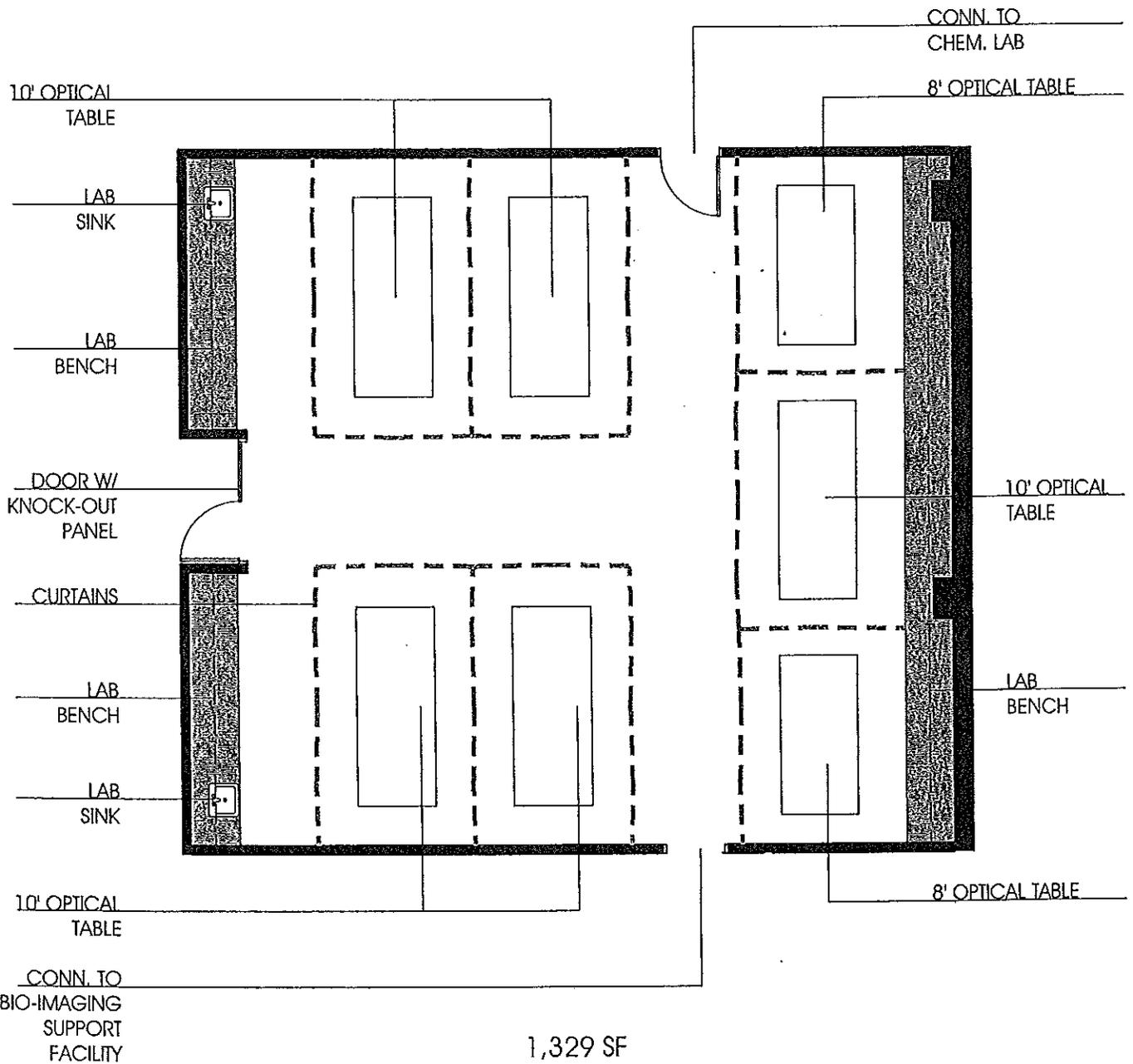


a|c architects

TISSUE CULTURE LEVEL 2

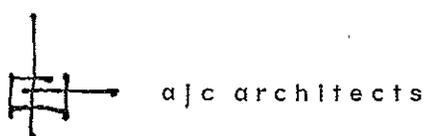
HENRY EYRING BUILDING - SOUTH TOWER ADDITION
Department of Chemistry

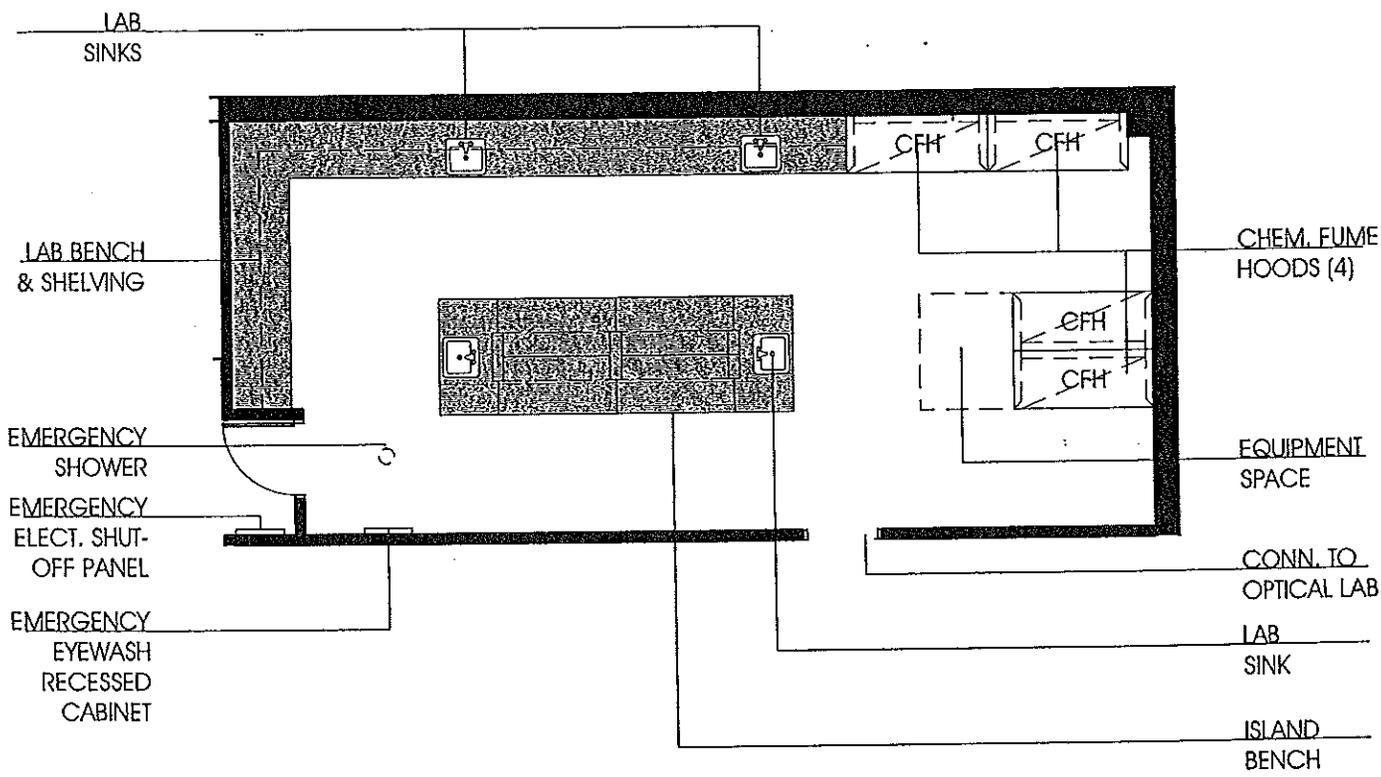




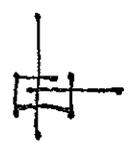
OPTICAL LAB
LEVEL 2

HENRY EYRING BUILDING - SOUTH TOWER ADDITION
Department of Chemistry





660 SF

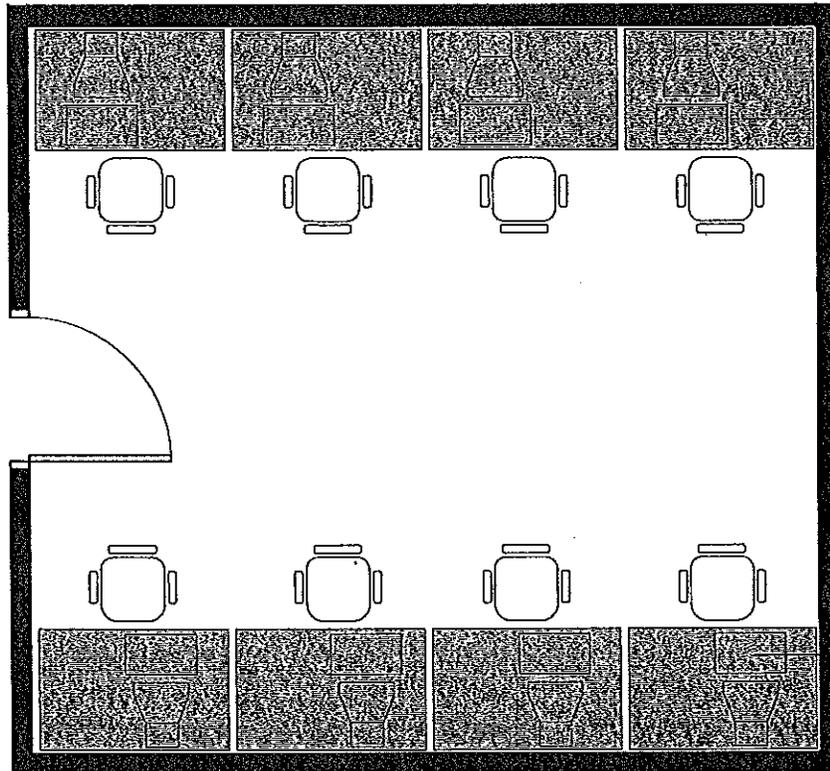


ajc architects

CHEMISTRY LAB LEVEL 2

HENRY EYRING BUILDING - SOUTH TOWER ADDITION
Department of Chemistry





COMPUTER WORK
STATIONS (8)

254 SF



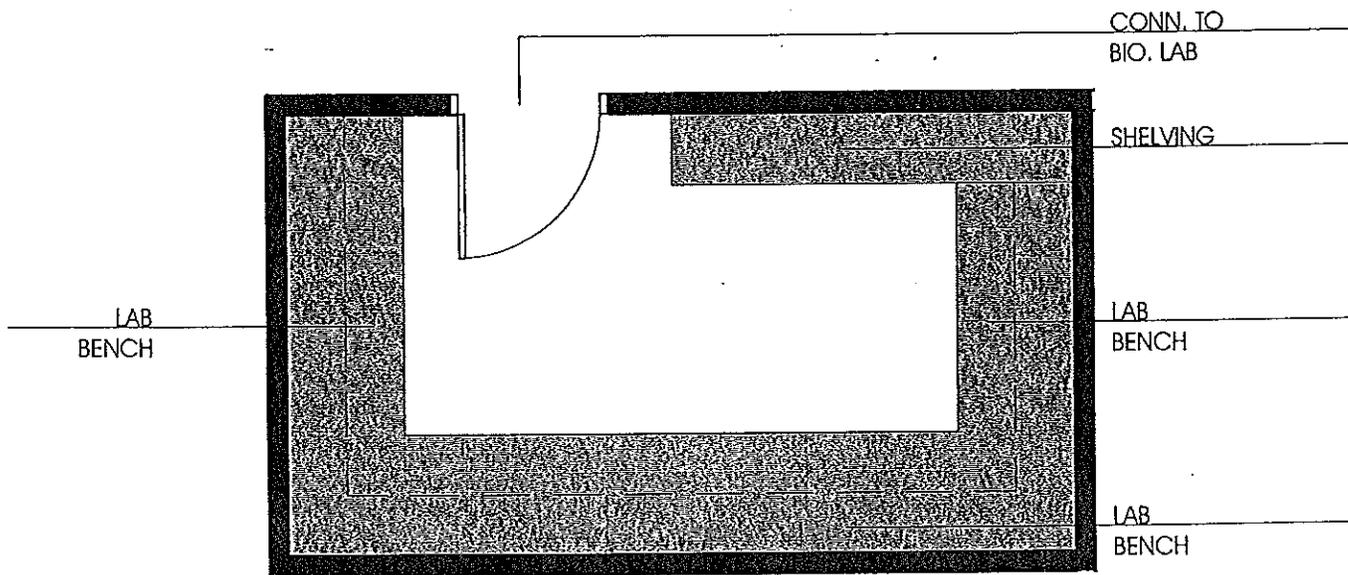
COMPUTER ROOM LEVEL 3

HENRY EYRING BUILDING - SOUTH TOWER ADDITION
Department of Chemistry

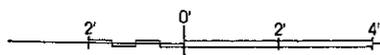


a/c architects



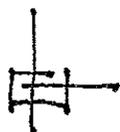


154 SF



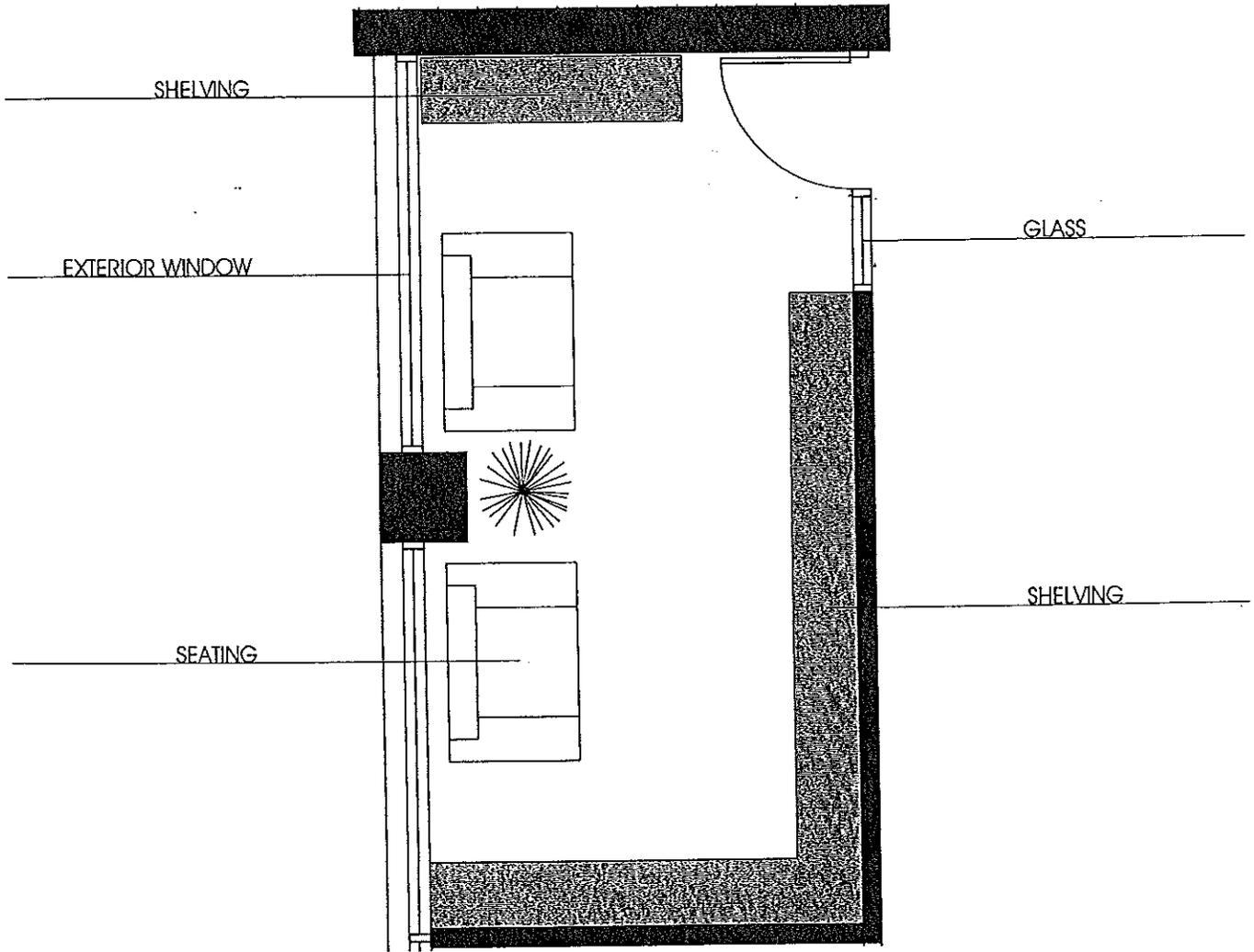
COLD ROOM
LEVEL 3

HENRY EYRING BUILDING - SOUTH TOWER ADDITION
Department of Chemistry

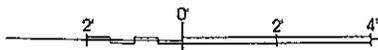


ajc architects



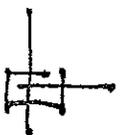


197 SF



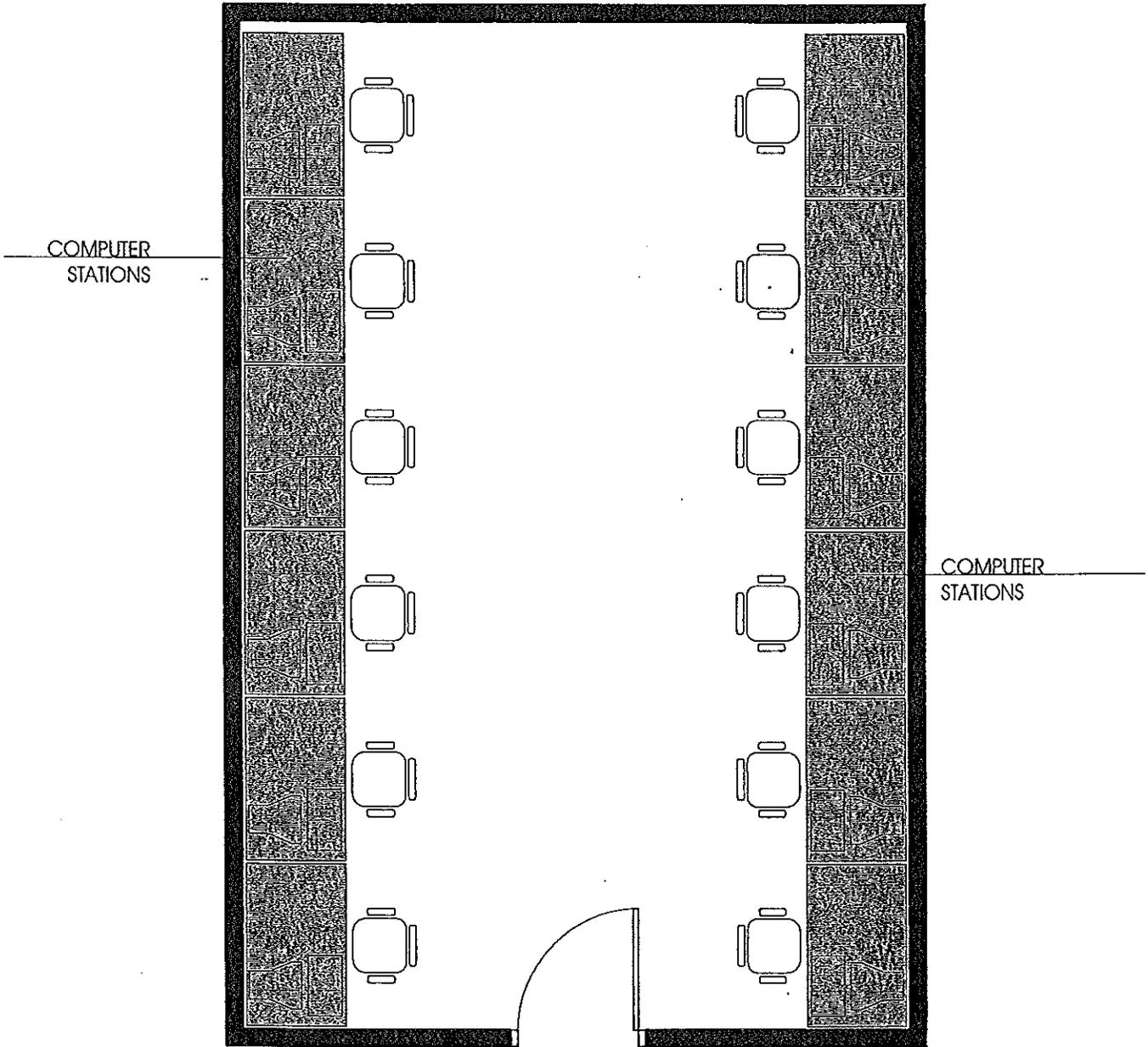
READING ROOM
LEVEL 3

HENRY EYRING BUILDING - SOUTH TOWER ADDITION
Department of Chemistry

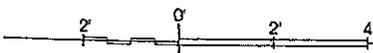


a|c architects





415 SF



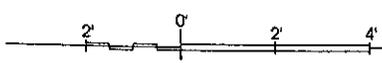
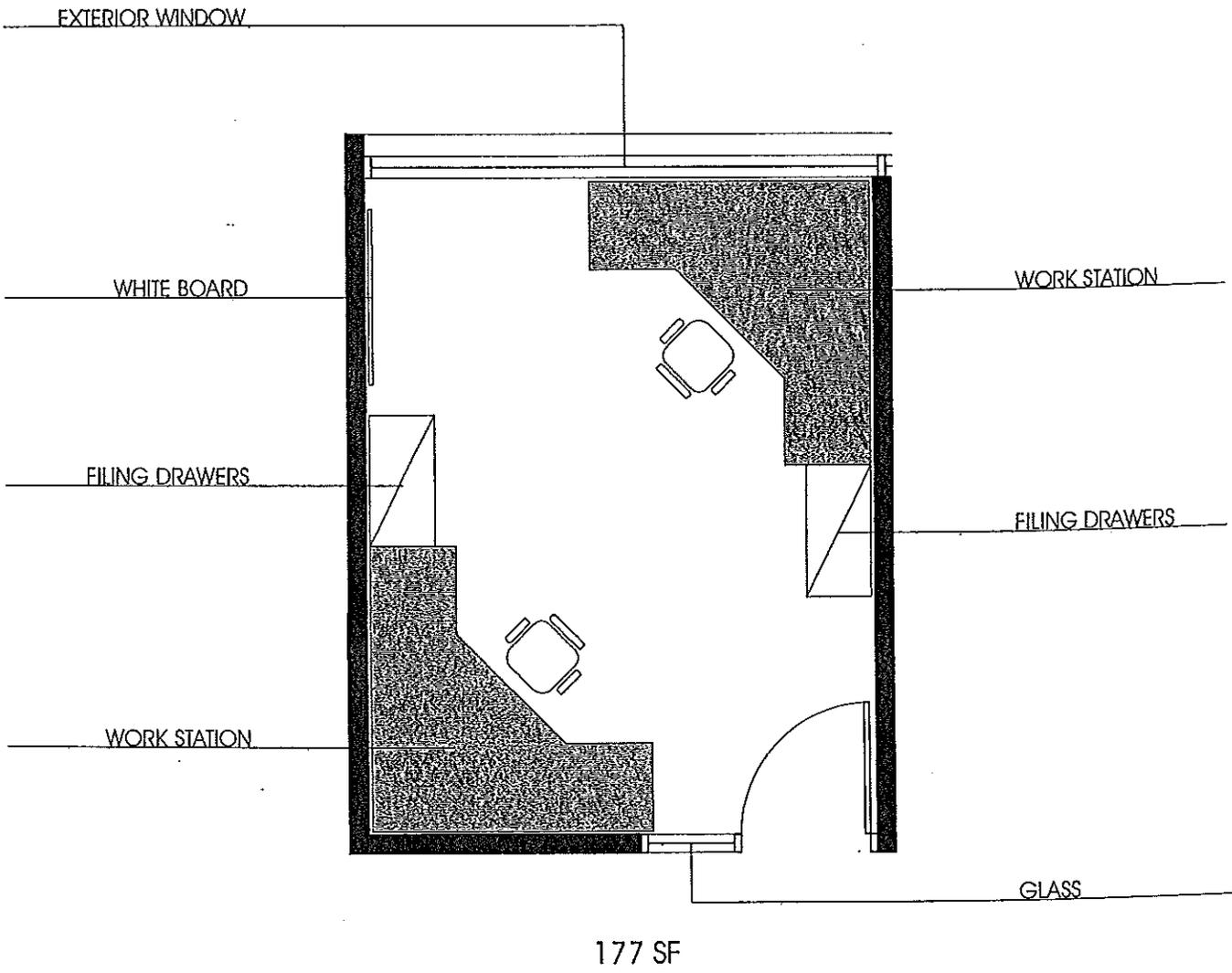
COMPUTER ROOM
LEVEL 4

HENRY EYRING BUILDING - SOUTH TOWER ADDITION
Department of Chemistry



a|c architects





Department of Chemistry
South Building Addition

Basement	8,183 SF
Level 1	8,183 SF
Level 2	8,183 SF
Level 3	8,183 SF
Level 4	8,183 SF

Total 40,915 SF

Basement					
Shell	8,183 SF	@	\$115.00/SF	\$ 941,045.00	
Interior Build-Out Mechanical space	2,470 SF	@	\$ 15.00/SF	\$ 37,050.00	
Interior Build-Out Meeting/Office	3,439 SF	@	\$ 45.00/SF	\$ 154,755.00	
Interior Build-Out Lab/Restrooms	2,274 SF	@	\$ 95.00/SF	\$ 216,030.00	
Level 1					
Shell	8,183 SF	@	\$115.00/SF	\$ 941,045.00	
Interior Build-Out Meeting/Office	3,497 SF	@	\$ 45.00/SF	\$ 157,365.00	
Interior Build-Out Lab/Restrooms	4,686 SF	@	\$ 95.00/SF	\$ 445,170.00	
Level 2					
Shell	8,183 SF	@	\$115.00/SF	\$ 941,045.00	
Interior Build-Out Meeting/Office	3,737 SF	@	\$ 45.00/SF	\$ 168,165.00	
Interior Build-Out Lab/Restrooms	4,446 SF	@	\$ 95.00/SF	\$ 422,370.00	
Level 3					
Shell	8,183 SF	@	\$115.00/SF	\$ 941,045.00	
Interior Build-Out Meeting/Office	3,536 SF	@	\$ 45.00/SF	\$ 159,120.00	
Interior Build-Out Lab/Restrooms	4,647 SF	@	\$ 95.00/SF	\$ 441,465.00	
Level 4					
Shell	8,183 SF	@	\$115.00/SF	\$ 941,045.00	
Interior Build-Out Meeting/Office	7,749 SF	@	\$ 45.00/SF	\$ 348,705.00	

Interior Build-Out Lab/Restrooms	434 SF	@	\$ 95.00/SF	\$ 41,230.00
<i>Sub Total</i>	<i>40,915 SF</i>	<i>@</i>	<i>\$174.24/SF</i>	<i>\$7,296,650.00</i>
<i>Hard Costs</i>				
Conceptual Design Factor			10.00%	\$ 729,665.00
Inflation for 2007 construction			8.00%	\$ 583,732.00
TOTAL CONSTRUCTION HARD COSTS				\$8,610,047.00

Soft Costs

Owner Supplied Items

Locksets and Keying
Interior and Exterior Graphics

Preliminary Cost .50%

Programming
Site Survey
Geotechnical

Design Fees

Architect/Engineer's 8.50%
Furnishings and Equipment 4.00%

Administration 2.00%

General Administration
Builder's Risk Insurance
Project Representative
(\$1,200/month)
ICBO
Testing and Inspections

Other Construction Costs 3.00%

Campus Orders and Utility Shutdowns
Lock Cylinders
Signage
Telecommunications
Elect. Terminations
Hazardous Abatement

Construction Contingency 5.00%

Total Soft Costs 23.00% \$1,980,311.00

Total Project Costs \$ 10,590,358.00
(\$259.00/SF)

Conceptual Cost Estimate For Department of Chemistry
 Soft Costs + Project Total Costs
 Addition to Existing South Tower
 University of Utah

Prepared by: a|c architects

Dec 8 2004

ITEM	%	BUDGET	TOTALS
Preliminary Costs			
Programming			
Site Surveying Utility Drawings			
Geotechnical	0.50%	\$8,585,141.00	\$42,925.71
Total Preliminary Costs			\$42,925.71
Design Costs/Furniture			
Architect/Engineer's Fees	8.50%	\$8,585,141.00	\$729,736.99
Furnishings Design	4.00%	\$8,585,141.00	\$343,405.64
Total Design Costs			\$1,073,142.63
Administration Costs			
General Administration			
Builder's Risk Insurance			
Project Representative			
Testing & Inspections	2.00%	\$8,585,141.00	\$171,702.82
Total Administration Costs			\$171,702.82
Other Construction Costs			
Campus Orders & Utility Shutdowns			
Lock Cylinders (\$60/Dt)			
Signage			
Telecommunications (\$240/Outlet)			
Elect Terminations			
Hazardous Abatement	3.00%	\$8,585,141.00	\$257,554.23
Total Other Construction Costs			\$257,554.23
Contingencies			
Construction Contingency	5.00%	\$8,585,141.00	\$429,257.05
Total Contingency			\$429,257.05
TOTAL PROJECT SOFT COSTS	23.00%		\$1,974,582.43
TOTAL CONSTRUCTION COSTS			\$8,585,141.00
TOTAL PROJECT COSTS			\$10,559,723.43

Conceptual Cost Estimate For Department of Chemistry
 Construction (Hard) Costs
 Addition to Existing South Tower
 University of Utah

Prepared by: ajc architects

Dec 8 2004

description	quantity	unit	\$/unit	extended \$
DIVISION 2-Site Improvements/Demolition				
Demolition				
Remove Concrete Walks	6,000	sf	\$1.50	\$9,000.00
Remove Landscaping	10,000	sf	\$0.50	\$5,000.00
Cut Existing Walls for New Entrances	900	sf	\$25.00	\$22,500.00
Remove Misc. Items	1	sum	\$6,000.00	\$6,000.00
Utilities				
Natural Gas	50	lf	\$20.00	\$1,000.00
Sanitary Sewer	50	lf	\$85.00	\$4,250.00
Storm Sewer	65	lf	\$50.00	\$3,250.00
Water Line	85	lf	\$85.00	\$7,225.00
Chilled Water Line	50	lf	\$100.00	\$5,000.00
High Temp Water Line	50	lf	\$500.00	\$25,000.00
Power Line	75	lf	\$200.00	\$15,000.00
Telecom Line	75	lf	\$50.00	\$3,750.00
Site Improvements				
Clear and Rough Grade	12,000	sf	\$0.35	\$4,200.00
Landscape and Irrigation	5,600	sf	\$4.00	\$22,400.00
Concrete Sidewalks	1,600	sf	\$7.00	\$11,200.00
Excavation and Backfill	6,140	cu yd	\$8.65	\$53,111.00
Excess Earth/Haul off Site	5,200	cu yd	\$4.35	\$22,620.00
				DIVISION 2 TOTAL \$220,506.00
DIVISION 3-Concrete				
Concrete Footing, Reinf	375	cu yd	\$268.00	\$100,500.00
Concrete Foundation Wall, Reinf	9,800	sf	\$15.50	\$151,900.00
Concrete Slab on Grade w/ Base	8,183	sf	\$4.50	\$36,823.50
Concrete Interior Stair	4	flight	\$13,500.00	\$54,000.00
Light Weight Concrete Topping Slabs	32,732	sf	\$2.45	\$80,193.40
				DIVISION 3 TOTAL \$423,416.90
DIVISION 4-Masonry				
Exterior Walls				
Brick Veneer, metal studs batt insulation, gyp.bd.	18,500	sf	\$21.00	\$388,500.00
				DIVISION 4 TOTAL \$388,500.00
DIVISION 5-Metals				
Structural Steel Col. Brn, Joists, Erection	40,915	sf	\$19.75	\$808,071.25
Miscellaneous steel	12,000	lb	\$2.45	\$29,400.00
Steel guardrails/handralls	250	lf	\$35.00	\$8,750.00
				DIVISION 5 TOTAL \$846,221.25

DIVISION 6-Woods & Plastics

Base cabinets	145 lf	\$150.00	\$21,750.00
Upper cabinets	145 lf	\$125.00	\$18,125.00
Counter	145 lf	\$50.00	\$7,250.00

DIVISION 6 TOTAL \$47,125.00

DIVISION 7-Thermal & Moisture Protection

Foundation Water Proofing System w/Rigid Insul.	3,050 sf	\$5.75	\$17,537.50
Membrane Roofing Syst., Rigid Insul., Flashings	14,000 sf	\$7.00	\$98,000.00
Roof Hatch	1 ea	\$5,000.00	\$5,000.00

DIVISION 7 TOTAL \$120,537.50

DIVISION 8-Doors & Windows

Aluminum Windows	2,400 sf	\$32.00	\$76,800.00
Interior Man-door Assembly	94 ea	\$750.00	\$70,500.00
Aluminum Entrance Doors	4 ea	\$1,750.00	\$7,000.00
Interior Hollow Metal Frame Windows	3,750 sf	\$22.00	\$82,500.00

DIVISION 8 TOTAL \$236,800.00

DIVISION 9-Finishes

Interior Walls/Gyp bd	37,500 sf	\$5.00	\$187,500.00
Floor Finishes	40,915 sf	\$3.50	\$143,202.50
Wall Finishes	56,250 sf	\$1.50	\$84,375.00
Ceiling Finishes	40,915 sf	\$2.85	\$116,607.75

DIVISION 9 TOTAL \$531,685.25

DIVISION 10-Specialties

Signage	1 lump	\$8,500.00	\$8,500.00
Fire extinguisher with cabinet	20 ea	\$248.00	\$4,960.00
Toilet partition metal	18 ea	\$665.17	\$11,973.06
Urinal screen metal	5 ea	\$170.00	\$850.00
Bath accessories, small	30 ea	\$435.00	\$13,050.00
Misc. Specialties	40,915 sf	\$0.50	\$20,457.50

DIVISION 10 TOTAL \$59,790.56

DIVISION 11-Equipment & Appliances

Fume Hoods 6'	19 ea	\$8,500.00	\$161,500.00
Fume Hoods 3'	2 ea	\$5,500.00	\$11,000.00
Laminar Flow Hoods 6'	1 ea	\$6,000.00	\$6,000.00
Laminar Flow Hoods 4'	4 ea	\$4,000.00	\$16,000.00
Lab Base Cabinets	1,350 lf	\$275.00	\$371,250.00
Lab Upper Cabinets	1,350 lf	\$165.00	\$222,750.00
Lab Counters	1,350 lf	\$110.00	\$148,500.00

DIVISION 11 TOTAL \$937,000.00

DIVISION 12-Furnishings

Entry mat, recessed	150 sf	\$31.20	\$4,680.00
Window blinds	3,200 sf	\$2.75	\$8,800.00

DIVISION 12 TOTAL \$13,480.00

DIVISION 13-Special Construction

DIVISION 13 TOTAL \$0.00

DIVISION 14-Conveying Systems

Not Used

DIVISION 14 TOTAL \$0.00

DIVISION 15-Mechanical Plumbing

Fire Protection			
Fire Protection	40,915 sf	\$2.00	\$81,830.00
Plumbing			
Plumbing Fixtures with Piping	325 ea	\$1,600.00	\$520,000.00
Plumbing Equipment and Specialties	40,915 sf	\$0.85	\$34,777.75
Mechanical			
HVAC Ductwork and Insulation	68,000 lb	\$7.50	\$510,000.00
HVAC Grilles, Registers and Diff.	600 ea	\$145.00	\$87,000.00
HVAC Equipment	40,915 sf	\$7.50	\$306,862.50
HVAC Piping and Specialties	40,915 sf	\$2.50	\$102,287.50
HVAC Control System	40,915 sf	\$4.25	\$173,888.75
HVAC Test and Balance	1,000 hrs.	\$65.00	\$65,000.00
Compressor 245 CFM	1 ea	\$44,000.00	\$44,000.00
Roof Top Exhaust Fan	1 ea	\$16,000.00	\$16,000.00
Misc HVAC Equipment	1 sum	\$25,000.00	\$25,000.00

DIVISION 15 TOTAL \$1,941,646.50

DIVISION 16- Electrical

Light Fixtures	650 ea	\$250.00	\$162,500.00
Devices (Outlets and Switches)	850 ea	\$80.00	\$68,000.00
Gear (Panels and Transformer)	40,915 sf	\$2.00	\$81,830.00
Emergency Generator	1 ea	\$65,000.00	\$65,000.00
Feeders and Branch Circuitry	40,915 sf	\$4.50	\$184,117.50
Fire Alarm System	40,915 sf	\$1.25	\$51,143.75
Security System	40,915 sf	\$0.75	\$30,686.25
Telecom/Conduit/Raceway	40,915 sf	\$0.35	\$14,320.25
Electrical Specialties	40,915 sf	\$0.75	\$30,686.25

DIVISION 16 TOTAL \$688,284.00

PROJECT SUBTOTAL \$6,454,992.96

General Conditions	8%	\$516,399.44
Bonding	1%	\$64,549.93
Overhead and Profit	6%	\$387,299.58
Conceptual Design Factor	10%	\$645,499.30

TOTAL: \$8,068,741.20

Inflation to 2007	8%	\$516,399.44
-------------------	----	--------------

CONSTRUCTION TOTAL: \$8,585,140.64

BUDGET SUMMARY ***** CAMPUS DESIGN & CONSTRUCTION ***** 09-Dec-04

PROJECT NAME..... CHEMISTRY BUILDING
 SOUTH BUILDING ADDITION
 PROJECT NUMBER..... 0085-12312 Gross Sq Ft.... 40,915
 PROJECT MANAGER..... ARCHIE PHILLIPS Net Sq Ft..... 24,399
 STAGE OF ESTIMATE..... BUDGET Net to Gross... 59.63%

SUMMARY COST ESTIMATE REPORT

DESCRIPTION			SUBTOTALS	TOTALS
Preliminary Costs				
Grant Proposal Architect's Fee			\$10,000	
Programming	0.50%		\$42,686	
Site Survey & Utility Drawings			\$5,000	
Geotechnical			\$5,000	
Potholing			\$5,000	
Total Preliminary Costs			\$67,686	\$67,686
Construction Costs				
Building-	40,915 GSF	\$199.95	\$8,180,990	
1st Floor Finish	5,319 GSF	\$66.98	\$356,256	
Site Development			Included	
Utility Relocations			Included	
Subtotal			\$8,537,247	
Escalation to Mid 2007	7.00%		Included	
Total Construction Budget	40,915 SQ FT	\$208.66	\$8,537,247	\$8,537,247
Design Costs				
Architect/Engineering Fees	8.50%		\$725,666	
Furnishings/Movable Equipment (FF&E)	6.00%		\$17,236	
Total Design Costs			\$742,902	\$742,902
Furnishings & Equipment Costs				
Furnishings / Movable / Kitchen Equipment	3.36%		\$287,265	
Total Furnishings & Equipment Costs			\$287,265	\$287,265
Administration & Inspection Costs				
Administration			\$8,000	
Legal	0.20%		\$17,074	
Insurance - Builders Risk	0.15%		\$12,806	
Inspections (ICBO)	0.30%		\$25,612	
Testing & Inspections			\$40,000	
Moving & Occupancy Costs			\$50,000	
Value Management			\$15,000	
Project Representative (\$1,400/month in Construction)			\$25,200	
Total Administration & Inspection Costs			\$193,692	\$193,692
Other Costs				
Hazardous Material Testing			\$0	
Hazardous Material Abatement			\$0	
Sewer & Storm Drain Fees			\$6,000	
Commissioning			\$35,000	
Utility Shutdowns & Campus Work Orders			\$5,000	
Security System			\$32,500	
Electrical Terminations			\$6,000	
Signage (Graphics)			\$20,000	
Lock Cylinders (\$60/Door)			\$5,520	
Telecommunications (\$240.00 Per Outlet)			\$125,000	
Telecommunications Connections Costs			\$25,000	
Total Other Costs			\$260,020	\$260,020
Contingency Costs				
Construction Contingency	5.00%		\$426,862	
Total Contingency Costs			\$426,862	\$426,862
TOTAL ESTIMATED PROJECT COST	40,915 GSF		\$257.01	\$10,515,674

PROJECT ESTIMATE ***** CAMPUS DESIGN & CONSTRUCTION ***** 09-Dec-04
 PROJECT NAME..... CHEMISTRY BUILDING
 SOUTH BUILDING ADDITION
 PROJECT NUMBER..... 0085-12312
 STAGE OF ESTIMATE..... BUDGET 40,915.00 GSF

DETAILED COST ESTIMATE REPORT

CSI#	DESCRIPTION OF WORK	%/TOTAL	COST/GSF	TOTAL	
DIVISION 01-	GENERAL CONDITIONS	6.00%	4.52%	\$9.04	\$369,898
DIVISION 02-	SITework		3.25%	\$6.50	\$265,794
DIVISION 03-	CONCRETE		3.96%	\$7.91	\$323,660
DIVISION 04-	MASONRY		4.56%	\$9.12	\$373,100
DIVISION 05-	METALS		13.05%	\$26.09	\$1,067,400
DIVISION 06-	WOOD & PLASTICS		0.59%	\$1.18	\$48,250
DIVISION 07-	MOISTURE AND THERMAL PROTECTION		1.88%	\$3.75	\$153,600
DIVISION 08-	DOORS AND WINDOWS		2.44%	\$4.89	\$199,889
DIVISION 09-	FINISHES		5.80%	\$11.60	\$474,627
DIVISION 10-	SPECIALTIES		0.68%	\$1.37	\$55,889
DIVISION 11-	EQUIPMENT		7.03%	\$14.05	\$574,790
DIVISION 12-	FURNISHINGS		0.10%	\$0.20	\$8,355
DIVISION 13-	SPECIAL CONSTRUCTION		0.54%	\$1.07	\$43,890
DIVISION 14-	CONVEYING SYSTEMS		0.00%	\$0.00	\$0
DIVISION 15-	MECHANICAL		24.86%	\$49.70	\$2,033,460
DIVISION 16-	ELECTRICAL		6.63%	\$13.25	\$542,258
	SUBTOTAL		79.88%	\$159.72	\$6,534,859
	OVERHEAD & PROFIT	6.00%	4.79%	\$9.58	\$392,092
	BOND	1.00%	0.80%	\$1.60	\$65,349
	CONCEPTUAL DESIGN FACTOR	10.00%	7.99%	\$15.97	\$653,486
	ESCALATION TO MID 2007	7.00%	6.54%	\$13.08	\$535,205
	TOTAL ESTIMATED CONSTRUCTION COST		100.00%	\$199.95	\$8,180,990

PROJECT NAME..... CHEMISTRY BUILDING
SOUTH BUILDING ADDITION
PROJECT NUMBER..... 0085-12312

DETAILED COST ESTIMATE REPORT

CSI#	DESCRIPTION OF WORK	QUANTITY	UNIT COST	TOTAL
<u>DIVISION 02-SITWORK</u>				
SITE DEMOLITION				
	REMOVE CONC SLAB-ON GRADE, UNREINF, 4"	800 SQ FT	1.10	880
	REMOVE TREES	3 EACH	500.00	1,500
	REMOVE SHRUBS	1 SUM	250.00	250
	REMOVE LANDSCAPE & IRRIGATION	9,000 SQ FT	0.22	1,980
SELECTIVE DEMOLITION				
	REMOVE DOOR & FRAME, 6X7	2 PAIR	110.00	220
	REMOVE FACE BRICK	8,520 SQ FT	1.95	16,614
	OPENINGS INTO EXISTING BLDG	4 EACH	5,000.00	20,000
SITE UTILITIES				
	MISC UTILITY WORK	1 SUM	60,000.00	60,000
EARTHWORK				
	MACHINE EXCAVATION	6,200 CU YD	8.65	53,630
	HAND EXCAVATION	25 CU YD	24.65	616
	COMPACTED BACKFILL	204 CU YD	9.45	1,928
	HAUL OFF SITE	5,500 CU YD	4.35	23,925
CONCRETE CAST-IN-PLACE				
	CONCRETE SIDEWALK, 6"	300 SQ FT	4.32	1,296
FOUNDATION DRAINAGE SYSTEM				
	PERFORATED DRAIN PIPE, 6"	300 LIN FT	9.85	2,955
SITE IMPROVEMENTS				
	PATCH & REPAIR IRRIGATION SYSTEM & LANDSCAPE	1 SUM	20,000.00	20,000
	MISC SITWORK, ALLOW	1 SUM	60,000.00	60,000
	TOTAL DIVISION 02-SITWORK			\$265,794
<u>DIVISION 03-CONCRETE</u>				
CAST-IN-PLACE REINF CONCRETE				
CONCRETE FOOTINGS				
	CONCRETE FOOTINGS, REINF	363 CU YD	262.00	95,106
CONCRETE WALLS				
	CONC FOUND WALL, REINF, 12"	8,545 SQ FT	14.25	121,766
CONCRETE SLABS				
	CONCRETE SLAB ON GRADE, 4"	8,183 SQ FT	3.25	26,595
	CONC SLAB ON DECK, WWF, 4-1/2"	32,732 SQ FT	2.45	80,193
	TOTAL DIVISION 03-CONCRETE			\$323,660
<u>DIVISION 04-MASONRY</u>				
UNIT MASONRY				
	CMU, REINF & GROUTED SOLID, 12"	8,520 SQ FT	13.25	112,890
	STANDARD FACE BRICK, 4"	18,184 SQ FT	14.31	260,210
	TOTAL DIVISION 04-MASONRY			\$373,100

PROJECT ESTIMATE ***** CAMPUS DESIGN & CONSTRUCTION *****

PROJECT NAME..... CHEMISTRY BUILDING
SOUTH BUILDING ADDITION

PROJECT NUMBER..... 0085-12312

CSI#	DESCRIPTION OF WORK	QUANTITY	UNIT COST	TOTAL
<u>DIVISION 05-METALS</u>				
	STRUCTURAL STEEL	265 TON	2,850.00	755,250
	FABRICATED WIDE FLANGE BEAMS	48 TON	2,875.00	138,000
	FABRICATED TUBE STEEL COLUMNS	18 TON	3,200.00	57,600
	MISC STEEL PLATES & ANGELS			
	STEEL DECKING	32,732 SQ FT	1.62	53,026
	METAL FLOOR DECK	8,183 SQ FT	1.58	12,929
	METAL ROOF DECK			
	METAL FABRICATIONS	14 LIN FT	42.50	595
	LADDER, WALL MTD	5 FLIGHTS	10,000.00	50,000
	SUSP STEEL STAIR, CONC PANS			
	TOTAL DIVISION 05-METALS			\$1,067,400
<u>DIVISION 06-WOOD & PLASTICS</u>				
	ROUGH CARPENTRY	2,500 BD FT	2.25	5,625
	MISC WOOD BLOCKING			
	ARCHITECTURAL WOODWORK			
	BASEMENT	30 LIN FT	225.00	6,750
	BASE CABINET W/ PLAST LAM TOP			
	2ND FLOOR	5 LIN FT	225.00	1,125
	BASE CABINET W/ PLAST LAM TOP	174 LIN FT	125.00	21,750
	SHELVING W/ DOORS			
	3RD LEVEL	5 LIN FT	225.00	1,125
	BASE CABINET W/ PLAST LAM TOP	6 LIN FT	125.00	750
	SHELVING W/ DOORS			
	4TH FLOOR	5 LIN FT	225.00	1,125
	BASE CABINET W/ PLAST LAM TOP	80 LIN FT	125.00	10,000
	SHELVING W/ DOORS			
	TOTAL DIVISION 06-WOOD & PLASTICS			\$48,250
<u>DIVISION 07-MOISTURE AND THERMAL PROTECTION</u>				
	WATERPROOFING			
	WATERPROOFING W/ DRAIAGE BD & FILTER FABRIC	5,400 SQ FT	3.52	19,008
	BUILDING INSULATION	18,184 SQ FT	0.42	7,637
	BATT INSULATION, 3-1/2"			
	SPRAYED ON FIREPROOFING			
	SPRAYED ON FIREPROOFING ON PRIMARY STRUCTURAL STEEL	40,915 SQ FT	1.78	72,829
	ROOFING			
	RIGID INSULATION, 4"	8,183 SQ FT	1.86	15,220
	SINGLE-PLY ROOF MEMBRANE	8,183 SQ FT	1.98	16,202
	SHEET METAL FLASHING & TRIM	271 LIN FT	2.05	556
	CONTINUOUS CANT STRIP	271 LIN FT	9.33	2,528
	COPING, PRE-FINISHED	250 LIN FT	32.65	8,163
	EXPANSION JOINT, FLOOR			

PROJECT ESTIMATE ***** CAMPUS DESIGN & CONSTRUCTION *****

PROJECT NAME..... CHEMISTRY BUILDING
 SOUTH BUILDING ADDITION
 PROJECT NUMBER..... 0085-12312

CSI#	DESCRIPTION OF WORK	QUANTITY	UNIT COST	TOTALS
	EXPANSION JOINT, WALL	120 LIN FT	24.65	2,958
	EXPANSION JOINT, ROOF	147 LIN FT	20.50	3,014
	ROOF ACCESSORIES			
	ROOF HATCH, 3X3	1 EACH	485.00	485
	SEALANT & CAULKING, ALLOW	1 SUM	5,000.00	5,000
	TOTAL DIVISION 07-THERMAL & MOISTURE PROTECTION			\$153,600

DIVISION 08-DOORS AND WINDOWS

WINDOWS

	ALUM FRAME, 1" INSUL GLASS	2,370 SQ FT	32.00	75,840
	HM FRAME, 1/4" CLEAR GLASS	1,450 SQ FT	22.50	32,625
	HM FRAME, 1/4" WIRE GLASS, DOOR LITES	410 SQ FT	24.00	9,840

DOORS

	ENTRANCE DOORS W/ PANIC HARDWARE, 6' -0" X 7'-0"	2 EACH	1,875.00	3,750
	HM EXIT DOORS W/ PANIC HARDWARE, 3' -0" X 7'-0"	7 EACH	1,245.00	8,715
	STD HM FRAMES & SC DOORS			
	SC DOOR, HM FRAME, HARDWARE, STAIN, 3'-0" X 7'-0"	12 EACH	685.00	8,220
	SC DOOR, HM FRAME, 20 MIN RATED, HRDWRE, STAIN, 3'-0" X 7'-0"	65 EACH	715.00	46,475
	SC DOOR, HM FRAME, 20 MIN RATED, HRDWRE, STAIN, 6'-0" X 7'-0"	2 EACH	948.00	1,896
	SPECIAL DOORS			
	FOLDING PARTITION	216 SQ FT	58.00	12,528
	TOTAL DIVISION 08-DOORS AND WINDOWS			\$199,889

DIVISION 09-FINISHES

WALLS

	3-5/8" METAL STUD WALL W/ 5/8" GYP BD ONE SIDE	16,870 SQ FT	2.27	38,295
	3-5/8" METAL STUD WALL W/ 5/8" GYP BD TWO SIDE	34,125 SQ FT	3.48	118,755
	7/8" METAL FURRING W/ 5/8" 5/8" BD ONE SIDE	6,314 SQ FT	1.98	12,502
	PAINT WALLS	77,658 SQ FT	0.42	32,616

FLOORS

	RESILIENT VINYL TILE	9,754 SQ FT	2.45	23,897
	CARPET, GLUE-DOWN	2,581 SQ YD	24.50	63,235
	RUBBER BASE	11,492 LIN FT	1.32	15,169
	CERAMIC TILE BASE	380 LIN FT	8.35	3,173
	CERAMIC WALL TILE	3,040 LIN FT	8.48	25,779
	CERAMIC TILE FLOOR	1,790 SQ FT	8.45	15,126
	STAIR TREADS	820 SQ FT	5.35	4,387

PROJECT ESTIMATE ***** CAMPUS DESIGN & CONSTRUCTION *****

PROJECT NAME..... CHEMISTRY BUILDING
 SOUTH BUILDING ADDITION
 PROJECT NUMBER..... 0085-12312

CSI#	DESCRIPTION OF WORK	QUANTITY	UNIT COST	TOTALS
<u>CEILING</u>				
	SUSPENDED 5/8" GYP BD	11,492 SQ FT	3.45	39,647
	SUSP LAY-IN ACOUSTICAL TILE	31,336 SQ FT	1.98	62,045
	PAINT CEILING	0 SQ FT	0.43	0
	SPECIAL FINISHES ALLOWANCE	1 SUM	20,000.00	20,000
	TOTAL DIVISION 09-FINISHES			<u>\$474,627</u>
<u>DIVISION 10-SPECIALTIES</u>				
	VISUAL DISPLAY BOARDS			
	CHALK & TACKBOARD	512 SQ FT	7.85	4,019
	TOILET PARTITIONS			
	TOILET PARTITIONS	30 EACH	485.00	14,550
	TOILET PARTITIONS, HC	5 EACH	512.00	2,560
	URINAL SCREENS	15 EACH	232.00	3,480
	SIGNS			
	INTERIOR GRAPHICS (ADA)	1 SUM	4,000.00	4,000
	FIRE EXTINGUISHER AND CABINET			
	FIRE EXTINGUISHER W/ CABINET	8 EACH	285.00	2,280
	RESTROOM ACCESSORIES	10 EACH	1,500.00	15,000
	MISC SPECIALTIES, ALLOW	1 SUM	10,000.00	10,000
	TOTAL DIVISION 10-SPECIALTIES			<u>\$55,889</u>
<u>DIVISION 11-EQUIPMENT</u>				
	LABORATORY EQUIPMENT			
	BASE CABINET	768 LIN FT	265.00	203,520
	UPPER WALL CABINET	726 LIN FT	165.00	119,790
	ACID RESIST TOPS	768 LIN FT	85.00	65,280
	REAGENT SHELVING	12 LIN FT	145.00	1,740
	LAMINAR FLOW HOOD, 4'	4 EACH	4,150.00	16,600
	LAMINAR FLOW HOOD, 6'	1 EACH	6,800.00	6,800
	LABORATORY FUME HOOD, 4'	2 EACH	5,860.00	11,720
	LABORATORY FUME HOOD, 6'	19 EACH	7,860.00	149,340
	TOTAL DIVISION 11-EQUIPMENT			<u>\$574,790</u>
<u>DIVISION 12-FURNISHINGS</u>				
	WINDOW TREATMENTS			
	HORIZONTAL BLINDS	2,370 SQ FT	2.85	6,755
	FLOOR MATS			
	ENTRANCE MAT	128 SQ FT	12.50	1,600
	TOTAL DIVISION 12-FURNISHINGS			<u>\$8,355</u>
<u>DIVISION 13-SPECIAL CONSTRUCTION</u>				
	COLD ROOMS	154 SQ FT	285.00	43,890
	TOTAL DIVISION 13-SPECIAL CONSTRUCTION			<u>\$43,890</u>
<u>DIVISION 14-CONVEYING SYSTEMS</u>				
				NA

PROJECT ESTIMATE ***** CAMPUS DESIGN & CONSTRUCTION *****

PROJECT NAME..... CHEMISTRY BUILDING
 SOUTH BUILDING ADDITION
 PROJECT NUMBER..... 0085-12312

CSI#	DESCRIPTION OF WORK	QUANTITY	UNIT COST	TOTALS
<u>DIVISION 15-MECHANICAL</u>				
PLUMBING				
	WATER CLOSET W/ TRIM	40 EACH	850.00	34,000
	LAVATORY W/ TRIM	25 EACH	645.00	16,125
	SINK, SS COUNTER MTD W/ TRIM	25 EACH	635.00	15,875
	CONNECT FUME HOODS	14 EACH	480.00	6,720
	ELECTRIC WATER COOLER	10 EACH	1,235.00	12,350
	AIR & GAS TURRET	78 EACH	225.00	17,550
	ROUGH-IN & CONNECT OWNER FURNISHED EQUIPMENT			
	EYE WASH & SHOWER	7 EACH	1,325.00	9,275
	FLOOR DRAIN	8 EACH	1,045.00	8,360
	ROOF DRAIN, 4"	4 EACH	1,250.00	5,113
	OVERFLOW ROOF DRAIN, 4"	4 EACH	1,250.00	5,000
	ROUGH-IN PLUMBING FIXTURES	146 LIN FT	375.00	54,750
	MISC PLUMBING ALLOWANCE	1 SUM	60,000.00	60,000
	SUBTOTAL DIVISION 15-PLUMBING			\$245,118
FIRE SPRINKLING				
	FIRE SPRINKLING SYSTEM, COMPLETE	40,915 SQ FT	2.10	85,922
	SUBTOTAL DIVISION 15-FIRE SPRINKLING			\$85,922
HVAC				
	HVAC EQUIPMENT	40,915 SQ FT	28.50	1,166,078
	DUCTWORK	49,108 LBS	2.85	139,958
	HVAC CONTROL SYSTEM	35,596 SQ FT	8.65	307,905
	TEST & BALANCE	320 HOURS	56.50	18,080
	COMPRESSOR, 245 CFM	1 EACH	40,000.00	40,000
	ROOF TOP EXHAUST FAN	1 EACH	15,400.00	15,400
	MISC HVAC EQUIPMENT	1 SUM	15,000.00	15,000
	SUBTOTAL DIVISION 15-HVAC			\$1,702,421
	TOTAL DIVISION 15-MECHANICAL			\$2,033,460
<u>DIVISION 16-ELECTRICAL</u>				
	POWER DISTRIBUTION	34,426 SQ FT	8.35	287,457
	SHELLED 1ST LEVEL	6,489 SQ FT		In 1st Level
	CONNECT FUME HOODS	14 EACH	325.00	4,550
	MISC ELECTRICAL EQUIPMENT	1 SUM	40,000.00	40,000
	LIGHTING SYSTEMS	34,426 SQ FT	4.45	153,196
	SHELLED 1ST LEVEL	6,489 SQ FT		In 1st Level
	SPECIAL SYSTEMS			
	TELEPHONE & DATA	34,426 SQ FT	0.35	12,049
	SHELLED 1ST LEVEL	6,489 SQ FT		In 1st Level
	FIRE ALARM SYSTEM, COMPLETE	40,915 SQ FT	1.10	45,007
	TOTAL DIVISION 16-ELECTRICAL			\$542,258

PROJECT ESTIMATE ***** CAMPUS DESIGN & CONSTRUCTION ***** 09-Dec-04
 PROJECT NAME..... CHEMISTRY BUILDING
 SOUTH BUILDING ADDITION - 1ST FLOOR FINISH
 PROJECT NUMBER..... 0085-12312
 STAGE OF ESTIMATE..... BUDGET 5,319 GSF

DETAILED COST ESTIMATE REPORT

CSI#	DESCRIPTION OF WORK		%/TOTAL	COST/GSF	TOTAL
	DIVISION 01-GENERAL CONDITIONS	8.00%	5.92%	\$3.96	\$21,079
	DIVISION 06-WOOD & PLASTICS		22.61%	\$15.14	\$80,540
	DIVISION 09-FINISHES		10.41%	\$6.97	\$37,077
	DIVISION 10-SPECIALTIES		0.44%	\$0.30	\$1,570
	DIVISION 15-MECHANICAL		19.23%	\$12.88	\$68,511
	DIVISION 16-ELECTRICAL		21.28%	\$14.25	\$75,796
	SUBTOTAL		79.88%	\$53.50	\$284,572
	OVERHEAD & PROFIT	6.00%	4.79%	\$3.21	\$17,074
	BOND	1.00%	0.80%	\$0.54	\$2,846
	CONCEPTUAL DESIGN FACTOR	10.00%	7.99%	\$5.35	\$28,457
	ESCALATION TO MID 2007	7.00%	6.54%	\$0.57	\$23,306
	TOTAL ESTIMATED CONSTRUCTION COST		100.00%	\$66.98	\$356,256

PROJECT ESTIMATE ***** CAMPUS DESIGN & CONSTRUCTION ***** 09-Dec-04
 PROJECT NAME..... CHEMISTRY BUILDING
 SOUTH BUILDING ADDITION - 1ST FLOOR FINISH
 PROJECT NUMBER..... 0085-12312

DETAILED COST ESTIMATE REPORT

<u>CSI#</u>	<u>DESCRIPTION OF WORK</u>	<u>QUANTITY</u>	<u>UNIT COST</u>	<u>TOTAL</u>
<u>DIVISION 06-WOOD & PLASTICS</u>				
ROUGH CARPENTRY				
	MISC WOOD BLOCKING	200 BD FT	2.25	450
ARCHITECTURAL WOODWORK				
	BASE CABINET W/ ACID RESIST TOP	262 LIN FT	225.00	58,950
	UPPER WALL CABINET, OPEN	112 LIN FT	95.00	10,640
	SHELVING W/ DOORS	84 LIN FT	125.00	10,500
	TOTAL DIVISION 06-WOOD & PLASTICS			\$80,540
<u>DIVISION 09-FINISHES</u>				
WALLS				
	3-5/8" METAL STUD WALL W/ 5/8" GYP BD ONE SIDE	630 SQ FT	2.27	1,430
	3-5/8" METAL STUD WALL W/ 5/8" GYP BD TWO SIDE	1,785 SQ FT	3.25	5,801
	7/8" METAL FURRING W/ 5/8" 5/8" BD ONE SIDE	1,316 SQ FT	1.98	2,606
	PAINT WALLS	5,516 SQ FT	0.42	2,317
FLOORS				
	RESILIENT VINYL TILE	4,319 SQ FT	2.45	10,582
	CARPET, GLUE-DOWN	111 SQ YD	24.50	2,722
	RUBBER BASE	750 LIN FT	1.45	1,088
CEILINGS				
	SUSP LAY-IN ACOUSTICAL TILE	5,319 SQ FT	1.98	10,532
	TOTAL DIVISION 09-FINISHES			\$37,077
<u>DIVISION 10-SPECIALTIES</u>				
SIGNS				
	INTERIOR GRAPHICS (ADA)	1 SUM	1,000.00	1,000
	FIRE EXTINGUISHER AND CABINET			
	FIRE EXTINGUISHER W/ CABINET	2 EACH	285.00	570
	TOTAL DIVISION 10-SPECIALTIES			\$1,570
<u>DIVISION 12-FURNISHINGS</u>				
WINDOW TREATMENTS				
	HORIZONTAL BLINDS	593 SQ FT	2.85	1,689
	TOTAL DIVISION 12-FURNISHINGS			\$1,689
<u>DIVISION 15-MECHANICAL</u>				
HVAC				
	DUCTWORK	12,265 LBS	2.85	34,955
	HVAC CONTROL SYSTEM	5,319 SQ FT	5.65	30,052
	TEST & BALANCE	62 HOURS	56.50	3,503
	TOTAL DIVISION 15-MECHANICAL			\$68,511

PROJECT NAME..... CHEMISTRY BUILDING
SOUTH BUILDING ADDITION - 1ST FLOOR FINISH
PROJECT NUMBER..... 0085-12312

<u>CSI#</u>	<u>DESCRIPTION OF WORK</u>	<u>QUANTITY</u>	<u>UNIT COST</u>	<u>TOTAL</u>
<u>DIVISION 16-ELECTRICAL</u>				
	POWER DISTRIBUTION	5,319 SQ FT	8.35	44,414
	LIGHTING SYSTEMS	5,319 SQ FT	4.45	23,670
	SPECIAL SYSTEMS			
	TELEPHONE & DATA	5,319 SQ FT	0.35	1,862
	FIRE ALARM SYSTEM, COMPLETE	5,319 SQ FT	1.10	5,851
	TOTAL DIVISION 16-ELECTRICAL			<u>\$75,796</u>

BUDGET SUMMARY ***** CAMPUS DESIGN & CONSTRUCTION ***** 09-Dec-04

PROJECT NAME..... CHEMISTRY BUILDING
 SOUTH BUILDING ADDITION
 PROJECT NUMBER..... 0085-12312 Gross Sq Ft..... 40,915
 PROJECT MANAGER..... ARCHIE PHILLIPS Net Sq Ft..... 24,399
 STAGE OF ESTIMATE..... BUDGET Net to Gross..... 59.63%

CSI#	DESCRIPTION OF WORK	QUANTITY	UNIT COST	TOTALS
<u>DIVISION 12-FURNISHINGS</u>				
<u>Basement</u>				
Desks - 860 SF				
	Computer Workstations	10 EACH	600.00	6,000
	Chairs	10 EACH	185.00	1,850
Conference Room - 201 SF				
	Chairs	12 EACH	450.00	5,400
	Table	1 EACH	1,500.00	1,500
Faculty Office - 201 SF				
	Chairs	4 EACH	450.00	1,800
	Conference Table - Small	1 EACH	450.00	450
	Desk	1 EACH	650.00	650
	Desk Chair	1 EACH	400.00	400
	Tall Cabinet, 8'	1 EACH	1,600.00	1,600
Mas Spec Lab - 1337				
	Work Stations	2 EACH	1,850.00	3,700
	Chairs	2 EACH	225.00	450
<u>1st Level</u>				
Offices - 102 SF				
	Work Station	3 EACH	1,850.00	5,550
	Chairs	3 EACH	225.00	675
Faculty Office - 201 SF				
	Chairs	4 EACH	400.00	1,600
	Conference Table - Small	1 EACH	375.00	375
	Desk	1 EACH	650.00	650
	Desk Chair	1 EACH	400.00	400
	Tall Cabinet, 8'	1 EACH	1,600.00	1,600
Phy/Anyl Comp Center - 484 SF				
	Computer Workstations	13 EACH	600.00	7,800
	File Cabinets	6 EACH	165.00	990
	Chairs	11 EACH	225.00	2,475
<u>2nd Level</u>				
Faculty Office - 187 SF				
	Chairs	4 EACH	450.00	1,800
	Conference Table - Small	1 EACH	0.75	1
	Desk	1 EACH	650.00	650
	Desk Chair	1 EACH	400.00	400
	Tall Cabinet, 8'	1 EACH	1,600.00	1,600

BUDGET SUMMARY ***** CAMPUS DESIGN & CONSTRUCTION *****

PROJECT NAME..... CHEMISTRY BUILDING
 SOUTH BUILDING ADDITION
 PROJECT NUMBER..... 0085-12312

CSI#	DESCRIPTION OF WORK	QUANTITY	UNIT COST	TOTALS
	Student Open Area - 501 SF			
	Computer Workstations	11 EACH	600.00	6,600
	File Cabinets	6 EACH	165.00	990
	Chairs	11 EACH	225.00	2,475
	Optical Lab - 1,329 SF			
	Curtains	172 LIN FT	102.00	17,544
	Bio-Imaging Support Facility - 500 SF			
	Optical Tables	2 EACH	3,000.00	6,000
	Open Office Space - 209 SF			
	Computer Workstations	4 EACH	600.00	2,400
	File Cabinets	3 EACH	165.00	495
	Chairs	4 EACH	225.00	900
	Desks - 168 SF			
	Computer Workstations	4 EACH	600.00	2,400
	Chairs	3 EACH	225.00	675
	File Cabinets	3 EACH	165.00	495
	Tissue Culture - 160 SF			
	Chem Lab - 660 SF			
	Conference Room - 189 SF			
	Chairs	10 EACH	400.00	4,000
	Table	1 EACH	1,600.00	1,600
	<u>3rd Level</u>			
	Offices - 102 SF			
	Work Station	1 EACH	1,850.00	\$1,850
	Chairs	1 EACH	400.00	\$400
	Offices - 102 SF			
	Work Station	1 EACH	1,850.00	\$1,850
	Chairs	1 EACH	400.00	\$400
	Faculty Office - 187 SF			
	Chairs	4 EACH	400.00	\$1,600
	Conference Table - Small	1 EACH	375.00	\$375
	Desk	1 EACH	650.00	\$650
	Desk Chair	1 EACH	400.00	\$400
	Tall Cabinet, 8'	1 EACH	1,400.00	\$1,400
	Desks- 498 SF			
	Computer Workstations	10 EACH	600.00	\$6,000
	File Cabinets	6 EACH	165.00	\$990
	Chairs	10 EACH	225.00	\$2,250

BUDGET SUMMARY ***** CAMPUS DESIGN & CONSTRUCTION *****

PROJECT NAME..... CHEMISTRY BUILDING
 SOUTH BUILDING ADDITION
 PROJECT NUMBER..... 0085-12312

CSI#	DESCRIPTION OF WORK	QUANTITY	UNIT COST	TOTALS
	Computer Room - 254			
	Computer Workstations	8 EACH	600.00	\$4,800
	Chairs	8 EACH	225.00	\$1,800
	Biological labs			
	Conference Room - 189 SF			
	Chairs	10 EACH	450.00	\$4,500
	Table	1 EACH	1,600.00	\$1,600
	<u>4th Level</u>			
	Offices - 102 SF			
	Work Station	1 EACH	1,850.00	\$1,850
	Chairs	1 EACH	400.00	\$400
	Offices - 102 SF			
	Work Station	1 EACH	1,850.00	\$1,850
	Chairs	1 EACH	400.00	\$400
	Offices - 102 SF			
	Work Station	1 EACH	1,850.00	\$1,850
	Chairs	1 EACH	400.00	\$400
	Offices - 102 SF			
	Work Station	1 EACH	1,850.00	\$1,850
	Chairs	1 EACH	400.00	\$400
	Offices - 102 SF			
	Work Station	1 EACH	1,850.00	\$1,850
	Chairs	1 EACH	400.00	\$400
	Faculty Office - 187 SF			
	Chairs	4 EACH	400.00	\$1,600
	Conference Table - Small	1 EACH	375.00	\$375
	Desk	1 EACH	650.00	\$650
	Desk Chair	1 EACH	400.00	\$400
	Tall Cabinet, 8'	1 EACH	1,600.00	\$1,600
	Faculty Office - 187 SF			
	Chairs	4 EACH	400.00	\$1,600
	Conference Table - Small	1 EACH	375.00	\$375
	Desk	1 EACH	650.00	\$650
	Desk Chair	1 EACH	400.00	\$400
	Tall Cabinet, 8'	1 EACH	1,600.00	\$1,600
	Faculty Office - 187 SF			
	Chairs	4 EACH	400.00	\$1,600
	Conference Table - Small	1 EACH	375.00	\$375
	Desk	1 EACH	650.00	\$650
	Desk Chair	1 EACH	400.00	\$400
	Tall Cabinet, 8'	1 EACH	1,600.00	\$1,600
	Faculty Office - 177 SF			

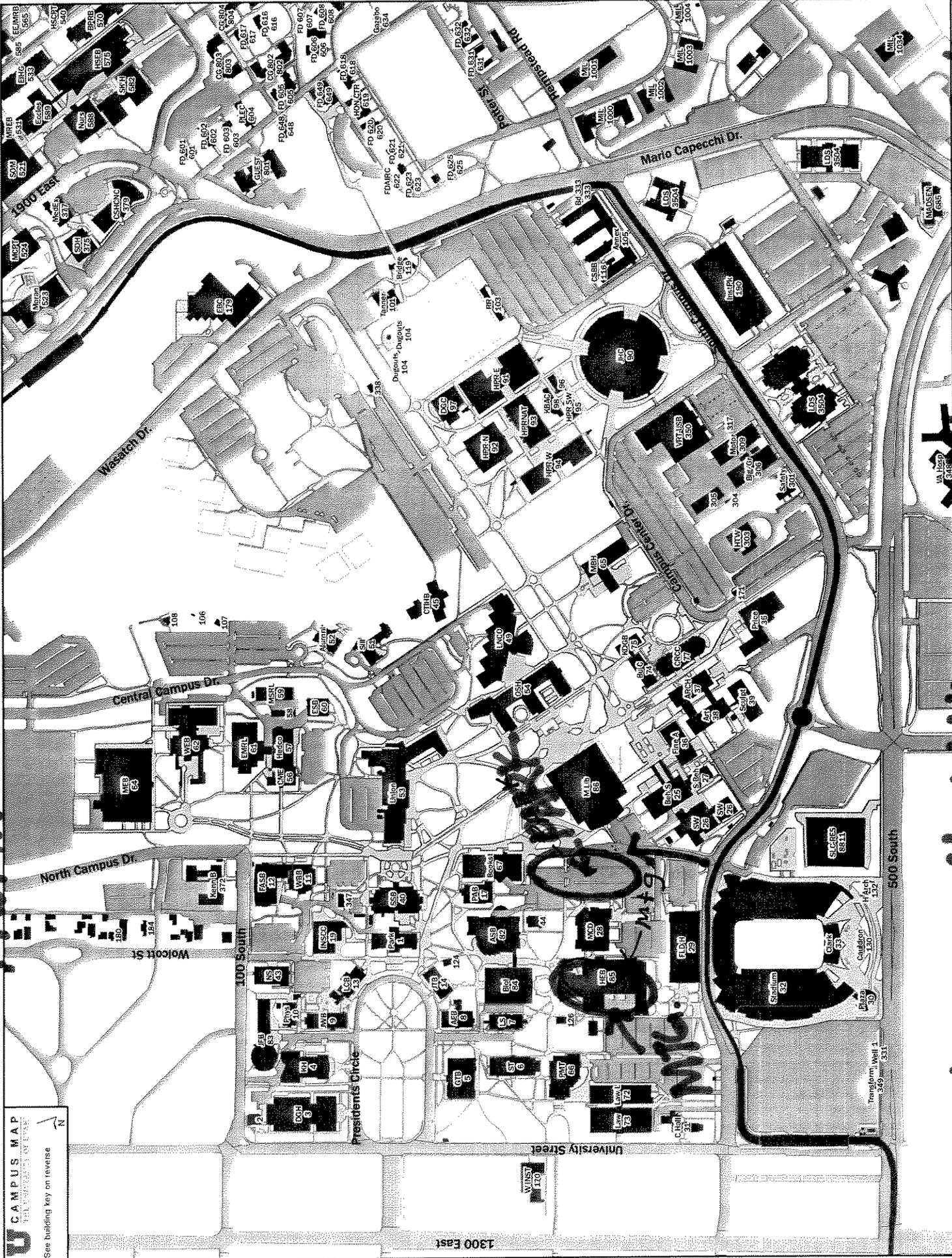
BUDGET SUMMARY ***** CAMPUS DESIGN & CONSTRUCTION *****

PROJECT NAME..... CHEMISTRY BUILDING
 SOUTH BUILDING ADDITION
 PROJECT NUMBER..... 0085-12312

CSI#	DESCRIPTION OF WORK	QUANTITY	UNIT COST	TOTALS
	Chairs			
	Conference Table - Small	1 EACH	375.00	\$375
	Desk	1 EACH	650.00	\$650
	Desk Chair	1 EACH	400.00	\$400
	Tall Cabinet, 8'	1 EACH	1,600.00	\$1,600
	Faculty Office - 177 SF			
	Chairs	4 EACH	400.00	\$1,600
	Conference Table - Small	1 EACH	375.00	\$375
	Desk	1 EACH	650.00	\$650
	Desk Chair	1 EACH	400.00	\$400
	Tall Cabinet, 8'	1 EACH	1,600.00	\$1,600
	Faculty Office - 177 SF			
	Chairs	4 EACH	400.00	\$1,600
	Conference Table - Small	1 EACH	375.00	\$375
	Desk	1 EACH	650.00	\$650
	Desk Chair	1 EACH	400.00	\$400
	Tall Cabinet, 8'	1 EACH	1,600.00	\$1,600
	Conference Room - 189 SF			
	Chairs	10 EACH	400.00	\$4,000
	Table	1 EACH	1,600.00	\$1,600
	Open Office - 3, 340 SF			
	Workstations	50 EACH	1,850.00	\$92,500
	Chairs	50 EACH	400.00	\$20,000
	File Cabinets	24 EACH	165.00	\$3,960
	TOTAL DIVISION-12FURNISHINGS			\$287,265

T100-14

U CAMPUS MAP
THE UNIVERSITY OF UTAH
See building key on reverse



papers as full inventory - mandatory mty. see Sched. Thatcher Bldg Addition - mandatory mty. see Sched.