

**RECREATION AND WELLNESS CENTER
BOCA RATON CAMPUS**

**BT-668
JANUARY 2005**

(WITH OPTIONAL SITE)



TITLE SHEET

RECREATION AND WELLNESS CENTER

BOCA RATON CAMPUS

BT-668

FLORIDA ATLANTIC UNIVERSITY
BOCA RATON, FLORIDA

PREPARED IN ACCORDANCE WITH
AVP POLICY AND PROCEDURE #2
PROGRAM DEVELOPMENT

JANUARY 2005

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**Florida Atlantic University
FACILITIES PROGRAM**

PREPARED BY:

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REVIEWED AND APPROVED:

FACILITIES PLANNING:

This is to certify that this document has been reviewed for project schedule, budget and code requirements.

Raymond Nelson, Director

ASSOCIATE VICE PRESIDENT, OFFICE OF THE UNIVERSITY ARCHITECT:

This is to certify that this document meets the intent of the University Architect's AVP Policy and Procedure #2 (Development of Facility Program) and is consistent with the latest approved Campus Master Plan.

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INFORMATION RESOURCE MANAGEMENT:

This is to certify that this document meets the requirements of Information Resource Management.

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PROGRAM COMMITTEE CHAIRPERSON:

This is to certify that this document contains the recommendations of the Program Committee.

Leslie K. Bates, Dean of Student Affairs
Committee Chairperson

BT-668 RECREATION AND WELLNESS CENTER

DIVISION OF ACADEMIC AFFAIRS:

This is to certify that this document meets the requirements of the Office of Academic Affairs.

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OFFICE OF THE UNIVERSITY ARCHITECT:

This is to certify that this document meets the needs of Florida Atlantic University that it is in conformance with all applicable requirements, and is hereby recommended to the President.

Robert M. Friedman, University Architect & Vice President

FLORIDA ATLANTIC UNIVERSITY:

This is to certify that this document has been reviewed by the administrative leadership at Florida Atlantic University and that the material contained herein is forwarded with the President's approval and recommendation.

Frank T. Brogan, President

Date

This project addresses the need to provide for the construction of the new Recreation and Wellness Center, a multipurpose athletic, educational, recreational and administration center located at Florida Atlantic University, on the Boca Raton Campus. The recommendations contained herein are the direct outcome of discussions and participation by the members of the Recreation and Wellness Center Program Committee, comprised of representatives from the Student Body & Student Government, the Office of the Dean of Students, the Departments of Health Services and Wellness, Campus Recreation, and Exercise Science and Health Promotion.

A. PROJECT HISTORY

Unlike other comparable SUS campuses, there is no comprehensive wellness center on the Boca Raton campus. Currently, Student Health Services, Campus Recreation and Athletics facilities are struggling to provide services to the general student population. With the projected annual student growth, the present student recreation facilities will become increasingly inadequate. Recent and proposed additional campus residential expansion and additional athletic teams will exacerbate the critical need for expanded facilities. The proposed Wellness Center would provide a comprehensive program designed to enhance and enrich every student's university experience.

B. GENERAL PROJECT DESCRIPTION

The proposed project program consists of approximately 114,000 gross square feet of Recreation and Wellness facilities that, due to present funding constraints, will be built in two phases. This first phase will consist of approximately 32,300 gross square feet.

C. PROJECT GOALS

The proposed new Wellness Center shall provide the latest in contemporary fitness, aerobics, training and wellness programs for the general student population, faculty, staff and alumni. It is envisioned that the facility shall add to the quality of campus student life and bring another element of social opportunities in a health oriented environment.

The Center will provide a holistic approach for health promotion and fitness, helping students develop lifelong healthy habits. Promotion of healthy lifestyles will foster academic excellence and success and retention at the university. Healthier student lifestyles would promote a campus culture of wellness, including improved morale, lower health care costs and reduced drop out rate. The Center will also provide a fun atmosphere of expanded recreational facilities and positive, drug/alcohol-free social opportunities. In addition to the comprehensive personal health/wellness options, practicum experiences would be available for students in the fields of Nursing, Exercise Science, Counseling, Social Work, Education and Business. The Center would serve as a recruiting tool to attract new students and serve as a focal point for campus activities.

D. DESIGN OBJECTIVES

The design objective of the proposed new construction is to provide an aesthetically pleasing, educationally effective and healthy social environment for the students, faculty and staff. The new facility shall be an attractive feature and shall carefully blend into the existing architectural language, which proudly represents Florida Atlantic University at Boca Raton.

E. CONSTRUCTION DELIVERY METHOD

The University anticipates the utilization of a construction manager for this project. The size of the project is sufficiently large and/or complex to require major emphasis on the qualification of the contractor to provide specific expertise in highly specialized cost estimating, value engineering, and scheduling during the design process with continuity of construction management through both design and construction phases.

A. UNIVERSITY SYSTEM OF FLORIDA MASTER PLAN

The proposed program is consistent with the goals and objectives of current adopted Master Plan.

B. ACADEMIC PROGRAM REVIEWS

Not Applicable.

C. RECOMMENDATIONS OF THE REVIEW CONSULTANTS

Not Applicable.

D. JUSTIFICATIONS

Not applicable.

VI. SPACE NEEDS ASSESSMENT BT-668 RECREATION & WELLNESS CENTER

A. FACILITIES DEFICIENCIES

The existing Athletic Complex and adjacent facilities are not widely available for the general student, faculty and staff population. This new facility will begin to “close the gap” in wellness, recreational and athletic needs necessary for a growing State University.

B. ALTERNATIVE SOLUTIONS

A new building is the only reasonable means to achieve the needed space and facilities to keep the fitness, recreation, athletic and wellness programs viable.

C. QUANTITATIVE ANALYSIS OF PROGRAM SPACES

N/A

D. PROJECT AND SURVEY RECOMMENDATIONS

It is highly recommended that the proposed Recreation and Wellness facility be located in close proximity to the University Center and campus athletics facilities, such as outdoor ball fields and the track.

VII. CONSISTENCY WITH THE ADOPTED CAMPUS MASTER PLAN
BT-668 RECREATION & WELLNESS CENTER

A. THE ADOPTED CAMPUS MASTER PLAN

The proposed project is consistent with the goals and objectives of the FAU Comprehensive Campus Master Plan (CMP) prepared and adopted on November 6, 2001.

The location of the Recreation and Wellness Center will be finalized during the schematic design phase. The proposed locations being considered places the building in closer proximity to the University Center and student housing.

A. SITE CONDITIONS

1. SITE TOPOGRAPHY (CM-N-04.00-09/97 B.1)

The site is a level Greenfield site bounded by Broward Blvd. To the east, a storm water canal to the west. The existing Boca Raton Soccer fields are to the south. The north is bounded by a parking lot. **An alternate site being considered for this facility is located east of Dade Ave. on what is currently the Algonquin Residence Hall site, which is slated for demolition within the next 2 years.**

2. STORM DRAINAGE (CM-N-04.00-09/97 B.2)

The site is part of the Campus-wide permitting with the South Florida Water Management District. If required, the architect will be directed to provide attenuation strategy for storm water management on site. Refer to Section X, Utilities Impact Analysis for site maps and description of the site storm water system.

3. VEHICULAR AND PEDESTRIAN CIRCULATION (CM-N-04.00-09/97 B.3)

The site is traversed by pedestrian ways that lead to surrounding buildings. There is no existing vehicular roadway access and none is currently planned.

4. SITE VEGETATION (CM-N-04.00-09/97 B.4)

Site vegetation consists mainly of level lawn and small decorative shrubbery near the building. The university will adhere to its policy of replanting and replacing any tree or shrubbery that is removed or damaged due to new construction, and the architect shall recommend additional improvements in his design.

5. ARCHAEOLOGICAL HISTORY (CM-N-04.00-09/97 B.5)

There is no archeological history on this site.

6. EXISTING UTILITY LOCATIONS (CM-N-04.00-09/97 B.6)

Refer to Section X, Utility Impact Analysis for campus utility infrastructure maps and description of site utilities.

7. ARCHITECTURAL SIGNIFICANCE OF ADJACENT STRUCTURES (CM-N-04.00-09/97 B.7)

The building design is to compliment the existing scale and architectural vocabulary of the surrounding structures.

8. UNUSUAL SITE CONDITIONS (CM-N-04.00-09/97 B.8)

There are no unusual site conditions.

9. DIRECTION OF PREVAILING WINDS (CM-N-04.00-09/97 B.9)

There is no University wide study of the prevailing wind patterns. Generally the wind patterns vary seasonally reflecting the global patterns associated with the summer tropic air currents from the southeast and winter arctic winds from northwest. More importantly, the Architect must study the effect of microclimate created by existing tree canopy and site conditions (in addition to the relationship to adjacent building exhaust, fresh air intake and vehicular traffic patterns) in siting the building and in designing for views and HVAC/MEP systems.

B. CAMPUS MAP & SITE MAP

Refer to Section X, Utilities Impact Analysis for site maps.

A. PROGRAM AREA TABLE

The following program includes both the complete program for a fully built-out facility and a breakdown by phase of construction. This current construction project includes only the initial phase as shown in the Phase I Program column below. However, the AE is expected to master plan the complete facility through conceptual design, that includes Phase I and Phase II spaces, with the intent that Phase II be seamlessly constructed with little or no interference to ongoing programs in existing Phase I areas.

PROGRAM SUMMARY	PRIORITY	COMPLETE PROGRAM	PHASE I PROGRAM	PHASE II PROGRAM
PUBLIC / LOBBY	1	4,000	4,000	-
FITNESS /AEROBICS	1	19,300	11,300	8,000
LOCKERS / SHOWERS / TOILETS	1	2,800	2,800	-
EQUIPMENT CHECK	1	1,000	1,000	-
ADMINISTRATION	1	2,680	2,000	680
SUPPORT	1	3,350	2,000	1,350
GYM / COURT / TRACK	2	26,000	-	26,000
RACQUETBALL	2	4,000	-	4,000
LAP POOL	2	8,460	-	8,460
WELLNESS & HEALTH	1	8,015	-	8,015
EXERCISE SCIENCE & HEALTH PROMOTION	2	9,760	-	9,760
TOTAL NET AREA		89,365	23,100	66,265
TOTAL GROSS AREA	1.40	125,111	32,340	92,771

The Phase I Program calls for a gross square foot area of 32,340 GSF. A detailed listing of functions and spaces is broken out in the area table that follows:

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Description	FULL 11/10/2004			Program for Phase I			Program for Phase II		
	QU	SF Each	Net Area	QU	SF Each	Net Area	QU	SF Each	Net Area
Entrance Area									
Lobby / Access Control Desk	1	3,300	3,300						
Access Office (included in Lobby)	1	-	-						
Public Restrooms	2	350	700						
Health Bar - (included)	1	-	-						
Sub-Total PUBLIC SPACE			4,000			4,000			-
Fitness Activities									
Cardiovascular (# of mach x 50 nsf)	40	50	2,000	40	50	2,000			-
Fixed Weights	40	50	2,000	40	50	2,000			-
Free Weights	20	100	2,000	20	100	2,000			-
Aero/ combative / Pilates w/ stage and storage	2	2,500	5,000	2	2,500	5,000			-
Climbing Wall	4	75	300	4	75	300			-
Add'l Cardio and Weight Areas	3	1,000	3,000				3	1,000	3,000
Add'l Arobics / Pilates	2	2,500	5,000				2	2,500	5,000
Sub-Total FITNESS			19,300			11,300			8,000
Multipurpose Gym									
Full College Court Area	2	8,400	16,800				2	8,400	16,800
Facility storage	2	500	1,000				2	500	1,000
Equipment storage	2	500	1,000				2	500	1,000
Jogging Track	1	7,200	7,200				1	7,200	7,200
Sub-Total GYM / COURT			26,000						26,000
Athletic Courts									
Racquetball / Handball Court	4	1,000	4,000				4	1,000	4,000
Observation Area	0	-	-				0	-	-
Sub-Total RACQUETBALL			4,000						4,000
Locker Rooms									
Women's	1	1,400	1,400						
Men's	1	1,400	1,400						
Sub-Total LOCKERS			2,800			2,800			-
Equipment Check Out									
Check out desk	1	150	150						
Laundry	1	400	400						
Office	1	150	150						
Storage	1	300	300						
Sub-Total EQUIP CHECK			1,000			1,000			-
Lap Pool									
8 Lane, 25 M Lap Pool	1	4,080	4,080				1	4,080	4,080
Pool Apron	1	4,080	4,080				1	4,080	4,080
Storage	1	200	200				1	200	200
Pump Room	1	100	100				1	100	100
Sub-Total LAP POOL			8,460						8,460

Continued....

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Description	FULL 11/10/2004			Program for Phase I			Program for Phase II		
	QU	SF Each	Net Area	QU	SF Each	Net Area	QU	SF Each	Net Area
Administrative Area									
Receptionist	1	200	200	1	200	200			
Director	1	175	175	1	175	175			
Business Offices	6	120	720	6	120	720			
Workstations	7	40	280	7	40	280			
Conference Room for 12	1	225	225	1	225	225			
Copy/ File	1	200	200	1	200	200			
Storage	1	200	200	1	200	200			
Future Add'l offices	4	120	480				4	120	480
Future Add'l storage/file/work room	2	100	200				2	100	200
Sub-Total ADMIN			2,680			2,000			680
Wellness and Health - Submitted by Cathy & Rosemary 11/10/04 (indented lines for future)									
Reception and Outflow	1	340	340				1	340	340
Classroom for 30 ppl	1	750	750				1	750	750
Classroom for 40 ppl	1	950	950				1	950	950
Grad Assistants 2 per office	1	120	120				1	120	120
Director's Office	1	200	200				1	200	200
Coordinators	2	120	240				2	120	240
Storage	1	500	500				1	500	500
Peer Education Resource Rm	1	500	500				1	500	500
Therapy Rooms W/sinks	2	100	200				2	100	200
MultiPurp Conf Rm/kitchenette	1	225	225				1	225	225
Mini-Auditorium for 100	1	1,250	1,250				1	1,250	1,250
Teaching Kitchen	1	625	625				1	625	625
Add'l Grad Assistants 2 per office	2	120	240				2	120	240
Theatre Storage	1	75	75				1	75	75
Restrooms	2	150	300				2	150	300
Add'l Classrooms	2	750	1,500				2	750	1,500
Sub-Total WELLNESS & HEALTH			8,015			-			8,015
Exercise Science & Health Promotion - Submitted by Don Torok 12/1/04 & revised (office space added) by RAR									
Reception / Secretary	1	200	200				1	200	200
Dept Chair Office	1	175	175				1	175	175
Faculty Offices	11	120	1,320				11	120	1,320
Grad/Intern Offices	16	40	640				16	40	640
Conference Rm for 12	1	225	225				1	225	225
Files/Copy	1	200	200				1	200	200
Bio-Mechanics Lab	1	1,000	1,000				1	1,000	1,000
Cardio Lab	1	1,000	1,000				1	1,000	1,000
Body Comp	1	1,000	1,000				1	1,000	1,000
Student Lab	1	1,000	1,000				1	1,000	1,000
Metabolism Lab	1	1,000	1,000				1	1,000	1,000
Teaching Classrooms / labs	1	1,000	1,000				1	1,000	1,000
Movement Analysis	1	1,000	1,000				1	1,000	1,000
Sub-Total EXERCISE SCIENCE			9,760						9,760
Support Areas									
Elevator	2	100	200	1	100	100	1	100	100
Elevator Equipment Room	1	100	100	1	100	100			-
Janitor Closets	3	20	60	3	20	60			-
Mechanical Room	1	2,000	2,000	1	1,000	1,000	1	1,000	1,000
Electrical / Data Rooms	2	120	240	2	120	240			-
Stairs	3	250	750	2	250	500	1	250	250
Sub-Total SUPPORT			3,350			2,000			1,350
TOTAL NET AREA - Sq Ft			89,365			23,100			66,265
PROJECTED GROSS AREA - Sq Ft.	1.40		125,111	1.40		32,340	1.40		92,771

END OF PROGRAM TABLE.

B. SPACE DESCRIPTION FORMS (Reference: AVP Policy & Procedure #2 – Attachment A-2))

The following space description forms are provided in order to define a general scope of the finishes and MEP criteria for various spaces. Special finishes and criteria shall be proposed by the AE and agreed upon, by the University, where applicable and where they may have an impact on costs. Actual finishes and MEP criteria must meet with the SUS Professional Guidelines and the FAU Cost Containment Guidelines unless otherwise approved.

SPACE		LOBBY	
DEPARTMENT:		SPACE NAME:	
SPACE CATEGORY:		Office	
PERSONNEL ASSIGNED / MAX.:		ROOM USE CODE:	
DIMENSION / AREA:		NUMBER REQUIRED:	
RELATIONSHIPS			
PRIMARY:			
SECONDARY:			
ARCHITECTURAL			
FLOORS:	Ceramic tile	WALLS:	Painted.Gyp. Bd.
CEILINGS:	Acoustical treatment	DOORS:	
WINDOWS:	Yes. Provide blinds or film	LIGHTING:	Appropriate for activity
ACOUSTICAL:	Acoustical absorption treatment as required		
MECHANICAL CRITERIA			
HVAC:	Standard per FAU CCG	PLUMBING:	
DATA/COMM:	Provide wireless to rooms	ELECTRICAL:	Provide power to machines as necessary
FURNITURE/EQUIP			
FURNITURE/ EQUIP. (OWNER):			
FURNITURE / EQUIP. (CONTRACTOR):			
SUPPLEMENTAL INFORMATION/REQUIREMENTS			
All phases of design - show equipment layouts in each space, maximizing the area.			

Continued.....

SPACE		CARDIOVASCULAR AREAS	
DEPARTMENT:		SPACE NAME:	
SPACE CATEGORY:		Office	
PERSONNEL ASSIGNED / MAX.:		DIMENSION / AREA:	
		ROOM USE CODE:	
		NUMBER REQUIRED:	
RELATIONSHIPS			
PRIMARY:			
SECONDARY:			
ARCHITECTURAL			
FLOORS:	Rubberized Athletic Floor Sys.	WALLS:	Painted.Gyp. Bd.
CEILINGS:	Acoustical tile	DOORS:	
WINDOWS:	Yes. Provide Blinds.	LIGHTING:	Appropriate for specific activity
ACOUSTICAL:	Acoustical absorption treatment as required		
MECHANICAL CRITERIA			
HVAC:	Standard for specific activity	PLUMBING:	
DATA/COMM:	Provide wireless to rooms	ELECTRICAL:	Provide power to machines as necessary
FURNITURE/EQUIP			
FURNITURE/ EQUIP. (OWNER):			
FURNITURE / EQUIP. (CONTRACTOR):			
SUPPLEMENTAL INFORMATION/REQUIREMENTS			
All phases of design - show equipment layouts in each space, maximizing the area.			

SPACE		FIXED & FREE WEIGHT ROOM SPACES	
DEPARTMENT:		SPACE NAME:	
SPACE CATEGORY:		Office	
PERSONNEL ASSIGNED / MAX.:		DIMENSION / AREA:	
		ROOM USE CODE:	
		NUMBER REQUIRED:	
RELATIONSHIPS			
PRIMARY:			
SECONDARY:			
ARCHITECTURAL			
FLOORS:	Rubberized Athletic Floor Sys.	WALLS:	Painted.Gyp. Bd.
CEILINGS:	Acoustical tile	DOORS:	
WINDOWS:	Yes. Provide Blinds.	LIGHTING:	Appropriate for specific activity
ACOUSTICAL:	Acoustical absorption treatment as required		
MECHANICAL CRITERIA			
HVAC:	Standard for specific activity	PLUMBING:	
DATA/COMM:	Provide wireless to rooms	ELECTRICAL:	Provide power to machines as necessary
FURNITURE/EQUIP			
FURNITURE/ EQUIP. (OWNER):			
FURNITURE / EQUIP. (CONTRACTOR):			
SUPPLEMENTAL INFORMATION/REQUIREMENTS			
All phases of design - show equipment layouts in each space, maximizing the area.			

SPACE NUMBER	AEROBICS ROOMS
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DEPARTMENT:		SPACE NAME:	
SPACE CATEGORY:	Office	ROOM USE CODE:	
PERSONNEL ASSIGNED / MAX.:		DIMENSION / AREA:	
PERSONNEL ASSIGNED / MAX.:		NUMBER REQUIRED:	
RELATIONSHIPS			
PRIMARY:			
SECONDARY:			
ARCHITECTURAL			
FLOORS:	Rubberized Athletic Floor Sys.	WALLS:	Painted.Gyp. Bd.
CEILINGS:	Acoustical tile	DOORS:	
WINDOWS:	Yes. Provide Blinds.	LIGHTING:	Appropriate for specific activity, multi-level
ACOUSTICAL:	Acoustical absorption treatment as required		
MECHANICAL CRITERIA			
HVAC:	Standard for specific activity	PLUMBING:	
DATA/COMM:	Provide wireless to rooms	ELECTRICAL:	Provide power as necessary
FURNITURE/EQUIP			
FURNITURE/ EQUIP. (OWNER):			
FURNITURE /EQUIP. (CONTRACTOR):			
SUPPLEMENTAL INFORMATION/REQUIREMENTS			
All phases of design - show equipment, furniture layouts in each space			

SPACE	ALL OFFICE SPACE & CONFERENCE ROOMS		
DEPARTMENT:	ALL DEPARTMENTS	SPACE NAME:	
SPACE CATEGORY:		ROOM USE CODE:	
PERSONNEL ASSIGNED / MAX.:		NSF	NUMBER REQUIRED:
PERSONNEL ASSIGNED / MAX.:		NUMBER REQUIRED:	
RELATIONSHIPS			
PRIMARY:			
SECONDARY:			
ARCHITECTURAL			
FLOORS:	Carpet	WALLS:	Painted.Gyp. Bd.
CEILINGS:	Acoustical tile	DOORS:	Solid wood
WINDOWS:	Yes. Provide Blinds.	LIGHTING:	Parabolic Troffers per SUS Guides
ACOUSTICAL:	Privacy acoustic insulation in walls		
MECHANICAL CRITERIA			
HVAC:	Standard per FAU CCG	PLUMBING:	None
DATA/COMM:	Min 1 CAT5 drop per room.	ELECTRICAL:	Duplex ea. wall – 2 duplex per room min.
FURNITURE/EQUIP			
FURNITURE/ EQUIP. (OWNER):	Show Typical Office and Conference Room layouts for approval.		
FURNITURE /EQUIP. (CONTRACTOR):			
SUPPLEMENTAL INFORMATION/REQUIREMENTS			

SPACE	LOCKER ROOMS & TOILET ROOMS		
DEPARTMENT:		SPACE NAME:	

SPACE CATEGORY:		Office		ROOM USE CODE:	
PERSONNEL ASSIGNED / MAX.:		DIMENSION / AREA:		NUMBER REQUIRED:	
RELATIONSHIPS					
PRIMARY:					
SECONDARY:					
ARCHITECTURAL					
FLOORS:	Ceramic Tile	WALLS:	Ceramic Tile		
CEILINGS:	Moisture Resist Acoustical tile	DOORS:	Metal or wood as appropriate		
WINDOWS:		LIGHTING:	Acrylic Troffers per SUS Guides		
ACOUSTICAL:					
MECHANICAL CRITERIA					
HVAC:	Standard	PLUMBING:	As required		
DATA/COMM:		ELECTRICAL:			
FURNITURE/EQUIP					
FURNITURE / EQUIP. (OWNER):					
FURNITURE / EQUIP. (CONTRACTOR):					
SUPPLEMENTAL INFORMATION/REQUIREMENTS					
All phases of design - show toilet, locker, & shower layouts in each space					

SPACE		EQUIPMENT CHECK & LAUNDRY			
DEPARTMENT:		SPACE NAME:			
SPACE CATEGORY:		Office		ROOM USE CODE:	
PERSONNEL ASSIGNED / MAX.:		DIMENSION / AREA:		NUMBER REQUIRED:	
RELATIONSHIPS					
PRIMARY:					
SECONDARY:					
ARCHITECTURAL					
FLOORS:	Sheet Vinyl	WALLS:	Painted Gypsum Bd.		
CEILINGS:	Moisture Resist Acoustical tile	DOORS:	Metal or wood as appropriate		
WINDOWS:		LIGHTING:	Parabolic Troffers per SUS Guides		
ACOUSTICAL:					
MECHANICAL CRITERIA					
HVAC:	Standard	PLUMBING:	As required for Washers		
DATA/COMM:	Drop at check-out desk & Off.	ELECTRICAL:	Clothes Dryers		
FURNITURE/EQUIP					
FURNITURE / EQUIP. (OWNER):					
FURNITURE / EQUIP. (CONTRACTOR):					
SUPPLEMENTAL INFORMATION/REQUIREMENTS					
All phases of design - show equipment and built-in cabinetry					

SPACE		CLASSROOMS & RESOURCE ROOMS			
DEPARTMENT:		SPACE NAME:			
SPACE CATEGORY:				ROOM USE CODE:	

PERSONNEL ASSIGNED / MAX.:		DIMENSION / AREA:		NSF	NUMBER REQUIRED:
RELATIONSHIPS					
PRIMARY:					
SECONDARY:					
ARCHITECTURAL					
FLOORS:	Vinyl Tile	WALLS:	Painted.Gyp. Bd.		
CEILINGS:	Acoustical tile	DOORS:	Solid wood		
WINDOWS:	If possible. Provide blinds.	LIGHTING:	Parabolic Troffers per SUS Guides		
ACOUSTICAL:	Privacy acoustic insulation in walls				
MECHANICAL CRITERIA					
HVAC:	Standard per FAU CCG	PLUMBING:	None		
DATA/COMM:	Drops for projection & Screen	ELECTRICAL:	Duplex ea. wall – 4 duplex per room min.		
FURNITURE/EQUIP					
FURNITURE/ EQUIP. (OWNER):	Show Classroom layouts for approval.				
FURNITURE / EQUIP. (CONTRACTOR):					
SUPPLEMENTAL INFORMATION/REQUIREMENTS					

SPACE		THERAPY ROOMS			
DEPARTMENT:		SPACE NAME:			
SPACE CATEGORY:			ROOM USE CODE:		
PERSONNEL ASSIGNED / MAX.:		DIMENSION / AREA:	NSF	NUMBER REQUIRED:	
RELATIONSHIPS					
PRIMARY:					
SECONDARY:					
ARCHITECTURAL					
FLOORS:	Vinyl Tile	WALLS:	Painted.Gyp. Bd.		
CEILINGS:	Acoustical tile	DOORS:	Solid wood		
WINDOWS:		LIGHTING:	Parabolic Troffers per SUS Guides		
ACOUSTICAL:	Privacy acoustic insulation in walls				
MECHANICAL CRITERIA					
HVAC:	Standard per FAU CCG	PLUMBING:	Sink in wall length cabinetry.		
DATA/COMM:		ELECTRICAL:	Duplex 2 walls – duplex per room min.		
FURNITURE/EQUIP					
FURNITURE/ EQUIP. (OWNER):	Show room layouts for approval.				
FURNITURE / EQUIP. (CONTRACTOR):					
SUPPLEMENTAL INFORMATION/REQUIREMENTS					

X. UTILITIES IMPACT ANALYSIS BT-668 RECREATION & WELLNESS CENTER

A. UTILITIES IMPACT ANALYSIS

Where possible, consideration should be made to run utilities to the proposed building that will satisfy the eventual build-out of phase II of this program. Utilities & equipment that can be upgraded for the future construction with little impact to the first phase should be postponed.

The Impact Analysis for the alternate site location follows in paragraphs C & D of this section.

1. CHILLED WATER: (SUS CM-N-04.00-09/97 A)

In order to provide chilled water from the central plant, 12" supply and return lines will have to be extended from a valve box at the southwest corner of Parking Garage I on Volusia Street, westward across Broward Avenue. A valve box with valves to further extend westward would have to be added at this time, for future line increases to the athletics areas. From that valve box, two 8" lines would then extend southward to the proposed recreation center. The lines across Broward Avenue could be jack-bored to avoid lengthy disruption to traffic.

2. HOT WATER: (SUS CM-N-04.00-09/97 B)

There is no hot water available from the central utility building. Florida Public Utility could extend gas line from an east/west line, north of the site to the building for a domestic hot water and reheat water boiler(s).

3. ELECTRICAL: (SUS CM-N-04.00-09/97 C)

Primary feeders 5 & 6 run under lot#15 north of the proposed site. There is an existing manhole approximately 400 ft from the site from which to run the feeder to the building. The estimated load on the total program (120,000 sf +/- Phase I & Phase II) is 10-12 W/sf or 1200 KW @ 480 V. However, service may be sized for the first phase only, if the AE plans adequately for the additional load and equipment which will be required for phase II.

4. POTABLE WATER: (SUS CM-N-04.00-09/97 D)

A 12" potable water main runs along the west side of Broward Avenue. It's estimated that a 6" D.I. water line will be required to run approximately 100 ft to the building.

5. SANITARY: (SUS CM-N-04.00-09/97 D)

An 8" sanitary line runs west to east with a manhole in line, approximately 700 feet from the proposed site. A lift station and a 4" PVC force main will be required.

6. IRRIGATION: (SUS CM-N-04.00-09/97 E)

A 6" RU line runs thru the building site proper and will be relocated to avoid running beneath the building. The existing irrigation branch lines in the grass site area will be broken / removed. New branch line pipes will irrigate around the new building foot print. Existing control valves and timers will be replaced.

7. STORM WATER MANAGEMENT:

Plans will be prepared by the consultant and submitted to SFWMD and Lake Worth Drainage District for Permitting. The consultant will request the Operational Permit, after construction.

8. NATURAL GAS:

A 2" gas line runs east to west approximately 700 ft north of the building site. Gas is probably the most cost efficient fuel for the amount of hot water use anticipated.

9. TELECOMMUNICATIONS:

Phone and Data for the facility will tie into the existing campus wide cable system. Wiring for telecommunication is to be completed by Telecommunication Sub contractor through FAU. Cable trays and conduits to be provided by the construction manager.

10. FIRE ALARM SYSTEM:

A complete fire alarm system including ADA requirements, compatible with existing campus systems will be installed. Provisions will include an automatic dialer directly to the Campus Police.

11. ENERGY MANAGEMENT CONTROL SYSTEM:

A complete EMS will be installed, with connections to the existing front end system, located in the Central Utility Plant.

12. SITE LIGHTING:

Walkway and site lighting fixtures complying with the campus standards and SUS guidelines for foot-candle levels will be installed, as required by the building footprint.

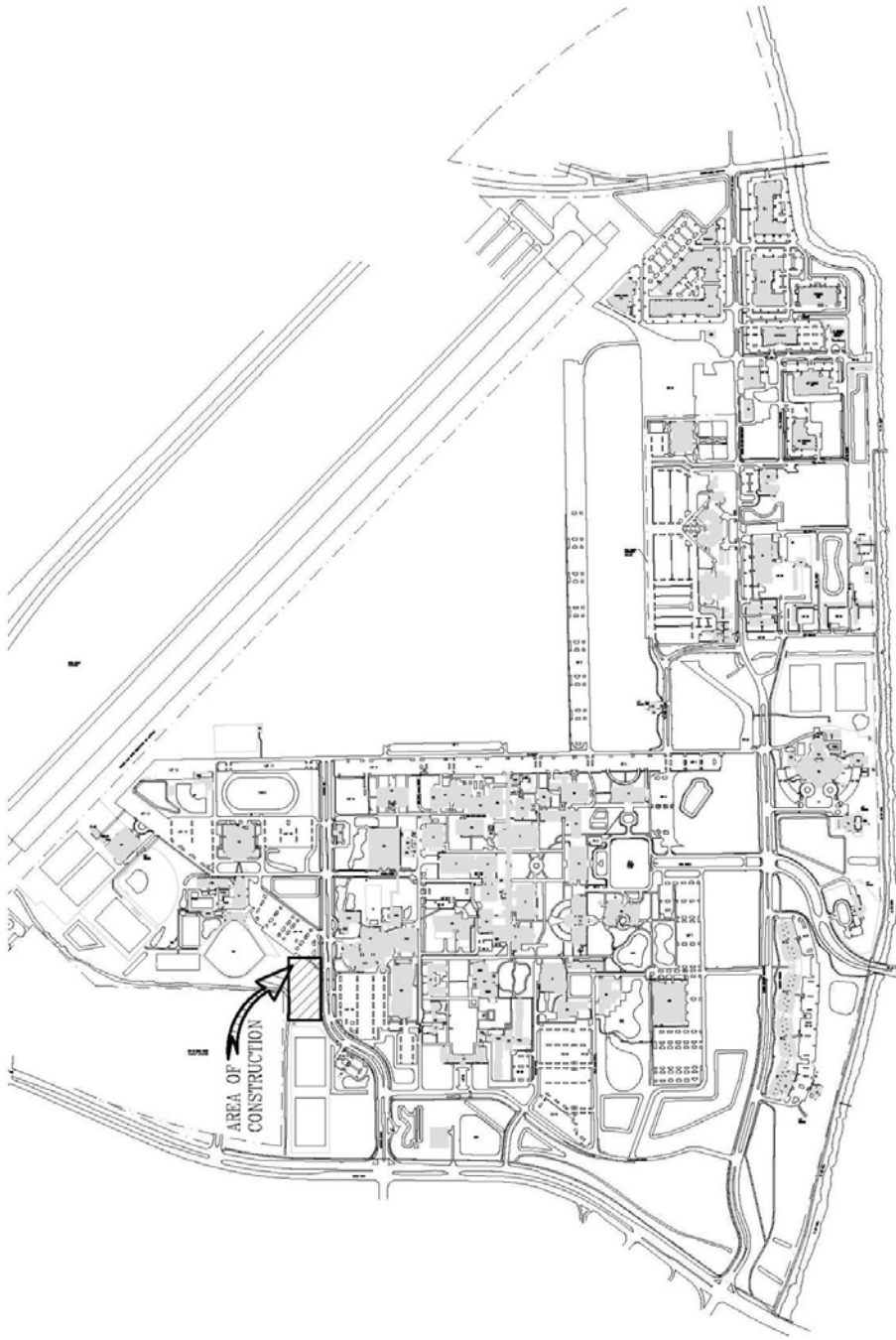
13. SURFACE IMPROVEMENTS:



Walkways and landscape will be reconfigured, as required, to provide access through the site, and promote quality outdoor space.

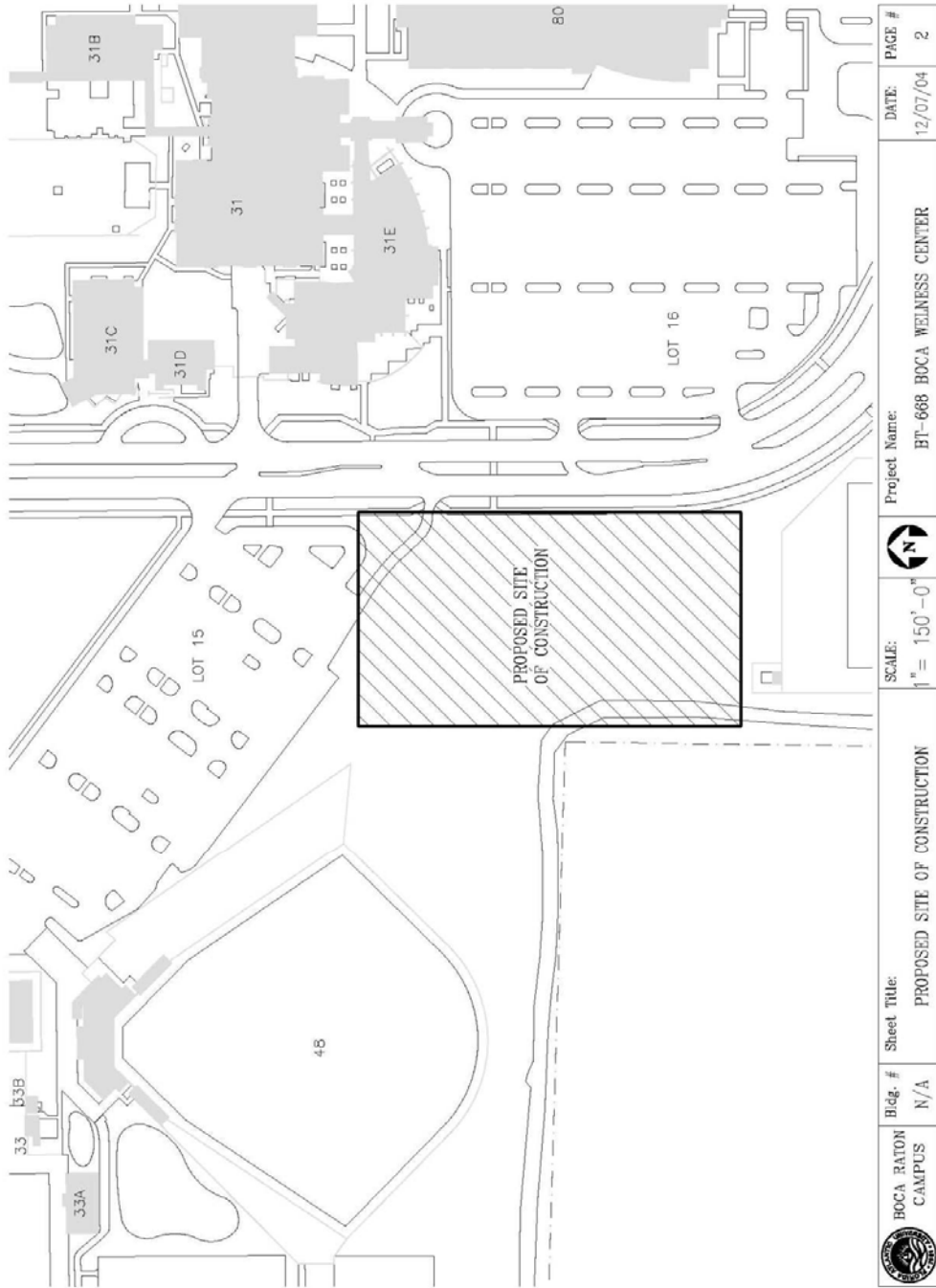
B. UTILITIES MAPS

The following site maps are included in this section below:

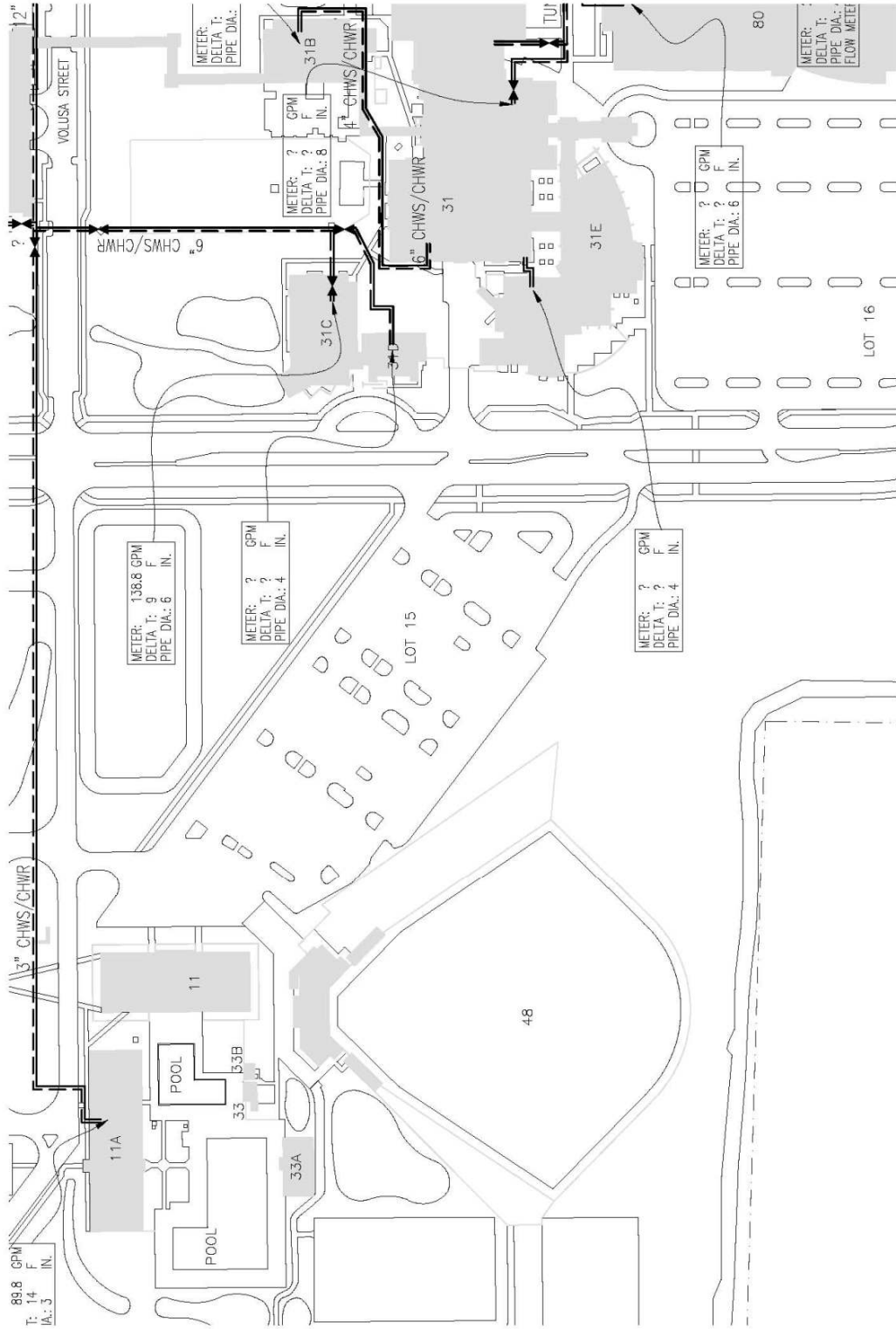
1. Campus Location Map – Area of Construction
2. Proposed Site of Construction
3. Chilled Water Distribution
4. High Voltage Electrical Distribution
5. IRM Telecom. / Data Systems
6. Potable Water Distribution
7. Sanitary Sewage
8. Natural Gas
9. Reuse Water for Irrigation
10. Storm Water Drainage





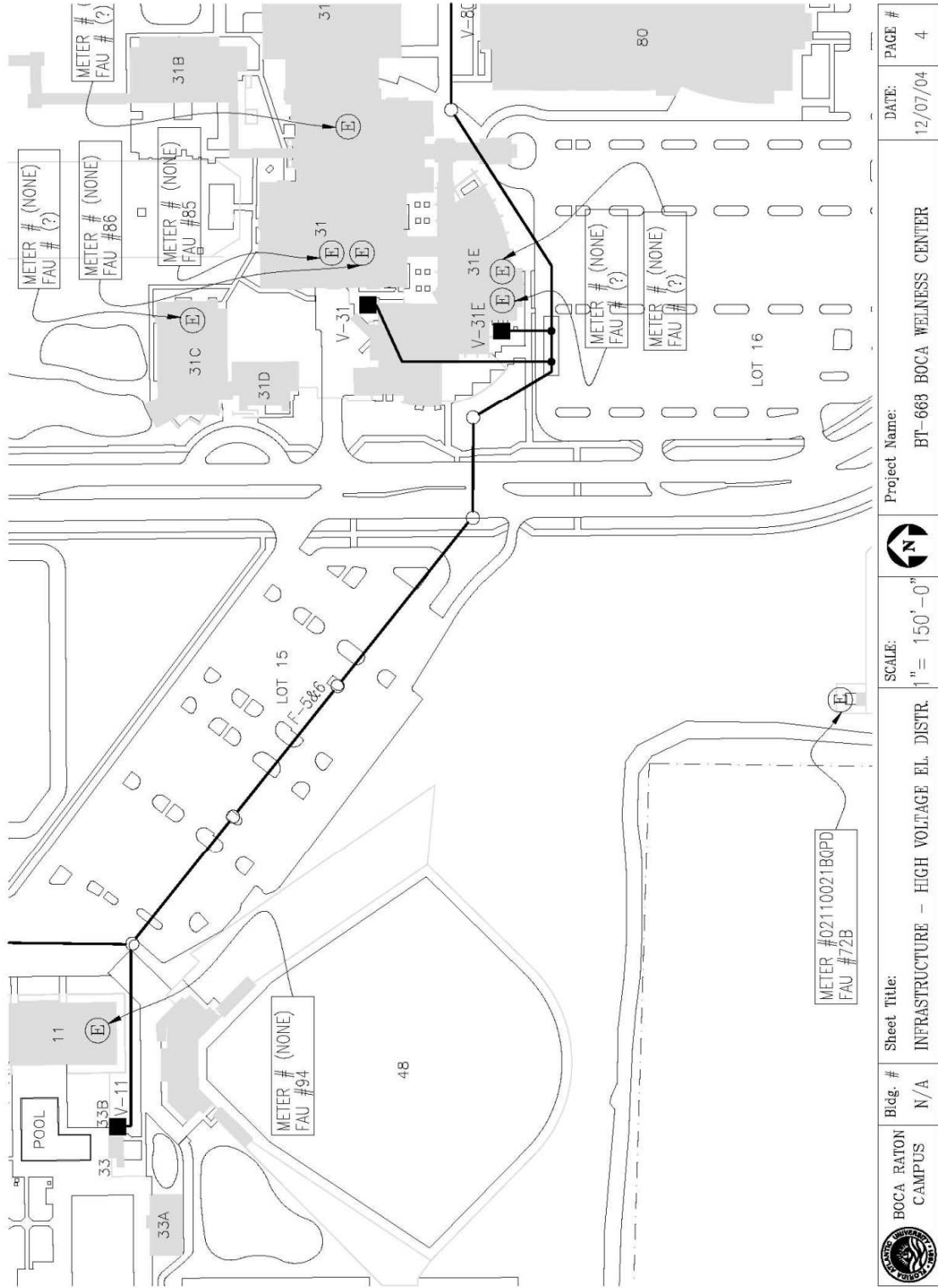
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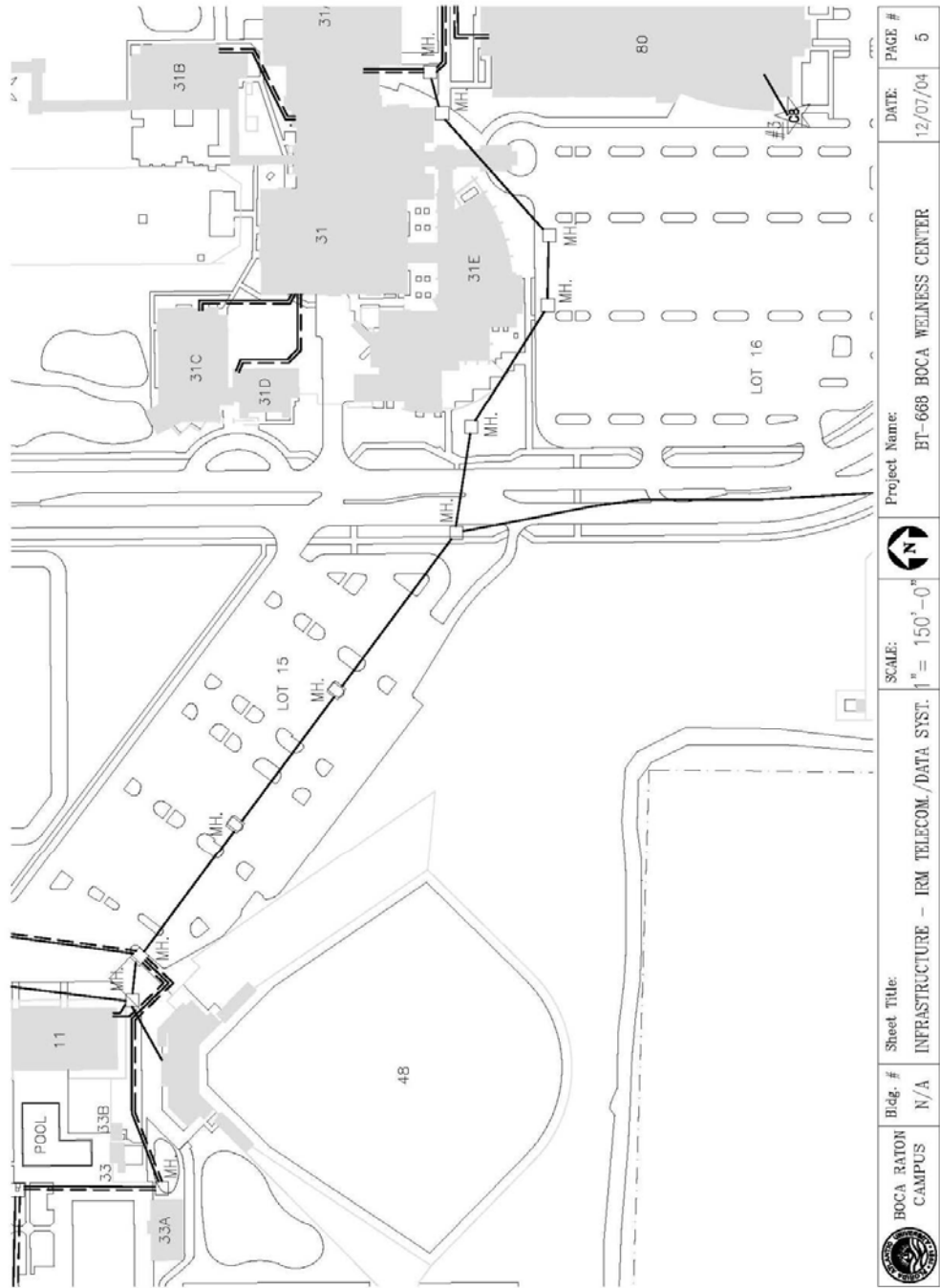
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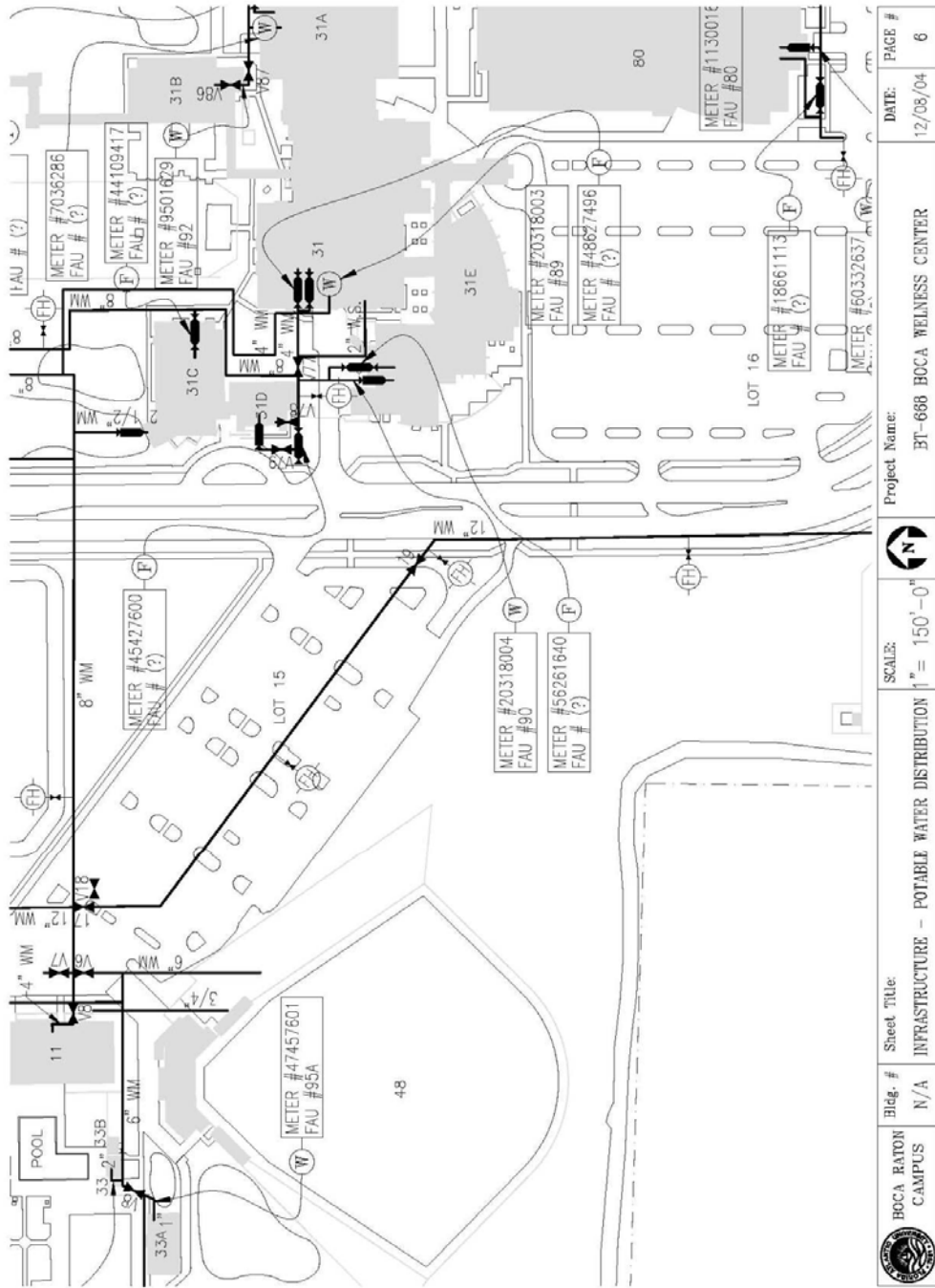


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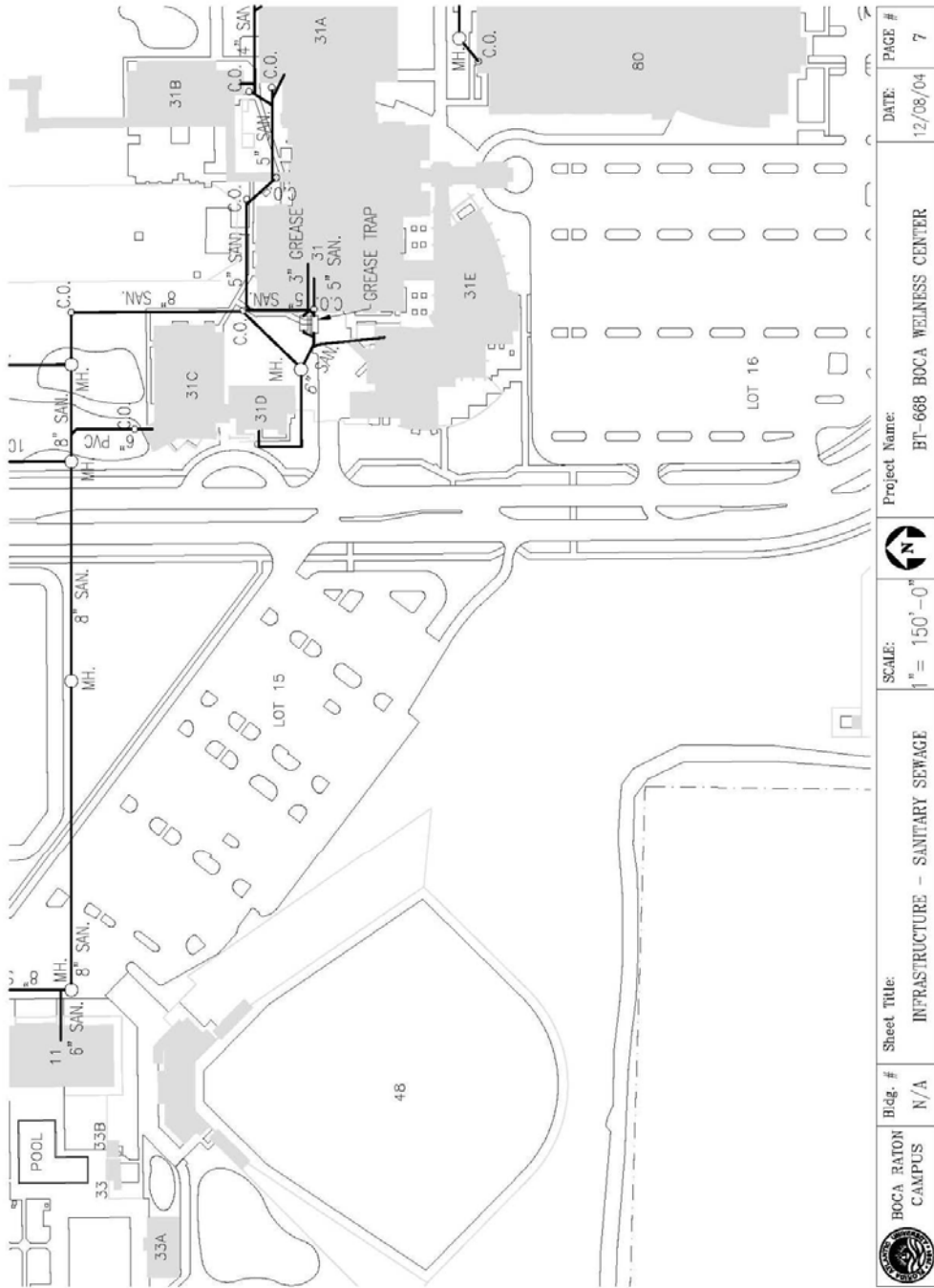


	BOCA RATON CAMPUS	Sheet Title:	SCALE:		Project Name:	DATE:	PAGE #
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	N/A						

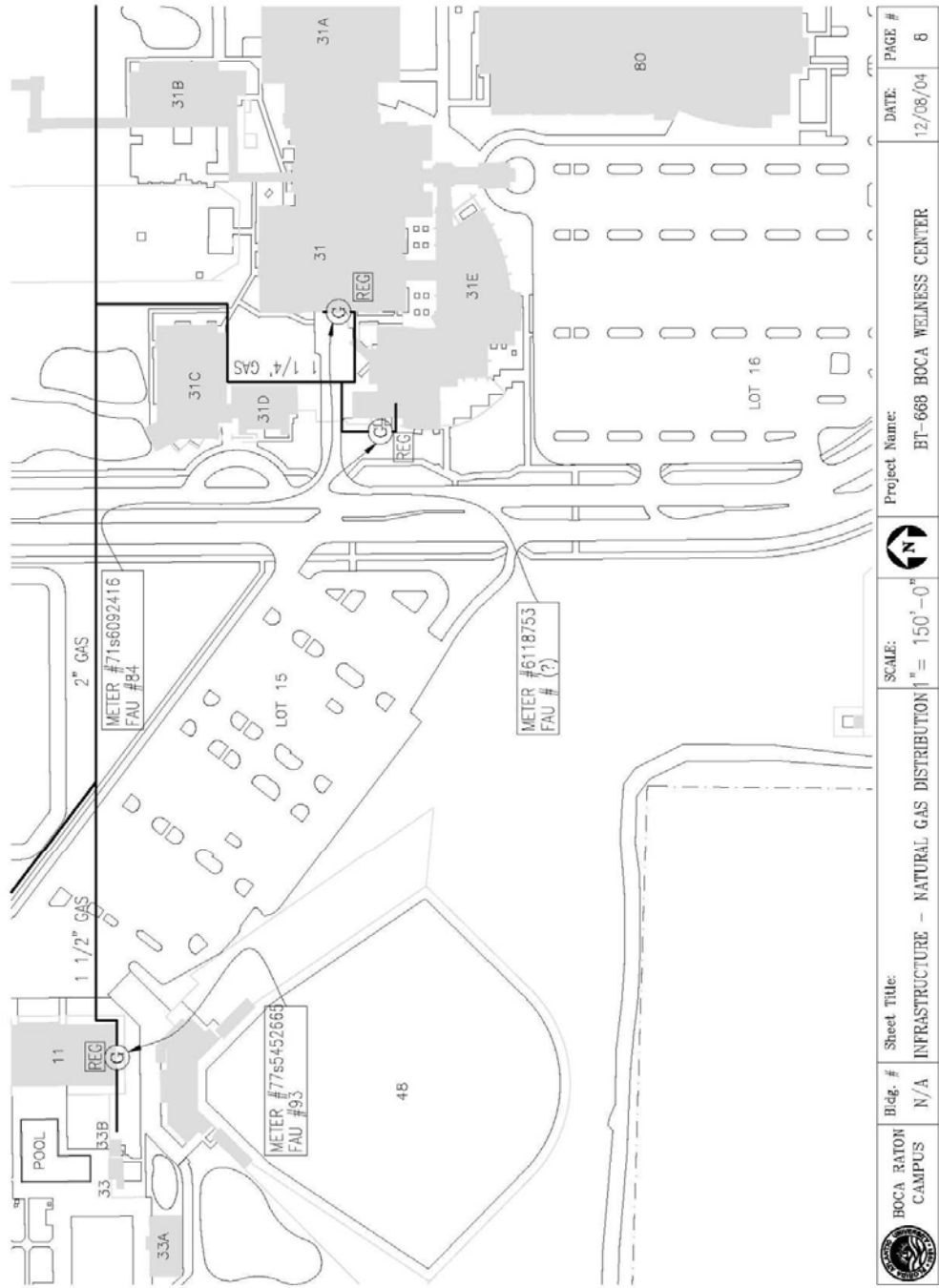




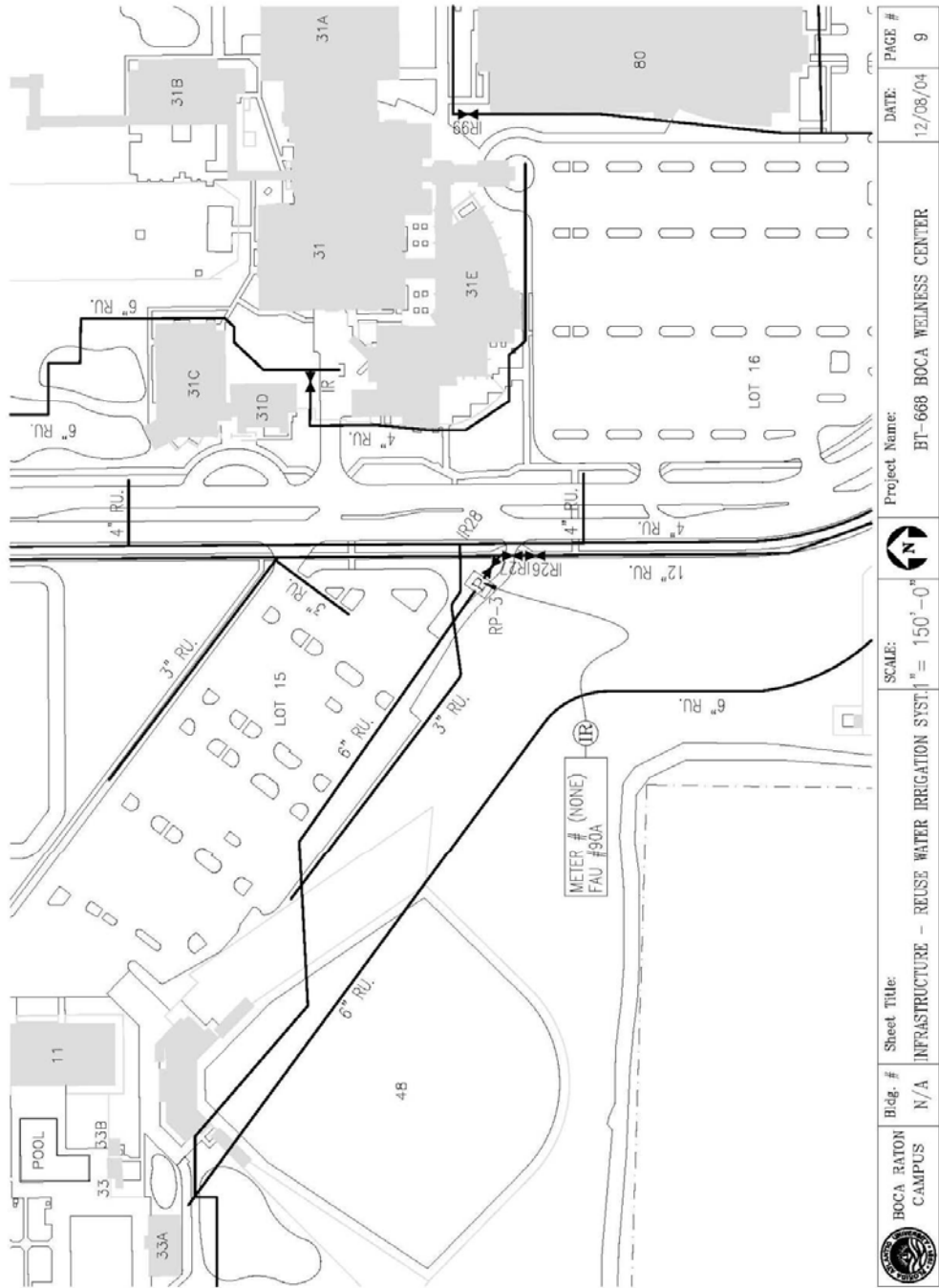
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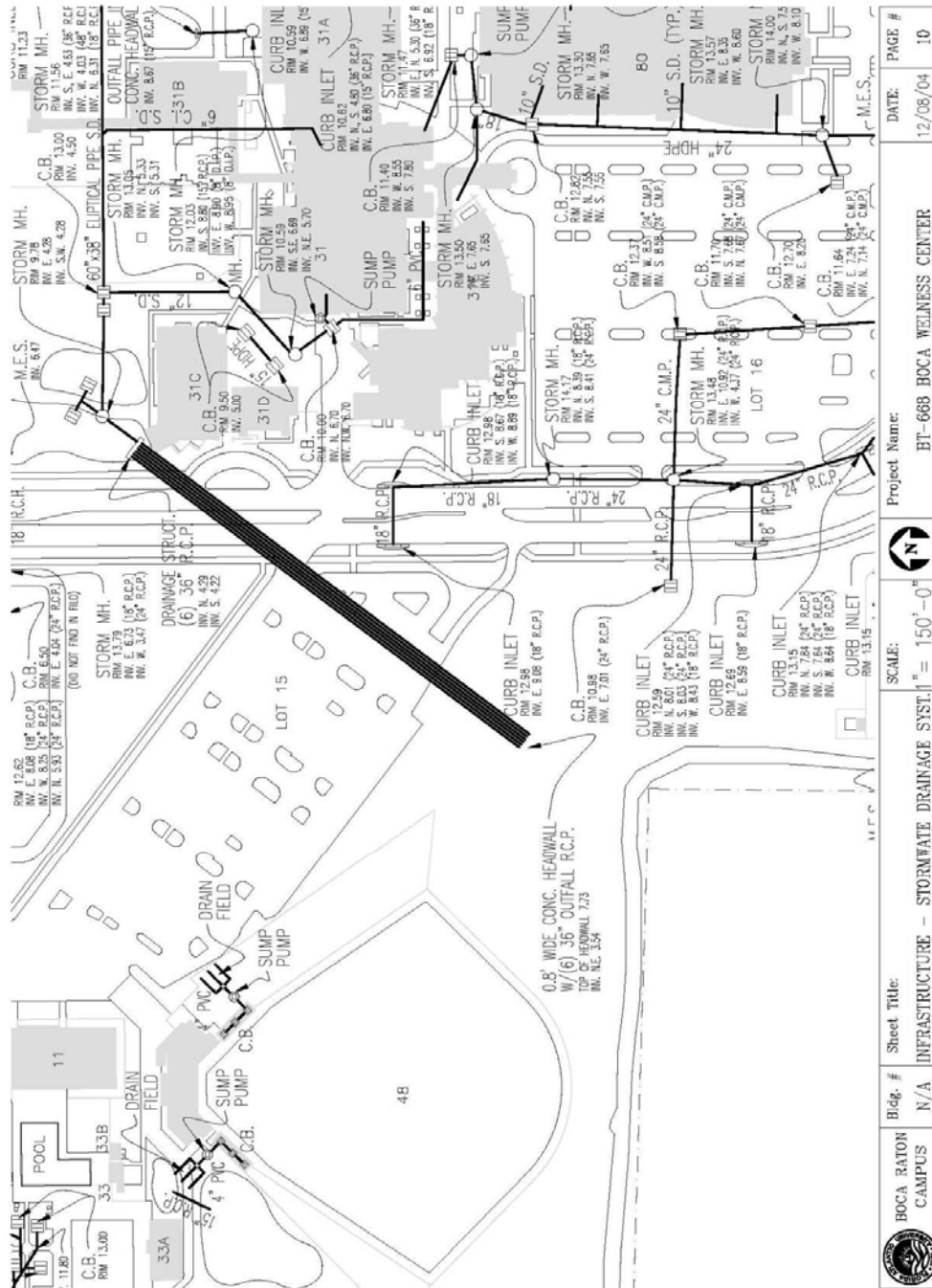


	BOCA RATON CAMPUS	BOCA RATON CAMPUS	Project Name:	BT-668 BOCA WELLNESS CENTER	DATE:	12/08/04	PAGE #	7
	BOCA RATON CAMPUS	N/A	Sheet Title:	INFRASTRUCTURE - SANITARY SEWAGE	SCALE:	1" = 150'-0"		



	BOCA RATON CAMPUS	Sheet Title:	SCALE:		Project Name:	DATE:	PAGE #
		INFRASTRUCTURE - NATURAL GAS DISTRIBUTION	" = 150' - 0"		BT-668 BOCA WELLNESS CENTER	12/08/04	8





BOCA RATON CAMPUS	Big. # N/A	Sheet Title: INFRASTRUCTURE - STORMWATER DRAINAGE SYST.	SCALE: 1" = 150'-0"	Project Name: BT-668 BOCA WELLNESS CENTER	DATE: 12/08/04	PAGE # 10
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C. UTILITIES IMPACT ANALYSIS

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The following is the Impact Analysis for the alternate site location:

-
- 14. CHILLED WATER:** (SUS CM-N-04.00-09/97 A)
Chilled water is available in the adjacent utility tunnel. The existing 6" taps should be adequate for the phase I of this project.
-
- 15. HOT WATER:** (SUS CM-N-04.00-09/97 B)
Hot water is available in the adjacent utility tunnel. The existing 2 1/2" taps should be adequate for phase I of the project.
-
- 16. ELECTRICAL:** (SUS CM-N-04.00-09/97 C)
The existing underground vault is not adequate for this project. Provide a new above ground 13.2 KV/480 V transformer with new feeders to electric room.
-
- 17. POTABLE WATER:** (SUS CM-N-04.00-09/97 D)
Existing 6" water valve is adequate for this building. A new tap for potable water for fire protection will be required.
-
- 18. SANITARY:** (SUS CM-N-04.00-09/97 D)
Existing main has adequate capacity for this building. Connect to existing manhole on site.
-
- 19. IRRIGATION:** (SUS CM-N-04.00-09/97 E)
The existing irrigation branch lines in the grass site area will be broken / removed. New branch line pipes will irrigate around the new building foot print. Existing control valves and timers will need to be replaced.
-
- 20. STORM WATER MANAGEMENT:**
Plans will be prepared by the consultant and submitted to SFWMD and Lake Worth Drainage District for Permitting. The consultant will request the Operational Permit, after construction.
-
- 21. NATURAL GAS:**
A 1" gas line currently serves the existing residence hall and will be adequate for domestic hot water.
-
- 22. TELECOMMUNICATIONS:**
Phone and Data for the facility will tie into the existing campus wide cable system. Wiring for telecommunication is to be completed by Telecommunication Sub contractor through FAU. Cable trays and conduits to be provided by the construction manager.
-
- 23. FIRE ALARM SYSTEM:**
A complete fire alarm system including ADA requirements, compatible with existing campus systems will be installed. Provisions will include an automatic dialer directly to the Campus Police.
-
- 24. ENERGY MANAGEMENT CONTROL SYSTEM:**
A complete EMS will be installed, with connections to the existing front end system, located in the Central Utility Plant.
-

25. SITE LIGHTING:

Walkway and site lighting fixtures complying with the campus standards and SUS guidelines for foot-candle levels will be installed, as required by the building footprint.

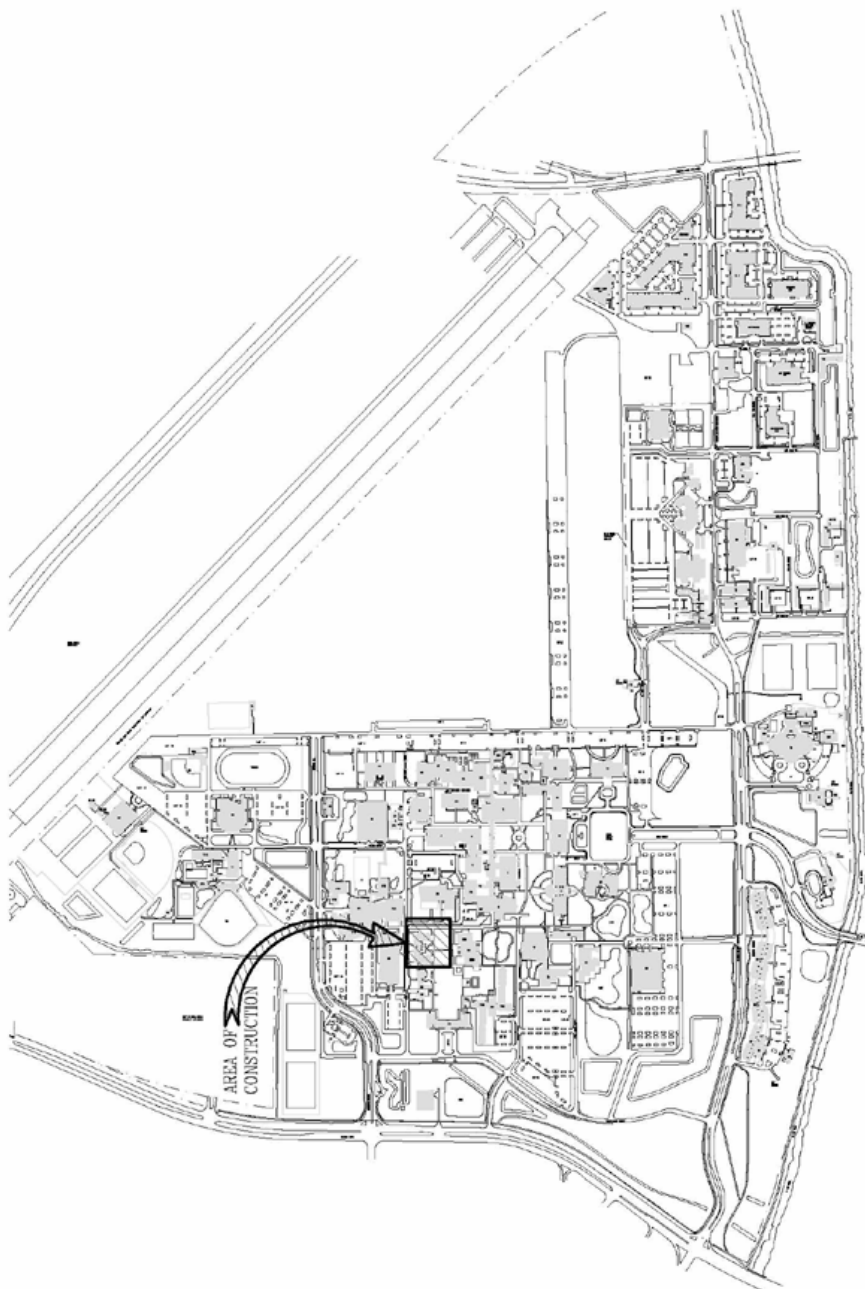
26. SURFACE IMPROVEMENTS:

Walkways and landscape will be reconfigured, as required, to provide access through the site, and promote quality outdoor space.

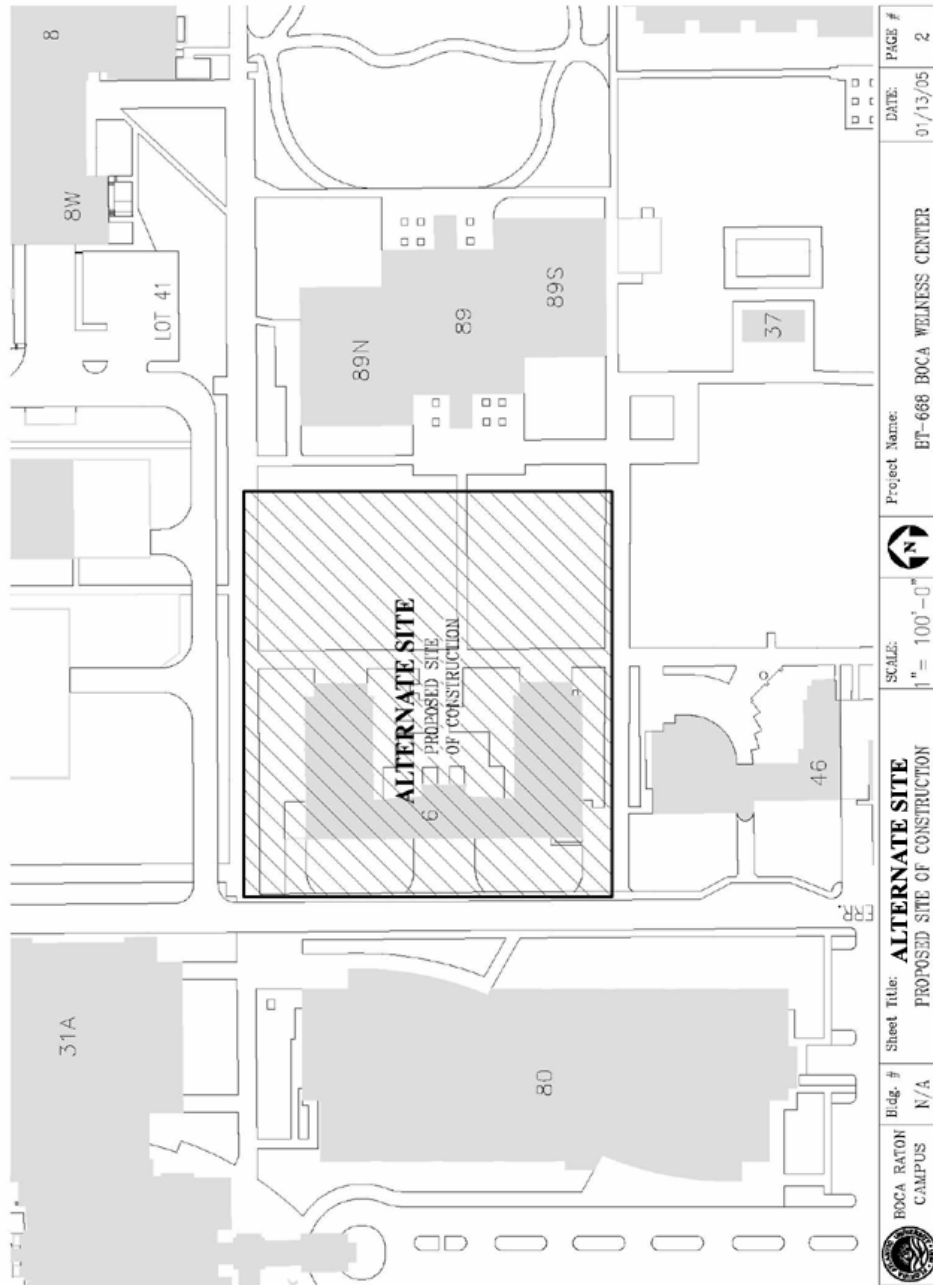
D. UTILITIES MAPS

The following site maps for the alternate site location are included in this section below:

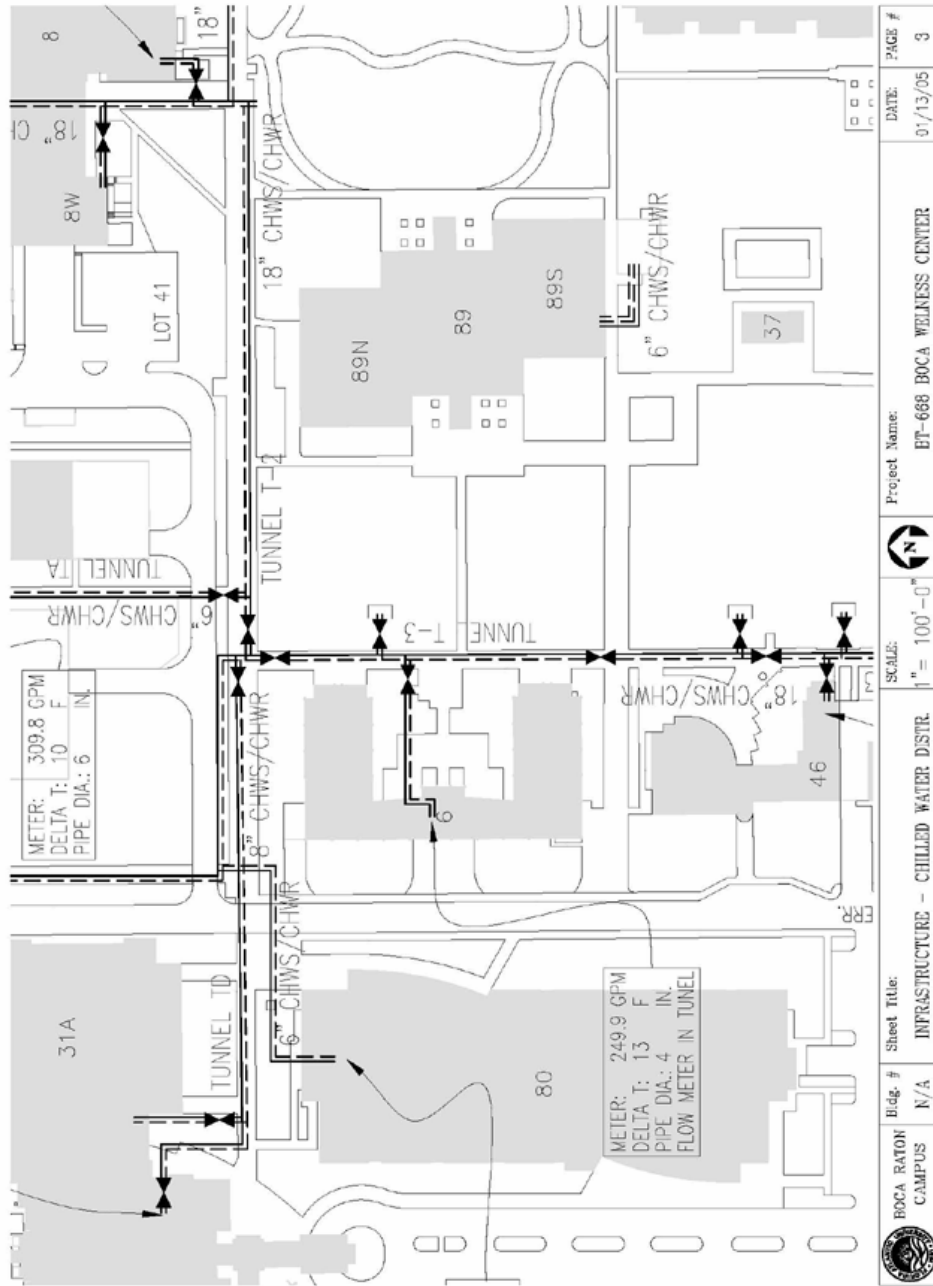
1. Campus Location Map – Area of Construction
2. Proposed Site of Construction
3. Chilled Water Distribution
4. Hot Water Distribution
5. High Voltage Electrical Distribution
6. IRM Telecom. / Data Systems
7. TV Cable Systems
8. Potable Water Distribution
9. Sanitary Sewage
10. Natural Gas
11. Reuse Water for Irrigation
12. Storm Water Drainage
13. Campus Utility Tunnel System

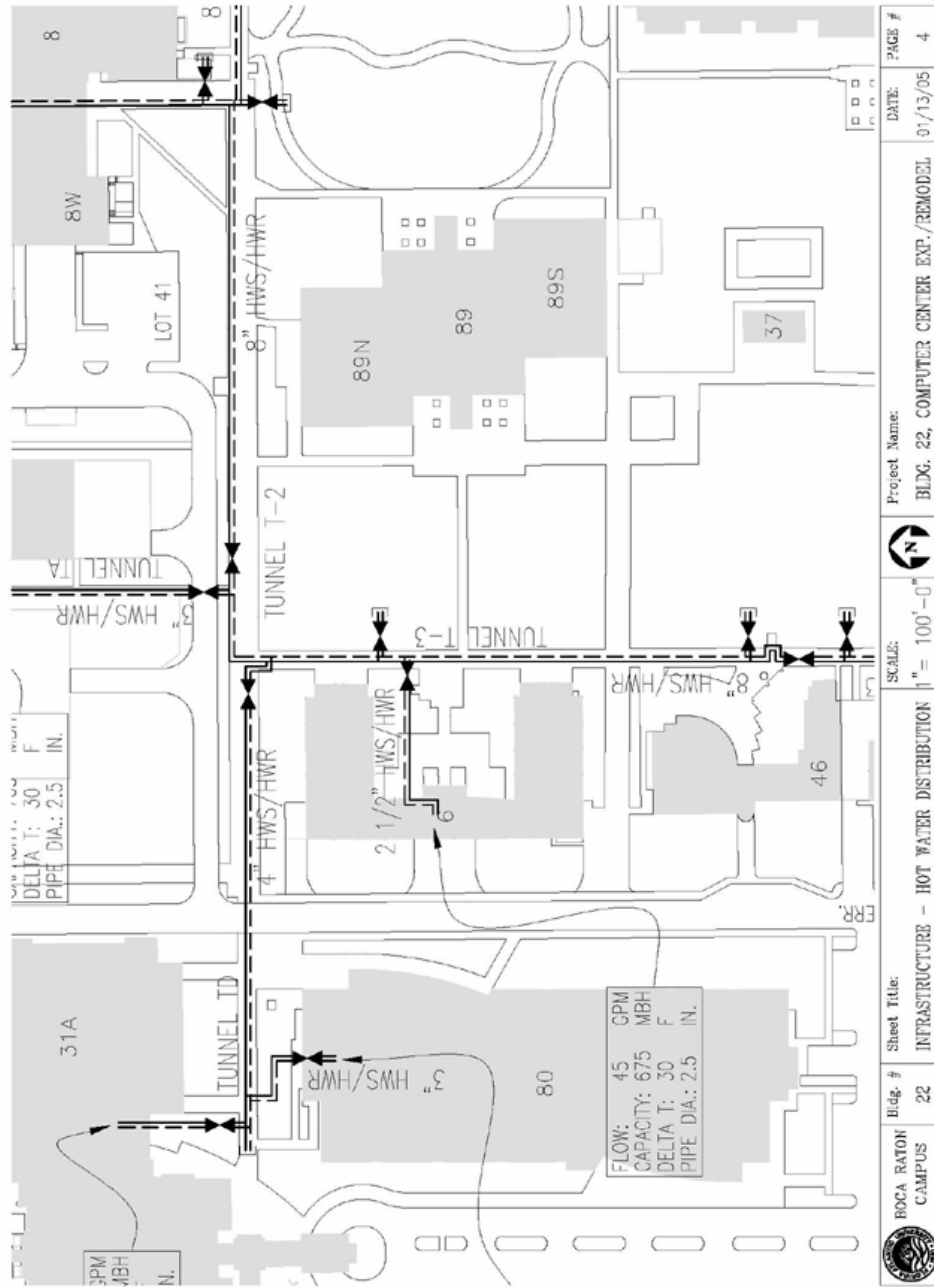


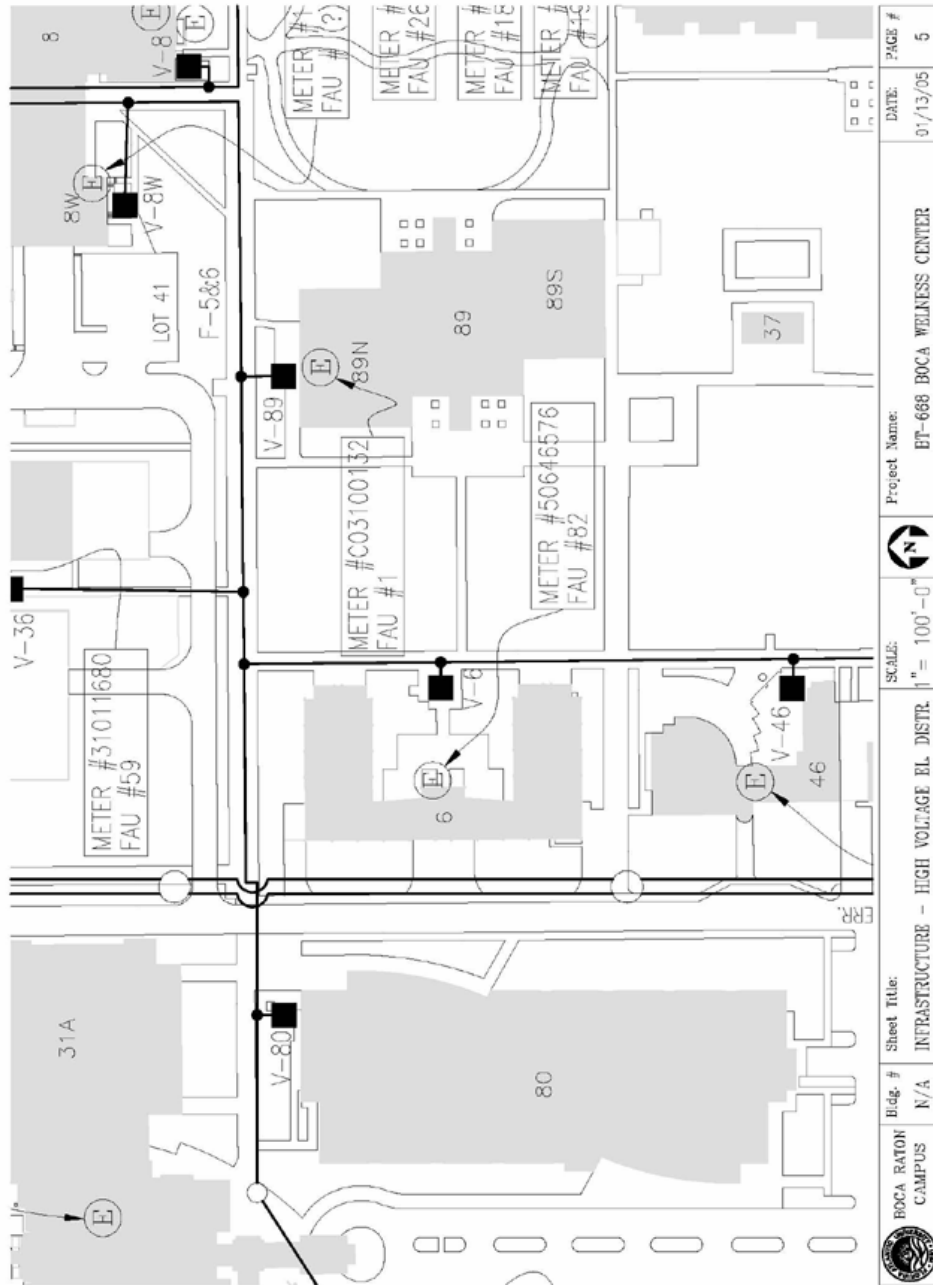
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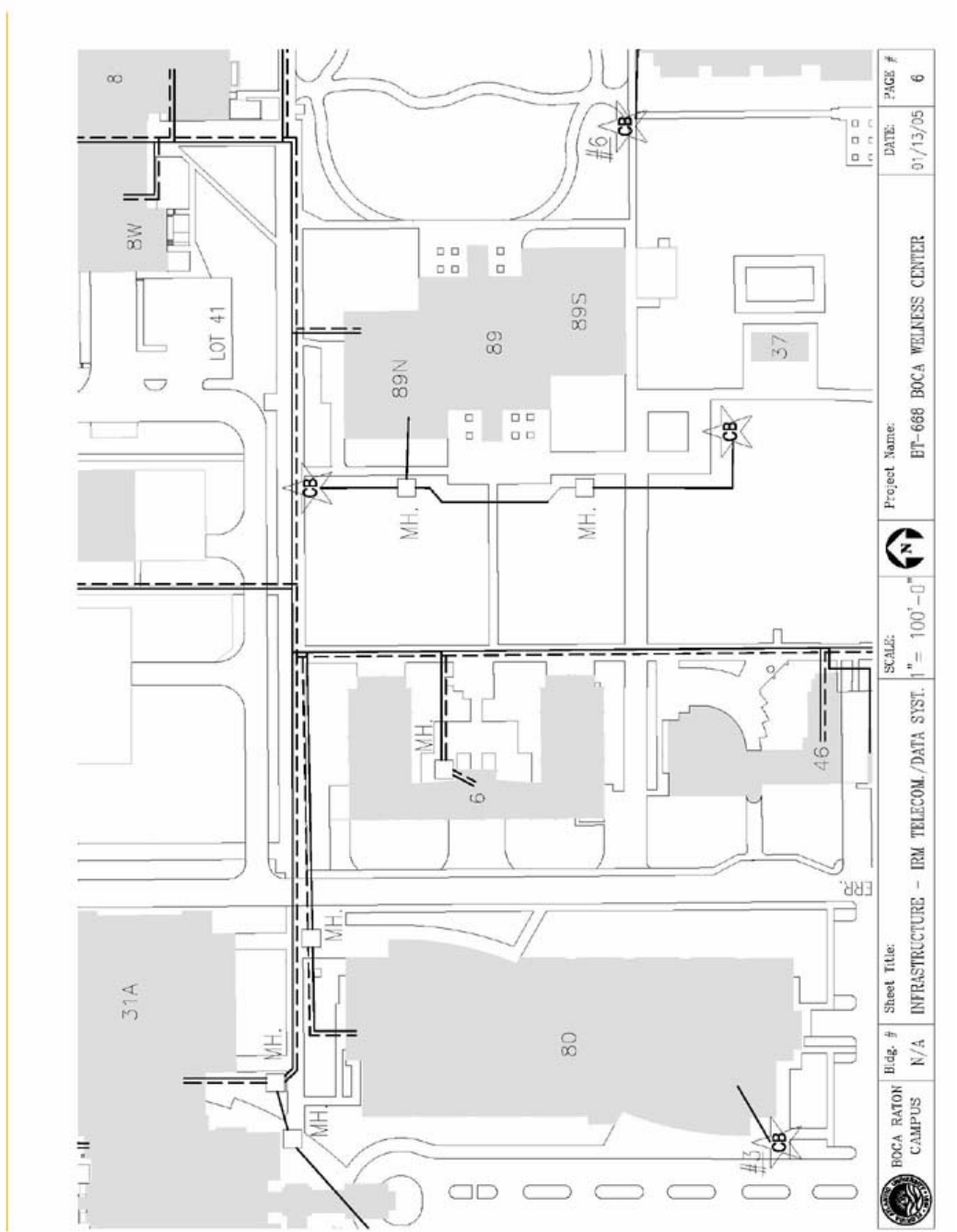
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						01/13/05	2

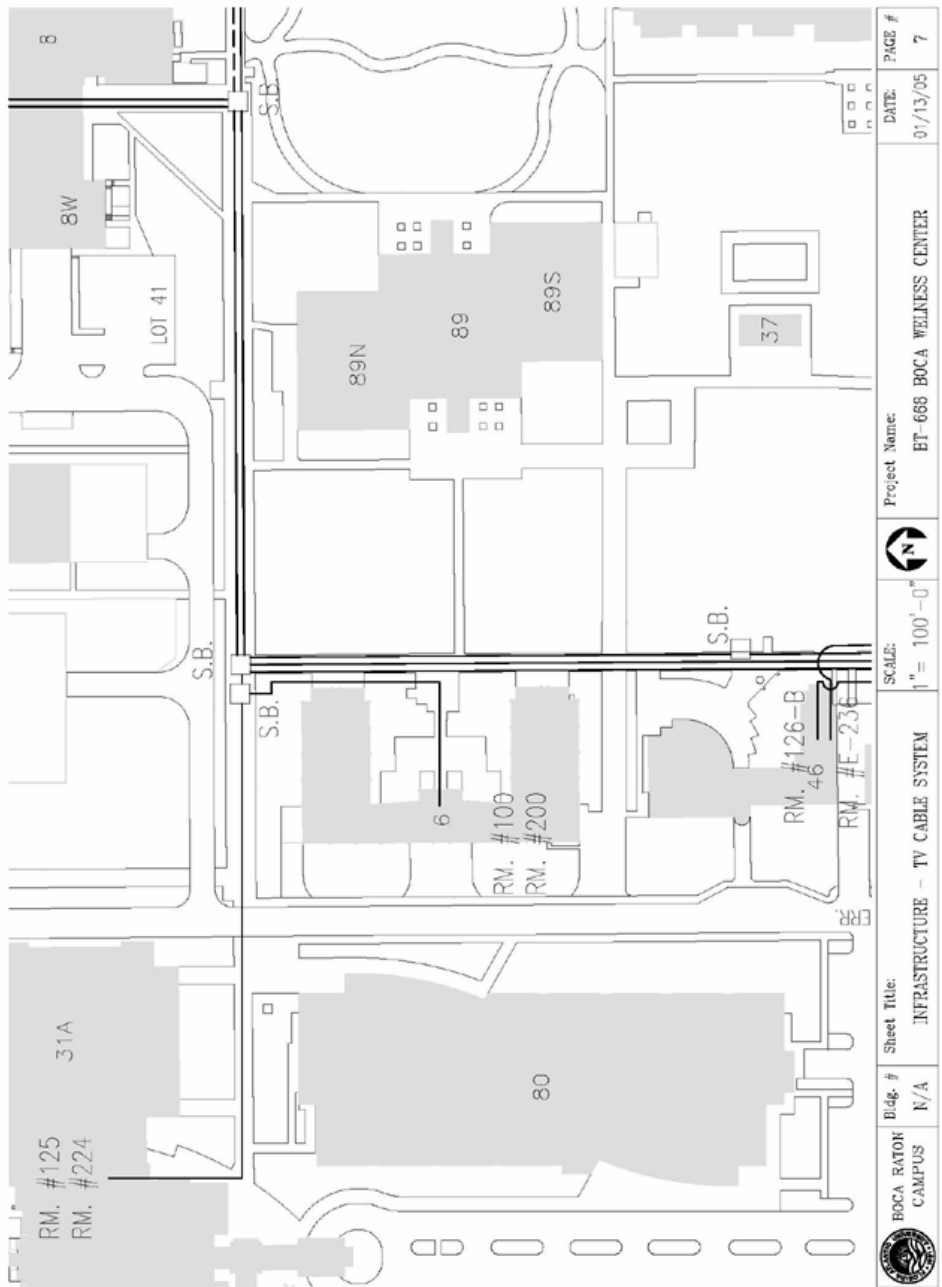


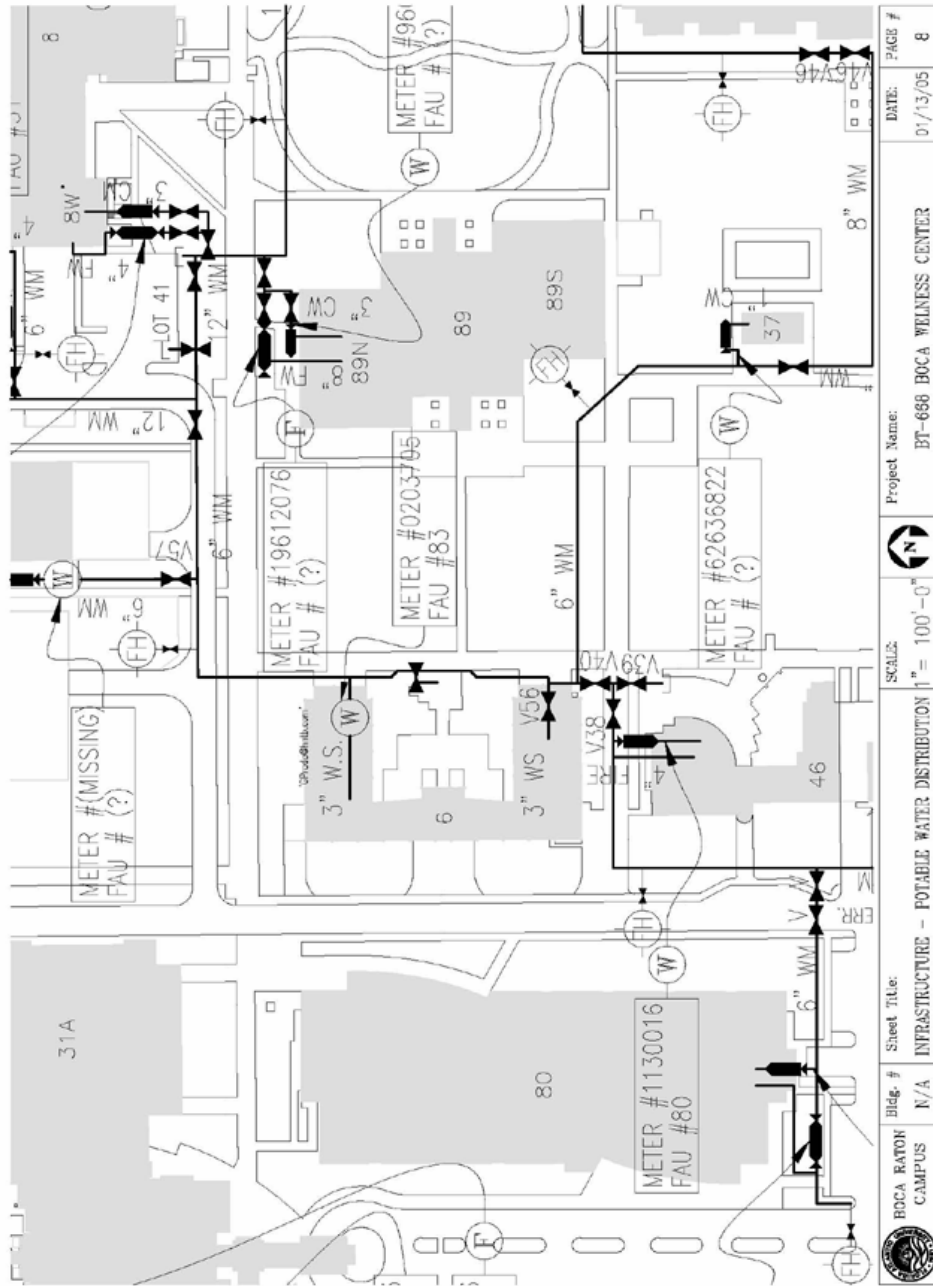




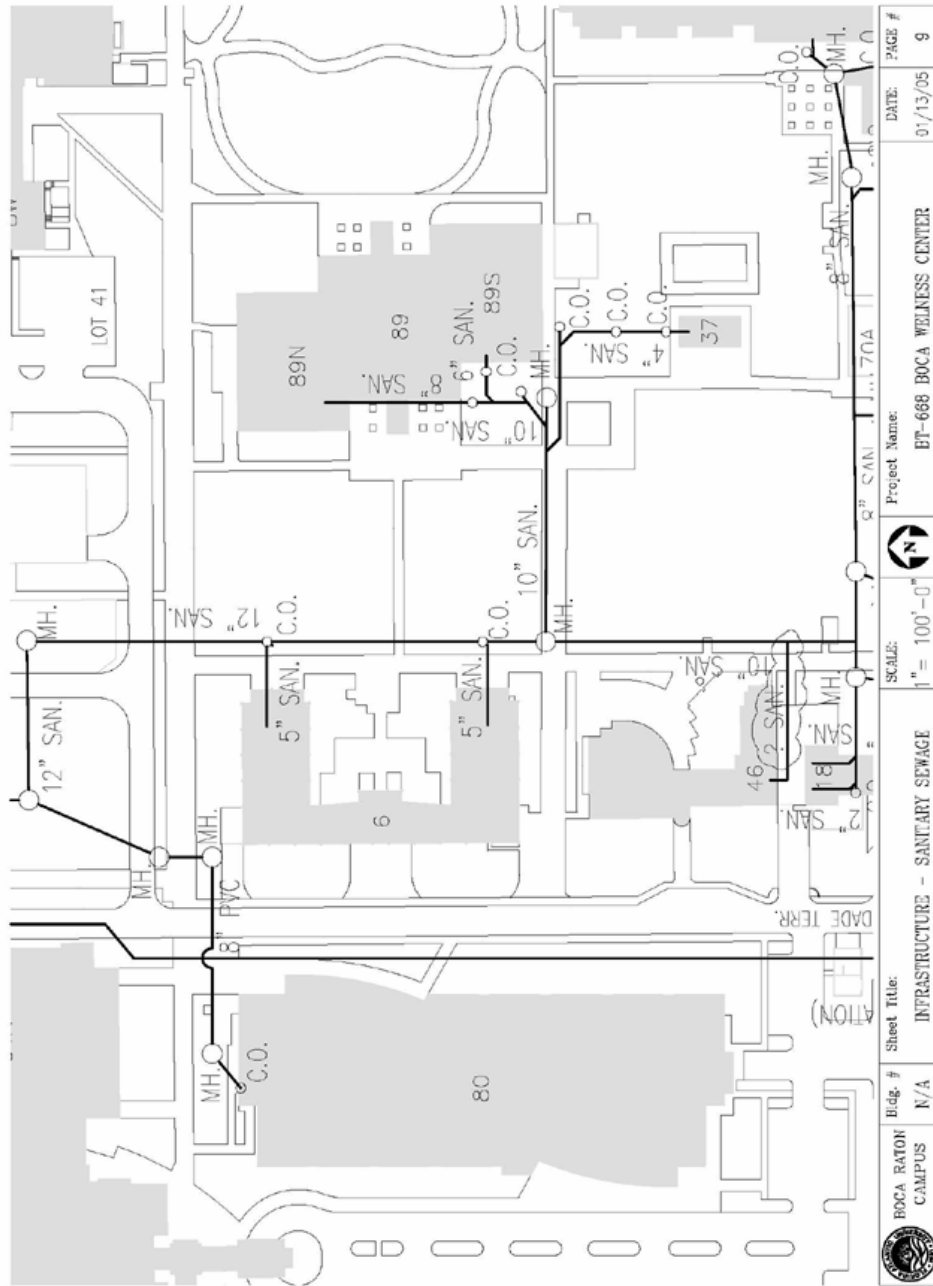
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					01/13/05	5

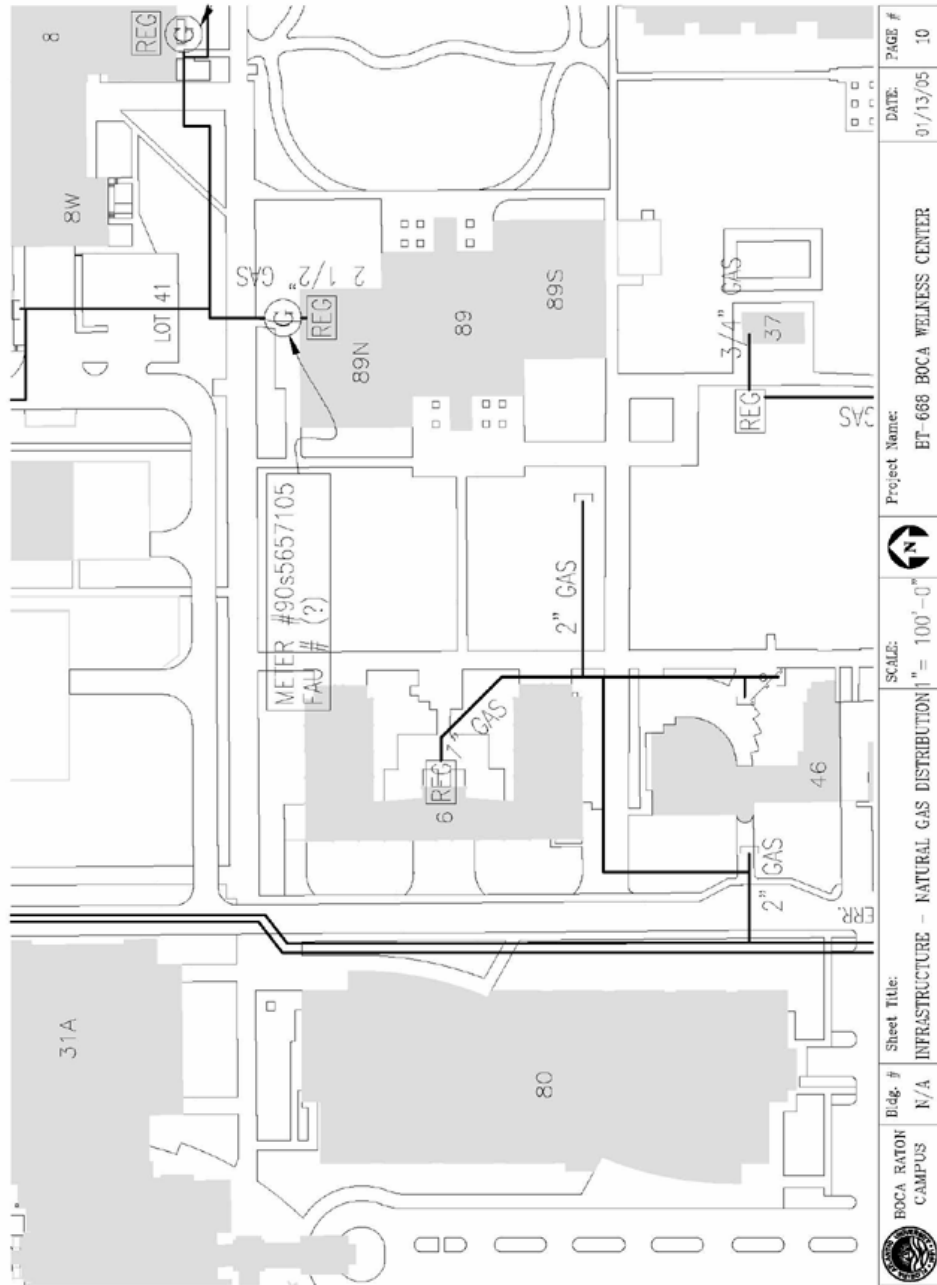




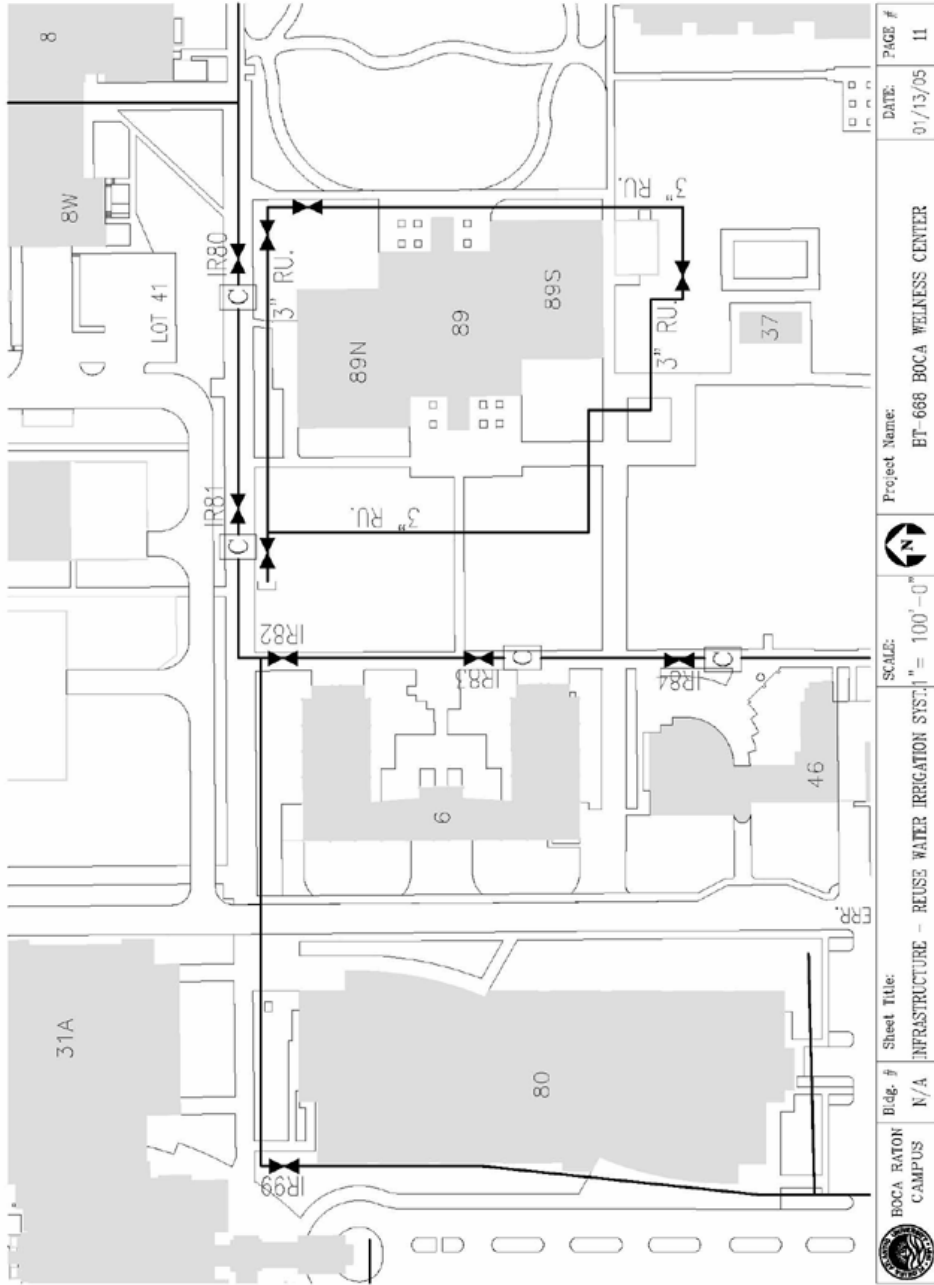




	BOCA RAYTON CAMPUS	Sheet Title:	SCALE:		Project Name:	DATE:	PAGE #
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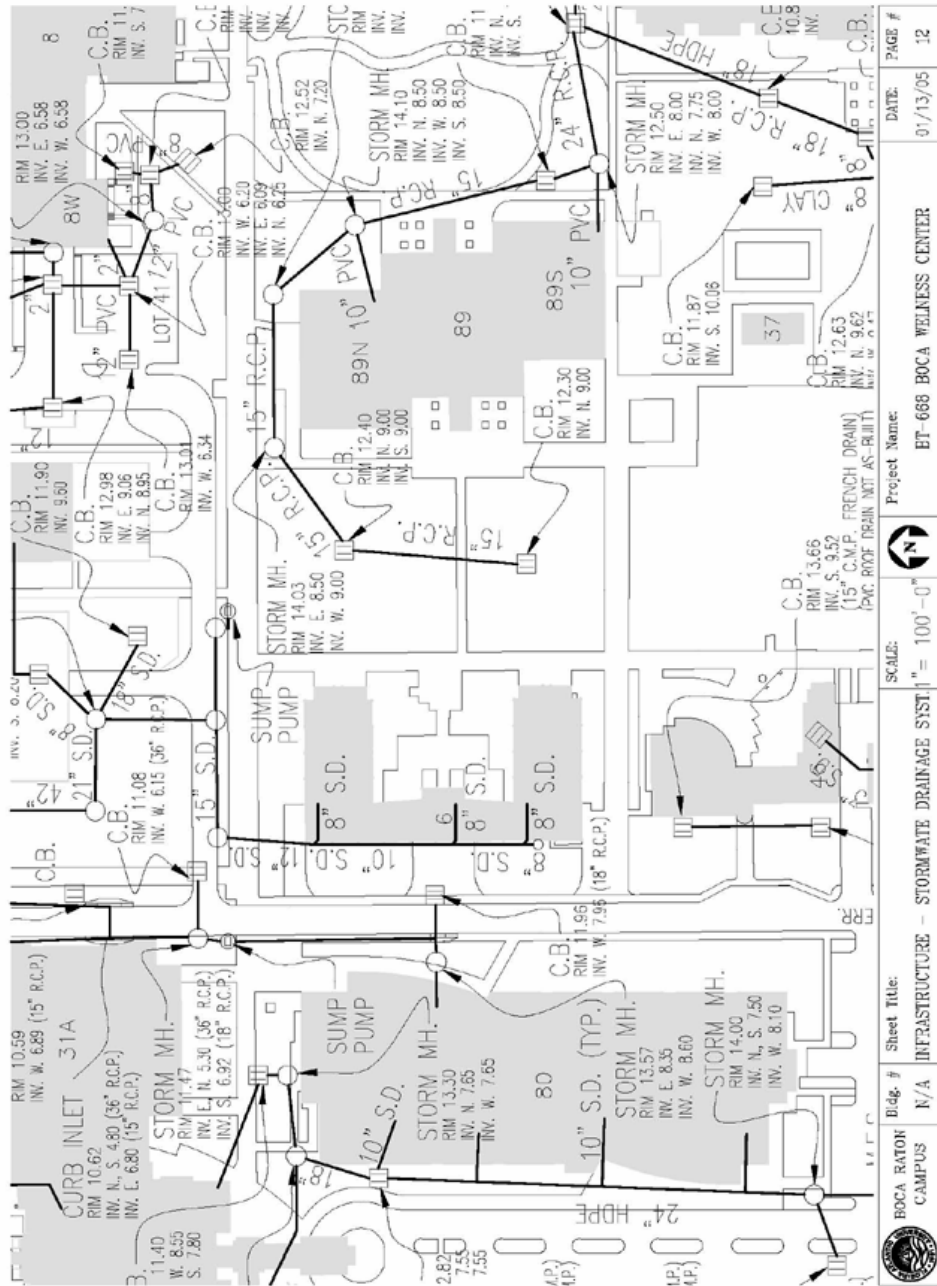




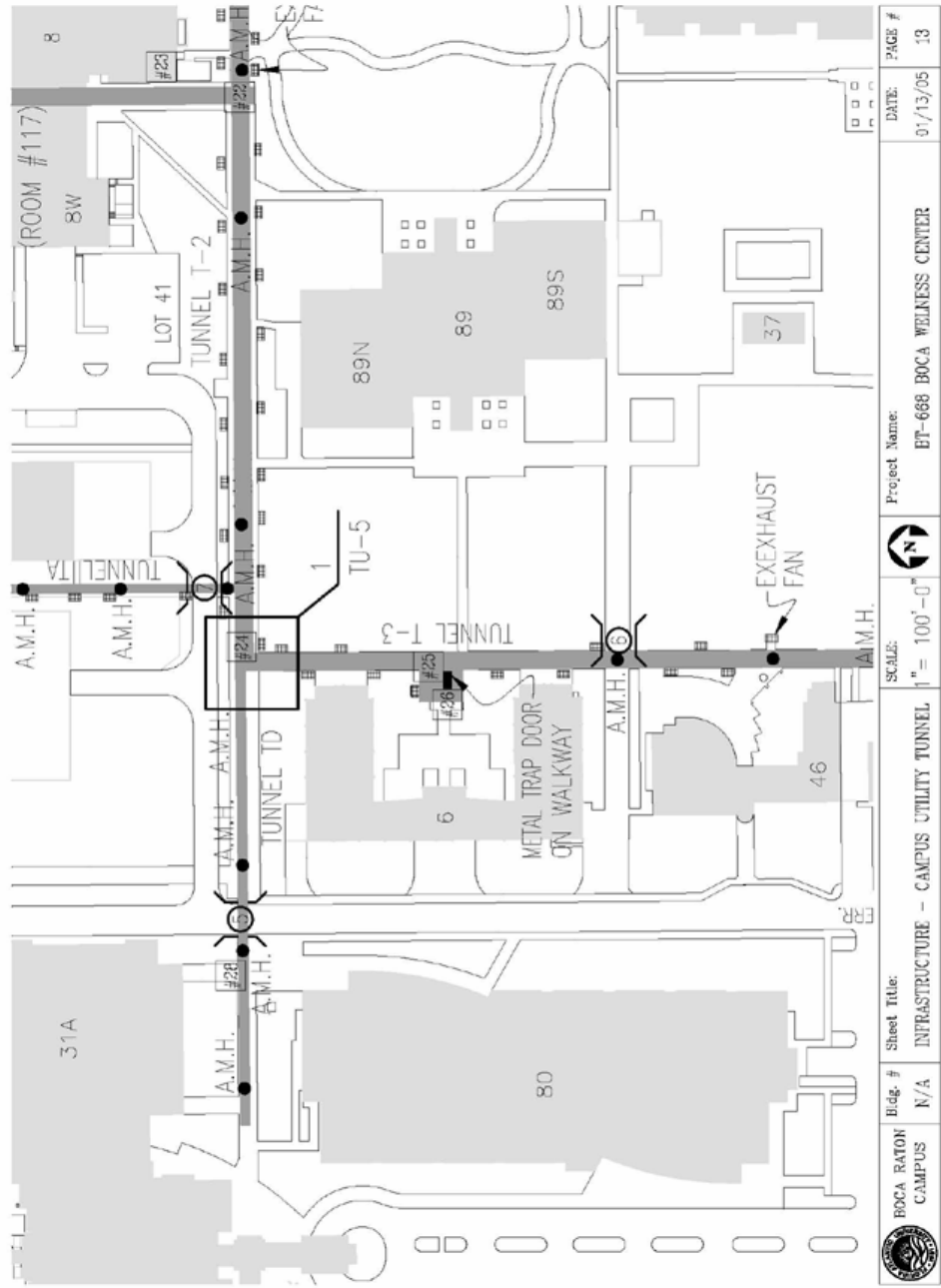
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					01/13/05	10



	BOCA RATON CAMPUS	Bldg. #	Sheet Title:	SCALE:		Project Name:	DATE:	PAGE #
	N/A	INFRASTRUCTURE - REUSE WATER IRRIGATION SYST.	" = 100'-0"	ET- 668 BOCA WELLNESS CENTER		07/13/05	11	



	BOCA RATON CAMPUS	Sheet Title:	SCALE:	Project Name:	DATE:	PAGE #
	N/A	INFRASTRUCTURE - STORMWATER DRAINAGE SYSTEM	1" = 100'-0"	BT-668 BOCA WELLNESS CENTER	01/13/05	12



XI. INFORMATION / COMMUNICATIONS RESOURCES REQUIREMENTS

BT-668 RECREATION & WELLNESS CENTER

A. UNIVERSITY INFORMATION / COMMUNICATION STANDARD

All voice and data systems shall comply with Florida Atlantic University's most current specifications for Information Resources Management Communication Infrastructure Specification effective on the date of the Architect/Engineer contract execution. The complete specification is located on the web at:

<http://wise.fau.edu/irm/ts/cblspecs.htm>.

The requirements of the University information/communications standards will be strictly enforced for the design and construction of the proposed facility.

B. UNIVERSITY INFORMATION RESOURCE MANAGER CERTIFICATION

By signature (on the signature page of this facilities program) the University Information Resource Manager certifies that a review of the University information/communication standards has been completed; and that the facilities program is developed in conformance with the Florida Atlantic University Information/Communication Standards in accordance with the Section 282, F.S.

A. CODES AND STANDARDS (Updated 10/28/04 by BCA)

The following editions of Codes and Standards (and associated review & permitting process), and University standards, where applicable, shall be followed for the design and construction of the proposed facility. Building codes which are approved at the time of building permit application shall be used for the project.

		<i>DESCRIPTION</i>
		Building Codes
YEAR		
1.	2001	Florida Building Code, Building
2.	2001	Florida Building Code, Mechanical
3.	2001	Florida Building Code, Fuel Gas
4.	2001	Florida Building Code, Plumbing
5.	2001	Florida building Code, Test Protocols for High Velocity Hurricane zones
		Section 4A-3.012 Standard of the National Fire Protection Association (Most commonly used Codes and Standards)
Standard	Year	Title
1	2003	Fire Prevention Code
10	2002	Standard for Portable Fire Extinguishers
13	2002	Standard for the Installation of Sprinkler Systems
13R	2002	Standard for the Installation of Sprinkler Systems in Residential Occupancies up to and including four stories in Height
14	2003	Standard for the Installation of Standpipe and Hose systems, except 2-7 Shall be omitted
20	2003	Standard for the Installation of Centrifugal Fire Pumps
24	2002	Standard for the Installation of Private Fire Service Mains and Their Appurtenances
25	2002	Standard for the Inspection, Testing & Maintenance of Water Based Fire Protection Systems
30	2003	Flammable and Combustible Liquids Code
45	2004	Standard on Fire Protection for Laboratories Using Chemicals
70	2004	National Electrical Code
72	2002	National Fire Alarm Code
90A	2002	Standard for the installation of Air Conditioning and Ventilating Systems
96	2004	Standard for Ventilation Control and Fire Prevention of Commercial Cooking Operations
101	2003	Life Safety Code
3.13.3		State Fire Marshal Requirements for review shall comply with PSG, Exhibit 5; (all inspections, reviews and permitting for University projects shall be coordinated through the University BCA Office)
3.13.4-5		Required Permits All Building permits are to be issued by the Building Code Official at FAU Facilities Planning, prior to the start of construction.
3.13.5.2		Department of Business and Professional Regulation, Division of Hotel and restaurants, Bureau of Elevator Inspection for elevator inspections and permit
3.13.5.4		Department of Environmental Protection (DEP), area Branch (SUS is fee exempt)
3.13.5.5		Local Water Management District permit
		SUS Standards
		State University System Cost Containment Guidelines
		State University System Professional Services Guide and Project Manual
		Florida Atlantic University
		Florida Atlantic University Cost Containment Guidelines Supplement
		All special requirements as identified in the pre-design conference meeting(s) with the various University agencies (the A/E consultant(s) shall record in meeting minutes).
		Miscellaneous Statutes
		Ratio of facilities for men and women public restrooms of Section 553.14 of Florida Statutes

Note: All reference to codes shall mean the latest editions adopted through legislation for use in state owned/leased buildings as described in the Florida Statutes sections 471, 481 and 553.

CONSTRUCTION MANAGEMENT PROJECT DELIVERY METHOD The University preference is the CM process with a GMP submittal at the conclusion of design phase adequate for obtaining a GMP.

GOALS AND MILESTONES	DURATION	START DATE	END DATE	
PROGRAM APPROVAL	2 weeks	02-Feb-2005	16-Feb-2005	0.0 Years
University Facilities Program Approval	2 weeks	02-Feb-2005	16-Feb-2005	
A/E SELECTION PROCESS	10 weeks	16-Feb-2005	27-Apr-2005	0.2 Years
Advertise for A/E in FAW	4 weeks	16-Feb-2005	16-Mar-2005	
A/E Short-list	2 weeks	16-Mar-2005	30-Mar-2005	
A/E Interviews	1 weeks	30-Mar-2005	06-Apr-2005	
A/E Selection	1 weeks	06-Apr-2005	13-Apr-2005	
Contract Negotiations with A/E	2 weeks	13-Apr-2005	27-Apr-2005	
C/M SELECTION PROCESS	10 weeks	27-Apr-2005	06-Jul-2005	0.2 Years
Advertise for C/M in FAW	4 weeks	27-Apr-2005	25-May-2005	
C/M Short-list	2 weeks	25-May-2005	08-Jun-2005	
C/M Interviews	1 weeks	08-Jun-2005	15-Jun-2005	
C/M Selection	1 weeks	15-Jun-2005	22-Jun-2005	
Contract negotiations with C/M	2 weeks	22-Jun-2005	06-Jul-2005	
DESIGN PHASE	32 weeks	27-Apr-2005	07-Dec-2005	0.6 Years
Conceptual & Schematic Design	5 weeks	27-Apr-2005	01-Jun-2005	
University review and approval	2 weeks	01-Jun-2005	15-Jun-2005	
Design Development and Budget verification	5 weeks	15-Jun-2005	20-Jul-2005	
University review and approval	2 weeks	20-Jul-2005	03-Aug-2005	
100% Construction Documents and Budget update	10 weeks	03-Aug-2005	12-Oct-2005	
University review, approval & AE revisions	2 weeks	12-Oct-2005	26-Oct-2005	
Submittal of GMP & Code Review	4 weeks	26-Oct-2005	23-Nov-2005	
GMP Review & Negotiations	2 weeks	23-Nov-2005	07-Dec-2005	
Design Review submittal to State Fire Marshal (SFM)	4 weeks	26-Oct-2005	23-Nov-2005	
CONSTRUCTION PHASE	50 weeks	23-Nov-2005	08-Nov-2006	1.0 Years
Notice to Proceed	1 weeks	07-Dec-2005	14-Dec-2005	
Construction	40 weeks	14-Dec-2005	20-Sep-2006	
Substantial Completion Inspection	1 weeks	20-Sep-2006	27-Sep-2006	
Final Completion Inspection	4 weeks	27-Sep-2006	25-Oct-2006	
Owner FF&E Move In	2 weeks	25-Oct-2006	08-Nov-2006	
Owner Occupancy	1 weeks	08-Nov-2006	15-Nov-2006	
Total	92 weeks	02-Feb-2005	08-Nov-2006	1.8 Years

XIV. PROGRAM FUNDS BT-668 RECREATION & WELLNESS CENTER

A. ESTIMATED FUNDING

PLANNING FUNDING	
2005-2006 CITF Student Funding	\$325,000.00
Sub-total Planning Funding	\$325,000.00
PROJECT FUNDING	
2005-2006 CITF Student Funding	\$5,762,478.00
Sub-total Construction Funding	\$5,762,478.00
EQUIPMENT FUNDING	
Furniture & Equipment Funding is not included in this program. Furniture & Equipment Funding to be from future Student Funding.	
TOTAL PROJECT FUNDS	\$ 6,087,478.00

B. ESTIMATED BUDGET (Reference: SUS CM-D-38.00-09/97, Attachment 1-B)

ESTIMATED BUDGET SUMMARY	GSF		\$/GSF	
1 Construction Costs				
a. BUILDING CONSTRUCTION COSTS	32,340			\$3,852,800.00
b. ADDITIONAL CONSTRUCTION COSTS				\$1,180,100.00
SUB-TOTAL CONSTRUCTION COSTS (for A/E Curve)			\$ 155.62	\$5,032,900.00
2 Other Project Costs				
a. Land/existing facility acquisition				\$0.00
b. Professional Fees				\$379,200.00
c. Fire Marshal Fees				\$12,300.00
d. Inspection Services				\$89,678.00
e. Insurance Consultant				\$3,100.00
f. Surveys and Tests				\$20,000.00
g. Permit/Impact/Environmental Fees				\$3,000.00
h. Art Work				\$0.00
i. FFE - (Telecom and janitorial only - no other equipment included)				\$178,600.00
j. Project Contingencies				\$368,700.00
TOTAL OTHER PROJECT COSTS				\$1,054,578.00
TOTAL PROJECT BUDGET	32,340	GSF	\$ 188.23	\$6,087,478.00

XV. PROJECT BUDGET SUMMARY

BT-668 RECREATION & WELLNESS CENTER

PROJECT SPACE AND BUDGET SUMMARY (Reference: SUS CM-N-04.00-09/97, Attachment 3) BASE SITE

SPACE SUMMATION (from Section IX of Facilities Program)

Program Space Type (New Construction)	NASF	Factor	GSF	\$ / GSF	\$
Lobby / Entrance Area	4,000	1.4	5,600	120.00	\$672,000.00
Fitness Activities	6,300	1.4	8,820	120.00	\$1,058,400.00
Aerobics Rooms	5,000	1.4	7,000	120.00	\$840,000.00
Athletic Courts	-	1.4	-	120.00	\$0.00
Locker Rooms	2,800	1.4	3,920	120.00	\$470,400.00
Equipment Checkout	1,000	1.4	1,400	110.00	\$154,000.00
Wellness & Health Center	-	1.4	-	120.00	\$0.00
Lap Pool	-	1.4	-	120.00	\$0.00
Administrative Area	2,000	1.4	2,800	120.00	\$336,000.00
Exercise Science	-	1.4	-	120.00	\$0.00
Support Areas	2,000	1.4	2,800	115.00	\$322,000.00
Total New Construction Cost	23,100	1.4	32,340	119.13	\$3,852,800.00

1 CONSTRUCTION COSTS (Reference: SUS CM-D-38.00-09/97, Attachment 1-B) Modify, add, or delete as required.

a. Building Construction Cost	Units	Unit Cost	\$
New Construction Cost	32,340 GSF	\$119.13	\$3,852,800.00
Renovation Cost	- GSF	\$0.00	\$0.00
Sub-Total BUILDING CONSTRUCTION COSTS	32,340 GSF	\$ 119.13	\$3,852,800.00
Site Preparation/Demolition	1 Allowance	\$0.00	\$0.00
Unsuitable Soils Mitigation	1 Allowance	\$0.00	\$0.00
Asbestos/Lead Abatement (Demo & Renovation)	1 Allowance	\$0.00	\$0.00
Roadway Improvements	1 Allowance	\$20,000.00	\$20,000.00
Parking Improvements	0 Spaces	\$1,800.00	\$0.00
Irrigation	1 Allowance	\$20,000.00	\$20,000.00
Utilities Infrastructure Cost			
Electrical Services	1 Allowance	\$70,000.00	\$70,000.00
Water Distribution System	1 Allowance	\$10,000.00	\$10,000.00
Sanitary Sewer System	1 Allowance	\$40,000.00	\$40,000.00
Storm Water System	1 Allowance	\$30,000.00	\$30,000.00
Chilled Water System	1 Allowance	\$565,000.00	\$565,000.00
User Group Move-in Costs	1 Allowance	\$0.00	\$0.00
Building security system (Card Access)	1 Allowance	\$50,000.00	\$50,000.00
Building Security Cameras	1 Allowance	\$80,000.00	\$80,000.00
Fire sprinkler system	0 Allowance	32340 GSF \$2.50	\$0.00
Elevator(s)	# of Elevator # of Floors		\$0.00
b. Sub-Total ADDITIONAL CONSTRUCTION COSTS			\$885,000.00
c. Sub-Total INFLATION Adjustment			\$178,300.00
TOTAL CONSTRUCTION COSTS (GMP)	32,340	\$ 152.01	\$4,916,100.00
Telecommunications - Internal Wiring	1 Allowance	\$43,800.00	\$43,800.00
Telecommunications / External Infrastructure	1 Allowance	\$73,000.00	\$73,000.00
Sub-Total Telecommunication Cost			\$116,800.00
TOTAL CONSTRUCTION COST for A/E Curve	32,340	\$ 155.62	\$5,032,900.00

2 OTHER PROJECT COSTS Add or delete following items as required.

a. Land/Existing Facility Acquisition	Purchase or Budget	Round to 100	\$0.00
b. Professional Fees		Round to 100	\$379,200.00
c. State Fire Marshal Review and Inspection	0.25 %	Round to 100	\$12,300.00
d. Inspection Services		Round to 100	\$89,678.00
e. Risk Management / Insurance Consultant	0.06 %	Round to 100	\$3,100.00
f. Surveys & Tests		Round to 100	\$20,000.00
g. Permits/Impact Fees		Round to 100	\$3,000.00
h. Art in State Building (Section 255.043, F.S.)	0 %	Round to 100	\$0.00
i. Moveable Furniture & Equipment (Janitorial & IRM only - no other equipment included)		Round to 100	\$178,600.00
j. Project Contingency	6 %	Round to 100	\$295,000.00
j. Campus Infrastructure	1.5 %	Round to 100	\$73,700.00
TOTAL OTHER PROJECT COSTS	32,340	Round to 100	\$1,054,578.00
TOTAL PROJECT BUDGET ESTIMATE	32,340	\$ 188.23	\$6,087,478.00

PROJECT SPACE AND BUDGET SUMMARY for ALTERNATE SITE

The alternate site east of Dade Ave., presents some opportunity in site development cost savings as the utilities are all nearby. This savings might be used to upgrade finishes, landscaping, or increase the program area. The determination will be made upon selection of the site.

BOCA RECREATION & WELLNESS CENTER Phase I - ALTERNATE SITE at DADE AVE.

SPACE SUMMATION (from Section IX of Facilities Program)					
Program Space Type (New Construction)	NASF	Factor	GSF	\$ / GSF	\$
Lobby / Entrance Area	4,000	1.4	5,600	120.00	\$672,000.00
Fitness Activities	6,300	1.4	8,820	138.00	\$1,217,160.00
Aerobics Rooms	5,000	1.4	7,000	140.00	\$980,000.00
Athletic Courts	-	1.4	-	200.00	\$0.00
Locker Rooms	2,800	1.4	3,920	137.00	\$537,040.00
Equipment Checkout	1,000	1.4	1,400	110.00	\$154,000.00
Wellness & Health Center	-	1.4	-	120.00	\$0.00
Lap Pool	-	1.4	-	150.00	\$0.00
Administrative Area	2,000	1.4	2,800	120.00	\$336,000.00
Exercise Science	-	1.4	-	120.00	\$0.00
Support Areas	2,000	1.4	2,800	115.00	\$322,000.00
Total New Construction Cost	23,100	1.4	32,340	130.43	\$4,218,200.00

1 CONSTRUCTION COSTS (Reference: SUS CM-D-38.00-09/97, Attachment I-B) Modify, add, or delete as required.

a. Building Construction Cost	Units	Unit Cost	\$
New Construction Cost	32,340 GSF	\$130.43	\$4,218,200.00
Renovation Cost	- GSF	\$0.00	\$0.00
Sub-Total BUILDING CONSTRUCTION Costs	32,340 GSF	\$ 130.43	\$4,218,200.00
Site Preparation/Demolition	1 Allowance	\$0.00	\$0.00
Unsuitable Soils Mitigation	1 Allowance	\$0.00	\$0.00
Asbest & Demo as Ration fr Timucua Quote (.56)	1 Allowance	\$0.00	\$0.00
Roadway Improvements	1 Allowance	\$20,000.00	\$20,000.00
Parking Improvements	0 Spaces	\$1,800.00	\$0.00
Irrigation	1 Allowance	\$20,000.00	\$20,000.00
Utilities Infrastructure Cost			
Electrical Services	1 Allowance	\$60,000.00	\$60,000.00
Water Distribution System	1 Allowance	\$14,400.00	\$14,400.00
Sanitary Sewer System	1 Allowance	\$12,000.00	\$12,000.00
Storm Water System	1 Allowance	\$12,000.00	\$12,000.00
Chilled Water System W/ Hot Water Reheat	1 Allowance	\$48,000.00	\$48,000.00
User Group Move-in Costs	1 Allowance	\$0.00	\$0.00
Building security system (Card Access)	1 Allowance	\$50,000.00	\$50,000.00
Building Security Cameras	1 Allowance	\$80,000.00	\$80,000.00
b. Sub-Total ADDITIONAL CONSTRUCTION Costs			\$316,400.00
c. Sub-Total INFLATION Adjustment			\$276,200.00
TOTAL CONSTRUCTION COSTS (GMP)	32,340	\$ 148.76	\$4,810,800.00
Telecommunications - Internal Wiring	1 Allowance	\$43,800.00	\$43,800.00
Telecommunications / External Infrastructure	1 Allowance	\$73,000.00	\$73,000.00
Sub-Total Telecommunication Cost			\$116,800.00
TOTAL CONSTRUCTION COST for A/E Curve	32,340	\$ 152.37	\$4,927,600.00

2 OTHER PROJECT COSTS Add or delete following items as required.

a. Land/Existing Facility Acquisition	Purchase or Budget	Round to 100	\$0.00
b. Professional Fees		Round to 100	\$372,200.00
c. State Fire Marshal Review and Inspection	0.25 %	Round to 100	\$12,000.00
d. Inspection Services		Round to 100	\$89,678.00
e. Risk Management / Insurance Consultant	0.06 %	Round to 100	\$3,100.00
f. Surveys & Tests		Round to 100	\$20,000.00
g. Permits/Impact Fees		Round to 100	\$3,700.00
h. Art in State Building (Section 255.043, F.S.)	0 %	Round to 100	\$0.00
i. Moveable Furniture & Equipment (Janitorial & IRM only - no other equipment included)		Round to 100	\$178,100.00
j. Project Contingency	8.5 %	Round to 100	\$408,900.00
j. Campus Infrastructure	1.5 %	Round to 100	\$72,200.00
TOTAL OTHER PROJECT COSTS	32,340	Round to 100	\$1,159,878.00
TOTAL PROJECT BUDGET ESTIMATE	32,340	\$ 188.23	\$6,087,478.00