

**FAU ALUMNI CENTER
BT- 679**

MAY 2006

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**FAU ALUMNI CENTER
BT- 679**

Boca Raton Campus
FLORIDA ATLANTIC UNIVERSITY

BOCA RATON, FLORIDA

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

MAY 2006

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**Florida Atlantic University
FACILITIES PROGRAM**

PREPARED BY:

Robert Richman, Program Coordinator

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.

Thomas Donaudy, Associate Vice President & University Architect

INFORMATION RESOURCE MANAGEMENT:

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

Jeffery Schilit, Associate Provost

PROGRAM COMMITTEE:

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

Patricia Breman, Program Committee Chair,
Assistant Vice President, Alumni Relations

DIVISION OF ACADEMIC AFFAIRS:

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

John Pritchett, University Provost & Chief Academic Officer

DIVISION OF FINANCIAL AFFAIRS:

This is to certify that this document meets the requirements of the Division of Financial Affairs.

Kenneth Jessell, Vice President for Financial Affairs

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.

Thomas Donaudy, Associate Vice President & University Architect

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

A. PROJECT HISTORY, GENERAL DISCRPTION & GOALS

The mission of the Office of Alumni Relations and the Alumni Association is to connect or reconnect alumni to the University and to facilitate alumni involvement with, and support for, the University. It is difficult to accomplish this when there is no place on campus, which will provide a “home” for alumni when they do return. The Alumni Center will provide that home.

The need for an Alumni Center on the Boca Raton Campus has become more and more obvious as the number of graduates of Florida Atlantic University continues to grow. Currently the alumni population is 95,000+. When alumni return to visit the University, the only place available to welcome them is the small suite of offices on the second floor of the Williams Administration Building occupied by the Office of Alumni Relations staff.

The Alumni Center will provide facilities for use by other campus constituencies: students, faculty, staff and administration. The Alumni Office and Alumni Association work very closely with Student Affairs, Student Activities and Student Government on a variety of joint programming initiatives. Finding suitable locations for these joint activities is often a challenge. If students, in particular, become accustomed to visiting the Alumni Center and participating in activities there, they will find it much more comfortable to return as graduates. Logically, then, the Alumni Center will also serve as a center for Commencement activities. The ramifications for support for the University as a whole are enormous.

Meetings for the Florida Atlantic University National Alumni Association Board and its committees, as well as other gatherings of alumni groups, must be held in a variety of locations—many of them off-campus—because appropriate space is not always available on campus at the required times. Many alumni programs, breakfasts, and banquets/receptions must be hosted at local hotels and restaurants; and the cost has become increasingly great.

The following is a brief description of the vision for this facility:

The first floor of the Alumni Center will be designed to accommodate everything from informal receptions of varying sizes to sit-down dinners for 100. Functionality and versatility will be critical. The meeting/classrooms located adjacent to the central reception area will be constructed in such a way as to permit expansion of gatherings into these spaces. These classrooms will also have moveable walls, providing seating for approximately 30 in each one. When the walls are retracted, the combined rooms will provide theater style seating for 100. Further expansion of the reception area will be made possible by utilizing the verandah, which will be accessible via glass walls and doors. The verandah’s flooring will be made up of engraveable pavers.

The library, also located adjacent to the reception area, will be a showcase for our alumni donors and benefactors. Photos of the major donors and benefactors and other outstanding alumni will cover the walls of the library. The photos and “stories” of major donors will be the largest. Those

outstanding alumni who are not major donors but who contribute \$10,000 will have their photos and “stories” displayed on the walls, as well. The library should be a showcase, a room that tells “our collective story”...that helps to establish tradition...that says to prospective students, current students, and alumni, “This is your alumni family. This is who we are. We are your network!”

The Alumni Staff offices/work area, the Professional Development Center and the FAUNAA Presidents’ Board Room may be located on the second floor of the Alumni Center. The Board Room will honor past presidents of the Alumni Association and will be utilized for Board meetings and functions. The Board Room, if located on the first floor, might also be used as additional function space in conjunction with large events. The Professional Development Center will house the Alumni Mentoring Program, computer terminals for alumni use and carrels for mock interviews, etc. Corporate Partners will be invited to use available offices for their on-campus recruitment and interviewing. Top tier Corporate Partners will be able to use the Center for events/training sessions at a discounted rental rate.

The vision for the Alumni Center includes a Lighthouse Tower that will be a very visible landmark on campus. The Tower will be backlit, and various colors of backlighting will be used to “announce” significant events on campus (commencement, athletic victories, etc.)

The Alumni Center will be a “home away from home” for alumni. It will be a place where traditions will be celebrated and where traditions will be created.

B. CONSTRUCTION DELIVERY METHOD

The University anticipates the utilization of a construction manager for this project. The construction sequencing is critical to minimize disruption of campus services as is the relocation of parking areas. Prior to the start of construction the CM shall provide a plan to the University for its approval in regard to these issues.

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. STATE UNIVERSITY SYSTEM OF FLORIDA MASTER PLAN

The proposed program for the FAU Alumni Center is consistent with the current adopted Master Plan.

B. ACADEMIC PROGRAM REVIEWS

Not Applicable.

C. RECOMMENDATIONS OF THE REVIEW CONSULTANTS

Not Applicable

C. JUSTIFICATIONS

The Alumni Center will include additional general classroom space that is badly needed in order to fulfill the academic mission of the University. These classrooms will be available for open academic class scheduling, fostering student interaction with FAU Alumni.

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A. FACILITY DEFICIENCIES

The existing Alumni offices are located on the second floor of the Administration building in insufficient space with no access to daylight (windows). The office requires reception space and an inviting environment in which to entertain and hold events for FAU Alumni and future contributors. In addition, there is an urgent need for additional general classrooms, as provided in this program.

B. ALTERNATIVE SOLUTIONS

Not Applicable

C. QUANTITATIVE ANALYSIS OF PROGRAM SPACES

The *State Requirements for Educational Facilities Chapter 6, Section 6.1, Size of Spaces and Occupant Criteria Table* was utilized as a guide in the development of this program. The resulting detailed Space Program is included in Section IX

D. PROJECT AND SURVEY RECOMMENDATIONS

Not Applicable

A. THE ADOPTED CAMPUS MASTER PLAN

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

A. SITE CONDITIONS

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

The site will be south of the new Lee Street and just west of a proposed extension of the breezeway. See maps.

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)

Vehicular, pedestrian and service circulation to the site will require study by the selected design consultant.

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

The site is currently in flux with the construction of Lee St. It will be returned to a state of level lawn when Lee Street is completed. The architect shall recommend local site improvements in his design. It is expected that landscaping will play an important role in enhancing the structure as well as shielding the required service area from view.

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)

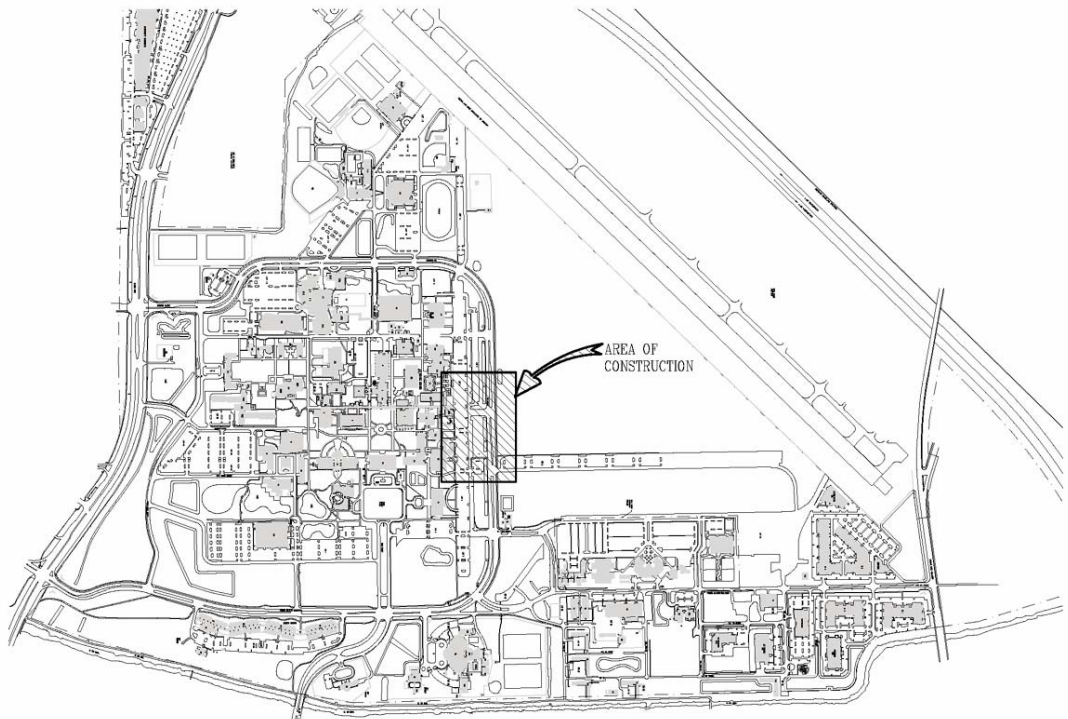
There are no unusual site conditions.


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 HAVC/MEP systems.

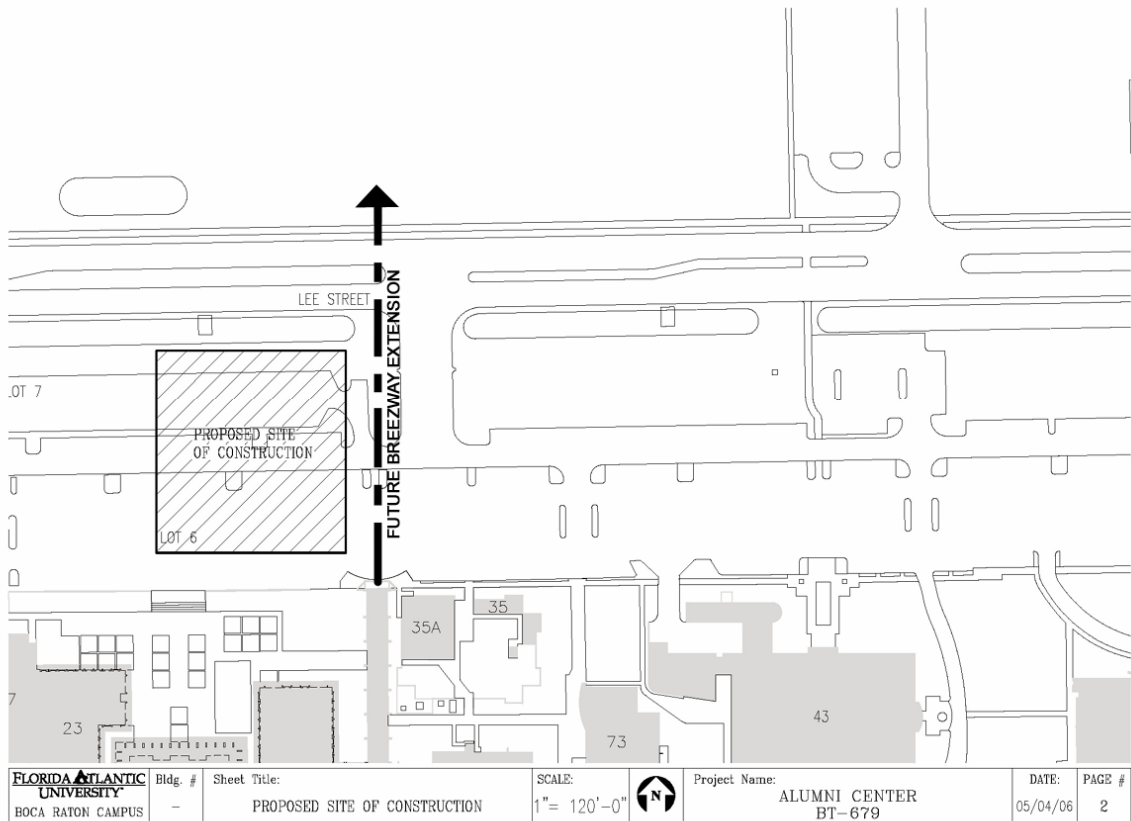
B. CAMPUS MAP & SITE MAPS

The following is a campus map showing the general vicinity of the proposed FAU Alumni Center.



FLORIDA ATLANTIC UNIVERSITY BOCA RATON CAMPUS	Bldg. # -	Sheet Title: CAMPUS MAP - AREA OF CONSTRUCTION	SCALE: NOT TO SCALE		Project Name: ALUMNI CENTER BT-679	DATE: 05/04/06	PAGE # 1
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Currently, the Campus Master Plan shows the proposed site for this facility just north of the new Lee Street Construction and just west of Lot 5. However, due to the ongoing studies of the Innovation Village, and related issues, other sites had been suggested and examined for their viability. The site that was selected is very close to the original site. The selected site is just south of Lee Street and just west of what is envisioned as an extension of the north-south breezeway spine that will ultimately connect the core campus with planned future development north of Lee Street. The location of this facility will play an important role in the early phase of development of this area.



A. PROGRAM AREA TABLE

PROGRAM FOR PROPOSED FAU ALUMNI CENTER					
Detail	Number of Spaces	Net SF per Space	Net Area	Net Subtotals	Comments
First Floor Spaces					
Main Entrance Hall / Reception Space for Events	1	300	300		
Small Secondary Entrance for office and meeting/classrooms	1	150	150		Alternate use for non-event
Large Central Reception/Dining/Event for 100	1	1,800	1,800		About size of Baldwin House, Warmth even when empty. Provide some casual warm sofa areas.
Service Bar	1	80	80		Serves Events and Clubroom. Includes storage.
Clubroom - See Library	1	-	-		Bar to service events, Clubroom might combine with library.
Library / Archival Area / Lounge / Clubroom	1	400	400		Clubroom Atmosphere.
Kitchen	1	400	400		
Kitchen Storage & Laundry	1	250	250		Needs to relate to exterior delivery and storage area
Function / Meeting Rooms for 30 each - Moveable/flexible walls	3	750	2,250		Materials to be tough for student use but nice when combined with event space.
Meeting Room Storage	1	300	300		Holds chairs, tables, linens, etc.
Subtotal First Floor space				5,930	
Second Floor Spaces					
Board Room for up to 50	1	750	750		Table for 35 with additional seating capacity to 50.
Alumni Office Suite - Assistant VP	1	200	200		
Alumni Office Suite - Directors	2	175	350		
Alumni Office Suite -Reception / Secretarial	1	200	200		
General - Single Offices	2	120	240		For interviews, relates to Pro. Center
General Double Offices	1	225	225		
Small Conference	1	120	120		
Professional Development Center	1	400	400		Computer Desks, Directory, Informal seating area.
Work Room w/Table/copier fax etc and files	1	120	120		
Storage Room	1	100	100		
Small Lounge/Meeting room	1	225	225		
Kitchenette	1	80	80		
Computer server (Razor's Edge)	1	80	80		
Subtotal Second Floor Spaces				3,090	
TOTAL NET AREA				9,020	
TOTAL PROGRAM GROSS AREA	1.45			13,079	

Additional Program Comments:

- Provide a tower structure in the design to promote visual awareness and a naming opportunity.
- Provide a 1,000 SF outdoor veranda, with roof, fans and shade, adjacent to main event hall.
- Provide opportunities for expansion of the facility, particularly the event spaces and outdoor veranda.
- Provide an area to camouflage/ hide from view - catering vehicles during events.
- The Center must have a warm country club feel.
- Contemplate the use of the event area for possible rent-out to other organizations.
- Secondary entrance is to be used for student and faculty access to classrooms.
- Contemplate the combined use of the 3 meeting rooms with an event in the main hall.
- Provide Toilet facilities for events on first floor, toilet facilities for personnel on second floor.
- Provide showers in personnel toilet rooms.

C. SPACE DESCRIPTION FORM

In lieu of space description forms, the following general description is included, in order to portray the desired level of finish in the facility:

Office Space: Typical office space will include carpet or vinyl floors, vinyl base, gypsum board walls and acoustic tile ceiling. Lighting will be FAU standard parabolic drop-in fixtures. Doors will be wood with metal frames. The actual colors and finish will be determined during design.

Special Event Space: The Main Lobby, Central Reception Hall, Library, Board Room and associated surrounding circulation space will have finishes that portray a warm, business club feel, while offering ease of maintenance and durability. Floors of marble, terrazzo, or tile might be considered. Walls with wainscoting, chair rails and crown molding might be appropriate. Ceilings will be of appropriate heights – higher than standard offices - with possible coffering and other pronounced detail, as may be recommended by the AE or interior designer. Lighting must be flexible and appropriate for entertainment and events. Cove lighting and other indirect lighting may be considered as appropriate to the budget.

General Classroom Space will have easily maintainable and durable finishes that withstand potential abuse from students, while maintaining double duty readiness as additional event space. The selection is open to recommendations by the AE or interior designer. Ceilings will be acoustic tile, possible of a higher than typical standard. Lighting will be appropriate for a general classroom, but may offer some flexibility for use as banquet or event space. Moveable acoustic walls between the classrooms will be considered, as budget allows.

Service space, such as the kitchen, computer room, etc. will have finishes and lighting appropriate for their respective functions.

Air conditioning for all spaces shall be of appropriate specifications and capable of cooling event spaces during full or overflowing occupancy. A method for keeping the outdoor veranda cool during events will be considered. Fans may be provided where appropriate.

Built-in casework may be provided, as the budget allows. Where appropriate, electric service for future casework should be included. In general, the AE should provide furniture layouts throughout the design process such that electric and data needs are well coordinated. Furniture itself is not included.

A. UTILITIES IMPACT ANALYSIS

The following analysis of site utilities and discussion of utility capacities, sizes and connection points is for early estimating purposes only and should not be relied upon by the design professional as direction. It is the responsibility of the design professionals to research all existing conditions and to make recommendations based on the requirements of the project, future considerations, existing capacities, sizes and the location of all utilities.

-
- 1. CHILLED WATER:** (SUS CM-N-04.00-09/97 A)
Chilled water will be taken from the existing central system, either the main system or that of the satellite chiller plant to the north of Lee Street.

 - 2. HOT WATER:** (SUS CM-N-04.00-09/97 B)
Hot water will be taken from the existing central system, either the main system or that of the satellite chiller plant to the north of Lee Street.

 - 3. ELECTRICAL:** (SUS CM-N-04.00-09/97 C)
Service for this building will be on the high voltage primary feeders, to be determined. Include an EMON compatible meter, Invensys or equal.

 - 4. POTABLE WATER:** (SUS CM-N-04.00-09/97 D)
The supply is the Campus water loop with capacity from the City of Boca Raton. The location of the tap will be determined by the AE. Typical water pressure on Campus is 60psi at fire hydrants. The domestic water will have double, parallel BFP assemblies. Include an EMON compatible water meter, Invensys or equal.

 - 5. SANITARY:** (SUS CM-N-04.00-09/97 D)
The AE shall analyze the capacity of the nearest lines and tie into the line with least cost impact.

 - 6. IRRIGATION:** (SUS CM-N-04.00-09/97 E)
Tie into the existing system to irrigate all landscaped areas. Provide new timers for the effected area within 50 feet of the building.

 - 7. STORM WATER MANAGEMENT:**
Plans will be submitted to SFWMD and Lake Worth Drainage District for Permitting. The Consultant will request the Operational Permit, after construction.

 - 8. NATURAL GAS:**
If gas is deemed to be required, tie into the gas line nearest to the site.

 - 9. TELECOMMUNICATIONS:**
Internal 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:

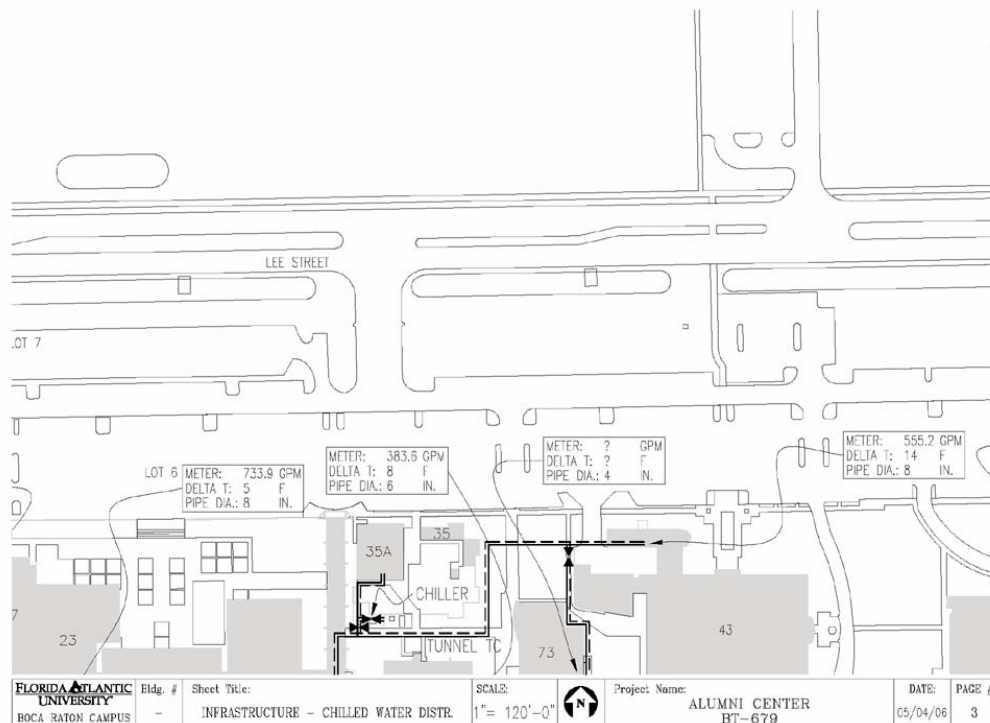
Walkway and site lighting fixtures complying with the campus standards and FAU guidelines for foot-candle levels will be installed, as required by the building footprint.

13. SURFACE IMPROVEMENTS:

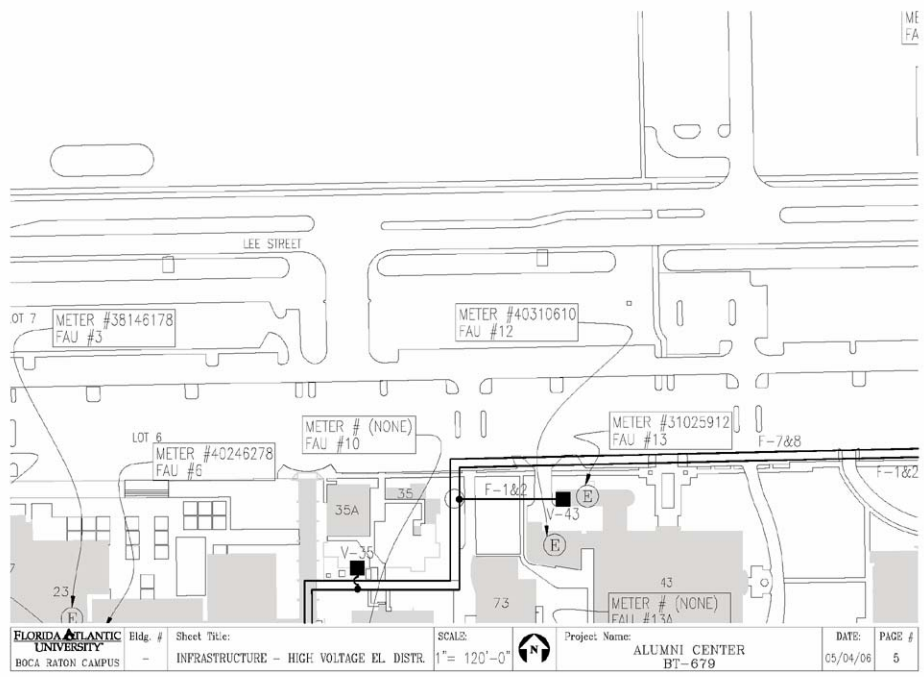
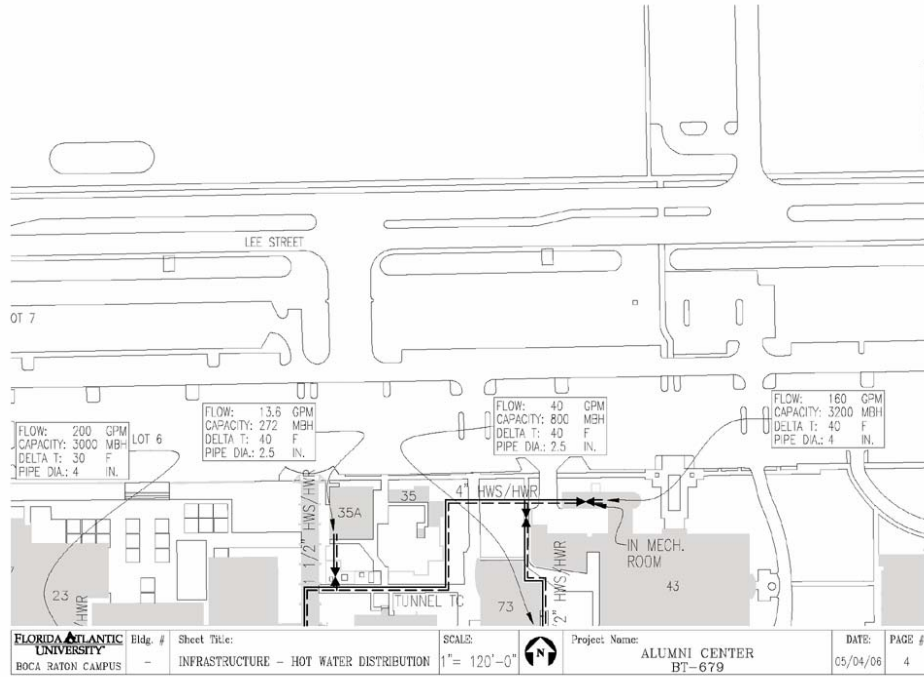
Walkways and landscape will be reconfigured, as required, to provide access through the site, and promote quality outdoor space.

B. EXISTING INFRASTRUCTURE MAPS

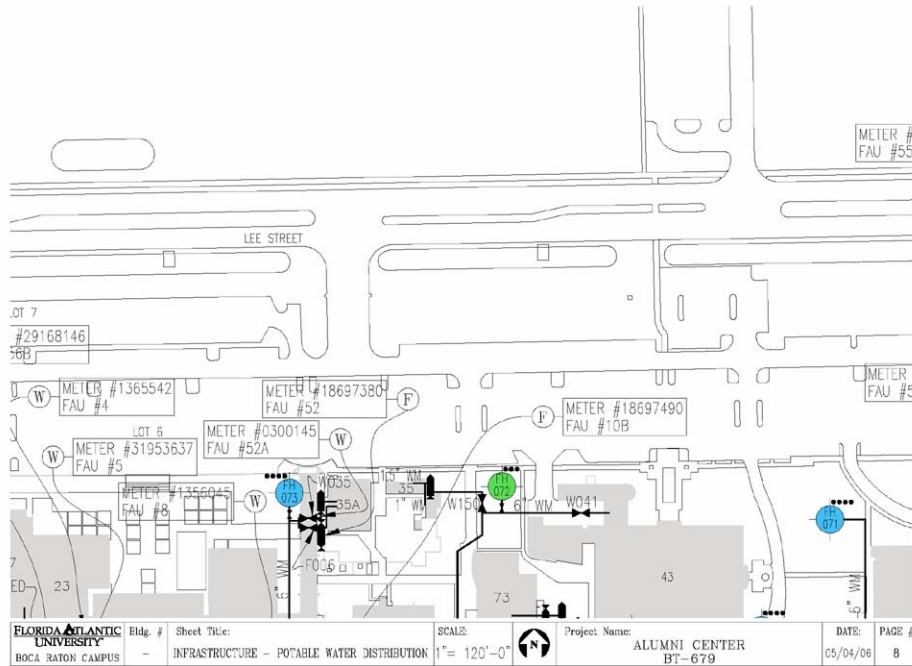
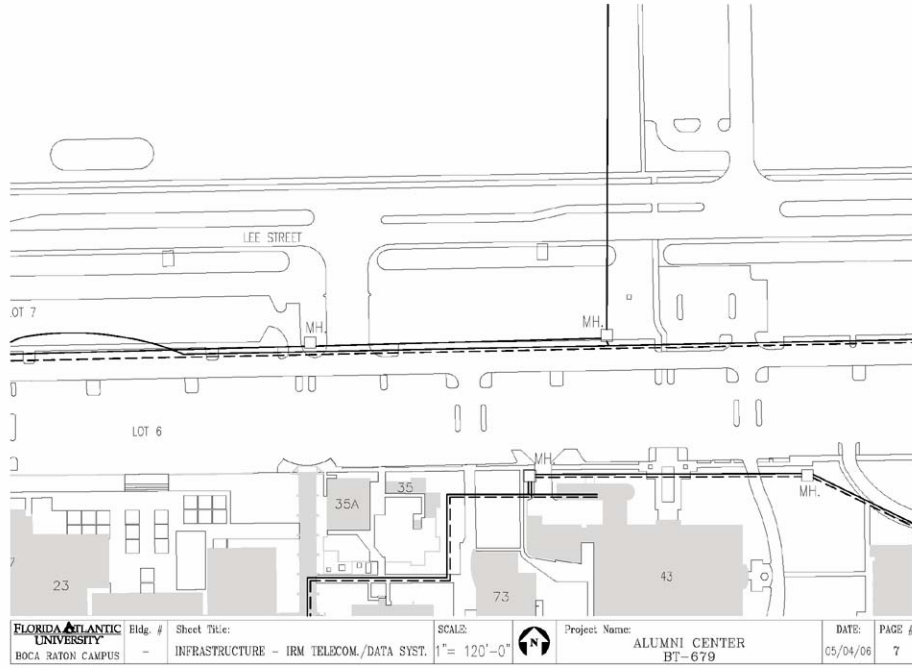
The following campus infrastructure maps show an estimation of the available utilities and conditions for the sites that are being examined. The information shown is meant for general information purposes only and is not to be used by the consultants or contractors in the actual design or construction of the proposed facility. All utilities and information shown are to be field verified by the AE and CM team prior to design and construction. Full campus infrastructure maps are available to view at the University Architects Office, Building 69, Room 101.



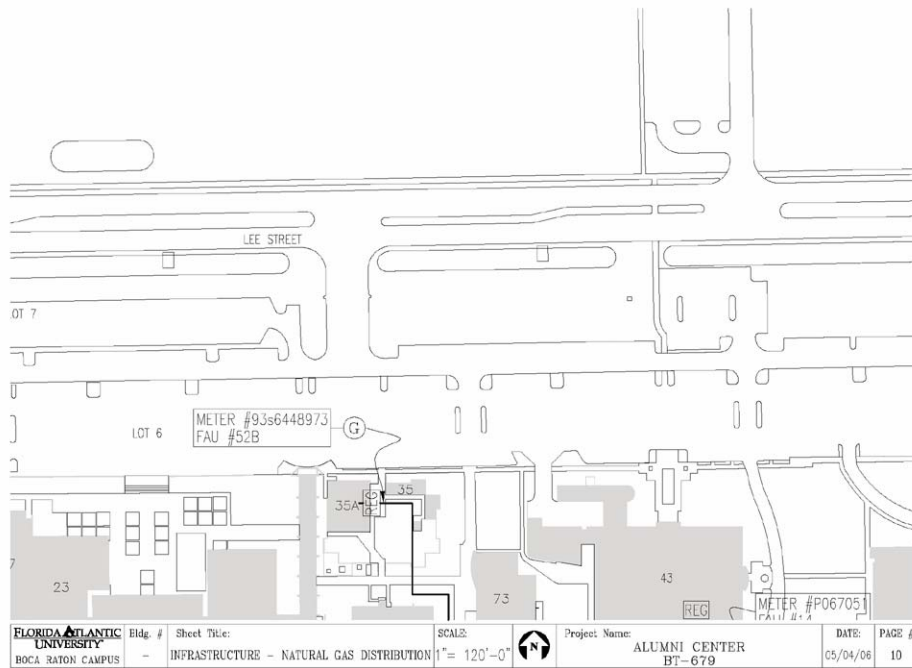
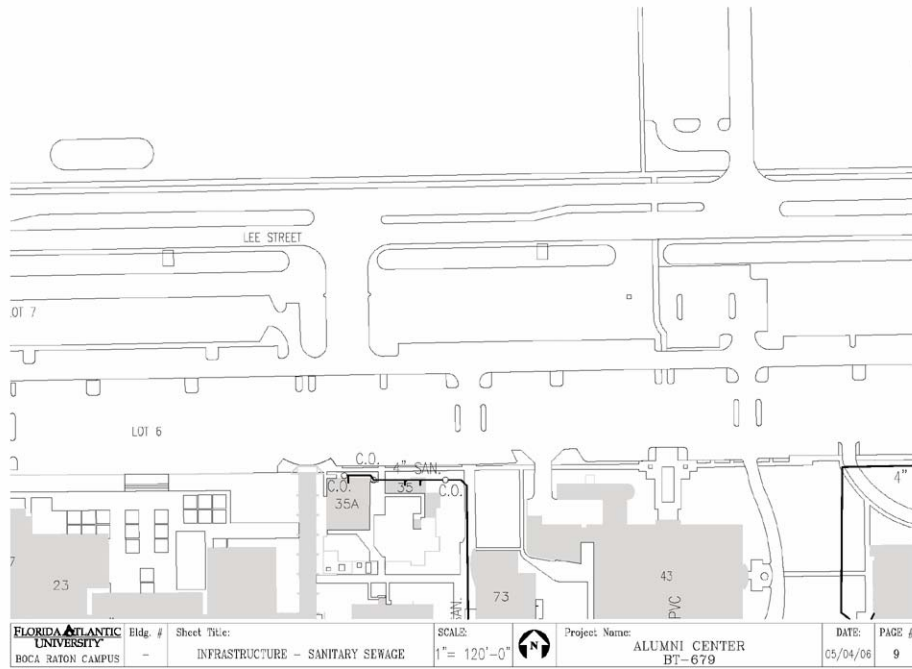
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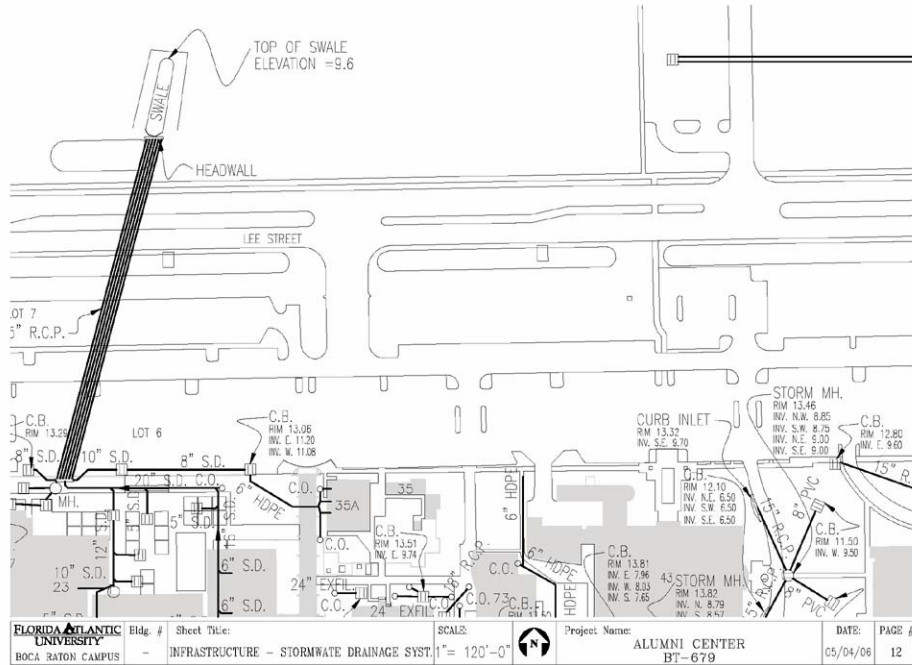
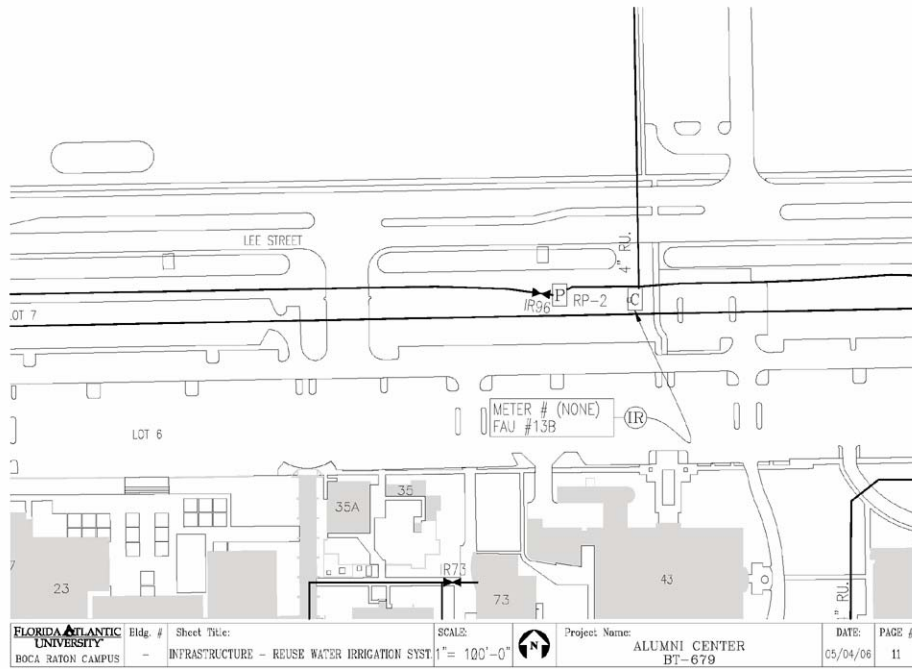
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XI. INFORMATION / COMMUNICATIONS RESOURCES REQUIREMENTS

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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.

The following page contains a consolidated estimate of IRM costs for this project. These figures are included in the project budget in Section XV of this program.

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Project: Alumni Ctr BT - 679 VERSION 2

Date Submitted: March 7, 2006

ELEMENT	AMOUNT	COMMENTS
Jade		
Inside and Outside Plant - voice/data/video	\$ 55,505.00	
Internal Wireless access points wi installation	\$ 14,400.00	8 internal
External Wireless access points wi installation	\$ 19,200.00	6 external
Siemens		
Voice Switches/misc.additions	\$ 6,200.00	
Voice/Data Misc Vendors		
Phone sets	\$ 2,250.00	30 sets
UPSs	\$ 2,500.00	
Emergency Phone		
Inside		
Outside (Solar Panel wi Pedestal)		
Cisco		
Data switches, routers, etc	\$ 57,350.00	
BellSouth/PaeTec *		
1FBs	\$ -	
Special Circuits	\$ -	
Alarms	\$ -	
OPX	\$ -	
Video Vendors (various - no vendor contract)		
Small Distance Learning Classroom (25-30 seats)		
Distance Learning Classroom (50 seats)		
Video Conf Room (AKA Multi-Purpose Room A)	\$ 35,000.00	one
Basic Electronic Classroom	\$ 84,000.00	three
Electronic Classroom	\$ 45,000.00	one
Teaching Auditorium w/o Distance Learning		
Teaching Auditorium with Distance Learning		
Cable TV		
TOTAL PROJECT ESTIMATE	<u>\$ 321,405.00</u>	

*Not Applicable to this project

** No information provided to IRM for this portion.

A. CODES AND STANDARDS

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>	
	Year	Building Codes
1.	2004	Florida Building Code, Building
2.	2004	Florida Building Code, Mechanical
3.	2004	Florida Building Code, Fuel Gas
4.	2004	Florida Building Code, Plumbing
5.	2004	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, Department of Health	
3.13.5.4	Department of Environmental Protection (DEP), area Branch	
3.13.5.5	Local Water Management District permit	
	SUS Standards	
	FAU Cost Containment Guidelines	
	FAU 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 Statues sections 471, 481 and 553s

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	20 weeks	02-Feb-2006	22-Jun-2006	0.4 Years
Facilities Program Development	8 weeks	02-Feb-2006	30-Mar-2006	
Site Selection	6 weeks	30-Mar-2006	11-May-2006	
University Facilities Program Approval	6 weeks	11-May-2006	22-Jun-2006	
A/E SELECTION PROCESS	10 weeks	22-Jun-2006	31-Aug-2006	0.2 Years
Advertise for A/E in FAW	4 weeks	22-Jun-2006	20-Jul-2006	
A/E Short-list	2 weeks	20-Jul-2006	03-Aug-2006	
A/E Interviews	2 weeks	03-Aug-2006	17-Aug-2006	
A/E Selection	1 weeks	17-Aug-2006	24-Aug-2006	
Contract Negotiations with A/E	1 weeks	24-Aug-2006	31-Aug-2006	
C/M SELECTION PROCESS	10 weeks	01-Aug-2006	10-Oct-2006	0.2 Years
Advertise for C/M in FAW	4 weeks	01-Aug-2006	29-Aug-2006	
C/M Short-list	2 weeks	29-Aug-2006	12-Sep-2006	
C/M Interviews	2 weeks	12-Sep-2006	26-Sep-2006	
C/M Selection	1 weeks	26-Sep-2006	03-Oct-2006	
Contract negotiations with C/M	1 weeks	03-Oct-2006	10-Oct-2006	
DESIGN PHASE	24 weeks	31-Aug-2006	15-Feb-2007	0.5 Years
Combined Conceptual/Schematic Design	4 weeks	31-Aug-2006	28-Sep-2006	
Conceptual/Schematic Design review and approval	2 weeks	28-Sep-2006	12-Oct-2006	
Design Development and Budget verification	4 weeks	12-Oct-2006	09-Nov-2006	
Design Development review and approval	3 weeks	09-Nov-2006	30-Nov-2006	
50% Construction Documents and Budget update	4 weeks	30-Nov-2006	28-Dec-2006	
50% Construction Documents on-board review	0 weeks	28-Dec-2006	28-Dec-2006	
100% Construction Documents and Budget update	3 weeks	28-Dec-2006	18-Jan-2007	
100% Construction Documents review and approval	2 weeks	18-Jan-2007	01-Feb-2007	
Code Review, submittal to SFM, GMP	4 weeks	18-Jan-2007	15-Feb-2007	
CONSTRUCTION PHASE	39 weeks	15-Feb-2007	17-Nov-2007	0.8 Years
Notice to Proceed	0 weeks	15-Feb-2007	15-Feb-2007	
Construction	34 weeks	15-Feb-2007	11-Oct-2007	
Punchlist Corrective Work	4 weeks	11-Oct-2007	10-Nov-2007	
Final Completion Inspection	1 weeks	10-Nov-2007	17-Nov-2007	
Total	93 weeks	02-Feb-2006	17-Nov-2007	1.8 Years

A. ESTIMATED FUNDING

PLANNING, CONSTRUCTION & EQUIPMENT FUNDING	
Private Donations	\$2,700,000.00
FECG Matching Funds	\$1,000,000.00
TOTAL PROJECT FUND	\$3,700,000.00

B. ESTIMATED BUDGET SUMMARY

ESTIMATED BUDGET SUMMARY					
1	Construction Costs	GSF		\$/GSF	Total \$
a.	Construction Costs	13,079		179.65	\$2,349,700.00
b.	Additional/Extraordinary Construction Costs				\$510,000.00
	Sub Total Construction Costs	13,079		218.65	\$2,859,700.00
2	Other Project Costs				
a.	Land/existing facility acquisition				\$0.00
b.	Professional Fees				\$275,800.00
c.	Fire Marshal Fees				\$7,100.00
d.	Inspection Services				\$65,400.00
e.	Insurance Consultant				\$1,800.00
f.	Surveys and Tests				\$24,000.00
g.	Permit/Impact/Environmental Fees				\$5,000.00
h.	Art Work				\$11,700.00
i.	Movable Furnishings & Equipment				\$192,100.00
j.	Project Contingencies				\$257,400.00
	Sub Total Other Project Costs	13,079		64.25	\$840,300.00
	TOTAL PROJECT BUDGET	13,079		282.90	\$3,700,000.00

XV. PROJECT BUDGET SUMMARY

BT-679 FAU ALUMNI CENTER

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

The following estimate establishes the project budget in detail. The cost of site development may vary depending on the actual conditions for available utilities. However, the total construction cost budget will remain as is and the difference is either subtracted or added to the building construction costs. It must be noted that the costs are in today's dollars and no further escalation is included. Therefore, time is of the essence. It must be further noted that furniture (FF&E) costs have been deleted for the purpose of this estimate, as the client has agreed to raise funds for furniture separately.

Project: FAU ALUMNI CENTER Created: 2/24/2006

WORKSHEET FOR SECTION XV, PROJECT BUDGET SUMMARY
 Fill in the Yellow shaded area only Automatic entry in Light Green Return to: XV, Summary IX, Program Worksheets: Schedule Program

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

Inflation Adjustment	1	Years	@	0.00 %	Effective Rate	0.00 %
Construction Phase Duration	1	Years				
Design Phase Duration	1	Years				
					Estimated Budget	\$ 3,700,000.00
					Target Budget	\$ 3,700,000.00
					Difference	\$ -

SPACE SUMMATION (from Section IX of Facilities Program)

Program Space Type (New Construction)	NASF	Factor	GSF	\$ / GSF	\$
Offices	1,680	1.45	2,436	153.06	\$372,854.16
Instructional Media	2,650	1.45	3,843	159.93	\$614,531.03
Auditorium/Exhibit	3,880	1.45	5,626	170.10	\$956,982.60
Support Services	810	1.45	1,175	119.63	\$140,505.44
Avg. Construction Cost				\$ 159.41	
Total Construction Cost	9,020	1.45	13,079		\$2,084,900.00

1 CONSTRUCTION COSTS (Reference: SUS CM-D-38.00-09/97, Attachment 1-B)

a. Building Construction Cost	Units	Unit Cost	\$
New Construction Cost	13,079 GSF	\$159.41	\$2,084,900.00
Upgrade finishes in event areas	5,626 GSF	\$10.00	\$56,260.00
Recent Escalation Experience over CIP Allowance	10% Allowance	\$15.94	\$208,490.00
Building Demolition	- GSF	\$0.00	\$0.00
Sub-Total Construction Costs		\$179.65	\$2,349,700.00
Round to 100			
b. Additional/Extraordinary Construction Cost	Units	Unit Cost	\$
Site Preparation/Demolition	0 Allowance	\$0.00	\$0.00
Roadway Improvements	0 Allowance	\$0.00	\$0.00
Parking Improvements	8 Spaces	\$2,500.00	\$20,000.00
Outdoor Landscaping after renovations	1 Allowance	\$50,000.00	\$50,000.00
Plazas/Walks/Bikepaths	1 Allowance	\$30,000.00	\$30,000.00
Utilities Infrastructure Cost			
Electrical Services	1 Allowance	\$50,000.00	\$50,000.00
Water Distribution System	1 Allowance	\$30,000.00	\$30,000.00
Sanitary Sewer System	1 Allowance	\$60,000.00	\$60,000.00
Storm Water System	1 Allowance	\$25,000.00	\$25,000.00
Chilled Water System	1 Allowance	\$120,000.00	\$120,000.00
Irrigation	1 Allowance	\$25,000.00	\$25,000.00
Sub-Total Add/Extra Construction Costs			\$410,000.00
Telecommunications / External Infrastructure	1 Allowance	\$100,000.00	\$100,000.00
Sub-Total Telecommunication Cost			\$100,000.00
Round to 100			
Inflation Adjustment	NONE INCLUDED		\$0.00
TOTAL CONSTRUCTION COSTS (A/E Fee Base)		\$ 218.65	\$2,859,700.00
TOTAL CONSTRUCTION COST LESS TELECOM (CM FEE)			\$2,759,700.00

Please see next page for Other Project Costs and Total Project Budget.

BT-679 FAU ALUMNI CENTER

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

a. Land/Existing Facility Acquisition		Purchase or Budget		\$0.00	Round to 100	\$0.00
b. Professional Fees						
A/E Fees (Curve A: + Above Average)	6.90	%		\$ 197,210.2		\$197,200.00
Master Planning, Landscaping & Misc Design Fees	1	Allowance		\$ 25,000.00		\$25,000.00
Misc Consultant Fees	1	Allowance		\$ 25,000.00		\$25,000.00
C/M Pre-Construction Services Fee	1.00	%		\$ 28,597.00		\$28,600.00
Sub-Total Professional Fees				Round to 100		\$275,800.00
c. State Fire Marshal Review and Inspection	0.25	%			Round to 100	\$7,100.00
d. Inspection Services						
Roofing Inspection	1	Allowance	3 Weeks	\$1,800.00		\$5,400.00
Code Compliance Inspection (weekly)	1	Allowance		\$50,000.00		\$50,000.00
Plan Review (Code Compliance Inspection)	1	Allowance		\$10,000.00		\$10,000.00
Sub-Total Inspection Services				Round to 100		\$65,400.00
e. Risk Management / Insurance Consultant	0.06	%			Round to 100	\$1,800.00
f. Surveys & Tests						
Topographical/Site Survey	1	Allowance		\$12,000.00		\$12,000.00
Geotechnical Testing	1	Allowance		\$12,000.00		\$12,000.00
Sub-Total Surveys & Tests				Round to 100		\$24,000.00
g. Permit/Impact/Environmental Fees						
Environmental (SFWM)	1	Allowance		\$5,000.00		\$5,000.00
Sub-Total Permits/Impact Fees				Round to 100		\$5,000.00
h. Art in State Building (Section 255.043, F.S.)	0.5	%			Round to 100	\$11,700.00
I. Movable Furniture & Equipment						
Furniture - NOT INCLUDED	0	%				\$0.00
Equipment (Custodial and Card Key Access)	2	%				\$57,200.00
Security cameras	0	Allowance		\$0.00		\$0.00
IRM Equipment (Voice, Data, Video)	1	Allowance		\$125,900.00		\$125,900.00
IRM Drops	60	# of Drops		\$150.00		\$9,000.00
Sub-Total Furniture & Equipment				Round to 100		\$192,100.00
j. Project Contingency	7.5	%			Round to 100	\$214,500.00
Campus Infrastructure	1.5	%			Round to 100	\$42,900.00
TOTAL OTHER PROJECT COSTS					Round to 100	\$840,300.00
TOTAL PROJECT BUDGET COST ESTIMATE				\$282.90		\$3,700,000.00