



MHTN
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Executive Education Building
FACILITY PLAN

UNIVERSITY OF UTAH
SLC, UT

David Eccles School of Business
Draft [6.15.15]

Review Signatures

We have reviewed the
David Eccles School of Business

Executive Education Building
FACILITY PLAN

and warrant that it adequately represents
our request for a facility to fulfill our mission
and planning needs. All appropriate parties
representing the University have reviewed it
for approval.

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John Nixon Chief Business Officer, Office of the President

Date

Michael Perez Associate Vice President, Facilities Management

Date

Bob Simonton Director, Capital Projects

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Corry Higgins Director, Plant Operations

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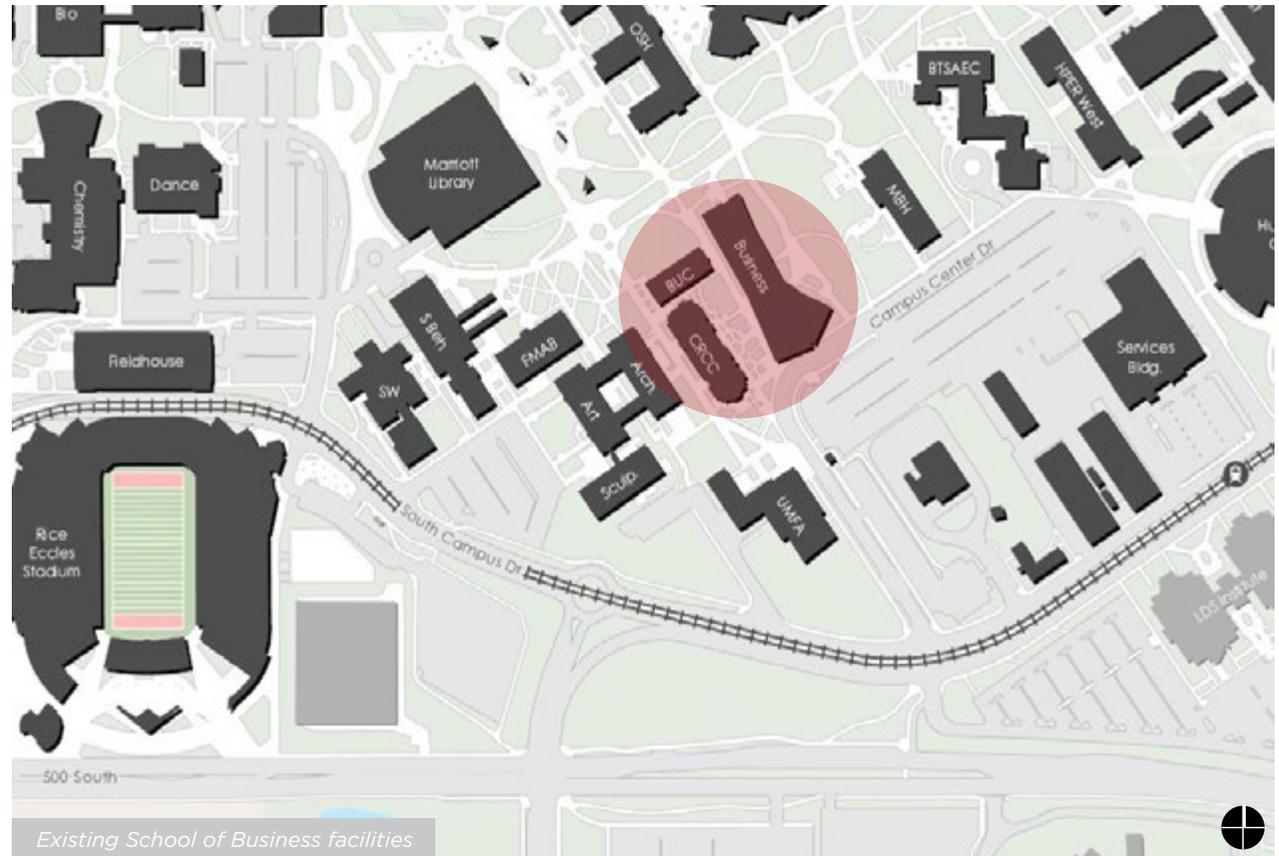
01 *Executive* SUMMARY

Facility Plan Objectives

The University of Utah David Eccles School of Business is planning a new facility for the school's MBA and Executive Education programs. This Facility Plan provides a preliminary analysis of the project in preparation for the subsequent phase of detailed project programming.

The primary purpose of the study was to evaluate potential sites for the proposed new building, and to rank them according to how well they meet location criteria established by the project Working Committee. A detailed description of study objectives is below:

- gain an understanding of the characteristics, opportunities and limitations of potential sites; evaluate and rank the sites according to how well they support the building functions
- develop a summary of functional space needs; test-fit the projected building size and configuration on the potential sites
- formulate an opinion of probable cost for the project overall, and for each of the potential sites



Existing School of Business Facilities

The School of Business currently occupies and uses three buildings in the south area of the University main campus:

Spencer Fox Eccles Business Building (SFEBB or Business): 188,000 GSF; 7 floors; completed in 2012; fully occupied by the School of Business.

C. Roland Christensen Center (CRCC): 42,000 total GSF; 2 floors; constructed in 1999; MBA and Executive Education programs currently use this building.

Business Classroom Building (BUC): 45,965 total GSF; constructed in 1964; School of Business is a partial occupant.

Study Process

The study took place from March to June, 2015. Working and Steering Committees formed by the University gave input on project functional needs and parameters, and guided project direction and decision-making. The process included these elements:

- **Background Information.** Initial information-gathering included tours of existing School of Business facilities, and analysis of School of Business and University-provided background materials.
- **Space Analysis.** Functional space needs were determined and recorded in a space list. Growth projections were incorporated and space amounts were adjusted to balance costs with the project budget.
- **Site Analysis.** Early meetings with Campus Planning resulted in five potential project sites. Site characteristics were documented, and evaluation criteria were established. The sites were evaluated and ranked in conjunction with Campus Planning, and the findings were presented to the Steering Committee for review and approval.
- **Cost Analysis.** During the study process, the consultants developed opinions of probable cost for the project overall and for each site. They determined phasing options that fit within the established project budget.

ID	Grouping	Plan Color	Total NSF	DGSF
Building Summary				
100	Academic		36,380	42,557
200	Administrative		8,740	11,908
300	Faculty		7,420	9,958
400	Career Services		4,740	6,534
500	Support		21,324	24,940
Subtotals			78,604	95,898
Building Grossing Factor				1.30
Total Gross Square Feet				124,667

Facility Plan Conclusions

Building Functions and Components

The proposed new building will provide academic, administrative office and student support space for the School of Business MBA and Executive Education programs:

- Executive MBA
- Professional MBA
- MBA Online
- Full-time MBA
- Executive Education (non-degree)

Other building components will include the School of Business Career Services Center; lobby and dining areas that can be used as event venues; and office space for faculty and support staff for the School of Business in general. See Section 02, Space Needs, for a detailed space list and description of functional needs.

Program Space Needs

Programmatic space needs for the new building, including a 4% growth projection, total 125,000 gross square feet (GSF). It is estimated that the total project budget of \$50 million can provide 110,000 GSF of finished space. For each potential site, the Facility Plan proposes options to construct an initial project phase within the \$50 million budget, with strategies to complete the 125,000 GSF in a future phase. The Facility Plan also developed a program scenario for 7% growth which totals 165,000 GSF (see the appendix). The larger building size was used in the Section 03 phasing options and site test-fits, to show how future growth needs could be accommodated, when or if required.

Site Analysis: On-Campus Location

Early in the study process, the project team determined that the site for the proposed new building must be near existing School of Business facilities. Faculty who will teach in the new building will have offices and teaching responsibilities in the School's existing facilities, and will require frequent access to all facilities. Students in the Full-Time MBA program will also need frequent access to all School of Business facilities, including the new building. For these reasons only sites adjacent to the existing School of Business complex were considered.

Site Rankings and Scores

Five sites were analyzed and evaluated according to how well they supported the proposed building's functional needs. The sites are presented below in ranking order, with their final scores.

Site C, 94% is an open space east of the SFEBB. It functions as a plaza and outdoor lounge space, and a major campus north-south pedestrian way.

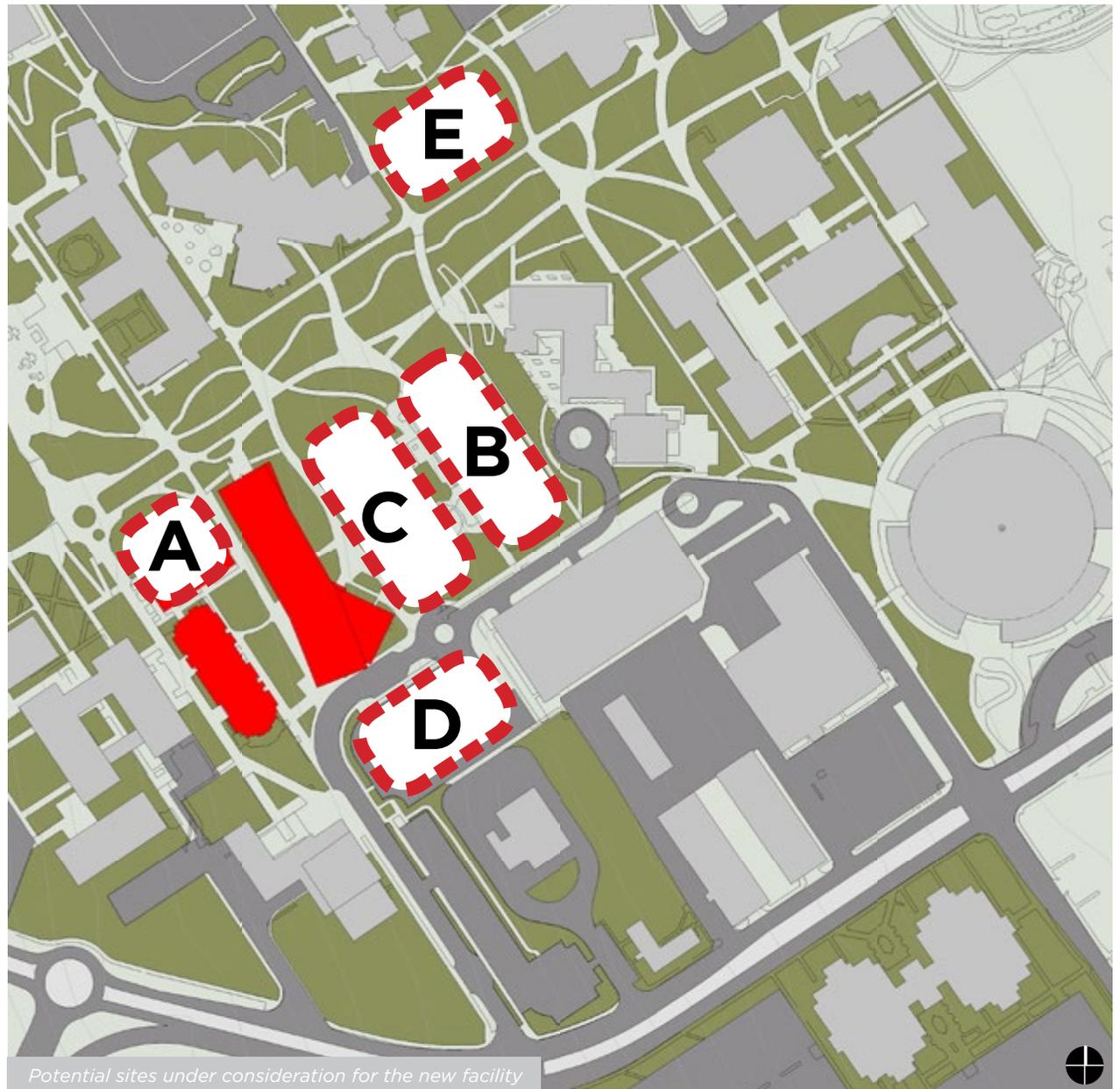
Site B, 77% is immediately west of the new Beverly Taylor Sorenson Arts and Education Building (BTSAE) and is bordered on the west by an open space. It is partially occupied by the existing Milton Bennion Hall (MBH).

Site D 62% is south of the SFEBB and directly west of the Business Loop Parking Structure currently under construction. It is a surface parking pay lot.

Site A 49% is located at the northwest corner of two existing School of Business facilities, the C. Roland Christensen Center (CRCC) and the Spencer Fox Eccles Business Building (SFEBB). The site is partially occupied by the Business Classroom Building (BUC), a facility used by the School of Business as well as other departments.

Site E 37% is a green space that is northeast of and a little more distant from the School of Business complex. It is southwest of the Lassonde Center which is currently under construction.

See Section 03, Site Analysis, for detailed information about the sites, evaluation criteria and resulting scores.



Potential sites under consideration for the new facility

Project Costs & Proposed Phasing

A final step in the study process was determining how much of the 125,000 GSF program could be constructed on each site, within the \$50 million total project budget. Each site was also analyzed to see how possible future growth needs could be accommodated.

This page presents the sites in ranking order, with:

- an initial phase that is within the \$50 million budget (the amounts of finished and shelled space possible within the budget vary by site)
- future phases that complete the 125,000 program and allow expansion for future growth, if needed

Section 03, Site Analysis, contains detailed information about the costs and proposed phasing for each site.

Site C

Option 1

Initial phase: Build 110,000 GSF
Finished space: 110,000 GSF
 Shelled space: 0 GSF

Future growth, if needed: Add 55,000 GSF

Option 2

Initial phase: Build 125,000 GSF
Finished space: 95,000 GSF
 Shelled space: 30,000 GSF

Future phase: Finish 30,000 GSF
 Future growth, if needed: Add 40,000 GSF

Site B

Option 1

Initial phase: Build 110,000 GSF
Finished space: 110,000 GSF
 Shelled space: 0 GSF

*Added Costs: \$22,643,880
 (Demolish/replace MBH)*

Future growth, if needed: Add 55,000 GSF

Option 2

Initial phase: Build 125,000 GSF
Finished space: 95,000 GSF
 Shelled space: 30,000 GSF

*Added Costs: \$22,643,880
 (Demolish/replace MBH)*

Future phase: Finish 30,000 GSF
 Future growth, if needed: Add 40,000 GSF

Site A*

Initial phase: Build 165,000 GSF
Finished space: 55,000 GSF
 Shelled space: 110,000 GSF

*Added Costs: \$18,410,280
 (Demolish/replace BUC)*

Future phase: Finish 70,000 GSF
 Future growth, if needed: Finish 40,000 GSF

Site E*

Initial phase: Build 165,000 GSF
Finished space: 55,000 GSF
 Shelled space: 110,000 GSF

Future phase: Finish 70,000 GSF
 Future growth, if needed: Finish 40,000 GSF

Site D*

Initial phase: Build 165,000 GSF
Finished space: 47,000 GSF
 Shelled space: 118,000 GSF

Future phase: Finish 78,000 GSF
 Future growth, if needed: Finish 40,000 GSF

Total Project Cost/GSF

Site C, Option 1:	\$455	Option 2:	\$400
Site B, Option 1:	\$455	Option 2:	\$400
Site D:	\$304		
Site A:	\$303		
Site E:	\$303		

* A future horizontal expansion is not feasible on sites D, A and E; in order to allow for a possible future increase in space needs, the initial phase must construct a shell large enough to accommodate potential growth.



02 *Space* NEEDS

Introduction

The size and possible configuration of the new Executive Education Building had to be determined in order to evaluate the suitability of potential sites. This section contains preliminary information about the building’s functional, space and adjacency needs, and how the building might be configured.

Functional space needs were discussed in several Working Committee meetings, and the consultants toured the existing executive education space. The School of Business provided materials documenting programmatic space requirements, with both 4% and 7% growth projections. All of the information gathered was used to formulate an initial space list with projected square footage amounts. Over several weeks, the space needs were reviewed and adjusted by School of Business representatives.

The finalized space list, which includes a 4% growth projection, equals a total of 125,000 GSF, and is described in this section.

The team also determined space needs for the 7% growth projection at 165,000 GSF (see space list, Appendix A). The larger building size was used in the Section 03 Site Analysis test-fits, to test each site’s capacity to meet possible future growth needs.

ID	Grouping	Plan Color	Total NSF	DGSF
Building Summary				
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400	Career Services		4,740	6,534
500	Support		21,324	24,940
Subtotals			78,604	95,898
Building Grossing Factor				1.30
Total Gross Square Feet				124,667
Building Efficiency			63%	

Spreadsheet Definitions

NSF: Net Square Feet; area inside surrounding walls or furniture panels.

Efficiency Factor: Multiplier which accounts for surrounding walls or furniture panels, and immediate circulation to a space

DGSF: Department Gross Square Feet, defined as NSF plus area for surrounding walls/ furniture panels and immediate circulation
(NSF x Efficiency Factor = DGSF)

Building Grossing Factor: Multiplier which accounts for exterior walls and building common spaces such as: major circulation; toilet rooms; stairs; elevators; vestibules; mechanical, electrical and communications spaces; and custodial closets

GSF: Gross Square Feet, or the total area of a building measured from the outside surfaces of exterior walls
(DGSF x Building Grossing Factor = GSF)

Building Functions and Components

The Executive Education Building will provide academic, support and administrative space for these School of Business programs:

- Executive MBA (EMBA)
- Professional MBA (PMBA)
- MBA Online (OMBA)
- Full-time MBA (MBA)
- Executive Education

Other program components will include: a School of Business Career Services Center; entry lobby and dining areas that can be used as event venues; and office space for faculty and support staff who will support the executive education programs and the School of Business in general.

The typical executive education student has an average of fourteen years of experience in the business world and works full time. Executive education degree program course work is scheduled to accommodate working individuals, as follows:

- EMBA: Fridays and Saturdays from 8 AM - 5 PM, on a bi-weekly basis
- PMBA: Two evenings/week from 6 - 10 PM
- OMBA: No on-site course work; individual student scheduling

Full-time MBA courses follow traditional academic daytime and evening scheduling. Executive education non-degree courses are short-duration seminars and workshops, lasting from one day to several weeks.

Program Growth

The executive education programs are currently housed in the CRCC, a 42,000 GSF building constructed about 15 years ago. Over the years, the programs have grown, and the CRCC is now insufficient in size. The proposed new building, at 125,000 GSF, will accommodate current needs and future growth of 4%.

The MBA Online program has experienced especially rapid growth in recent years. Because coursework is done online rather than in the classroom, growth for this program does not have an impact on classroom space or capacity. However, coursework production (filming and editing) must increase, as must the number of Academic Coordinators. Academic Coordinators are executive education staff members who have regular telephone contact with MBA Online students, tracking progress and assisting with questions or issues. School of Business administrators have found that this contact is very beneficial for the online experience, mitigating the absence of regular in-person contact that occurs when coursework takes place in the classroom. Typically, there is one Academic Coordinator for 30-40 MBA Online students; this ratio for the anticipated program growth is reflected in the space list.

Class Size

The current average class size for the David Eccles School of Business MBA program is 66 students, while the average class size of national competitors is 44 students. The school is in the process of reducing the average class size toward the goal of 55 students. This will require an increase in the number of classes held, and will influence the quantity and capacity of needed classrooms. This is reflected in the space needs projections of this section.

The EMBA program has a typical class size of 75-80 students; the larger classrooms in the space list will be used for this program.

Current classroom utilization in the School of Business is 87%, which is very high.

General Planning Notes

The study determined that the proposed Executive Education Building will require from four and a half to six and a half stories, depending on the size of the site. The building is to be planned for compatibility and complementary massing with neighboring buildings, with a lower profile if possible. The new building should be planned with consideration for the view corridors of exiting neighboring buildings.

An east-west configuration is desired for beneficial solar orientation; long west facades are to be avoided. The size and orientation of the site will contribute to how well these goals can be accomplished.

Building Entries and Approach

A large number of Executive Education students are full-time working members of the business community. Many will be first-time visitors to the Executive Education Building and it must be easy for them to locate and access. The majority of these students will arrive by private vehicle and will park in the Business Loop Parking Structure or the surface lot south of the School of Business building complex. Some students will use mass transit. The new building's main entry must be oriented toward the south, and easily perceived and accessed from the roadways, parking areas and transit stops in that area.

Secondary entries on the north, west or east sides of the building will serve other School of Business students, faculty and staff, and should provide easy connections between the new building and the SFEBB and the CRCC.

Service Entry

The building will require a service entrance with capacity for two box trucks. The dining component will be the heaviest user of the service entrance, but it will also be used by faculty for loading/unloading materials, and typical uses such as recycling and trash removal.

The service entrance must be located and configured to maximize safety and avoid conflicts with vehicular traffic and pedestrians.

The service entry must be as low-visibility as possible.

Outdoor Functions

The building should provide outdoor dining and lounge space, particularly in connection with the dining venue and student break space. Students are in class throughout the day and typically want access to outdoor spaces and views during breaks.

The building should have the capacity to function as an outdoor event venue for up to 450 attendees. It would be optimal for the outdoor venue to have visual privacy from adjacent public walkways and spaces.

A portion of outdoor break, dining and venue space should be shaded from the sun and protected from rain.

Building Finish

Approximately 70,000 GSF of the 125,000 GSF program will require a high-end corporate level of finish, in order to be comparable to the facilities of peer institutions nationally. The cost opinion in this document has accounted for this.

Spaces where food is served, stored or served should have finishes that are easy to clean and maintain. Discoloration and soiling of the grout in the ceramic tile flooring of the CRCC has been an issue.

Back-of-House Functions

The building must be carefully planned to provide for smooth operations and functionality. This will include consideration of the following:

- service entrance location, capacity and access to a service elevator
- good internal pathways from service intensive functions, such as food service, to the service entrance
- storage spaces that are sufficient in size and capacity, with locations that are easily accessible to the functions they serve
- food service and event spaces that have catering staging and back-of-house areas that are adjacent, sufficient in size, and accessible from a service corridor

Program Components: 100. Academic

During future project phases, the building’s classrooms must be carefully studied and designed for optimal effectiveness. The placement of monitors, white boards and lecterns must be thoroughly analyzed. Lighting, including the type, placement and grouping of fixtures, must be studied. Controls for lighting and audio visual equipment should be simple and user-friendly.

All classrooms must have built-in filming capability. This will require high Color Rendition Index (CRI) lighting and other special features, to be defined during programming.

Classrooms with seating for 60 or more will be tiered.

Classroom design must incorporate these elements that support particular needs of executive education:

- storage space for student belongings such as coats and umbrellas; possibilities include an anteroom or built-in cabinetry within the classroom
- cabinetry or open space for carts, for serving food and drinks

At least one classroom in the building must be set up for distance education.

Breakout/Student Study Lounge

Breakout rooms support the classrooms and should be adjacent to them. They should have glass walls or interior windows, with capacity for eight people.

Student Study Lounge space must support both individual and group study. Ideally, it will be flexible in configuration, providing a variety of study space sizes, ranging from those suitable for one person to larger areas for groups of eight to ten. Student-use print stations should be intermixed among the study space.

Research/Project Center

The centers are intended for groups of students who are collaborating on short or long term research projects. The rooms should contain a mix of study carrels/individual stations and collaboration space, as well as plentiful writing surface and pin-up space. They should be flexible in configuration to adjust to the varying sizes of the research groups, perhaps through the use of movable partitions.

ID	Grouping / Space	Space NSF	Space Qty	Total NSF	Effic'y Factor	DGSF
100	Academic					
101	Classroom, 110-Seat	3,300	2	6,600	1.10	7,260
102	Classroom, 80-Seat	2,240	2	4,480	1.10	4,928
103	Classroom, 60-Seat	1,680	2	3,360	1.15	3,864
104	Classroom, 40-Seat	1,040	2	2,080	1.18	2,454
105	Classroom, 30-Seat	780	2	1,560	1.25	1,950
106	Auditorium, 300-Seat	4,200	1	4,200	1.10	4,620
107	Breakout, 8-Seat	150	30	4,500	1.33	5,985
108	Student Study Lounge	40	120	4,800	1.20	5,760
109	Research/Project Center	1,000	3	3,000	1.18	3,540
	<i>Computer Carrels</i>	<i>400</i>				
	<i>Collaboration Space</i>	<i>600</i>				
110	Online Filming Studio	1,000	1	1,000	1.18	1,180
111	Online Editing	600	1	600	1.25	750
112	Storage	200	1	200	1.33	266
Subtotals				36,380	1.17	42,557

Online Production

The ratios used to calculate online editing staffing needs: One program has 16 courses; one editor can edit four courses; therefore, one program requires four editors (FTE).

The Filming Studio includes filming and control space. The filming studio must not have daylight. The editing space will have small shared workstations for the editors, who are typically part-time. Secure storage is needed for the equipment used in program filming and editing processes.

Program Components: 200. Administrative

There will be six individual administrative suites for the Associate Dean and the five Executive Education programs. The suites should be adjacent to foster collaboration and interaction among the staff. The suites should be planned for flexibility to the greatest degree possible, to accommodate future changes in staff quantities with a minimum of wall modifications.

In addition to staff offices and open workstations, each suite will require a reception/waiting area, small conference room and office service space containing copier, office supplies, and packet assembly/work space.

ID	Grouping / Space	Space NSF	Space Qty	Total NSF	Effic'y Factor	DGSF
200	Administrative					
201	Associate Dean Office	140	1	140	1.33	186
202	Staff Office	140	1	140	1.33	186
203	Marketing Staff	80	2	160	1.40	224
204	Reception/Waiting	220	1	220	1.33	293
205	Office Service	150	1	150	1.33	200
206	Small Conference	150	1	150	1.33	200
207	EMBA Director Office	140	1	140	1.33	186
208	Staff Workstation	80	4	320	1.40	448
209	PT Staff/Students	50	4	200	1.40	280
210	Reception/Waiting	220	1	220	1.33	293
211	Office Service	150	1	150	1.33	200
212	Small Conference	150	1	150	1.33	200
213	PMBA Director Office	140	1	140	1.33	186
214	Staff Workstation	80	4	320	1.40	448
215	PT Staff/Students	50	4	200	1.40	280
216	Waiting	220	1	220	1.33	293
217	Office Service	150	1	150	1.33	200
218	Small Conference	150	1	150	1.33	200

As represented in the space list, the offices and workstations have consistent sizing, with a minimum of different types and sizes, to support flexibility.

The administrative suites should be located for easy access by students, on the entry level if possible and adjacent to major circulation. The suites should be configured and designed to welcome and encourage both planned and spontaneous visits. Program administrators want to foster frequent communication and comfortable relationships and interactions with program students.

Open office workstations must be designed so that staff computer monitors have visual privacy.

219	OMBA Director Office	140	1	140	1.33	186
220	Associate Director Office	140	2	280	1.33	372
221	Staff Workstation	80	10	800	1.40	1,120
222	PT Staff/Students	50	5	250	1.40	350
223	Reception/Waiting	220	1	220	1.33	293
224	Office Service	150	1	150	1.33	200
225	Small Conference	150	2	300	1.33	399
226	MBA (FT) Director Office	140	1	140	1.33	186
227	Staff Workstation	80	6	480	1.40	672
228	PT Staff/Students	50	4	200	1.40	280
229	Reception/Waiting	220	1	220	1.33	293
230	Office Service	150	1	150	1.33	200
231	Small Conference	150	1	150	1.33	200
232	Exec Ed Director Office	140	1	140	1.33	186
233	Staff Workstation	80	11	880	1.40	1,232
234	PT Staff/Students	50	5	250	1.40	350
235	Reception/Waiting	220	1	220	1.33	293
236	Office Service	150	1	150	1.33	200
237	Small Conference	150	2	300	1.33	399
Subtotals		8,740			1.36	11,908

Program Components: 300. Faculty

Offices

A number of faculty and support staff offices are being provided in the new building, for use by those within the executive education programs, but also for general School of Business faculty and staff.

Executive Education faculty have a teaching rather than research emphasis and as such, want to foster interaction and communication with students. The placement and design of the faculty offices should support this.

The Adjunct Faculty area will be a single large space with workstations for shared use. It will have a secondary function as office/work space for executive education students, many of whom travel for their course of study. The Adjunct Faculty room should be easy to locate and access, to support the secondary function.

Support Space

Office Service areas should be distributed throughout the administrative office space, for convenient access by all.

ID	Grouping / Space	Space NSF	Space Qty	Total NSF	Effic'y Factor	DGSF
300	Faculty					
	<i>Offices</i>					
301	Faculty Office	140	40	5,600	1.33	7,448
302	Support Staff	80	6	480	1.40	672
303	Adjunct Faculty	80	10	800	1.40	1,120
	<i>Support Space</i>					
304	Office Service	150	2	300	1.33	399
305	Conference, 12-Seat	240	1	240	1.33	319
Subtotals				7,420	1.34	9,958

Program Components: 400. Career Services

Career Services will support the entire School of Business, including undergraduate and graduate students. It must be readily visible and accessible upon entering the building.

Career Services is an area that must have a high level of finish. Recruiters who use this space, interviewing students/prospective employees, are from the corporate world; Career Services must have a level of finish that is comparable to their home offices.

Reception/Waiting will have a receptionist station and a minimum of eight waiting chairs.

The Student Resource Room is for use by students who are researching employment and prospective employers. There will be some hard copy/printed materials in this area, but the majority of research is now done online. The space will have a minimum of four computer stations.

The Interview rooms should have four seats. To provide multifunctionality, some of the rooms may be separated by movable partitions, forming 160 NSF for larger rooms that give an option for larger meetings or events.

The Recruiter Lounge will be a break space for recruiters to relax, make phone calls, etc., when they are between interviews. It should have a kitchenette and provisions for serving coffee and tea. It should be near the interview rooms.

ID	Grouping / Space	Space NSF	Space Qty	Total NSF	Effic'y Factor	DGSF
400	Career Services					
401	Reception / Waiting	300	1	300	1.33	399
402	Student Resource Room	200	1	200	1.33	266
403	Interview Room	80	10	800	1.40	1,120
404	Staff Workstation	80	27	2,160	1.40	3,024
405	Manager Office	140	1	140	1.33	186
406	Staff Workstation	80	4	320	1.40	448
407	Conference, 16-Seat	320	1	320	1.33	426
408	Office Service	200	1	200	1.33	266
409	Recruiter Lounge	300	1	300	1.33	399
Subtotals				4,740	1.38	6,534

Program Components: 500. Support

Conference

In addition to regular meetings, the conference rooms will be used for small classes, seminars and dining meetings. They should be located throughout the building.

Student/Staff Support Space

Shower rooms are programmed as single-user rooms, each with a toilet, lavatory, shower, robe hooks, small quantity of lockers, and space for changing and temporarily storing clothes and personal items.

The locker/changing area, located near the Shower Rooms, will contain double-tier lockers for the storage of clothes and personal belongings.

Bicycle Storage will provide secure storage for a minimum of ten bicycles. It should be located near a secondary building entry that is suitable for bringing a bicycle into the building.

Unisex restrooms and lactation rooms should be distributed throughout the building.

The Staff Break Room should have a kitchenette with full-size refrigerators, and tables and seating for eight people minimum.

The Personal Lockers space will be a nicely appointed area for Executive Education students to store personal belongings, as many of them travel from out of town for class.

IT Help Desk

The Help Desk provides office and work bench space for the three IT staff who will support the building's information technology system and equipment. The Help Desk should be easily accessible from the service entrance to facilitate computer and equipment deliveries.

ID	Grouping / Space	Space NSF	Space Qty	Total NSF	Effic'y Factor	DGSF
500	Support					
501	Conference, 20-Seat	400	2	800	1.33	1,064
502	Conference, 12-Seat	264	6	1,584	1.33	2,107
503	Staff Conference, 12-Seat	264	0	0	1.33	0
				2,384		3,171
504	Shower Room	80	6	480	1.40	672
505	Locker/Changing Area	100	2	200	1.33	266
506	Bicycle Storage	200	1	200	1.33	266
507	Unisex Restroom	60	4	240	1.40	336
508	Staff Break Room	300	1	300	1.33	399
509	Lactation Room	90	3	270	1.40	378
510	Personal Lockers	400	1	400	1.33	532
				2,090		2,849
511	IT Help Desk	200	1	200	1.33	266
				200		266

Program Components: 500. Support (continued)

Dining

Campus Dining should participate in future programming discussions regarding the dining component, for coordination with other campus food venues.

The Executive MBA program provides meals on site for its students. The dining facilities must have a high level of finish to meet the expectations of the student clientele. They must also be designed and situated to provide a welcome break from the intensive day-long classes. EMBA classrooms typically do not have windows, and when students are on break, they desire access to daylight, views and the outdoors. To support this, the dining room should provide direct access to an exterior plaza or patio. The Dining Room will have seating for 150.

The dining facility will be the heaviest user of the building service entrance and must be located to facilitate access to it.

Lobby and Cafe

In addition to being the building primary entrance and a welcoming space, the building lobby should be designed as an event venue for receptions and large gatherings. Events will be supported by the Catering Staging space, which must be directly adjacent to the Lobby, with good access to the building service entrance.

The Cafe/Lounge should be contiguous with the lobby, a visible and welcoming amenity for building users.

Service and Storage Spaces

The building's storage spaces should be near the services entrance and could be located on a lower level that does not have daylight access.

Marketing materials and branded items are purchased in bulk, so the Swag Storage must be sufficient for large quantities and containers. The materials include items like sweatshirts, bags, water bottles, etc

The Food/Snack Storage is storage/holding space for bulk containers of drinks and snack foods that are provided for EMBA students.

ID	Grouping / Space	Space NSF	Space Qty	Total NSF	Effic'y Factor	DGSF
500	Support					
512	Dining Room	3,750	1	3,750	1.05	3,938
513	Dining Servery	1,500	1	1,500	1.15	1,725
514	Dining Back of House	3,000	1	3,000	1.10	3,300
				8,250		8,963
515	Building Main Lobby	3,000	1	3,000	1.05	3,150
516	Café/Lounge	600	1	600	1.25	750
517	Catering Staging	800	1	800	1.25	1,000
518	Service Staging/Recycling	200	1	200	1.33	266
519	Custodial Equip./Supply	600	1	600	1.25	750
520	Building Storage	1,200	1	1,200	1.18	1,416
521	Swag Storage	1,000	1	1,000	1.18	1,180
522	Food/Snack Storage	1,000	1	1,000	1.18	1,180
				8,400		9,692
Subtotals				21,324	1.17	24,940



03 *Site* ANALYSIS

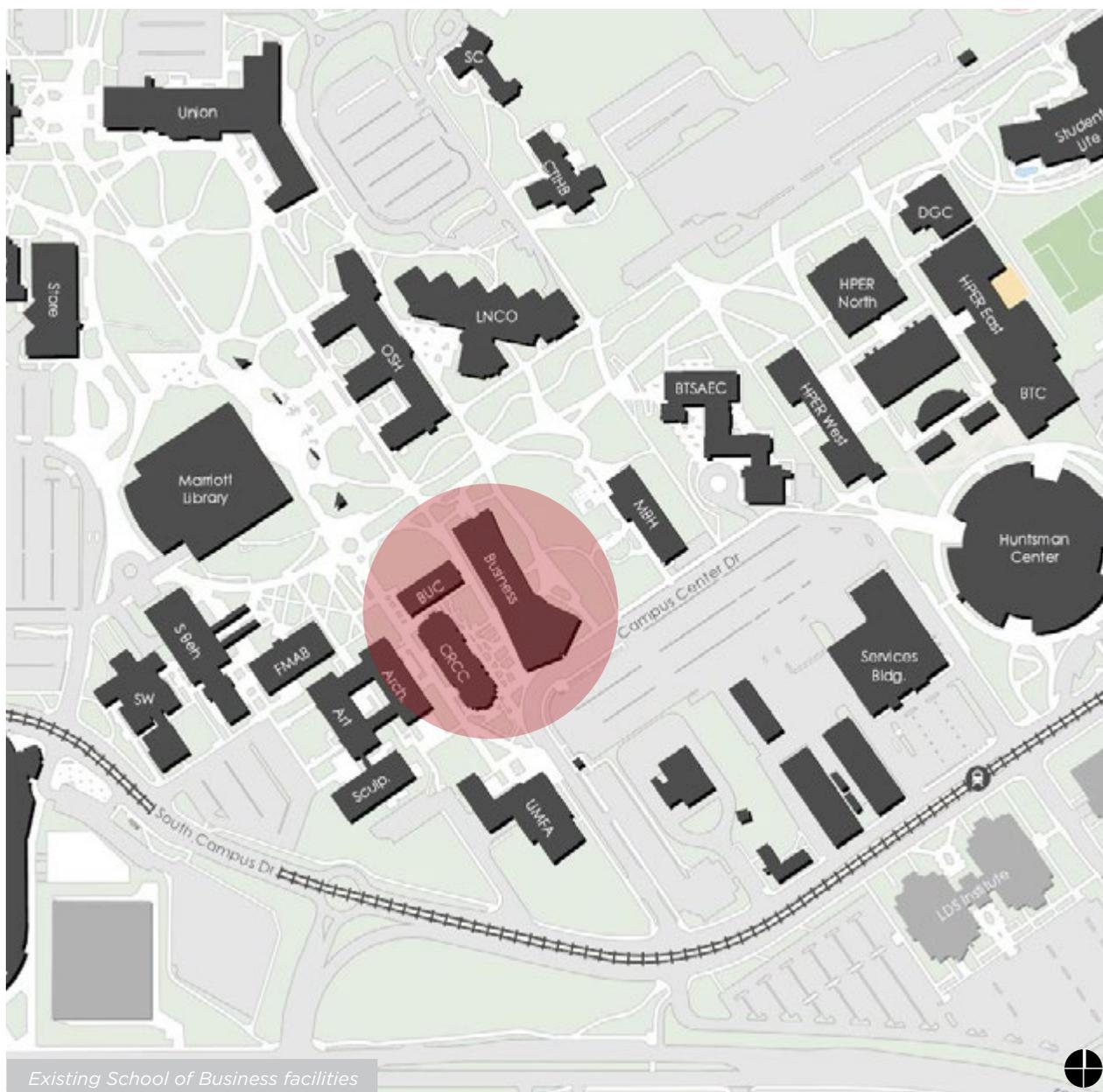
Introduction

One of the primary objectives of the facility plan was to evaluate potential sites for the new School of Business Executive Education Building. A first step was determining the general location for the building.

Initial discussions considered the possibility of locating all or part of the Executive Education program off-campus, in order to provide visibility, convenience and ease of access for the program's many students who are working members of the business community. The project team recognized that any benefits would be outweighed by inefficiencies resulting from an off-campus location, in particular for faculty and full-time MBA students. Faculty who will be teaching in the new building will retain academic responsibilities in existing campus facilities and will have frequent need to access both, as will full-time MBA students who will attend classes in both the new and existing facilities. For these reasons, it was determined that the proposed new building should be located within a few minutes' walk of existing School of Business facilities.

In evaluating potential sites, the team had to consider two University policies that impact a site's financial viability:

- If a potential site is occupied by an existing building, the new project must bear the cost to demolish it and to provide space for its functions elsewhere.
- A new project must bear the cost to relocate any existing parking elsewhere, or pay the University a fee of \$11,000 for each stall that is permanently displaced.



Overview of Potential Sites

Campus Planning worked with the project team to select five sites in the School of Business vicinity for analysis and evaluation, described below.

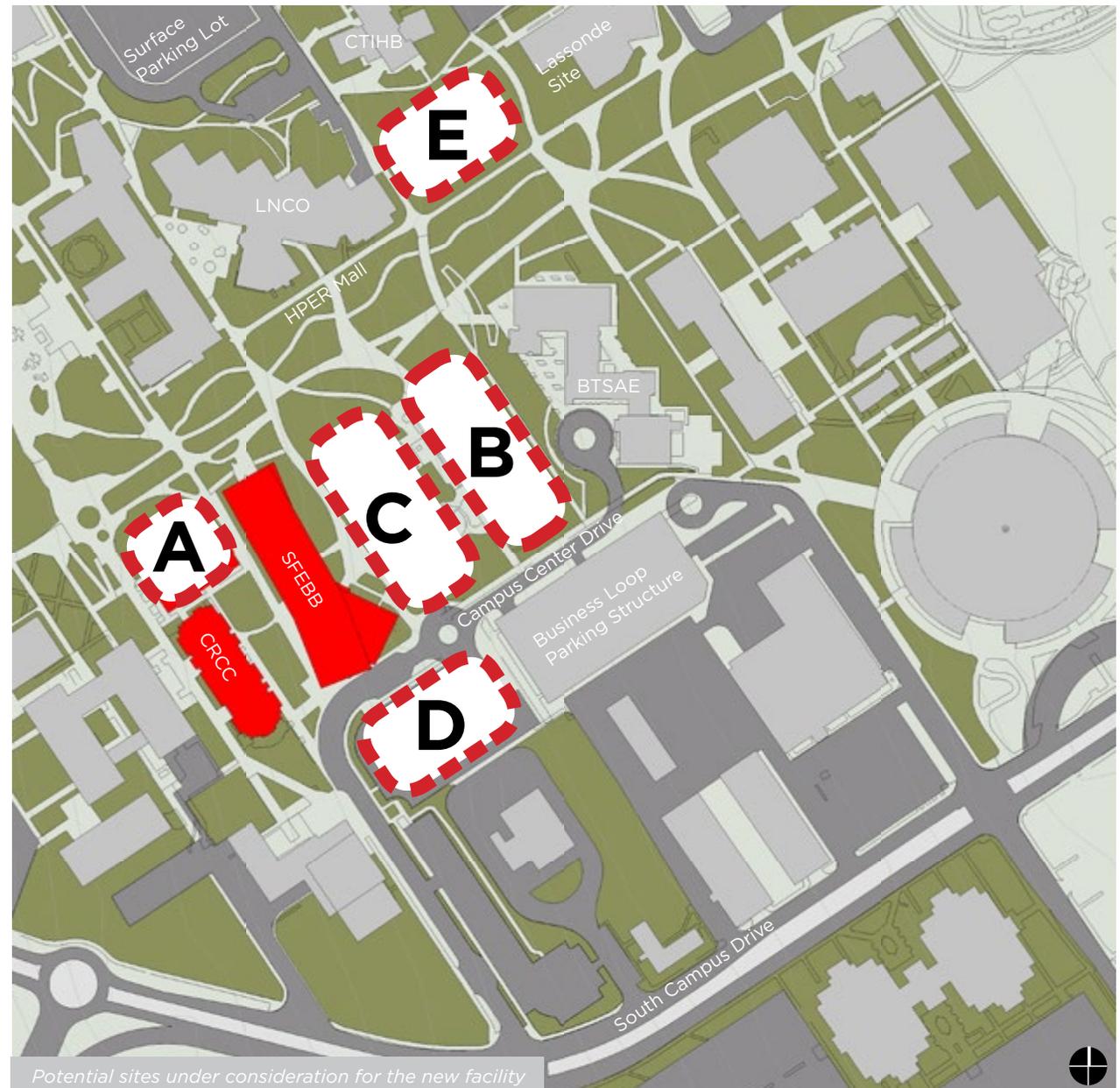
Site A is located at the northwest corner of two existing School of Business facilities, the C. Roland Christensen Center (CRCC) and the Spencer Fox Eccles Business Building (SFEBB). The site is partially occupied by the Business Classroom Building (BUC), another facility used by the School of Business as well as other departments.

Site B is immediately west of the new Beverly Taylor Sorenson Arts and Education Building (BTSAE) and is bordered on the west by an open space. It is partially occupied by the existing Milton Bennion Hall (MBH).

Site C is an open space east of the SFEBB. It functions as a plaza and outdoor lounge space, and a major campus north-south pedestrian way.

Site D is south of the SFEBB and directly west of the Business Loop Parking Structure currently under construction. It is a public surface parking pay lot.

Site E is a green space that is northeast of and a little more distant from the School of Business complex. It is southwest of the Lassonde Center which is currently under construction.



Potential sites under consideration for the new facility

Site Evaluation Process

The consultants determined and recorded the attributes of the five sites under consideration. Campus Planning then worked with the project team to evaluate the sites, using a format and process developed by Campus Planning for this purpose, described below:

Step 1: Define the Site Evaluation Criteria

The Working Committee identified the attributes that the ideal site would have; these became evaluation criteria. The Committee provided a measurable way to evaluate each site for the criteria and gave input on the necessity of each criterion for the building use to function.

Step 2: Identify the Criticality of Each Factor

The Committee considered each criterion against all the others, one at a time, and decided which was most critical to the project. They then indicated whether the decision regarding criticality was hard or easy.

Step 3: Site Compatibility Evaluation

Campus Planning evaluated each site for compatibility with the facility by judging whether it: met the requirement; marginally met the requirement; or did not satisfy the requirement. They placed the answers in an evaluation matrix.

Step 4: Calculations

Results from all steps were calculated to achieve the final compatibility score for each site. (See the appendix for the Campus Planning Site Analysis Report, with details of each step.)

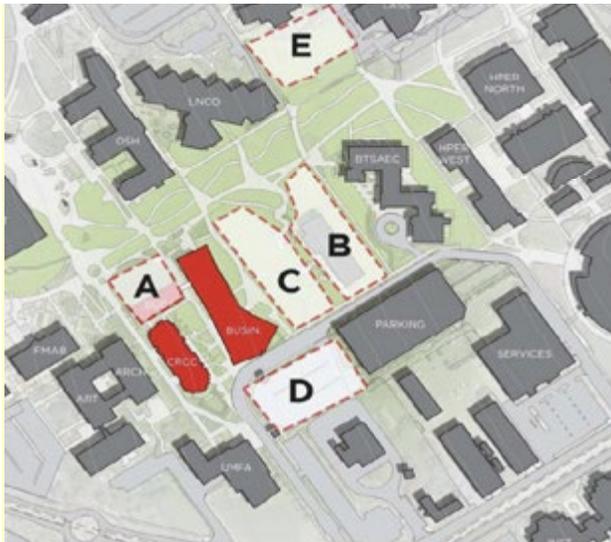
STEP 1: Define the Site Evaluation Criteria

	Attribute	Measurement	Need
1	Compatible with Campus Master Plans and guiding principles for future development	Create a compact campus with infill buildings, avoid greenfield sites, utilize existing service vehicle routes as much as possible	5
2	Adjacent delivery truck access for events and other service loading and unloading	Service access away from primary walkways, plazas and entrances is preferred	5
3	Pedestrian access and proximity to public transportation	Within a 5 minute walk (400 yards) of a station, bus or shuttle stop	5
4	Visual exposure from the road and public parking for the many one-time visitors and for passenger pick-up and drop-off	Direct line of site from the road and public parking area	5
5	Continues to reinforce the development of the Business School as an identifiable, prominent and unified part of campus	Within a 2 minute walk (160 yards) of existing Business School buildings being used by staff and faculty	5
6	Ability to accommodate future expansion	Footprint for an additional 60,000 gsf addition or 160,000 gsf now with 40% shelled space	5
7	Height and proximity of building should not block views or diminish site prominence of existing neighboring structures	Sites that will allow less impact on views to and from adjacent buildings are preferred	3
8	Minimize replacement of existing campus buildings and occupants	Sites without an existing building are preferred	3
9	Avoid relocation of existing campus and city utility infrastructure	Sites that will not cause an interruption to services during construction are preferred	3
10	Minimize impact on campus parking and traffic	Sites near roads and parking with available capacity are preferred	3

Final Site Compatibility Scores

Ranking: Weighted Scores:

- Site C: 94% Site A: 49%
- Site B: 77% Site B: 77%
- Site D: 62% Site C: 94%
- Site A: 49% Site D: 62%
- Site E: 37% Site E: 37%



STEP 3: Site Compatibility Evaluation

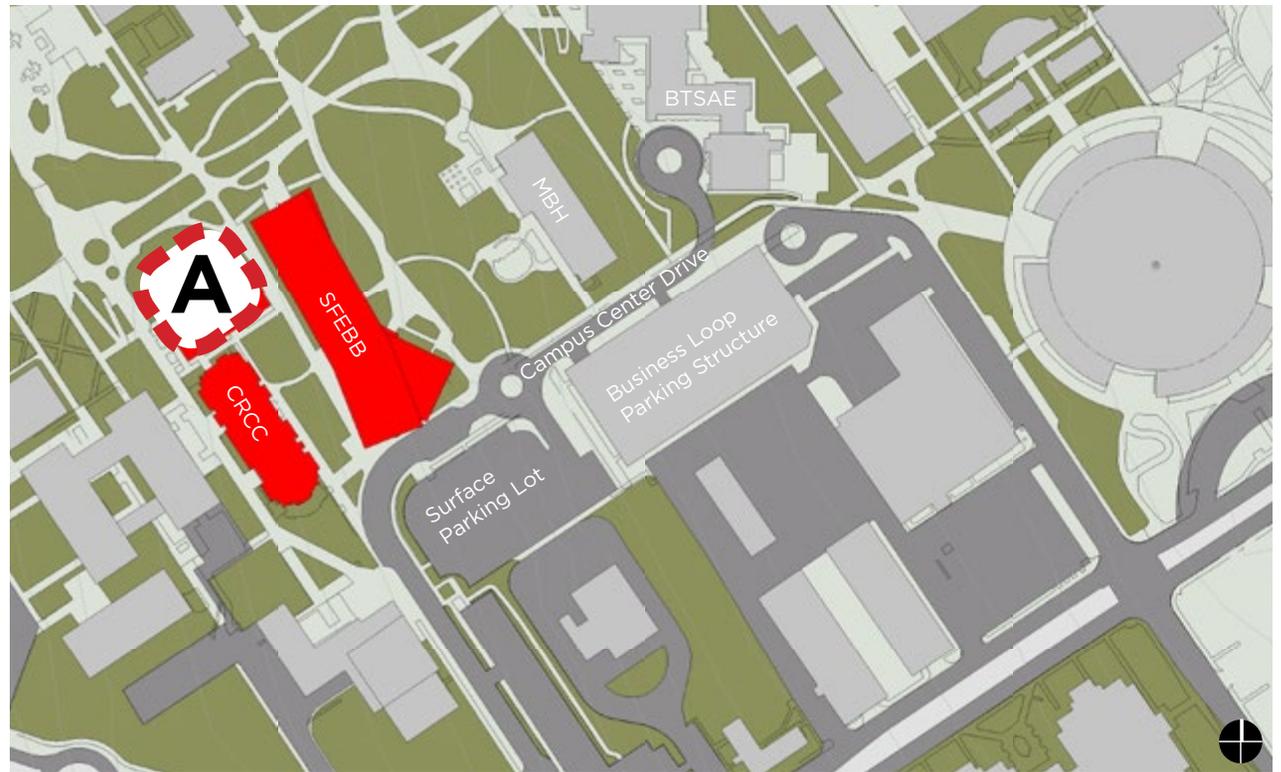
- + Meets the requirement. (100%)
- = Marginally meets the requirement. (40%)
- Does not satisfy the requirement. (0%)

MEASURABLE INDEX		A	B	C	D	E
1	Create a compact campus with infill buildings, avoid greenfield sites, utilize existing service vehicle routes as much as possible	=	=	+	+	-
2	Service access away from primary walkways, plazas and entrances is preferred	-	+	+	+	-
3	Within a 5 minute walk (400 yards) of a station, bus or shuttle stop	+	+	+	+	+
4	Direct line of site from the road and public parking area	-	+	+	+	=
5	Within a 2 minute walk (160 yards) of existing Business School buildings being used by staff and faculty	+	=	+	=	-
6	Footprint for an additional 60,000 gsf addition or 160,000 gsf now with 40% shelled space	=	+	+	=	-
7	Sites that will allow less impact on views to and from adjacent buildings are preferred	=	+	+	-	-
8	Sites without an existing building are preferred	-	-	+	+	+
9	Sites that will not cause an interruption to services during construction are preferred	-	+	+	-	+
10	Minimize impact on campus parking and traffic	=	=	=	-	+
Site Compatibility Scores (unweighted)		36	72	94	58	44

Site Description - Site A

Site A is at the northwest corner of the existing David Eccles School of Business building complex, with excellent proximity to existing School of Business facilities.

The site has a small footprint, approximately half of which is occupied by the existing Business Classroom Building (BUC). The BUC has 45,965 gross square feet, was constructed in 1964, and contains the following functions: School of Business offices and classrooms; Ethnic Studies offices and meeting rooms; OIS/Operations & Information Systems class-lab and offices; general classrooms; and the Sustainability Resource Center offices and meeting space. The University anticipates replacing it sometime in the near future. The current project would have to bear the cost of demolishing the BUC and relocating its functions, if the new building were constructed on this site.



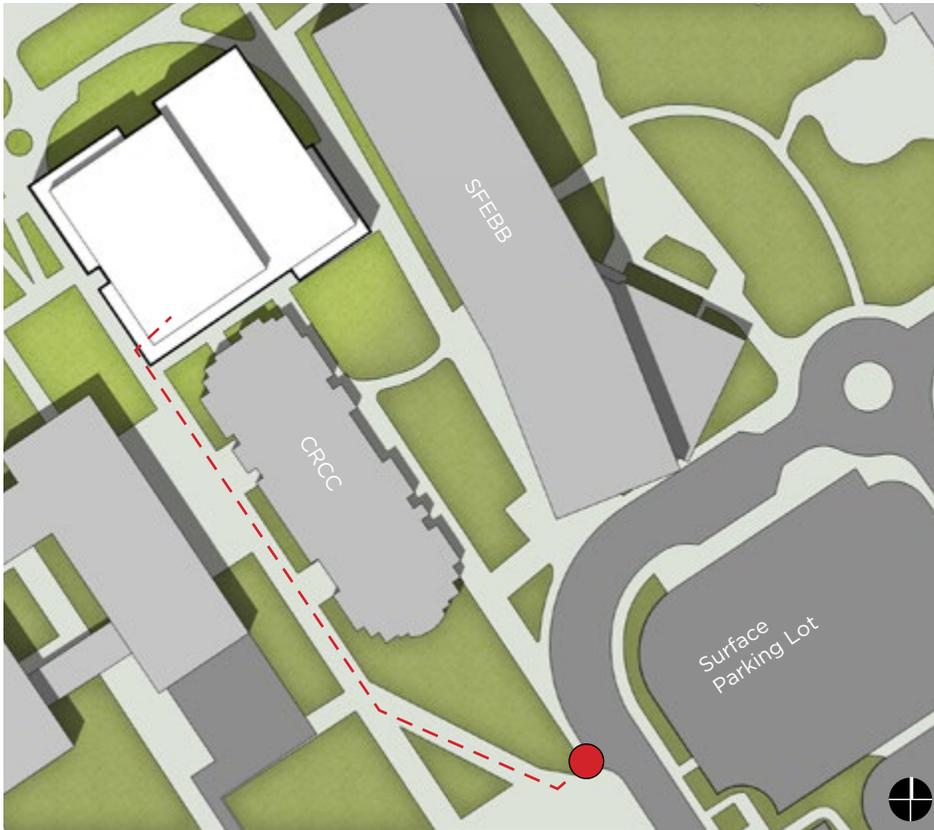
View of the site from the south, toward the BUC



View of the site from the northwest



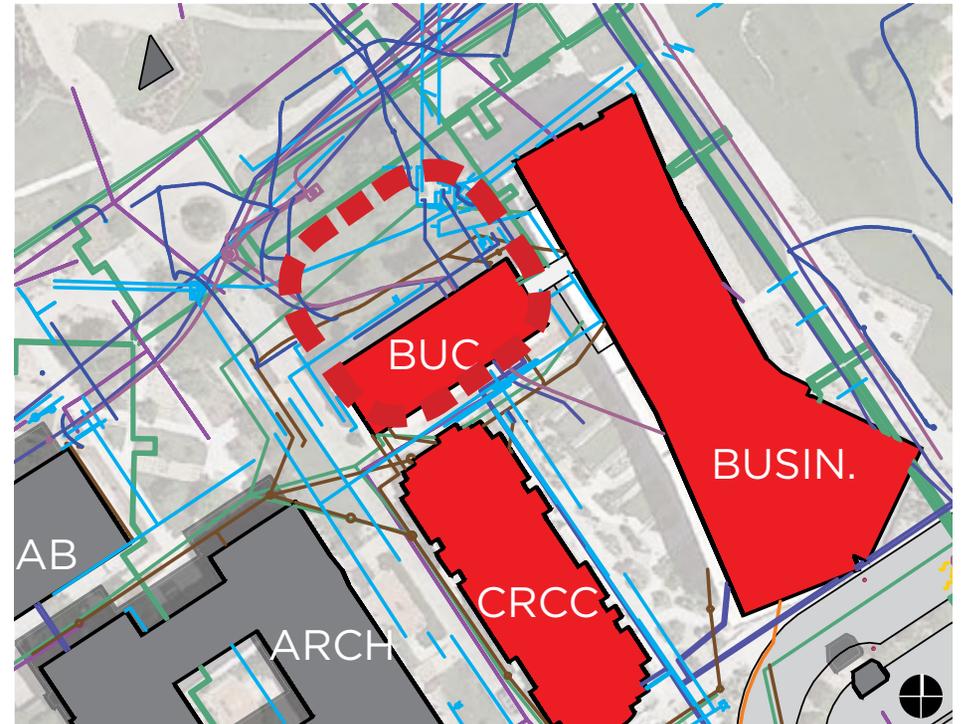
View of the site from the northeast



- Truck Location
- - - Path of Delivery

Service Access

Service access to this site is limited. Truck parking can occur only along Campus Center Drive; materials would need to be hand-trucked to the building from there.



- | | | |
|---|---|--|
| — HTW | — GAS | — COMMUNICATIONS |
| — STORM | — ELECTRIC | — SEWER |
| — DUCT BANK | — WATER | — HIGH VOLTAGE |

Utilities

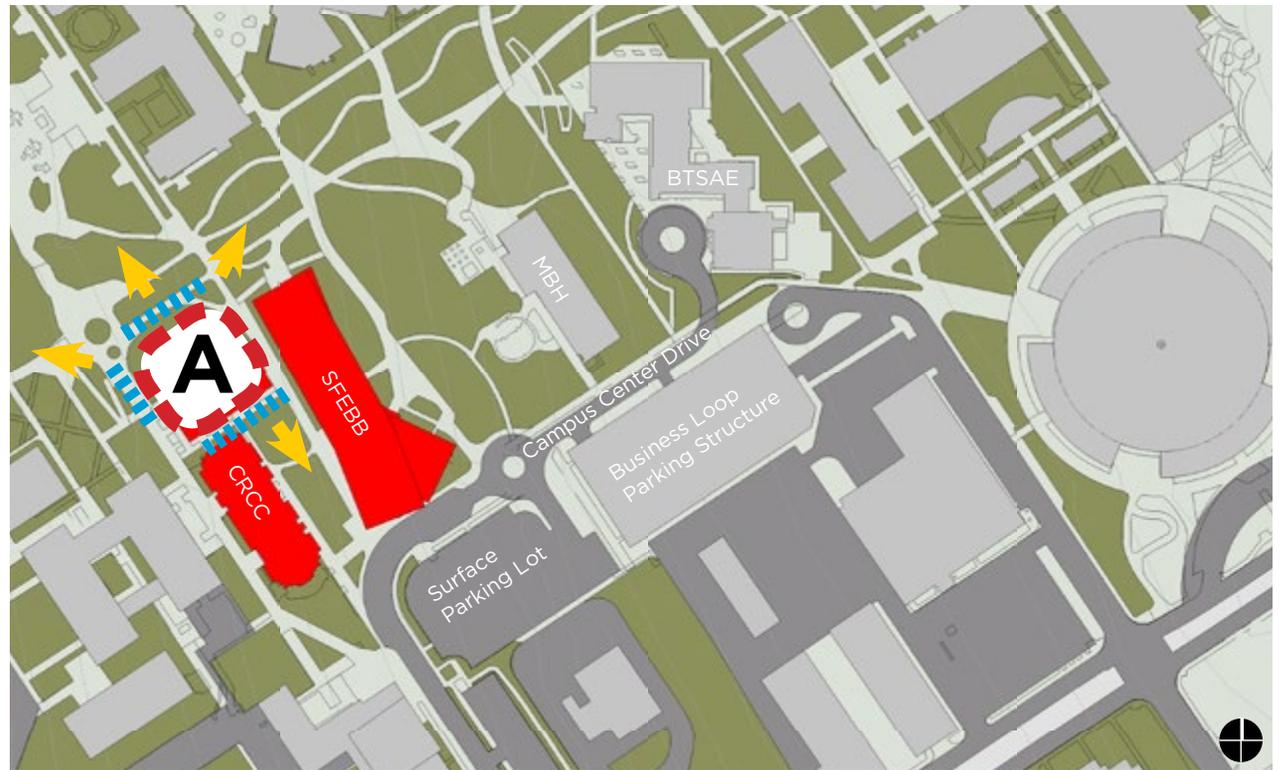
Public utility lines exist within an electrical vault on this site northeast of the existing BUC and would need to be relocated for the new building. The power lines serve a residential area north of the University campus. Relocation of the lines would require electrical service shutdown in the residential area.

Visibility, Views & Orientation

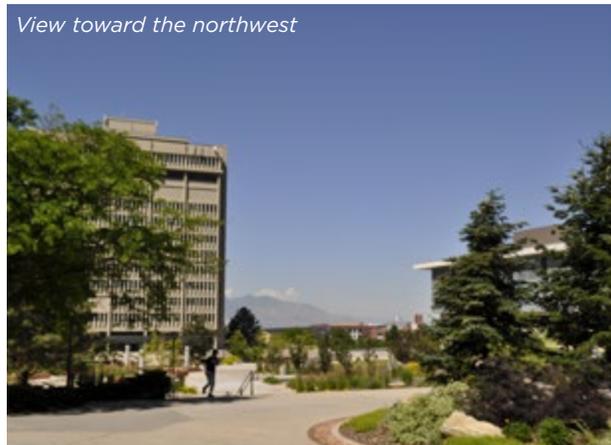
Visibility from the public way: This site has visibility from the HPER Mall and from Campus Center Drive.

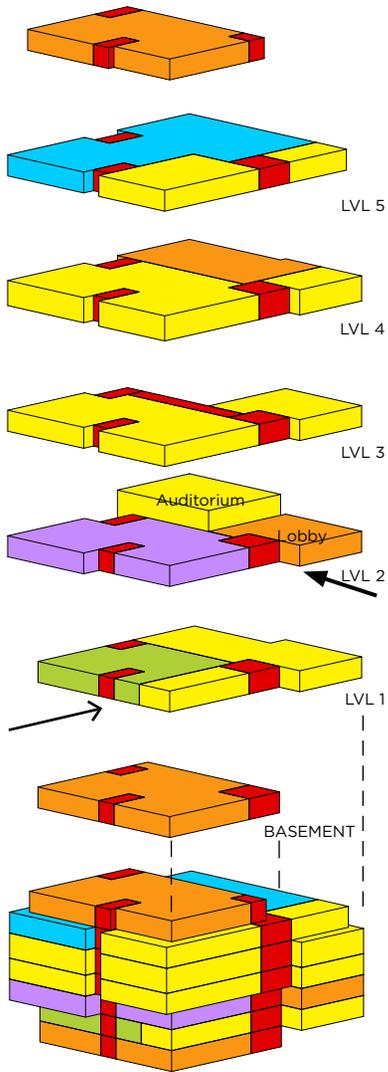
Views out of the building: Prominent views are available to the north and west. Limited views are available to the south, partially blocked by the existing Business buildings. East views are blocked by the SFEBB.

Building orientation: The building site accommodates only a square footprint which is not optimal for solar orientation.



-  Prominent Building Face for Donor Recognition
-  Views





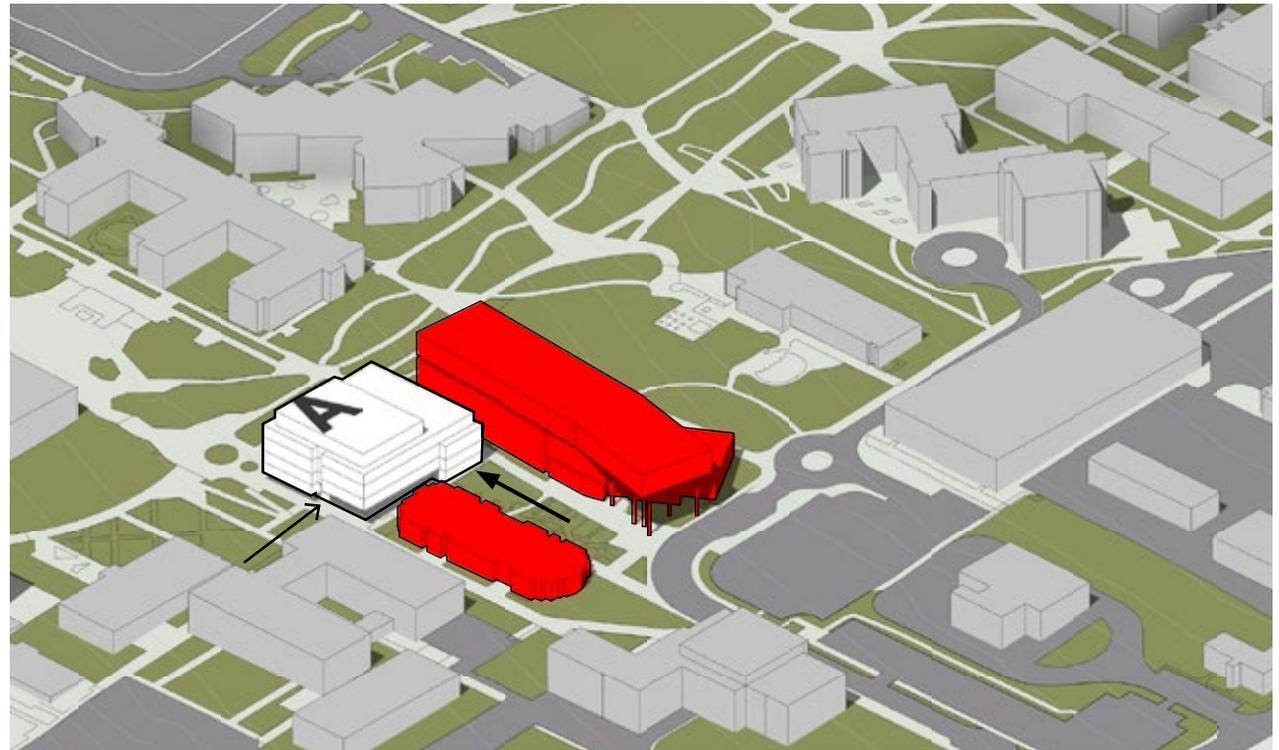
PROGRAM LEGEND

- Core
- Faculty
- Academic
- Career Center
- Administration
- Support
- ➔ Main Entry
- ➔ Secondary Entry

Configuration & Expansion Possibilities

Building configuration: This site has a small footprint; 6-1/2 stories are required to accommodate the program plus possible future space needs. This height may cause it to block west views from the SFEBB.

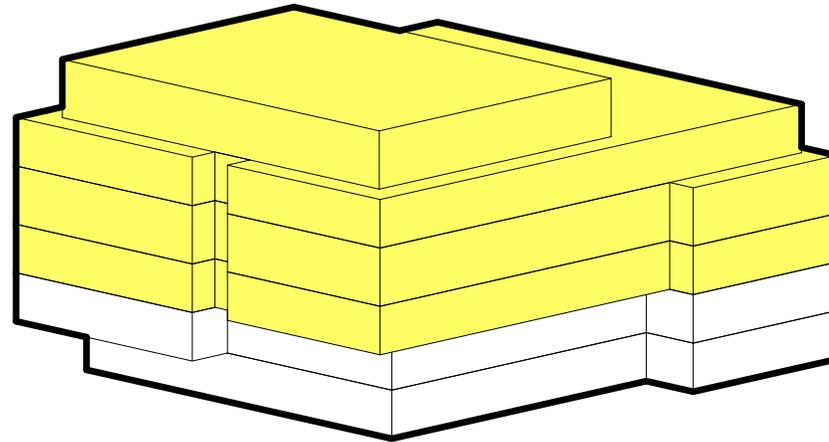
Expansion capabilities: This site is too small to allow a future horizontal expansion. A project here would need to construct an initial phase with an exterior shell large enough for potential future growth. A portion of the space would be finished initially as allowed by the budget. One or more future phases would complete the interior finish.



Cost Opinion and Proposed Phasing

Because Site A cannot accommodate a horizontal expansion, the initial project phase must construct an exterior shell sized for possible future growth needs. The 7% growth program (165,000 GSF) was used for the possible future building size. With a shell of 165,000 GSF, 55,000 GSF can be finished within the budget. One or more future phases would finish the remaining 110,000 GSF of shelled space, as needed.

This site is occupied by an existing building (the BUC). The project must bear the costs to demolish it and relocate its functions elsewhere, shown as Added Costs below.



Initial Phase:

Total building:	165,000 GSF	\$34,782,182
Finished space:	55,000 GSF	\$17,391,091
Shelled space:	110,000 GSF	\$17,391,091

Site utilities/HPB costs:	\$2,737,407
Total construction cost:	\$37,519,589
Soft costs (33.97%):	\$12,512,783

Total project cost:	\$50,032,372
Total project cost/GSF:	\$303

Added costs (above Total Project Cost):

Demolish BUC	46,965 GSF	\$187,860
Replace BUC SF	46,965 GSF	\$18,222,420
Total added costs:		\$18,410,280

Future Phase:	Finish 70,000 GSF
Future Growth, if needed:	Finish 40,000 GSF

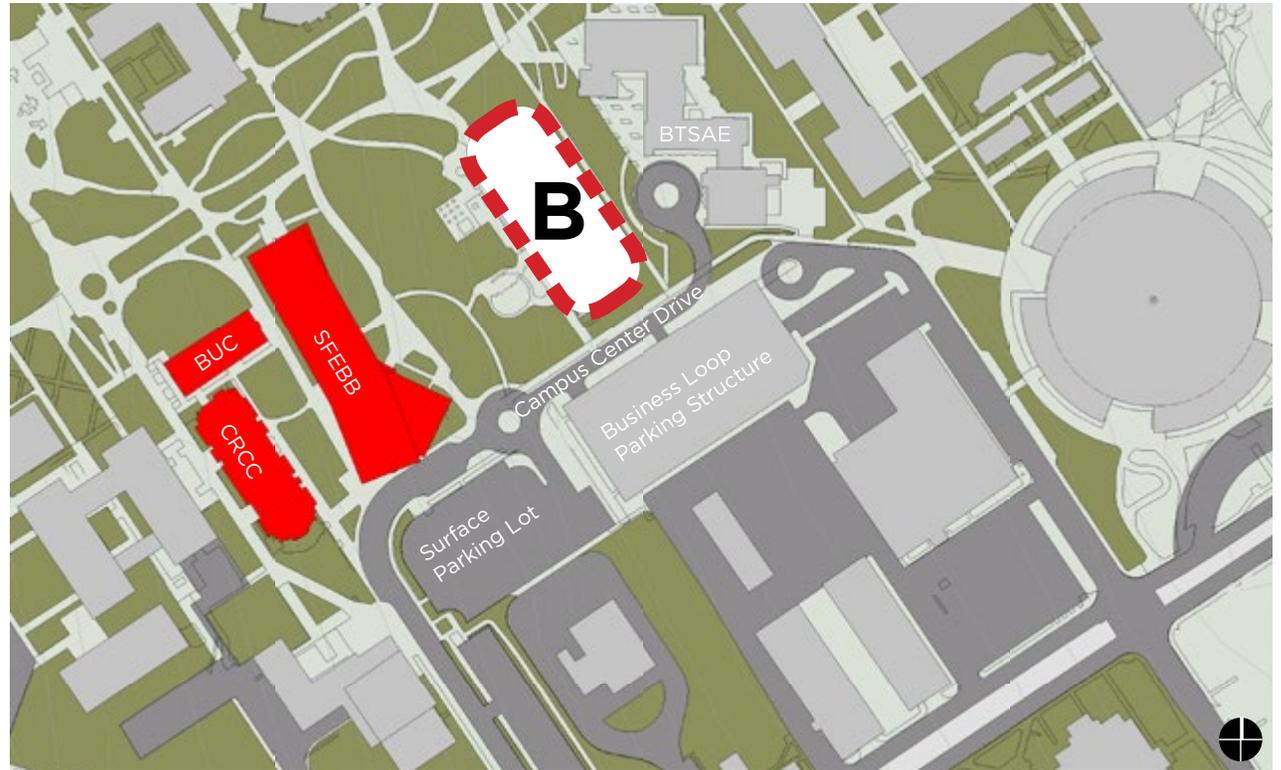
EXPANSION LEGEND

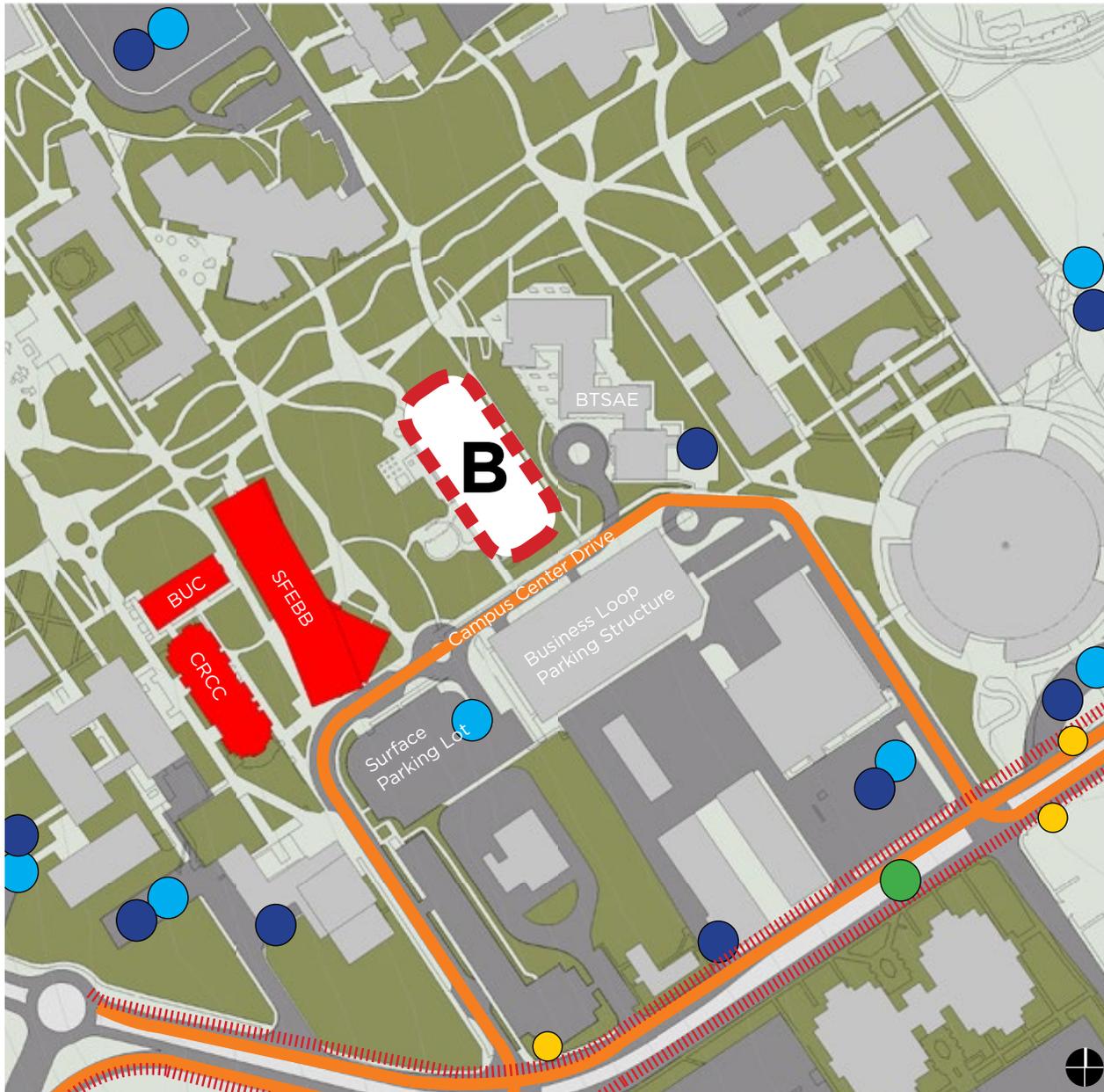
 Initial Phase Finished Space	 Initial Phase Shelled Space	 Future Phase Addition
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Site Description - Site B

Site B is west of the new Beverly Taylor Sorenson Arts and Education building (BTSAE) and east of an open green space. It is partially occupied by the existing Milton Bennion Hall (MBH).

MBH is 57,765 gross square feet, was constructed in 1959, and contains the following functions: College of Education offices, open laboratories and meeting space; KUEN/Utah Educational Network open laboratory and office space; general classrooms; Special Education office space; UIT/ Teaching & Learning Technology offices and classroom, meeting and media production space; and Special Education office space. The University is anticipating replacing it within the next several years. The current project would have to bear the cost of demolishing MBH and relocating its functions, if the new building were constructed on this site.





Circulation & Access

Public parking: This site is within 400 yards or a 5-minute walk of public parking (the Business Loop Parking Structure and the surface pay lot south of SFEBB).

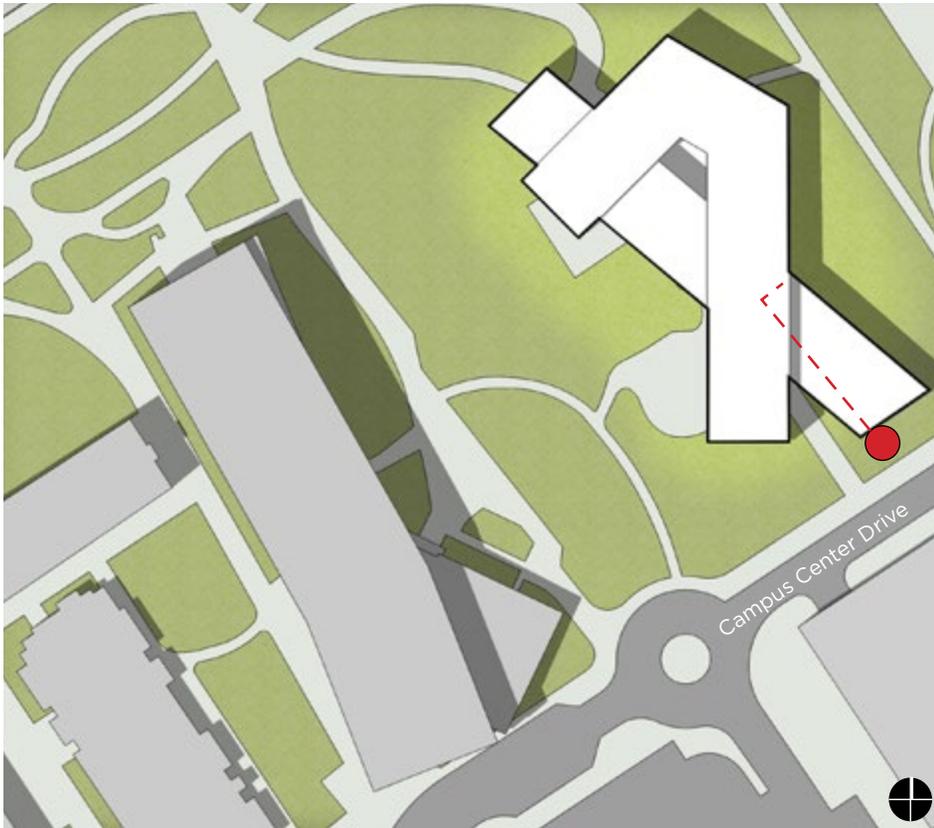
Accessibility: Accessible routes are available from accessible parking areas.

Transit: The site is within 500 yards or a 5-minute walk of UTA bus, TRAX and campus shuttle stops.

Vehicle drop off/pick up: Drop off and pick up areas are available from the parking lot to the south of the site and near the new roundabouts along Campus Center Drive.

Impact on traffic and parking: The project would likely add to the load on existing campus parking and traffic in the area.

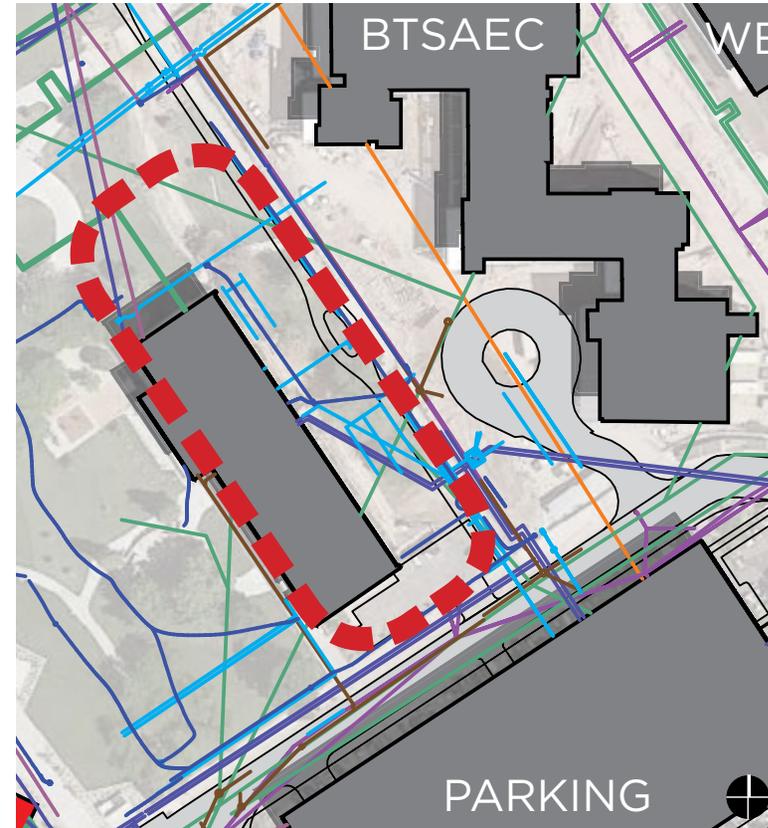
- UTA TRAX station
- UTA and CAMPUS SHUTTLE stop
- UTA BUS ROUTES
- CAMPUS SHUTTLE ROUTES
- Visitor Parking
- Accessible Parking



- Truck Location
- - - Path of Delivery

Service Access

Service access can be accommodated off of the main vehicular path but will be visible to the road and will cross pedestrian access ways.



- | | | |
|---|---|--|
| — HTW | — GAS | — COMMUNICATIONS |
| — STORM | — ELECTRIC | — SEWER |
| — DUCT BANK | — WATER | — HIGH VOLTAGE |

Utilities

At this site, minimal utilities will need to be capped or relocated.

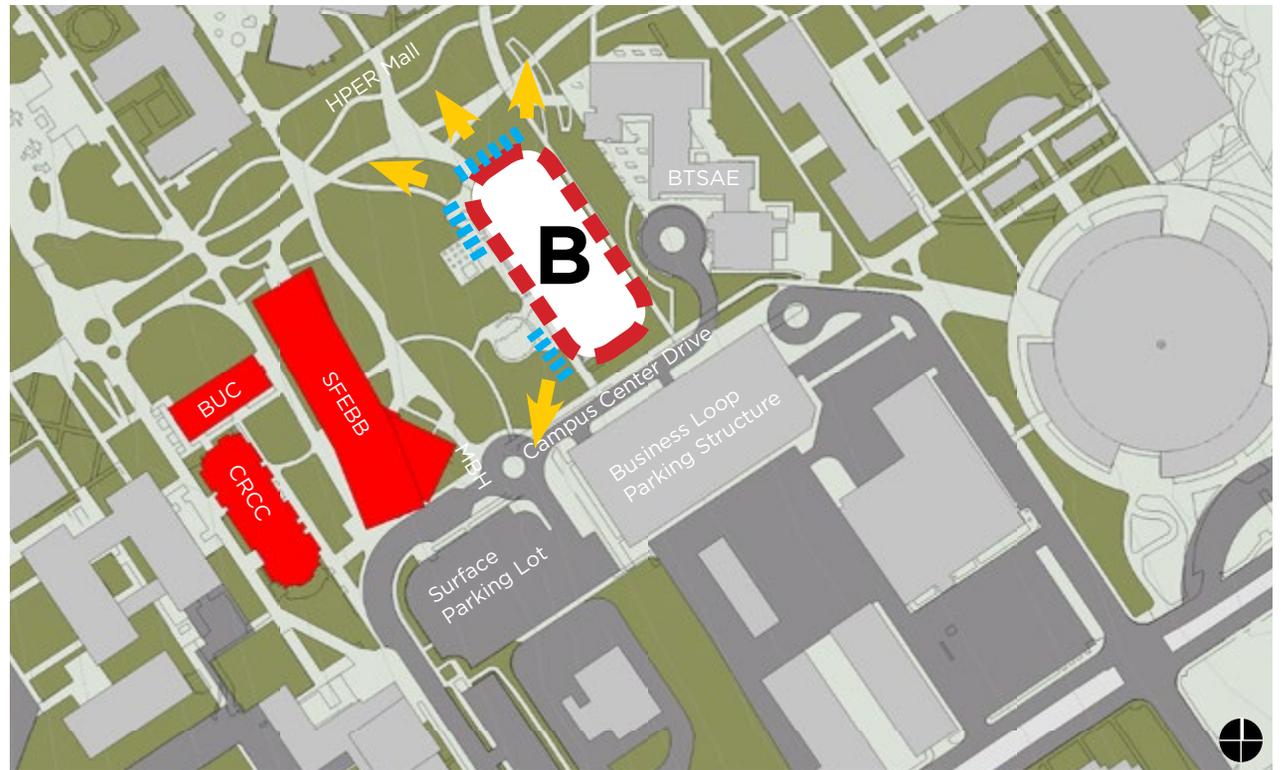
Visibility, Views & Orientation

Visibility from the public way: This site has visibility from the HPER Mall and limited visibility from Campus Center Drive. The new Business Loop Parking Structure will block views of it from the south.

Views out of the building: Prominent views are available to the north, northeast and northwest. East views are blocked by the existing BTSAE building. South views will be blocked by the new parking structure.

Building orientation: As shown, the building has a north-south orientation. Building configurations could be explored that incorporate some desired east-west orientation.

-  Prominent Building Face for Donor Recognition
-  Views



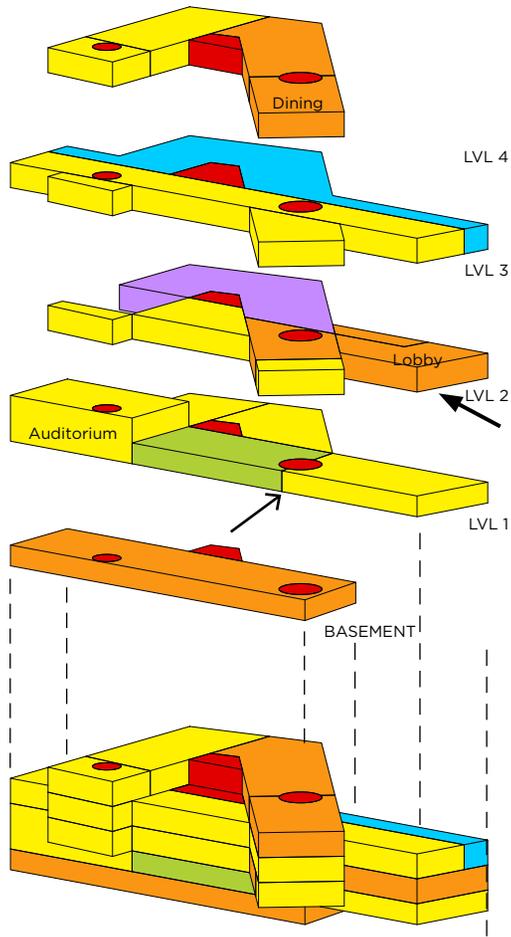
View toward the south



View toward the north



View toward the northeast



PROGRAM LEGEND

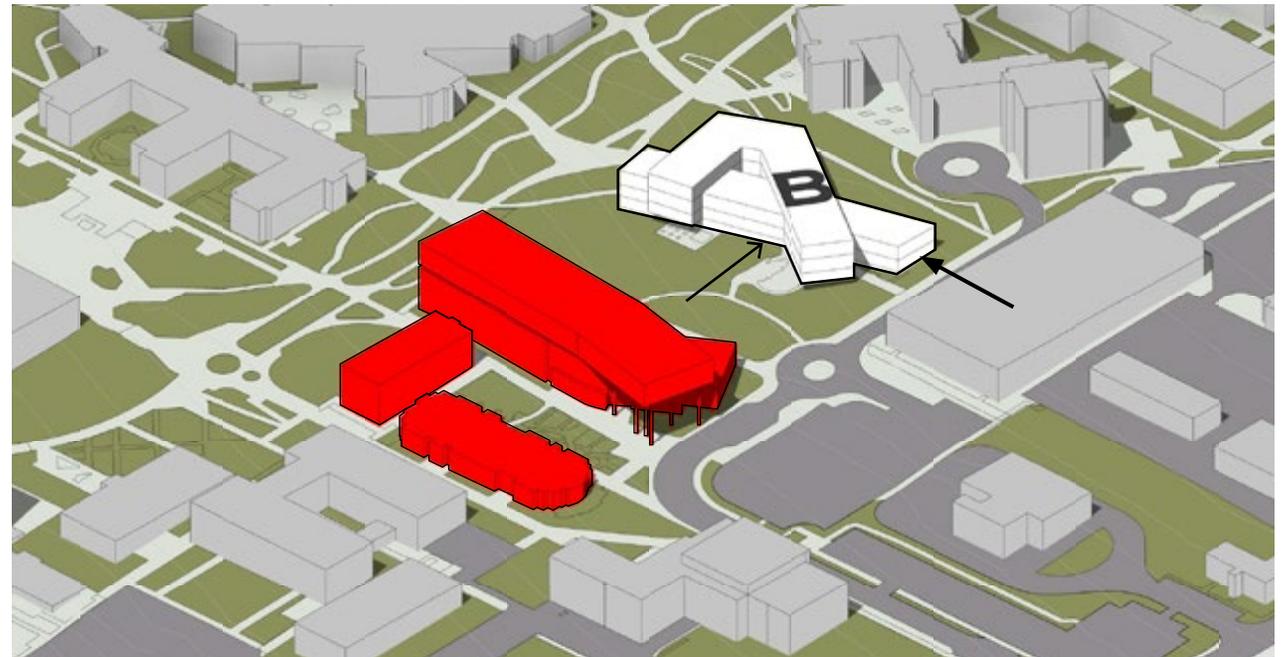
- Core
- Academic
- Administration
- Faculty
- Career Center
- Support
- ➔ Main Entry
- ➔ Secondary Entry

Configuration & Expansion Possibilities

Building configuration: This site has a sizable footprint. The building could be configured in 4-1/2 stories, meaning that it would not overshadow either the BTSAE building to the east or the SFEBB to the west.

The site slopes downward to the west. The main entry would likely be at Level 2 on the east side, with a secondary entry serving the auditorium on the Level 1 west side.

Expansion capabilities: This site is large enough to allow a future horizontal expansion, if needed.



Cost Opinion and Proposed Phasing

Option 1 Initial Phase:

Total building:	110,000 GSF	\$34,782,182
Finished space:	110,000 GSF	\$34,782,182
Shelled space:	0 GSF	

Site utilities/HPB costs:	\$2,737,407
Total construction cost:	\$37,519,589
Soft costs (33.97%)	\$12,512,783

Total project cost:	\$50,032,372
Total project cost/GSF	\$455

Added Costs (above Total Project Cost):

Demolish MBH	57,765 GSF	\$2,310,600
Replace MBH SF	57,765 GSF	\$22,412,820
Total added costs		\$22,643,880

Future Growth, if Needed: Add 55,000 GSF

Option 2 Initial Phase:

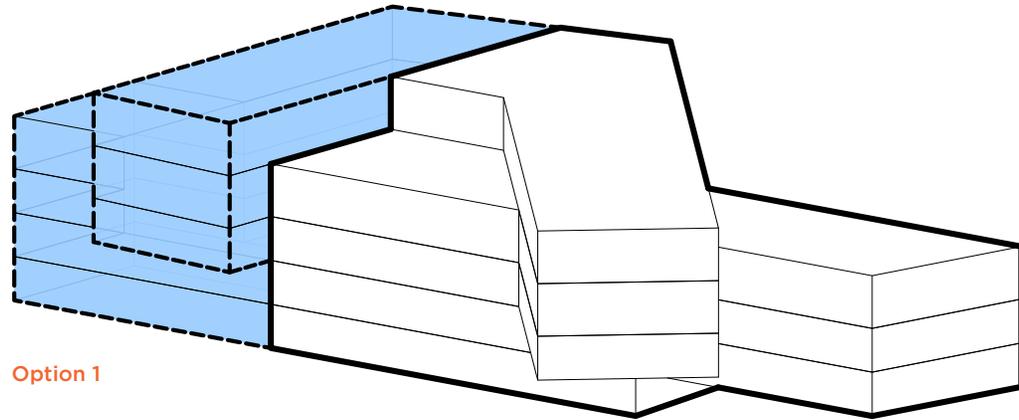
Total building:	125,000 GSF	\$34,782,182
Finished space:	95,000 GSF	\$30,039,157
Shelled space:	30,000 GSF	\$4,743,025

Site utilities/HPB costs:	\$2,737,407
Total construction cost:	\$37,519,589
Soft costs (33.97%)	\$12,512,783

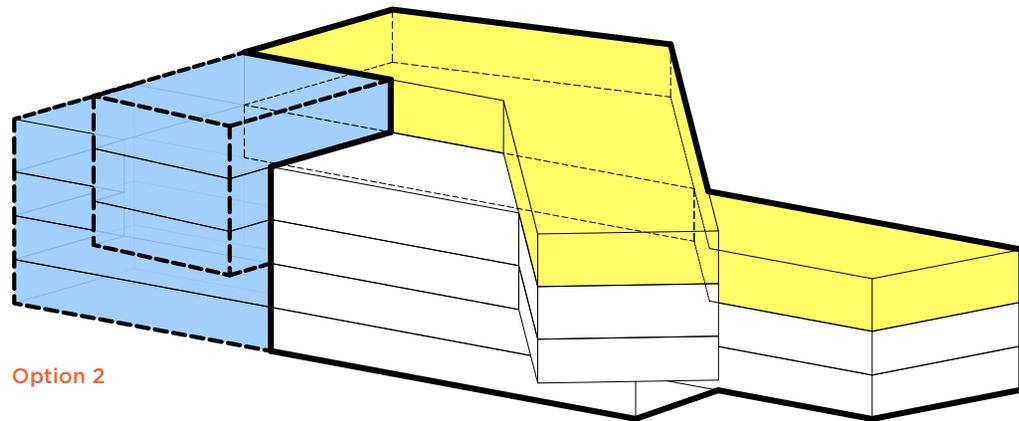
Total project cost:	\$50,032,372
Total project cost/GSF	\$400
Total added costs	\$22,643,880

Future Phase: Finish 30,000 GSF

Future Growth, if Needed: Add 40,000 GSF



Option 1



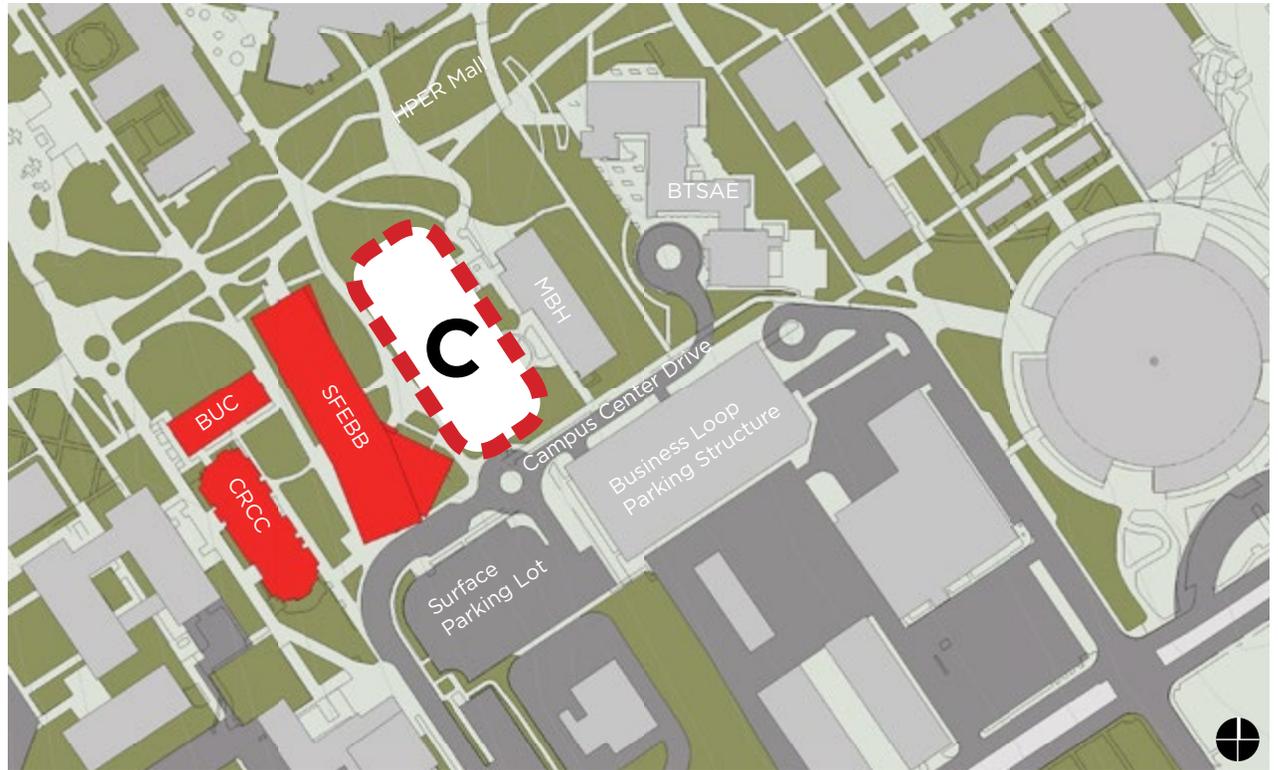
Option 2

EXPANSION LEGEND

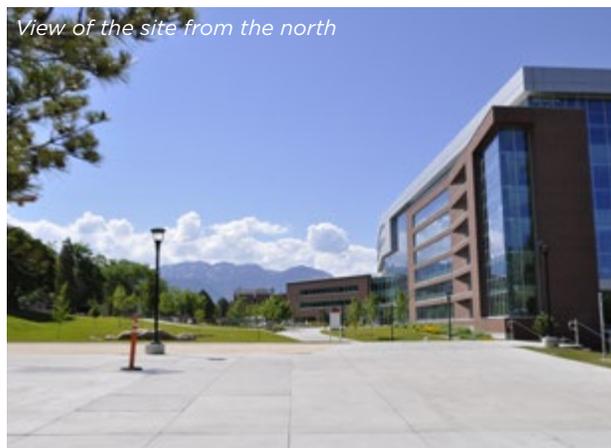
Initial Phase Finished Space	Initial Phase Shelled Space	Future Phase Addition
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Site Description - Site C

Site C is an open space between the Spencer Fox Eccles Business Building (SFEBB) on the west and Milton Bennion Hall (MBH) on the east. The site is an open green space adjacent to a major north-south campus pathway, master-planned as the South Campus Walkway. A building on this site would create an east boundary for the walkway.



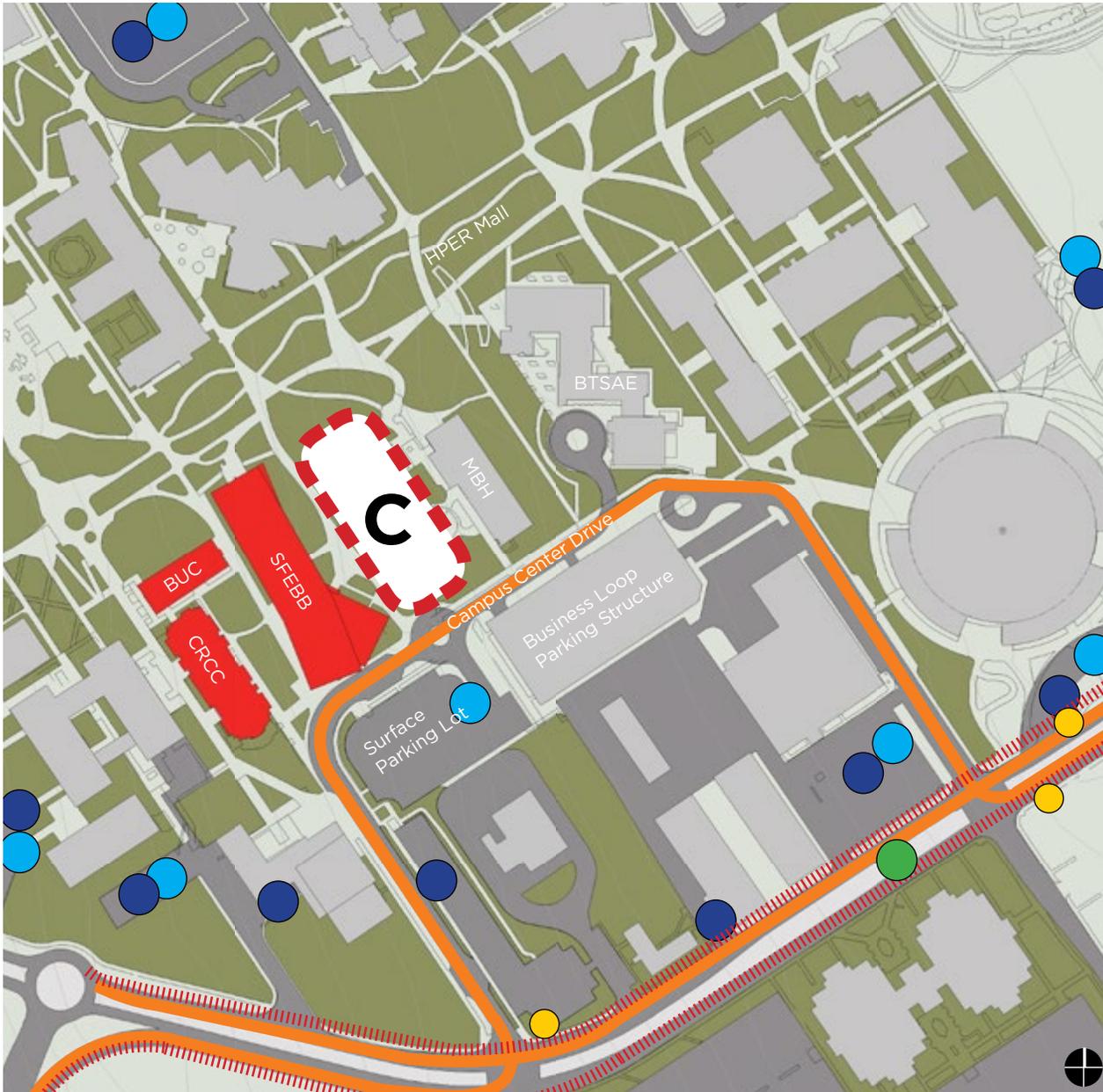
View of the site from the south



View of the site from the north



View of the site from the northeast



Circulation & Access

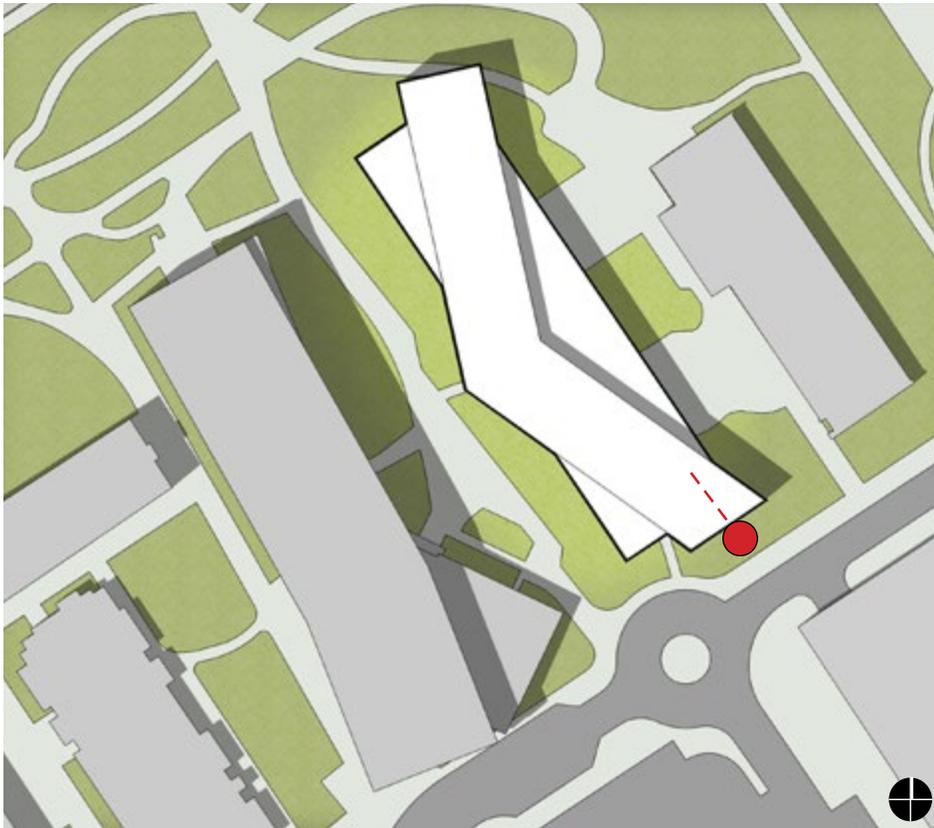
Public parking: This site is within 400 yards or a 5-minute walk of public parking (the Business Loop Parking Structure and the surface pay lot south of SFEBB).

Accessibility: Accessible routes are available from accessible parking areas.

Transit: The site is within 500 yards or a 5-minute walk of UTA bus, TRAX and campus shuttle stops.

Vehicle drop off/pick up: Drop off and pick up areas are available from the parking lot to the south of the site and near the new roundabouts along Campus Center Drive.

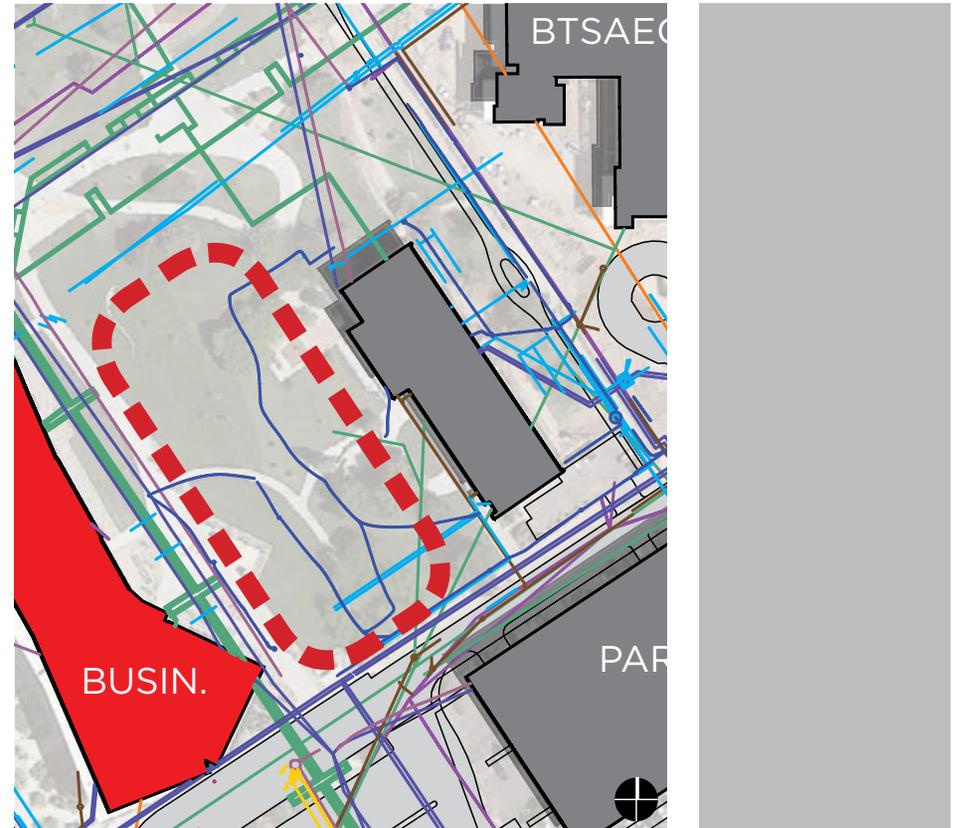
Impact on traffic and parking: The project would likely add to the load on existing campus parking and traffic in the area.



- Truck Location
- - - Path of Delivery

Service Access

Service access can be accommodated off of the main vehicular path but will be visible to the road and will cross pedestrian access ways.



- | | | |
|---|---|--|
| — HTW | — GAS | — COMMUNICATIONS |
| — STORM | — ELECTRIC | — SEWER |
| — DUCT BANK | — WATER | — HIGH VOLTAGE |

Utilities

At this site, minimal utilities will need to be capped or relocated.

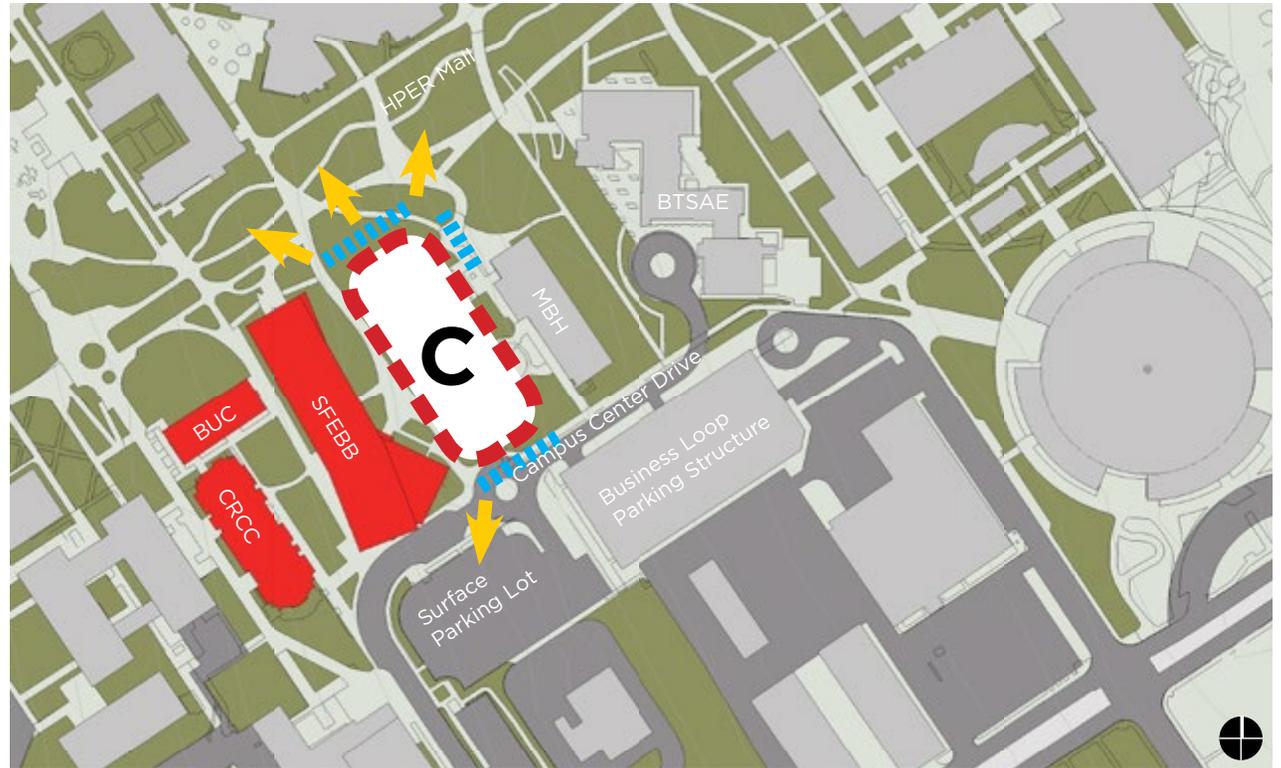
Visibility, Views & Orientation

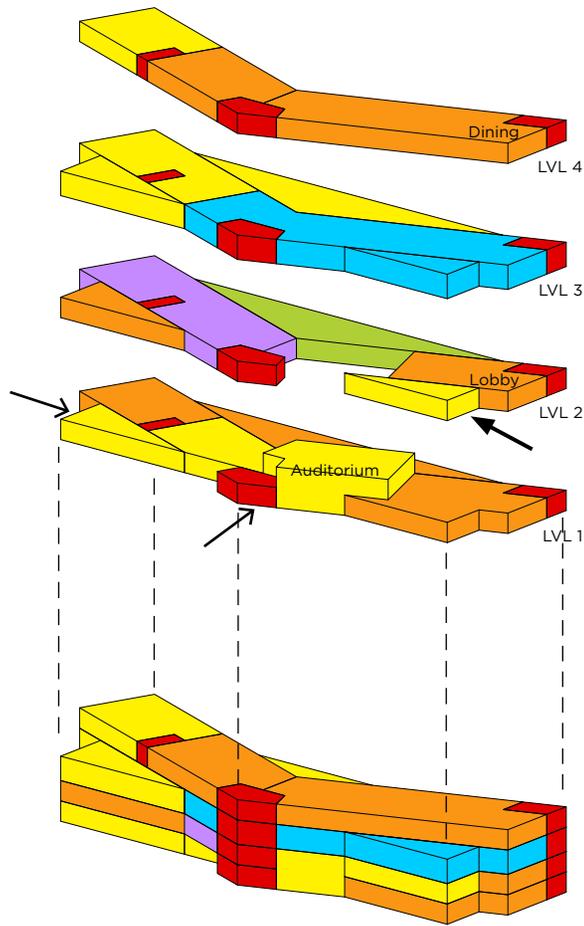
Visibility from the public way: This site has visibility from the HPER Mall and from Campus Center Drive.

Views out of the building: Prominent views are available to the north and east. West views are blocked by the existing SFEBB building.

Building orientation: As shown, the building has a north-south orientation which is not optimal for solar orientation. Other buildings configurations could be explored that use part of the adjacent site north of MBH, which could give more of the desired east-west orientation.

-  Prominent Building Face for Donor Recognition
-  Views





PROGRAM LEGEND

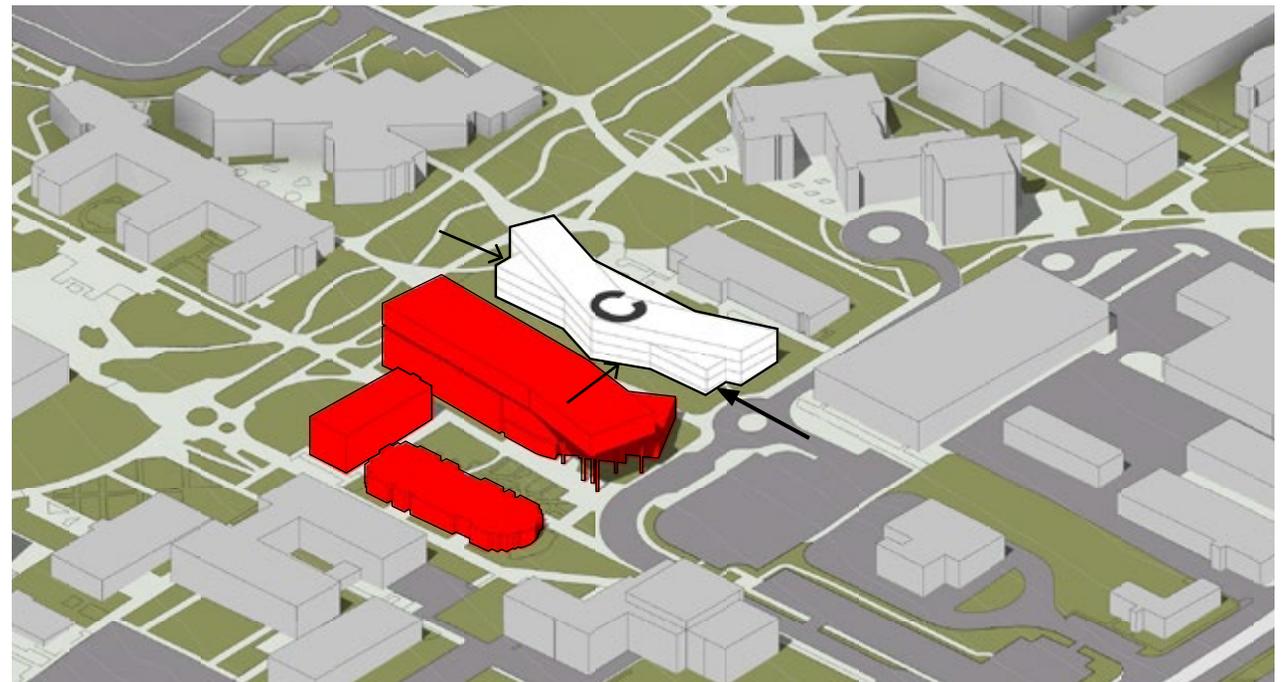
- Core
- Academic
- Administration
- Faculty
- Career Center
- Support
- ➔ Main Entry
- ➔ Secondary Entry

Configuration & Expansion Possibilities

Building configuration: This site has a sizable footprint. The building could be configured in four stories and it would not overshadow the SFEBB to the west.

The site slopes downward to the west. The main entry would likely be at Level 2 on the south side, with a secondary entry serving the auditorium on the Level 1 west side.

Expansion capabilities: This site will accommodate a future horizontal expansion, if needed.



Cost Opinion and Proposed Phasing

Option 1 Initial Phase:

Total building:	110,000 GSF	\$34,782,182
Finished space:	110,000 GSF	\$34,782,182
Shelled space:	0 GSF	

Site utilities/HPB costs:	\$2,737,407
Total construction cost:	\$37,519,589
Soft costs (33.97%)	\$12,512,783

Total project costs:	\$50,032,372
Total project cost/GSF	\$455

Future Growth, if Needed: Add 55,000 GSF

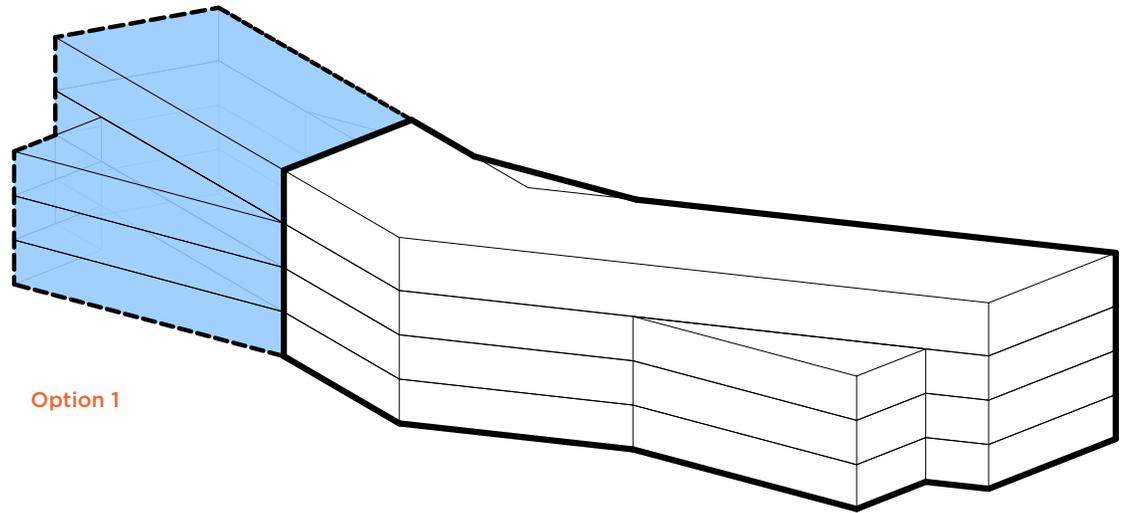
Option 2 Initial Phase:

Total building:	125,000 GSF	\$34,782,182
Finished space:	95,000 GSF	\$30,039,157
Shelled space:	30,000 GSF	\$4,743,025

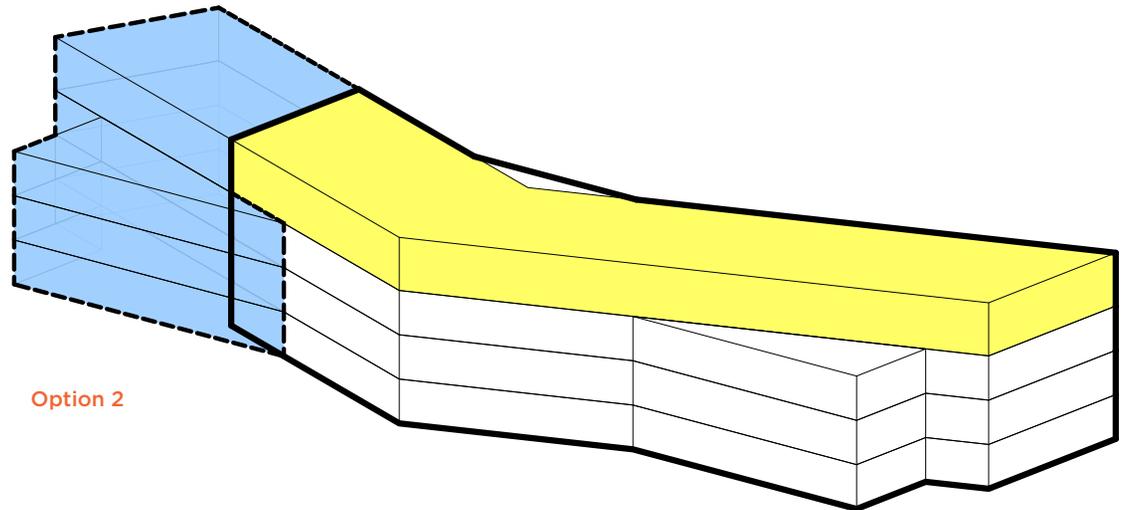
Site utilities/HPB costs:	\$2,737,407
Total construction cost:	\$37,519,589
Soft costs (33.97%)	\$12,512,783

Total project cost:	\$50,032,372
Total project cost/GSF	\$400

Future Phase: Finish 30,000 GSF
Future Growth, if Needed: Add 40,000 GSF



Option 1



Option 2

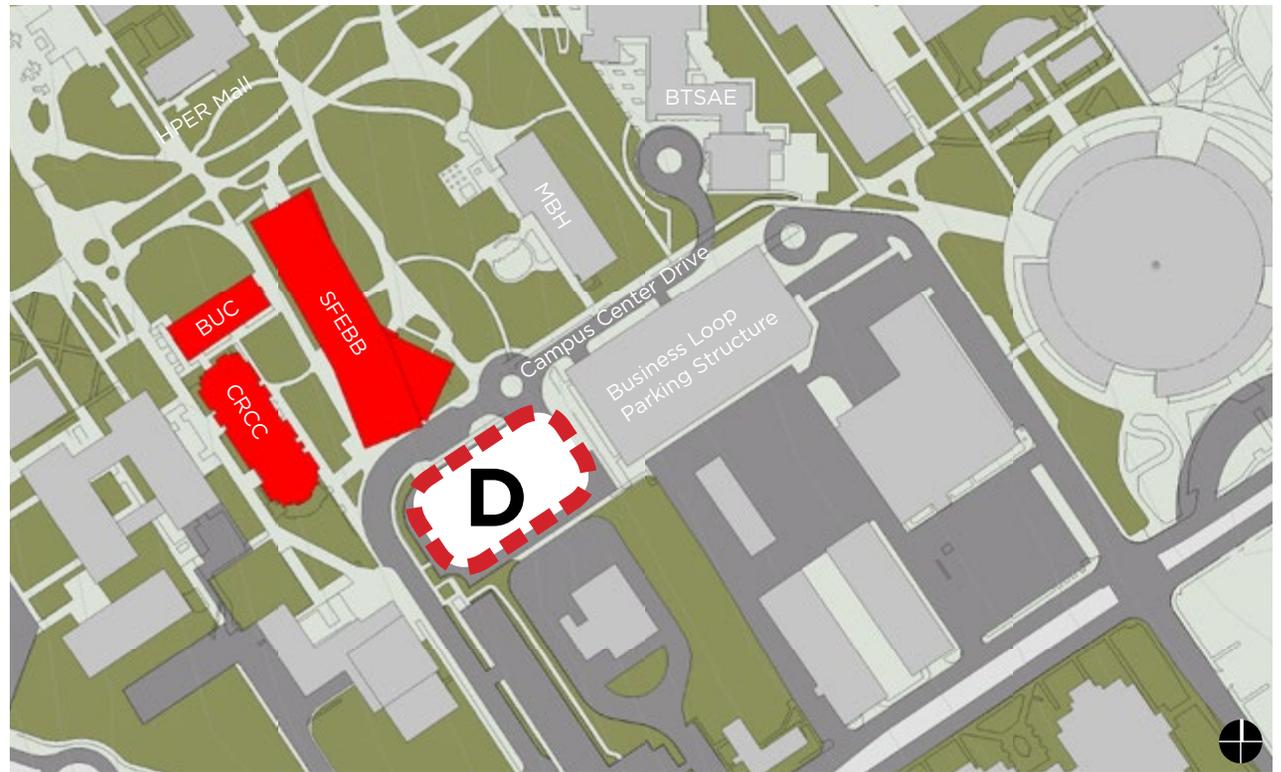
EXPANSION LEGEND

Initial Phase Finished Space	Initial Phase Shelled Space	Future Phase Addition
------------------------------	-----------------------------	-----------------------

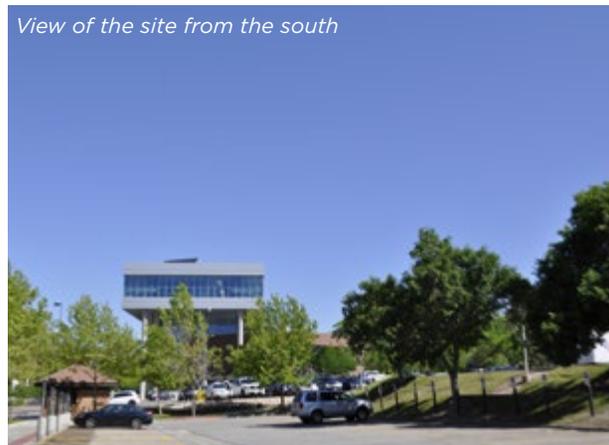
Site Description - Site D

Site D is located south of the Spencer Fox Eccles Business Building (SFEBB) across Campus Center Drive and directly west of the Business Loop Parking Structure which is under construction. The site is currently a public-access, surface parking lot. The 2010 Campus Vision Plan identifies this area as a future green space.

Due to numerous utilities that exist below the surface parking lot, it would be most feasible for the current project to be constructed on an elevated pedestal that both preserves the surface parking function and minimizes the need to disturb the utilities that exist below the parking surface. The future parking layout is certain to lose some existing stalls to the space needed for the new building's support columns. The project would need to bear the cost of replacing the displaced stalls elsewhere, or reimburse the University for them at \$11,000 per stall.



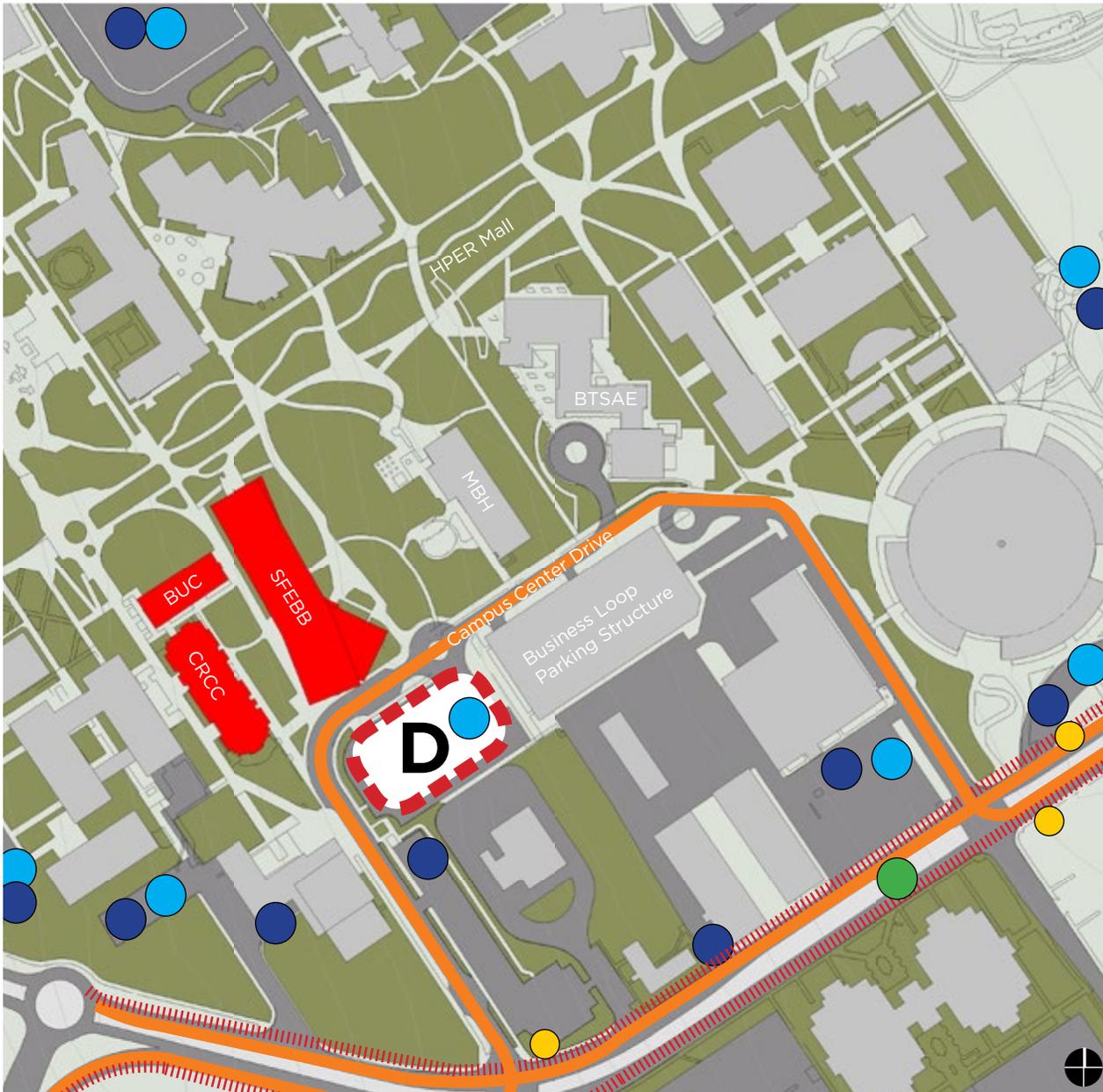
View of the site from the southwest



View of the site from the south



View of the site from the northeast



Circulation & Access

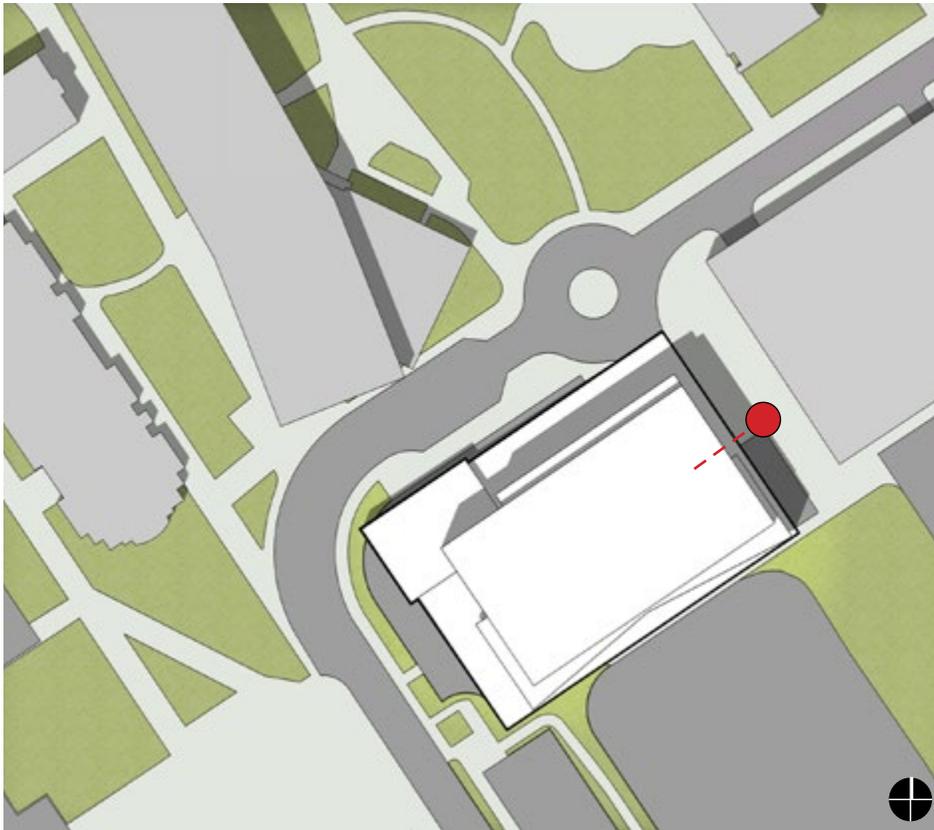
Public parking: This site is within 400 yards or a 5-minute walk of public parking (the Business Loop Parking Structure and the surface pay lot that exists on the site).

Accessibility: Accessible routes are available from accessible parking areas.

Transit: The site is within 500 yards or a 5-minute walk of UTA bus, TRAX and campus shuttle stops.

Vehicle drop off/pick up: Drop off and pick up areas are available near the new roundabouts along Campus Center Drive.

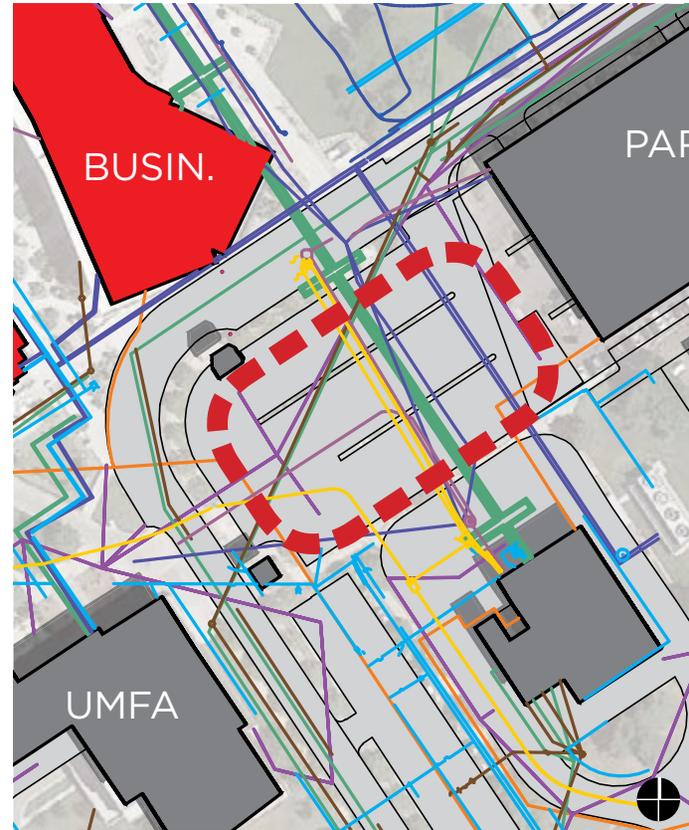
Impact on traffic and parking: The project would likely add to the load on existing campus parking and traffic in the area.



- Truck Location
- - - Path of Delivery

Service Access

Service access can be accommodated off the main vehicular path, on the building's east end adjacent to the new parking structure.



- | | | |
|---|---|--|
| — HTW | — GAS | — COMMUNICATIONS |
| — STORM | — ELECTRIC | — SEWER |
| — DUCT BANK | — WATER | — HIGH VOLTAGE |

Utilities

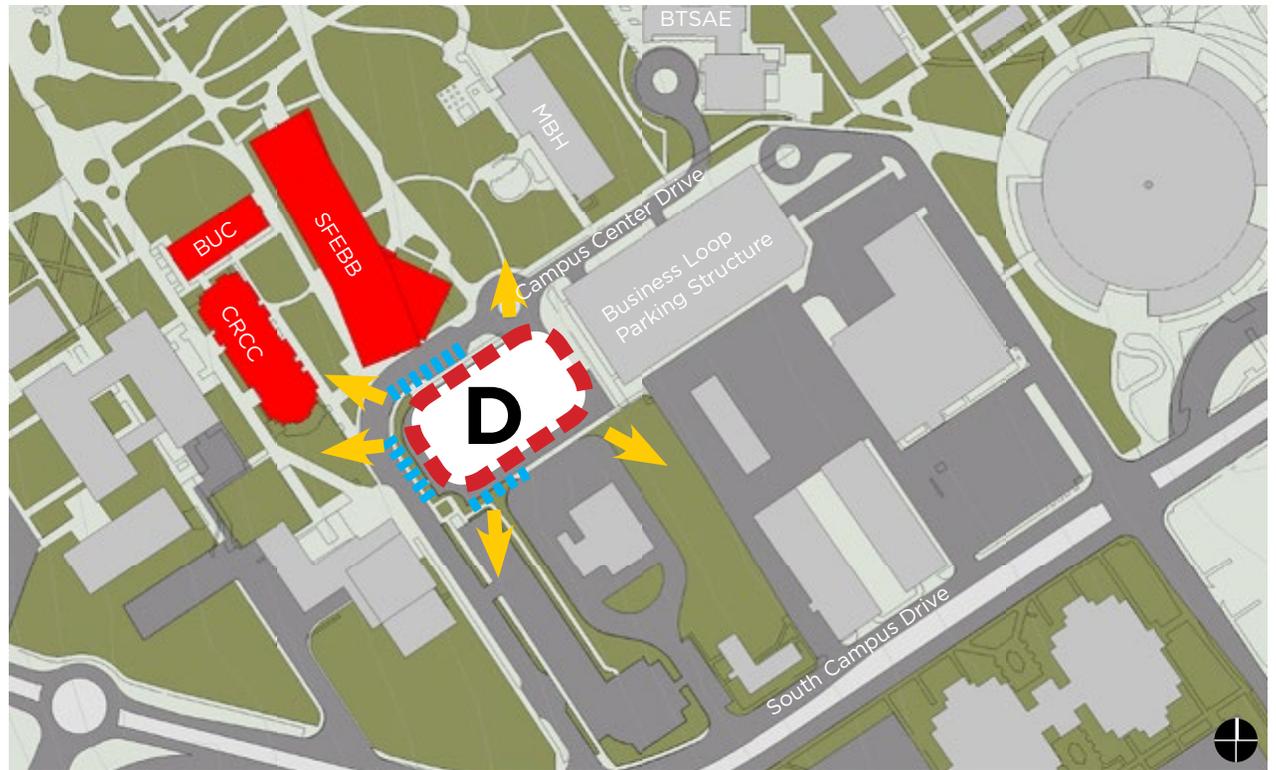
HTW (high-temperature water), storm water, electrical duct bank, communication and high voltage lines will need to be relocated.

Visibility, Views & Orientation

Visibility from the public way: This site has visibility from South Campus Drive and Campus Center Drive.

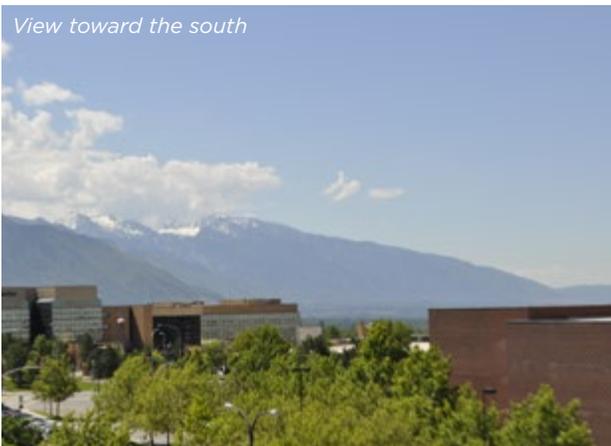
Views out of the building: Prominent views are available at the four corners of the site.

Building orientation: The building site accommodates an east-west footprint which is optimal for solar orientation.

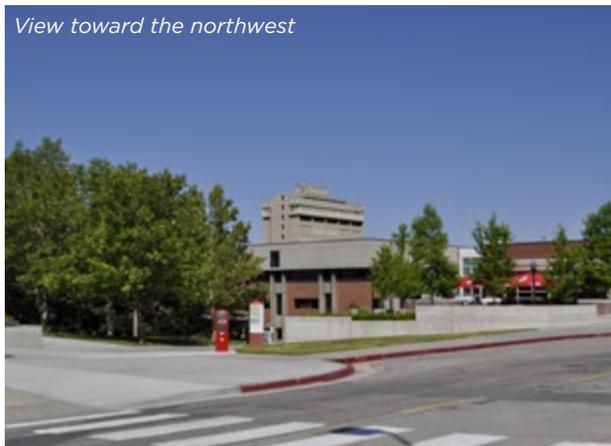


-  Prominent Building Face for Donor Recognition
-  Views

View toward the south

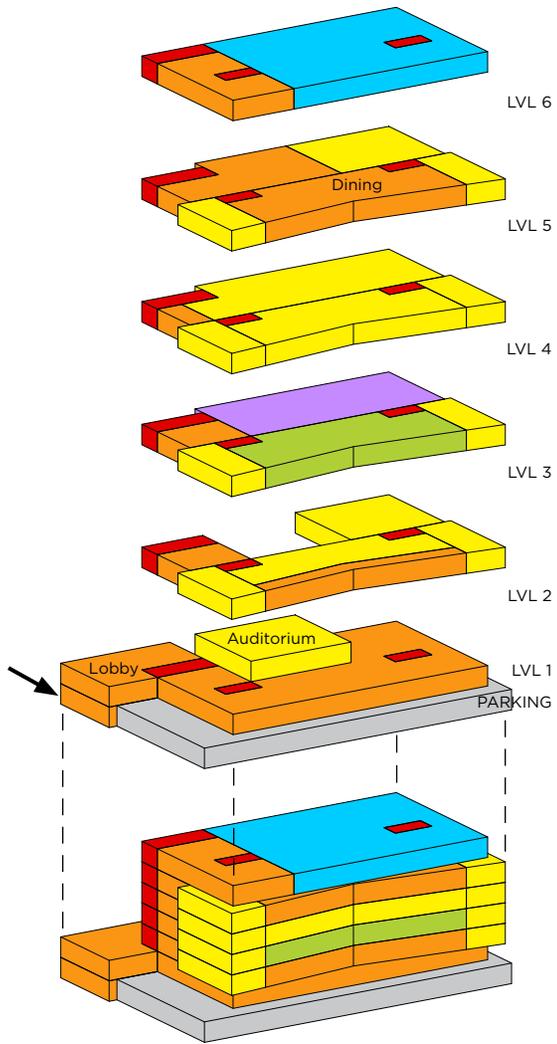


View toward the northwest



View toward the north





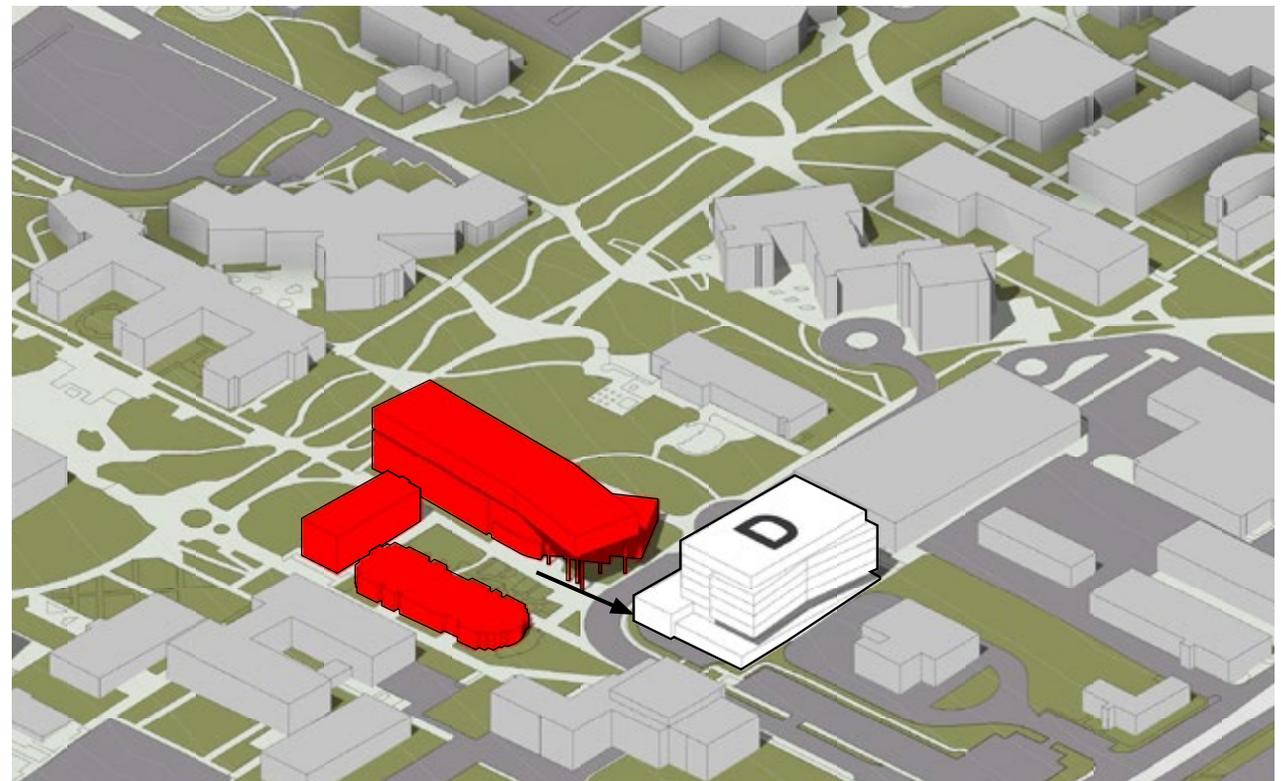
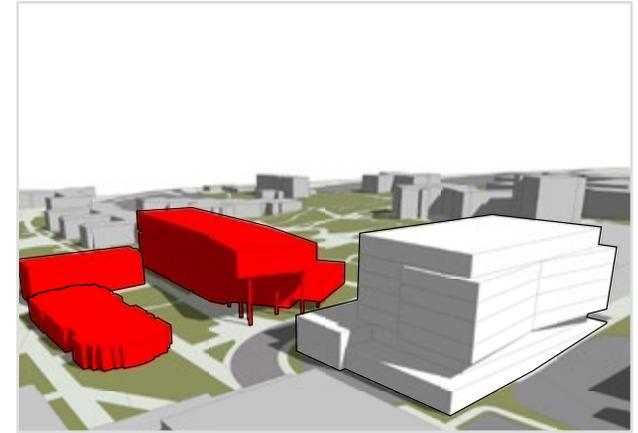
PROGRAM LEGEND

- Core
- Academic
- Administration
- Faculty
- Career Center
- Support
- ➔ Main Entry
- ➔ Secondary Entry

Configuration & Expansion Possibilities

Building configuration: A building on this site would require six levels to accommodate the program plus possible future space needs. This height may cause it to block south views from the SFEBB.

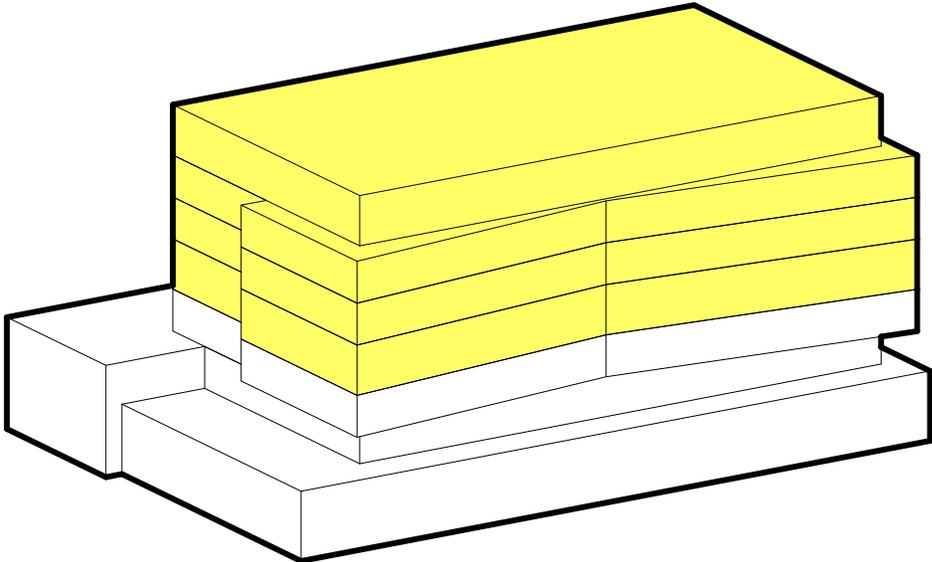
Expansion capabilities: A future addition on this site would not be feasible. A project here would need to construct an initial phase with an exterior shell large enough for potential future growth. A portion of the space would be finished initially as allowed by the budget. One or more future phases would complete the interior finish.



Cost Opinion and Proposed Phasing

Due to the difficulty of constructing on this site, the initial project phase must construct an exterior shell sized for possible future growth needs. The 7% growth program (165,000 GSF) was used for the possible future building size. With a shell of 165,000 GSF, 47,000 GSF can be finished within the budget. One or more future phases would finish the remaining 118,000 GSF, as needed.

This site is occupied by surface parking, some of which would be displaced by the construction of the building. The quantity of displaced stalls is unknown; the project would need to replace them elsewhere or reimburse the University for them at \$11,000 per stall.



EXPANSION LEGEND

- Initial Phase Finished Space
- Initial Phase Shelled Space
- Future Phase Addition

Initial Phase:

Total building:	165,000 GSF	\$33,517,375
Finished space:	47,000 GSF	\$14,861,478
Shelled space:	118,000 GSF	\$18,655,897

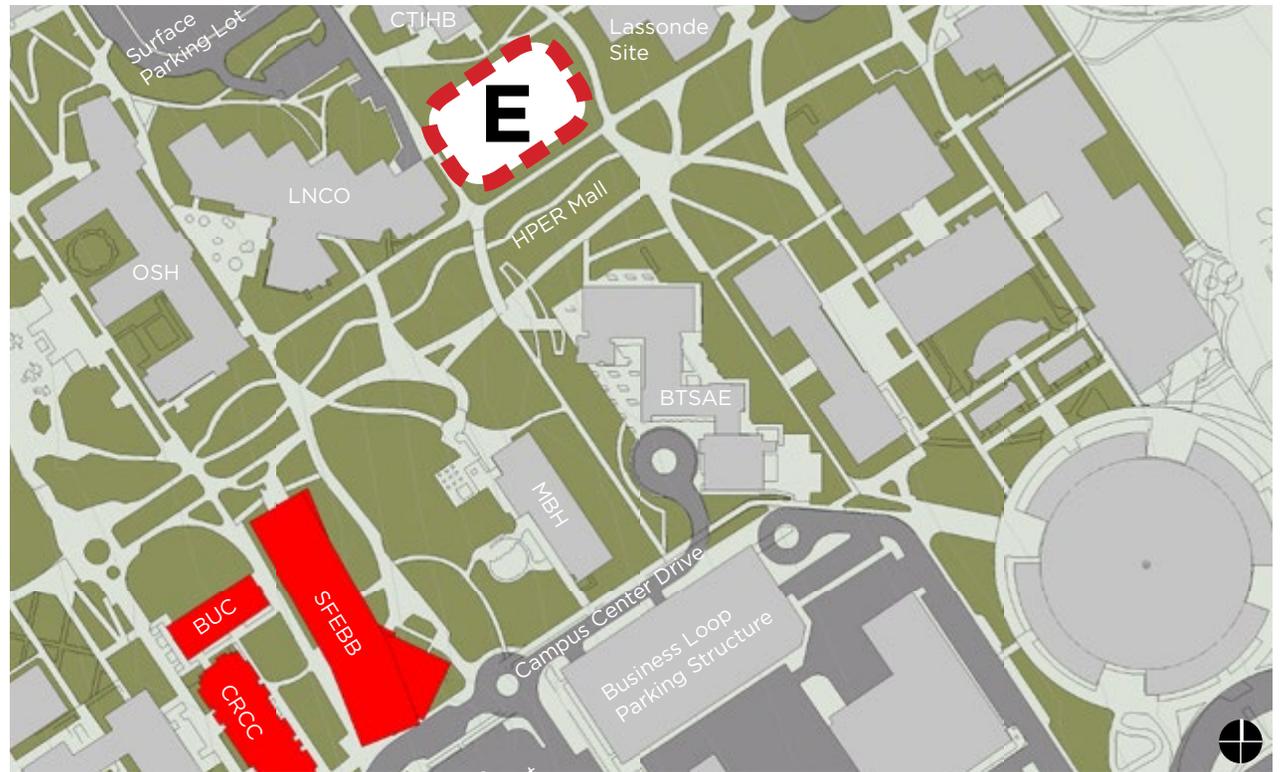
Site utilities/HPB costs:	\$2,737,407
Additional site costs:	\$1,325,000
Total construction cost:	\$37,579,782
Soft costs (33.97%)	\$12,532,857

Total project cost:	\$50,112,639
Total project cost/GSF:	\$304

Future Phase:	Finish 78,000 GSF
Future Growth, if Needed:	Finish 40,000 GSF

Site Description - Site E

Site E is currently a green space with a number of mature trees. The site is located northeast of the David Eccles School of Business building complex. The new Lassonde Center is located east of the site. The Languages and Communication Building (LNCO) is located to the north and Orson Spencer Hall (OSH) is located to the west. The 2010 Campus Vision Plan identifies this area as green space.



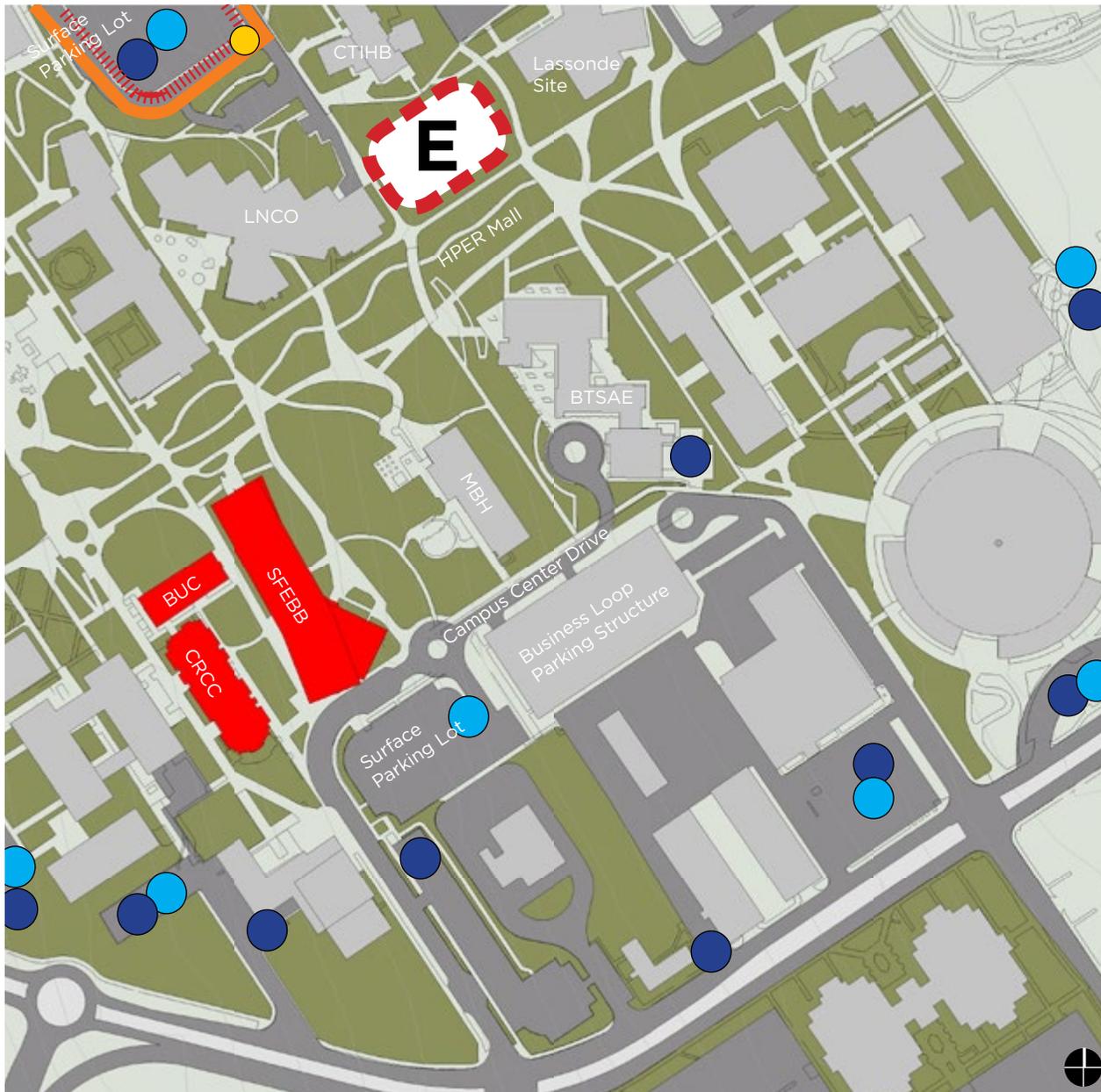
View of the site from the south



View of the site from the northwest



View of the site from the northeast



Circulation & Access

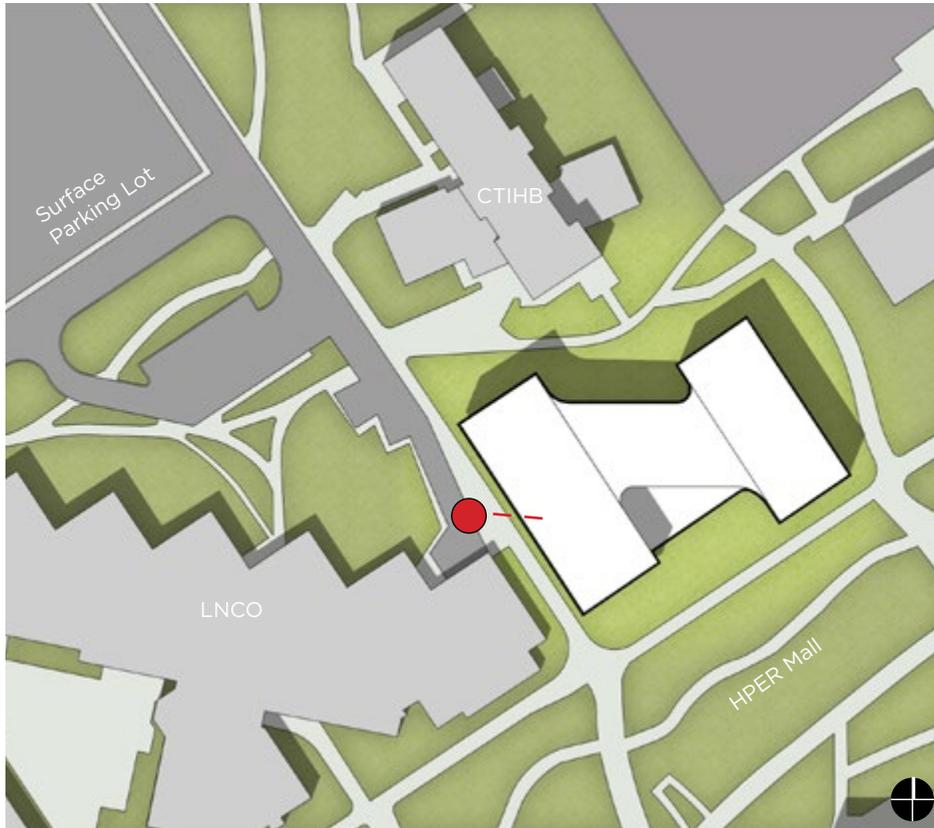
Public parking: This site is within 400 yards or a 5-minute walk of public parking (the surface pay lot to the northwest, the Business Loop Parking Structure and the surface pay lot south of SFEBB).

Accessibility: Accessible routes are available from accessible parking areas.

Transit: The site is within 500 yards or a 5-minute walk of UTA bus, TRAX and campus shuttle stops.

Vehicle drop off/pick up: Drop off and pick up areas are available from the parking lot northwest of the site and near the new roundabouts along Campus Center Drive.

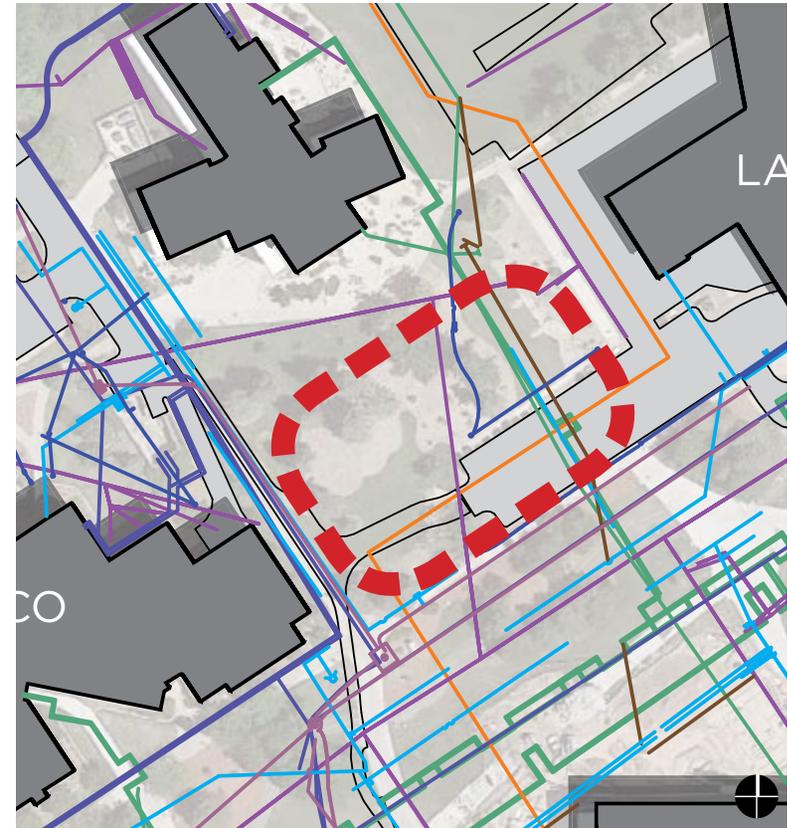
Impact on traffic and parking: The project would likely add to the load on existing campus parking and traffic in the area.



- Truck Location
- - - Path of Delivery

Service Access

Service access could be shared with the Carolyn Tanner Irish Humanities Building (CTIHB) and the Languages and Communication Building (LNCO).



- HTW
- GAS
- COMMUNICATIONS
- STORM
- ELECTRIC
- SEWER
- DUCT BANK
- WATER
- HIGH VOLTAGE

Utilities

Storm sewer, data duct bank, high temperature water (HTW) and gas lines will need to be relocated for a building pad on this site.

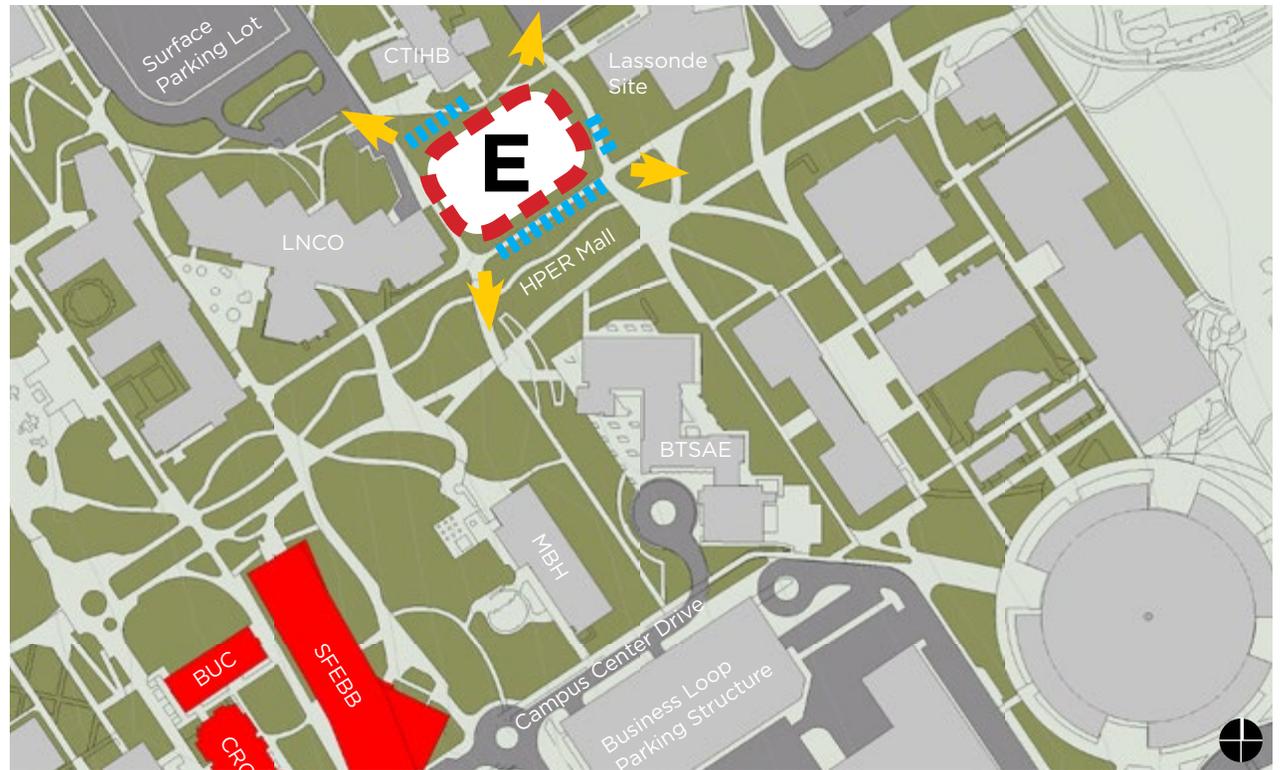
Visibility, Views & Orientation

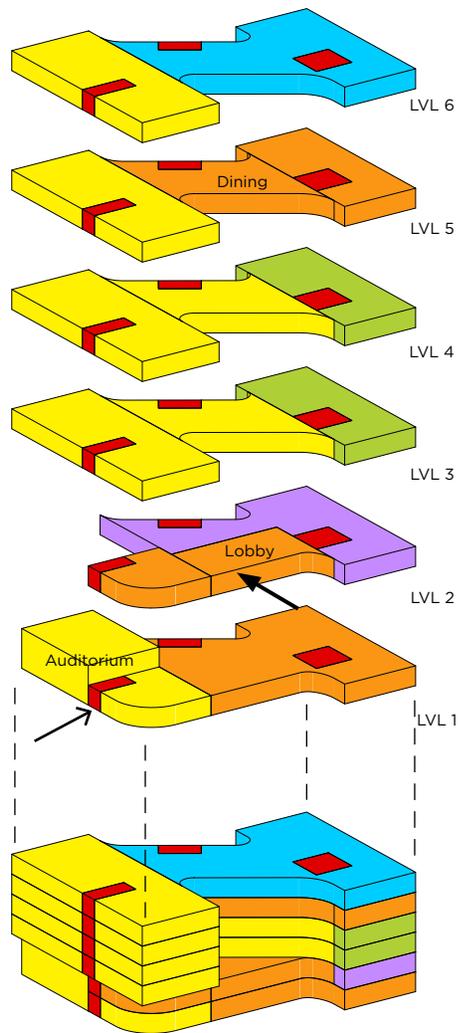
Visibility from the public way: This site has visibility from the HPER Mall and limited visibility from Campus Center Drive.

Views out of the building: Prominent views are available at the four corners of the site.

Building orientation: The building site accommodates a limited east-west footprint (east-west is optimal for solar orientation).

-  Prominent Building Face for Donor Recognition
-  Views





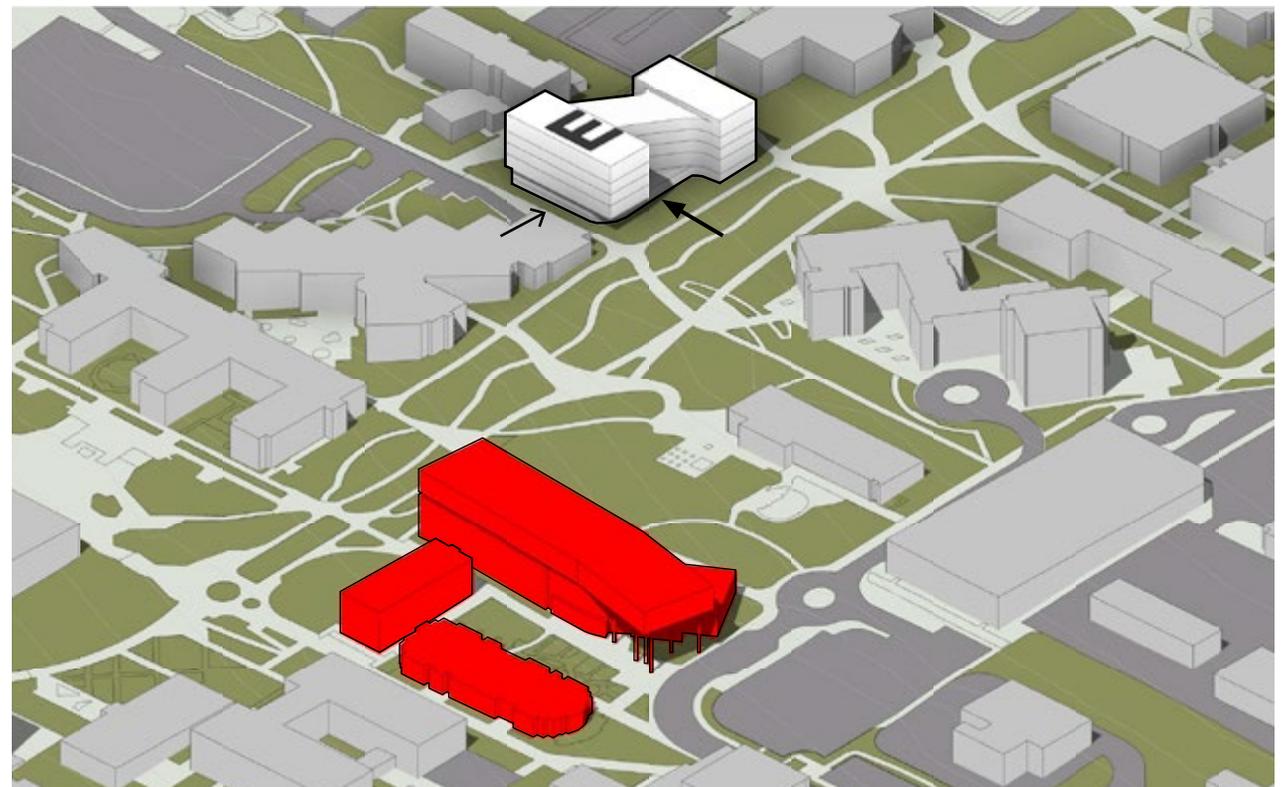
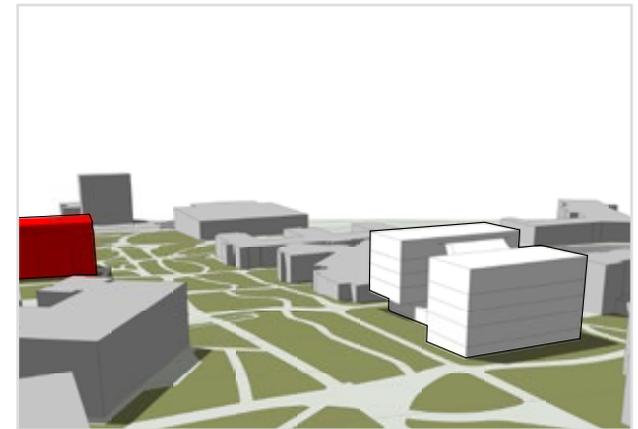
PROGRAM LEGEND

- Core
- Academic
- Administration
- Faculty
- Career Center
- Support
- ➔ Main Entry
- ➔ Secondary Entry

Configuration & Expansion Possibilities

Building configuration: A building on this site would require six levels to accommodate the program plus possible future space needs.

Expansion capabilities: This site is too small to allow a future horizontal expansion. A project here would need to construct an initial phase with an exterior shell large enough for potential future growth. A portion of the space would be finished initially as allowed by the budget. One or more future phases would complete the interior finish.



Cost Opinion and Proposed Phasing

Because Site E cannot accommodate a horizontal expansion, the initial project phase must construct an exterior shell sized for possible future growth needs. The 7% growth program (165,000 GSF) was used for the possible future building size. With a shell of 165,000 GSF, 55,000 GSF can be finished within the budget. One or more future phases would finish the remaining 110,000 GSF of shelled space, as needed.

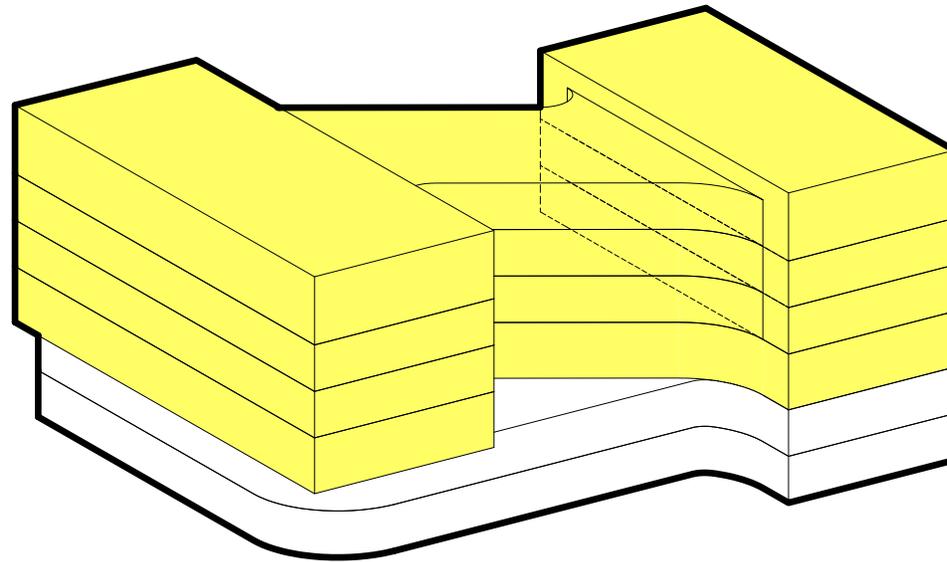
Initial Phase:

Total building:	165,000 GSF	\$34,782,182
Finished space:	55,000 GSF	\$17,391,091
Shelled space:	110,000 GSF	\$17,391,091

Site utilities/HPB costs:	\$2,737,407
Total construction cost:	\$37,519,589
Soft costs (33.97%):	\$12,512,783

Total project cost:	\$50,032,372
Total project cost/GSF:	\$303

Future Phase:	Finish 70,000 GSF
Future Growth, if Needed:	Finish 40,000 GSF



EXPANSION LEGEND

 Initial Phase Finished Space	 Initial Phase Shelled Space	 Future Phase Addition
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04 *Document* APPENDIX

Contents

04 Appendix

- A Space List, 7% Growth Projection
- B Campus Planning Site Analysis Report
- C Business Loop Parking Structure Option 2
- D Study Area - 2008 Campus Master Plan
- E School of Business Needs Projections
- F Cost Opinion Information

BUILDING SUMMARY

7% Growth Program

ID	Grouping	Total NSF	Effic'y Factor	DGSF
Building Summary				
100	Academic	51,360	1.17	60,109
200	Administrative	10,090	1.37	13,788
300	Faculty	13,000	1.32	17,213
400	Career Services	4,740	1.38	6,534
500	Support	24,292	1.20	29,048
Subtotals		103,482	1.22	126,691
Building Grossing Factor		1.30		
Total Gross Square Feet		164,699		

Building Efficiency

63%

Definitions

NSF: Net Square Feet, or the area inside surrounding walls or furniture panels

Effic'y Factor: Efficiency Factor, or multiplier that accounts for walls and immediate circulation surrounding a space (NSF x Efficiency Factor = DGSF)

DGSF: Department Gross Square Feet, or NSF plus area for surrounding walls / furniture panels and immediate circulation

Building Grossing Factor: Factor which accounts for area needed for exterior walls and shared building common spaces such as major circulation pathways; toilet rooms; stairs; elevators; vestibules; mechanical, electrical and communications spaces; custodial closets.

GSF: Gross Square Feet, or the total area of a building measured from the outside face of exterior walls (DGSF x Building Grossing Factor = GSF)

ACADEMIC

7% Growth Program

ID	Grouping / Space	NSF/ Seat	Seat Qty	Space NSF	Space Qty	Total NSF	Effic'y Factor	DGSF
100	Academic							
101	Classroom, 110-Seat	30	110	3,300	2	6,600	1.10	7,260
102	Classroom, 80-Seat	28	80	2,240	4	8,960	1.10	9,856
103	Classroom, 60-Seat	28	60	1,680	4	6,720	1.15	7,728
104	Classroom, 40-Seat	26	40	1,040	4	4,160	1.18	4,909
105	Classroom, 30-Seat	26	30	780	4	3,120	1.25	3,900
106	Auditorium, 300-Seat	14	300	4,200	1	4,200	1.10	4,620
107	Breakout, 8-Seat			150	40	6,000	1.33	7,980
108	Student Study Lounge			40	120	4,800	1.20	5,760
109	Research/Project Center			1,000	5	5,000	1.18	5,900
	<i>Computer Carrels</i>	20	20	400				
	<i>Collaboration Space</i>	20	30	600				
110	Online Filming Studio			1,000	1	1,000	1.18	1,180
111	Online Editing			600	1	600	1.25	750
112	Storage			200	1	200	1.33	266
Subtotal						51,360	1.17	60,109

ADMINISTRATIVE

7% Growth Program

ID	Grouping / Space	NSF/ Seat	Seat Qty	Space NSF	Space Qty	Total NSF	Effic'y Factor	DGSF
200	Administrative							
201	Associate Dean Office			140	1	140	1.33	186
202	Staff Office			140	1	140	1.33	186
203	Marketing Staff			80	3	240	1.40	336
204	Reception/Waiting			220	1	220	1.33	293
205	Office Service			150	1	150	1.33	200
206	Small Conference			150	1	150	1.33	200
207	EMBA Director Office			140	1	140	1.33	186
208	Staff Workstation			80	4	320	1.40	448
209	PT Staff/Students			50	6	300	1.40	420
210	Reception/Waiting			220	1	220	1.33	293
211	Office Service			150	1	150	1.33	200
212	Small Conference			150	1	150	1.33	200
213	PMBA Director Office			140	1	140	1.33	186
214	Staff Workstation			80	4	320	1.40	448
215	PT Staff/Students			50	6	300	1.40	420
216	Reception/Waiting			220	1	220	1.33	293
217	Office Service			150	1	150	1.33	200
218	Small Conference			150	1	150	1.33	200
219	OMBA Director Office			140	1	140	1.33	186
220	Associate Director Office			140	2	280	1.33	372
221	Staff Workstation			80	12	960	1.40	1,344
222	PT Staff/Students			50	6	300	1.40	420
223	Reception/Waiting			220	1	220	1.33	293
224	Office Service			150	1	150	1.33	200
225	Small Conference			150	2	300	1.33	399

ADMINISTRATIVE

7% Growth Program

ID	Grouping / Space	NSF/ Seat	Seat Qty	Space NSF	Space Qty	Total NSF	Effic'y Factor	DGSF
200	Administrative							
226	Exec Ed Director Office			140	1	140	1.33	186
227	Staff Workstation			80	13	1,040	1.40	1,456
228	PT Staff/Students			50	6	300	1.40	420
229	Reception/Waiting			220	1	220	1.33	293
230	Office Service			150	1	150	1.33	200
231	Small Conference			150	2	300	1.33	399
232	MBA (FT) Director Office			140	1	140	1.33	186
233	Staff Workstation			80	11	880	1.40	1,232
234	PT Staff/Students			50	6	300	1.40	420
235	Reception/Waiting			220	1	220	1.33	293
236	Office Service			150	1	150	1.33	200
237	Small Conference			150	2	300	1.33	399
Subtotal						10,090	1.37	13,788

FACULTY

7% Growth Program

ID	Grouping / Space	NSF/ Seat	Seat Qty	Space NSF	Space Qty	Total NSF	Effic'y Factor	DGSF
300	Faculty							
	<i>Offices</i>							
301	Faculty Office			140	60	8,400	1.33	11,172
302	Support Staff			140	20	2,800	1.33	3,724
303	Adjunct Faculty	80	12	960	1	960	1.25	1,200
	<i>Support Space</i>							
304	Office Service			150	4	600	1.33	798
305	Conference, 12-Seat	20	12	240	1	240	1.33	319
Subtotal						13,000	1.32	17,213

Site Evaluation Form — Executive Summary

STEP 1: Define the Site Evaluation Criteria

The committee identified the attributes the **ideal** location would or would not have.
 Provided a **measurable** way to evaluate each site for these attributes.
 Determined the **necessity** of each criterion for the building use to function.

STEP 2: Identify the Criticality of Each Factor

The committee considered each pair of options and decided which they would choose if necessary.
 Indicated how difficult the decision was: Hard or Easy.

STEP 3: Site Compatibility Evaluation

Campus Planning evaluated each site for compatibility with this facility based on the criteria as follows:
 + Meets the requirement. (100%)
 = Marginally meets the requirement. (40%)
 - Does not satisfy the requirement. (0%)

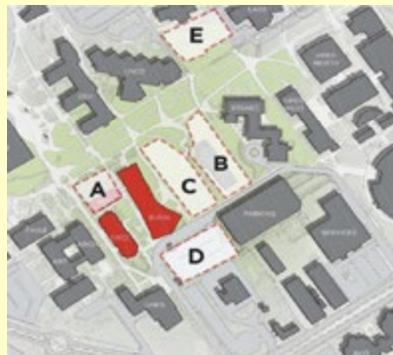
STEP 4: CALCULATIONS

Weighted Scores: The necessity of each criterion (STEP 1) multiplied by its comparative criticality (STEP 2).
Formal Weight: The weighted scores converted to a percentage.
Composite Scores: How well each criterion is satisfied at each site (STEP 3) multiplied by the formal weight.
Final Site Compatibility Score: The sum of all the composite scores for each site.

Each Site's Compatibility for this Project

Project: Executive MBA Building

Site	Score	Rank
A	49%	4 th
B	77%	2 nd
C	94%	1 st
D	62%	3 rd
E	37%	5 th



STEP 1: Define the Site Evaluation Criteria

- 1.A Identify the attributes the **ideal** location would or would not have.
- 1.B Provide a **measurable** way to evaluate each site for these attributes.
- 1.C Note the **necessity** of each criterion for the building use to function.
 [Absolutely & Unquestionably Needed = 5] [Very Desirable = 3] [Wish List Item = 1]

Project: Executive MBA Building

	Attribute	Measurement	Need
1	Compatible with Campus Master Plans and guiding principles for future development	Create a compact campus with infill buildings, avoid greenfield sites, utilize existing service vehicle routes as much as possible	5
2	Adjacent delivery truck access for events and other service loading and unloading	Service access away from primary walkways, plazas and entrances is preferred	5
3	Pedestrian access and proximity to public transportation	Within a 5 minute walk (400 yards) of a station, bus or shuttle stop	5
4	Visual exposure from the road and public parking for the many one-time visitors and for passenger pick-up and drop-off	Direct line of site from the road and public parking area	5
5	Continues to reinforce the development of the Business School as an identifiable, prominent and unified part of campus	Within a 2 minute walk (160 yards) of existing Business School buildings being used by staff and faculty	5
6	Ability to accommodate future expansion	Footprint for an additional 60,000 gsf addition or 160,000 gsf now with 40% shelled space	5
7	Height and proximity of building should not block views or diminish site prominence of existing neighboring structures	Sites that will allow less impact on views to and from adjacent buildings are preferred	3
8	Minimize replacement of existing campus buildings and occupants	Sites without an existing building are preferred	3
9	Avoid relocation of existing campus and city utility infrastructure	Sites that will not cause an interruption to services during construction are preferred	3
10	Minimize impact on campus parking and traffic	Sites near roads and parking with available capacity are preferred	3

Date: June 8, 2015

STEP 2: Identify the Criticality of Each Factor

Comparative Evaluation: Consider each pair of options. If it were necessary to choose between them, which would it be? Indicate how difficult the decision was by checking Hard or Easy. **Scores** will generate accordingly.

Criteria (from Step 1)	Priority	Scores
1 Compatible with Campus Master Plans and guiding principles for future development	10 th	1
2 Adjacent delivery truck access for events and other service loading and unloading	6 th	7
3 Pedestrian access and proximity to public transportation	4 th	11
4 Visual exposure from the road and public parking for the many one-time visitors and for passenger pick-up and drop-off	2 nd	14
5 Continues to reinforce the development of the Business School as an identifiable, prominent and unified part of campus	1 st	16
6 Ability to accommodate future expansion	5 th	9
7 Height and proximity of building should not block views or diminish site prominence of existing neighboring structures	7 th	6
8 Minimize replacement of existing campus buildings and occupants	8 th	3
9 Avoid relocation of existing campus and city utility infrastructure	9 th	2
10 Minimize impact on campus parking and traffic	3 rd	12

STEP 3: Site Compatibility Evaluation

Campus Planning evaluated each site for compatibility with this facility based on the selection criteria the Steering Committee developed in Step 1.

- + Meets the requirement. (100%)
- = Marginally meets the requirement. (40%)
- Does not satisfy the requirement. (0%)

Scores are generated automatically via spreadsheet calculations.



MEASURABLE INDEX		A	B	C	D	E
1	Create a compact campus with infill buildings, avoid greenfield sites, utilize existing service vehicle routes as much as possible	=	=	+	+	-
2	Service access away from primary walkways, plazas and entrances is preferred	-	+	+	+	-
3	Within a 5 minute walk (400 yards) of a station, bus or shuttle stop	+	+	+	+	+
4	Direct line of site from the road and public parking area	-	+	+	+	=
5	Within a 2 minute walk (160 yards) of existing Business School buildings being used by staff and faculty	+	=	+	=	-
6	Footprint for an additional 60,000 gsf addition or 160,000 gsf now with 40% shelled space	=	+	+	=	-
7	Sites that will allow less impact on views to and from adjacent buildings are preferred	=	+	+	-	-
8	Sites without an existing building are preferred	-	-	+	+	+
9	Sites that will not cause an interruption to services during construction are preferred	-	+	+	-	+
10	Minimize impact on campus parking and traffic	=	=	=	-	+

Site Compatibility Scores (unweighted)	36	72	94	58	44
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STEP 4: CALCULATIONS

Weighted Scores: The intuitive importance of each criterion (STEP 1) multiplied by its comparative criticality (STEP 2).

Formal Weight: The weighted scores converted to a percentage.

Composite Scores: How well each criterion is satisfied at each site (STEP 3) multiplied by the formal weight.

Final Site Compatibility Score: The sum of all the composite scores for each site.

CRITERIA	(STEP 1)	(STEP 2)	Weighted		(STEP 3)				
			Score	Weight	A	B	C	D	E
1	5	1	5	1%	40%	40%	100%	100%	0%
2	5	7	35	10%	0%	100%	100%	100%	0%
3	5	11	55	15%	100%	100%	100%	100%	100%
4	5	14	70	19%	0%	100%	100%	100%	40%
5	5	16	80	22%	100%	40%	100%	40%	0%
6	5	9	45	13%	40%	100%	100%	40%	0%
7	3	6	18	5%	40%	100%	100%	0%	0%
8	3	3	9	3%	0%	0%	100%	100%	100%
9	3	2	6	2%	0%	100%	100%	0%	100%
10	3	12	36	10%	40%	40%	40%	0%	100%

CRITERIA	Composite Scores				
	A	B	C	D	E
1	1%	1%	1%	1%	0%
2	0%	10%	10%	10%	0%
3	15%	15%	15%	15%	15%
4	0%	19%	19%	19%	8%
5	22%	9%	22%	9%	0%
6	5%	13%	13%	5%	0%
7	2%	5%	5%	0%	0%
8	0%	0%	3%	3%	3%
9	0%	2%	2%	0%	2%
10	4%	4%	4%	0%	10%

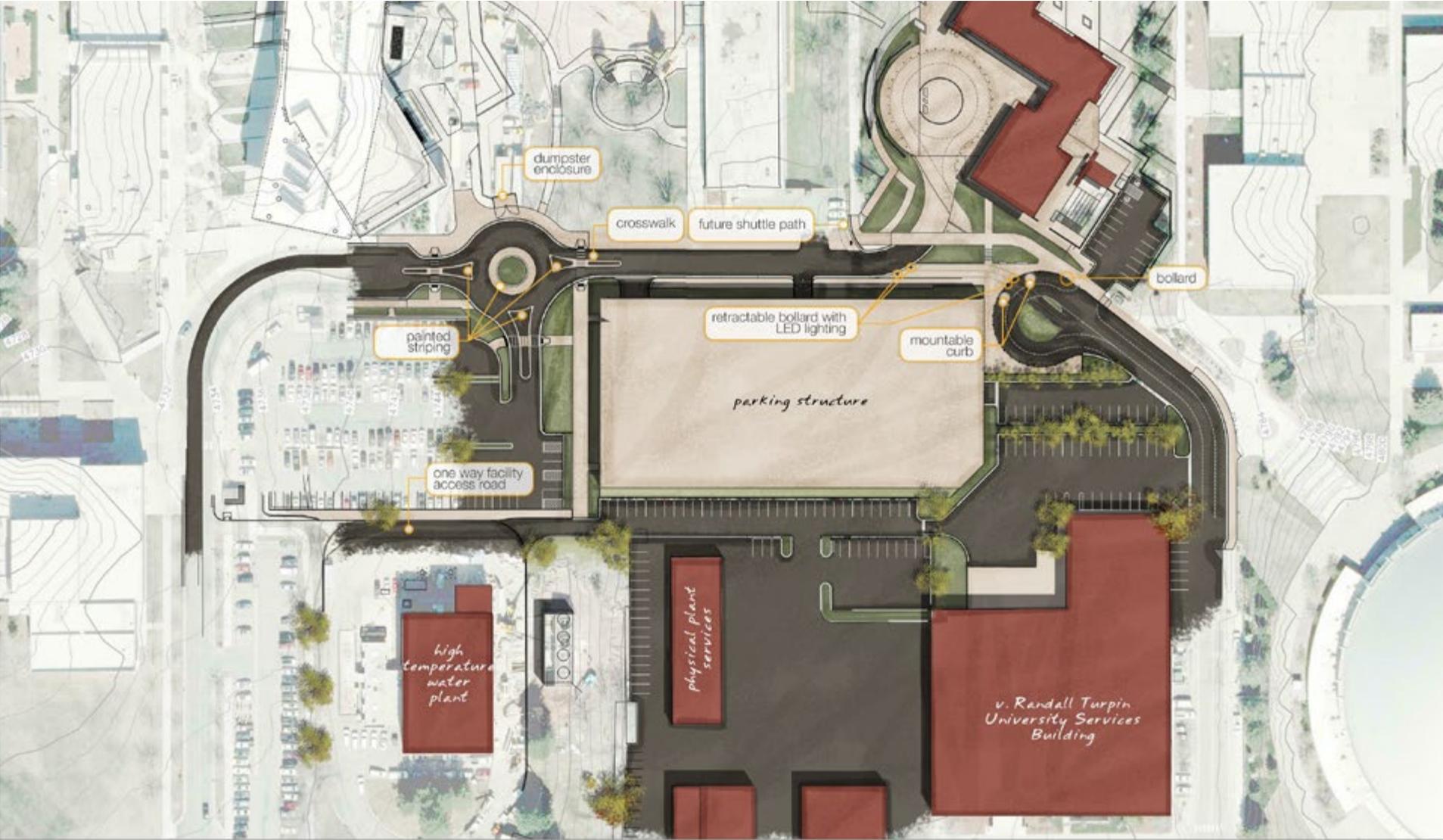


Final Site Compatibility Scores				
A	B	C	D	E
49%	77%	94%	62%	37%

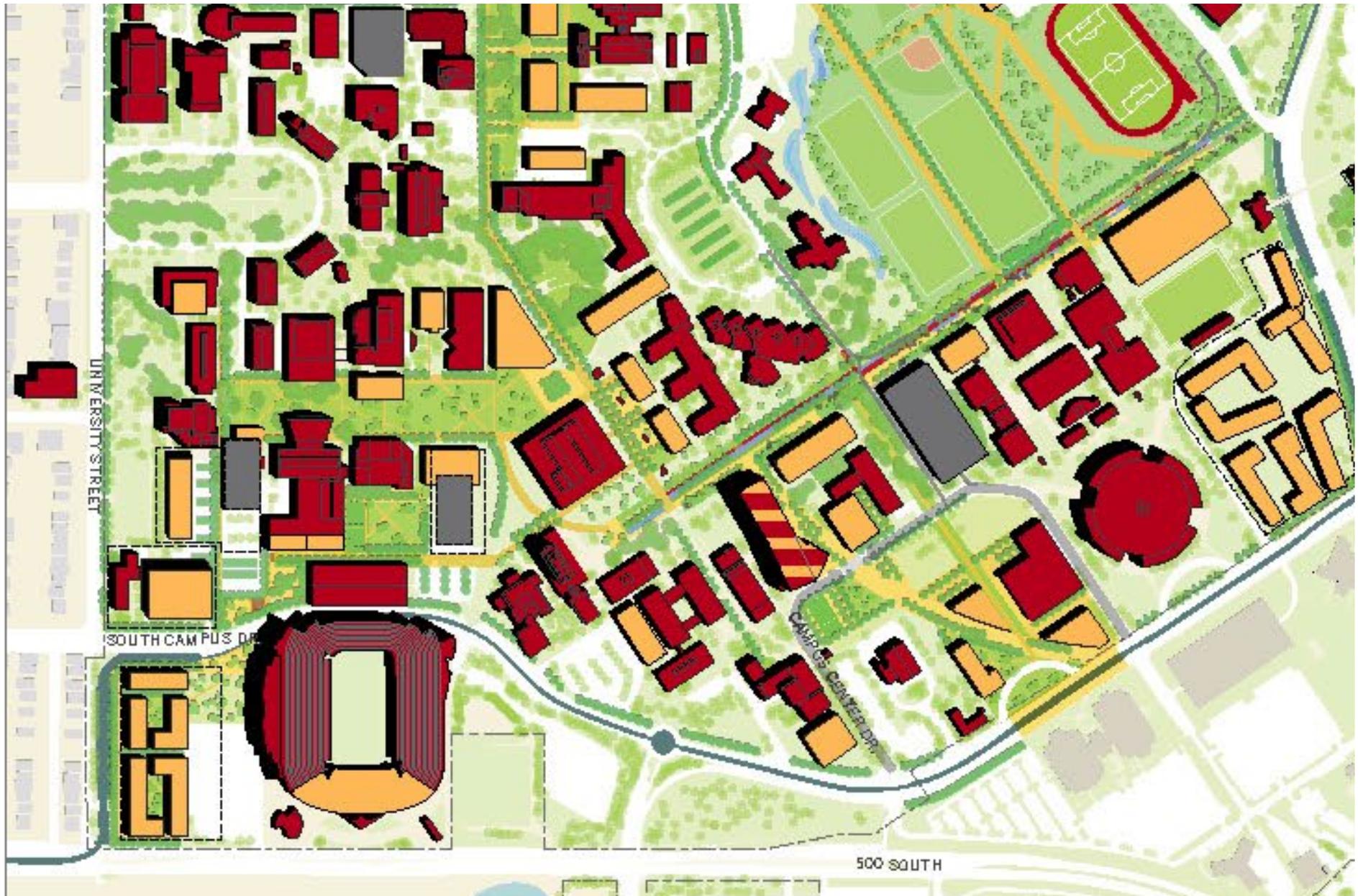








OPTION 2
Business Loop Parking Structure | University of Utah



Analysis/Projections

	4.0%	4.0%	4.0%	4.0%
	Years			
	5	10	15	20
Undergrad				
Student Counts				
Business	4,022	4,894	5,954	7,244
Non Business	983	983	983	983
Total	5,005	5,877	6,937	8,227
Growth	716	871	1,060	1,290
Graduate				
Student Counts				
EMBA	120	120	120	120
OMBA	200	400	600	800
PMBA	325	350	375	400
MBA	120	120	120	120
PHD	55	59	63	67
Other Graduates	568	691	841	1,023
Total Student Counts	1,388	1,740	2,119	2,530
Growth-Total	309	352	379	411
Growth-MBA/Other	104	123	150	182
Growth-w/o OMBA	130	152	179	211
Total Number of Students	2015 5,368	2020 6,393	2025 7,617	2030 9,056
Total Student Growth (w/o OMBA)	846	1,024	1,239	1,501
Additional Faculty:				
Tenure Tenure Track	8	10	12	14
Career Line	8	10	12	14
Course by Course	8	10	12	14
Additional Support:				
UG Advising	3	3	4	4
UG Career Services	2	3	3	4
Grad Career Services	5	5	6	6
Grad Admissions	3	4	4	4
Business Scholars	2	2	2	2
Dean's Office	2	2	2	2
External Relations	2	2	2	2
Online	3	3	3	3
Classroom Needs	4	5	6	7
Office Needs	38	44	50	55
Office needs not covered in other space	31	36	41	45

Fall 2014 Data

Undergrad		
Student Counts		
Business	3,306	
Non Business	983	
Total	4,289	
SCH		
Business	28,744	
Non Business	3,997	
Total	32,741	
Average SCH Per Student		
Business	9	
Non Business	4	
Total	8	
Graduate		
Student Counts		
EMBA	112	
OMBA	21	
PMBA	309	
MBA	117	
PHD	53	
MACC	160	
MHA	15	
MFS	112	
MSIS	136	
ReDev	44	467
Total Student Counts	1,079	
SCH		
EMBA	1,080	
OMBA	180	
PMBA	2,730	
PHD	519	
Other Graduates	6,786	
Total	11,295	
Average SCH Per Student		
EMBA	10	
OMBA	9	
PMBA	9	
PHD	10	
Other Graduates	12	
Total	10	
Total Students		
Total Students	5,368	
Total SCH	44,036	
Average SCH	8	

Fall 2014 Data

Faculty	TTT	CL	CBC	Total Classes	Avg Class/ Student
Count	50	48	67		
Number of Classes	104	125	87	316	2.45
Classes per Faculty	2	3	1		
Total Hours	10,144	18,610	11,174		
Hours per Class	98	149	128		
Students per Class	33	50	43	42	
Students per Faculty	107.36	111.83	80.12	32.53	
Per 100 students	0.93	0.89	1.25	3.07	
		54.78			
		1.83			

Support Staff

Dean's Office	Total	Students/ Person		
UG Advising	10	331	(Exclude non-business)	
UG Career Services	8	413		
Grad Career Services	6	70.67	53.09 Grad Direct Support	1.88
Grad Admissions	5	116.80	132 UG Direct Support	0.76
Business Scholars	7	472		
Programs:				
MSF/MRED	2			
MACC	4			
MSIS	2			
MHA	1			
MBA	2			
PhD	3			
Deans				
External Relations				

Classroom Space

SFEBB	12	
CRCC	6	
BUC	5	
Total	23	
Students per classroom	234	0.43

Fall 2014 Data

Office Space	Offices	Cubes	Study Areas	Conference Rooms	Labs
CRCC	12	19	15	2	
BUC:					
IT	1	10		1	
Labs					2
PhD Offices	50				
BEBR	10				
Faculty	6				
SFEBB:					
Faculty	106		25	7	6
Staff	16	4			
Advising	10	4			
Opportunity Scholars	1				
Business Scholars	6				
Admissions	8				
MBA	3				
GCMC	14				
UCMC	9				
PhD	3				
MACC	6				
MRED/MSF	3				
OIS	2				
MHA	1				
	267	37	40	10	8

Per Student 134.2
Students per 0.75

Building Estimates

Space Type	Count	Sq Feet	Total	Seats	SF/Seat
Classrooms: <small>activities/functions/teaching methods; room configuration; adjacencies</small>					
Capacity 80	6	2,200	13,200	80	27.5
Exec Ed-100	2	3,000	6,000	100	30.0
Capacity 40	5	1,000	5,000	40	25.0
Auditorium		5,000	5,000		
Office Space: <small>size/quantity confirmation; adjacencies/groupings</small>					
Offices	81	150	12,150		
Break Out Rooms	20	150	3,000		<small>functions; set-up; capacity; adjacencies</small>
Conference rooms	8	400	3,200		<small>functions; set-up; capacity; adjacencies</small>
Online Studio	1	1,500	1,500		<small>functions; set-up; capacity; adjacencies</small>
Career Center	1	5,000	5,000		<small>functions; space breakdown/set-up; adjacencies</small>
IT Lab/Help Desk	1	1,000	1,000		<small>functions; space breakdown/set-up; adjacencies</small>

Building Estimates

Space Type	Count	Sq Feet	Total	Seats	SF/Seat
Programs:					
EMBA		1,000	1,000		<small>functions; space breakdown/set-up; adjacencies</small>
PMBA		1,000	1,000		<small>functions; space breakdown/set-up; adjacencies</small>
OMBA		1,000	1,000		<small>functions; space breakdown/set-up; adjacencies</small>
MBA		1,000	1,000		<small>functions; space breakdown/set-up; adjacencies</small>
Exec Ed		1,000	1,000		<small>functions; space breakdown/set-up; adjacencies</small>
Centers	5	1,000	5,000		<small>functions; space breakdown/set-up; adjacencies labs, conf. rms., social space</small>
Kitchen/Dining Area		3,000	3,000		<small>functions; capacity; configuration; adjacency</small>
Total Net SF			68,050		
Total Gross SF		39%	111,557		<small>includes mech., common, etc.</small>
Bldg efficiency (NSF/GSF)					61%
Total Project Cost	Cost/SF	\$ 420.00	\$ 46,854,098		

Wish List

Things that could move to CRCC/SFEBB:		currently existing?	possible EMBA location?
Daycare	CRCC		
Testing Center	CRCC		
IT	CRCC		
Labs?	CRCC		

Space Opening Up in SFEBB/CRCC		current size
EMBA Space	CRCC	
OMBA Space	CRCC	
Career Services (UG/Grad)	SFEBB	
Centers	SFEBB	

EMBA, Cost/SF Review

06.11.2015

Project Data Summary

CBE, Construction Cost \$ 37,685,555

<i>Facility Cost</i>	\$ 34,948,147	<i>target</i>	0.93
<i>Utility Fee Cost (1)</i>	\$ 68,741		
<i>Site Cost (1)</i>	\$ 2,111,737		
<i>High Performance Building (1)</i>	\$ 556,929		
<i>Total (1)</i>	\$ 2,737,407		

Square Foot Cost Summary (Construction Cost) Per CBE Detail

	Current Cost/SF	Escalated Cost/SF	
Building	\$ 310	\$ 341	109.99% escalation factor
Shelled	\$ 155	\$ 170	

CBE, Soft Costs \$ 12,568,133 or
33.35% of Construction Costs

Building Square Footage Summary

Project Total Requested	160,000 SF
PH 1, Requested	125,000 SF
Future Space Needed	35,000 SF

Notes

1. The cost reflected above meets current University and State Standards, they do not reflect increases for LEED Platinum and such.
2. Escalation is calculated at approximately 5% per year.
3. SF costs appear higher than normal because approximately 70,000 SF of this space will be build at or above a Class A Office Space (National comparison) standard

EMBA, Cost/SF Review

06.11.2015

Site Summary

Site A

Option 1

PH 1, finished space	55,000 SF	\$ 17,391,091
Shelled Space	110,000 SF	\$ 17,391,091
Future Space Req.	0 SF	\$ -
Total Building (current project)	165,000 SF	\$ 34,782,182

Total (1)	\$ 2,737,407
Total Construction Cost	\$ 37,519,589
Projected Soft Costs 33.35%	\$ 12,512,783

Total Project Cost \$ 50,032,372
\$ 303.23 per SF

Additional costs related to this site

<i>Existing Structure</i>	46,965 SF
<i>Demolition of existing structure</i>	\$ 187,860
<i>Replacement of existing SF</i>	\$ 18,222,420

Total of Additional Costs \$ 18,410,280

EMBA, Cost/SF Review

06.11.2015

Site Summary

Site B

Option 1

PH 1, finished space	110,000 SF	\$ 34,782,182	
Shelled Space	0 SF	\$ -	
Future Space Req.	55,000 SF	\$ -	<i>TBD at a future date</i>
Total Building (current project)	110,000 SF	\$ 34,782,182	

Total (1)	\$ 2,737,407
Total Construction Cost	\$ 37,519,589
Projected Soft Costs 33.35%	\$ 12,512,783

Total Project Cost	\$ 50,032,372
	\$ 454.84 per SF

Option 2

PH 1, finished space	95,000 SF	\$ 30,039,157	
Shelled Space	30,000 SF	\$ 4,743,025	
Future Space Req.	40,000 SF	\$ -	<i>TBD at a future date</i>
Total Building (current project)	125,000 SF	\$ 34,782,182	

Total (1)	\$ 2,737,407
Total Construction Cost	\$ 37,519,589
Projected Soft Costs 33.35%	\$ 12,512,783

Total Project Cost	\$ 50,032,372
	\$ 400.26 per SF

Additional costs related to this site

Existing Structure	57,765 SF
Demolition of existing structure	\$ 231,060
Replacement of existing SF	\$ 22,412,820

Total of Additional Costs	\$ 22,643,880
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EMBA, Cost/SF Review

06.11.2015

Site Summary

Site C

Option 1

PH 1, finished space	110,000 SF	\$ 34,782,182	
Shelled Space	0 SF	\$ -	
Future Space Req.	55,000 SF	\$ -	<i>TBD at a future date</i>
Total Building (current project)	110,000 SF	\$ 34,782,182	

Total (1)	\$ 2,737,407
Total Construction Cost	\$ 37,519,589
Projected Soft Costs 33.35%	\$ 12,512,783

Total Project Cost	\$ 50,032,372
	\$ 454.84 per SF

Option 2

PH 1, finished space	95,000 SF	\$ 30,039,157	
Shelled Space	30,000 SF	\$ 4,743,025	
Future Space Req.	40,000 SF	\$ -	<i>TBD at a future date</i>
Total Building (current project)	125,000 SF	\$ 34,782,182	

Total (1)	\$ 2,737,407
Total Construction Cost	\$ 37,519,589
Projected Soft Costs 33.35%	\$ 12,512,783

Total Project Cost	\$ 50,032,372
	\$ 400.26 per SF

EMBA, Cost/SF Review

06.11.2015

Site Summary

Site D

Option 1

PH 1, finished space	47,000 SF	\$ 14,861,478
Shelled Space	118,000 SF	\$ 18,655,897
Future Space Req.	0 SF	\$ -
Total Building (current project)	165,000 SF	\$ 33,517,375

Total (1)	\$ 2,737,407
Additional Site Costs	\$ 1,325,000
Total Construction Cost	\$ 37,579,782
Projected Soft Costs 33.35%	\$ 12,532,857
Total Project Cost	\$ 50,112,639
	\$ 303.71 per SF

EMBA, Cost/SF Review

06.11.2015

Site Summary

Site E

Option 1

PH 1, finished space	55,000 SF	\$ 17,391,091
Shelled Space	110,000 SF	\$ 17,391,091
Future Space Req.	0 SF	\$ -
Total Building (current project)	165,000 SF	\$ 34,782,182

Total (1)	\$ 2,737,407
Total Construction Cost	\$ 37,519,589
Projected Soft Costs 33.35%	\$ 12,512,783
Total Project Cost	\$ 50,032,372
	\$ 303.23 per SF