S J Quinney College of Law

UNIVERSITY OF UTAH

PREPROGRAMMING STUDY

JANUARY 2011

VCBO/SMITHGROUP
architecture

Signatures:

David W. Pershing — 9/29/10 — date
David W. Pershing
Senior Vice President for Academic Affairs

John McNary — 9/1/10 — date
John McNary
Director, Campus Design and Construction

Arnold B. Combie — 10/4/10 — date
Arnold B. Combie
Vice President for Administrative Services

Cory Higgins — 6/21/10 — date
Cory Higgins
Director, Plant Operations

Patti Ross — 9/28/10 — date
Patti Ross
Chief Strategy Officer for the Office of the
Senior Vice President of Academic Affairs

Eric Browning — 6·21·10 — date
Eric Browning
Campus Planner, Facilities Planning

Hiram Chodosh — 9/13/10 — date
Hiram Chodosh
Dean, S.J. Quinney College of Law

Jennifer Still — 6·21·10 — date
Jennifer Still
Project Manager
Campus Design and Construction

Michael G. Perez — 9/2/10 — date
Michael G. Perez
Associate Vice President
Facilities Management

Acknowledgements

The Design Team wishes to thank the following persons for their inspired contributions and dedication to this Preprogramming Facility Study for the new S J Quinney College of Law:

Steering Committee
Hiram Chodosh, Dean, S J Quinney College of Law, University of Utah
Patricia Ross, Chief of Strategy Officer, University of Utah
Kathleen Morgan, Director of Administrative Services, S J Quinney College of Law, University of Utah
Rita Reusch, Director of Library and Computer Services, S J Quinney College of Law, University of Utah
Matthew Hemsley, Executive Assistant to Dean, S J Quinney College of Law, University of Utah
Jennifer Still, Construction Manager, University of Utah Campus Design and Construction
Eric Browning, Planner, University of Utah Facilities Planning

Other Contributors
Bruce Gillars, Director of Space Planning, University of Utah
Mark Beekhuizen, IT Director, S J Quinney College of Law, University of Utah
Robert Adler, Professor, S J Quinney College of Law, University of Utah
Lincoln Davies, Professor, S J Quinney College of Law, University of Utah
Scott Matheson, Jr., Professor, S J Quinney College of Law, University of Utah
Alexandra Foster, 1st Year Student Representative, S J Quinney College of Law, University of Utah
Joseph Taggart, 2nd Year Student Representative, S J Quinney College of Law, University of Utah
Ben Lear, 3rd Year Student Representative, S J Quinney College of Law, University of Utah

Design Team
Tom Butcavage, SmithGroup
David King, SmithGroup
Jamie Lee, SmithGroup
Peter Brunjes, VCBO Architecture
Sean Thompson, VCBO Architecture

contents

01.executive summary 1

02.vision and facilities goals 10

03.space needs 14

04.sustainability 40

05.concepts 48

06.conclusion 82

07.appendix 84

01.executive summary

Executive Summary

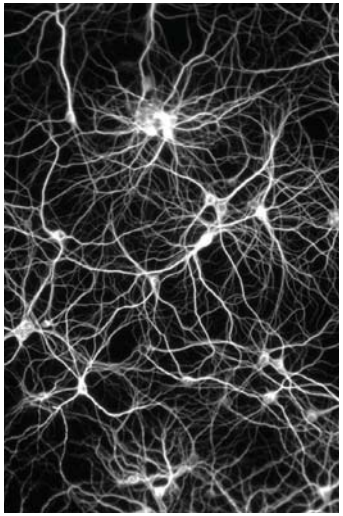
Established in 1913, the University Of Utah S.J. Quinney College Of Law is nationally recognized for its outstanding academic reputation, stellar faculty, low student-to-faculty ratio, innovative curriculum, and beautiful location.

The College of Law is a vibrant learning community with both well-established expertise and exciting new projects on the critical issues of our time. In recent years, the College has recommitted itself to the objective of building justice through innovations in legal education. With an engaged focus on the improvement of the human condition, the College is positioned as a leader on the cutting edge of innovation in legal education. The College has developed new forms of leadership, multi-disciplinary, global, advanced research, and service training and pervasively uses technology to facilitate virtually all aspects of the learning process. Among its students, there is a prevailing sense of community fostered by an open and service-oriented faculty and administration.

The existing dated and inadequate building poses an impediment to the ambition of building and modeling the law school of the future—one dedicated to improving the world around it through better forms of training, insights on the critical issues of the day, and direct public service. The Pre-Programming Facility Study evaluates the space needs requirements that will be associated with the College of Law's vision, and provides site and concept-level planning options for a new facility.

The new facility will achieve the following objectives:

- Create a dynamic setting to facilitate innovative College of Law programs
- Develop a more responsive model of legal education, focusing on the problems of our day through collaborative research, innovative pedagogy and direct public service.
- Respect the environment and conserve resources, inspire sustainable and responsible practices.
- Maximize the potential for use of space, assigning multiple activities and providing inherent flexibility.
- Establish an interactive relationship between the College of Law program and its architecture so that each fundamentally challenges and shapes the other.
- Build a school attracting students and faculty that share the College of Law's vision of excellence.



Space Requirements

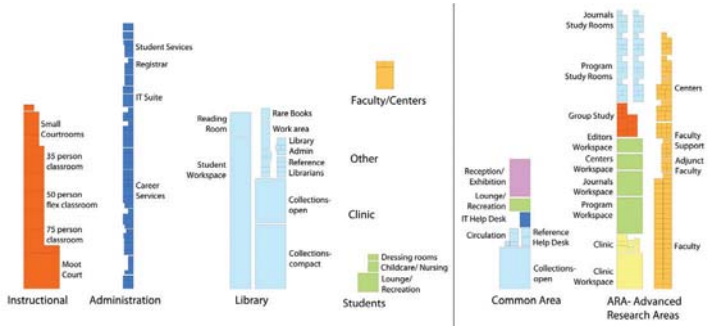
The proposed summary of space requirements accommodates a projected student population of 450 full-time equivalents (FTE), an increase over the current approximately 400 FTE enrollment, and describes a building of 98,180 net square feet (NSF), or approximately 218 NSF per FTE. The space allocation is a result of the College of Law's desire to create dynamic, flexible spaces that encourage leadership and collaboration. By incorporating spaces with multiple uses, the new building will adapt to the changing needs of the College of Law's curriculum.

The numeric space needs summary utilizes traditional ABA assigned categories- instructional, administration, faculty offices, law library, etc, as a basis for comparison to other relevant law school buildings for benchmarking purposes. Responding to the College of Law's programmatic vision, the numeric summary also includes a category termed 'Redistributed' which combines functions from several ABA categories and distributes them to the new categories of 'Common Areas' and Advanced Research Areas'. The new categories include spaces that will facilitate topically based research projects meant to further interaction between students and faculty outside of the traditional classroom space.

Instructional spaces are projected that will suit the Law School's vision for intimate learning. A wide variety of spaces include both traditional Socratic classrooms as well as smaller flexible spaces to encourage peer learning. Faculty offices are located within the advanced research areas and adjacent to instructional, meeting, and project rooms.

The Law Library is envisioned as coterminous with the other components of the law school. Rather than configured with one point of entry and access, library collections and services are integrated in a logical way throughout the building and are easily accessible from building common areas in close proximity to the research areas.

Recognizing the commitment to student development a significant amount of space, 60 NSF, is assigned to each student for study, research, and personal storage. Individual study spaces will



include quiet carrels, collaborative formats, and more active building settings. In addition, the space descriptions emphasize amenities for recreation, dining, dedicated student lounge space and wellness, to encourage a close and vibrant College of Law community.

Sustainability

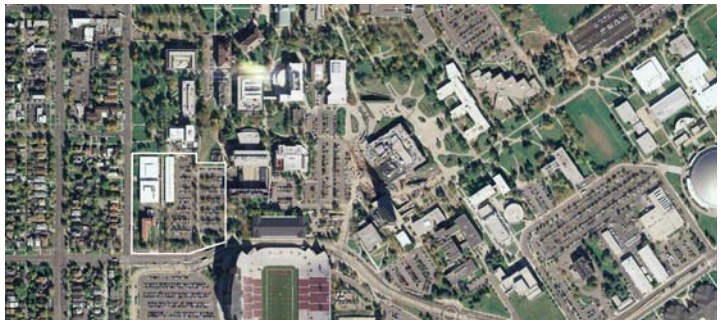
The College of Law has a strong tradition of advancing sustainability efforts with a focus on the study of natural resources and environmental policy, promoting public knowledge and understanding. The nationally-recognized Wallace Stegner Center for Land, Resources, and the Environment has led and served as a platform for these initiatives.

A sustainable design charette was conducted with the conclusion that the new law school building will promote and facilitate the University of Utah's campus-wide commitment to sustainable

design. The new building will inspire and support the college's work and dedication to improving the environment. Sustainability goals include setting LEED platinum as the basis of design while working toward an effort for net-zero energy consumption in accordance with The 2030 Challenge.

Site

The existing College of Law is situated at the southwest corner of the main campus. This location is advantageous in that it is connected to President's Circle and the historic campus and also easily accessible from downtown Salt Lake City by public transit. A series of site analyses and discussions with the University and the College of Law concluded that the parking area adjacent to the law school would serve as an ideal location for the new building. The site provides the opportunity to improve pedestrian and vehicular access on a currently undefined parking lot and promote sustainability through a responsible site design approach. The location of the new building will serve as a gateway to the main campus.



Gateway

Concept Site and Building Massing Studies

The site and building massing design studies incorporate the vision and the programmatic needs of the College of Law and address the project site as it relates to the University of Utah 2009 Campus Master Plan. Five initial concepts were developed:

'Gateway'

In the ''Gateway' concept, the new law school building is sited along South Campus Drive and functions as a physical 'gateway' into campus with main building entries that connect a future north-south corridor to President's Circle from the pedestrian tunnel. Carlson Hall and the existing law school building may remain.

Connections

Engagement

Icon

Loft

'Connections'

The 'Connections' concept treats the law school as a complex of structures that engage Carlson Hall and is organized around a central common space. Building entrances are oriented to the corner and toward the pedestrian tunnel entrance and are connected in the east-west direction by the common space.

'Engagement'

The 'Engagement' concept maintains a physical connection to Carlson Hall and acts as a monumental gesture on campus as a taller structure with the moot courtroom/auditorium on the upper floor allowing for great views and natural light. The building can be accessed from the corner as well as the pedestrian tunnel entrance.

'Icon'

The 'Icon' concept suggests the removal of Carlson Hall and sites the building at the corner allowing for a more prominent presence for the law school. This scheme proposes a research tower placed upon a public plinth accessible from the corner as well as the north pedestrian tunnel entrance

'Loft'

The 'Loft' concept proposes a north-south building orientation and requires that the existing law school be removed. The orientation extends the University Street front campus lawn creating a continuous green space connecting back to President's Circle.

Pros

- The 'Gateway' concept achieves a clear identifiable 'front door' to the law school and actively engages the public.
- The 'Connections' concept creates a plan based around a central space that unifies individual elements.
- The 'Engagement' concept allows the law school to be monumental without necessarily occupying the corner.
- The 'Icon' concept activates the corner and allows for the most advantageous siting.
- The 'Loft' concept creates large flexible spaces that are well-suited to the programmatic requirements of the advanced research areas.

Cons

- The 'Gateway' concept requires that the building be closer to the stadium and the TRAX crossing with substantial reconfigurations to parking access.
- The 'Connections' concept literally engages Carlson Hall which has limited functionality for the College's program and which requires extensive costly renovations.
- The 'Engagement' concept has smaller floor plates given its nine-story height which may not accommodate program adjacencies.
- The 'Icon' concept creates a monumental scale and a more welcoming presence is desired.
- The success of the 'Loft' concept is contingent on the existing law school's demolition, which may not be feasible for an indefinite time period.

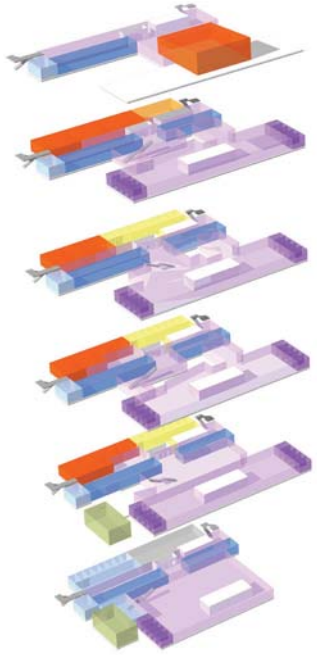
Based on this evaluation and on input from the University and the College of Law a preferred concept and an alternative concept was developed. The preferred concept is located at the corner of University Street and South Campus Drive and assumes that Carlson Hall is demolished. The corner site provides a strong visual presence and identity for the new building. The alternative concept, located further east on South Campus Drive, is a more developed 'Gateway' concept as described above and assumes that Carlson Hall will remain.

Preferred concept view

Alternative concept view

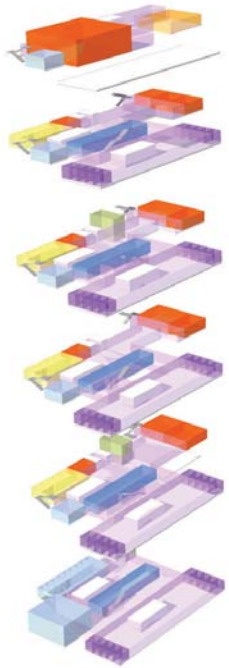
Preferred Concept

The preferred concept consists of two bar-shaped building masses: a five-story bar to the south housing the advanced research areas and a six-story bar to the north containing classrooms and administrative offices. The bars are connected by an interior space activated by a series of platforms containing shared flexible study and meeting spaces that ascend through the building. The platforms are framed by a spine of law library book collections and services and terminate at the uppermost level with the moot courtroom/auditorium. The moot courtroom is adjacent to a large outdoor terrace for special events and daily activity. The concept expresses the dynamic qualities of College of Law programs and activities.

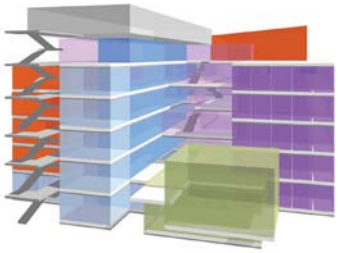


Alternative Concept

The alternative concept incorporates programmatic configurations similarly to those of the preferred concept. The building is sited further east and Carlson Hall remains. A large entry and 'gateway' element is situated between the north access point to the pedestrian tunnel and future north-south landscaped connection to President's Circle. The alternative concept emphasizes engagement with the University and larger community.



- Instructional
- Law Library Study Areas
- Law Library Collections
- Administration
- Students
- Advance Research and Commons Areas
- Faculty Offices
- Faculty Lounge



Preferred concept program stacking

Alternative concept program stacking

Preliminary Project Cost Estimate

A preliminary cost estimate has been generated based on the space needs summary and site and building massing concepts outlined in this report. Building construction cost is estimated at $48,887,287. **Costs for existing building demolition** as well as for replacement of approximately 174 parking stalls are included and estimated at $383,988 and $523,600 respectively. Soft costs for the project (furniture, equipment, audio/visual systems, fees, construction contingency, building commissioning, etc.) has been calculated utilizing a percentage generated by the University. This percentage, 23%, produces a soft cost of $11,244,076. Combining the construction and soft costs results in a Total Project Cost of $60,131,363. The base estimate includes those costs associated with sustainable design strategies to achieve LEED Silver certification. To achieve the target of LEED Platinum certification, and work toward the energy goals of The 2030 Challenge, an additional $2,444,364 will be required.

Conclusion

The Pre-Planning Facility Study describes the connection of the College of Law's programmatic vision to its facilities goals. Key attributes of the new building that will facilitate the College of Law's compelling vision include:

- A wide variety of **intimate learning environments** for students both within and outside the classrooms.
- **Advanced research** areas in which faculty, staff and students can effectively collaborate on major research projects.
- **Flexible integration of technology** to advance learning objectives, build community, and create broader national and global presence for the College's programs.
- **A combination of instructional settings**, including Socratic classrooms and more flexible, student-centric, peer training facilities.
- **Dynamic common areas**, a variety of recreation and student amenities, and student organization facilities to promote interaction.
- An emphasis on **sustainable design** and responsible resource use, with the goal of attaining LEED-Platinum certification with a commitment toward net-zero energy consumption.
- A **law library conceived of as a core knowledge asset** with research resources and services distributed throughout the building's public spaces.

- An **exemplary approach to access for the disabled**.
- Site and building planning that takes full advantage of exceptional views and environmental features and creates **an appropriate identity for the College of Law** with effective connections to the University and broader community.
- Significant commitment of space so that **each student has an effective study and research space** in a variety of settings and configurations.

The new building is integral to the College of Law's vision of providing an invaluable contribution to local, national, and global communities through new modalities of legal education, developing generations of leaders to address the challenges associated with the critical issues of our time.

02.vision and facilities goals

The process for the Pre-Programming Facility Study was initiated with an in-depth session with representatives from the College of Law and the University, during which the College's vision for its innovative programs and new building was described. The following summary organizes objectives associated with the vision into four categories: Research, Learning, Community and Engagement. Specific goals for the new facility are associated with each category, space requirements and functional and qualitative attributes have been formulated in accordance with these objectives.

Large Classroom, Arizona State University (SmithGroup)

Research

- Our research will produce tangible outcomes.
- We will organize around seven broad focus areas:

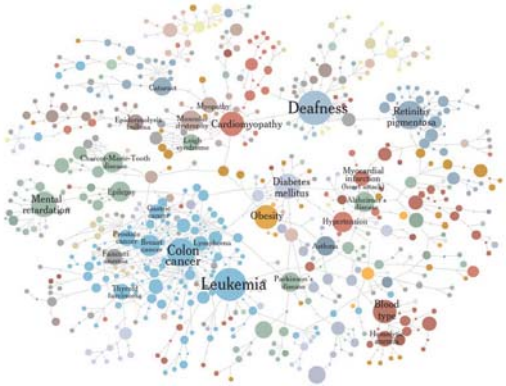
  the environment
  global conflict
  the family
  human health
  the economy
  innovation
  crime
- Our physical setting will provide non-exclusive but identifiable focus areas.
- We will encourage multi-disciplinary efforts.

Learning

- Our pedagogy will reinforce and challenge the Socratic Method.
- We are trained to be respectful of but not deferential to authority.
- The facility must be able to change and adapt with the curriculum.
- Our pervasive technology will be supported by an accessible service team.

Community

- We will encourage close interaction and collaboration between students and faculty.
- We will build a school to attract the students and faculty that share our vision of excellence.
- Our library boundaries will be co-terminous with the entire law school.
- We will support a culture of leadership.



Engagement

- Sustainable values and practices guide the design of our building and our interaction with the environment.
- We will not make clients ‘come up the hill’ to us; our clinics and community programs will be highly accessible.
- Our building will define its ‘public’ nature and provide adequate levels of security while being a community resource.
- We will create an architecture that challenges and shapes the College of Law program.

Associated space requirements are described in detail in the following section. These objectives will influence the planning of the new facility through subsequent project phases. The summary can be used to evaluate the alignment of planning and design solutions with the College of Law’s specific approach to legal education. Its research agenda, multiplicity of institutional initiatives, and desire for a highly active and engaged internal community, direct and involved relationship to its external community and commitment to sustainability will require an inventive and highly specific new facility.

The George Washington University, School of Business (SmithGroup)

03.space needs

Department	Existing			Proposed			Redistributed		
	Headcount	NSF	GSF	Headcount	NSF	GSF	Headcount	NSF	GSF
Instructional		11024			18500	29365		16500	26190
Administration		5308			8510	13508		7910	12556
Faculty		8900			15030	23857		1900	3016
Law Library		38134			33930	53857		26160	41524
Students		4329			15110	23984		6660	10571
Clinic		335			4100	6508		0	0
Other		950			3000	4762		0	0
Common Area								5880	9333
ARA (Advanced Research Areas)								33170	52651
TOTAL	**400**	**68980**	**93336**	**450**	**98180**	**155841**	**450**	**98180**	**155841**

Figure 3.1: Space Requirement Summary

Overview

Projections for space needs were determined through an interactive process with representatives from the College of Law and the University. Detailed characteristics were identified during a series of subsequent focused discussions on instructional spaces, administrative and faculty offices, the law library, student spaces, facilities for clinical programs and centers and building common spaces.

The following summary contains a description of spaces highlighting functional capabilities and features that will support the vision for the Law School program. Numeric space projections that assign square footage to each program element are included. The numeric data is organized according to American Bar Association (ABA) space categories. Law schools report facilities data for different types of space -- instructional, administration, faculty offices, law library, etc. -- in the categories to the ABA for accreditation purposes. The organization of the space needs data into these categories allows comparison between existing and proposed spaces and comparisons to other relevant law school buildings for benchmarking purposes.

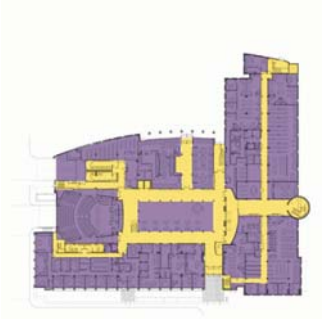
Benchmarking data is included for three groups of peer law schools: top 30 law schools with enrollment less than 600 students, top 20 public laws and relevant law school programs identified by College of Law.

In addition to the comparison of existing and proposed spaces, the numeric summary also organizes the data into a third grouping termed “Redistributed”. This responds to the vision articulated for the new law school and will be a useful guide for planning purposes as the design phase for the new building proceeds. Rather than assigning space in ABA categories, the “Redistributed” organization places components into categories with respect to specific intended adjacencies and functions. Two new categories, “Common Area” and “ARA” (Advanced Research Areas) combine functions from several of the ABA categories. For example, faculty offices will be placed in close proximity to student work and research areas adjacent to instructional, meeting and project rooms. This planning approach will promote topically-based advanced research as a focus of the new law school program with a commitment to active participation and leadership development.

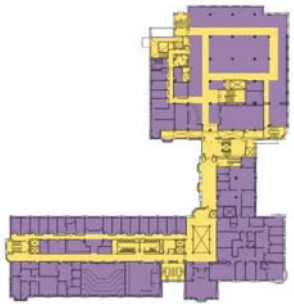
Significantly, the law library is envisioned as coterminous with other components of the law school. Rather than being confined to a single area separated by a single entrance, law library resources, including materials in print and digital formats and acess to reference librarians and research assistance, will form a visual and programmatic focus of the new building. These resources will be highly accessible, occupying building common areas with a close relationship to the advanced research areas.

The proposed combination of functions is intended to maximize the use of space for multiple activities. In addition to creating a sense of active dynamism throughout the new building, the objective is to achieve flexibility and versatility as new programs

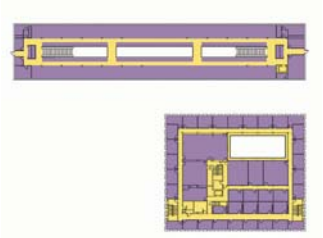
Villanova University School of Law
Net to Gross Area



Indiana University School of Law
Net to Gross Area



University of Maryland Law School
Net to Gross Area



Existing University of Utah Law School
Net to Gross Area

and functions emerge over time. An equally significant intention is to optimize space use, reduce the amount of proposed construction and limit consumption of resources during the new building's life-cycle. The approach is highly consistent with the project's ambitious sustainable design goals.

One driver of the overall space requirement is the anticipated increase in the College of Law's enrollment, which has been fairly steady at 400 FTEs (full-time equivalents). The new facility is planned to accommodate 450 FTEs, and spaces including those for instruction, administrative support, faculty, and student study and research have been projected accordingly. The total amount of space required for the new building is projected in terms of NSF (net square feet) and GSF (gross square feet). Definitions of NSF and GSF are in accordance with the National Center for Education Statistics (NCES) Facilities Inventory and Classification Manual (FICM). In summary NSF consists of the space required to accommodate a specific function, while GSF consists of all the spaces contained in a building including space for occupant circulation, and space housing building systems, structure and support. The relationship between NSF and GSF is termed "efficiency" and the typical factor NSF/GSF for a new professional-level academic facility ranges from 55% to 65%. The factor for the new College of Law building has been established at 63%. This projection reflects the desire for the new building to include sufficient interactive spaces and public areas and appropriate space for high-performance mechanical, electrical and plumbing systems. The projection also recognizes the inherent efficiency associated with co-locating the library with building common areas, achieving dual use through a combination of functions.

The summary of space needs also includes a synopsis of current law student input for the new building. The synopsis emphasizes the primary consideration of reflecting the College of Law's specific character and unique program objectives. Accordingly the new building should incorporate spaces that support the College's tradition of commitment to intimate learning and focus on individual student development, its new emphasis on active, advanced research outcomes and leadership initiatives.

Functional and Qualitative Descriptions

General Building

The following describes functional objectives for specific program areas; the overall building's organization and character will also further these objectives.

Dynamic Atmosphere

Program elements should be distributed to create a dynamic atmosphere, encouraging engagement. For example faculty offices will be located adjacent to student areas to promote interaction. Building common areas should be 'sticky', encouraging occupants to linger and facilitating chance encounters. Multi-disciplinary activity should be facilitated by providing spaces to accommodate joint research projects with members of other University departments and visiting faculty and scholars. While the topically focused research centers will have specialized concentrations that are expected to change over time, spaces should be flexibly conceived to allow for cross-fusion of disciplines. Research activity should be highly visible, consistent with an overall dynamic design approach.

Leadership

Program elements have been defined to advance leadership development in a variety of ways, including student study, interaction, research areas, student journals and organization spaces. The commitment to student development should be a design characteristic. While some public spaces will be informal and casual in nature, other areas and components

Common area, Villanova University School of Law (SmithGroup)

Moot Court/Auditorium, Indiana University School of Law (SmithGroup)

Simulation training at Villanova University School of Law (SmithGroup)

should be designed to reflect their serious academic and legal purpose. These may include the moot courtroom/auditorium, reading room, and spaces intended for public events and outreach.

Technology

Technology considerations will impact the building's structure, systems and architecture. The College of Law currently is engaged in developing new ways to utilize technology for instruction, communication, research, interaction, and legal practice. Highly digital learning experiences are expected to expand as are partnerships with other University groups and with commercial entities. The College of Law's technology team will be co-located with reference librarians in highly accessible locations in the new building so that assistance and interaction is pervasive. Several of the College of Law's programs and activities are internationally focused, including the Global Justice think tank, learning experiences on and off site, research portal. These programs depend on advanced technology resources and the new building should contain the appropriate level of infrastructure to support an expanded range of related activities. The new building's design configuration and infrastructure should enhance multi-disciplinary collaboration between technology specialists, faculty and students.

Sustainability

The College of Law's commitment to sustainability should be a guiding principle for the design of the new building. Sustainable design goals will be described in greater detail in Section 4 of this report. These objectives will impact the building's function, character and program. The College of Law's Wallace Stegner Center for Land, Resources and the Environment is nationally renowned for its comprehensive curriculum in environmental and natural resources law and policy. The new building will contain a variety of facilities to house the Center and its identity and activities should be among the key features of the building's design.

Future Expansion

In order to remain an effective resource, the new building should be designed to anticipate future expansion capability. The potential to expand the College of Law's programs in a logical manner should be demonstrated through site and building planning and design stages.

Instructional Spaces

The development of the space requirement for instructional spaces responds to the College of Law's specific approach to legal education and to it its anticipated evolution. The Socratic method has characterized legal pedagogy and its physical setting has consisted of tiered, U-shaped case-study classrooms of various sizes. While there will remain a need for this configuration its use will diminish over time, with the increasing need for a variety of flexible, smaller-sized classrooms especially for second and third year instruction. Technology will continue to play an extremely significant role. Increasingly, alternatives to trial practice settings require the use of technology for simulation and training. Instruction relies on technology for effective collaborative learning. These and future capabilities should be enabled by an adaptable, responsible and robust technology infrastructure.

The projection for instructional spaces was informed by consideration of classroom utilization data. Existing classes were mapped onto the recommended roster of sizes and types as shown in Figure 3.2 and expectations for future needs were taken into account. The analysis resulted in the conclusion that recommended classrooms will accomodate the existing curriculum and provide for future growth. Classroom spaces have been envisioned to serve multiple uses in order to optimize utilization and to remain flexible, effective resources.

To the greatest extent possible, instructional spaces should be embedded within student and faculty work and research areas, in order to encourage interaction and visibility. The daily path of travel of occupants should flow into a wide variety of building areas in order to provide access to the variety of activities taking place within the College of Law.

Corridor, New York Law School (SmithGroup)

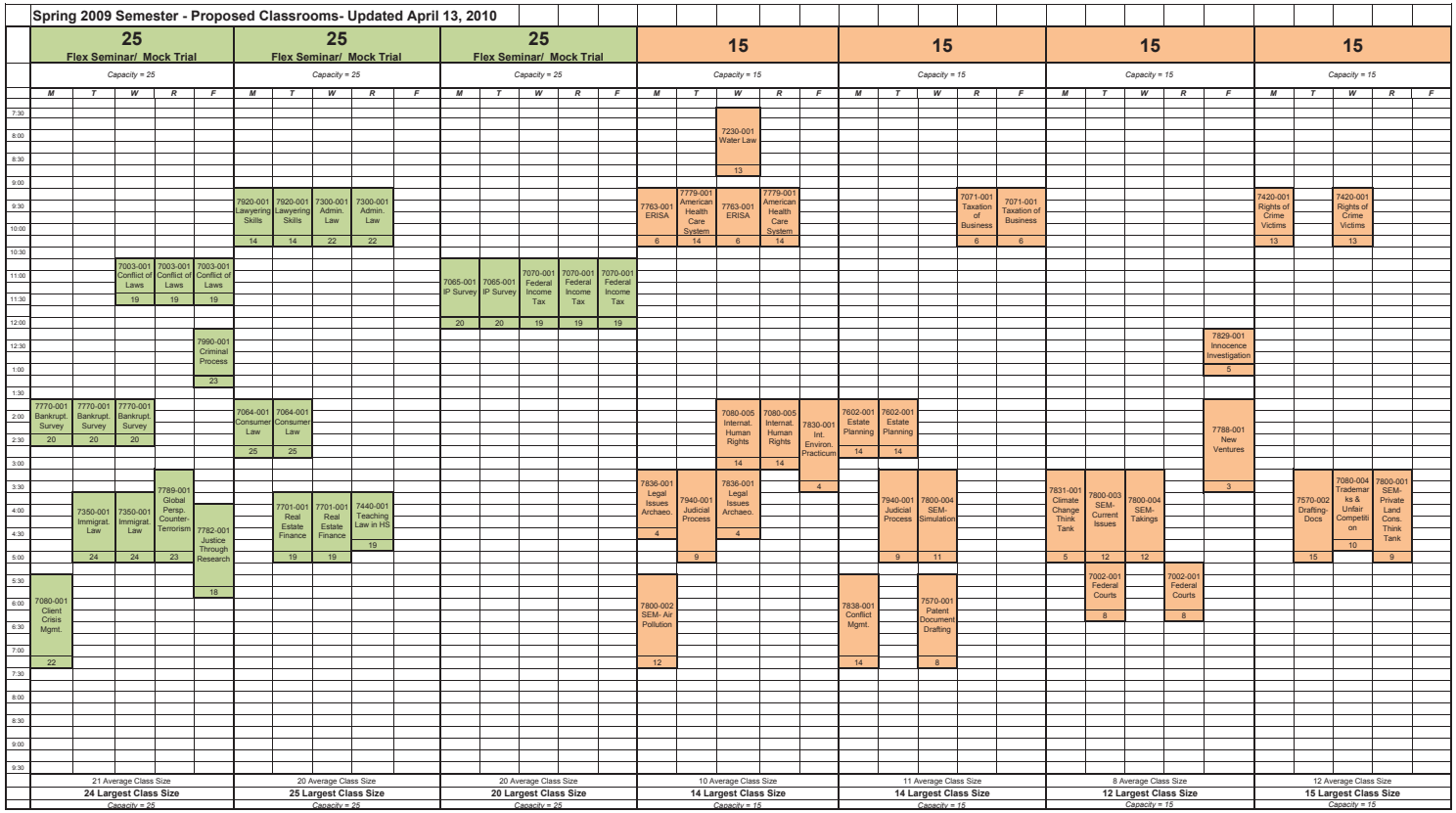


Figure 3.2: sample classroom utilization evaluation

Moot Courtroom/Auditorium/100-person classroom

The Moot Courtroom will serve three functions: a courtroom setting, an auditorium for 250-person capacity, and a 100-person classroom. All three functions are important, although each use is relatively intermittent; combining functions will significantly increase the utility of this large space.

The courtroom setting will consist of an appellate court bench for 3-5 judges, clerk and witness stations, two counsel tables, a lectern, and a jury box. One hundred classroom stations in a tiered, U-shaped arrangement will be located to the front of the room, with 150 auditorium style seats behind. A jury room, judge's chambers, and storage and A/V facilities should be immediately adjacent to the Moot Courtroom.

Large moot courtroom, New York Law School (SmithGroup)

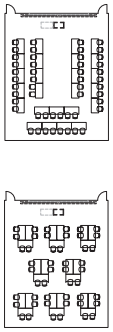
75-person tiered classrooms

The 75-person tiered classroom will be configured as a Socratic case study U-shaped classroom and will serve for first year instruction and for larger classes. The 100-person classroom within the Moot Courtroom will provide the second space for two first year sections of 75. Three 50-person capacity classrooms will be provided for three smaller first year sections in the event that model is adopted by the College of Law.

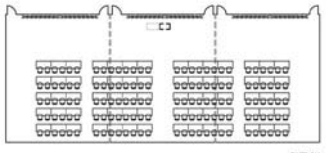
50-person classrooms

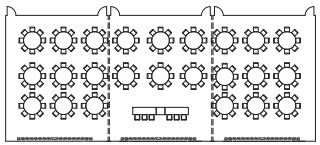
Three flat-floored 50-person classrooms will be provided. These are conceived of as flexible in nature and their associated space requirement has been allocated for multiple formats. The formats include a U-shaped interactive configuration and a configuration to facilitate a combination of both individual presentation and collaborative group work. The room design must carefully consider access to power for laptops in the multiple configurations as well as effective incorporation of a variety of A/V and other technologies.

The three 50-person classrooms will serve a dual function for a variety of events and activities. In order to facilitate this use, these rooms should be adjacent to one another and equipped with high-quality sound-attenuating operable partitions. Anticipated uses include larger presentations, lectures and break-out reception and activities associated with events occurring in the Moot Courtroom/Auditorium. Appropriate catering and storage facilities should be immediately adjacent to facilitate a wide variety of multiple uses.



50 person classroom





50 person classroom combined

35-person classrooms

Evaluation of current and projected classroom utilization indicates the need for smaller sized instructional spaces. Two 35-person flat-floored classrooms are included in the space needs protection and are envisioned provide multiple formats similar to the 50-person rooms described above.

Small courtrooms/25-person seminar rooms

Three 25-person seminar rooms will be provided. These will be equipped with movable courtroom furniture and fixtures to allow dual use as advocacy training and practice settings.

15-person seminar rooms

The space needs projection contains three 15-person seminar rooms located in the research areas. In addition to functioning as classrooms, these rooms will be outfitted with furniture, equipment, technology to serve as settings for simulation, counseling and skills training. In addition, multiple group study rooms are provided to serve smaller 8-10 person capacity seminars.

Administration

The space needs projection for administrative office areas was developed in collaboration with the College of Law's administration and accounts for current and future growth requirements. Administrative offices can be generally considered in three categories: those that are immediately accessible to students, those that are very accessible to students and those whose function does not include close interaction with students. The arrangement of administrative spaces in the new building will be determined by their relationship to students within these categories.

The first category includes the IT staff, reference librarians, circulation librarians and building receptionist. These staffs should occupy "service points" in highly accessible locations in the Law School. One area should contain the building receptionist and circulation librarian immediately adjacent to the building's primary entrance. Two other stations should include an IT staff member and reference librarian; one station should be located near the library reading room and both should be very near to student and faculty research, study and work areas.

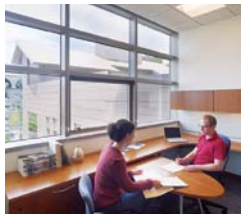
The second category includes Student Services, the Registrar and Professional Development which should be located in close proximity to student areas. The Registrar and Student Services areas should be adjacent to each other and share meeting space.

Departments that include Accounting, Administrative Services and Publications do not serve a function with as frequent student contact and may be placed in a location less highly accessible to students. The Alumni Relations, Events and External Relations departments should be in close proximity to each other, possibly near the Dean's area. The Dean's area includes the office of the Director of Institutional Development and should be in a highly accessible location, within or very near faculty and student research areas. The Admissions Office should be in a location easily accessible to first time visitors.

Office areas space needs have been allocated in accordance with University guidelines, which indicate a total space projection of 170 NSF per full-time staff member or faculty member. The 170 NSF allocation includes, in aggregate, assigned office space as well as meeting, reception, storage and other office support spaces.

Faculty Offices

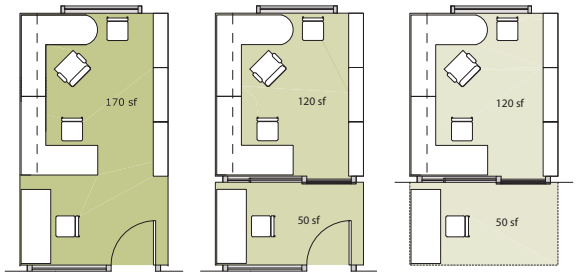
The College of Law would like to maximize the use of faculty office space and encourage faculty to interact and collaborate with one another and students. The overall building design should be conceived of as promoting active use by and engagement of faculty members. Faculty offices serve multiple functions, as individual work and research space and as student meeting and collaborative work areas. Rather than isolating faculty offices in a single remote location, and recognizing their multiple functions, faculty offices should be located in clusters in immediate adjacency to student work and research areas, forming the 'Advanced Research Areas' (ARAs), centers, clinics or programs depending on affiliation and activity. The ARAs will be described in more detail below; the primary intention is to enhance the use of College of Law facilities by its faculty.



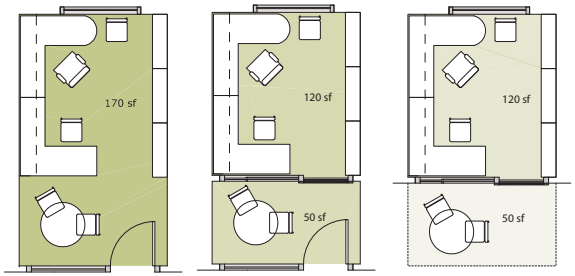
Recognizing the role office space plays in recruiting and retaining faculty, options will be available that respond to the type of activity and focus required. Current developments and models of workplace design have been evaluated and the design of faculty offices is conceived of as inherently versatile. An operable glass partition system will facilitate use of these spaces for multiple activities: more secluded, private research and work and student meeting and/or work space. The diagrams above illustrate that a variety of configurations and levels of enclosure are possible while maximizing collaboration and utilization of faculty office space. The space needs projection also includes shared work stations and meeting and storage space for adjunct faculty.

Faculty administrative support facilities will include workstations for staff (including projected growth positions), waiting areas, copy/print/rooms and conference rooms. The faculty lounge will serve College of Law faculty and staff and space has been allocated to permit its use for symposia and events. A pantry and storage room is included.

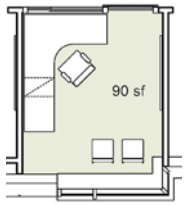
The Stegner Center will be provided with office space, work, meeting, conference and support facilities. The Stegner Center should have a strong visual identity within the new building. Similar space for other major projects and centers has been allocated. Centers space in general forms a component of the Advanced Research Areas (ARAs) which include a variety of spaces for instruction, research and collaboration to serve the College of Law's outcome-based research activity and active service programs.



Flexible office/meeting



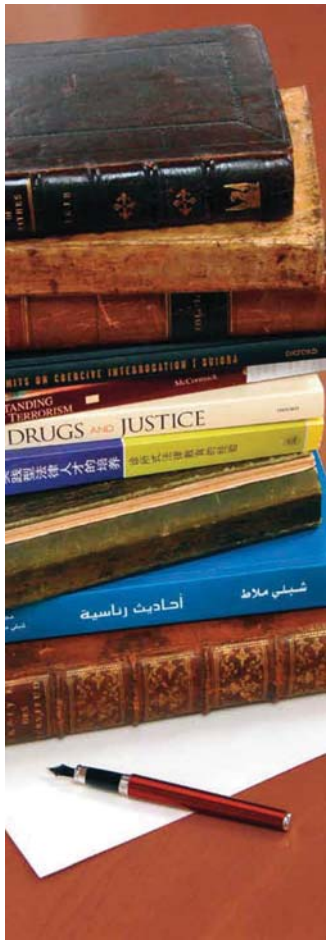
Flexible offices/student workspace



Recent office design prototype

Law Library

The Law Library should form the physical core of the new building, defining its public space. Resources, including materials, collections, reference librarians, and library services will be readily available throughout the building. A variety of spaces for student research and study will be provided, including individual carrels, open table seating and group study rooms contained within a variety of environments throughout the facility. A key concept is that each College of Law student will be provided with 50 nsf of research/study space and 10 nsf of personal storage space. This space however will not be duplicated within an isolated law library and within other areas of the building. Rather, the space will be distributed according to topical research focus, affiliation with a student journal or student organization, near a center or clinical program, or within a more active or more quiet public area of the building. In aggregate the allocation represents a significant commitment to provide effective and appropriate individual and collaborative research, study and workspace for students.



Library Administration

In addition to their more traditional mission of providing access to and preserving information in increasingly multiple formats, librarians serve as instructors, train researchers and provide multiple services to students and to other faculty. The co-location of librarians with technology specialists in multiple services points throughout the new building has been described above. Open and enclosed office space is also allocated for library administration, reference librarians and technical services activities.

Collections

The College of Law's print collections consist of approximately 250,000 volumes housed in a combination of compact and open shelving. Fifty-seven percent of the print volumes occupies both user accessible and non-user accessible compact shelving. The existing open shelving configuration does not meet ADA accessibility requirements.

While digital formats are replacing the need to continue to store portions of the print collection, the Law Library continues to add volumes while weeding/discarding at about a 2/1 ratio. While the migration to digital formats will progress there will remain a need to store and collect print materials.

The space requirement for Law Library collections is based on the premise that the current number of print volumes will be stored in the new building, in a ratio of 70% (175,000 volumes) compact shelving and 30% (75,000 volumes) open shelving. Compact shelving will contain historical materials reporters, journals and government documents while open shelving will contain treatises, monographs, general practice materials, and codes. As new print materials are acquired a commensurate amount of existing material would be weeded or discarded or the balance of compact shelving to open shelving would increase in order to increase storage capacity within the same amount of square footage.

Additionally, 'flex' square footage within the space allocation for Advanced Research Areas has been identified to accommodate programs that develop over time: this space can alternatively be used for collections storage of 50,000 additional volumes if that need arises. Since the overall square footage has been predicted to decrease over time, space allocated for law library collections represents expansion space for other College of Law functions, which may include provisions of student research and workspace as student enrollment increases from 400 to 450 FTE.

Library Study and Seating Space

As described, student research and study space will be distributed throughout the new building. The specific numeric allocation into various areas will be refined with detailed design. The current projection places 450 stations in the following:

- 200 stations in advanced research areas
- 45 stations in group study rooms
- 60 stations in building commons
- 20 stations in reading room
- 50 stations in faculty office areas
- 75 stations distributed with collections

The specific distribution between types of seating -- carrel, open table, lounge seating -- will be refined during more detailed programming and design stages. The current space allocation at 50 NSF/student provides an appropriate size for effective use for each type; in addition 10 NSF/student for a lockable storage space/closet has been allocated.

In addition to student seating, a public reading room has been provided for both the University and greater community. The Law Library has a depository collection of federal documents that the general public is encouraged to use. The reading room will be in an accessible location and will serve to welcome the public into the Law School.

Student Spaces

The College of Law has a long tradition of providing an intimate learning environment and engaging on an individual basis with its students. The space needs allocation for student space responds to this tradition. Student research, study, collaborative work and interaction space has been conceived of holistically. The new building should provide a fluid, responsive environment that emphasizes engagement and leadership development. The allocation for student space includes a defined student lounge, separable from building common areas, dedicated to use and a sense of 'ownership' by students. Space for the lounge will include dining and fitness amenities. Credible food service and health and wellness facilities have been identified as highly desirable and the College of Law and University will provide more specific design direction for these components as the stages proceed.

Additional student spaces include nursing stations, dressing rooms and dedicated childcare space. Group study rooms should be outfitted with technology for distance learning to accommodate students who may occasionally need to bring children to the law school. Outdoor gathering and recreation areas should also be defined during site and building planning.

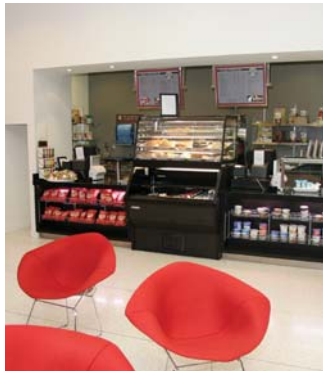
Clinics

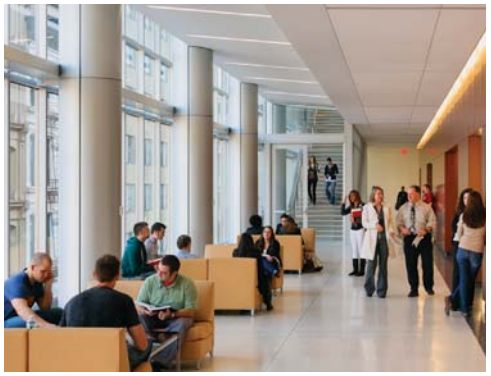
There are currently a number of clinical programs at the College of Law, although direct interaction with clients happens outside the current facility. It is expected that clinical programs will expand and the expansion may include a separate clinic facility located directly within a community setting rather than within the College of Law building.

Space has been allocated for clinical programs in the new building including offices for faculty, directors, academic coordinators, student work space, meeting rooms and project work rooms. Assigned clinic space can expand and contract over time and forms part of the Advanced Research Areas detailed further in this document.

Other

The ABA space categories include a category termed 'Other'. Spaces assigned to this category vary widely from one law school program to another. Within this category for the new College of Law building public common area has been identified. This space is intended as a true commons, assigned for daily use as a casual meeting, interaction and study area. The space will also serve as reception, exhibition and events space for programs associated with the Moot Courtroom/Auditorium and with the flexible 50-person classroom/events spaces. Support facilities for dining on a daily basis and for catering for intermittent functions should be placed in an adjacent location.





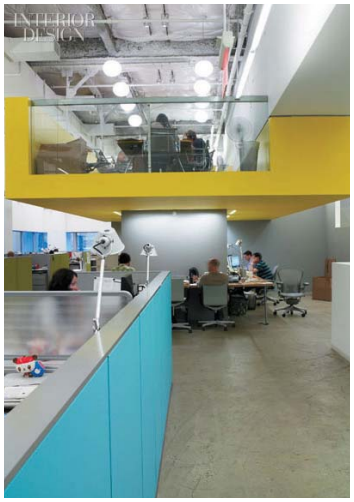
Common Areas/Advanced Research Areas

The Space Needs Summary for the new College of Law building has identified two additional categories: "Common Areas" and "Advanced Research Areas". These categories contain program components that have been described above. Placing the components in these categories provides a planning and design guide that readily captures the College of Law's programmatic intentions and specific requirements for the function, adjacencies and character of key aspects of the new building.

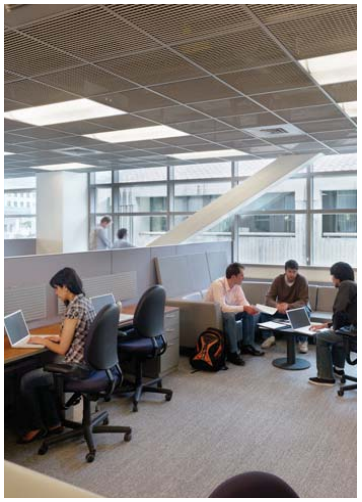
Common areas will contain IT and reference service points, a library circulation desk combined with building reception, law library print collections, dining facilities and the multi-purpose building commons. Common areas will be directly adjacent and provide strong visual access to the Advanced Research Areas.

The Advanced Research Areas comprise a new model for legal instruction and will provide a dynamic, adaptable environment for the College of Law's commitment to outcome based research initiatives. Key attributes include engagement, immersion, visibility, flexibility, interaction and multidisciplinary collaboration.

The graphical representation, Figure 3.3, illustrate the intended relationship between faculty offices, student workspaces, flexible group meeting and instructional spaces and assigned project work space. These spaces have been distributed to journals and student organizations, topically-based research programs, clinical programs and centers, although the specific allocation will ebb and flow with the nature and space requirements of specific initiatives. The spaces overlap in various ways: shared meeting and instructional resources will physically relate to multiple work spaces and the path of travel to these areas by all law school constituents will promote awareness of the breadth of the activities. Faculty offices are inserted in clusters adjacent to student work spaces and specific arrangements and adjacencies to multiple activities are possible.



JWT (Clive Wilkenson Architects)


UC Berkeley CITRIS (SmithGroup)

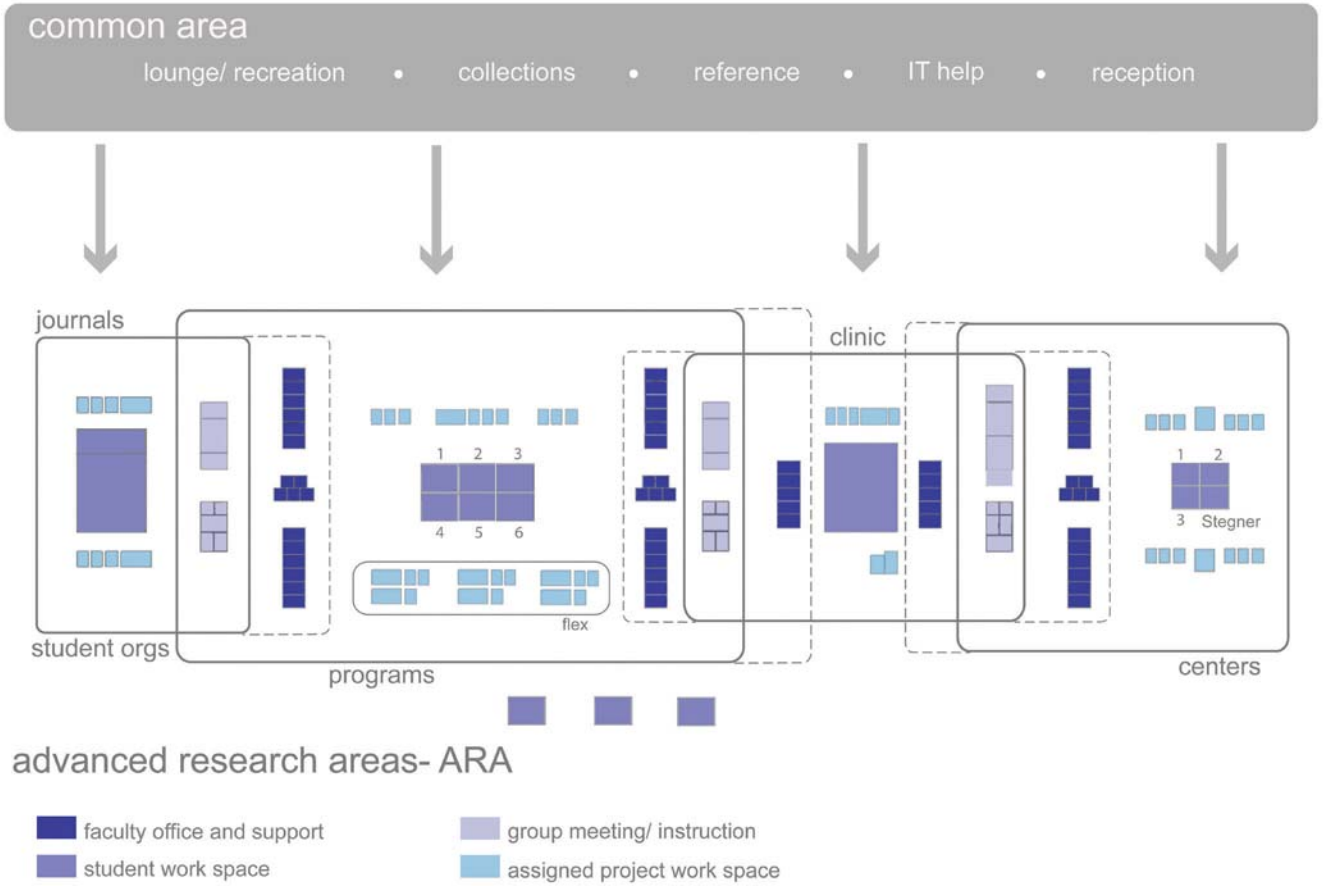


Figure 3.3 Advanced research areas diagram

The Advanced Research Areas will be physically configured by utilizing movable workstations and partition systems. Building, furniture and equipment systems will be carefully integrated during planning and design in order to create the vibrant, versatile environment needed to support the College of Law's innovative multidisciplinary and collaborative research agenda.

The second graphic, Figure 3.4, has been color-coded to trace each of the program components back to their customary ABA space category, for reference. The College of Law's programmatic vision requires a new inventive physical combination of spaces from each of these categories.

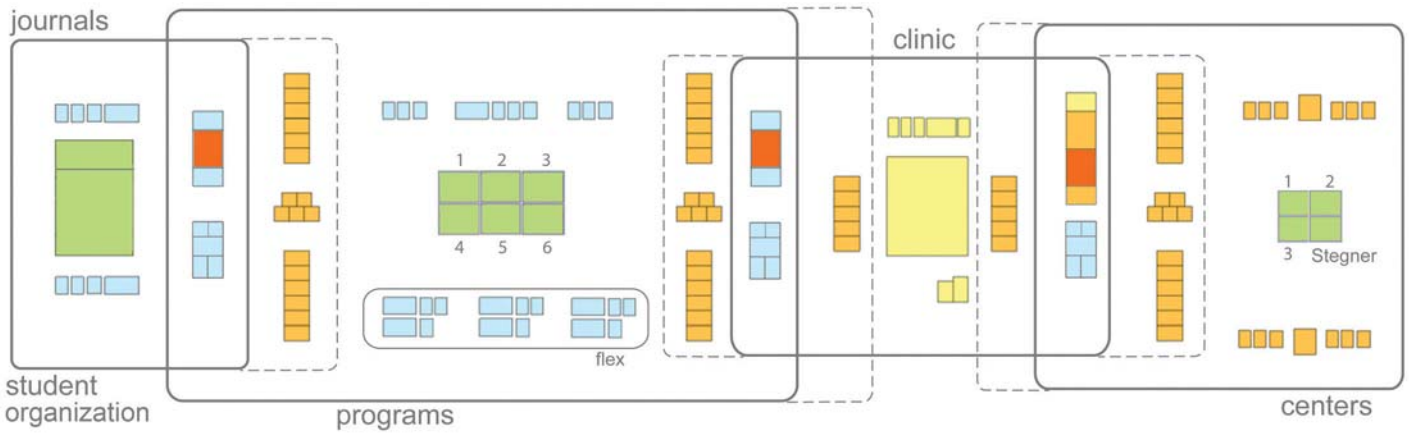


Figure 3.4 Advanced research areas diagram- Traditional ABA space classification

Multiple Use Summary

Spaces have been allocated and envisioned to serve multiple uses in order to create an overall dynamic environment, reduce the total square footage requirement and conserve resource use associated with the new building's operation. The graphic summarizes each space that has been defined to serve multiple functions within the new College of Law building. Other law school facilities may provide separate spaces for these functions with a resulting more intermittent pattern of use and activity.

Evaluation of multiple uses results in a space summary as follows:

Total NSF, multiple use space 39,690 nsf
Total GSF, multiple use space 71,730 gsf

Allocating space in this way creates inherent efficiency and a high level of space utilization for the new College of Law building.

The graphic may be summarized as follows: Instructional spaces also serve as event areas, simulation and training rooms, group meeting and work rooms.

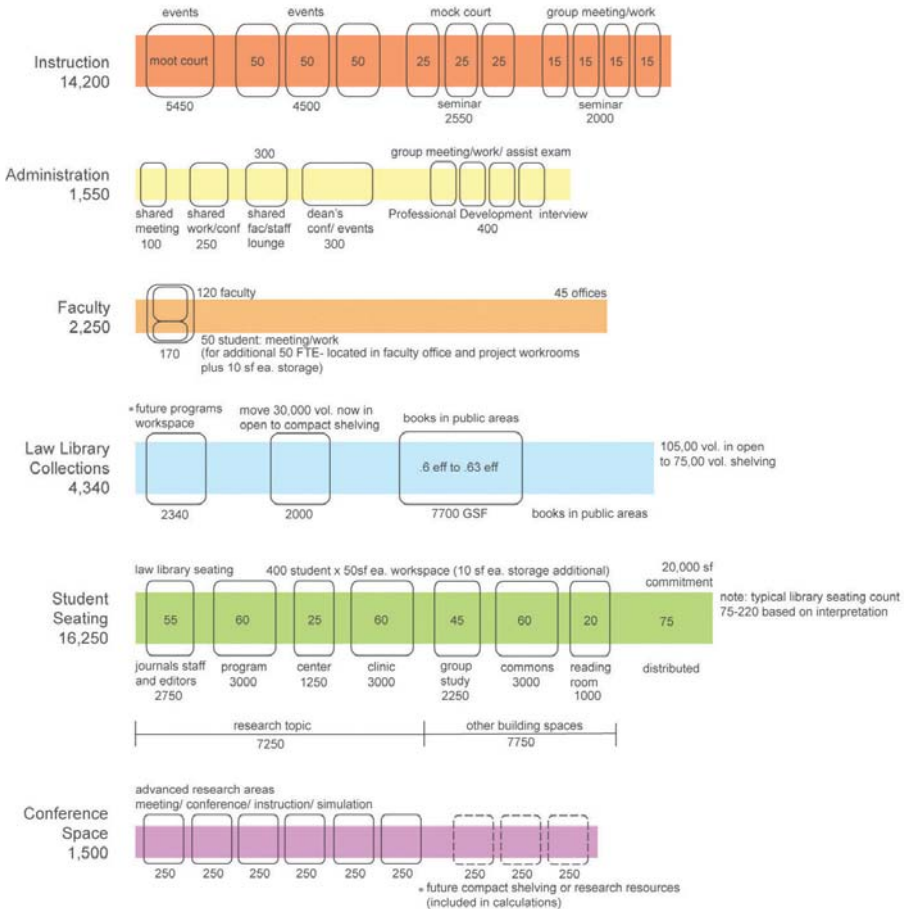


Figure 3.5 Multiple Use Summary

Several administrative office areas are shared. The Dean's conference room will serve a wide variety of College of Law functions, and dedicated Professional Development interview rooms will be used for group meetings, collaborative work and assisted exams.

Faculty offices have been assigned for individual research and work and to provide space for meeting and collaborative work with students.

The approach to assigning space for law library collections may also be considered within the summary of overall building efficiency. Rather than assigning space for growth, 'flex' space has been identified that could serve either as collections growth or research programs expansion space. Space for collections will be condensed into efficient compact shelving to a large degree and placing the book collections in public areas will result in space savings associated with occupant circulation to book collection areas.

Student research, study, collaborative work and interaction spaces have been generously allocated however these have been assigned in a singular rather than duplicative manner. Space is allocated for functionally effective student work and study stations rather than for multiple, potentially undersized or under-used versions.

Group meeting and work space will serve multiple functions for conferences, seminars, skills training and simulation, or can be assigned for research project team use.

Student Input

An important part of the process for the College of Law Pre-Programming Facility Study was receiving current student input on general and specific aspects of the new facility. Students' perspectives and priorities can be summarized as follows:

Classrooms

- Appropriate lighting, AV, furniture
- Plenty of places to plug in computers
- Entrances at the back or side, rather than at the front of the room

Storage

- Better lockers/carrel storage

Library

- Appropriate lighting
- Several small study areas: for 1-3 students, group projects and personal study
- Larger study areas for 5-15 students
- Access to video recording for mock interviews, trial advocacy practice, etc.

Common Areas

- Larger space for events
- Larger student lounge
- Better artwork

Bathrooms/Changing Room/Showers

- Accessibility
- Showers, changing rooms

Architecture

- Modern architecture
- Better positioned building, so that students can participate in the life of the campus
- High vaulted ceilings
- Large open staircases
- Outdoor public gathering space
- Larger moot courtroom
- Fantastic offices for faculty, to attract top faculty prospects
- Community space like the 'Gibby'

Food/Vending

- Extended food services
- availability of proper lunchtime food

Parking

- Adequate and convenient parking

Student input has been incorporated into the space needs descriptions for program components.

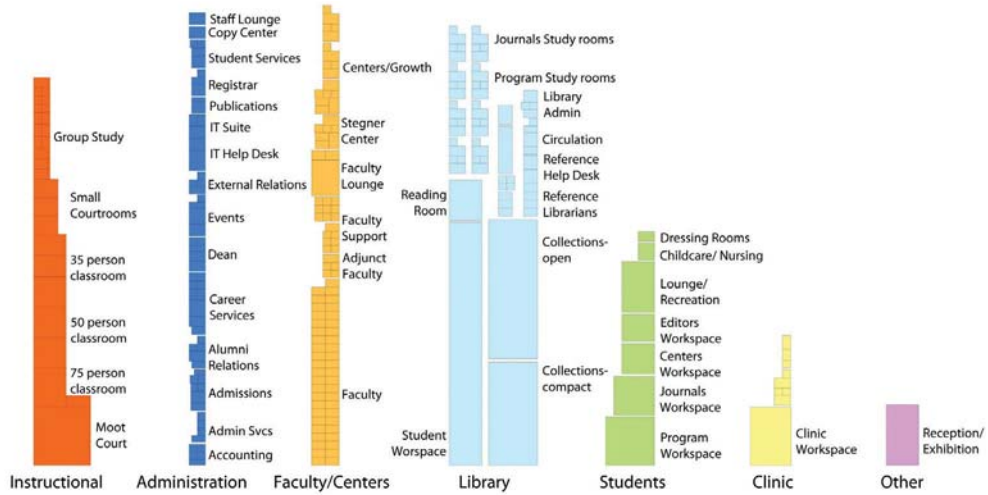


Figure 3.6 ABA space categories- program distribution

Numeric Space Requirements

Numeric space projections have been formulated for individual program elements. A room-by-room list of space requirements is found in Appendix A.04 to A.38. The information is organized by ABA space categories and by the 'Redistributed' model that describes those spaces that will occupy building common areas and the Advanced Research Areas. Figure 3.8 compares existing space in each ABA category to projected space. Growth percentages for each category are indicated. Evaluation of the percentages yields the follow observations about space needs:

Priorities:

- Student spaces are projected to have the greatest increase (+250%). This is consistent with the evaluation of benchmarking data (refer to following section) and with general observations about the lack of adequate student space in the existing building.

Figure 3.8 Program Growth

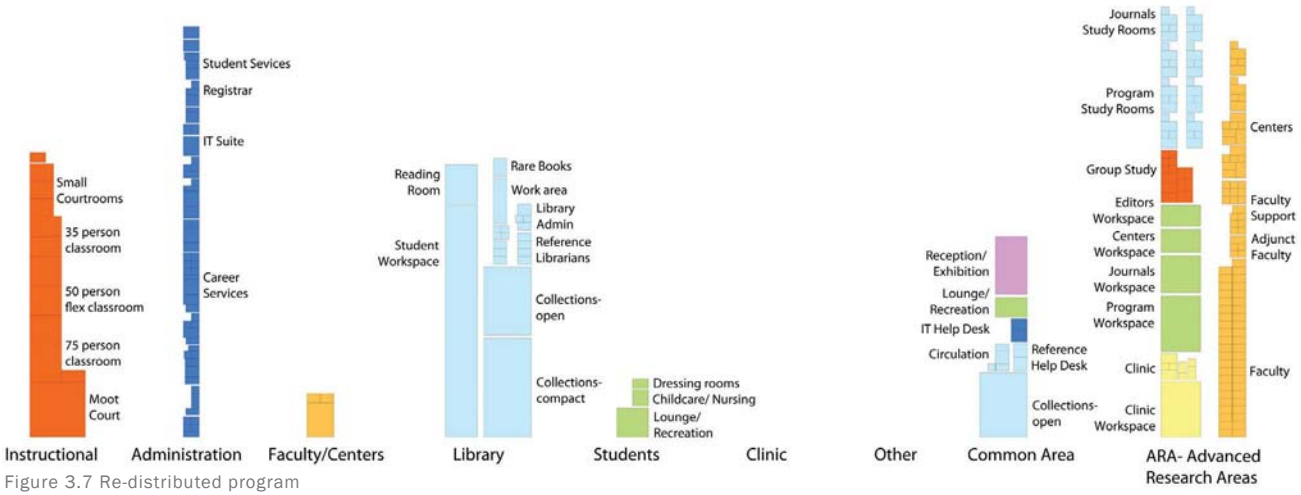


Figure 3.7 Re-distributed program

- The 'Other' category of space has the next greatest increase (+215%). This category includes multipurpose commons space and again growth in this category is consistent with general observations about the notable lack of gathering and interaction space in the existing College of Law building.
- Spaces assigned to clinical programs are allocated at a growth rate of +1200%: existing clinic space consists of offices for three staff that totals 335 NSF while projected space includes workspace for 60 students at 3000 NSF. The assignment of 60 student stations to clinical programs is a placeholder; these stations can functionally and physically relate to the various research programs and student activity areas, or to general building research and study spaces. The specific allocation will be determined during more detailed project programming and planning. All faculty spaces fall within the 'Faculty' space allocation including offices for faculty associated with clinical programs.
- Instructional spaces are projected to increase by +70%. More appropriately sized smaller classrooms are planned; proportionately more space is required for small versus larger instructional spaces on a per-student basis. Larger classrooms have been sized at current legal education standards, in tiered U-shaped arrangements with adequate space for each student to use a laptop and spread out a case book, in marked contrast to the significantly undersized and out-dated existing large classrooms. Collaborative and flexible formats also require more space on a per student basis and these capabilities are important priorities for new College of Law instructional spaces.
- Faculty areas are projected to grow by +68%. Existing faculty offices vary widely in size from 130-180 NSF. Projected offices are standardized at 170 NSF and a total of 45 will be provided. The configuration envisioned will facilitate multiple use of offices as settings for small group meetings and instruction and for use as student workspace. Appropriate

spaces have been designated for adjunct faculty. The most significant growth component is the allocation of centers space, which provides individual work space, meeting and conference space, collaborative project workrooms and support and flexible space for each of four centers. These spaces are envisioned as highly adaptable to multiple uses and configurations as Centers requirements change over time.

- Administrative areas are projected to grow by +60%. The space allocations for administrative office areas have been calibrated to University guidelines and provide future growth capability. Several areas including Professional Development contain spaces devoted to student use. Other areas including the Events office and Dean's area contain spaces to stage, support and host a wide variety of College of Law outreach events.
- The Law Library allocation decreases from its existing level, from 38,000 NSF to 33,600 NSF. This is attributable to two factors: the amount of space-efficient compact shelving to house library print materials is allocated at a higher ratio than existing, and student study and research areas will be distributed throughout the building with the space needs allocation for the Law Library including 75 of the total 450 stations that will be provided. Many of the stations are assigned to student spaces, clinics, centers and general building common areas that will comprise the Advanced Research Areas. If these stations were included within the Law Library projection in a more customary, less distributed arrangement, space assigned for the Law Library could be considered to increase significantly.

Benchmarking

Evaluation of benchmarking data places the space needs projection in context of law school facilities at relevant peer institutions. The data is most useful when considered in aggregate since assignment of space to various categories can vary from institution to institution. Also, there is no set definition of the 'Other' category.

- The first group, Top 30 Law Schools with student enrollment less than 600 FTE, is a list based on US News and World Report's 2010 ranking assessment. Smaller law school programs typically require more space on a per student basis than larger law school programs. Figure 3.9 summarizes this data. Evaluation of the data yields the following observations:
- The total existing College of Law Building provides 172 NSF/FTE (measured from plan documents).
- The average for Top 30 Law Schools with student enrollment less than 600 is 256 NSF/FTE and the median is 230 NSF/FTE.
- The proposed space requirement for the new building is 218 NSF/FTE. The number of students increases from 400 to 450 affecting the per-student ratio. Space needs have been assigned to maximize multiple-use potential, reducing the overall amount of space projected.

Law School Facilities		Classrooms & Seminar Rms.		Library Facilities		Faculty Offices		Admin. Offices		Students/ Organizations		Clinics		Other			
	FTE	NSF	SF/FTE	NSF	SF/FTE	NSF	SF/FTE	NSF	SF/FTE	NSF	SF/FTE	NSF	SF/FTE	NSF	SF/FTE	Subtotal	NSF/FTE Ratio
Top 30 Law Schools : <600 FTE (Average)	488	17,471	36	47,765	100	11,096	23	11,295	23	16,278	33	3,147	7	16,800	34	123,852	256
Top 30 Law Schools : <600 FTE (Median)	490	15,548	32	48,096	98	9,633	20	9,324	19	10,337	22	2,902	6	13,092	30	109,781	230
Top 20 Public Law Schools (Average)	681	21,001	28	69,434	89	14,011	18	12,015	16	15,084	19	4,929	6	22,385	30	158,860	206
Top 20 Public Law Schools (Median)	681	20,378	27	63,124	92	13,748	16	10,670	14	12,000	16	2,645	3	13,000	18	136,898	196
University of Utah Law School Peers (Average)	693	17,751	26	60,573	95	8,945	14	8,625	12	14,080	23	3,457	5	11,324	15	124,755	189
University of Utah Law School Peers (Median)	577	15,104	26	58,698	77	8,154	14	7,257	14	9,462	17	3,313	5	6,055	13	119,645	197
University of Utah Law School - ABA reported	397	11,884	30	39,108	99	9,033	23	5,272	13	2,668	7	102	0	26,186	66	94,253	237
University of Utah Law School - Existing	400	11,024	28	38,134	95	8,851	22	5,418	14	4,329	11	188	0	950	2	68,894	172
University of Utah Law School - Proposed	**450**	**18,500**	**41**	**33,930**	**75**	**15,030**	**33**	**8,510**	**19**	**15,110**	**34**	**4,100**	**9**	**3,000**	**7**	**98,180**	**218**

Figure 3.9 Benchmarking data summary

- Instructional spaces in the existing College of Law building are undersized compared to peers, and student spaces are notably undersized. These areas are priorities for the space projection and the proposed allocations are in line with peer averages.
- The Law Library allocation is smaller: space proposed for the Law Library includes efficient collections storage systems and student seating is distributed among the Law Library, Student, Clinic and 'Other' categories.
- Two additional categories are considered: Top 20 Public Law Schools and a list of peers identified by the College of Law. Observations are similar to those noted above.

More detailed benchmarking data with information on individual Law School programs is contained in Appendix A.02 to A.03.

04.sustainability

The College of Law has a demonstrated commitment to furthering the practice of wise stewardship of natural resources and making informed decisions concerning climate and environment altering activities. The College's notable Wallace Stegner Center for Land, Resources and the Environment, dedicated to the multi-disciplinary study of natural resources and environmental law and policy, seeks to promote knowledge, improve public understanding and ensure a robust dialogue over environmental issues. The new building will exemplify the College and University's values and commitment to sustainable design principles and practices. A sustainable design charrette was conducted in order to establish sustainable design objectives for the new College of Law building.

The following summarizes the topics discussed with the College of Law and the University during the charrette:

- The University of Utah's institutional commitment and policy context.
- A description of the College of Law's environmental focus including the activities of the Stegner Center, student input, level of interest and dedication to improving the environment.
- Aspects of the building's design and design process related to sustainability: exterior image, interior space, maintenance and systems controls, academic activities.
- Metrics and rating systems and aspirations for the new building.
- A statement of sustainable design goals for the project.

University of Utah Sustainable Practices

The University of Utah is developing a strong tradition of sustainable practices on campus. Colleges and universities throughout the country are exercising leadership in their communities and throughout society by modeling ways to eliminate global warming emissions and by providing the knowledge and the educated graduates to achieve climate neutrality. In accordance with this active leadership role, President Michael K. Young signed the American College and University Presidents' Climate Commitment (PCC) on Earth Day 2008.

> *"Signing the PCC is well aligned with the mission of the University of Utah and shows leadership befitting Utah's flagship institution of higher education. Fulfilling the commitment to achieve climate neutrality by reducing net carbon emissions at the U to zero will accelerate the education and research efforts needed to re-stabilize the Earth's climate while leading the U to greater environmental and economic sustainability." - President Young*

A key aspect of the PCC is the move by institutions toward climate neutrality on their own campuses, although a date for this deadline has not currently been set. In addition to the sustainability actions that will be needed to fulfill the PCC objectives, the newly adopted 2009 University of Utah Master Plan discusses an emerging position on water conservation and the prospect of eventual water neutrality. Given the precarious nature of the water supply throughout the West, new buildings should be planned to aggressively pursue water neutrality as both a socially and environmentally sustainable practice.

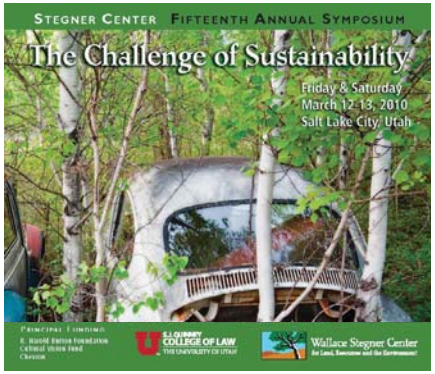
> *"The University main campus would set a target water budget (gallons/year) based on the annual rainfall volume for the contiguous campus acreage. The goal would be to stay within that water target annually. Although this is a lofty vision right now, it is an intriguing concept."*

Since the 2008 PCC agreement several initiatives have been implemented across campus. Foremost among these is the establishment of the Office of Sustainability. The Office of Sustainability has overseen the comprehensive inventory of campus green house gas emissions and is now developing a comprehensive Climate Neutrality Action Plan as required by the PCC to work toward its goals. The definition that the University has adopted to define the word "sustainability" is :

> *"Balancing the relationship between environmental stewardship, economic development, and social responsibility while meeting the needs of the present ..."*

The purpose of this is to work towards a more sustainable future by establishing the University of Utah as a leader and innovator in sustainability. This is accomplished by:

- Preparing future leaders through research on sustainability strategies and education on sustainability principles.
- Demonstrating environmentally, socially, and economically responsible practices for the campus, state and nation.
- Creating and developing innovative solutions for pressing global issues and serving as a model for best practices.
- Providing a healthy learning environment emphasizing civic engagement and environmental stewardship.



"The reminder and the reassurance that it is still there is good for our spiritual health even if we never once in ten years set foot in it. It is good for us when we are young, because of the incomparable sanity it can bring briefly, as vacation and rest, into our insane lives. It is important to us when we are old simply because it is there--important, that is, simply as an idea."

Wilderness Letter to David E. Pesonen, Wildland Research Center, University of California, Berkeley from Los Altos, Calif. December 3, 1960, Wallace Stegner.

The ACUPCC provides a framework and support and information on solutions and developments at the 685 colleges and universities now actively working to achieve the short and long term economic, health, social and environmental benefits associated with this effort.

S.J. Quinney College of Law - Commitment to the Environment

The S J Quinney College of Law, recognizing the importance of natural resources and environmental quality, has long played a leading role in shaping appropriate laws and polices to govern the use and presentation of these resources. Established in 1995, the Wallace Stegner Center for Land, Resources and the Environment continues that role through its curriculum, research, publications and activities and is a nationally recognized center of excellence. The Center's perspectives consider the many facets of sustainability and extend beyond the built environment toward understanding sustainability's three interdependent pillars of environment, economic development and equity.

Its broad range of research issues and topics include watershed restoration, effects of colonialism, antitrust enforcement, ecosystems, national park preservation and the medical consequences of environmental degradation.

Considering the College of Law's rich heritage of environmental action and student dedication to and expectations of a sustainable future, it is imperative that the new building incorporate the highest level of sustainable strategies in its design.

Comments collected by each of the student representatives on the Building Planning Committee indicated a strong desire for a progressive and healthy building. Students recognize that the new building will be an opportunity to practice sustainable design and engage the law school community. There is some debate as to whether the building should be interactive or self-maintaining. Some students see the interactive model as an opportunity for students, faculty and administration to participate in the maintenance and care of a green building, making it an education tool.

Further participation can include recognizing donors for sponsoring key sustainable design features. Other suggestions include creating a think tank or seminar class that will explore energy efficient and green building opportunities for the school. It is apparent from the student comments that there is great excitement for the new building to demonstrate the ongoing interest and commitment to environmental causes among students and faculty.

It is with this basis of understanding that the sustainability charrette was held to establish sustainability goals and articulate the aspirations of the new S. J. Quinney College of Law facility. During the sustainability charrette numerous examples of sustainable design strategies were evaluated in order to articulate aspects that will be desirable in the new building. These include the exterior image of the building, the nature of the interior space, possible relationships to academic research projects, connecting wellness to sustainability and the importance of incorporating the highest level of sustainable design into the new building.

The Papago Gateway Center is an example of an aesthetic and highly sustainable building. (SmithGroup)

Access flooring allows for power and data upgrades with minimal disruption to the building occupants.

Oberlin College -
The Living Machine treats waste water while enhancing the character of a space.
(William McDonough & Associates)

One clear result of the discussions was that the building should be aesthetically green, although there was no desire for the facility to resemble a "science experiment". It was recognized that the project is a great opportunity to engage students in the design, planning and construction processes and as inhabitants of the new building. One example could be the area of grey water. Currently, it is against state building code for a building to utilize grey water (wastewater generated from domestic activities such as hand washing, dishwashing and bathing as opposed to black water which contains human waste) in any way. In other jurisdictions grey water is given further life as irrigation or conveyance water for toilets and urinals. By investigating possibilities to amend the current code regarding grey water re-use, students might positively impact the effect the new building has on the environment.

Other examples might include investigating policies that establish metrics for ecological return on investment. Currently, approximately fourteen College of Law faculty teach a class related to sustainability, with a breadth of research activity in collaboration with faculty from many University departments. As building programming and design stages proceed, specific opportunities to engage students and faculty and to contribute positive outcomes should be identified and implemented.

Several aspects of the space requirements description address the "loose fit, long life" concept that embodies maximum utility and effective resource use. Examples include ensuring that an accessible technology infrastructure adaptable to future developments is incorporated, as well as maximizing the potential for reconfiguration of space for multiple functions and future requirements. The lack of flexibility demonstrated by the existing building provides a marked contrast to that desired for the new building.

Rating Systems

Independent verification is essential to ensuring that sustainable aspirations are achieved and implemented in a demonstrable way. To that end the steering committee was presented with several rating systems that are found in use today. Energy Star, LEED, The 2030 Challenge and The Living Building Challenge were reviewed. Given that the facility will be governed by State of Utah statutes, LEED Silver will be the minimum level of certification allowed with the following credits required:

- WE Credit 1.1: Water Efficient Landscaping: Reduce by 50%
- EA Credit 3 Enhanced Commissioning
- EQ Credit 3.1 Construction IAQ Management Plan: During Construction
- EQ Credit 4.1: Low-Emitting Materials: Adhesives and Sealants
- EQ Credit 4.2: Low-Emitting Materials: Paints and Coatings

Furthermore, the University of Utah now requires any construction to achieve 15 points in EA credit 1 as well as

EA credit 5, Enhanced Measurement and Verification. With these additional credit requirements the project would readily achieve LEED Gold. The next and highest level, LEED platinum, has been established as the goal for the new Law School building.

The LEED rating system has transformed the construction industry. Whereas ten years ago a building rarely pursued LEED classification. It is now commonly the minimum allowed by building codes (including the State of Utah). The benefit to the environment has been incredibly significant. Given the College of Law's position, it is relevant to consider utilizing more aggressive rating systems to guide the design of the new facility. These include The Living Building Challenge and The 2030 Challenge. Each have requirements that demand high efforts and investments.

A program of the Washington State Cascadia Chapter of the United States Green Building Council, The Living Building Challenge raises the standard for environmental consideration in design and construction. This challenge is embodied in the question:

> *What if every single act of design and construction made the world a better place?*

This rating system requires that a project meet requirements, called 'Imperatives' and be water and energy neutral. There are currently several facilities on track to achieve this notable level of sustainable design, but each of these projects is about 3% of the projected square footage for the new College of Law.

Founded in response to concerns about energy consumption The 2030 Challenge requires that a facility be energy neutral by the year 2030, with intermediate goals. The goal for the new building, assuming it is completed prior to 2015, would be to utilize 70% less fossil fuel derived energy than current benchmarks for this building typology. This requirement dovetails very nicely with the requirements of the PCC and the U of U enhanced LEED requirements. Again, few facilities are energy neutral and the square footage of those is a small fraction of what is projected for the new law school. By establishing the extremely ambitious goal of meeting The 2030 Challenge and working toward net-zero energy consumption for the new building, the College would further demonstrate its commitment to the highest level of sustainable design practice.

University policies might also greatly assist in moving forward with these goals. For example, currently the costs for the heating and cooling of a building are not "paid" by the colleges or departments. That is, the user groups are not given money with which they later pay the University for their utility usage.

Consequently there is no incentive to invest significant amounts of capital into measures to reduce energy consumption. A net metering arrangement could realize a return on investment in saving energies and result in a more efficient building.

Sustainability Objectives

During the charrette and subsequent discussions the sustainability goals for the project were established. They are as follows:

- The building will achieve LEED Platinum as the basis of design.
- The new building will be aesthetically green.
- The facility should engage students, becoming a medium for the education process.
- The goal for the project is to work toward net-zero energy consumption in accordance with The 2030 Challenge.
- The new building will incorporate measures that implement the University's policy of water neutrality.

Biomimicry—an emerging discipline that studies natures best ideas and then imitates these designs and processes to solve human problems.

05.concepts

Site Analysis

An overall site and existing building evaluation was performed to assess available opportunities. Through an investigation of site and existing building functions based on observations, input from the University, the College of Law and previous studies from 2002 and 2009, a general consensus of an approach to the site was reached.

The site analysis began with a study of the current law school site. An analysis of the building footprint with square footage based on the space needs requirements concluded that a new law school facility could be placed in a number of configurations in the area surrounding the existing building. The site of the existing College of Law is considered advantageous as it maintains a relationship to President's Circle, the historic campus and to University academic departments. Additionally, the current site facilitates convenient access for off-campus legal professionals and the general public taking part in the school's clinic and outreach programs.

The feasibility of expanding and renovating the existing building was considered. Analysis determined the following functional deficiencies:

- The law school facility limits the school's curricular ambitions.
- Little interaction and student activity is possible in the constricted hallways and common areas.
- Spaces for student organizations and student-led initiatives including law journals and moot court board are inadequate.
- The lack of appropriate classroom space creates limitations in course offerings and scheduling.
- Faculty and staff spaces are at full capacity and have little opportunity for growth.
- Space is limited for academic centers, professional skills training and special programs

In addition to these observations, the space was analyzed with potential future program requirements overlaid. The structure is extremely inflexible, with tiered slabs in ineffective classroom formats and interior masonry partitions. Major building systems have far exceeded their useful life, requiring complete replacement. The result of this exercise was a conclusion that the extremely extensive renovation process would require approximately three years of active work with numerous department shifts throughout the schedule, with significant adverse effects to the program. Consequently, given the expense of a renovation combined with the intrusive nature of the construction and the limited value of the existing building, it was determined that an entirely new building is required. Refer to Appendix A.39 for a more detailed summary of the condition of the existing building and excerpts from the ABA Site Visit Report June 2009.

The area considered for the new project is defined by South Campus Drive and Carlson Hall to the south, University Street to the west, Pioneer Memorial Theater/open space to the north and the Fieldhouse/Eyring Building to the east. The green space, stretching south from President's Circle past the Thomas, Stewart and Pioneer Theater buildings, currently terminates at the College of Law. The green space serves as the front lawn of the entire campus and visually and physically connects the precinct to the historic main campus. The site for the new building is currently an asphalt parking lot with minimal landscaping between parking areas. The Fieldhouse, to the east, is the sole building that currently has an entry gesture toward the site.

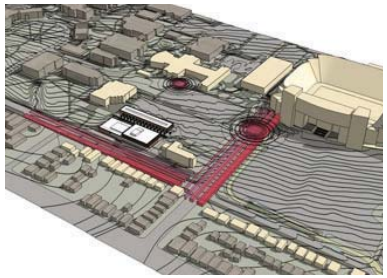
A major advantage of the site is its location on campus, easy access for members of the College of Law community and potential visual prominence.

There are several views towards the site. Most prominent of these is from the intersection of South Campus Drive and University Street. This corner is visible as far west as 1300 East Avenue. Carlson Hall currently occupies this view. There is an unexpected view of the site as one approaches from the east between the Field house and Rice Eccles Stadium. Depending on siting, there is also a potential view from University Street though the elevation differential quickly obstructs the view corridor. Views from 500 South are present but are contingent on future planned uses for the stadium parking lot.

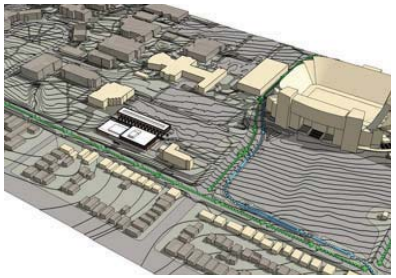
There are significant views from the site. Although the stadium obstructs some of the views, there are still ample high quality views of the Wasatch Mountains to the south as well as to the east and northeast. Additional views of the Oquirrh Mountains are present and, once the viewer is elevated above the ground level, unobstructed views to the downtown and north are possible.

The proposed design should take into consideration the potential views available. The prominent views into the site offer the opportunity for the new building to become both a campus landmark as well as a beacon toward the city. Views from the site could allow for the occupants of the building to experience a visual connection to the surrounding natural environment as well as to the larger community.

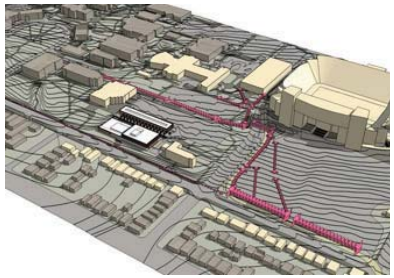
Additional views of the Oquirrh Mountains are present and, once the viewer is elevated above the ground level, unobstructed views to the downtown and north are possible.



Acoustics



Public Transit



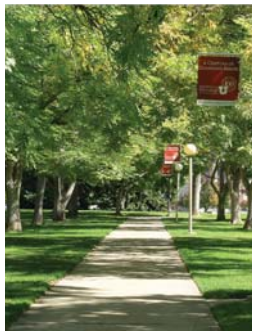
Pedestrian

Acoustics

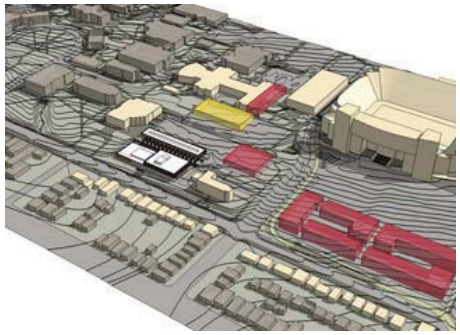
Consideration should be given to two basic types of acoustical disturbance. The first is the traffic, both vehicular and transit, along University Street and South Campus Drive. The most notable source is the crossing guard for the TRAX line located near the pedestrian underpass. With east and west bound trains the alarm bells frequently ring. A secondary concern are the mechanical systems servicing the Eyring Building. Design considerations for mitigating noise pollution should be considered with the siting of the building, the programmatic building layout and acoustical design measures for sound reduction.

Public Transit

The site is well served by public transit. The Stadium TRAX stop is located one half block to the south with weekday service four times per hour per direction and weekend service three times per hour per direction. Additionally, two bus stops adjoin the site. The stop located on University Street has seven separate lines of UTA service including several express lines. The South Campus stop has an additional six lines of service as well as the campus shuttle. Proximity to public transit is advantageous and the design of the building should promote its use through a clear and identifiable connection from multiple transit stops to the proposed building.

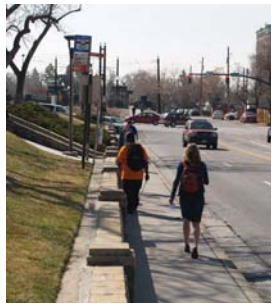


Pedestrian corridor



University of Utah Campus Master Plan

Existing parking and circulation



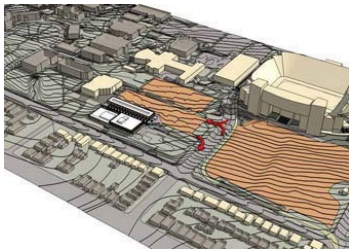
University Street sidewalk

University of Utah Campus Master Plan

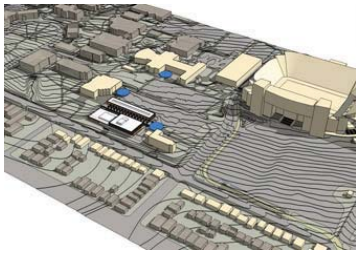
The recently completed Campus Master Plan for the University of Utah shows proposed new buildings in four areas in close proximity to the considered site. One development is to the south, located in the west parking lot of Rice Eccles Stadium. The second is the addition to the south side of the Eyring Chemistry Building. Third is a parking garage located adjacent to the Eyring Building and a fourth is on the south side of the parking area. The concept design of the new College of Law should acknowledge the developments proposed by the Master Plan and work in concert with surrounding future development.

Pedestrian Traffic

Clear pedestrian traffic patterns are currently limited in this area of campus. Most pedestrian traffic runs north- south along the east and west boundaries of the site from the bus/TRAX stops to President's Circle. The sidewalk along University Street does not have the required width for two people to comfortably pass. The location of the bus stop compounds the issue as the queuing and waiting area overlaps with the width of the sidewalk. On the east side pedestrians must use an underpass to cross South Campus Drive. Clear east-west pedestrian connections on the site do not currently exist. The design of the new building could be an opportunity to improve and better clarify pedestrian traffic. Improved connections to both the intersection of University Street and South Campus Drive and the pedestrian underpass to the east of the site should be considered and implemented to the extent possible with the building's site design.



Parking Access



Loading Docks

Parking Access

The current parking access is not clearly defined and awkwardly intersects pedestrian traffic. Access is limited to one entry without traffic signals. Exiting the parking lots is similarly limited through one curb cut located west of the entry where existing traffic can only proceed westbound. These poor circulation patterns are particularly apparent during events and peak usage where traffic can be highly congested. The proposed design should consider alternative parking access strategies and improvements to general parking conditions relative to overall site design.

Loading Access

The site design may impact access to three loading dock facilities adjacent to this project. They are located on the west side of the Eyring Building, the southeast corner of Pioneer Memorial Theater and the north side of Carlson Hall. Site design should maintain access to these existing loading docks and provide serviceable and visually- screened loading facilities for the future building.

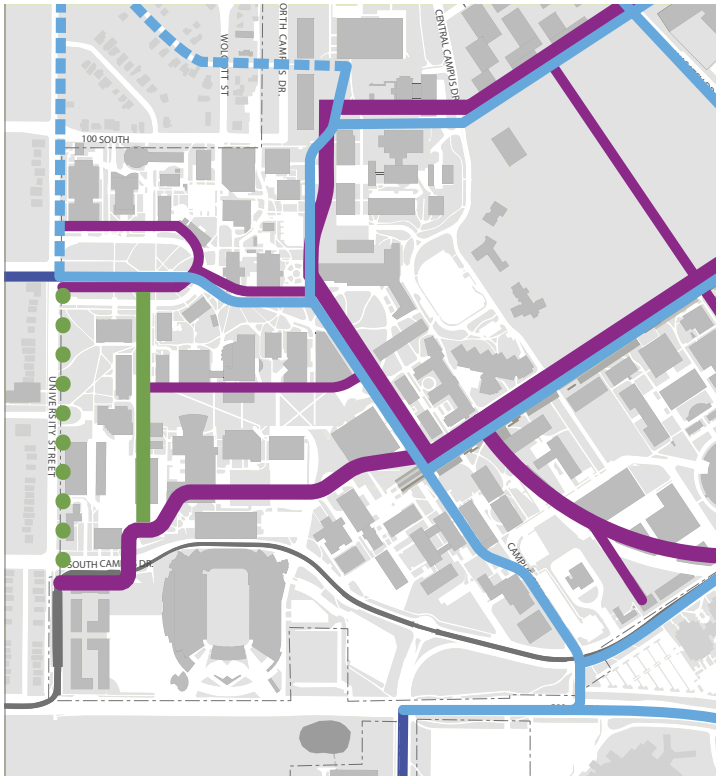


Figure 5.1: Pedestrian and Bike Paths

- Master Plan Proposed Bike Path
- Master Plan Proposed Bike Route
- Master Plan Pedestrian Path
- Proposed Bike Route
- Proposed Pedestrian Path

Site Circulation Opportunities

The 2009 Campus Master Plan focuses on east-west pedestrian and bike circulation patterns in the area surrounding the new building site, indicated in Figure 5.1. North-south corridors could also be improved, including University Street and the area between the north pedestrian tunnel entrance and President's Circle. Currently, Salt Lake City Corporation is considering modifications to University Street, reducing the number of lanes from four to two and possibly widening the sidewalk and adding planting strips. These developments could greatly impact views into the new building site and the general experience of this area of campus. Creating a clear landscaped connection to the west, linking the tunnel entrance, College of Law site, east face of the Pioneer Memorial Theatre, entrance to the Science Yard, extending north to President's Circle will also greatly enhance pedestrian experience in this campus precinct.

Concept Alternatives

Process

Qualities of the site and of the College of Law's program inspired concept development. The process was initiated by illustrating alternative concept relationships between program elements. A series of initial site responses and concept solutions were then evaluated, for both building massing and functional layout. A review meeting was conducted and representatives from the College of Law provided input. Based on feedback, three of the initial five concepts were developed further and a follow-up meeting was conducted during which a preferred direction was established. That direction forms the basis for the recommended site and massing concept.

Program Concepts

The diagrams illustrate alternatives for conceptual relationships between program elements. Purple represents the Advanced Research Areas. Red represents more 'formal' program elements: classrooms, library stacks, moot courtroom auditorium, etc. Light purple represents building common spaces.

The 'Loft' diagram suggests a fluid arrangement with various research areas clustered around formal spaces, inherently flexible within a regular building envelope.

Loft

The 'Connection' diagram depicts connections between research areas and formal areas through building common spaces, which directly relate to both.

Connection

The 'Icon' scheme suggests that the research areas are configured as an identifiable, object-like element that forms the College's physical identity.

Icon

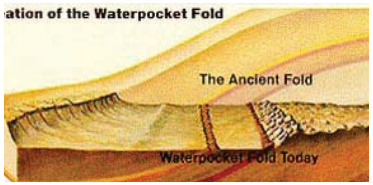
The 'Engagement' diagram organizes paths of travel from formal space to formal space through the research areas, so that research activity is highly visible.

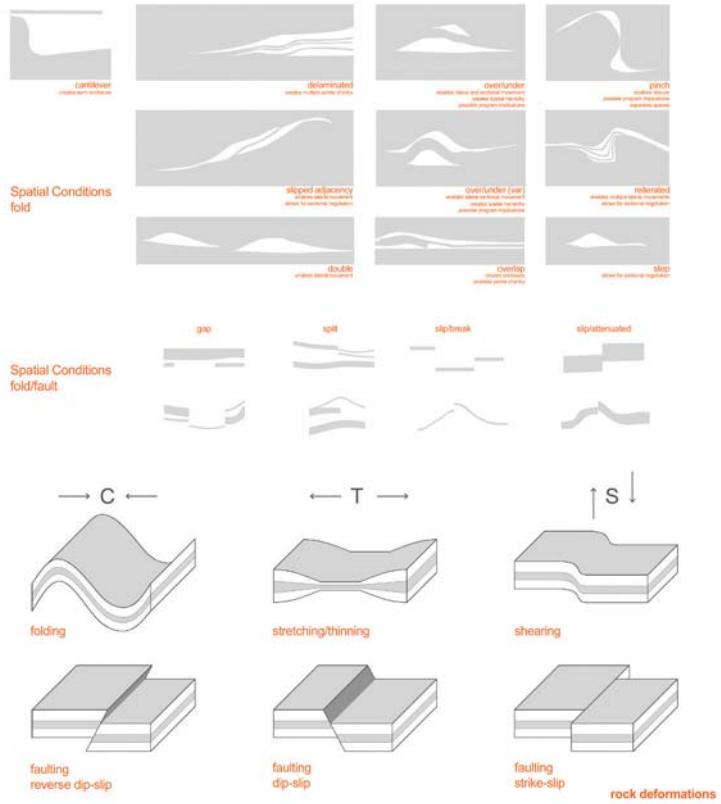
Engagement

The 'Gateway' diagram extends that concept to the scale of the campus, suggesting that a major campus circulation route is shaped by the layout, displaying College of Law activity to the larger community.

Gateway

Program concept diagrams





Concept Inspiration

Wallace Stegner's 1960 'Wilderness' letter to David E. Personen of the Wildland Research Center of Los Altos, CA provides inspiration for formal qualities of the concept. Stegner references wilderness as an opportunity and idea, and suggests that Utah's landscape represents a 'timeless and uncontrolled part of earth'. Stegner mentions the Capitol Reef National Monument, a distinctive geological formation where one can visually 'read' the force of water as shaping and carving the rocky landscape. These qualities can serve as metaphors for College of Law activities, intended to remain dynamic and to challenge and shape the law and authority, with a focus on real-world leadership and solutions to the issues of our time.

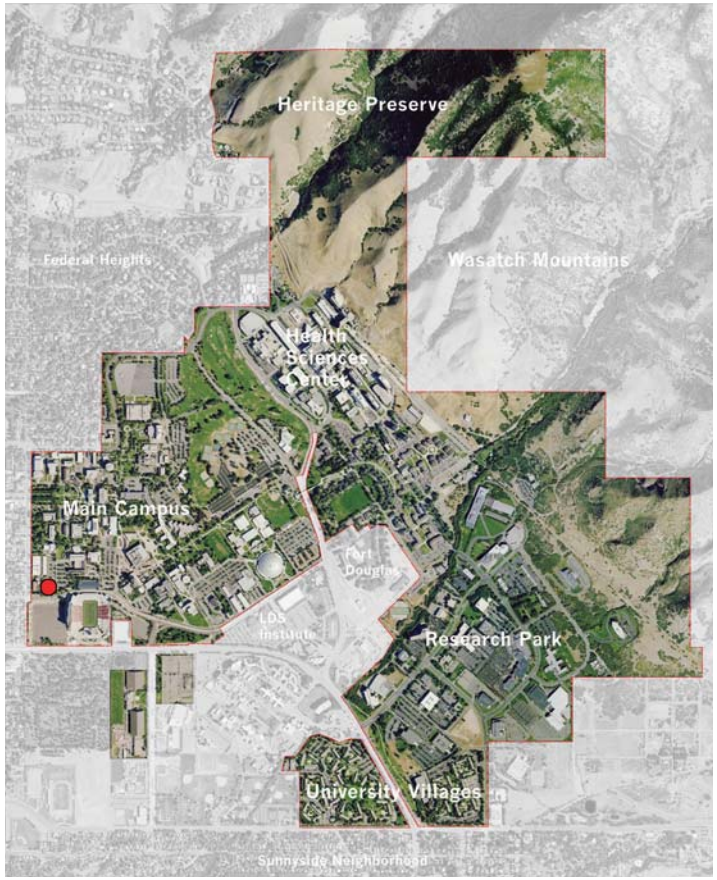
As the University of Utah's Law School, it is perhaps appropriate to tie physical characteristics at the concept level to unique aspects of place and to forces that contribute particular meaning. It is also relevant to suggest that College of Law activities shape and are referenced by the concept design.

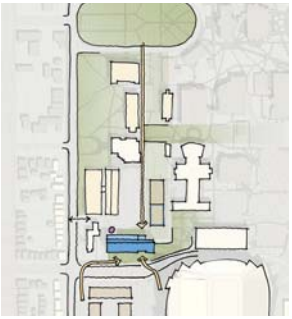
Initial Concepts

Five initial concepts were developed for the area generally to the east and south of the existing law school building. Assumptions for opportunities and constraints are tested in various ways and variables include:

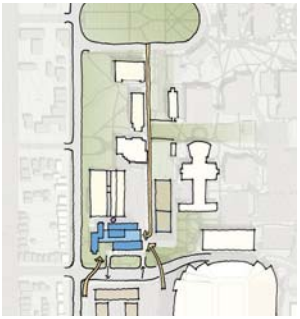
- The existing law school building will remain and be converted to another use, or will be demolished.
- Carlson Hall will remain and be used by other University departments, will remain and be used by the College of Law, or will be demolished.
- Parking displaced by construction of the new law school building will be replaced by new structured or surface parking spaces.

The concepts respond in various ways to University objectives for development of this area of campus that are described in the current Campus Master Plan. Master Plan development projects that may influence the College of Law project include the Stadium TRAX link, the development on the lot west of the stadium, and building footprints suggested by the Master Plan for the vicinity.





Gateway



Connections

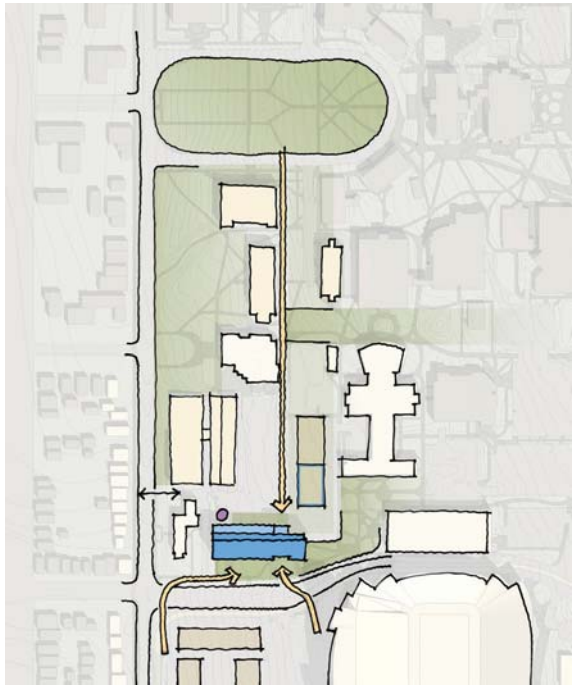
Engagement

Icon

Loft

- A high-traffic pedestrian tunnel crosses South Campus Drive near the northwest corner of the stadium. Surface pedestrian crossing is blocked between the South Campus Drive/University Street intersection and the tunnel. The Master Plan indicates landscape development at the north tunnel entry as part of a pattern of linked outdoor spaces to improve east-west circulation. As described above, improved north-south circulation is also desirable, to form a defined landscape connection from the tunnel entrance north to President's Circle. Entrances to the new College of Law building as well as its site development may bear a formal and functional relationship to these developments and campus-scale patterns.
- The development planned to the south, has been planned to the south, across South Campus Drive, and is projected as a mix of retail, housing, office or potentially other uses. The development will increase building density and activity in the immediate vicinity of the new building.
- The Campus Master Plan indicates a new University building to the east of Carlson Hall – that building footprint would not necessarily define the site for the new law school.
- The Campus Master Plan indicates a new parking structure to the east of the existing law school building. That location or building footprint may represent the location of make-up parking associated with the College of Law project.

The five initial concepts each illustrate a preliminary design response to the program associated with a site strategy although at this early stage, site and program concepts may be considered ad relatively independent. Various interpretations of the program are possible for each site strategy.



Site photos and plan concept

'Gateway' Concept

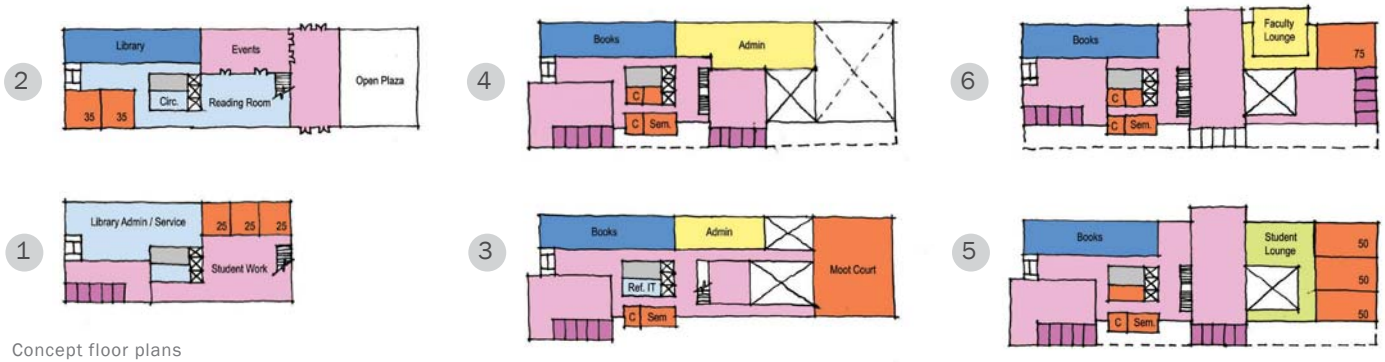
- Carlson Hall and the existing law school building may remain, short- or long-term.
- The new law school building is sited along South Campus Drive, with a long east-west orientation, advantageous in terms of sustainable design strategies.
- Major building entrances are located near the north terminus of the pedestrian tunnel and along the future north-south connection to President's Circle.
- Building service may be tucked in between the new building and Carlson Hall and future expansion may be considered part of the structure that also contains make-up parking to the northeast.

Two major entrances occur at level 2, the idea being that the daily path of travel for many members of the University will flow through this space, providing visual access to and awareness of law school activity.

Because of the significant grade change along South Campus Drive, Level 1 is partially below grade, with opportunities for natural light along the western portions of the footprint.

The upper floors are organized in a series of research area clusters along the south façades with library collections in a vertical stack to the north, flanked by administration and student spaces. Instructional spaces are located to the east, with access through a series of vertical spaces that relate to main public passage at the ground floor.

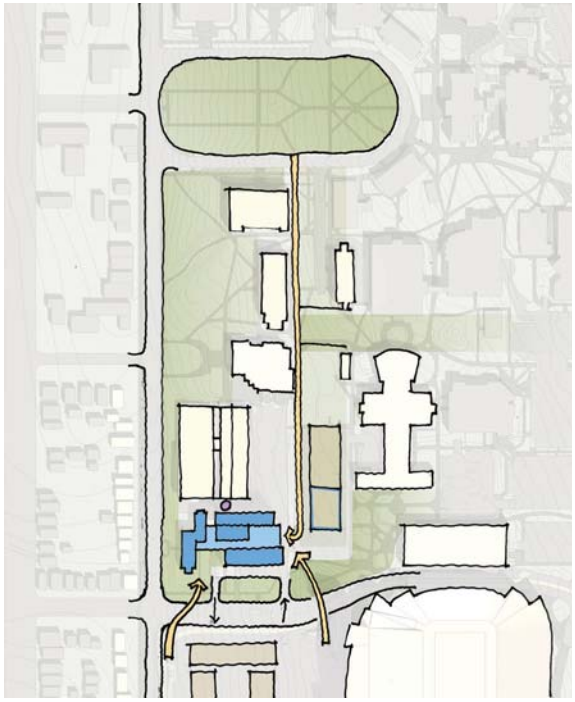
The 3-D views indicate the building's major presence along South Campus Drive, forming a literal gateway to the University.



Concept floor plans

View looking south along University Street

View from intersection of university Street and South Campus Drive



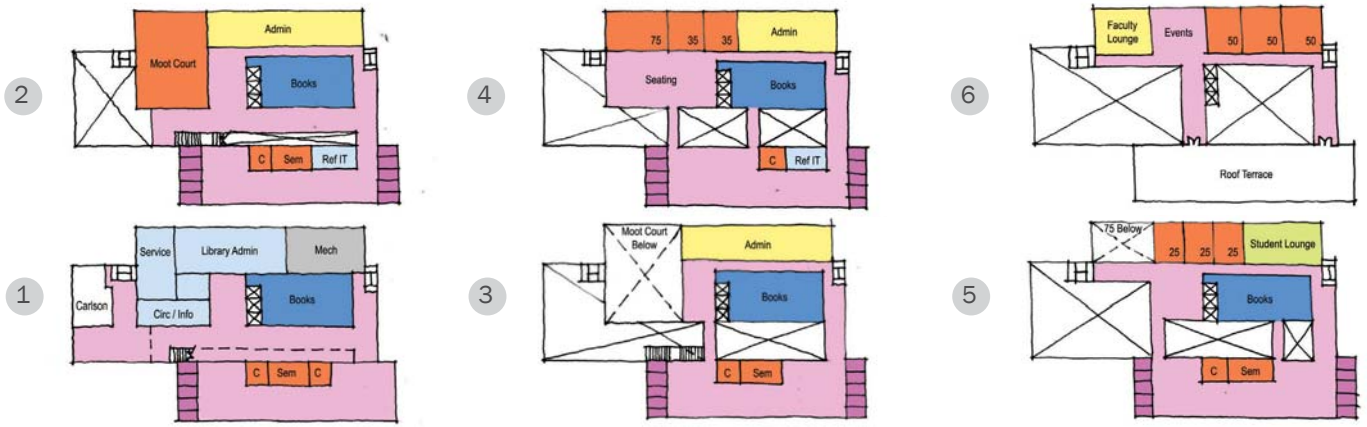
Site photos and plan concept

'Connections' Concept

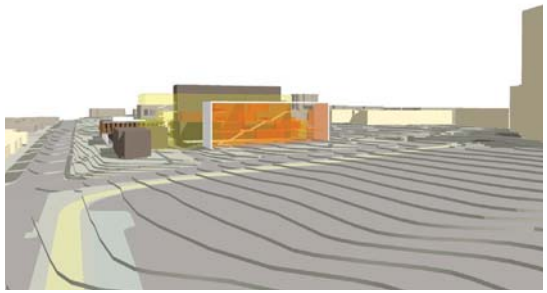
- This solution proposes a literal connection to Carlson Hall, physically and programmatically, joining it to the Law School to form a complex of structures. At this point its use is unassigned and could consist of clinics, centers, and/or graduate housing functions. The existing law school building could remain or be demolished in the future.
- Building entrances are oriented to the corner and toward the north pedestrian tunnel entrances.
- Future expansion could be associated with a new parking structure to the east.
- The new law building is organized into two parallel 'bar'-shaped structures oriented east-west. Research areas occupy the south bar with administrative and instructional spaces contained in the north bar. Building common areas are clustered around a vertical stack of library collections at each level.

The outdoor entrance courtyard near the intersection of South Campus Drive and University Street creates a spatial relationship between the new building and Carlson Hall.

The three-dimensional views illustrate the concept for a campus-like complex of structures that include Carlson Hall. In contrast to Carlson's relatively opaque masonry façades a new mainly glass exterior will display active research areas creating an open dynamic image and forming an active streetscape along South Campus Drive.



Concept floor plans



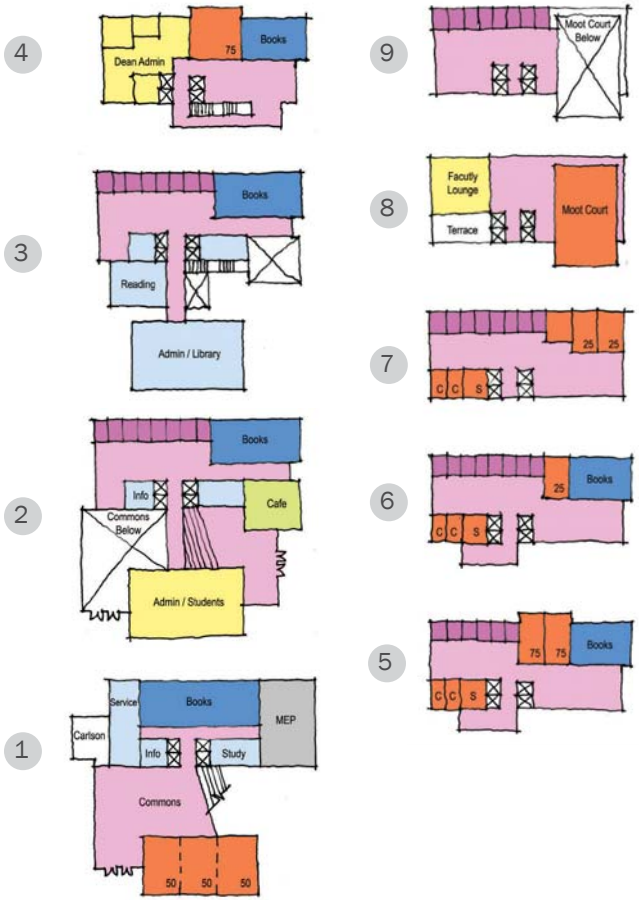
View from South

View looking north along University Street

Site photos and plan concept

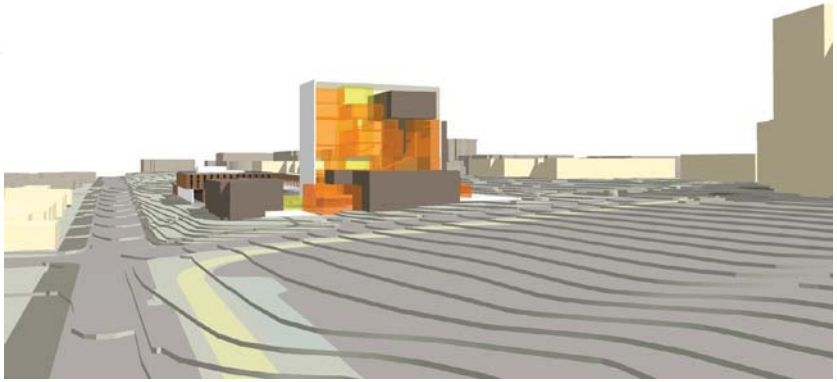
'Engagement' Concept

- The 'Engagement' concept is similar to the previous 'Connections' concept, proposing a physical and programmatic
connection to Carlson Hall. In contrast to a massing approach with more uniform building heights, this concept proposes a taller, nine-story more monumental element.
- The locations of building entrances and provision for future expansion are similar to those for the previous concept.
- The lower levels contain building commons areas and administrative functions. Research areas share the tower element at each floor, along with instructional spaces. The attenuated arrangement may produce isolated programmatic and spatial relationships rather than the high level of cohesion and visibility desired.
- The Moot Courtroom is located at the upper level, as a recognizable iconic element with the potential for great views and access to natural light. Because visitors to the Law School often attend events occurring in the Moot Courtroom, they would experience a variety of law school activity through their travel through the building. An outdoor terrace serves as break-out space for the Courtroom.
- The perspective views illustrate the visual impact of the building massing, which creates a strong presence for the law school at this important University corner and edge condition.

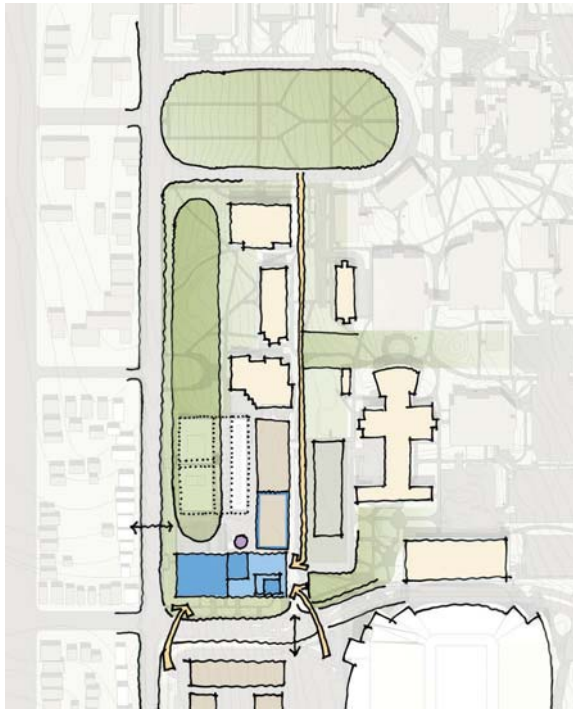


Concept floor plans

Aerial view from the southwest



View from south at South Campus Drive



Site photos and plan concept

'Icon' Concept

- The 'Icon' concept proposes demolition of Carlson Hall in order to allow the College of Law facility to occupy the corner.
- Building entrances orient to the corner at the lowest level and to the pedestrian tunnel entrance one level above, given the grade change along South Campus Drive.
- Future expansion could occupy a wing to the north following demolition of the existing law school. A parking structure could occupy a similar location, preserving continuous green space to the east of the future landscape connection north to President's Circle.
- The strong, simple massing approach incorporates a landscaped plinth accessible from multiple locations with a transparent block containing research area floors hovering above, creating an emphatic element at the corner.

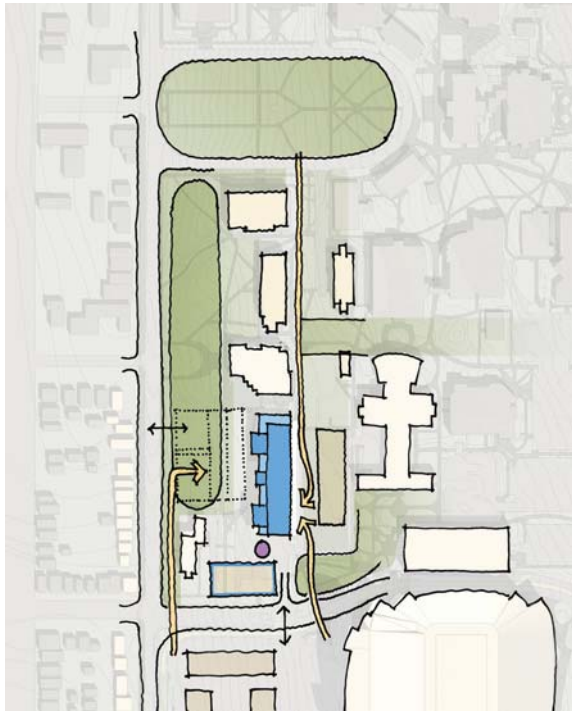
The plinth contains high public-use and student functions with classrooms, library collections and research areas combined on each of the upper floors.

The views indicate the potential for the law school to contribute a strong visual presence when approached from the south, and to enjoy views north towards President's Circle. With demolition of the existing law school, this concept also contributes to shaping an uninterrupted landscape, a unified edge for the University along University Street.

Concept floor plans

Aerial view from President's Circle

View from the south along South Campus Drive



Site photos and plan concept

'Loft' Concept

- The 'Loft' concept assumes that Carlson Hall will remain, but that the existing law school will be demolished.
- The law school is sited in a north/south orientation parallel to University Boulevard, creating a defined, landscaped edge in series with the George Thomas Museum of Natural History, The William Stewart Building and the Pioneer Memorial Theater.
- Entrance would be from the west across a green space or from the north or south along the future defined landscape connection between the pedestrian tunnel and President's Circle.

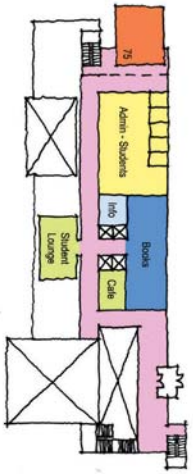
Structured parking could be tucked under the new green space along University Street.

Level 1 contains high public access functions, including the reading room, 50 person classroom/flexible events spaces, Moot courtroom/Auditorium and building commons/events space, with a 'public' entry to the west.

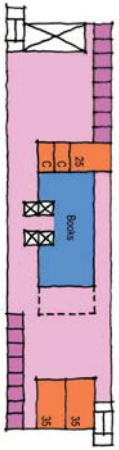
Level 2 is on grade to the east, and an entry at this level provides access to a reading area and administrative offices, with student functions along a raised patio overlooking the green space on University Street.

The upper levels contain flexible research areas, combining classrooms, student workspace and faculty offices. Library collections are at the center of the layout associated with building circulation.

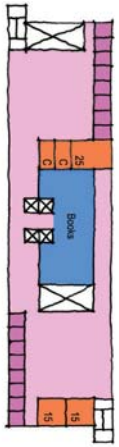
The concept creates a monumental presence for the College of Law and close connection to and integration with the University campus.



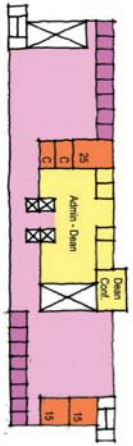
2



3

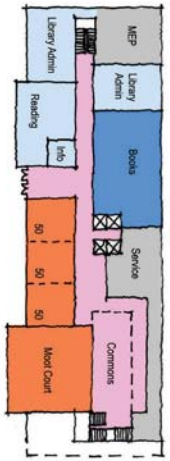


4



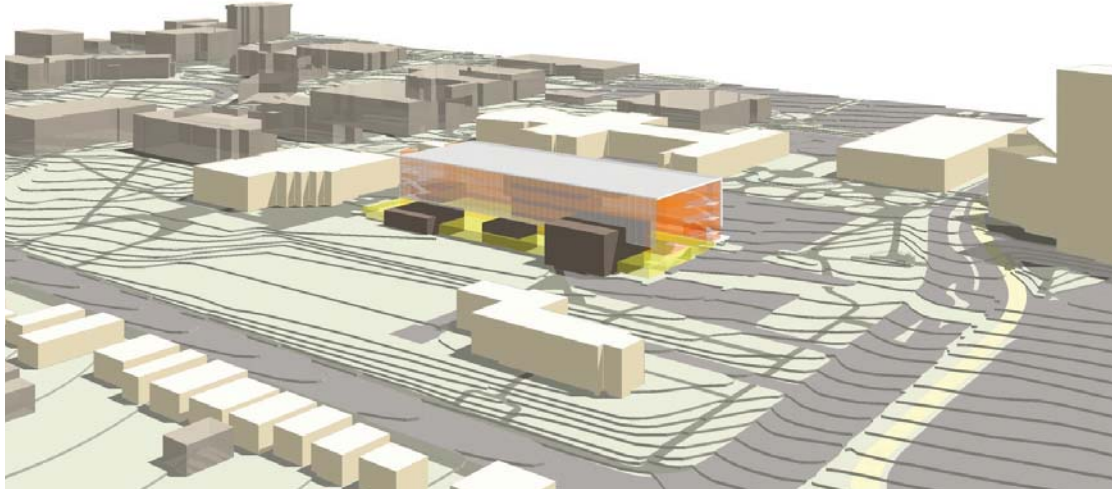
5

Aerial view from the north



1

Concept floor plans



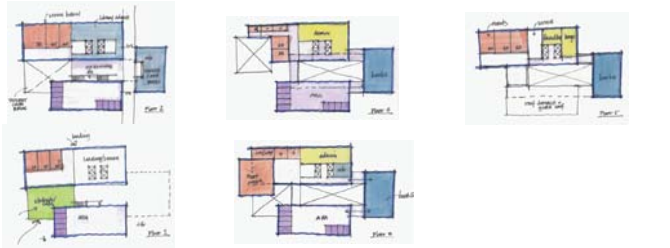
View from the west along University Street

Charrette Concepts

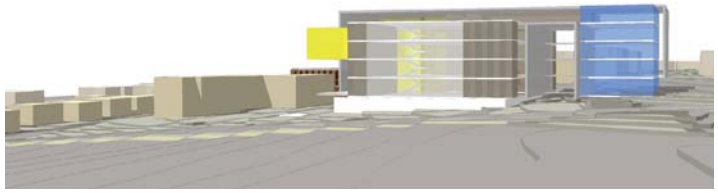
A meeting was conducted to review the five initial concepts and feedback was as follows:

- The 'Gateway' concept creates a desirable presence and relationship to the campus; however, library collections are relatively isolated from building common areas.
- The proposed programmatic and physical integration of Carlson Hall suggested by the 'Connections' and 'Engagement' concepts are not preferred. Utilization of Carlson Hall does not provide appreciable advantages for the College of Law.
- The arrangement of the law library collections in an identifiable vertical stack associated with building common areas and research areas is desirable.
- The upper-level position of the Moot Courtroom/Auditorium in the 'Engagement' concept is intriguing. The idea of creating a path of travel up through the building that provides visibility for College of Law activity and potential iconic presence and great views are especially of interest.
- A strong visual presence at the University Street/South Campus Drive corner is attractive although the building massing suggested by the 'Icon' scheme is too abrupt. A more welcoming presence at the corner, perhaps consisting of a fore court or entry pavilion and more aligned relationship to the topography would be preferable.
- The 'Loft' concept creates a compelling connection to green space and integration with the campus. The east façade however should form a more literal gateway recognizing that side's significant pedestrian and campus orientation.

In response the design team developed three of the concepts further during an internal one-day 'charrette', or focused design session. A description of the ideas that were generated and comments that were received accompany the graphics produced during the charrette.



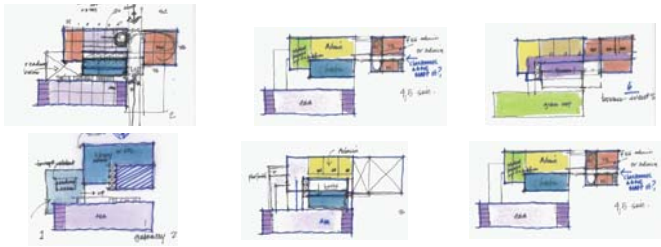
Concept floor plans



Developed Gateway-Option A

A high public-traffic commons is located near the north tunnel entry, to form a campus gateway passage. A vertical 'stack' of library collections is located on the east side and a building commons on the west side. The commons space occupies the area between a research block to the south and a classroom and administration block to the north. Comments received include:

- The building massing is appealing.
- Library collections appear isolated from building commons and research areas.
- The Moot Courtroom/Auditorium should occupy the building's uppermost level and access a roof terrace for associated outdoor events.

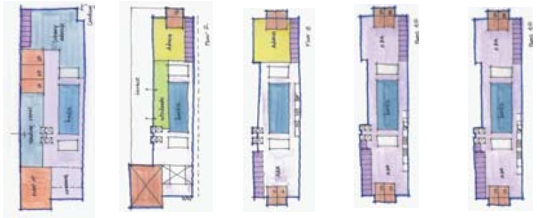


Concept floor plans

Developed Gateway – Option B

This option locates the library collections in a vertical stack within a building commons space to the west of a north-south pedestrian gateway. The Moot Courtroom and instructional spaces are placed to the east of the gateway. The research areas and administration layouts are similar to Option A. Comments received include:

- The location of library collections is preferred in this option.
- An upper level location for the Moot Courtroom/Auditorium is preferable to a ground floor location.

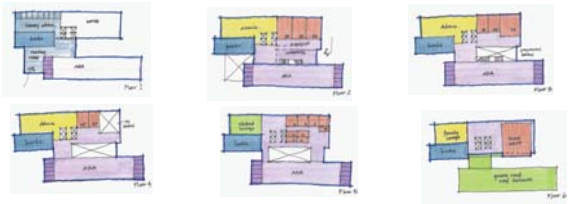


Concept floor plans

Developed Loft Option

Concept plans are refined for this option. Level 1 contains public access functions and entry from the west is through a reading room that relates to the green space along University Street. Entry from the west provides access to a commons area, through an expressed gateway element and covered colonnade. The colonnade contains a cascading stair which accesses to research and classroom levels above. Library collections are a centerpiece at each of the floors. Comments received include:

- The development creates an attractive accessible entry to the east and campus gateway connection.
- This approach relies on immediate demolition of the existing law building following construction. Demolition may be delayed due to the need for interim occupancy of the existing building by other University departments.
- The site location creates positive integration with the campus but a public presence that is more removed, especially from activity along South Campus Drive.

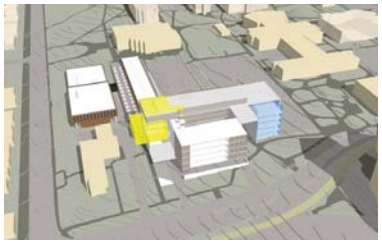


Concept floor plans

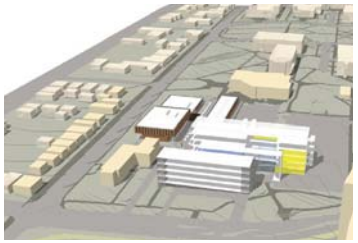
Developed Corner Option

This concept replaces the previous 'Icon' scheme, and is based on many of the planning ideas contained in the 'Gateway' alternatives. Primary ideas include development of a welcoming visual relationship to the corner, integration of law library collections with public space, and location of highly active functions along the South Campus Drive streetscape. Comments received include:

- This location creates the most compelling visual presence for the College of Law and identity for the University.
- It would be possible to recognize and display Carlson Hall's historical significance; given that the structure is not architecturally significant and required renovations to meet code, accessibility and functional requirements would be extremely costly, replacement may represent the best use of resources.
- The concept as depicted suggests an effective functional arrangement although the books and building common spaces should be more closely linked, with a closer relationship to research areas.



'Gateway" option A



'Gateway" option B

'Loft' option

'Corner' option

Summary

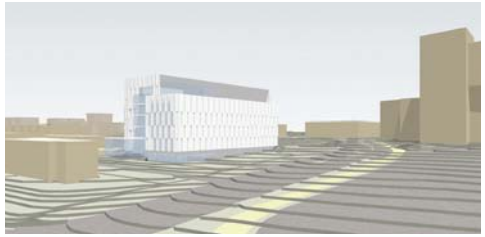
Based on the ideas presented the following summary of desirable attributes for the new College of Law building was established:

- A structure of 5-6 floors is appropriate. When distributed on more floors program components become isolated from one another.
- A green roof/terrace should occupy an upper floor.
- Regular, vertically stacked floor plates for the research areas create flexibility and identity.
- The Moot Courtroom/Auditorium should occupy an upper floor, adjacent to a roof terrace.
- Outdoor space should also be defined to surround the building at the ground floor(s).
- The University Street/South Campus Drive corner location is inviting and relates to the rail station/future mixed-use activity to the south as well as the campus green edge along University Boulevard to the north.
- The library should occupy a central location. Main vertical circulation should be associated with library collections so that they are a focal point. Circulation elements should be highly visible and possibly include glass elevators.
- Provide two main entrances; a public entry at the southwest corner and a campus entry from west. These two entries will be connected through an internal organizing central space.

Preferred Concept and Alternative Concept

Evaluation and discussion of the previous site and concept massing studies with the College of Law and University resulted in identification of a preferred concept and of an alternative concept. The preferred concept occupies the corner of University Street and South Campus Drive with the assumption that Carlson Hall will be demolished. The alternative concept is located further east along South Campus Drive and is a developed version of the 'Gateway' concepts that have been described.

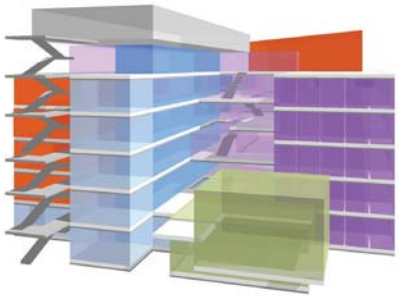
Preferred concept 3D view

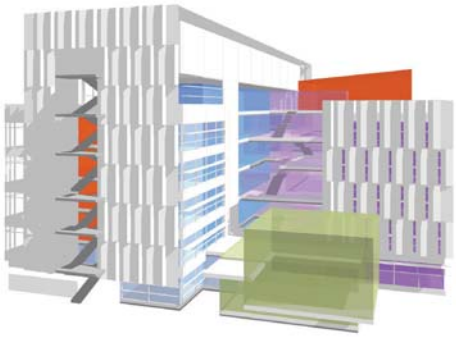


Alternative concept 3D View

Preferred Concept

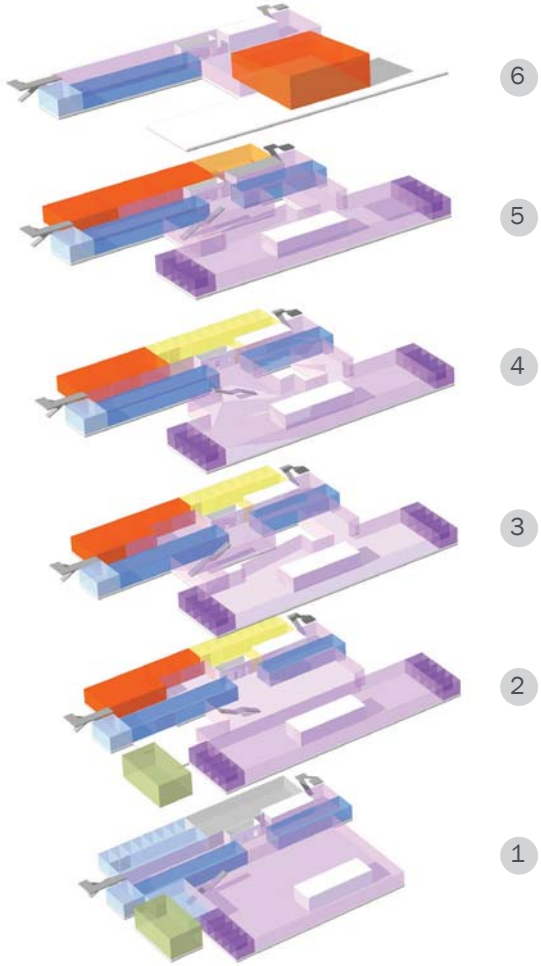
- The building massing consists of two elements, a five-story bar-shaped mass to the south and a six-story bar to the north. The six-story bar also includes a mechanical penthouse level above.
- The south bar contains the advanced research areas at every level. The north bar contains library collections, classrooms and administrative offices.
- The space between the bars contains a series of glass-enclosed platforms that ascend through the building containing interaction, reading and study spaces.
- The platforms begin at the first level at the southwest corner creating a welcoming accessible presence and entry and containing a reading room and café.
- Major building vertical circulation elements including elevators and a large stair that weaves through the platforms also occupy the central space.
- The series of platforms and vertical circulation terminate at the sixth level which contains the expressive moot courtroom/auditorium.



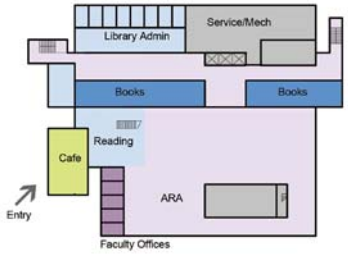


- Instructional
- Law Library
- Law Library Collections
- Administration
- Students
- ARA and Common Area
- ARA- Faculty Offices
- Faculty Lounge

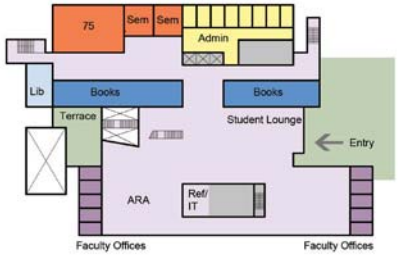
- The central space's southern perimeter is formed by the highly active research areas which flow into the space. Major horizontal building circulation patterns channel through the space, back and forth from classrooms to faculty offices and to student research and study areas.
- The upper platform serves as space for events as well as daily activity and is adjacent to a large outdoor roof terrace. Spectacular views are a feature, both from within the moot courtroom/auditorium and from the outdoor terrace.
- The massing and configuration highlight specific programmatic elements, especially the research areas, law library collections and courtroom/auditorium, expressed as discrete building masses. The forms of the central space that enclose the active platforms and the corner entry pavilion suggest a more fluid dynamism, visually conveying the College of Law's innovative and engaged approach to legal education.
- Inspiration for the concept is derived from the larger setting, relating highly active aspects of the College of Law's programs and activities to the natural, constantly evolving forces that continually shape Utah's spectacular environment and distinctive geologic structure.



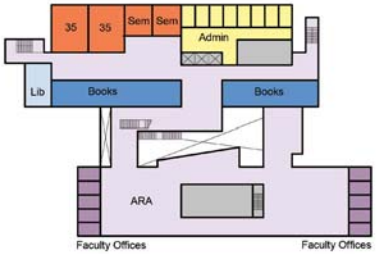
Preferred concept program stacking



1



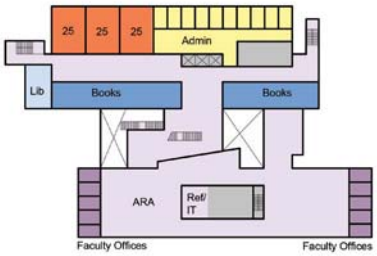
2



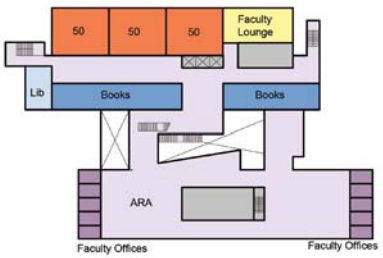
3

Preferred concept plans

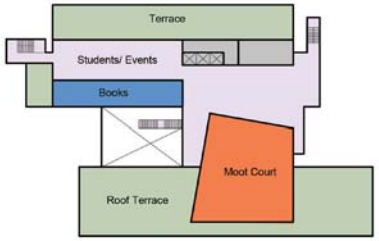
- Law library collections are immediately visible upon entry and are vertically stacked, forming an integrated spine located at the core of the building providing a constant visual reference to knowledge and resources.
- Reference/IT service desks are centrally located and adjacent to the advanced research areas and library collections providing easily accessible service and information.
- Faculty offices are also accessible, within the advanced research areas and in close proximity to the central common space to facilitate collaborative research and interaction between faculty and students.
- The Law library administration is located at the first level near the collections and public reading room. Student services and the Dean's area are in an accessible location adjacent to classrooms, interaction spaces and the advanced research areas.
- The second floor entry located on the east side near the pedestrian tunnel is adjacent to the dedicated student lounge. Outdoor spaces in this area will be developed and designed as extensions of the lounge.



4



5

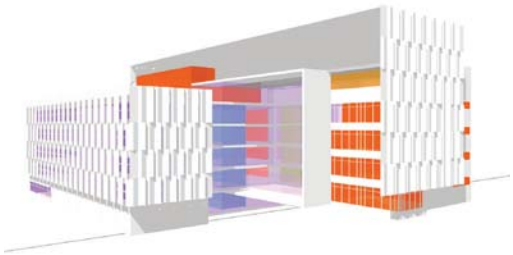


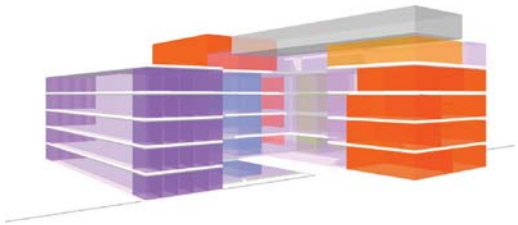
6

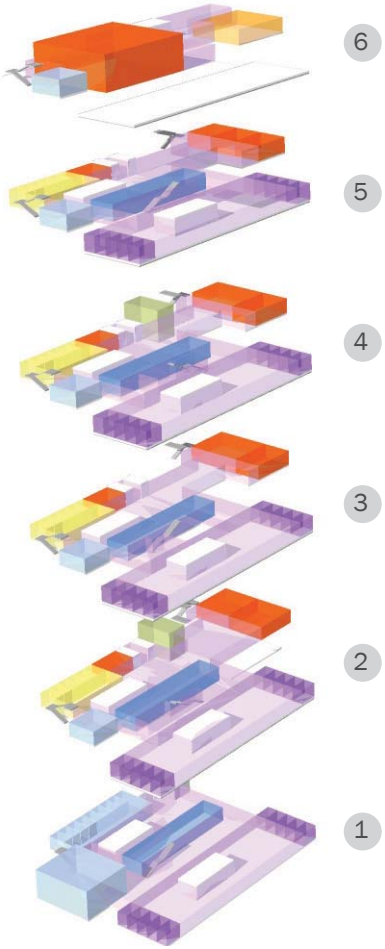
- Glass elevators with views of the library collections and central common area allow visitors to experience law school activities as they move vertically through the building.
- Classrooms are located in a clear and identifiable location along the north 'bar'. A variety of instructional spaces, from large Socratic classrooms to smaller, more intimate seminar rooms are provided. Flexibility is integral to the design. The larger classrooms can be configured in multiple formats and the smaller rooms can be used for a variety of uses including student study, meeting, and research.
- Three 50-person classrooms are co-located with movable partitions to form a larger instructional or event space making these rooms highly adaptable.
- The faculty lounge is located adjacent to the classrooms allowing the space to be used as an additional resource during larger gatherings and events.
- A variety of study spaces are provided, recognizing individual preferences. The central common area provides active study space, group study rooms provide enclosure for privacy, while library reading areas, located west of the library collections on every floor, create more quiet study environments.

Alternative Concept

- The alternative concept is a developed version of the 'Gateway' concepts previously described.
- A major north-south circulation path creates an entrance to the law school near the pedestrian tunnel entrance and relates to a future landscaped campus connection that will extend north to President's Circle.
- The configuration will channel campus circulation and the daily path of travel for many members of the University community through the College of Law building creating natural opportunities for interaction and displaying College of Law activities.

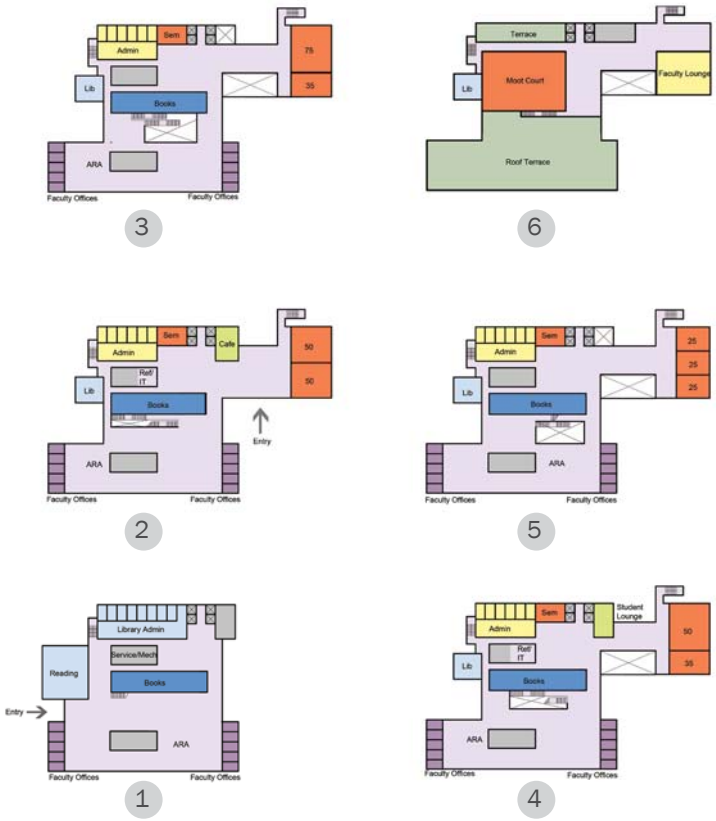






Alternative concept program stacking

- The disposition of program elements and overall configuration are similar to the preferred concept with a south bar-shaped element containing the research areas and a north bar-shaped element containing law library collections, administrative offices and classrooms. In the alternative concept, classrooms are generally located east of the north-south passage through the building and circulation and interaction spaces are visible from the passage.
- The function and character of the central space is similar with law library collections and advanced research areas adjacent, highly visible and featured. The position and arrangement of the courtroom/auditorium is also similar.
- Views into the central space occur at the south entry at the passage. On the west side a second building entrance is located down the hill, accessing the ground level reading room through a landscaped courtyard envisioned between the new building and Carlson Hall.



Alternative concept plans

06.conclusion

The innovations established by the space needs summary and site concept include:

- A commitment to student space.
- Intimate learning environments.
- An emphasis on collaborative spaces.
- An integrated central library.
- Accessible resources, with careful provision of access for the disabled.
- A systems infrastructure that anticipates innovative, evolving technologies.
- A combination of functions that promotes interaction.
- Advanced research areas to support new outcome-based academic programs.
- Adaptable, effective faculty spaces.
- Multi-use spaces.
- Dynamic public areas.
- An active public presence, engaging the University and the community.
- A massing configuration that captures views and maximizes natural light.
- A courtroom/auditorium that serves as an identifiable icon.
- Exemplary sustainable design.
- An architectural presence that reflects the extraordinary setting and references the natural environment.

The Pre-Programming Facility Study connects these innovations to broad numeric quantitative and qualitative space requirements as well as to site and building planning concepts. The Study will serve to guide future detailed programming and building design project phases.

07.appendix

Benchmarking Data Summary	A.02
Space Needs Summary	A.04
Existing Building Analysis	A.39
Carlson Hall Assessment	A.45
Cost Estimate	A.49

A.02

Benchmarking Data Summary

Top 30 Law Schools (<600 FTE)		Classrooms & Seminar Rms.		Library Facilities		Faculty Offices		Admin. Offices		Students/ Organizations		Clinics		Other			
	FTE	NSF	SF/FTE	NSF	SF/FTE	NSF	SF/FTE	NSF	SF/FTE	NSF	SF/FTE	NSF	SF/FTE	NSF	SF/FTE	Subtotal	NSF/FTE Ratio
1. Yale University (CT)*	587	15,536	26	48,628	83	21,982	37	13,126	22	10,323	18	2,746	5	61,386	105	173,727	296
3. Stanford University (CA)*	538	26,465	49	57,381	107	16,079	30	32,678	61	36,743	68	3,365	6	0	0	172,711	321
18. University of Southern California (Gould)*	598	14,690	25	35,781	60	10,621	18	15,070	25	18,741	31	4,500	8	67,694	113	167,097	279
23. University of Illinois - Urbana/Champaign*	587	14,500	25	61,200	104	8,500	14	7,000	12	12,700	22	2,050	3	18,950	32	124,900	213
Notre Dame Law School	563	10,362	18	32,475	58	10,059	18	7,219	13	8,470	15	3,929	7	7,000	12	79,514	141
30. University of Alabama	507	23,971	47	49,218	97	7,921	16	15,981	32	16,683	33	1,232	2	20,426	40	135,432	267
University of Washington - Seattle	528	20,998	40	54,259	103	13,748	26	10,670	20	6,385	12	2,645	5	6,469	12	115,174	218
Washington and Lee University	395	11,965	30	38,216	97	5,642	14	3,622	9	3,660	9	3,084	8	20,967	53	87,156	221
35. University of California - Davis	577	18,552	32	79,300	137	18,596	32	16,421	28	15,593	27	1,854	3	17,012	29	167,328	290
40. Wake Forest University	455	29,378	65	86,914	191	17,160	38	19,486	43	73,509	162	1,467	3	38,019	84	265,933	584
41. Brigham Young University	457	37,178	81	49,717	109	14,289	31	27,791	61	28,644	63	3,693	8	14,211	31	175,523	384
42. University of Arizona	453	15,586	34	44,528	98	8,945	20	9,324	21	6,123	14	2,897	6	8,430	19	95,833	212
45. University of Colorado	530	13,531	26	33,669	64	8,483	16	1,422	3	34,919	66	3,717	7	8,444	16	104,185	197
University of Utah	397	11,884	30	39,108	99	9,033	23	5,272	13	2,668	7	102	0	26,186	66	94,253	237
52. University of Cincinnati	356	15,560	44	74,002	208	14,051	39	18,340	52	15,351	43	10,454	29	12,216	34	159,974	449
55. Arizona State University	595	15,586	26	44,528	75	8,945	15	9,324	16	6,123	10	2,897	5	8,430	14	95,833	161
University of Kentucky	426	12,094	28	33,540	79	4,903	12	7,248	17	9,258	22	491	1	0	0	67,534	159
59. University of Tennessee - Knoxville	469	14,941	32	56,307	120	9,207	20	7,722	16	8,327	18	4,930	11	2,953	6	104,387	223
65. Baylor University	411	13,907	34	32,043	78	4,100	10	4,716	11	3,323	8	5,500	13	0	0	63,589	155
University of Kansas	491	10,386	21	34,007	69	7,167	15	5,015	10	10,351	21	2,907	6	1,983	4	71,816	146
University of Missouri	451	12,653	28	58,411	130	4,741	11	5,524	12	6,529	14	2,022	4	2,670	6	92,550	205
71. University of Oklahoma	510	18,620	37	52,600	103	11,266	22	13,212	26	27,612	54	4,120	8	42,700	84	170,130	334
75. Louisiana State University	573	37,458	65	54,874	96	21,964	38	21,002	37	61,315	107	0	0	1,512	3	198,125	346
77. University of New Mexico	347	17,294	50	32,443	93	6,587	19	5,090	15	8,385	24	5,377	15	13,967	40	89,143	257
University of Oregon	528	16,833	32	34,743	66	12,986	25	14,928	28	12,303	23	764	1	33,019	63	125,576	238
University of Richmond	486	12,470	26	49,000	101	5,275	11	6,490	13	6,045	12	1,465	3	10,000	21	90,745	187
94. University of Arkansas - Fayetteville	407	17,087	42	28,037	69	15,000	37	12,500	31	4,000	10	7,000	17	0	0	83,624	205
98. University of Louisville	381	12,032	32	48,426	127	17,631	46	4,219	11	13,776	36	0	0	19,826	52	115,910	304
100. Gonzaga University	560	15,133	27	41,843	75	6,905	12	7,142	13	4,195	7	6,065	11	22,717	41	104,000	186
Average	488	17,471	36	47,765	100	11,096	23	11,295	23	16,278	33	3,147	7	16,800	34	123,852	256
Median	490	15,548	32	48,096	98	9,633	20	9,324	19	10,337	22	2,902	6	13,092	30	109,781	230
University of Utah - ABA reported	397	11,884	30	39,108	99	9,033	23	5,272	13	2,668	7	102	0	26,186	66	94,253	237
University of Utah - Existing	400	11,024	28	38,134	95	8,851	22	5,418	14	4,329	11	188	0	950	2	68,894	172
University of Utah - Proposed	**450**	**18,500**	**41**	**33,930**	**75**	**15,030**	**33**	**8,510**	**19**	**15,110**	**34**	**4,100**	**9**	**3,000**	**7**	**98,180**	**218**

Top 20 Public Law Schools

		Classrooms & Seminar Rms.		Library Facilities		Faculty Offices		Admin. Offices		Students/ Organizations		Clinics		Other			
	FTE	NSF	SF/FTE	NSF	SF/FTE	NSF	SF/FTE	NSF	SF/FTE	NSF	SF/FTE	NSF	SF/FTE	NSF	SF/FTE	Subtotal	NSF/FTE Ratio
6. University of California - Berkeley*	864	18,552	21	79,300	92	18,596	22	16,421	19	15,593	18	1,854	2	17,012	20	167,328	194
9. University of Michigan - Ann Arbor*	1,148	22,815	20	100,490	88	17,117	15	13,344	12	7,471	7	8,757	8	16,337	14	186,331	162
10. University of Virginia	1,175	29,378	25	86,914	74	17,160	15	19,486	17	73,509	63	1,467	1	38,019	32	265,933	226
15. University of California - Los Angeles	1,025	25,642	25	78,891	77	14,330	14	14,640	14	9,390	9	3,313	3	0	0	146,206	143
University of Texas - Austin	1,291	34,620	27	167,000	129	25,993	20	28,907	22	20,731	16	20,802	16	0	0	298,053	231
20. University of Minnesota - Twin Cities	793	38,379	48	100,300	126	18,100	23	17,000	21	13,047	16	21,680	27	193,494	244	402,000	507
23. Indiana University - Bloomington (Maurer)	619	13,132	21	63,124	102	9,814	16	8,824	14	6,755	11	1,371	2	5,681	9	108,701	176
University of Illinois - Urbana/Champaign*	587	14,500	25	61,200	104	8,500	14	7,000	12	12,700	22	2,050	3	18,950	32	124,900	213
26. University of Iowa*	633	25,000	39	76,571	121	20,000	32	3,000	5	12,000	19	2,000	3	13,000	21	151,571	239
28. College of William and Mary (VA)	617	17,207	28	36,522	59	6,606	11	7,040	11	11,858	19	0	0	10,027	16	89,260	145
30. University of Alabama	507	23,971	47	49,218	97	7,921	16	15,981	32	16,683	33	1,232	2	20,426	40	135,432	267
University of North Carolina - Chapel Hill	699	21,497	31	45,893	66	13,669	20	13,966	20	26,500	38	3,000	4	12,373	18	136,898	196
University of Washington - Seattle	528	20,998	40	54,259	103	13,748	26	10,670	20	6,385	12	2,645	5	6,469	12	115,174	218
35. Ohio State University	669	20,378	30	81,340	122	9,432	14	8,152	12	12,943	19	3,518	5	23,586	35	159,349	238
University of California - Davis	577	18,552	32	79,300	137	18,596	32	16,421	28	15,593	27	1,854	3	17,012	29	167,328	290
University of Georgia	642	17,212	27	43,865	68	10,929	17	8,707	14	8,179	13	6,297	10	10,554	16	105,743	165
University of Wisconsin - Madison	830	13,003	16	51,983	63	18,055	22	524	1	6,173	7	7,495	9	17,148	21	114,381	138
University of California - Hastings	1,216	9,485	8	33,419	27	7,723	6	9,300	8	7,602	6	4,323	4	2,834	2	74,686	61
41. George Mason University	693	14,699	21	29,663	43	9,926	14	8,900	13	3,480	5	0	0	2,400	3	69,068	100
Average	681	21,001	28	69,434	89	14,011	18	12,015	16	15,084	19	4,929	6	22,385	30	158,860	206
Median	681	20,378	27	63,124	92	13,748	16	10,670	14	12,000	16	2,645	3	13,000	18	136,898	196
University of Utah - ABA reported	397	11,884	30	39,108	99	9,033	23	5,272	13	2,668	7	102	0	26,186	66	94,253	237
University of Utah - Existing	400	11,024	28	38,134	95	8,851	22	5,418	14	4,329	11	188	0	950	2	68,894	172
University of Utah - Proposed	**450**	**18,500**	**41**	**33,930**	**75**	**15,030**	**33**	**8,510**	**19**	**15,110**	**34**	**4,100**	**9**	**3,000**	**7**	**98,180**	**218**

University of Utah Law School Peers

		Classrooms & Seminar Rms.		Library Facilities		Faculty Offices		Admin. Offices		Students/ Organizations		Clinics		Other			
	FTE	NSF	SF/FTE	NSF	SF/FTE	NSF	SF/FTE	NSF	SF/FTE	NSF	SF/FTE	NSF	SF/FTE	NSF	SF/FTE	Subtotal	NSF/FTE Ratio
15. University of California - Los Angeles	1,025	25,642	25	78,891	77	14,330	14	14,640	14	9,390	9	3,313	3	0	0	146,206	143
28. University of California - Davis	577	9,485	16	34,872	60	7,723	13	9,300	16	6,811	12	4,323	7	1,372	2	73,886	128
38. Arizona State University	595	16,017	27	58,698	99	8,131	14	7,257	12	10,311	17	2,372	4	16,859	28	119,645	201
University of Colorado	530	13,531	26	33,669	64	8,483	16	1,422	3	34,919	66	3,717	7	8,444	16	104,185	197
42. University of California - Hastings	1,216	30,856	25	82,750	68	9,383	8	17,176	14	19,350	16	6,434	5	44,080	36	210,029	173
University of Arizona	453	15,104	33	44,528	98	8,154	18	6,876	15	9,462	21	3,064	7	2,457	5	89,645	198
59. Brigham Young University	458	13,624	30	90,605	198	6,408	14	3,702	8	8,318	18	979	2	6,055	13	129,691	283
Average	693	17,751	26	60,573	95	8,945	14	8,625	12	14,080	23	3,457	5	11,324	15	124,755	189
Median	577	15,104	26	58,698	77	8,154	14	7,257	14	9,462	17	3,313	5	6,055	13	119,645	197
University of Utah - ABA reported	**397**	**11,884**	**30**	**39,108**	**99**	**9,033**	**23**	**5,272**	**13**	**2,668**	**7**	**102**	**0**	**26,186**	**66**	**94,253**	**237**
University of Utah - Existing	400	11,024	28	38,134	95	8,851	22	5,418	14	4,329	11	188	0	950	2	68,894	172
University of Utah - Placeholder	**450**	**18,750**	**42**	**33,680**	**75**	**15,030**	**33**	**8,510**	**19**	**15,110**	**34**	**4,100**	**9**	**3,000**	**7**	**98,180**	**218**

A.03

Space Needs Summary

Space Requirement Summary by Room Type						
Room Type	Existing			Proposed		
	Headcount	NSF	GSF	Headcount	NSF	GSF
Classroom Facilities (Room Type Codes 110 and 115)		10,987			13,300	21,111
Laboratory Facilities (Room Type Codes 210, 215, 220, 225)		0			5,450	8,651
Research Laboratories (Room Type Codes 250 and 255)		0			0	0
Office and Conference Space (Room Type Codes 310,315,350 and 355)		20,528			46,970	74,556
Study Facilities (Room Type Codes 410, 420, 430, 440, and 455)		34,487			26,300	41,746
Physical Education Facilities (Room Type Codes 520, 523 and 525)		0			240	381
Special Use Facilities (Room Type Codes 510, 515, 530, 535, 540, 545, 550, 555, 560, 570, 575, 580, 585, and 590)		0			0	0
General Use Facilities (Room Type Codes 600 to 699)		2,941			5,920	9,397
Support Facilities (Room Type Codes 700 to 799)		0			0	0
Health Care Facilities (Room Type Codes 800 to 899)		0			0	0
Residential Facilities (Room Type Codes 900 to 999)		0			0	0
All Other Room Type Codes including unclassified, non-assignable, and structural areas		37			0	0
TOTAL		**68,980**	**93,336**		**98,180**	**155,841**

EXECUTIVE SUMMARY - August 24, 2010

Space Requirement Summary

Department	Existing			Proposed			Redistributed		
	Headcount	NSF	GSF	Headcount	NSF	GSF	Headcount	NSF	GSF
Instructional		11,024			18,500	29,365		16,500	26,190
Administration		5,308			8,510	13,508		7,910	12,556
Faculty		8,900			15,030	23,857		1,900	3,016
Law Library		38,134			33,930	53,857		26,160	41,524
Students		4,329			15,110	23,984		6,660	10,571
Clinic		335			4,100	6,508		0	0
Other		950			3,000	4,762		0	0
Common Area								5,880	9,333
ARA (Advanced Research Areas)								33,170	52,651
TOTAL	**400**	**68,980**	**93,336**	**450**	**98,180**	**155,841**	**450**	**98,180**	**155,841**

INSTRUCTIONAL

Space Requirement

Room / Space Name	Room Type Code	NSF	Existing			Proposed			Redistributed			Comments
			Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	
Moot Court Room/ 100 person Classroom												
Moot Court- 250 person	210	2,819		1	2,819							
Moot Court/Auditorium	210	5,000					1	5,000		1	5,000	100 p classroom, 150 p auditorium seating
Jury	215	250					1	250		1	250	
Judge's chambers/ Storage/ AV	215	200					1	200		1	200	
Moot Court/Auditorium Total				**1**	**2,819**		**3**	**5,450**		**3**	**5,450**	
75 person Classroom (tiered)												
Lecture- 75 person	110	1,012		1	1,012							
Lecture- 75 person	110	1,014		1	1,014							
Lecture- 100 person	110	1,316		1	1,316							
Subtotal				3	3,342							
75 person classroom	110	1,950					1	1,950		1	1,950	
Lecture Rooms Total				**3**	**3,342**		**1**	**1,950**		**1**	**1,950**	
50 person Classroom												
Conference- 60 person	110	1,194		1	1,194							
Conference- 45 person	110	915		1	915							
Conference- 32 person	110	935		1	935							
Subtotal				3	3,044							
50 person classroom	110	1,500					3	4,500		3	4,500	
Conference Rooms Total				**3**	**3,044**		**3**	**4,500**		**3**	**4,500**	**flex-events**

INSTRUCTIONAL

Space Requirement

Room / Space Name	Room Type Code	NSF	Existing			Proposed			Redistributed			Comments
			Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	
35 person Classroom												
35 person Classroom	110	1,050					2	2,100		2	2,100	
35 person Classroom Total							2	2,100		2	2,100	
Small Courtrooms/ 25 person Seminar Rooms												
Small Courtrooms/ 25 person Seminar Rooms	110	750					3	2,250		3	2,250	
Small Courtrooms Total							**3**	**2,250**		**3**	**2,250**	**flex courtroom furniture**
15 person Seminar Rooms												
Seminar- 12 person	110	386		1	386							
Seminar- 12 person	110	404		2	808							
Seminar- 18 person	110	382		1	382							
Subtotal				4	1,576							
Seminar Room- 15 person	110	500					4	2,000			0	
Seminar Rooms Total				**4**	**1,576**		**4**	**2,000**			**0**	**in ARA**
Simulation Rooms												
Simulation/Counseling/Skills: included in Law	210	250					3	0			0	
Library work/ study rooms												
Simulation Rooms Total							**3**	**0**			**0**	**in ARA**

INSTRUCTIONAL

Space Requirement

Room / Space Name	Room Type Code	NSF	Existing			Proposed			Redistributed			Comments
			Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	
Classroom Storage												
Classroom Storage	115	48		1	48							
Classroom Storage- Custodial	X01	37		1	37							
Classroom Storage Supplies	115	30		1	30							
Classroom Storage-Utility	115	72		1	72							
Classroom Storage-Utility	115	56		1	56							
Subtotal				5	243							
Storage/AV	115	250					1	250		1	250	
Classroom Storage Total				**5**	**243**		**1**	**250**		**1**	**250**	
Total Net Square Feet (NSF)					**11,024**			**18,500**			**16,500**	
Net to Gross								0.63			0.63	Net to Gross Factor
Total Department Gross Square Feet (DGSF)								**29,365**			**26,190**	

A.08

ADMINISTRATION

Space Requirement

Room / Space Name	Room Type Code	NSF	Existing			Proposed			Redistributed			Comments
			Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	
Accounting												
Accountant office	310	87		1	87							
Accounting Specialist and file	310	183		1	183							
Subtotal				2	270							
Director (Beane)	310	140					1	140		1	140	
Accounting Specialist (James)	310	90					1	90		1	90	
Administrative Assistant (growth)	310	90					1	90		1	90	
Files	315	100					1	100		1	100	
Subtotal							4	420		4	420	
Accounting Total				**2**	**270**		**4**	**420**		**4**	**420**	
Administrative Services												
Front Office Manager/ Reception	310	226		1	226							674 sf/ 3 staff + reception
Director	310	152		1	152							
Subtotal				2	378							
Director (Morgan)	310	140					1	140		1	140	
Front Office Manager (Stewart)	310	90					1	90		1	90	locate at main reception
Files	315	100					1	100		1	100	
Subtotal							3	330		3	330	
Administrative Services Total				**2**	**378**		**3**	**330**		**3**	**330**	

ADMINISTRATION

Space Requirement

Room / Space Name	Room Type Code	NSF	Existing			Proposed			Redistributed			Comments
			Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	
Admissions												
Associate Dean	310	139		1	139							
Operations- Academic Coordinator, Office Assistant	310	211		1	211							
Program Manager	310	135		1	135							
Subtotal				3	485							
Associate Dean (Aguilar)	310	170					1	170		1	170	
Academic Coordinator (Baca)	310	90					1	90		1	90	
Program Manager (Arteaga)	310	140					1	140		1	140	
Office Assistant (Jessop)	310	90					1	90		1	90	
Waiting Area	315	100					1	100		1	100	
Files	315	100					1	100		1	100	
Conference/ Work space	350	250					1	250		1	250	
Subtotal							7	940		7	940	
Admissions Total				**3**	**485**		**7**	**940**		**7**	**940**	
Alumni Relations												
Director	310	130	0	1	130							
Executive Secretary	310	86	0	1	86							
Development Storage	315	58	0	1	58							
Subtotal			0	3	274							
Director (McLeese)	310	140					1	140		1	140	
Executive Secretary (Becher)	310	90					1	90		1	90	
Staff (growth)	310	90					2	180		2	180	

ADMINISTRATION

Space Requirement

Room / Space Name	Room Type Code	NSF	Existing			Proposed			Redistributed			Comments
			Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	
Storage	315	100					1	100		1	100	
Subtotal							5	510		5	510	
Alumni Relations Total				**3**	**274**		**5**	**510**		**5**	**510**	
Professional Development												
Director	310	191		1	191							
Career Services- Academic Coordinator, Career Counselor	310	403		1	403							
Subtotal				2	594							
Director (Booher)	310	140					1	140		1	140	
Academic Coordinator (Howell)	310	90					1	90		1	90	
Career Counselor (Shelton)	310	140					1	140		1	140	
Waiting	315	200					1	200		1	200	
Interview Rooms	315	100					4	400		4	400	
Subtotal							8	970		8	970	
Career Services Total				**2**	**594**		**8**	**970**		**8**	**970**	**near common area**
Dean												
Dean's office	310	268		1	268							
Executive Assistant	310	200		1	200							
Executive Secretary/ Reception	310	224		1	224							674 sf/ 3 staff + reception
Subtotal				3	692							

ADMINISTRATION

Space Requirement

Room / Space Name	Room Type Code	NSF	Existing			Proposed			Redistributed			Comments
			Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	
Dean's Office (Chodosh)	310	250					1	250		1	250	
Executive Assistant (Hemsley)	310	140					1	140		1	140	
Executive Secretary (Eardley)	310	90					1	90		1	90	
Executive Director of Institutional Development	310	170					1	170		1	170	
Waiting	315	100					1	100		1	100	
Conference	350	500					1	500		1	500	
Subtotal							6	1,250		6	1,250	
Dean Total				**3**	**692**		**6**	**1,250**		**6**	**1,250**	
Events												
Events- Senior Event Coordinator, Event Coordinator	310	383		1	383							
Senior Event Coordinator (Lovin)	310	90					1	90		1	90	
Event Coordinator (Seeley)	310	90					1	90		1	90	
Student workspace	310	45					2	90		2	90	
Storage	315	300					1	300		1	300	
Staging/Prep	315	400					1	400		1	400	
Subtotal							6	970		6	970	
Events Total				**1**	**383**		**6**	**970**		**6**	**970**	

ADMINISTRATION

Space Requirement

Room / Space Name	Room Type Code	NSF	Existing			Proposed			Redistributed			Comments
			Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	
External Relations												
Director	310	171		1	171							
Communications Coordinator	310	80		1	80							
Subtotal				2	251							
Director (Scholl)	310	140					1	140		1	140	
Communications Coordinator (Nair)	310	90					1	90		1	90	
Staff (growth)	310	90					1	90		1	90	
Waiting	315	100					1	100		1	100	
Subtotal							4	420		4	420	
External Relations Total				**2**	**251**		**4**	**420**		**4**	**420**	

ADMINISTRATION

Space Requirement

Room / Space Name	Room Type Code	NSF	Existing			Proposed			Redistributed			Comments
			Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	
IT Suite												
IT Suite	310	480		1	480							
Workroom	315	250					1	250		1	250	near common area and help desks
Director (Beekhuizen)	310	140					1	140		1	140	
Director- Technology Initiative (Dewald)	310	140					1	140		1	140	
Staff (Herd, Phuong)	310	90					2	180		2	180	
2 help desks (Piele, Pipkin, Tsuya)	310	300					2	600		2	0	Moved to common area- Combine with reference help
Subtotal							7	1,310		7	710	
IT Suite Total				**1**	**480**		**7**	**1,310**		**7**	**710**	
Publications												
Publications	310	147		1	147							
Editorial Assistant (Turnbow)	310	90					1	90		1	90	co-located with Journals
Publications Total				**1**	**147**		**1**	**90**		**1**	**90**	
Registrar												
Registrar	310	139		1	139							
Registrar Storage	315	139		1	139							
Subtotal				2	278							

ADMINISTRATION

Space Requirement

Room / Space Name	Room Type Code	NSF	Existing			Proposed			Redistributed			Comments
			Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	
Registrar Office (Pezely)	310	140					1	140		1	140	
Storage	315	250					1	250		1	250	
Shared Meeting	350	100					1	100		1	100	Shared with Student Services
Subtotal							3	490		3	490	
Registrar Total				**2**	**278**		**3**	**490**		**3**	**490**	
Student Services												
Associate Dean	310	187		1	187							
Academic Coordinator/ Reception	310	224		1	224							674 sf/ 3 staff + reception
Subtotal				2	411							
Associate Dean (Dickey)	310	170					1	170		1	170	
Academic Coordinator (Johnson)	310	90					1	90		1	90	
Waiting	315	100					1	100		1	100	
Subtotal							3	360		3	360	
Student Services Total				**2**	**411**		**3**	**360**		**3**	**360**	**near common area**

ADMINISTRATION

Space Requirement

Room / Space Name	Room Type Code	NSF	Existing			Proposed			Redistributed			Comments
			Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	
Copy Center												
Copy Center	315	289		1	289							
Copy Center (3 staff: Day, Eatchel, Smith)	315	200					1	200		1	200	
Copy Center Total				**1**	**289**		**1**	**200**		**1**	**200**	**near common area**
Shared Administrative Resources												
Shared workroom/ conference room	350	250					1	250		1	250	
Shared Administrative Resources		250					1	250		1	250	
Printing/Copying												
Printing/Copying	315	58		1	58							
Printing/Copying Total				**1**	**58**							
Staff Lounge												
Staff Lounge	315	318		1	318							
Staff Lounge	315	0					1	0		1	0	in shared lounge
Staff Lounge Total				**1**	**318**		**1**	**0**		**1**	**0**	
Total Net Square Feet (NSF)					**5,308**			**8,510**			**7,910**	
Net to Gross								0.63			0.63	Net to Gross Factor
Total Department Gross Square Feet (DGSF)								**13,508**			**12,556**	

FACULTY OFFICES

Space Requirement

Room / Space Name	Room Type Code	NSF	Existing			Proposed			Redistributed			Comments
			Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	
Faculty Offices												
Adjunct Faculty Office	310	170		1	170							
Faculty Office	310	131		1	131							
Faculty Office	310	152		1	152							
Faculty Office	310	131		1	131							
Faculty Office	310	133		1	133							
Faculty Office	310	131		1	131							
Faculty Office	310	158		1	158							
Faculty Office	310	147		1	147							
Faculty Office	310	140		1	140							
Faculty Office	310	157		1	157							
Faculty Office	310	175		1	175							
Faculty Office	310	143		1	143							
Faculty Office	310	147		1	147							
Faculty Office	310	131		1	131							
Faculty Office	310	158		1	158							
Faculty Office	310	175		1	175							
Faculty Office	310	174		1	174							
Faculty Office	310	157		1	157							
Faculty Office	310	160		1	160							
Faculty Office	310	157		1	157							
Faculty Office	310	147		1	147							
Faculty Office	310	170		1	170							
Faculty Office	310	174		1	174							

FACULTY OFFICES

Space Requirement

Room / Space Name	Room Type Code	NSF	Existing			Proposed			Redistributed			Comments
			Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	
Faculty Office	310	158		1	158							
Faculty Office	310	173		1	173							
Faculty Office	310	130		1	130							
Faculty Office	310	171		1	171							
Faculty Office	310	131		1	131							
Faculty Office	310	157		1	157							
Faculty Office	310	171		1	171							
Faculty Office	310	158		1	158							
Faculty Office	310	151		1	151							
Faculty Office	310	176		1	176							
Faculty Office	310	174		1	174							
Faculty Office	310	175		1	175							
Faculty Office	310	168		1	168							
Faculty Office	310	140		1	140							
Faculty Office	310	157		1	157							
Faculty Office	310	131		1	131							
Subtotal				39	6,039							
Faculty	310	170					40	6,800		40	0	
Growth/flex	310	170					5	850		5	0	
Adjunct Faculty space	310	90					4	360		4	0	
Adjunct Faculty waiting/storage	315	200					1	200		1	0	
Subtotal							50	8,210		50	0	
Faculty Offices Total				**39**	**6,039**		**50**	**8,210**		**50**	**0**	**in ARAs**

FACULTY OFFICES

Space Requirement

Room / Space Name	Room Type Code	NSF	Existing			Proposed			Redistributed			Comments
			Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	
Faculty Support												
Office	310	170		1	170							
Office	310	164		1	164							
Secretarial Suite	310	631		1	631							
Copy/Print	315	80		1	80							
Subtotal				4	1,045							
Administrative Support (Rich, Faddis, Lane, Skousen, Westenskow, Wheeler, 2 growth)	310	90					8	720		8	0	4 groups (2 support members in each group)
Waiting area	315	100					4	400		4	0	
Copy/Print	315	100					4	400		4	0	
Subtotal							16	1,520		16	0	
Faculty Support Total				**4**	**1,045**		**16**	**1,520**		**16**	**0**	**in ARAs**
Conference Rooms												
Howell Conference Room	350	315		1	315							
Conference Rooms: included in Law Library	350	250					4	0		4	0	
Work/study rooms												
Conference Rooms Total				**1**	**315**		**4**	**0**		**4**	**0**	**in ARAs**

FACULTY OFFICES

Space Requirement

Room / Space Name	Room Type Code	NSF	Existing			Proposed			Redistributed			Comments
			Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	
Faculty Lounge												
Faculty Lounge	315	634		1	634							
Lounge	315	1,500					1	1,500		1	1,500	
Pantry	315	200					1	200		1	200	
Storage	315	200					1	200		1	200	
Subtotal							3	1,900		3	1,900	
Faculty Lounge Total				**1**	**634**		**3**	**1,900**		**3**	**1,900**	
Faculty Storage												
Faculty Storage	315	363		1	363							
Faculty Storage	315	308		1	308							
Subtotal				2	671							
Faculty Storage Total				**2**	**671**							
Stegner Center												
Stegner Center	310	196		1	196							
Faculty (Keiter)	310	170					1	0		1	0	in faculty office count
Associate director (Nystrom)	310	140					1	140		1	0	
Work/Meeting	315	250					1	250		1	0	
Conference	350	250					1	250		1	0	
Reception	310	100					1	100		1	0	
Administrative Support	310	90					1	90		1	0	
Flex workstation	310	90					1	90		1	0	
Subtotal							7	920		7	0	
Stegner Center Total				**1**	**196**		**7**	**920**		**7**	**0**	**in ARAs**

FACULTY OFFICES

Space Requirement

Room / Space Name	Room Type Code	NSF	Existing			Proposed			Redistributed			Comments
			Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	
Center 1												
Faculty	310	170					1	0		1	0	in faculty office count
Staff	310	140					1	140		1	0	
Work/ Meeting	315	250					1	250		1	0	
Conference	350	250					1	250		1	0	
Reception	310	100					1	100		1	0	
Administrative support	310	90					1	90		1	0	
Flex workstation	310	90					1	90		1	0	
Subtotal							7	920		7	0	
Center 1 Total							**7**	**920**		**7**	**0**	**in ARAs**
Center 2												
Work/ Meeting	315	250					1	250		1	0	
Conference	350	250					1	250		1	0	
Reception	310	100					1	100		1	0	
Administrative support	310	90					1	90		1	0	
flex workstation	310	90					1	90		1	0	
Subtotal							5	780		5	0	
Center 2 Total							**5**	**780**		**5**	**0**	**in ARAs**

FACULTY OFFICES

Space Requirement

Room / Space Name	Room Type Code	NSF	Existing			Proposed			Redistributed			Comments
			Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	
Center 3												
Work/ Meeting	315	250					1	250		1	0	
Conference	350	250					1	250		1	0	
Reception	310	100					1	100		1	0	
Administrative support	310	90					1	90		1	0	
flex workstation	310	90					1	90		1	0	
Subtotal							5	780		5	0	
Center 3 Total							**5**	**780**		**5**	**0**	**in ARAs**
Total Net Square Feet (NSF)					**8,900**			**15,030**			**1,900**	
Net to Gross								0.63			0.63	Net to Gross Factor
Total Department Gross Square Feet (DGSF)								**23,857**			**3,016**	

LAW LIBRARY

Space Requirement

Room / Space Name	Room Type Code	NSF	Existing			Proposed			Redistributed			Comments
			Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	
Library Administration												
Circulation/ Office	310	282		1	282							
Director Office	310	128		1	128							
Library Admin Reception/Meeting	310	410		1	410							
Library Office	310	134		1	134							
Library Office	310	128		1	128							
Library Office	310	200		1	200							
Library Office	310	134		1	134							
Library Workers Office	310	2,231		1	2,231							
Subtotal				8	3,647							
Library Director (Reusch)	310	170					1	170		1	170	
Conference Room	350	250					1	250		1	250	
Accounting Specialist (Silva)	310	90					1	90		1	90	Confirm size
Office Assistant (Cokeley-Rice)	310	90					1	90		1	90	
Subtotal							4	600		4	600	
Circulation Desk (Edminster, Roberts)	440	300					1	300		1	0	
Circulation Manager (Fowler)	310	140					1	140		1	0	
Assistant Circulation Manager (Sills)	310	90					1	90		1	0	
Reserves	440	150					1	150		1	0	in common area
Subtotal							4	680		4	0	
Reference help desk	440	300					2	600		2	0	in common area-combined with IT help

LAW LIBRARY

Space Requirement

Room / Space Name	Room Type Code	NSF	Existing			Proposed			Redistributed			Comments
			Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	
Librarians (Stephenson, McNett, Fuller, McPhail, Warthen, Darais, Craigle, growth)	310	170					8	1,360		8	1,360	Near common area and reference desk
Subtotal							10	1,960		10	1,360	
Library Staff/ Technical Services (Bevan, Burn, Larson, Ngai, Gilliland, Green)	310	1,200					1	1,200		1	1,200	
Library Administration Total				**8**	**3,647**		**37**	**4,440**		**37**	**3,160**	
Library Storage												
Library Storage	455	1,135		1	1,135							
Storage	455	3,571		1	3,571							
Subtotal				2	4,706							
Library Compact Storage 175,000 volumes	455	8,300					1	8,300		1	8,300	
Library Storage Total				**2**	**4,706**		**1**	**8,300**		**1**	**8,300**	
Library Reading Room												
Gibson Reading Room	410	5,204		1	5,204							
Reading Room	410	2,000					1	2,000		1	2,000	
Library Reading Room Total				**1**	**5,204**		**1**	**2,000**		**1**	**2,000**	

LAW LIBRARY

Space Requirement

Room / Space Name	Room Type Code	NSF	Existing			Proposed			Redistributed			Comments
			Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	
Library Study/ Stacks												
Study and Stacks- 1st Floor	420	13,800		1	13,800							
Study and Stacks- 2nd Floor	420	10,777		1	10,777							
Subtotal				2	24,577							
open shelving 75,000 volumes	420	8,550					1	8,550		1	8,550	in public area
Work/study space for 200 students at 50 nsf	430	50					75	3,750		75	3,750	45 in group study rooms
(10 nsf storage ea. additional in students)												60 in commons
Subtotal							76	12,300		76	12,300	20 in reading room
Library Study/ Stacks Total				**2**	**24,577**		**76**	**12,300**		**76**	**12,300**	
Work/ Study Rooms												
Work/ Meeting	315	250					4	1,000		4	0	programs research and journals/orgs
Conference	350	250					4	1,000		4	0	programs research and journals/orgs
Reception/Storage	310	100					8	800		8	0	programs research and journals/orgs
Administrative /Work	310	90					8	720		8	0	programs research and journals/orgs
Flex workstation	310	90					8	720		8	0	programs research and journals/orgs
Subtotal							32	4,240		32	0	
Work/ Study Rooms Total							**32**	**4,240**		**32**	**0**	**in ARAs**

LAW LIBRARY

Space Requirement

Room / Space Name	Room Type Code	NSF	Existing			Proposed			Redistributed			Comments
			Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	
Group Study Rooms												
Group Study - 4 person	410	100					6	600		6	0	
Group Study - 6 person	410	150					6	900		6	0	
Group Study - 8-10 person	410	250					3	750		3	0	
Group Study Total							**15**	**2,250**		**15**	**0**	**in ARA**
Rare Book Collection												
Rare Book Collection	420	400					1	400		1	400	
Rare Book Collection Total							**1**	**400**		**1**	**400**	
Total Net Square Feet (NSF)					**38,134**			**33,930**			**26,160**	
Net to Gross								0.63			0.63	Net to Gross Factor
Total Department Gross Square Feet (DGSF)								**53,857**			**41,524**	

STUDENTS

Space Requirement

Room / Space Name	Room Type Code	NSF	Existing			Proposed			Redistributed			Comments
			Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	
Journals												
Journal Conference	350	148		1	148							
Journal Conference	350	159		1	159							
Journal Conference/ Study	350	687		1	687							
Journal Office	310	68		1	68							
Journal Office	310	67		1	67							
Journal Office	310	64		1	64							
Journal Office	310	97		1	97							
Journal Office	310	66		1	66							
Journal Office	310	71		1	71							
Journal Office	310	66		1	66							
Journal Office	310	67		1	67							
Journal Office	310	162		1	162							
Journal Office	310	61		1	61							
Subtotal				13	1,783							
journals workspace 40 students x 50 nsf	310	50					40	2,000		40	0	
editors workspace 15 students x 50 nsf	310	80					15	1,200		15	0	
Journals Total				13	1,783		55	3,200		55	0	in ARA
Student Work Space												
program workspace 60 students x 50 nsf	310	50					60	3,000		60	0	
centers workspace 25 students x 50 nsf	310	50					25	1,250		25	0	
Student Work Space Total							**85**	**4,250**		**85**	**0**	**in ARA**

STUDENTS

Space Requirement

Room / Space Name	Room Type Code	NSF	Existing			Proposed			Redistributed			Comments
			Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	
Student Bar Association/ Student Organizations												
SBA Office	310	137		1	137							
SBA Storage	315	146		1	146							
Student Orgs Storage	315	170		1	170							
Student Storage	315	102		1	102							
Subtotal				4	555							
SBA Meeting	310											
Organizations Meeting/ Work	310											
(Both included in Law Library work/study rooms)												
Student Bar and Organizations Total				**4**	**555**			**0**			**0**	**in ARA**

STUDENTS

Space Requirement

Room / Space Name	Room Type Code	NSF	Existing			Proposed			Redistributed			Comments
			Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	
Student Activities												
Student Activity Center	670	1,300		1	1,300							
Student Lounge	650	691		1	691							
Subtotal				2	1,991							
Student Storage	315	10					450	4,500		450	4,500	
Nursing Rooms	645	60					2	120		2	120	
Dressing Rooms	520	60					4	240		4	240	
Childcare	645	300					1	300		1	300	
lounge/recreation/dining	650	2,500					1	2,500		1	1,500	1000 in Common Area
outdoor recreation/ gathering space												
Subtotal							458	7,660		458	6,660	
Student Activities Total				**2**	**1,991**		**458**	**7,660**		**458**	**6,660**	
Total Net Square Feet (NSF)					**4,329**			**15,110**			**6,660**	
Net to Gross								0.63			0.63	Net to Gross Factor
Total Department Gross Square Feet (DGSF)								**23,984**			**10,571**	

CLINIC

Space Requirement

Room / Space Name	Room Type Code	NSF	Existing			Proposed			Redistributed			Comments
			Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	
Clinic												
Pro-Bono Staff	310	102		1	102							
Pro- Bono Director	310	86		1	86							
Clinic Coordinator	310	147		1	147							
Subtotal				3	335							
workspace for 60 students x 50 nsf	310	50					60	3,000		60	0	
Work/ Meeting	315	250					1	250		1	0	
Conference	150	250					1	250		1	0	
Reception	310	100					1	100		1	0	
Administrative support	310	90					1	90		1	0	
flex workstation	310	90					1	90		1	0	
Director/ Faculty	310	170					1	0		1	0	in faculty office count
Pro-Bono Director	310	140					1	140		1	0	
Academic Coordinator	310	90					2	180		2	0	
Subtotal							69	4,100		69	0	
Clinic Total				**3**	**335**		**69**	**4,100**		**69**	**0**	**in ARA**
Total Net Square Feet (NSF)					**335**			**4,100**			**0**	
Net to Gross								0.63			0.63	Net to Gross Factor
Total Department Gross Square Feet (DGSF)								**6,508**			**0**	

OTHER

Space Requirement

Room / Space Name	Room Type Code	NSF	Existing			Proposed			Redistributed			Comments
			Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	
Reception/ Exhibition Space												
Rosenblatt Foyer	620	950		1	950							
Reception/ Exhibition and Prep Space	620	3,000					1	3,000		1	0	
Reception/ Exhibition Space Total				**1**	**950**		**1**	**3,000**		**1**	**0**	**moved to common area**
Total Net Square Feet (NSF)					**950**			**3,000**			**0**	
Net to Gross								0.63			0.63	Net to Gross Factor
Total Department Gross Square Feet (DGSF)								**4,762**			**0**	

COMMON AREAS

Space Requirement

Room / Space Name	Room Type Code	NSF	Existing			Proposed			Redistributed			Comments
			Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	
IT / Reference Help Desk												
IT ((Piele, Pipkin, Tsuya) / Reference Help Desk (Staff)	310	300								4	1,200	
IT Suite Total										**4**	**1,200**	
Library Administration- User Services												
Circulation Desk (Edminster, Roberts)	440	300								1	300	
Circulation Manager (Fowler)	310	140								1	140	
Assistant Circulation Manager (Sills)	310	90								1	90	
Reserves	440	150								1	150	
Library Administration Total										**4**	**680**	
Library Study/ Stacks												
counted in library--distribute	420											
Library Study/ Stacks Total										**0**	**0**	

COMMON AREAS

Space Requirement

Room / Space Name	Room Type Code	NSF	Existing			Proposed			Redistributed			Comments
			Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	
Student Activities												
lounge/recreation/dining	650	1,000								1	1,000	
Student Activities										1	1,000	
Reception/ Exhibition Space												
Reception/ Exhibition and Prep Space	620	3,000								1	3,000	
Reception/ Exhibition Space Total										**1**	**3,000**	
Total Net Square Feet (NSF)											**5,880**	
Net to Gross											0.63	Net to Gross Factor
Total Department Gross Square Feet (DGSF)											**9,333**	

ARA - ADVANCED RESEARCH AREAS

Space Requirement

Room / Space Name	Room Type Code	NSF	Existing			Proposed			Redistributed			Comments
			Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	
Group Study Rooms												
Group Study - 4 person	410	100								6	600	
Group Study - 6 person	410	150								6	900	
Group Study - 8-10 person	410	250								3	750	
Group Study Total										**15**	**2,250**	
Faculty Offices												
Faculty	310	170								40	6,800	
Growth/flex	310	170								5	850	
Adjunct Faculty space	310	90								4	360	
Adjunct Faculty waiting/storage	315	200								1	200	
Faculty Office Total										**50**	**8,210**	
Faculty Support												
Administrative Support (Rich, Faddis, Lane, Skousen, Westenskow, Wheeler, 2 growth)	310	90								8	720	4 groups (2 support members in each group)
Waiting area	315	100								4	400	
Copy/Print	315	100								4	400	
Faculty Support Total										**16**	**1,520**	

ARA - ADVANCED RESEARCH AREAS

Space Requirement

Room / Space Name	Room Type Code	NSF	Existing			Proposed			Redistributed			Comments
			Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	
Stegner Center												
Faculty (Keiter)	310	170								1	0	in faculty office count
Associate director (Nystrom)	310	140								1	140	
Work/Meeting	315	250								1	250	
Conference	350	250								1	250	
Reception	310	100								1	100	
Administrative Support	310	90								1	90	
Flex workstation	310	90								1	90	
Stegner Center Total										**7**	**920**	
Center 1												
Faculty	310	170								1	0	in faculty office count
Staff	310	140								1	140	
Work/ Meeting	315	250								1	250	
Conference	350	250								1	250	
Reception	310	100								1	100	
Administrative support	310	90								1	90	
Flex workstation	310	90								1	90	
Center 1 Total										**7**	**920**	

ARA - ADVANCED RESEARCH AREAS

Space Requirement

Room / Space Name	Room Type Code	NSF	Existing			Proposed			Redistributed			Comments
			Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	
Center 2												
Work/ Meeting	315	250								1	250	
Conference	350	250								1	250	
Reception	310	100								1	100	
Administrative support	310	90								1	90	
flex workstation	310	90								1	90	
Center 2 Total										**5**	**780**	
Center 3												
Work/ Meeting	315	250								1	250	
Conference	350	250								1	250	
Reception	310	100								1	100	
flex workstation	310	90								1	90	
Center 3 Total										**5**	**780**	
Work/ Study Rooms												
(6 programs + 2 students/orgs)												
Seminar Room- 15 person	110	500								4	2,000	
Work/ Meeting	315	250								4	1,000	
Conference	350	250								4	1,000	
Reception/Storage	310	100								8	800	
Administrative /Work	310	90								8	720	
Flex workstation	310	90								8	720	
Work/ Study Rooms (Dedicated) Total										**25**	**3,900**	
Work/ Study Rooms (Flex) Total										**15**	**2,340**	

ARA - ADVANCED RESEARCH AREAS

Space Requirement

Room / Space Name	Room Type Code	NSF	Existing			Proposed			Redistributed			Comments
			Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	
Journals												
program workspace 60 students x 50 nsf	310	50								60	3,000	
centers workspace 25 students x 50 nsf	310	50								25	1,250	
journals workspace 40 students x 50 nsf	310	50								40	2,000	
editors workspace 15 students x 80 nsf	310	80								15	1,200	
note storage included in students												
Journals Total										**140**	**7,450**	

ARA - ADVANCED RESEARCH AREAS

Space Requirement

Room / Space Name	Room Type Code	NSF	Existing			Proposed			Redistributed			Comments
			Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	Head-count	Qty	Total NSF	
Clinic												
workspace for 60 students x 50 nsf	310	50								60	3,000	
Work/ Meeting	315	250								1	250	
Conference	350	250								1	250	
Reception	310	100								1	100	
Administrative support	310	90								1	90	
flex workstation	310	90								1	90	
Director/ Faculty	310	170								1	0	in faculty office count
Pro-Bono Director	310	140								1	140	
Academic Coordinator	310	90								2	180	
Clinic Total										**69**	**4,100**	
Total Net Square Feet (NSF)											**33,170**	
Net to Gross											0.63	Net to Gross Factor
Total Department Gross Square Feet (DGSF)											**52,651**	
Total Program Net Square Feet (NSF)					**68,980**			**98,180**			**98,180**	
Net to Gross								0.63			0.63	Net to Gross Factor
Total Program Gross Square Feet (DGSF)					**93,336**			**155,841**			**155,841**	

Facility does not meet accessibility requirements

Inadequate space for student organizations

Existing Building Analysis

The Law School facility consists of two linked structures, the Main Law Building built in 1963 and the Law Library built in 1981. Although the buildings are connected, the separation makes it difficult for the Law Library to be accessible and integrated with other program functions and spaces.

In May, 2003, a master plan of the existing College of Law facilities was completed. For detailed results please refer to that document. A brief summary of the findings is listed below:

The current buildings are not adequately sized for current programs or student population.

The facilities do not meet accessibility requirements.

The electrical and data distribution is inadequate and not easily updated.

The mechanical system is inefficient and ineffective.

Current classroom seating configurations do not foster current student-student and student-faculty pedagogy.

The structural systems are not seismically adequate.

Space for student organizations is inadequate.

Lighting quality is generally poor.

Locations of faculty offices do not promote interaction with colleagues or students.

Limited gathering spaces limit impromptu gatherings or collaboration.

In general it can be said that the image and condition of the buildings does not appropriately serve the S.J. Quinney College of Law programs, faculty and students.

Excerpts from the ABA Site Visit Report

(June 2009)

In the letter from the ABA to Dean Chodosh and President Young, the ABA requested information:

> with regard to any renovation of or expansion to the College of Law's physical plant since the visit and, related to this, updated information as to the status of the College's capital campaign and specific plans with respect to the physical plant going forward.

Throughout the report, the Site Visit team emphasized the importance of the building and the priority it represents for the law school in functional terms. The Committee observed:

> . . . the law school facility clearly limits the school's curricular ambitions. Much of the space is not conducive to skills courses which require different functional spaces and technical support as opposed to traditional courses.

> . . . the Team noted that little student activity occurred in the hallways and in common rooms and questioned whether the inadequate facilities fail to promote student intellectual interaction outside the classroom.

Although the student services supplied by the administration are well organized and appear to be very effective, the problems with the physical facility have not gone unnoticed by the students. They are fully aware that the length of classes and the number of classes actually available on the schedule are affected by the paucity of classrooms. In addition, there is very little space provided for the students to relax and interact socially with each other and some of what is available is, for the most part, neither comfortable nor attractive.

In addition, the facilities provided for student organizations are wholly inadequate.

Although the students praise the level of faculty support for the student organizations, it is difficult to see how they are carried on effectively, given the inadequate physical facilities.

The quarters provided for the editorial staffs of the law journals and the moot court board, for example, consist of renovated closets in the basement, and there are too few to accommodate everyone at the leadership levels of those organizations.

The student bar association offices consist of two small, connected rooms with little actual working space.

Very few students spend out-of-class time at the College of Law. The official explanation for this phenomenon is that the College is basically a "commuter school," much like the University as a whole.

There are, for instance, no dorms provided for law students, many of whom are married with young families. (The newly renovated men's room on the second floor must be one of the few in American law schools with a built-in diaper-changing table.)

It was also apparent that because the clinics offered by the College of Law are actually expanded externships, rather than on-site clinics, a good number of students are not on campus at any given time.

Although the clinical programs and the commuter population may account in large part for the students' failure to remain on campus when not in classes, improvement in the facilities for student activities and socializing would obviously be welcomed.

The College of Law appears to be at least minimally physically accessible to students with disabilities, in that a single elevator is available (although difficult to find), and the restrooms on the second floor have recently been renovated with disability access in mind.

. . . the College of Law's physical plant is in overall poor condition. For example, the halls are very narrow, with myriad twists and turns where parts of the law school building have been added and/or repeatedly renovated.

The Committee also commented on the library:

> The building is long and narrow, and consists of two floors with a large central open space under a skylight. This configuration of the law library presents some practical problems in the terms of noise, traffic flow, scarce book storage, limited capacity of 350 or 87.5% of the enrollment for the current year.
>
> There is 47,801 linear feet of shelving with 83% of the shelving full. Experts agree that a library is functionally full when it reaches 85%. At this point the collection must be continuously shifted to accommodate new materials. The Quinney Law Library is rapidly approaching this point.
>
> Staff work areas are adequate although at full capacity; there is no room to put any additional staff.

On the absence of space for clinics, the Committee observed:

> There is no dedicated space for clinical or professional skills training, or for collaborative student work in the new "think tank" and "practicum" courses. Skills exercises are conducted in seminar rooms (which are equipped with video equipment), classrooms, the courtroom and offices.

The Committee also observed critically:

> . . . all available faculty space is fully occupied.
>
> Limited co-curricular activity space is available in the main building. Three student edited journals are allocated offices and a shared workspace in the basement, along with an office for the Student Bar Association and an additional room shared by other student organizations. The Pro Bono Initiative is housed in an office on the first floor.
>
> Administrative and support staff offices and work areas are at (or beyond) full capacity.
>
> Very limited space is available for academic centers and other special programs. The Wallace Stegner Center for Land Resources and the Environment is housed in a single office in the main building occupied by the Associate Director of the Center. The new Utah Criminal Justice Center and Iraq Project are housed in adjacent Carlson Hall.

On Carlson Hall, the Committee observed:

> This additional space is useful and partially eased a critical space problem in the short term, but Carlson Hall is a very old building with significant structural, space use and other problems and it has not been acquired permanently or significantly renovated by the law school.

The Committee concluded:

> Despite all of the creative use and renovation of the existing space, the current law school facility has longstanding and serious problems. Chief among the concerns is the lack of adequate functional space. All corners of the current buildings are in use and a number of areas are overcrowded. All offices are occupied. There is literally no room to house increased staff, faculty or administration, and yet the law school has already embarked on ambitious new programming that needs additional staff and specialized space to reach its potential.
>
> Faculty members, students and the administrative staff expressed concerns about the adequacy of the facilities to support current and future needs. The shortage of classroom space and the unusual configuration of some classrooms (which prevents them from being filled to capacity) result in a class schedule that is inconvenient to many students and driven by space constraints rather than pedagogy. Students also expressed concern about the shortage of co-curricular space. Some faculty members believe that the shortcomings of the facilities affect the ability to recruit new faculty and students, and make it more difficult to connect with alumni and the community. Faculty and students stated that the physical space limitations and overcrowding has a negative impact on morale and discourages student presence at the law school beyond class attendance.

The current facility does not have space for specialized professional skills training or collaborative work. Video-taping equipment has been installed in a number of classrooms and the courtroom, but the rooms do not function well for multiple purposes. As examples: the site inspection Team observed a negotiation class taught in a room with fixed furniture on graduated levels, so that students negotiating in small groups were seated at different heights; the courtroom is sometimes used for classes, but the fold-away desks attached to the seats are not large enough for a laptop and a book; students in the International Environmental Practicum have no access to clinical workspace and meet in the professor's office; the Wallace Stegner Center is a single office with a full-time occupant, with no room for growth and little access to other space so that affiliated faculty and/or students can work together.

Academic centers and professional skills training, whether through simulation or live client clinical courses, require sufficient and specialized space. The College is focused on developing international, public service, and interdisciplinary educational opportunities, and has created numerous innovative courses and programs in these areas in the last few years. The law school is now offering "think tank" and "practicum" courses, the new Iraq Project, the longstanding Wallace Stegner Center, the new Utah Criminal Justice Center - and more programmatic expansion is planned. Faculty and students in such programs and courses need space in which to meet and work collaboratively (and often confidentially), and faculty members need to be able to assess student performances in conducive settings with appropriate technologies.

Concerns about the facilities are serious and are not new. The 2001 site visit report states that a chief concern is the lack of space to support programmatic expansion. The school's Self Study at that time stated that the school had simply exhausted its space. The Accreditation Committee found in 2001 that the College of Law's "facilities are adequate only for current enrollment and would need to be reconsidered should there be growth in the student body," and "major facilities pressures were expressed by the site Team with regard to the library facility, co-curricular space, center space, and staff offices." The Committee concluded that "the renovation of the law facilities needs to be considered to meet staff office needs and space for student co-curricular programming," (and noted that similar concerns about the facilities had been raised in 1993). As discussed above, the facilities have indeed been renovated since 2001 and additional space allocated to staff offices and co-curricular activities. But while the student body has not increased in size, programming focused on student education and faculty excellence has expanded considerably since the last site visit (with attendant faculty, staff and space requirements).

The current Self-Study states that the existing space is very tight but adequate to support the current program in the short run (in part because of the broader access to Carlson Hall gained last year). It notes that the age, capacity and

other limitations in the existing facilities present significant barriers to long-term plans to support innovative programs, courses, academic centers and technologies.

The 2001 site visit report noted that the College was working with an architect on a master plan to meet long-term building needs, and it identified a number of options for expansion. Unfortunately the master plan has progressed little since 2001, when the report stated that it was critically important for the law school to engage in meaningful planning to accommodate present and future space needs.

There is wide consensus among the students, faculty, administration and site inspection Team that the current physical facilities are holding back the progress of the law school. The law school is creating and expanding academic centers, innovative programs, and professional skills training - all of which require specialized space, faculty and staff to reach their full potential.

... all agree that the focus of the law school capital campaign is to raise funds for a new law school building. It should be noted that, clearly, there is significant excitement generated under Dean Chodosh's leadership. Thus, there is momentum at the school looking toward future improvements for what is already a good program.

The law library is housed in a long narrow building with two floors connected to the law school building by a breezeway and by a hallway underground. The library building has a number of challenges related to noise, traffic flow, scarce book storage, and limited ability to accommodate new technology.

Finally, the school's building has undergone a number of renovations and there has been creative use of space; but the building has serious problems. Chief among the problems is lack of adequate space. The program expansions underway at the College will present even more challenges for the inadequate facility, in terms not only of the need for more offices but function- appropriate classrooms and seminar rooms.

Carlson Hall Assessment

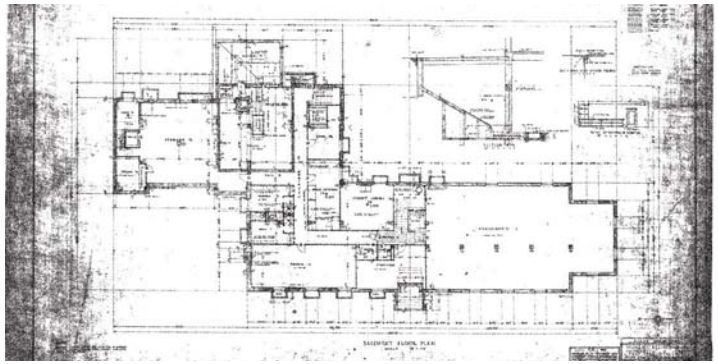
Building History & Significance

Built in 1937-38, Carlson Hall was the result of a decades-long effort to provide suitable on-campus housing for female students. It was the first on-campus dormitory at the University of Utah, is one of only two historic women's residence halls built in Utah and continued in this use until 1971. Carlson Hall is also significant as one of only four buildings on the University campus built by the Works Progress Administration (WPA) in a national effort to reduce unemployment during the Great Depression which hit Utah particularly hard.

Carlson Hall was successfully nominated to and listed in the National Register of Historic Places on April 12, 1996. While not a prominent or well-known University building, it adds to the historic character of the lower campus, and occupies an important and visible site.

Carlson Hall has been considered for renovation over the past few decades (see Carlson Hall ADA report dated August 11, 1993 by Ed Myrup and Ken Clements, and SJ Quinney College of Law Master Plan, May 2003, ajc architects) because of its prominent and key location at the juncture of South Campus Drive and University Street, just south of the historic President's Circle district.

The major concerns with renovation are 1) the mechanical, plumbing and electrical systems will need to be replaced in their entirety, with limited ceiling space in which to run and hide ducts and piping, 2) the historic relevance of the building is neither significant nor readily adaptable for reuse, 3) the structural system would require comprehensive upgrades to bring it into compliance with current seismic/structural code requirements, 4) ADA accessibility into and throughout the building is extremely challenging because of multiple steps and levels, stair details, elevator design, clearances and hardware, 5) the building's layout is not readily adapted for reuse as dorms or student housing, faculty offices, or classroom space.



Carlson Hall Current Conditions and Issues

As can be expected for a building over 70 years old, there are some maintenance and deterioration issues that need to be addressed to secure the building, including:

- As previously noted the windows are original single-pane steel factory sash and showing their age.
- There appears to be some settlement at the northeast corner of the building with open stair-stepping in the mortar joints.
- Granite treads at west entry have shifted from true position.

Additional issues have been noted during informal walk-through visits including:

- Accessibility challenges presented by the multi-level First Floor entries, halls and rooms; lack of code-compliant handrails, etc.
- Life safety and egress challenges (dead-end corridors, lack of exit signage, etc.)
- No passenger elevator and unsafe conditions presented by the current freight elevator.
- Unresponsive mechanical system (e.g., high mid-winter temperature resulting in user-opened windows in most offices).
- Window air conditioning units to provide cooled air but create unsightly exterior appearance.
- Some potential issues with storm water management (e.g., downspout water collection and removal).

Carlson Hall Selected Concept

This study was charged with investigating possible concepts for a new law school facility in the immediate vicinity of the current Law School buildings. During discussions with the Steering Committee in February and March of 2010, the decision was made to build a completely new facility and not to renovate any portion of the current building, the Library, or Carlson Hall. Further discussion deemed Carlson Hall to be expendable if its prominent corner site could be best utilized and advantaged to create a recognizable gateway entrance to the University of Utah Campus as part of the new Law School building.

After reviewing multiple schemes on various sites in the Law School neighborhood, the corner gateway concept became the favored location for the new building.

Carlson Hall Demolition

Demolish building and site infrastructure to provide a clear site ready for new construction.

Includes removal of hazardous materials from building and site prior to demolition. Building would first have to be formally removed from the National Historic Register.

Carlson Hall Alternate Scenarios

Maintain the Status Quo
This approach is essentially the 'do nothing' option. The building envelop and interior spaces continue to function as today with incremental deterioration, probably poor support level for the building occupants, high energy use, and low tenant comfort.

Upgrade & Renovate
Appropriate repairs, renovations and upgrades are possible for many of Carlson Hall's historic features, assemblies and systems. With thoughtful evaluation and design, the issues and challenges noted above and additional issues identified, could likely be successfully addressed with limited impact to the building's historic character.

Rehabilitate for Adaptive Use
Similar to renovation process described above but with specific responses to newly defined uses and requirements. If designed carefully, these changes could have limited impact on the historic character of the building.

Rehabilitate for Similar Historic Use
The possible reuse of Carlson Hall for its historic residential use could also be considered. Given its somewhat remote location from other residential student support services, the residential/ dormitory reuse of Carlson Hall may not be practical.

Cost Estimate

The intention of the cost estimating effort at this early stage of project conception is to accurately model the costs from preliminary sketches and pre-programming space summaries, sufficiently detailed and corroborated, to convince approval entities and donors that the concept they are supporting can be built within the cost model budget. The costing exercise must consider and include the ramifications of all the various qualifiers to costs, such as understanding the complexities and impacts on costs for DFCM and U of U projects, constantly updating local cost variations and eccentricities, tracking current costs in this unique market and economy, and the impact of achieving the range of sustainable certifications.

VCBO/SmithGroup has worked closely with Ken Ament of Construction Control in developing the following cost model for the S.J.Quinney College of Law Pre-Programming Facility Study. We first reviewed our assumptions as to building massing, heights, levels, types and quality of structural, mechanical systems, electrical systems, elevators, etc. We reviewed the Summary of Spaces to determine together the various types and quality of walls, partitions, ceilings, and finishes. We further attempted to forecast the extent and expense of the many building systems which will be upscaled to meet the unique vision for this facility, such as ultimate flexibility of spaces with folding glass partitions, modular acoustical partitions, raised access flooring, extensive and leading-edge Audio/Visual systems, and the dispersed library floor loading. Finally the additional premium for LEED Platinum certification was included to illustrate the realistic costs for that level of sustainable design.

The building construction cost, based on the space needs summary as well as site and building massing concepts outlined in this report, is estimated at $48,887,287 or $313.73 per square foot. This sum includes the cost of the building construction, the general conditions for the project (Expenses of items required for construction to occur i.e. dumpsters, safety fencing, etc.), the contractor's overhead (i.e. clerical staff) and profit. Costs for demolition of existing buildings as well as replacement of approximately 174 parking stalls are included and estimated at $383,988 and $523,600 respectively.

Soft costs for the project (furniture, equipment, audio/visual systems, fees, construction contingency, building commissioning, etc.) has been calculated utilizing a percentage generated by the University. This percentage, 23%, produces a soft cost of $11,244,076.

Combining the construction and soft costs results in a Total Project Cost of $60,131,363. The base estimate includes those costs associated with sustainable design strategies to achieve LEED Silver certification. To achieve the target of LEED Platinum certification, and to work toward the energy goals of The 2030 Challenge, an additional $2,444,000 will be required.

PROJECT ESTIMATE **CONSTRUCTION CONTROL CORPORATION** **8/25/2010**

PROJECT NAME……..UOFU QUINNEY LAW BUILDING
LOCATION……..……..SALT LAKE CITY,
ARCHITECT……..……VCBO Project Size 155,825 SF
STAGE OF DESIGN……..PRE-PROGRAMMING

CSI #	DESCRIPTION	UNIT QTY	UNIT COST	
	BUILDING A COST SUMMARY			
02	**SITEWORK & DEMOLITION**		$ 22.34	$ 3,481,204
03	**CONCRETE**		$ 8.14	$ 1,267,745
04	**MASONRY**		$ 12.14	$ 1,891,879
05	**METALS**		$ 25.78	$ 4,016,993
06	**WOODS & PLASTICS**		$ 0.31	$ 48,306
07	**THERMAL & MOISTURE PROTECTION**		$ 8.87	$ 1,382,474
08	**DOORS & WINDOWS**		$ 22.13	$ 3,449,101
09	**FINISHES**		$ 78.34	$ 12,207,618
10	**SPECIALTIES**		$ 4.65	$ 724,587
11	**EQUIPMENT**		$ 1.00	$ 155,825
12	**FURNISHINGS**		$ 1.59	$ 247,487
14	**CONVEYING SYSTEMS**		$ 4.04	$ 630,000
15	**MECHANICAL**		$ 34.20	$ 5,329,215
16	**ELECTRICAL**		$ 27.45	$ 4,277,396
	SUBTOTAL		$ 250.99	39,109,830
	GENERAL CONDITIONS	6%	$ 15.06	2,346,590
	OVERHEAD & PROFIT	4%	$ 10.04	1,564,393
	DESIGN CONTINGENCY	15%	$ 37.65	5,866,474
	TOTAL CONSTRUCTION COST		$ 313.73	$ 48,887,287

ESCALATION HAS NOT BEEN FACTORED INTO THE COSTS OF THIS ESTIMATE.
****ESTIMATE IS FOR CONSTRUCTION COSTS ONLY, SOFT COSTS ARE NOT INCLUDED.****

Page 1

PROJECT ESTIMATE **CONSTRUCTION CONTROL CORPORATION** **8/25/2010**

PROJECT NAME……..UOFU QUINNEY LAW BUILDING
LOCATION……..……..SALT LAKE CITY,
ARCHITECT……..……VCBO Project Size 155,825 SF
STAGE OF DESIGN……..PRE-PROGRAMMING

CSI #	DESCRIPTION	UNIT QTY	UNIT COST	
02	**SITEWORK & DEMOLITION**			
	Demolition			
	Site Clearing	45000 SF	$ 1.89	$ 85,050
	Demolish Existing Quinney Law Building	785310 CF	$ 0.29	$ 227,740
	Demolish Existing Quinney Law Library Building	538785 CF	$ 0.29	$ 156,248
	Asbestos Abatement	1 LS	$ 100,000.00	$ 100,000
	Subtotal for Demolition			**$ 569,038**
	Earthwork			
	Building Excavation	18468 CY	$ 6.00	$ 110,809
	Backfill and Compaction w/ imported fills	4617 CY	$ 19.65	$ 90,725
	Backfill and Compaction at demo'd buiding	20312 CY	$ 19.65	$ 399,131
	Remove Spoil	18468 CY	$ 7.00	$ 129,277
	Shoring	1 Allow	$ 150,000.00	$ 150,000
	Building Grading	31165 SF	$ 0.69	$ 21,504
	Gravel under Slab	1237 TNS	$ 30.00	$ 37,121
	Subtotal for Earthwork			**$ 938,566**
	Site Utilities			
	Site Utilities	1 LS	$ 300,000.00	$ 300,000
	Hi Temp Water line at site	1 LS	$ 250,000.00	$ 250,000
	Chilled Water at site	1 LS	$ 150,000.00	$ 150,000
	Subtotal for Site Utilities			**$ 700,000**
	Surface Parking	170 Stalls	$ 3,080	**$ 523,600**
	Site Improvments	50000 SF	$ 15.00	**$ 750,000**
	TOTAL SITEWORK & DEMOLITION			**$ 3,481,204**
03	**CONCRETE**			
	Footings Continuous	199 CY	$ 275.00	$ 54,730
	Spot Footings	199 CY	$ 285.00	$ 56,720
	Foundation Wall	21494 SF	$ 24.00	$ 515,854
	Slab on Grade	31165 SF	$ 3.55	$ 110,636
	Topping Slab	124660 SF	$ 4.25	$ 529,805
	TOTAL CONCRETE			**$ 1,267,745**
04	**MASONRY**			
	CMU at Stair Enclosure	19200 SF	$ 15.28	$ 293,376
	Masonry Exterior	53283 SF	$ 30.00	$ 1,598,503
	TOTAL MASONRY			**$ 1,891,879**
05	**METALS**			
	Miscellaneous Steel	155825 SF	$ 0.38	$ 59,214
	Metal Floor Deck	124660 SF	$ 2.75	$ 342,815
	Metal Roof Deck	31165 SF	$ 1.95	$ 60,772
	Floor Structure 14#/SF	1745240 LB	$ 1.55	$ 2,705,122
	Roof Structure- 7#/SF	218155 LB	$ 1.55	$ 338,140
	Decorative Stair	1520 SF	$ 89.00	$ 135,280
	Decorative Railing	822 LF	$ 300.00	$ 246,600
	Concrete Filled Stair Pans	1350 SF	$ 59.00	$ 79,650
	Free Standing Railing	260 LF	$ 125.00	$ 32,500
	Wall Mounted Handrail	260 LF	$ 65.00	$ 16,900
	TOTAL METALS			**$ 4,016,993**
06	**WOOD & PLASTICS**			
	Carpentry:			
	Wood Plates & Blocking	155825 SF	$0.31	$ 48,306
	Subtotal for Carpentry			**$ 48,306**
	Millwork	155825 SF	$19.65	**$ 3,061,961**
	TOTAL WOOD & PLASTICS			**$ 3,110,267**
07	**THERMAL & MOISTURE PROTECTION**			
	R-19 Spray Foam Insulation at Exterior Walls	57604 SF	$2.60	$ 149,770
	3" Rigid at Building Exterior	57604 SF	$2.95	$ 169,931

Page 2

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION			8/25/2010

PROJECT NAME……..…..UOFU QUINNEY LAW BUILDING
LOCATION……..……..SALT LAKE CITY,
ARCHITECT…..……..…VCBO Project Size 155,825 SF
STAGE OF DESIGN……..PRE-PROGRAMMING

CSI #	DESCRIPTION	UNIT QTY	UNIT COST	
	Rigid Roof Insulation	31165 SF	$2.55	$ 79,471
	Sound Batt	378980 SF	$0.48	$ 181,911
	Wall Sheathing	53283 SF	$1.65	$ 87,918
	Vapor Barrier	53283 SF	$1.25	$ 66,604
	Foundation Waterproofing	21494 SF	$3.60	$ 77,378
	Roof Garden	3000 SF	$15.00	$ 45,000
	Single Ply membrane	31165 SF	$2.65	$ 82,587
	Soffit	4134 SF	$30.00	$ 124,020
	Building Fireproofing	155825 SF	$1.65	$ 257,111
	Fire Stopping/ Caulking	155825 SF	$0.18	$ 28,049
	Caulking & Sealants	155825 SF	$0.21	$ 32,724
	TOTAL THERMAL & MOISTURE PROTECTION			**$ 1,382,474**
08	**DOORS & WINDOWS**			
	Doors	155825 SF	$10.03	$ 1,562,925
	Exterior Glazing Aluminum (30% of Exterior)	17281 SF	$65.00	$ 1,123,272
	Shading Devices	5184 SF	$70.00	$ 362,903
	Interior Glazing	10000 SF	$40.00	$ 400,000
	TOTAL DOORS & WINDOWS			**$ 3,449,101**
09	**FINISHES**			
	Exterior Metal Stud Framing	57604 SF	$3.20	$ 184,332
	Interior Metal Stud Partitions	378980 SF	$2.25	$ 852,706
	5/8" Gypsum board	815564 SF	$1.30	$ 1,060,234
	Interior Glass moveable partitions	4211 LF	$1,200.00	$ 5,053,072
	Moveable Partition Bulkhead	8422 LF	$49.00	$ 412,668
	Gyp Board Walls	815564 SF	$1.30	$ 1,060,234
	Ceiling	155825 SF	$5.65	$ 880,411
	Commons Area Flooring	9333 SF	$30.00	$ 279,990
	Carpet Tile	146492 SF	$3.33	$ 487,818
	Raised Access Flooring	120349 SF	$9.65	$ 1,161,368
	Wall Coverings	815564 SF	$0.95	$ 774,786
	TOTAL FINISHES			**$ 12,207,618**
10	**SPECIALTIES**			
	Specialties	155825 SF	$4.65	$ 724,587
	TOTAL SPECIALTIES			**$ 724,587**
11	**EQUIPMENT**	155825 SF	$1.00	**$ 155,825**
12	**FURNISHINGS**			
	Walk-Off Mats	400 SF	$29.00	$ 11,600
	Roller Shades	17281 SF	$13.65	$ 235,887
	TOTAL EQUIPMENT			**$ 247,487**
14	**CONVEYING SYSTEMS**			
	Elevator- 5 Stop	3 EA	$210,000.00	$ 630,000
	TOTAL CONVEYING SYSTEMS			**$ 630,000**
15	**MECHANICAL**			
	HVAC:	155825 SF	$26.00	**$ 4,051,450**
	Fire Protection:	155825 SF	$2.55	**$ 397,354**
	Plumbing	155825 SF	$5.65	**$ 880,411**
	TOTAL MECHANICAL			**$ 5,329,215**
16	**ELECTRICAL**			
	Service & Distribution:	155825 SF	$5.65	**$ 880,411**
	Power:	155825 SF	$3.65	**$ 568,761**
	Lighting:	155825 SF	$7.00	**$ 1,090,775**
	Telecommunication System:	155825 SF	$2.50	**$ 389,563**
	Fire/Smoke System:	155825 SF	$3.00	**$ 467,475**
	Special Systems:	155825 SF	$5.65	**$ 880,411**
	TOTAL ELECTRICAL			**$ 4,277,396**

Project Name: **S. J. Quinney College of Law Replacement**

Agency/Institution: University of Utah

Project Manager: Jennifer Still

Cost Summary	$ Amount	Cost Per SF	Notes
Facility Cost	$44,877,600	$288.00	
Utility Fee Cost	$50,000	$0.32	
Additional Construction Cost	-	$0.00	
Site Cost	$3,381,204	$21.70	
High Performance Building	$724,632	$4.65	
Total Construction Cost	**$49,033,436**	**$314.67**	
Soft Costs:			
Hazardous Materials	$100,000		
Pre-Design/Planning	$500,334		
Design	$3,432,341		
Property Acquisition	-		
Furnishings & Equipment	$2,500,000		
Information Technology:	$389,563		
Utah Art (1% of Construction Budget)	-		
Testing & Inspection	$735,502		
Contingency	$2,274,842		
Moving/Occupancy	$368,175		
Builder's Risk Insurance (0.15% of Construction Budget)	$73,550		
Legal Services (0.1% of Construction Budget)	$49,033		
DFCM Management	-		
User Fees	$225,000		
Commissioning	$245,167		
Other Costs	$495,000		
Total Soft Costs	$11,388,507	$73.09	
TOTAL PROJECT COST	**$ 60,421,943**	**$387.76**	

Cost Summary	$ Amount	Cost Per SF	Notes	
Previous Funding	-			
Other Funding Sources (Identify in note)	$60,421,943			
REQUEST FOR STATE FUNDING	-			

Project Information

Gross Square Feet	155,825	Base Cost Date	7-Jun-10
Net Square Feet	98,180	Estimated Bid Date	1-Apr-13
Net/Gross Ratio	63%	Est. Completion Date	1-Apr-15
		Last Modified Date	30-Jul-10
Capital Development CBE Form 9-4-09		Print Date	8/25/2010