State of Utah

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Department of Administrative Services
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Executive Director

Division of Facilities Construction and Management
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Addendum No. 1

Date: April 16, 2013

To: Architects / Engineers

From: Dave McKay – Program Director

Reference: Basketball Training Center
University of Utah – Salt Lake City, Utah
DFCM Project No. 13042750

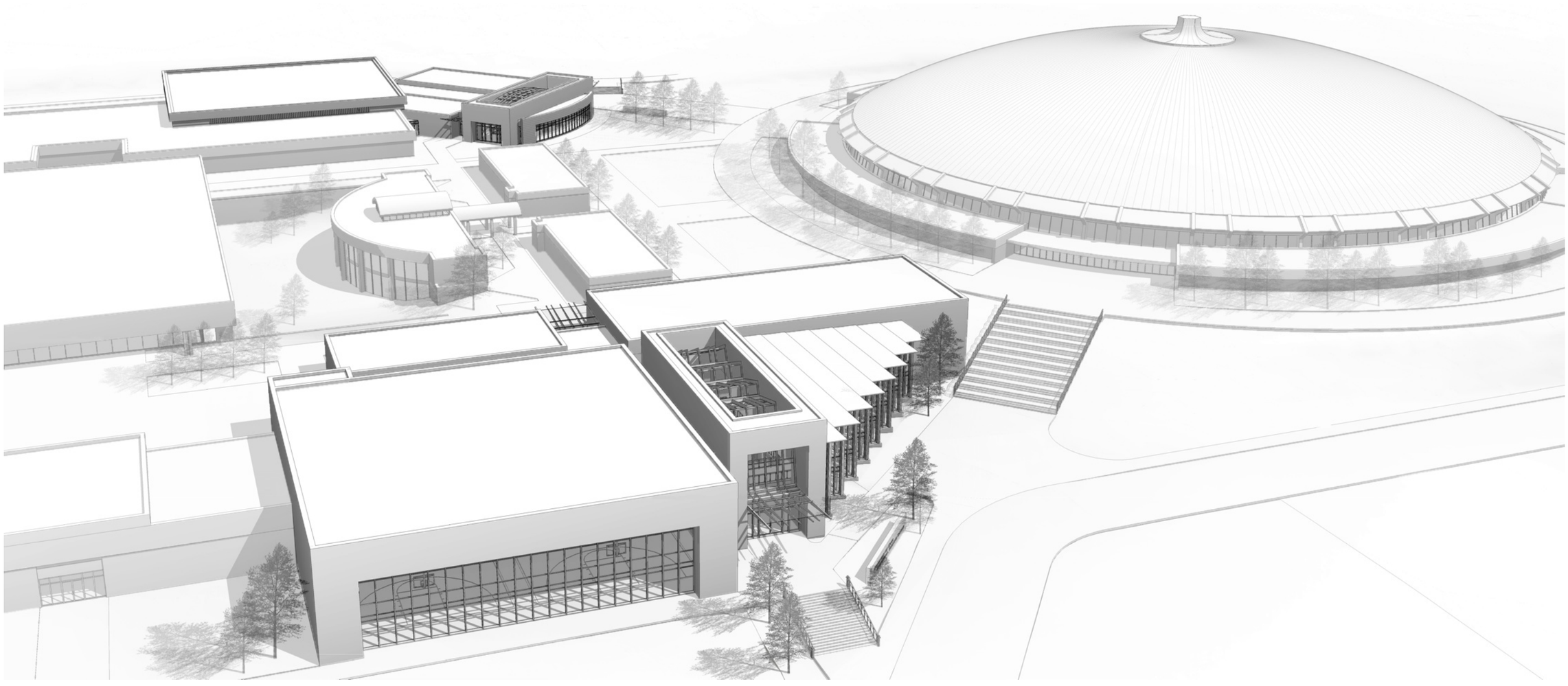
Subject: **Addendum No. 1**

Pages	Addendum Cover Sheet	1	page
	Feasibility Study	45	pages
	Total	46	pages

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

1.1 **SCHEDULE CHANGES:** There are no Project Schedule changes.

1.2 **GENERAL ITEMS**: See attached University of Utah Basketball Training Center Feasibility Study dated March 18, 2013.



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Executive Summary

The following feasibility study has been created for a proposed training facility for the University of Utah Men's and Women's Basketball Programs. It has been prepared in cooperation with the University of Utah Athletic Department, along with the University of Utah Head Men's Basketball Coach and Women's Basketball Coach, and University of Utah Campus Design and Construction Department. The purpose of the study is to determine the feasibility of the development of an indoor practice facility to accommodate the men's and women's basketball programs by creating a facility which integrates the athlete's needs for practice, training, study and leisure. In addition this study evaluates the existing conditions of the HPER East and West Buildings to determine suitability of an addition and remodel which will serve both the men's and women's programs.

The primary goals of the basketball teams are to have a facility which will enhance the competitive status of their teams. The teams require a facility which will attract the most talented student athletes to their programs, and provide those athletes with the ability to excel in both their athletic and academic pursuits. The proposed facility would include a new Gym floor with greater flexibility for practices and individual workouts. In addition it would include new offices, a weight room, training room, theater, player's lounge and coaches' lockers to provide greater accessibility to specific needs. Having a close proximity to all of the related needs of the program will help make basketball operations more efficient for the teams.

The HPER Complex is a logical location for this proposal due to its proximity to the Huntsman center, its orientation to the rest of campus and the configuration of the existing conditions of the building. The proposed reuse of the existing south east gymnasium as a new practice floor and the construction of a new gymnasium at the location of the existing south west gymnasium for a practice floor brackets the tunnel access to the Huntsman Center. The rest of the program would be consolidated to the space between the two gyms and the Huntsman Center.

Additionally, training, strength and conditioning facilities for all other sports other than football will be located in the proposed project, elevating the facilities for all other programs to a level appropriate for their level of competition.

Conceptual Rendering of West Entry

Site Analysis & Scope of the Work

The proposed site chosen for the Basketball Training Center is appropriate for the proposed uses due to the physical attributes inherent in its location. The HPER East and West Buildings are in close proximity to the Huntsman Center, providing access to shared technologies and complimentary facilities. Additionally, the relationship of the buildings allows for a visual and physical connection. The entrance to the facility on the west façade creates a strong visual connection to the main pedestrian link to campus to the West.

Visibility from the building is limited at the lower level. However, the upper levels have access to views toward the main campus to the West, and up to the foothills to the East.

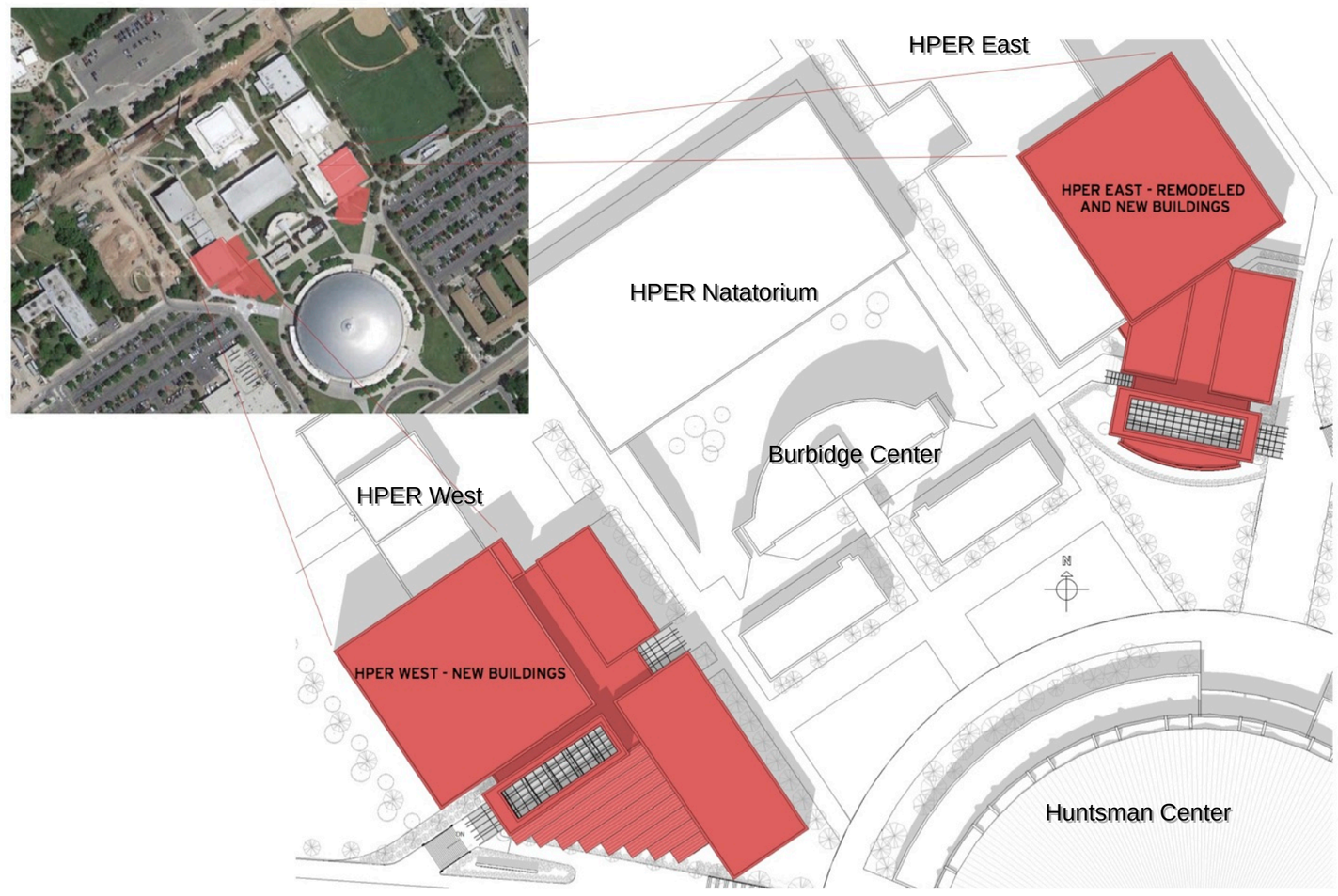
The proposed design includes new construction within and adjacent to the existing HPER West Building, resulting in minimal impact to the site. While also taking advantage of the existing larger gymnasium associated in the HPER East Building.

The accessibility of nearby public transport and car parking are additional complementary factors for this location.

The design of the proposed Basketball Training Facility consists of a combination of new construction and remodeling of existing interior spaces. The Gymnasiums and the spaces to be located within the existing HPER Building would be developed through a remodel of the existing structure. The remaining spaces would be built as new construction where the existing structure was demolished and in areas between the existing HPER and Huntsman Center.

Extensive studies were done early in this feasibility study for a HPER West only site location (see appendix). The prime value of the study was a cost savings in converting the existing gymnasiums. Final determination that the smaller HPER West Gymnasiums were not sufficient to satisfy the program requirements.

Additional study will be needed to determine the impact to existing utility lines and utility service to new areas of the project.



Conceptual Site Plan

Concepts

The concept behind the design of the Basketball Training Center incorporates the existing architecture of the campus into a facility that brings attention to the University of Utah athletics. In addition, the design integrates the needs of the student athletes and those associated with the basketball programs, giving them opportunity for success in their professional, academic and athletic endeavors.

For successful division one athletic programs, the recruitment of student athletes is highly competitive. A new and renovated athletic facility is one of the tools a university can use as a recruiting tool to draw and maintain student-athletes and bolster revenue generating opportunities. An integration of the program's needs along with the flexibility found in the proposed design for a variety of functions gives the University of Utah basketball teams a competitive edge in creating a successful program.

Conceptual Rendering of East Entry

Preliminary Program and Facility Needs

HPER West

Lower Level	*Quantity*	*Area*	*Area Totals*
Lobby and Lower Hall of Fame	1	2,700	2,700
Circulation	1	2,637	2,637
New West Gym (Men's)	1	13,205	13,205
Men's Basketball Locker Room	1	1,000	1,000
Player's Lounge	2	1,000	2,000
Coach's Locker	2	517	1,034
Weight (Strength and Conditioning All Sports -FB)	1	9,000	9,000
HPER West Lower Level Total			31,576

Main Level	*Quantity*	*Area*	*Area Totals*
Atrium/Hall of Fame	1	2,370	2,370
Upper Lobby	1	1,201	1,201
Circulation	1	1,016	1,016
Vertical Circulation/Elevator Mechanical	1	225	225
Restrooms	2	320	640
Training (All Sports -FB)	1	8,800	8,800
Reception	1	429	429
Conference/Workroom	1	423	423
Head Coach	1	497	497
Assistant	3	148	444
OPS	1	148	148
Video/Theater Space	1	1,039	1,039
Lounge/Kitchen	1	328	328
View Area	1	188	188
Office Circulation	1	508	508
Efficiency Factor		4,983	4,983
HPER West Main Level Total			23,239

HPER West Total	54,815

HPER East

Lower Level	*Quantity*	*Area*	*Area Totals*
East Gym (Women's)	1	14,221	14,221
Lower Lobby/Hall of Fame	1	3,000	3,000
Equip. Rooms	1	754	754
Court Storage	1	489	489
Player's Lounge	1	1,000	1,000
Coach's Locker	1	564	564
Women's Basketball Locker Room	1	1,000	1,000
Circulation	1	773	773
HPER East Lower Level Total			21,801

Main Level	*Quantity*	*Area*	*Area Totals*
Atrium/Hall of Fame/Lobby	1	2,632	2,632
Circulation	1	688	688
Vertical Circulation/Elevator Mechanical	1	225	225
Restrooms	2	360	720
Reception	1	492	492
Conference/Workroom	1	423	423
Head Coach	1	532	532
Assistant	3	148	444
OPS	1	148	148
Video/Theater Space	1	1,080	1,080
Lounge/Kitchen	1	328	328
Office Circulation	1	729	729
Efficiency Factor		3,024	3,024
HPER East Main Level Total			11,465

HPER East Total	33,266

Preliminary Program Total Area	**88,081**

Circulation

Spaces - Gymnasium

The Men's and Women's practice gymnasiums are the central feature of the proposed Training Center. The gym currently located at the HPER East building would be incorporated as the practice gym for the women's teams and the smaller gym at the HPER West building will be removed and a new gym constructed of similar size. Reuse of the existing gym provides a cost effective solution.

The basketball courts will include the amenities and flexibility needed for a successful division one athletic program. The courts will include a playing surface in the scale and mold of the Huntsman Center including required sideline clearances to simulate game type scale and atmosphere. The layout includes moveable baskets for flexibility in individual and team workouts. Additions to the gyms include on court storage rooms, and a viewing platform for visiting recruits and alumni. The quality of the spaces will be greatly improved by introducing glazing. Finally, a location for the technology used for film study will be introduced, giving the coaches the flexibility to instruct players during practices.

Adjacent to the gyms would be the players lounge, coaches locker, and equipment rooms providing close accessibility to the support spaces. Training, Strength and Conditioning spaces will be constructed adjacent to HPER West which has appropriate development area to accommodate facilities for all programs except football.

Conceptual Rendering of Gymnasium

Spaces - Hall of Fame

The Hall of Fame spaces of the proposed Training Facility will be located at the main level, and will provide the visual impact necessary for a top notch athletic program from both the exterior and interior of the building. From the Exterior, the design makes the facility more visible upon approach. A grand interior stair leads from the main levels to the lower levels within an atrium space.

On the interior, the facility opens up to a large volume of space upon entering at the main level. Light and air pass vertically through the open stair in the center. Meanwhile the men's and women's programs each have a space dedicated to their histories. The area could be an interactive opportunity for displaying past accomplishments and future aspirations giving recruits the opportunity to see the type of program that they want to be a part of. The space would serve as an introduction to the basketball programs, as well as an event space for University and alumni activities, providing the programs the flexibility for servicing a variety of functions.

The building forms have the opportunity to describe the subtle nuances of the sport of basketball, displaying the athletic motion of the sport each in a way indicative of their programs.

Conceptual Rendering of Women's Basketball Hall of Fame

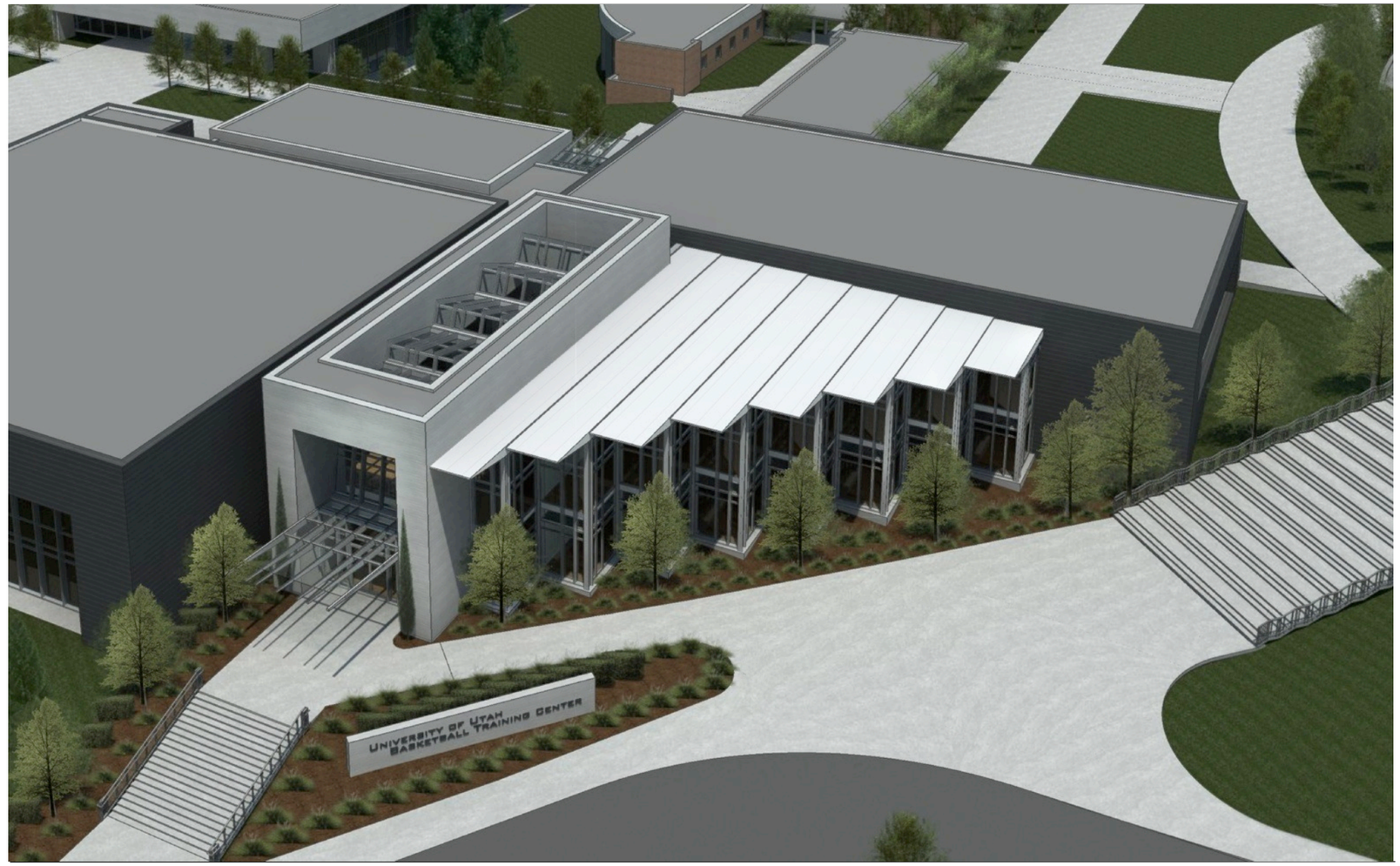
Spaces - Hall of Fame

Conceptual Rendering of Men's Basketball Hall of Fame

Spaces - Training, Strength and Conditioning

Introducing an updated weight and training room to the facility serves the dual purpose of providing the basketball programs with current quality facilities necessary for the success of the athletes, as well as providing improved facilities for the other athletic programs currently competing with the basketball teams for use of the existing facilities. Providing weight and training facilities within the training center increases flexibility to meet the variety of schedules and workout philosophies, tailoring to the individual athlete's and team's needs. The designed location and orientation of the weight room in this facility provides an experience not commonly achieved in university facilities.

The orientation of the weight room oriented towards downtown Salt Lake City gives an impressive visual experience from within the facility. The stepped façade enhances that view corridor to the Huntsman Center, creating an enhanced entrance sequence to the arena. From the exterior, the tall glass panels form an impressive façade adding variety to the stark gymnasiums, and strengthening the connection between the practice facility and the Huntsman Center.

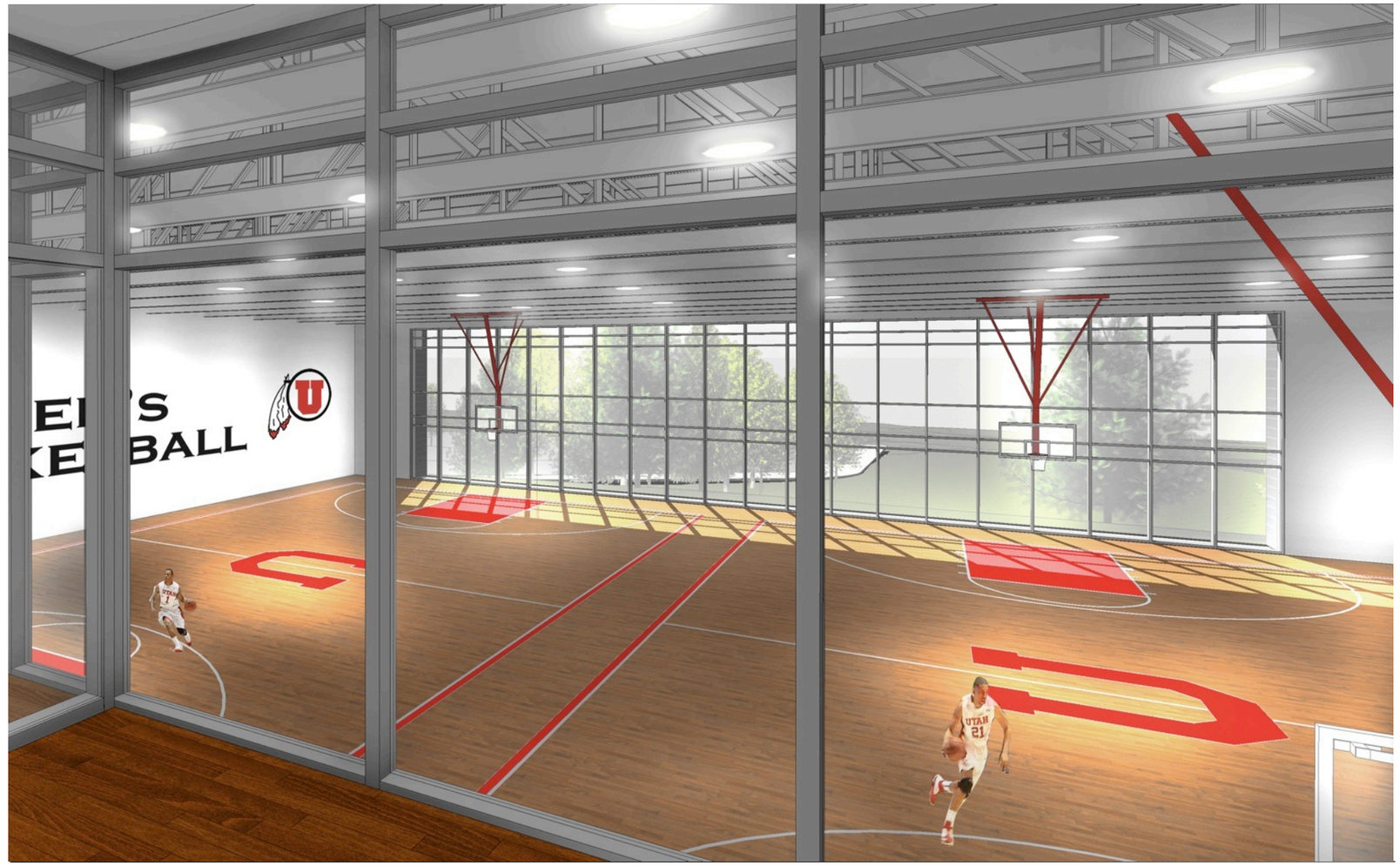


Conceptual Rendering of Training, Strength and Conditioning Spaces

Spaces - Coaches Offices

The coaches' offices occupy the upper floor of the Basketball Training Center. They command an impressive view to the mountains and foothills and the mountains beyond. Locating the offices at the upper level not only improves the views both of the interior and exterior of the building, it also provides a level of separation from the practice portions of the facility as necessary but allows visual access to the practice courts.

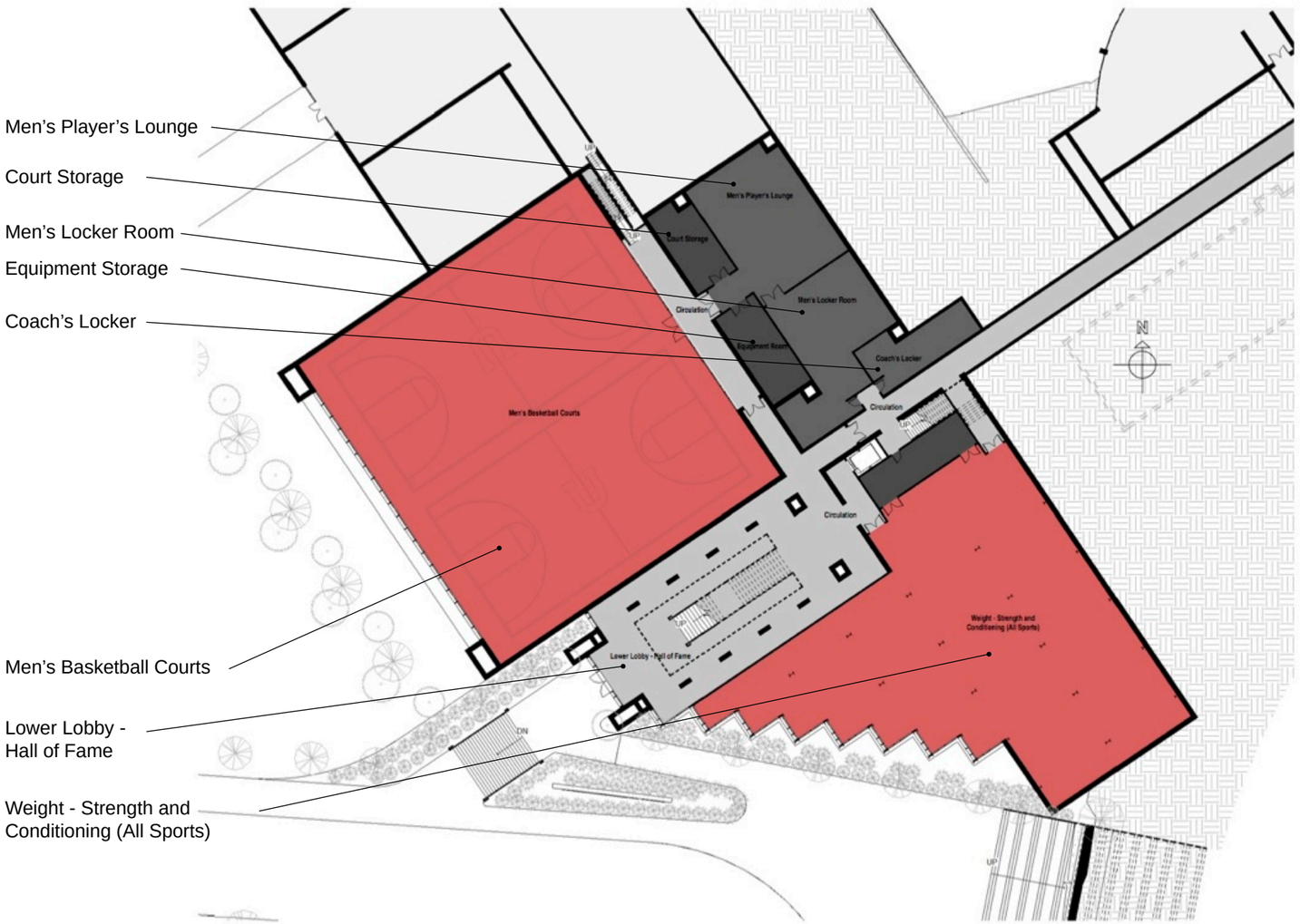
Each set of offices include a lobby/reception area, individual offices for 3 assistant coaches and the director of basketball operations, an additional work room space, film room, coaches lounge/kitchen, conference room and a head coach's suite with a bathroom and connection to the conference room.



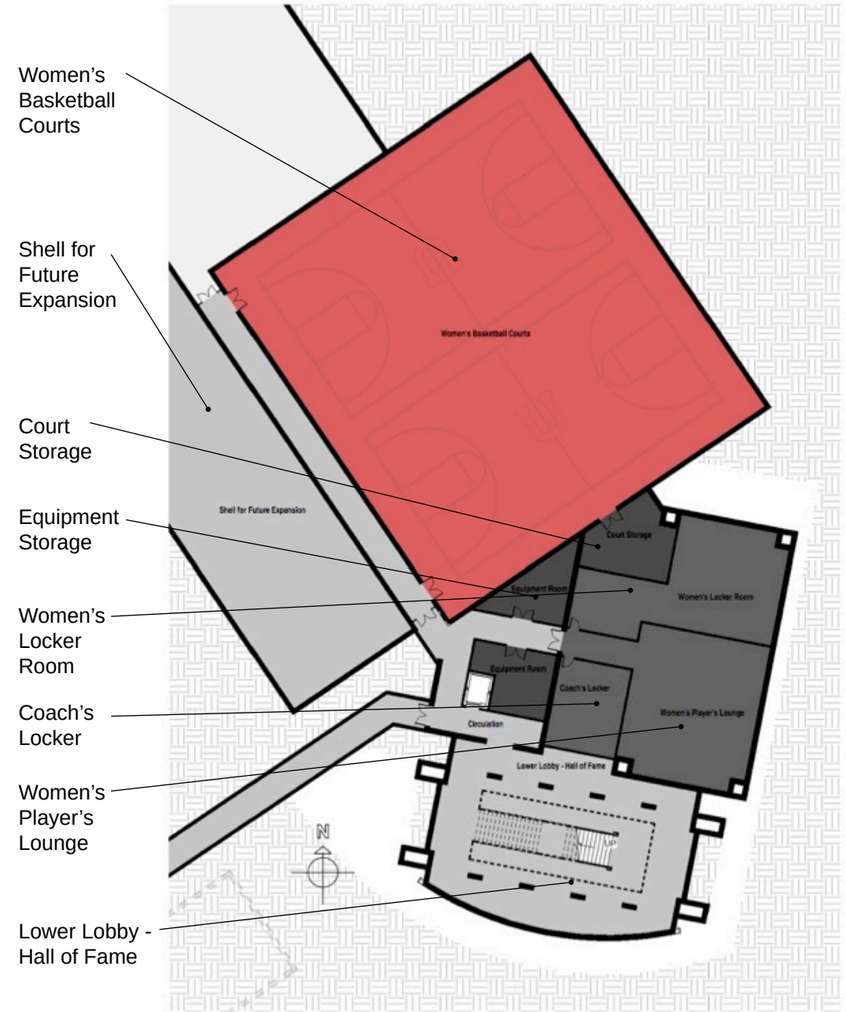
Conceptual Rendering from Coaches Offices

Spaces - Floor Plan Diagrams

Conceptual Floor Plans of Lower Level



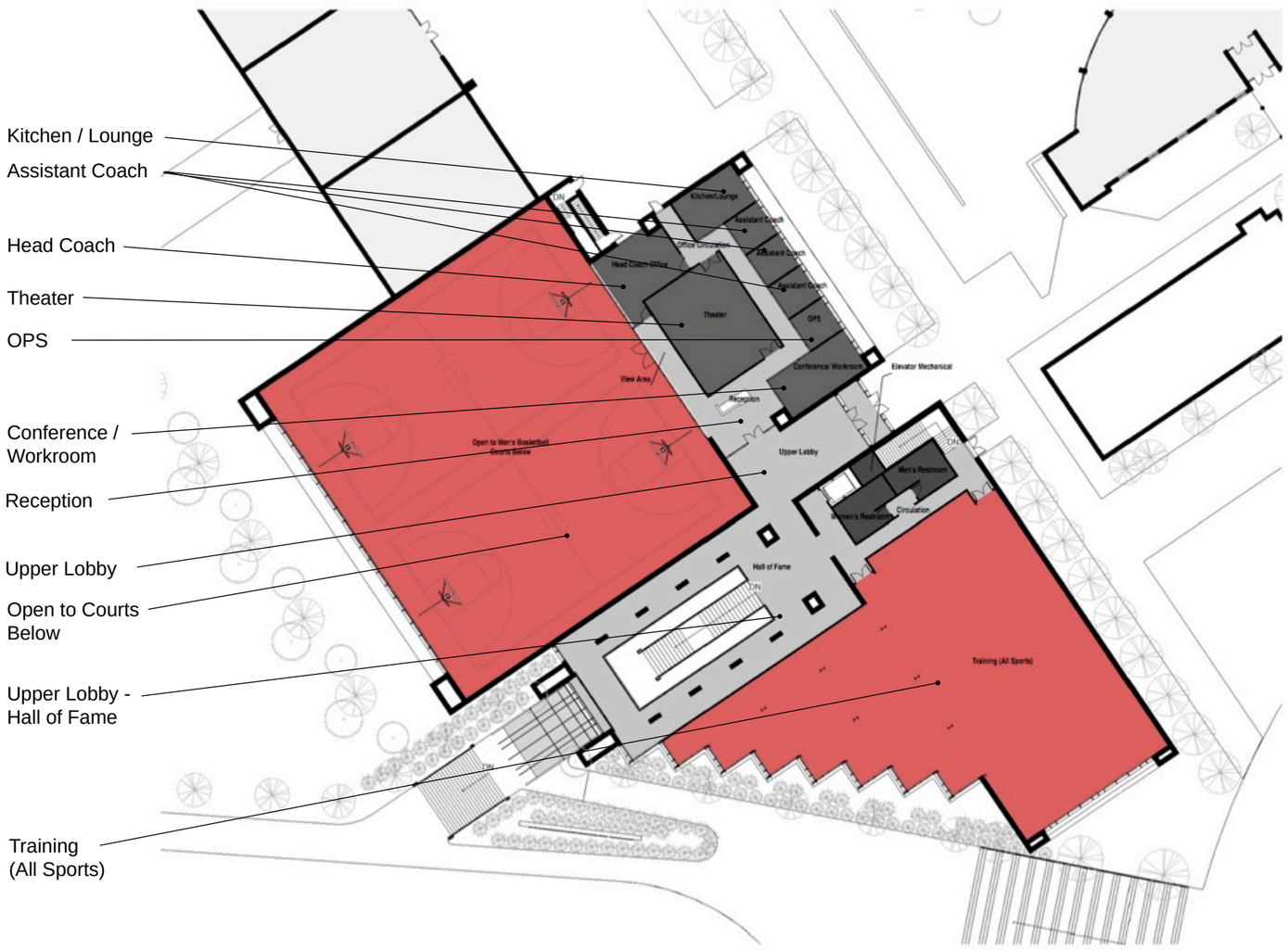
HPER WEST - LOWER LEVEL



HPER EAST - LOWER LEVEL

elliott workgroup architecture

Spaces - Floor Plan Diagrams *Conceptual Floor Plans of Upper Level*



HPER WEST - UPPER LEVEL

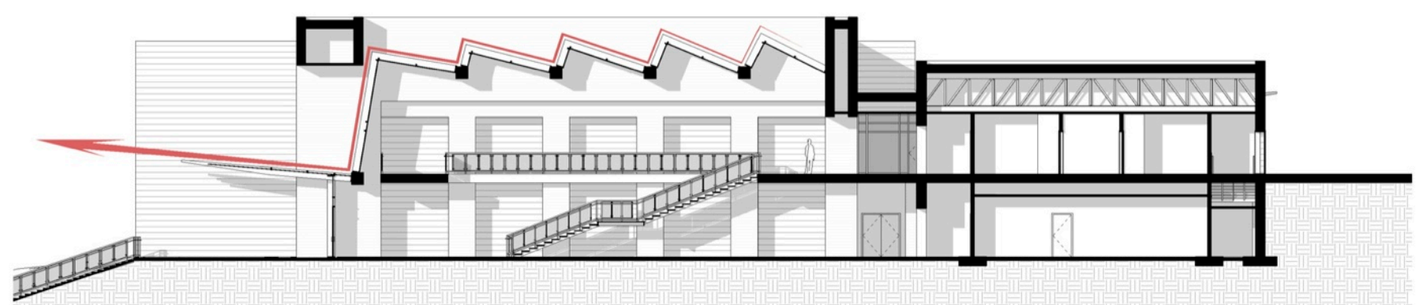
HPER EAST - UPPER LEVEL

elliott workgroup architecture

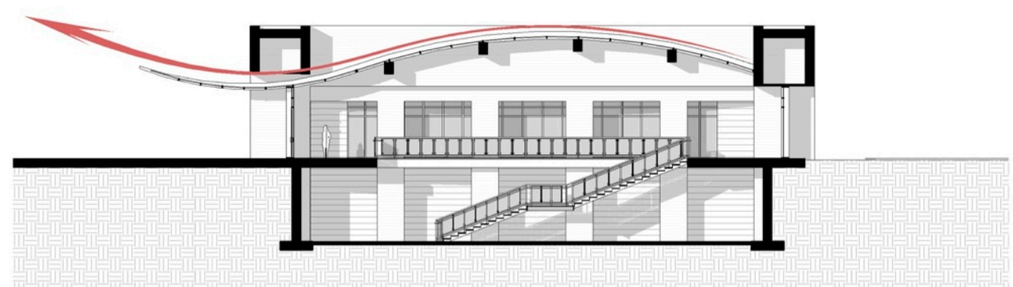
Spaces - Section Diagrams

Sections shown through the Hall of Fame areas show different forms that share a common theme. Each section shows ways to bring in natural light into the public areas. Creating quality spaces can inspire, students, the general public, current athletes and recruits to recognize the achievements of the programs.

This project has the opportunity to use the athleticism expressed in the sport of basketball as an inspiration for design in the public spaces. The red arrows are shown to express different ways athletic movement can embrace, reinforce and inspire the building forms.



HPER WEST - HALL OF FAME - CONCEPTUAL SECTION



HPER EAST - HALL OF FAME - CONCEPTUAL SECTION

Conceptual Sections at Hall of Fame Areas

Cost Projections

HPER West

Lower Level	*Area Totals*	*$/sf*	*Totals*
Lobby and Lower Hall of Fame	2,700	$165	$445,500
Circulation	2,637	$160	$421,920
New West Gym (Men's)	13,205	$160	$2,112,800
Men's Basketball Locker Room	1,000	$180	$180,000
Player's Lounge	2,000	$180	$360,000
Coach's Locker	1,034	$180	$186,120
Weight (Strength and Conditioning All Sp	9,000	$160	$1,440,000
HPER West Lower Level Total	31,576		5,146,340

Main Level	*Area Totals*	*$/sf*	*Totals*
Atrium/Hall of Fame	2,370	$165	$391,050
Upper Lobby	1,201	$180	$216,180
Circulation	1,016	$160	$162,560
Vertical Circulation/Elevator Mechanical	225	$140	$31,500
Restrooms	640	$180	$115,200
Training (All Sports -FB)	8,800	$165	$1,452,000
Reception	429	$180	$77,220
Conference/Workroom	423	$180	$76,140
Head Coach	497	$180	$89,460
Assistant	444	$180	$79,920
OPS	148	$180	$26,640
Video/Theater Space	1,039	$180	$187,020
Lounge/Kitchen	328	$180	$59,040
View Area	188	$180	$33,840
Office Circulation	508	$180	$91,440
Efficiency Factor	4,983	$150	$747,480
HPER West Main Level Total	23,239		$3,836,690
HPER West Total	54,815		$8,983,030

HPER East

Lower Level	*Area Totals*	*$/sf*	*Totals*
East Gym (Women's)	14,221	$0	$0
Lower Lobby/Hall of Fame	3,000	$165	$495,000
Equip. Rooms	754	$140	$105,560
Court Storage	489	$140	$68,460
Player's Lounge	1,000	$180	$180,000
Coach's Locker	564	$180	$101,520
Women's Basketball Locker Room	1,000	$180	$180,000
Circulation	773	$160	$123,680
HPER East Lower Level Total	21,801		$1,254,220

Main Level	*Area Totals*	*$/sf*	*Totals*
Atrium/Hall of Fame/Lobby	2,632	$165	$434,280
Circulation	688	$160	$110,080
Vertical Circulation/Elevator Mechanical	225	$140	$31,500
Restrooms	720	$180	$129,600
Reception	492	$180	$88,560
Conference/Workroom	423	$180	$76,140
Head Coach	532	$180	$95,760
Assistant	444	$180	$79,920
OPS	148	$180	$26,640
Video/Theater Space	1,080	$180	$194,400
Lounge/Kitchen	328	$180	$59,040
Office Circulation	729	$180	$131,220
Efficiency Factor	3,024	$150	$453,630
HPER East Main Level Total	11,465		$1,910,770
HPER East Total	33,266		$3,164,990
Preliminary Program Total Area	**88,081**		**$12,148,020**

Other

	Area Totals	*$/sf*	*Totals*
Demolition	13,557	$25	$338,925
Landscape			$100,000
Other Total	13,557		438,925
Construction Cost Totals	**88,081**	**143**	**12,586,945**

Project Costs

General Conditions	8%		$1,006,956
Overhead & Profit	5%		$679,695
Design Contingency	15%		$2,141,039
Project Cost Totals	88,081	$43	$3,827,690
Project Total	**88,081**	**$186**	**$16,414,635**
New Construction		**$222**	**per sf**

Total Project Cost Projections - Capital Budget Estimate Summary

Project Name:	**University of Utah Basketball Training Center**
Agency/Institution:	**University of Utah College of Athletics**
Project Manager:	**Mark E. Grabl**

Cost Summary	*$ Amount*	*Per SF*	*Notes*
Facility Cost	$17,477,913	$198.43	*Escalated Cost: East Gym Inclusion and Lack of Skin*
Utility Fee Cost	$32,525	$0.37	*SLCC Fees for Additional SF*
Additional Construction Cost	$232,624	$2.64	*Up to 20% ADA Upgrades to HPER Compl*
Site Cost	$102,354	$1.16	*100k within Facility Cost Assumed*
High Performance Building	$267,681	$3.04	*DFCM*
Total Construction Cost	**$18,113,098**	**$205.64**	

Soft Costs:		
Hazardous Materials	$56,160	*HPER Pipe Insulation, Mastic, Grout Etc.*
Pre-Design/Planning	$294,798	*Programming Activities*
Design	$1,404,265	
Property Acquisition	$192,446	*U Utilities Fee*
Furnishings & Equipment	$1,065,956	*Medium to Low*
Information Technology:	$312,010	
Utah Art (1% of Construction Budget)	$-	*Revenue Bonding therefore no state art rqmt*
Testing & Inspection	$181,131	
Contingency	$827,987	
Moving/Occupancy	$54,339	
Builder's Risk Insurance (0.15% of Construction Budge	$27,170	
Legal Services (0.1% of Construction Budget)	$18,113	
DFCM Management	$75,000	
User Fees	$150,000	
Commissioning	$135,848	
Other Costs	$579,714	*Includes Integrate Branding and Design*
Total Soft Costs	**$5,374,937**	**$61.02**

Total Project Cost	**$23,488,035**	**$266.66**	
Previous Funding	**$-**		
Other Funding Sources	$-		
Request for State Funding	**$23,488,035**	Legislative Approvals01 @	$23,600,000
		% above or below Legislative #	*100%*
		Legislature SF = 70.5k s.f.	

Project Information			
Gross Square Feet	88,081	Base Cost Date	Jan 18, 2013
Net Square Feet	61,657	Estimated Bid Date	Sep 1, 2014
Net/Gross Ratio	70%	Est. Completion Date	Feb 1, 2016
		Last Modified Date	Jan 28, 2013
Capital Development CBE Form 5-5-11		Print Date	Mar 20, 2013

Total Project Cost Projections - Capital Budget Estimate Details

Project Name:	**University of Utah Basketball Training Center**
Agency/Institution:	**University of Utah College of Athletics**
Project Manager:	**Mark E. Grabl**

Description	*Explanation*	*Units*	*Unit Cost*	*Cost*	*Escalated Cost*
Facility Cost		**GSF**			
New Facility Cost Details:					
Total SF		88,081	$186.36	$16,414,775	$17,477,913
This includes HVAC Plant Upgrades to Central Heat and Cooling Plants	*Move to Soft Costs as soon as Clarified*			$-	$-
Subtotal - New Facility Costs		**88,081**		**$16,414,775**	**$17,477,913**
Remodel Facility Cost Details:					
Demolition included within the Construction Costs				$-	$-
No Additional SF or $$ Planned Currently to compensate: In the Future - Athletics could trade some areas on HPER E for space on the HPER W	*HPER W 116 Has College of Health has 4 ESSF - Fencing Badminton Bball Camp and 5 ESS Classes - Motor Development, Sport Psych, Mid School Methods, Elem Methods, Secondary PE*			$-	$-
Campus Recreation Likely moving to Student Life from HPER				$-	$-
Subtotal - Remodel Facility Costs		**-**		**$-**	**$-**
Total Facility Cost		**88,081**		**$16,414,775**	**$17,477,913**

Utility Cost Details:					
Water Utility Fee	*Additional SF will incur add city fee*	61,094	$0.10	$6,109	$6,505
Sewer Utility Fee	*Additional SF will incur add city fee*	61,094	$0.10	$6,109	$6,505
Electricity Utility Fee	*Additional SF will incur add city fee*	61,094	$0.10	$6,109	$6,505
Storm Sewer Utility Fee	*Additional SF will incur add city fee*	61,094	$0.10	$6,109	$6,505
Connection Fees	*Additional SF will incur add city fee*	61,094	$0.10	$6,109	$6,505
Total Utility Cost Details				**$30,547**	**$32,525**

Additional Construction Cost Details:					
20% Maximum ADA Upgrade - Remodels	*Reduced Estimated Value Assumes HPER W Bldg already very ADA Compliant and Construction Est. has some included scope*	17,477,913	1.25%	$218,474	$232,624
Total Additional Construction Cost				**$218,474**	**$232,624**

Site Cost Details:					
	Site Costs Not Likely Included Within Est.	17,477,913	0.55%	$96,129	$102,354
Total Site Cost				**$96,129**	**$102,354**

High Performance Building	**yes**	**$251,399**	**$267,681**
Total Construction Cost		**$17,011,323**	**$18,113,098**

Total Project Cost Projections - Capital Budget Estimate Details

Other Project Information		
Total Net Square Feet:	61,657	70.00%
Base Cost Date:	Jan 18, 2013	
Estimated Bid Date:	Sep 1, 2014	
Estimated Completion Date:	Feb 1, 2016	
Last Modified Date:	Jan 28, 2013	
Inflation Escalation Factor Included:	4.00%	*Given inflation could be 3-5%*
Location Factor Included:		

Hazardous Materials Cost Details:					
Pre-Construction Survey	*Moved to Programming - Building is known to have various Asbestos laden items - Floor tiles, Gyp Compounds etc.*		$3,000	$-	$-
Plan and Monitoring		1	$4,000	$4,000	$4,160
Abatement/Removal	*Assume 50k+ within existing demo construction budget*	1	$50,000	$50,000	$52,000
Total Hazardous Materials Cost				**$54,000**	**$56,160**

Pre-Design/Planning:				
Planning Fund Reimbursement	*DFCM use only*			$-
Programming	*Ranges from 1-1.5%*	18,113,098	1.40%	$253,583
Environmental Assessment	*Hazardous Materials Study Survey*	3,120	$1	$3,120
	Survey Site and Utilities	15,000	$1	$15,000
Geotechnical Investigation/ Surveys	*Geotechnical Investigations*	18,113,098	0.05%	$9,057
	Programming Study Contingency	280,760	5.00%	$14,038
Total Pre-Design/Planning Cost				**$294,798**

Design Costs:				
A/E Design Fees				
Total A/E Design Fees		$18,113,098	7.00%	$1,267,917
Additional Printing Costs		1	$500	$500
High Performance Design		**yes**		**$45,283**
Value Management Costs		$18,113,098	0.50%	$90,565
Total Design Cost				**$1,404,265**

Property Acquisition:				
Transformer Upgrade	*These cost will likely be recouped by HVAC Construction Savings*	61,094	$1	$30,547
High Temp Water Campus Upgrade Cost Estimate	*Contribution to Campus Utility Upgrade - $350k for the BTSAEC project*	61,094	$1.40	$85,532
High Temp Water / Chilled Water Line Campus Upgrade Cost Estimate	*Contribution to Campus Utility Upgrade - Coordinated with at 48.5 k/sf*	61,094	$1.25	$76,368
Total Property Acquisition Cost				**$192,446**

Furnishings & Equipment Costs:				
Furnishings Detail:				
	% of Escalated Construction Costs	18,113,098	4.00%	$724,524
Total Furnishings				$724,524
Equipment Detail:				
Cost Estimate includes much of the Equipment	*% of Escalated Construction Costs*	18,113,098	1.50%	$271,696
Total Equipment				$271,696
FF&E Design Costs	*Interiors/Equip. purchases*	996,220	7.00%	$69,735
Total Furnishings & Equipment Costs				**$1,065,956**

Total Project Cost Projections - Capital Budget Estimate Details

Information Technology Costs:					
Estimated Cost per SF of IT needs	*Lots of Gymnasium Space therefore smaller than 1%*	18,113,098	0.75%	$135,848	
Cell Phone Coverage repeaters needed with Low E and additional Steel	2$ per s.f.	88,081	$2.00	$176,162	*needed for clear cell coverage in bldg. - New Reqmt*
Total Information Technology Costs				**$312,010**	

Utah Art	*Revenue Bonding will likely not require 1%*	**no**		**$-**	*Discussion needed about Integrated Branding and Donor Recognition?*

Testing & Inspection Costs:					
Building Code Inspection		18,113,098	1.00%	$181,131	*Enzo Standard on BTSAEC*
Material Testing	*Included in Building Code Inspections*			$-	
Special Inspections	*Included in Building Code Inspections*			$-	
Total Testing & Inspection Costs				**$181,131**	

Moving/Occupancy Costs:					
	Relocation of current uses to be determined	18,113,098	0.30%	$54,339	
Total Moving/Occupancy Costs				**$54,339**	

DFCM Management:					
New DFCM Fee Based Management	*Based off of Football Training Center Estimated*	1	$75,000	$75,000	
Total DFCM Management				**$75,000**	

User Fees:	*Fee for "nonstate funding" as defined in the UofU policy*				
PM Fee Based on UofU Policy		1	$150,000	$150,000	15-25 M
Total User Fees				**$150,000**	

Commissioning:					
	MEP Cx - High Performance Building Requires Commissioning	18,113,098	0.50%	$90,565	
	Envelope	18,113,098	0.25%	$45,283	
Total Commissioning Cost				**$135,848**	

Other Costs:					
Energy Study	*$10K if withing RMP area, $25K otherwise*		$25,000	$25,000	
Integrated Modeling	*Energy modeling for LEED and full building analysis*			$-	
	Assume integrated into Design Costs			$-	
	Shutdowns	18,113,098	0.03%	$4,528	
	signage and graphics	18,113,098	0.03%	$4,528	
	locks and cylinders	18,113,098	0.01%	$2,264	
Integrated Branding, Design and Donor Recognition		18,113,098	3.00%	$543,393	
Total Other Costs				**$579,714**	

Appendix - Previous Study for HPER West

UNIVERSITY OF UTAH BASKETBALL TRAINING CENTER FEASIBILITY STUDY

Acknowledgements

Dr. Chris Hill
Athletic Director & Special Assistant to the President

Mark Grabl
Campus Design & Construction; Staff Architect/Project Manager

Eric Browning
Campus Planner & Historic Preservation Coordinator

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EXECUTIVE SUMMARY

The following feasibility study has been created for a proposed training facility for the University of Utah Men's and Women's Basketball Programs. It has been prepared in cooperation with the University of Utah Athletic Department, along with the University of Utah Head Men's Basketball Coach and Director of Operations, and University of Utah Campus Design and Construction Department. The purpose of the study is to determine the feasibility of the development of an indoor practice facility to accommodate the men's and women's basketball programs by creating a facility which integrates the athlete's needs for practice, training, study and leisure. In addition this study evaluates the existing conditions of the HPER West Building to determine suitability of an addition and remodel which will serve both the men's and women's programs.

The primary goals of the basketball teams are to have a facility which will enhance the competitive status of their teams. The teams require a facility which will attract the most talented student athletes to their programs, and provide those athletes with the ability to excel in both their athletic and academic pursuits. The proposed facility would include a new Gym floor with greater flexibility for practices and individual workouts. In addition it would include new offices, a weight room, training room, theater, player's lounge and coaches' lockers to provide greater accessibility to specific needs. Having a close proximity to all of the related needs of the program will help make basketball operations more efficient for the teams.

The HPER West Building is a logical location for this proposal due to its proximity to the Huntsman center, its orientation to the rest of campus and the configuration of the existing conditions of the building. Currently two separate gymnasiums flank an entry vestibule. With the proposed reuse of the existing gymnasiums as the new practice floors, roughly one-third of the proposed area of the project will not require new construction, aiding in the efficiency of the proposed facility. The rest of the program would be consolidated to the space between the two gyms, and would be built vertically, so as to provide minimal impact to the surrounding landscape. Another advantage to the location is the existence of open space to both the North and the West of the current building.

AERIAL PERSPECTIVE FROM SOUTHWEST

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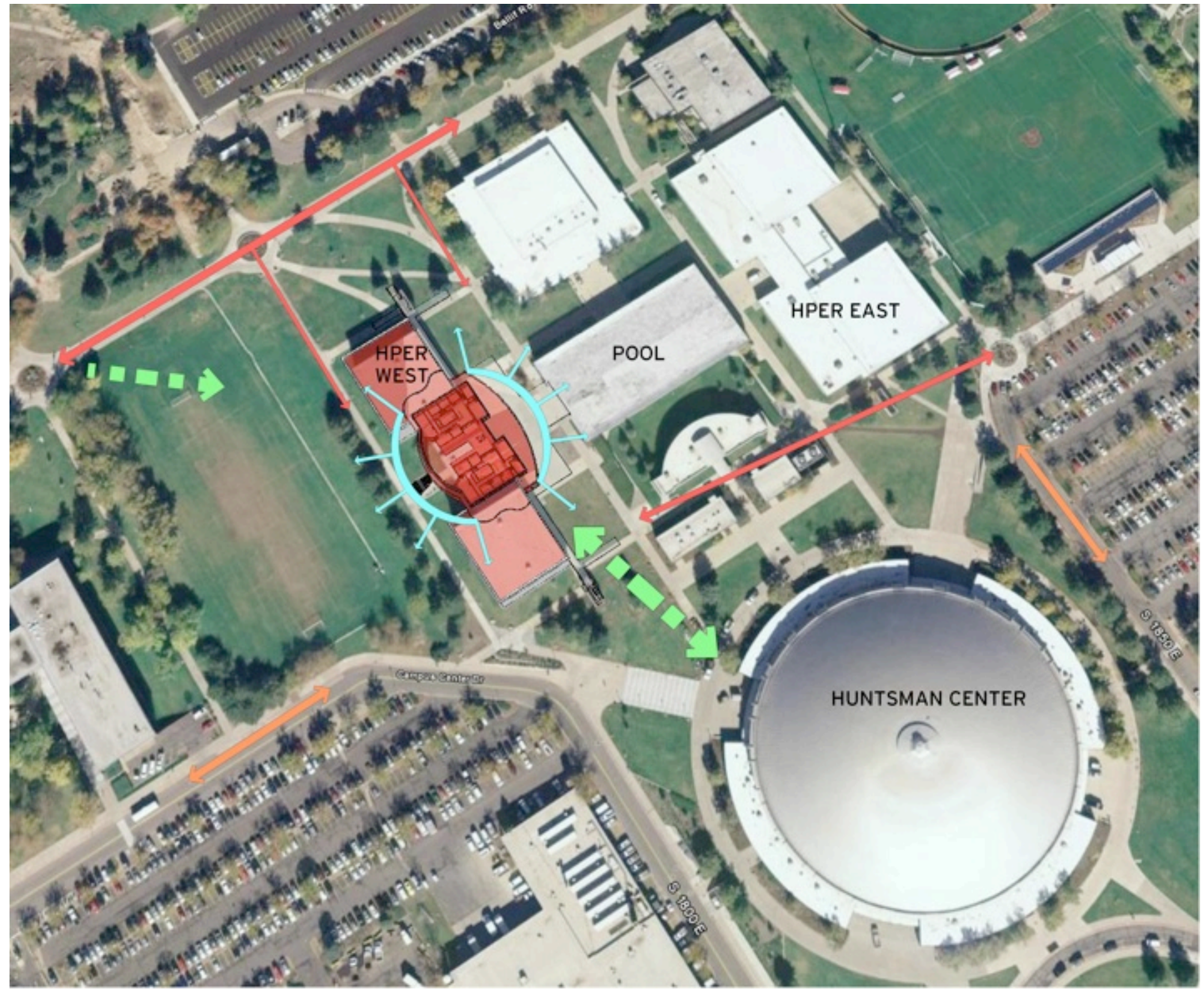
SITE ANALYSIS

The proposed site chosen for the Basketball Training Center is appropriate for the proposed uses due to the physical attributes inherent in its location. The HPER West Building is in close proximity to the Huntsman Center, providing access to shared technologies and complimentary facilities. Additionally, the relationship of the buildings allows for a visual and physical connection. The main entrance to the facility on the west façade creates a strong visual connection to the main pedestrian link to campus to the West.

Visibility from the Building is limited at the lower level. However, the main and upper levels have access to views toward the main campus to the West, and up to the foothills to the East. The Upper level would harness unobstructed views in all directions, including southeast to Mount Olympus.

The proposed design is essentially within the footprint of the existing HPER West Building, resulting in minimal impact to the site. However, the existence of a large parcel of land to the West of the building makes this location advantageous for development due to the potential for future expansion and potential parking.

The accessibility of nearby public transport and car parking are additional complementary factors for this location.



VIEWS ONTO SITE

VIEWS AWAY FROM SITE

PEDESTRIAN CIRCULATION

VEHICULAR CIRCULATION

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PROGRAM AND FACILITIES NEEDS

PRE-PROGRAM AREAS

	Quantity	Area	Area Totals	Notes
Lower Level				
Gym	2	8,585	17,170	
Court Storage	4	293	1,172	
View Area	2	448	896	
Equip. Room	2	828	1,656	
Storage	2	562	1,124	
Player's Lounge	2	1,880	3,760	
Coach's Locker	2	582	1,164	
Lobby and Circulation	1	2,705	2,705	
Vertical Circulation	1	336	336	
Efficiency Factor		1,978	1,978	Interior and Exterior Walls
Mechanical Sub Basement	1	2,500	2,500	Area not included in Area Tota
Landscape				Not included in Area Totals
subtotal			31,961	
Main Level				
Atrium	1	3,730	3,730	
Training	1	1,474	1,474	
Weight	1	4,090	4,090	
Lobby	2	509	1,018	
Theater	2	1,349	2,698	
Vertical Circulation	1	1,349	739	
Efficiency Factor		1,349	1,336	Interior and Exterior Walls
Exterior Balcony and Exterior Stair	1	938	938	Not included in Area Totals
subtotal			15,085	
Upper Level				
Reception	2	447	894	
Head Coach	2	475	950	
Assistant	6	167	1,002	
OPS	2	180	360	
Video	2	434	868	
Lounge/Kitchen	2	396	792	
Conference	2	287	574	
Bathrooms	2	157	314	
Work Room	2	247	494	
Storage	2	50	100	
Lobby and Circulation	1	1,459	1,459	
Office Circulation	2	50	100	
Efficiency Factor		2,019	2,019	Interior and Exterior Walls
Patio	2	1,690	3,380	Not included in Area Totals
Balcony	1	782	782	Not included in Area Totals
Terrace	1	3,100	3,100	Not included in Area Totals
subtotal			9,926	
Subtotals			56,972	

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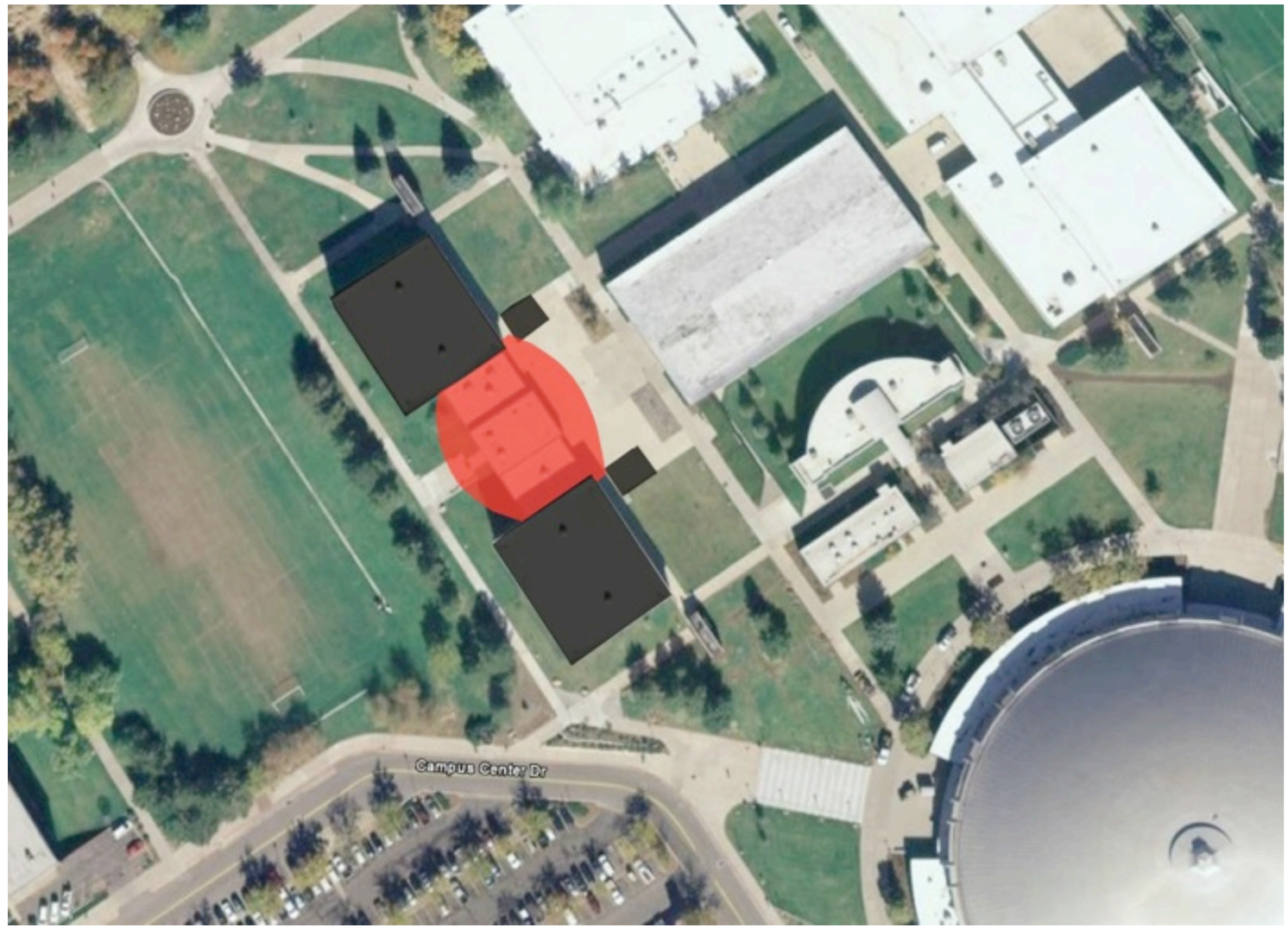
SCOPE OF WORK

The design of the proposed Basketball Training Facility consists of a combination of new construction and remodeling of existing interior spaces. The Gymnasiums and the spaces to be located within the existing HPER Building would be developed through a remodel of the existing structure. The remaining spaces would be built as new construction where the existing structure was demolished.



REMODEL EXISTING STRUCTURE

NEW CONSTRUCTION

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DESIGN CONCEPT

The concept behind the design of the Basketball Training Center incorporates the existing architecture of the campus into a facility that brings attention to the University of Utah athletics. In addition, the design integrates the needs of the student athletes and those associated with the basketball programs, giving them opportunity for success in their professional, academic and athletic endeavors.

For successful division one athletic programs, the recruitment of student athletes is highly competitive. A new and renovated athletic facility is one of the tools a University can use as a recruiting tool to draw and maintain student-athletes and bolster revenue generating opportunities. An integration of the program's needs along with the flexibility found in the proposed design for a variety of functions gives the University of Utah Basketball teams a competitive edge in creating a successful program.

ENTRY PERSPECTIVE FROM SOUTH WEST

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SPACE TYPOLOGY – GYMNASIUM

The Men's and Women's practice gymnasiums are the central feature of the proposed Training Center. The gyms currently located at the HPER West Building would be incorporated as the practice gyms for the two teams, making the two largest structures of the Facility much more economical to complete. The reuse of these spaces provides both a cost effective and environmentally conscious solution.

The basketball courts would be remodeled to include the amenities and flexibility needed for a successful division one athletic program. The courts would include a playing surface in the scale and mold of the Huntsman Center including required sideline clearances to simulate game type scale and atmosphere. The layout includes moveable baskets for flexibility in individual and team workouts. Additions to the gyms include on court storage rooms, and a viewing platform for visiting recruits and alumni. The quality of the spaces will be greatly improved by introducing glazing to the east wall of the gyms which separates the gyms from the adjacent hallway. Finally, a location for the technology used for film study will be introduced to the gym, giving the coaches the flexibility to instruct players during practices.

Adjacent to the gyms would be the players lounge, coaches locker, and equipment rooms providing close accessibility to the support spaces. The Training and weight room would be one floor above, with coaches offices being two floors above.

INTERIOR PERSPECTIVE – NEW GYMNASIUM

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SPACE TYPOLOGY - ATRIUM

The atrium space of the proposed Training Facility would be located at the main level, and would provide the visual impact necessary for a top notch athletic program from both the exterior and interior of the building. From the Exterior, the three stories of glazing makes the facility more visible upon approach. A grand exterior stair leads from the ground level to the main entrance into the atrium space.

On the interior, the facility opens up to a large volume of space upon entering at the main level. Light and air pass vertically through the open stair in the center. Meanwhile the men's and women's programs are given equal emphasis on either side of the main stairwell. The area would be an interactive opportunity for displaying past accomplishments and future aspirations giving recruits the opportunity to see the type of program that they want to be a part of. The atrium would serve as an introduction to the basketball programs, as well as an event space for University and alumni activities, providing the programs the flexibility for servicing a variety of functions.

INTERIOR PERSPECTIVE - ATRIUM

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SPACE TYPOLOGY - THEATER

Located adjacent to the atrium space on the main level of the proposed Basketball Training Center, both the Men's and Women's programs would have a separate Theater space. The Theater would be buffeted from the Atrium by a lobby for controlled access. The theater would be integrated with the current technology used by the teams at the Huntsman Center to study game film, practices and other archived film used for instructing players. It would also have access to highlight videos and game films to be viewed by visiting recruits and alumni, giving the facility the flexibility to both instruct and entertain.

The Theater would be oriented with glazing on the interior wall separating the Theater from the gymnasiums. This glazing serves an aesthetic and functional purpose, as it allows for views down onto the refurbished practice courts providing visitors a unique visual experience to the practice facility. The transparent glazing would be designed with the technology to be made opaque for the purpose of projecting the films onto the glazing, providing a distinctive viewing experience.

INTERIOR PERSPECTIVE - THEATER

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SPACE TYPOLOGY – WEIGHT/TRAINING ROOM

Introducing an updated weight and training room to the facility serves the dual purpose of providing the basketball programs with state –of-the-art facilities necessary for the success of the athletes, as well as freeing up the other athletic programs competing with the basketball teams for the current facilities. Providing weight and training facilities within the training center increases flexibility to meet the variety of schedules and workout philosophies, tailoring to the individual athlete's and team's needs. The weight and training room can expand in use to accommodate additional sports programs when unoccupied by the basketball teams. The designed location and orientation of the weight room in this facility provides an experience not commonly achieved in University weight and training room.

The orientation of the weight room at the main level facing the foothills to the east gives an impressive visual experience from within the facility. The curved façade enhances that view corridor to give partial views to the North and South, including a view to the Huntsman Center. From the exterior, the tall glass panels form an impressive façade adding variety to the stark brick gymnasiums, and strengthening the connection between the practice facility and the Huntsman Center.

EXTERIOR PERSPECTIVE – VIEW FROM NORTHEAST

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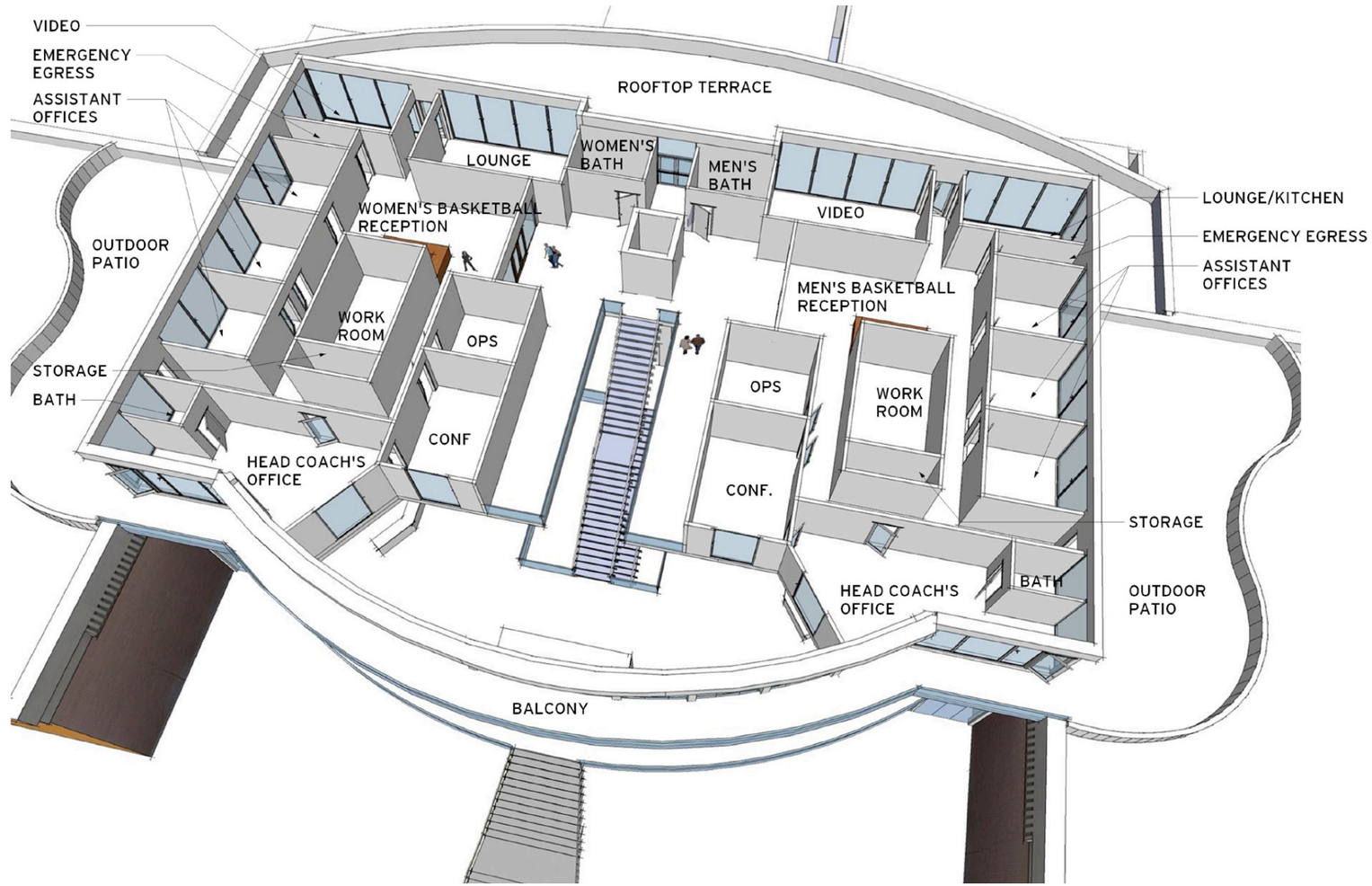
SPACE TYPOLOGY – COACHES OFFICES

The coaches' offices occupy the upper floor of the Basketball Training Center. They command an impressive view to all directions, as the landscape opens to the valley and campus below to the West, and to the mountains and foothills to the South, East and North. Locating the offices at the upper level not only improves the views both of the interior and exterior of the building, it also provides a level of separation from the more public uses of the facility.

Each set of offices include a lobby/reception area, individual offices for 3 assistant coaches and the director of basketball operations, an additional work room space, film room, coaches lounge/kitchen, conference room and a head coach's suite with a bathroom and connection to the conference room. The head coach's suites are sited on the west side of the complex, giving views to the rest of campus to the west, and to Mount Olympus to the South, or the foothills to the North.

Both Head Coaches' offices open up to a balcony to the West, and to a rooftop space over a portion of the gymnasiums, providing each head coach with an impressive space for their recruits to experience when visiting the campus.

Both the Men's and Women's offices also access a rooftop terrace above the weight and training facilities on the East side of the complex. This area provides impressive views and a venue to host a variety of basketball or university functions, aided by the close proximity to kitchen spaces.



UPPER LEVEL SECTION PERSPECTIVE

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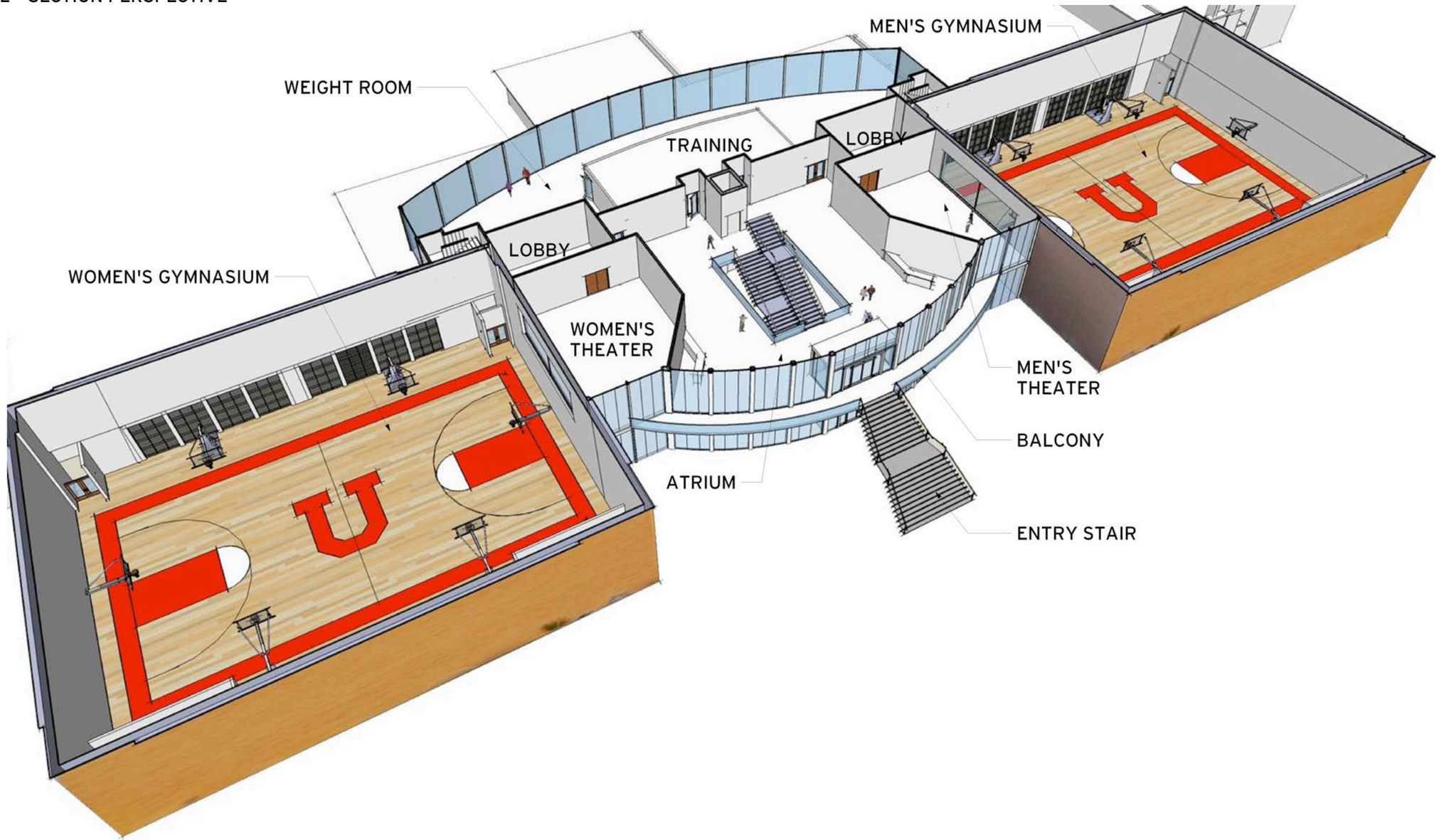
CONCEPTUAL MODEL - SECTION PERSPECTIVE



SECTION PERSPECTIVE -VIEW FROM NORTHWEST

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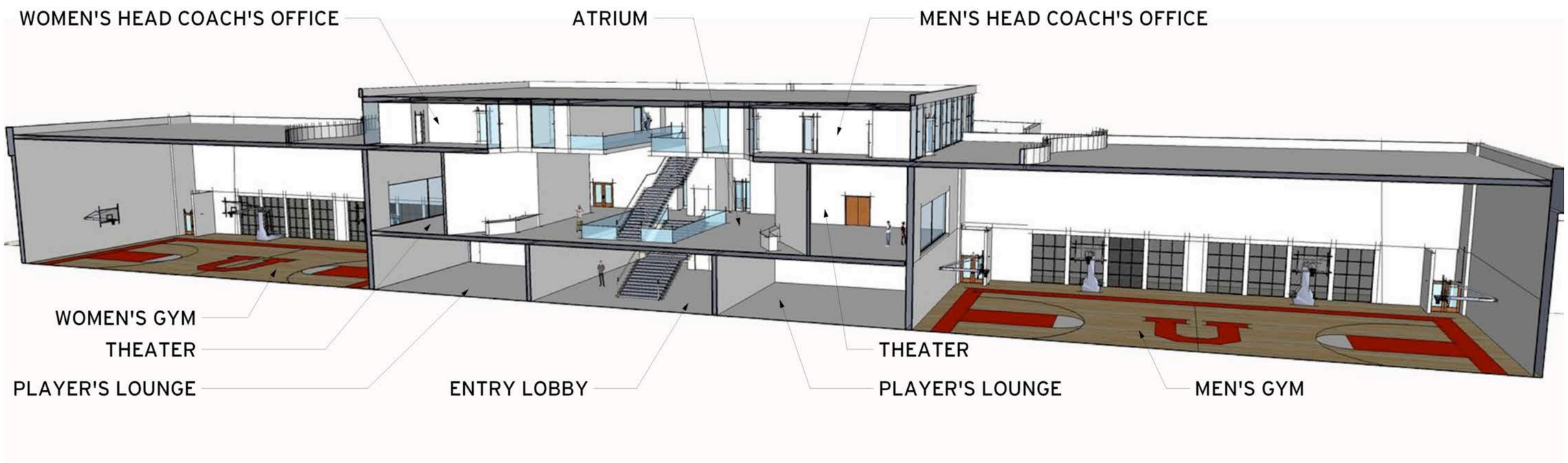
CONCEPTUAL MODEL - SECTION PERSPECTIVE



SECTION PERSPECTIVE - VIEW FROM WEST

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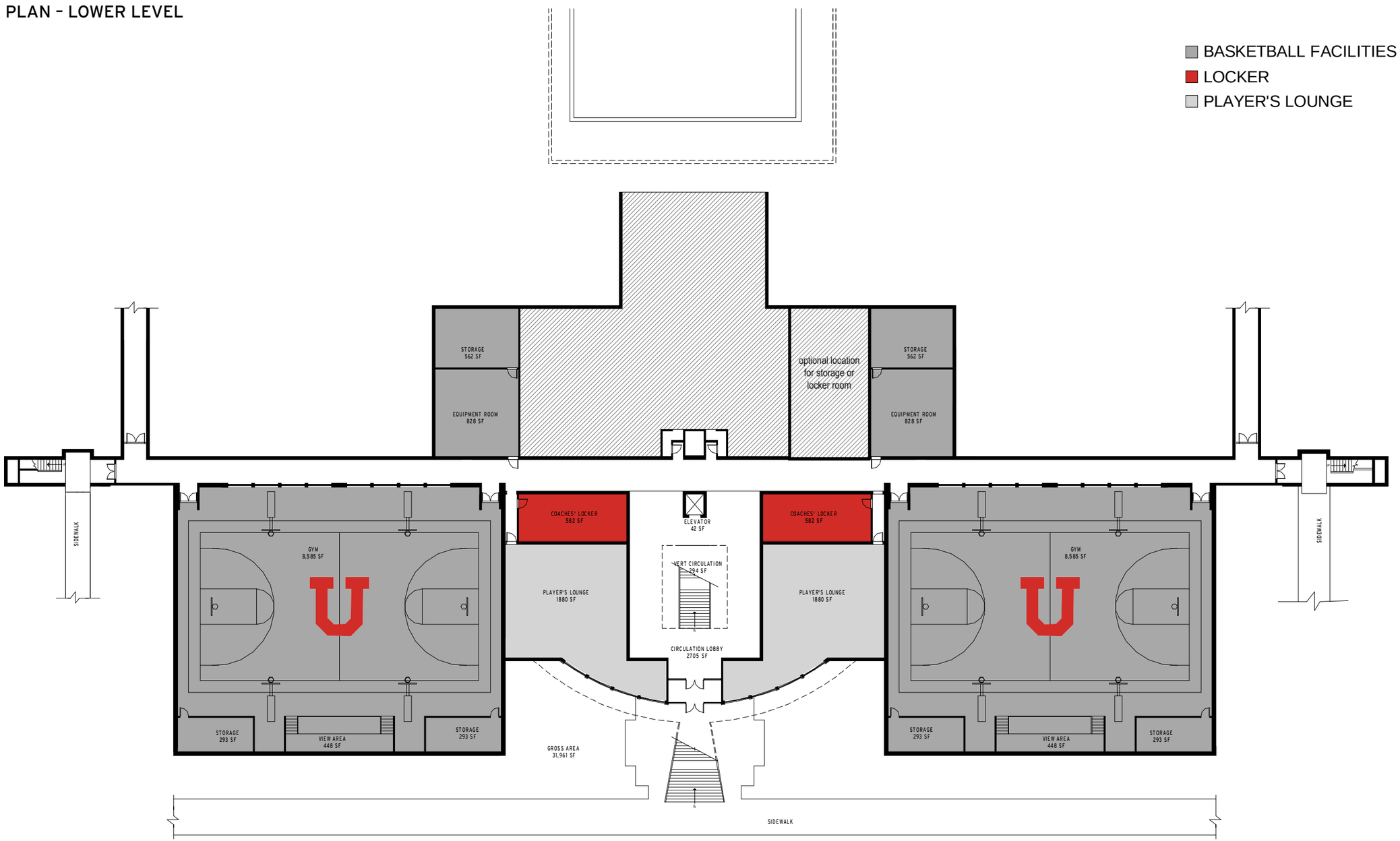
CONCEPTUAL PLAN - LOWER LEVEL

BASKETBALL FACILITIES
LOCKER
PLAYER'S LOUNGE



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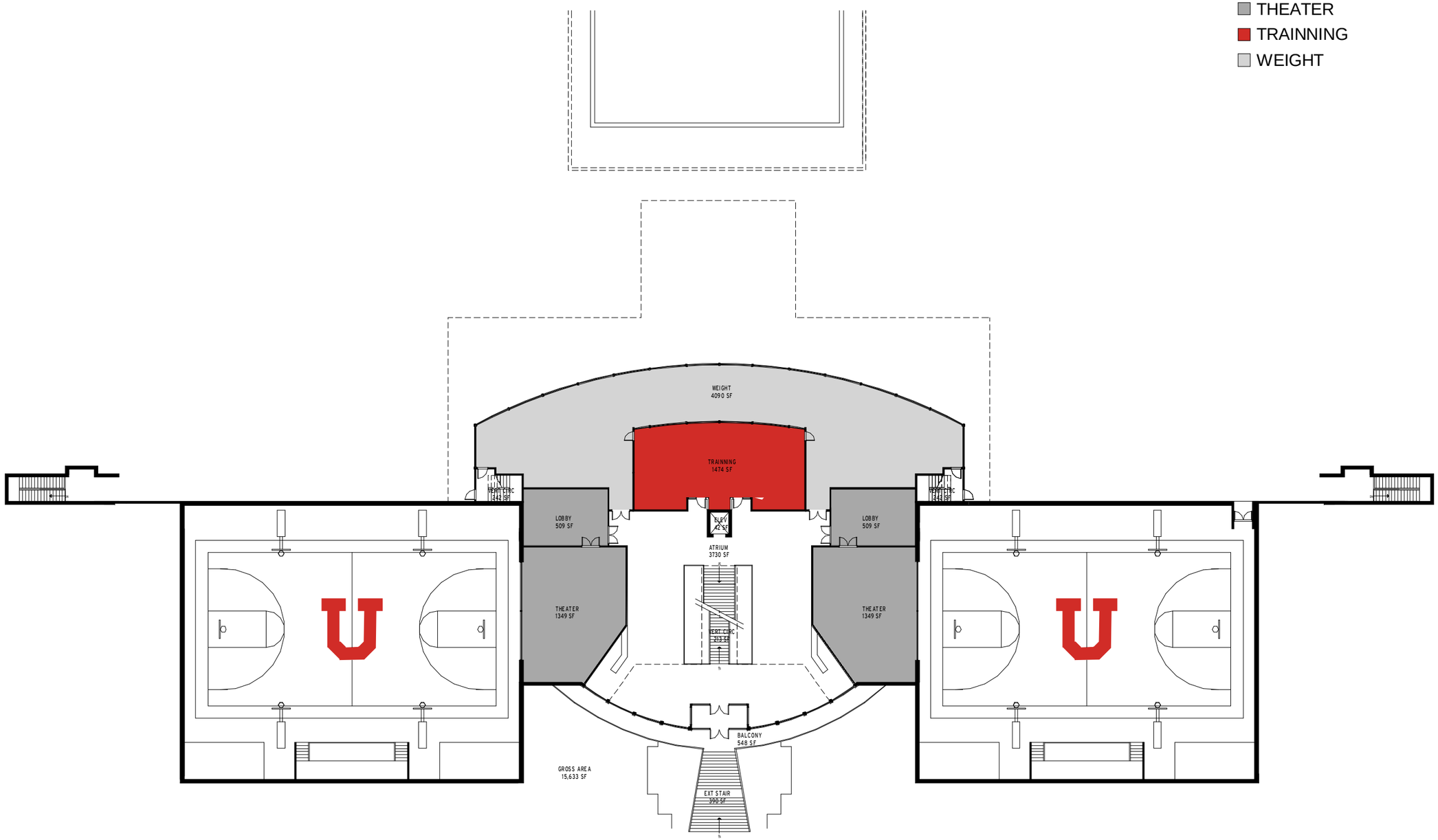
THEATER
TRAINNING
WEIGHT



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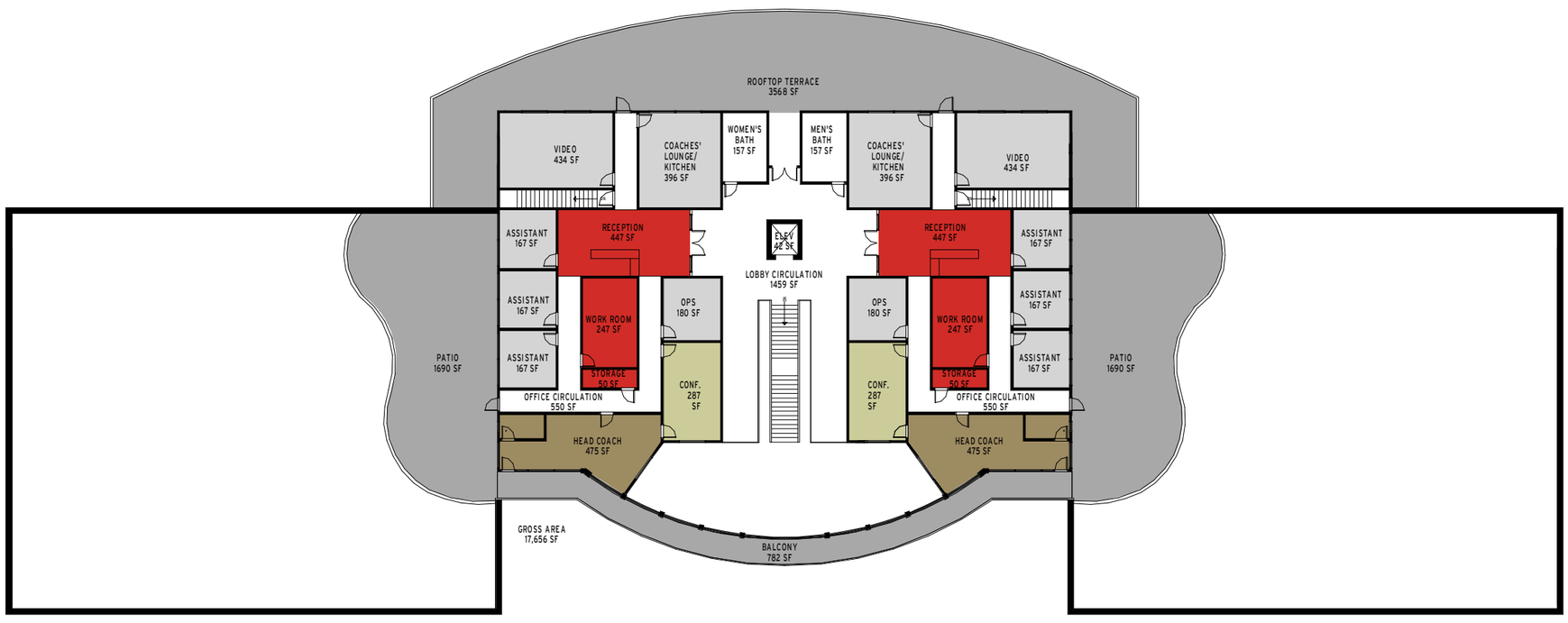
CONCEPTUAL PLAN - UPPER LEVEL

- ADMINISTRATIVE
- COACHES FACILITIES
- CONFERENCE
- HEAD COACH
- OUTDOOR SPACES



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COST PROJECTIONS

Capital Development Projects

Capital Budget Estimate (CBE)

Project Name:	Basketball Training Center
Agency/Institution:	The University of Utah -- Athletics
Project Manager:	

Cost Summary		**$ Amount**	**Cost Per SF**	**Notes**
Facility Cost	$	10,324,151	$181.21	
Additional Construction Cost	$	-	$0.00	
Site Cost	$	111,362	$1.95	
High Performace Building	$	-	$0.00	
Total Construction Cost	**$**	**10,435,513**	**$183.17**	
Soft Costs:				
Hazardous Materials	$	109,000		
Pre-Design/Planning	$	13,044		
Design	$	849,131		
Property Acquisition	$	-		
Furnishings & Equipment	$	1,155,231		
Information Technology:	$	500,000		
Utah Art (1% of Construction Budget)	$	-		
Testing & Inspection	$	10,000		
Contingency	$	477,809		
Moving/Occupancy	$	10,436		
Builder's Risk Insurance (0.15% of Construction Budget)	$	15,653		
Legal Services (0.2% of Construction Budget)	$	20,871		
DFCM Management	$	-		
User Fees	$	125,000		
Commissioning	$	-		
Other Costs	$	8,000		
Total Soft Costs	**$**	**3,294,176**	**$57.82**	
TOTAL PROJECT COST	**$**	**13,729,688**	**$240.99**	
Previous Funding	**$**	**-**		
Other Funding Sources (Identify in note)	$	13,729,688	University & Donor Funds	
REQUEST FOR STATE FUNDING	**$**	**-**		

Project Information

Gross Square Feet	56,972	Base Cost Date	17-Oct-08
Net Square Feet	39,000	Estimated Bid Date	1-Sep-09
Net/Gross Ratio	68%	Est. Completion Date	1-Jan-10
		Last Modified Date	17-Oct-08
		Print Date	10/28/08

DFCM Form Date 8/09/05

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COST PROJECTIONS

Capital Development Projects
CBE Details

Project Name:	Basketball Training Center		PRELIMINARY ESTIMATE		
Agency/Institution:	The University of Utah -- Athletics				
Project Manager:					
Description	**Explanation**	**Units**	**Unit Cost**	**Cost**	**Escalated Cost**
Facility Cost		GSF			
New Facility Cost Details:					
		56,972	$ 168	$ 9,571,296	$ 10,324,151
				$ -	$ -
				$ -	$ -
				$ -	$ -
				$ -	$ -
				$ -	$ -
Subtotal - New Facility Costs		**56,972**		**$ 9,571,296**	**$ 10,324,151**
Remodel Facility Cost Details:	Currently Included with New Const.				
				$ -	$ -
				$ -	$ -
				$ -	$ -
				$ -	$ -
				$ -	$ -
				$ -	$ -
Subtotal - Remodel Facility Costs		**-**		**$ -**	**$ -**
TOTAL FACILITY COST		**56,972**		**$ 9,571,296**	**$ 10,324,151**
Additional Construction Cost Details:					
20% ADA Requirement (if applicable)				$ -	$ -
				$ -	$ -
				$ -	$ -
				$ -	$ -
				$ -	$ -
				$ -	$ -
TOTAL ADDITIONAL CONSTRUCTION COST				**$ -**	**$ -**
Site Cost Details:					
	1% of Escalated Facility + Addt. Const.	1.00%	$10,324,151	$ 103,242	$ 111,362
				$ -	$ -
				$ -	$ -
				$ -	$ -
				$ -	$ -
				$ -	$ -
				$ -	$ -
				$ -	$ -
				$ -	$ -
				$ -	$ -
				$ -	$ -
				$ -	$ -
TOTAL SITE COST				**$ 103,242**	**$ 111,362**

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COST PROJECTIONS

Capital Development Projects
CBE Details

HIGH PERFORMANCE BUILDING	If N/A, change YES to NO. To supercede 1-1/2% calculation enter amount in unit cost	**NO**			**$ -**	**$ -**
TOTAL CONSTRUCTION COST					**$ 9,674,538**	**$ 10,435,513**
OTHER PROJECT INFORMATION:						
Total Net Square Feet:	**39,000**					
Base Cost Date:	**10/17/08**					
Estimated Bid Date:	**9/1/09**	This figure drives the escalated costs.				
Estimated Completion Date:	**1/1/10**					
Last Modified Date:	**10/17/08**					
Inflation Escalation Factor Included:	**9.00%**	This figure is established by DFCM				
Location Factor Included:	**0.00%**					
Hazardous Materials Cost Details:						
Pre-Construction Survey					$ -	$ -
					$ -	$ -
Plan and Monitoring					$ -	$ -
					$ -	$ -
Abatement/Removal	Lump Sum Estimate	1	$	100,000	$ 100,000	$ 109,000
					$ -	$ -
TOTAL HAZARDOUS MATERIALS COST					**$ 100,000**	**$ 109,000**
Pre-Design/Planning:						
Planning Fund Reimbursement					$ -	
					$ -	
Programming		0.1%	$	10,435,513	$ 10,436	
					$ -	
Environmental Assessment					$ -	
					$ -	
Geotechnical Investigation/Surveys	Allowance	0.03%	$	10,435,513	$ 2,609	
					$ -	
TOTAL PRE-DESIGN/PLANNING COST					**$ 13,044**	
Design Costs:						
A/E Design Fees						
	8% of Total Escalated Const. Cost	8.0%	$	10,435,513	$ 834,841	
					$ -	
					$ -	
					$ -	
					$ -	
Total A/E Design Fees					$ 834,841	
Additional Printing Costs	Lump Sum	1	$	500	$ 500	
High Performance Design	If N/A, change YES to NO. To supercede 1/4% calculation enter amount in unit cost	**NO**			**$ -**	
Value Management Costs	Lump Sum	1	$	13,790	$ 13,790	
					$ -	
TOTAL DESIGN COST					**$ 849,131**	

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COST PROJECTIONS

Capital Development Projects
CBE Details

Property Acquisition:					
				$	-
				$	-
				$	-
				$	-
TOTAL PROPERTY ACQUISITION COST				**$**	**-**
Furnishings & Equipment Costs:					
Furnishings Detail:					
	8% of Escalated Construction Costs	8.00%	$ 10,435,513	$	834,841
		1	$ 155,000	$	155,000
				$	-
				$	-
				$	-
				$	-
				$	-
				$	-
Total Furnishings				$	989,841
Equipment Detail:					
	6% of Escalated Construction Costs	6%	$ -	$	-
Weight Equipment	Lump Sum Estimate	1	$ 100,000	$	100,000
				$	-
				$	-
				$	-
				$	-
				$	-
				$	-
Total Equipment				$	100,000
FF&E Design Costs	6% of Furnishings + Equipment	6%	$ 1,089,841	$	65,390
				$	-
TOTAL FURNISHINGS & EQUIPMENT COSTS				**$**	**1,155,231**
Information Technology Costs:					
	Lump Sum Estimate	1	500,000.00	$	500,000
				$	-
				$	-
				$	-
				$	-
TOTAL INFORMATION TECHNOLOGY COST				**$**	**500,000**
UTAH ART	If N/A, change YES to NO. To supercede 1% calculation enter amount in unit cost	**NO**		**$**	**-**
Testing & Inspection Costs:					
Building Code Inspection	Lump Sum Estimate	1	$ 10,000	$	10,000
				$	-
Material Testing				$	-
				$	-
Special Inspections				$	-

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COST PROJECTIONS

Capital Development Projects
CBE Details

				$	-
TOTAL TESTING & INSPECTION COSTS				**$**	**10,000**
Moving/Occupance Costs:					
	0.1% of Total Escalated Const. Costs	0.1%	$ 10,435,513	$	10,436
				$	-
				$	-
				$	-
TOTAL MOVING/OCCUPANCY COSTS				**$**	**10,436**
DFCM Management:					
				$	-
				$	-
				$	-
TOTAL DFCM MANAGEMENT				**$**	**-**
User Fees:					
UofU Project Management Fee	Fee for "nonstate funding" as defined in the policy	1	$ 125,000	$	125,000
				$	-
				$	-
				$	-
TOTAL USER FEES				**$**	**125,000**
Commissioning:					
				$	-
				$	-
				$	-
				$	-
TOTAL COMMISSIONING COSTS				**$**	**-**
Other Costs:					
Shut Downs		1	$ 2,000	$	2,000
Signage & Graphics		1	$ 3,000	$	3,000
Locks & Cylinders		1	$ 3,000	$	3,000
				$	-
				$	-
TOTAL OTHER COSTS				**$**	**8,000**
Previous Funding:					
(Only show state appropriated funding & include costs covered by that funding in appropriate category.)					
				$	-
				$	-
TOTAL PREVIOUS FUNDING				**$**	**-**
Other Funding Sources:					
(List and describe each source)					
University & Donor Funds				$	13,729,688
				$	-
				$	-
				$	-
TOTAL OTHER FUNDING SOURCES				**$**	**13,729,688**

DFCM Form Date 8/09/05

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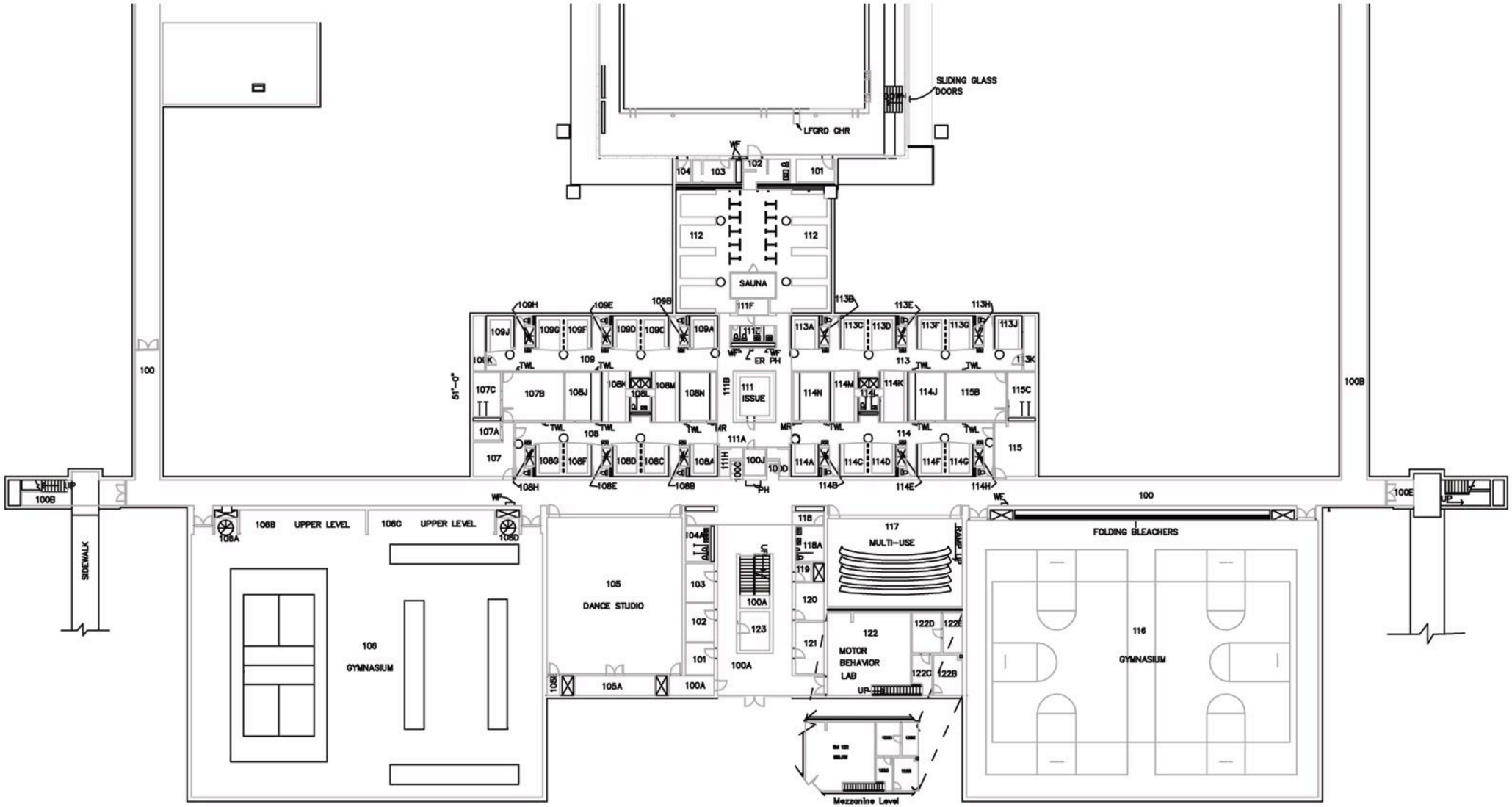
COST PROJECTIONS

PRE-PROGRAM AREAS AND PROBABLE COST MODEL

	Quantity	Area	Area Totals	Construction Cost per S.F.	Construction Cost Totals	Demolition and Removal Cost per S.F.	Demolition and Removal Construction Cost Totals	Total Cost	Notes
Lower Level									
Gym	2	8,585	17,170	100	1,717,000	40	686,800	2,403,800	
Court Storage	4	293	1,172	100	117,200	40	46,880	164,080	
View Area	2	448	896	150	134,400	40	35,840	170,240	
Equip. Room	2	828	1,656	100	165,600	40	66,240	231,840	
Storage	2	562	1,124	100	112,400	40	44,960	157,360	
Player's Lounge	2	1,880	3,760	170	639,200	25	94,000	733,200	
Coach's Locker	2	582	1,164	180	209,520	25	29,100	238,620	
Lobby and Circulation	1	2,705	2,705	160	432,800	25	67,625	500,425	
Vertical Circulation	1	336	336	140	47,040	25	8,400	55,440	
Efficiency Factor		1,978	1,978	100	197,800	25	49,450	247,250	Interior and Exterior Walls
Mechanical Sub Basement	1	2,500	2,500	90	225,000	40	100,000	325,000	Area not included in Area Tota
Landscape								100,000	Not included in Area Totals
subtotal			31,961		3,997,960		1,229,295	5,327,255	
Main Level									
Atrium	1	3,730	3,730	165	615,450	15	55,950	671,400	
Training	1	1,474	1,474	165	243,210	15	22,110	265,320	
Weight	1	4,090	4,090	160	654,400	15	61,350	715,750	
Lobby	2	509	1,018	160	162,880	15	15,270	178,150	
Theater	2	1,349	2,698	180	485,640	15	40,470	526,110	
Vertical Circulation	1	1,349	739	140	103,460	15	11,085	114,545	
Efficiency Factor		1,349	1,336	100	133,600	15	20,040	153,640	Interior and Exterior Walls
Exterior Balcony and Exterior Stair	1	938	938	75	70,350				Not included in Area Totals
subtotal			15,085		2,468,990		226,275	2,624,915	
Upper Level									
Reception	2	447	894	165	147,510	10	8,940	156,450	
Head Coach	2	475	950	165	156,750	10	9,500	166,250	
Assistant	6	167	1,002	165	165,330	10	10,020	175,350	
OPS	2	180	360	165	59,400	10	3,600	63,000	
Video	2	434	868	165	143,220	10	8,680	151,900	
Lounge/Kitchen	2	396	792	165	130,680	10	7,920	138,600	
Conference	2	287	574	165	94,710	10	5,740	100,450	
Bathrooms	2	157	314	165	51,810	10	3,140	54,950	
Work Room	2	247	494	170	83,980	10	4,940	88,920	
Storage	2	50	100	150	15,000	10	1,000	16,000	
Lobby and Circulation	1	1,459	1,459	160	233,440	10	14,590	248,030	
Office Circulation	2	50	100	160	16,000	10	1,000	17,000	
Efficiency Factor		2,019	2,019	100	201,900	10	20,190	222,090	Interior and Exterior Walls
Patio	2	1,690	3,380	75	253,500				Not included in Area Totals
Balcony	1	782	782	75	58,650				Not included in Area Totals
Terrace	1	3,100	3,100	75	232,500				Not included in Area Totals
subtotal			9,926		2,044,380		99,260	1,598,990	
Subtotals			56,972	168	8,511,330		1,554,830	9,551,160	
Project Costs									
General Conditions			8%					764,093	
Overhead & Profit			5%					477,558	
Design Contingency			15%					1,432,674	
Totals			56,972	215	$/sf			12,225,485	

EXISTING PLANS – HPER WEST BUILDING



LOWER LEVEL FLOOR PLAN – EXISTING HPER

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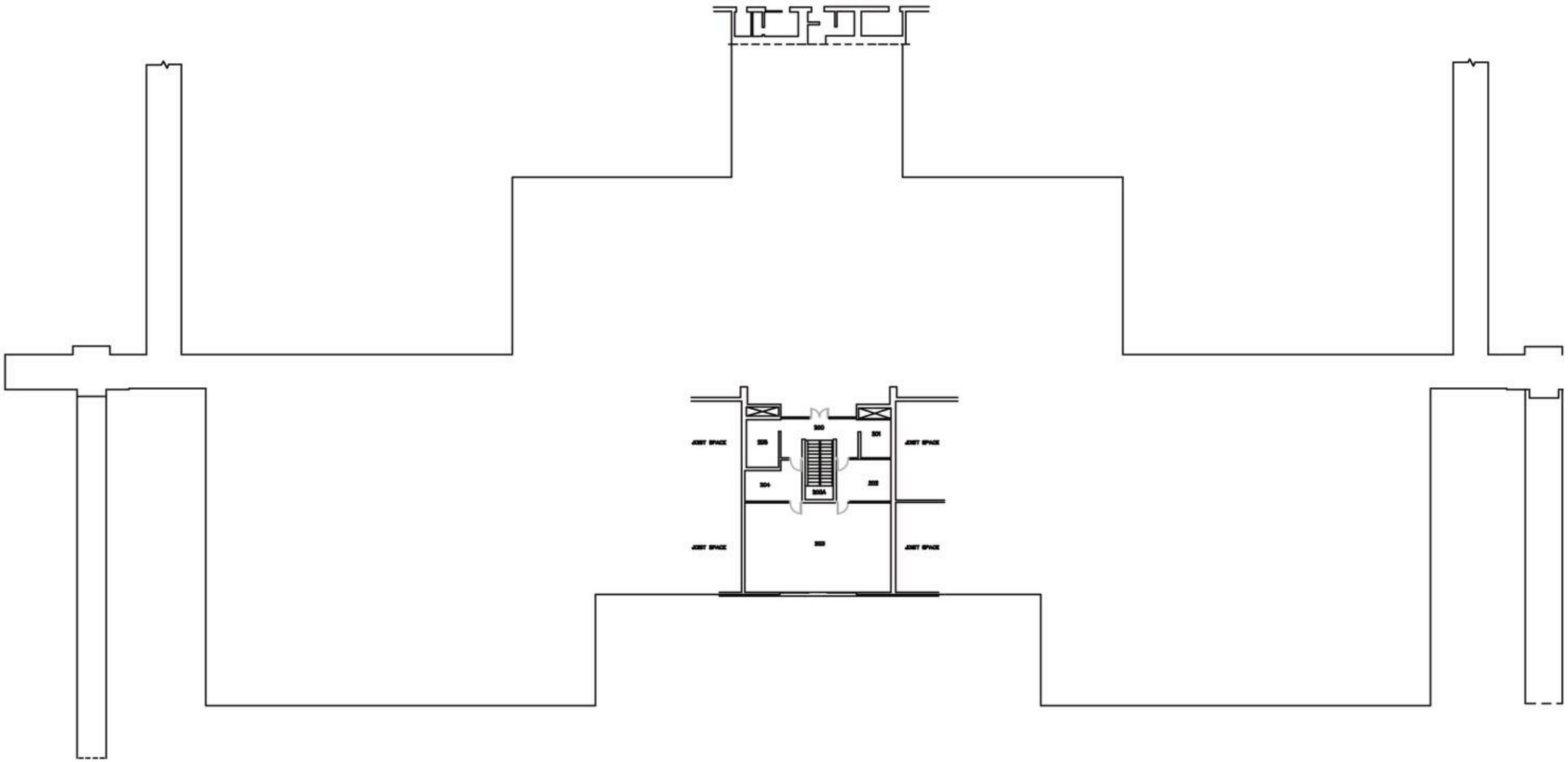
EXISTING PLANS – HPER WEST BUILDING



MAIN LEVEL FLOOR PLAN –

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