

COLLEGE OF BUSINESS



**OFFICE DEPOT CENTER
FOR EXECUTIVE DEVELOPMENT
BT- 672**

March 2006

COLLEGE OF BUSINESS



OFFICE DEPOT CENTER FOR EXECUTIVE DEVELOPMENT BT- 672

Boca Raton Campus
FLORIDA ATLANTIC UNIVERSITY

BOCA RATON, FLORIDA

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

MARCH 2006

II. TABLE OF CONTENTS BT-672 CENTER FOR EXECUTIVE DEVELOPMENT

SUBJECT	TAB
I. Title Sheet	1
II. TABLE OF CONTENTS	2
III. SIGNATURE SHEET	3
IV. INTRODUCTION	4
V. ACADEMIC PLAN	5
VI. SPACE NEEDS ASSESSMENT	6
VII. CONSISTENCY WITH ADOPTED CAMPUS MASTER PLAN	7
VIII. SITE ANALYSIS	8
IX. PROGRAM AREA	9
X. UTILITIES IMPACT ANALYSIS	10
XI. INFORMATION TECHNOLOGY AND COMMUNICATION RESOURCES REQUIREMENTS	11
XII. CODES AND STANDARDS	12
XIII. PROJECT SCHEDULE	13
XIV. PROGRAM FUNDS	14
XV. PROJECT SPACE AND BUDGET SUMMARY	15

**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.

Neuman Pollack, Program Committee Chair,
Director of Executive Relations, College of Business

BT-672 CENTER FOR EXECUTIVE DEVELOPMENT

DEAN OF THE COLLEGE OF BUSINESS:

This is to certify that I agree with the recommendations of the Program Committee and the program requirements herein.

Dennis Coates, Dean of the College of Business

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 ASSOCIATE VICE PRESIDENT & 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

IV. Introduction

A. The mission of the College of Business includes the development and delivery of high quality educational programming to students at the undergraduate and graduate levels. The College also provides a full range of degree and non-degree management and executive development programs. These programs enable the College of Business to serve the continuing education and training needs of mid-career professionals. As these programs have grown in number and variety, there is a need to provide a dedicated executive education and training facility for them.

B. The Office Depot Center for Executive Development provides state-of-the-art classrooms, seminar and workshop rooms, as well as a tiered lecture hall for use in management training and executive development programs. It will also provide needed unified program development and administrative space within the College of Business Building Complex.

C. The goals and objectives of the project are to provide current and future students, who are enrolled in executive education and training programs, state-of-the-art classrooms, seminar rooms and workshop space, which is suitable for high intensive and interactive programming, simulating the professional work environment within the College of Business complex.

D. The facility will enable the College of Business to expand its already successful executive development programs without resorting to the need to schedule such programs in off-campus rented facilities. The building will also enable the College of Business to house the core staff of its Executive Programs division at the delivery site, thus facilitating interaction with corporate clients during the program development and delivery stages of courses and workshops.

E. 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 and the relocation of parking areas. Prior to the start of construction the CM shall provide a mobilization 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 in order 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 this project is consistent with the goals and objectives of the current adopted Campus Master Plan.

B. ACADEMIC PROGRAM REVIEWS

College of Business programs were extensively reviewed by its professional accreditation body – AACSB – in 1996-1997 and by SACS in 2003-2004. The College met all of the requirements for reaffirmation of accreditation by these bodies. Suggestions from AACSB including developing additional appropriate classroom and office space to coincide with program expansion. The addition of the new BU building satisfied most of this need; the addition of the Office Depot Center for Executive Development will complete the current facilities needs associated with new programming now under the control of the College of Business.

C. RECOMMENDATIONS OF THE REVIEW CONSULTANTS

Not Applicable

C. JUSTIFICATIONS

Not Applicable

A. FACILITY DEFICIENCIES

The executive development and continuing education programs offered by the College of Business have no dedicated classrooms or lecture halls available on the Boca Raton campus. Due to the overall growth of FAU programs, the university has been unable to provide campus-based dedicated space for such programs. Thus, weekday programs are scheduled in off-campus facilities, which is not the best use of resources. In addition, staff is limited in its ability to design and implement programs due to both logical and administrative concerns. Furthermore, the College of Business is not able to provide campus-based corporate training programs that will be possible with the addition of the Office Depot Center for Executive Development.

B. ALTERNATIVE SOLUTIONS

The new facility will enable the College of Business to offer its full continuum of programming within the College of Business complex on the Boca Raton campus. No other solution, other than building this facility, would accommodate program development and delivery needs.

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 was not included in the current Campus Master Plan (CMP) prepared and adopted on November 6, 2001. However, the campus master plan is currently in the process of an amendment, in which it will be included.

A. SITE CONDITIONS

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

The site has not been determined.

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)

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

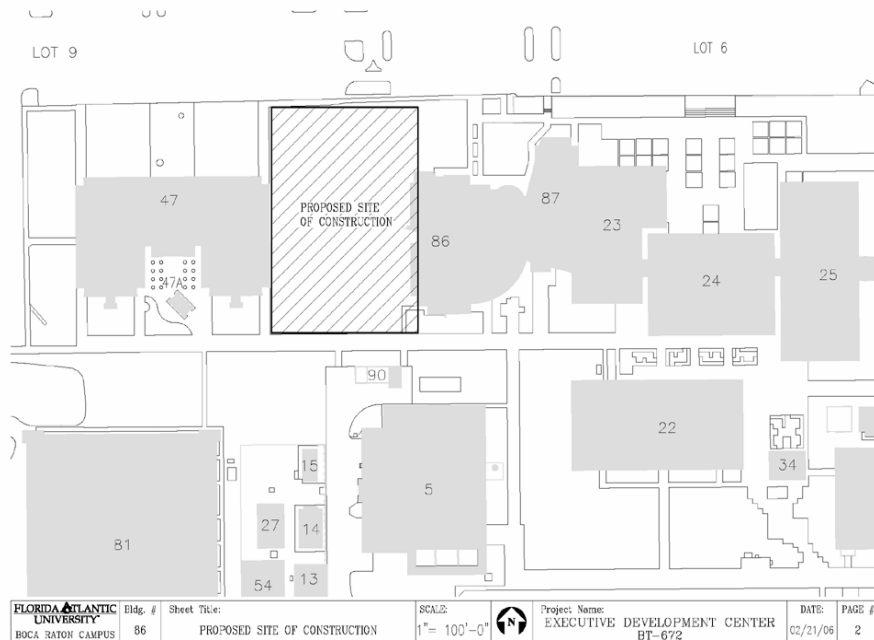
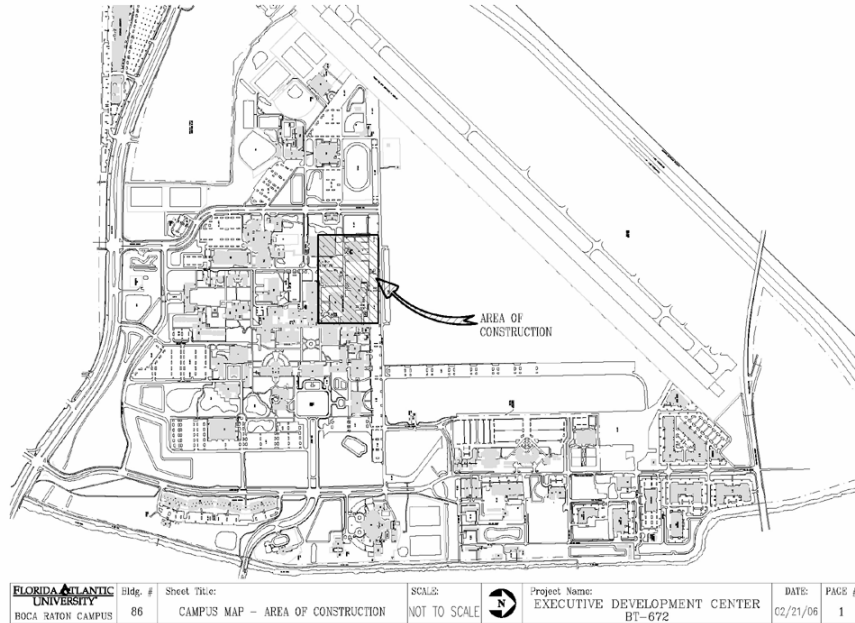
9. DIRECTION OF PREVAILING WINDS (CM-N-04.00-09/97 B.9)

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.

BT-672 CENTER FOR EXECUTIVE DEVELOPMENT

B. CAMPUS MAP & SITE MAPS

The following is a campus map showing the general vicinity of the proposed FAU Office Depot Center for Executive Development. See Section 10 for existing infrastructure maps.



IX. PROGRAM AREA**BT-672 CENTER FOR EXECUTIVE DEVELOPMENT****A. PROGRAM AREA TABLE**

PROGRAM FOR PROPOSED CENTER FOR EXECUTIVE DEVELOPMENT					
Detail	Number of Spaces	Net SF per Space	Net Area	Net Subtotals	Comments
Tiered Lecture Hall for 80-100	1	1,800	1,800		Similar to CON Rm 202
Multi-purpose Classroom for 30 -35	2	750	1,500		Similar to COB Rm 302 w/ moveable partition between.
6 Small Breakout Rooms for 6 ppl	6	100	600		Near classrooms but independent access
Storage for moveable classroom furniture	1	200	200		
Kitchen for service Classrooms	1	150	150		
Informal Function/study space for 10-12	2	225	450		Locate one on each floor
Tiered Classrooms for 30-35. Explore arc shape tiers as opposed to U-shape.	2	900	1,800		w/ Built in tables, deeper than existing tables (TBD), chairs not attached, to be separately purchased. Outlets & Data ports - Similar to COB 207
Conference Rooms for 10-12	2	225	450		Locate one on each floor
Office Suite 1:					
Director	1	200	200		
Sec/Rec/Work/File	1	250	250		
Ass't Director	1	175	175		
Faculty/Staff Office	4	120	480		
Office Suite 2:					
Director	1	200	200		
Sec/Rec/Work/File	1	250	250		
Ass't Director	1	175	175		
Faculty/Staff Office	4	120	480		
TOTAL NET AREA				9,160	
TOTAL PROGRAM GROSS AREA	1.45			13,282	

BT-672 CENTER FOR EXECUTIVE DEVELOPMENT

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

SPACE:	OFFICE DEPOT LECTURE HALL		
DEPARTMENT:	College of Business		
AREA:	Auditorium		
SPACE NAME:	Tiered Lecture Hall for 80 ppl		
DESCRIPTION / USE:	Large Assembly Lecture Hall		
SUS SPACE CATEGORY:	General Use - Assembly	ROOM USE CODE:	610
PERSONNEL ASSIGNED / MAX.:	80 People		
DIMENSION / AREA:	1800 NASF		
NUMBER REQUIRED:	1		
RELATIONSHIPS			
PRIMARY:	Main Lobby		
SECONDARY:	Projection control		
ARCHITECTURAL CRITERIA			
FLOORS:	Mildew resistant carpet or carpet tile w/ vinyl base. Stepped/Tiered Floor		
WALLS:	Highly washable textured paint over gypsum board with sound absorptive treatment as required.		
CEILINGS:	Suspended acoustic tile or Paint over gypsum board ceiling as required for proper acoustic treatment of the room.		
DOORS:	Solid core wood w/ HM frame.		
WINDOWS:	Not required, but if provided, include electronically operated shading devices for proper environment for use of computer and multimedia projection screen.		
LIGHTING:	Indirect lighting to enhance use of computer monitors w/ recessed down-lights and recessed fluorescent lights with parabolic lens. Front stage/lectern area controlled separately. All areas under electronic rheostat control as required for integrated lighting control for use of video/computer projection screen.		
ACOUSTICAL:	Proper room design for attenuation of both amplified and un-amplified speech. Acoustic isolation and insulation is required.		
MECHANICAL CRITERIA			
HVAC:	Maintain low ambient noise level for clear un-amplified speech.		
PLUMBING:	N/A		
COMMUNICATIONS:	Category 5 network port for every seat location. Provide 2 category 5 ports, telephone line, and fiber optic cable at lectern location.		
ELECTRICAL:	Power to each seat for laptop computers. Provide multiple power outlets at the lectern for audio-video equipment and computers. Provide 4-inch conduit from projector to lectern (and the computer room). Conditioned electrical power at dedicated panel box to each power outlet for computers. Backup UPS provided for lectern computer.		
FURNITURE/EQUIPMENT			
FURNITURE (OWNER):	NA		
EQUIPMENT (OWNER):	Ceiling mounted computer projector with motorized lift, document camera, computer, 2 overhead projector screens, porcelain coated steel whiteboards, VCR, DVD (or other recording technology), audio system, control panel and remote.		
FURNITURE (CONTRACTOR):	Fixed continuous tables, upholstered seating, lectern console (with fully integrated audio/video control and computer)		
EQUIPMENT (CONTRACTOR):	Owner purchased and Contractor installed.		
SUPPLEMENTAL INFORMATION/REQUIREMENTS			
1. Provide curved or horseshoe shape with stepped/sloped seating area.			
2. Fixed lectern console with equipment and integrated control panel built-in. Include lighting control.			
3. State of the art environment.			

BT-672 CENTER FOR EXECUTIVE DEVELOPMENT

SPACE:		TIERED CLASSROOMS	
DEPARTMENT:	College of Business – Executive Development		
AREA:	Classroom		
SPACE NAME:	Classroom		
DESCRIPTION / USE:	Class lectures and demonstrations		
SUS SPACE CATEGORY:	Classroom	ROOM USE CODE:	110
PERSONNEL ASSIGNED / MAX.:	Instructor 1 Person	Students 30-35 People	
DIMENSION / AREA:	900 NSF		
NUMBER REQUIRED:			
RELATIONSHIPS			
PRIMARY:			
SECONDARY:			
ARCHITECTURAL CRITERIA			
FLOORS:	Mildew resistant carpet w/ vinyl base. Stepped/Tiered Floor		
WALLS:	Highly washable textured paint over gypsum Board with sound absorptive treatment as required.		
CEILINGS:	Suspended acoustic tile or Paint over gypsum board ceiling as required for proper acoustic treatment of the room.		
DOORS:	Solid core wood w/ HM frame.		
WINDOWS:	If provided, include electronically operated shading devices for proper environment for use of computer and multimedia projection screen.		
LIGHTING:	Indirect lighting to enhance use of computer monitors w/ recessed down-lights and recessed fluorescent lights with parabolic lens. Front stage/lectern area controlled separately. All areas under electronic rheostat control as required for integrated lighting control for use of video/computer projection screen.		
ACOUSTICAL:	Proper room design for attenuation of both amplified and un-amplified speech. Acoustic isolation and insulation is required.		
MECHANICAL CRITERIA			
HVAC:	Maintain low ambient noise level for clear un-amplified speech.		
PLUMBING:	N/A		
COMMUNICATIONS:	Category 5 network port for every seat location. Provide 2 category 5 ports, telephone line, and fiber optic cable at lectern location. Wireless capability.		
ELECTRICAL:	Power to each seat for laptop computers. Provide multiple power outlets at the lectern for audio-video equipment and computers. Provide 4-inch conduit from projector to lectern (and the computer room). Conditioned electrical power at dedicated panel box to each power outlet for computers. Backup UPS provided for lectern computer.		
FURNITURE/EQUIPMENT			
FURNITURE (OWNER):	Separate upholstered seating – not attached to tables.		
EQUIPMENT (OWNER):	Ceiling mounted computer projector with motorized lift, document camera, computer, 2 overhead projector screens, porcelain coated steel whiteboards, VCR, DVD (or other recording technology), audio system, control panel and remote.		
FURNITURE (CONTRACTOR):	Fixed continuous tables, at least 6” deeper than room COB-207, lectern console (with fully integrated audio/video control and computer)		
EQUIPMENT (CONTRACTOR):	Owner purchased and Contractor installed.		
SUPPLEMENTAL INFORMATION/REQUIREMENTS			
1. Provide stepped or sloped seating area. Explore Arc- shaped and U- shaped configurations.			
2. Fiber optic and coaxial cable to computer room			
3. Fixed lectern console with equipment and integrated control panel built-in. Include lighting control.			

BT-672 CENTER FOR EXECUTIVE DEVELOPMENT

SPACE:		LEVEL CLASSROOMS & BREAKOUT ROOMS	
DEPARTMENT:	College of Business		
AREA:	Classroom		
SPACE NAME:	Classroom		
DESCRIPTION / USE:	Class lectures and demonstrations		
SUS SPACE CATEGORY:	Classroom-Large	ROOM USE CODE:	110
PERSONNEL ASSIGNED / MAX.:	Instructor 1 Person	Students 30-35 People	
DIMENSION / AREA:	750 NSF		
NUMBER REQUIRED:	2 classrooms. 6 Breakout rooms independently accessible.		
RELATIONSHIPS			
PRIMARY:	Other Classrooms and 6 Breakout Rooms (adjacent to classrooms)		
SECONDARY:	Note: Similar criteria in 6 Breakout Rooms		
ARCHITECTURAL CRITERIA			
FLOORS:	Mildew resistant carpet or VT w/ vinyl base. Level Floor		
WALLS:	Highly washable textured paint over gypsum board with sound absorptive treatment as required. Moveable acoustic wall between classrooms for large events.		
CEILINGS:	Suspended acoustic tile or paint over gypsum board ceiling as required for proper acoustic treatment of the room.		
DOORS:	Solid core wood w/ HM frame.		
WINDOWS:	If provided, include electronically operated shading devices for proper environment for use of computer and multimedia projection screen.		
LIGHTING:	Indirect lighting to enhance use of computer monitors w/ recessed down-lights and recessed fluorescent lights with parabolic lens. Front stage/lectern area controlled separately. All areas under electronic rheostat control as required for integrated lighting control for use of video/computer projection screen.		
ACOUSTICAL:	Proper room design for attenuation of both amplified and un-amplified speech. Acoustic isolation and insulation is required.		
MECHANICAL CRITERIA			
HVAC:	Maintain low ambient noise level for clear un-amplified speech.		
PLUMBING:	N/A		
COMMUNICATIONS:	Category 5 network port for every seat location. Provide 2 category 5 ports, telephone line, and fiber optic cable at lectern location and each Breakout Room.		
ELECTRICAL:	Power to each seat for laptop computers flush mounted to floor (if budget allows). Provide multiple power outlets at the lectern for audio-video equipment and computers. Provide 4-inch conduit from projector to lectern (and the computer room). Conditioned electrical power at dedicated panel box to each power outlet for computers. Backup UPS provided for lectern computer. Power and Data to each Breakout Room for 6-8 computers.		
FURNITURE/EQUIPMENT			
FURNITURE (OWNER):	NA		
EQUIPMENT (OWNER):	Ceiling mounted computer projector with motorized lift, document camera, computer, 2 overhead projector screens, porcelain coated steel whiteboards, VCR, DVD (or other recording technology), audio system, control panel and remote.		
FURNITURE (CONTRACTOR):	By Owner		
EQUIPMENT (CONTRACTOR):	Owner purchased and Contractor installed.		
SUPPLEMENTAL INFORMATION/REQUIREMENTS			
1. Fiber optic and coaxial cable to computer room			
2. Moveable lectern console with equipment and integrated control panel built-in.			

BT-672 CENTER FOR EXECUTIVE DEVELOPMENT

SPACE:		OFFICE SPACE	
DEPARTMENT:		College of Business	
AREA:		Office	
SPACE NAME:		Apply to all office and office support space	
DESCRIPTION / USE:		Office	
SUS SPACE CATEGORY:		Office	ROOM USE CODE: 310
PERSONNEL ASSIGNED / MAX.:		Varies	
DIMENSION / AREA:		Varies	
NUMBER REQUIRED:		See program	
RELATIONSHIPS			
PRIMARY:		Other offices.	
SECONDARY:			
ARCHITECTURAL CRITERIA			
FLOORS:		Mildew resistant carpet w/ vinyl base.	
WALLS:		Highly washable textured paint over gypsum board.	
CEILINGS:		Suspended acoustic tile.	
DOORS:		Solid core wood w/ HM frame.	
WINDOWS:		Desired for daylighting & view.	
LIGHTING:		Generally, recessed fluorescent lights with parabolic lens. Recessed down-lights may be used in special situations.	
ACOUSTICAL:		Acoustical treatment of walls & ceilings, extend partitions of Director Offices and conference rooms to the deck above w/ sound attenuating blanket.	
MECHANICAL CRITERIA			
HVAC:		Appropriate zoning per FAU Guidelines	
PLUMBING:		NA	
COMMUNICATIONS:		2 category 5 network ports. Telephone. Provide fiber optic cable as required	
ELECTRICAL:		As required. Provide power at each telephone and computer outlet. Provide conditioned power and UPS backup.	
FURNITURE/EQUIPMENT			
FURNITURE (OWNER):		Executive Desk, Credenza, Executive Chair, Bookshelves, 2 side Chairs	
EQUIPMENT (OWNER):		Computer, Telephone	
FURNITURE (CONTRACTOR):		NA	
EQUIPMENT (CONTRACTOR):		All equipment Owner purchased and Contractor installed.	
SUPPLEMENTAL INFORMATION/REQUIREMENTS			
1. Provide blinds or window shades, as required.			

BT-672 CENTER FOR EXECUTIVE DEVELOPMENT

SPACE:	LOBBY & PRE-FUNCTION SPACE		
DEPARTMENT:	College of Business		
AREA:	Assembly		
SPACE NAME:	Entrance Lobby and other general circulation		
DESCRIPTION / USE:	Lobby / vestibule space for Auditorium, general circulation		
SUS SPACE CATEGORY:	General Use - Assembly service	ROOM USE CODE:	615
PERSONNEL ASSIGNED / MAX.:	varies		
DIMENSION / AREA:	varies		
NUMBER REQUIRED:			
RELATIONSHIPS			
PRIMARY:	Lecture Hall		
SECONDARY:	Main Entry		
ARCHITECTURAL CRITERIA			
FLOORS:	Flooring to match existing Atrium Floor.		
WALLS:	Durable, highly washable & easily maintainable textured quality paint.		
CEILINGS:	Suspended acoustic tile or Paint over gypsum board ceiling as required. Easy Access to valves and equipment in ceiling.		
DOORS:	Glazed entrance doors. Other doors per adjoining rooms.		
WINDOWS:	Desired for daylighting		
LIGHTING:	As required per design		
ACOUSTICAL:	Proper design to control level of noise and echo.		
MECHANICAL CRITERIA			
HVAC:	As required.		
PLUMBING:	N/A		
COMMUNICATIONS:	As required.		
ELECTRICAL:	As required.		
FURNITURE/EQUIPMENT			
FURNITURE (OWNER):	NA		
EQUIPMENT (OWNER):	NA		
FURNITURE (CONTRACTOR):	NA		
EQUIPMENT (CONTRACTOR):	Owner purchased and Contractor installed.		
SUPPLEMENTAL INFORMATION/REQUIREMENTS			

BT-672 CENTER FOR EXECUTIVE DEVELOPMENT

SPACE:	KITCHEN / PREP		
DEPARTMENT:	College of Business		
AREA:	Food facility		
SPACE NAME:	Serving Kitchen		
DESCRIPTION / USE:	Warm-up kitchen for catered food.		
SUS SPACE CATEGORY:	General Use – Food Facility	ROOM USE CODE:	630
PERSONNEL ASSIGNED / MAX.:	1 person		
DIMENSION / AREA:	150 NASF		
NUMBER REQUIRED:	1		
RELATIONSHIPS			
PRIMARY:	Level Classrooms, Lecture Hall, spill-out lobby		
SECONDARY:			
ARCHITECTURAL CRITERIA			
FLOORS:	Acrylic or rubber tile floor and base.		
WALLS:	Highly washable textured paint over gypsum board.		
CEILINGS:	Suspended acoustic tile		
DOORS:	Solid core wood w/ HM frame.		
WINDOWS:	N/A		
LIGHTING:	Recessed fluorescent light.		
ACOUSTICAL:	N/A		
MECHANICAL CRITERIA			
HVAC:	As required.		
PLUMBING:	Sink. Under-counter instant-on water heater. Provide water for refrigerator icemaker.		
COMMUNICATIONS:	Provide telephone.		
ELECTRICAL:	As required. Provide additional GFI duplex outlets over countertop for food prep use.		
FURNITURE/EQUIPMENT			
FURNITURE (OWNER):	NA		
EQUIPMENT (OWNER):	Refrigerator & microwave.		
FURNITURE (CONTRACTOR):	Base & overhead cabinet w/ solid counter top.		
EQUIPMENT (CONTRACTOR):	All equipment Owner purchased and Contractor installed.		
SUPPLEMENTAL INFORMATION/REQUIREMENTS			
1. Locate near classrooms / assembly areas.			
2. Provide ventilation/exhaust in the kitchen area to control food odors.			

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)

There is Chilled Water in nearby tunnel T9A. The AE will verify the available capacity for this project.

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

There is Hot Water in nearby tunnel T9A. The AE will verify the available capacity for this project.

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

There is access to Power in nearby tunnel 9A. The AE will verify the appropriate feeders and the available capacity for this project.

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. This project will tap off the existing line near the water entrance for the College of Business (Bldg 86). An existing underground emergency water storage tank may have to be moved to accommodate the proposed structure. 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)

As required, the AE shall design the sewer connection to flow into the nearby 8" PVC line, which handles the College of Business (Bldg 86). An existing underground emergency sanitary sewage storage tank may have to be moved to accommodate the proposed structure.

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

Irrigation reuse water is available on the site. Tie into this system to irrigate all landscaped areas. Provide new timers for the effected area within 50 feet of the building. Some reuse lines may have to be rerouted around the proposed structure.

7. STORM WATER MANAGEMENT:

Plans are be submitted to SFWMD and Lake Worth Drainage District for Permitting. The existing system capacity will be verified by the consultant. The Consultant will request the Operational Permit after construction.

8. NATURAL GAS:

Not Applicable.

9. TELECOMMUNICATIONS:

The existing campus wide cable system located in the utility tunnel to the south of the site will be extended and connected to the proposed building. The consultant shall verify the existence of an existing IRM line and attempt to design around it. Otherwise, the lines may have to be rerouted. Internal wiring for telecommunication is to be complete by Telecommunication Sub contractor through FAU. Cable trays and conduits to be provided by the construction manager.

BT-672 CENTER FOR EXECUTIVE DEVELOPMENT

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.

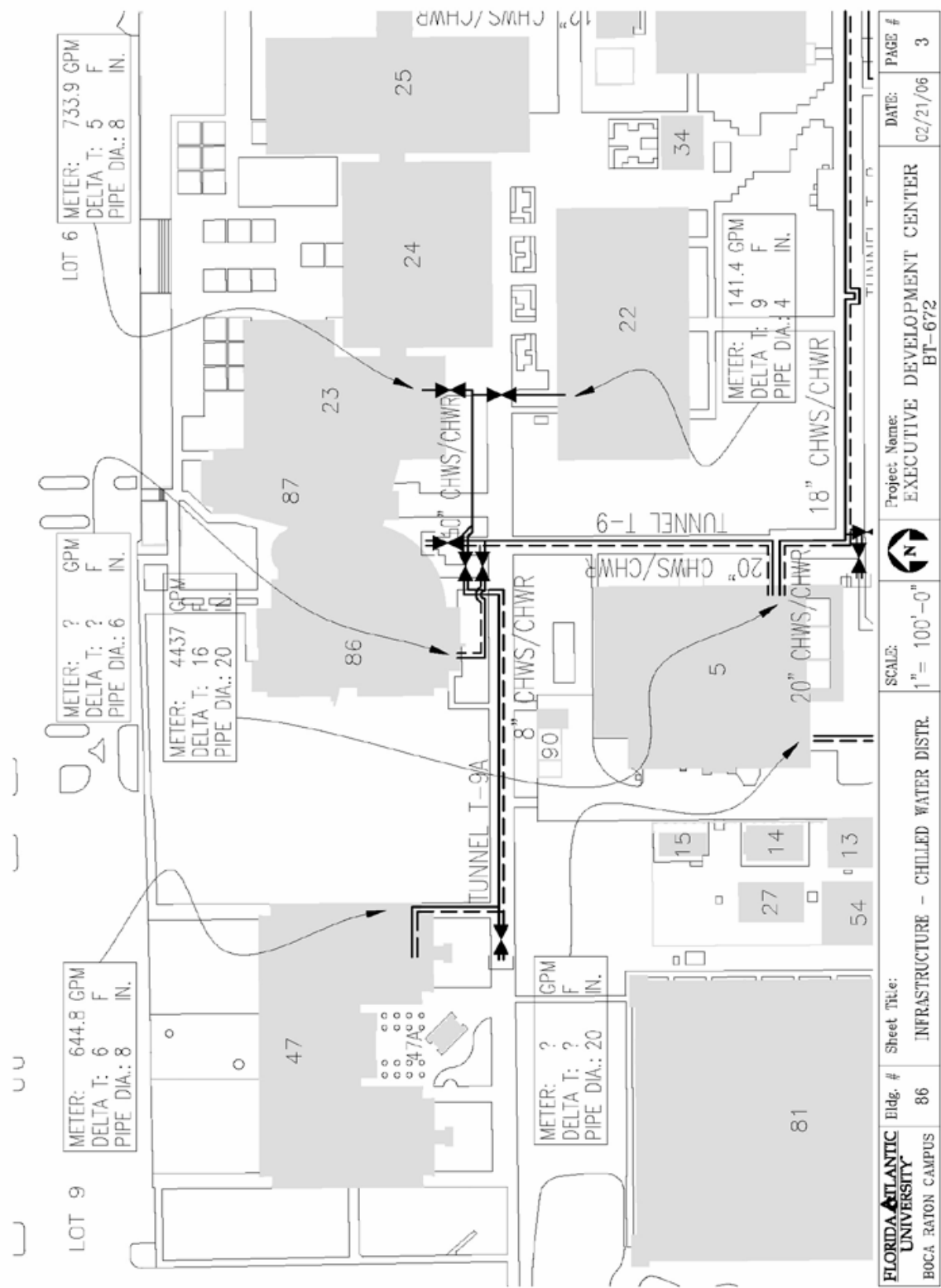
13. SURFACE IMPROVEMENTS:

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

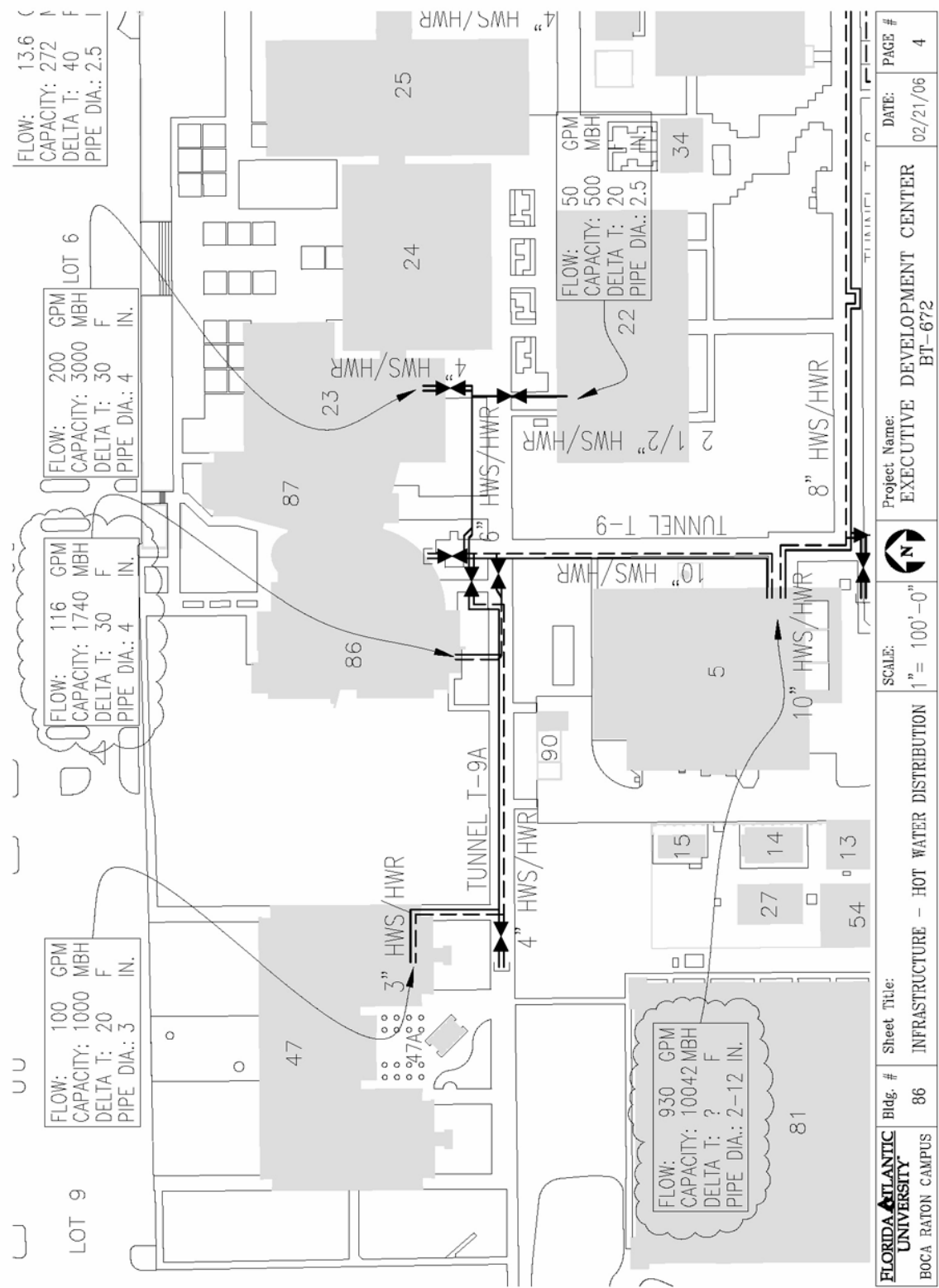
B. EXISTING INFRASTRUCTURE MAPS

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. See the next several pages.

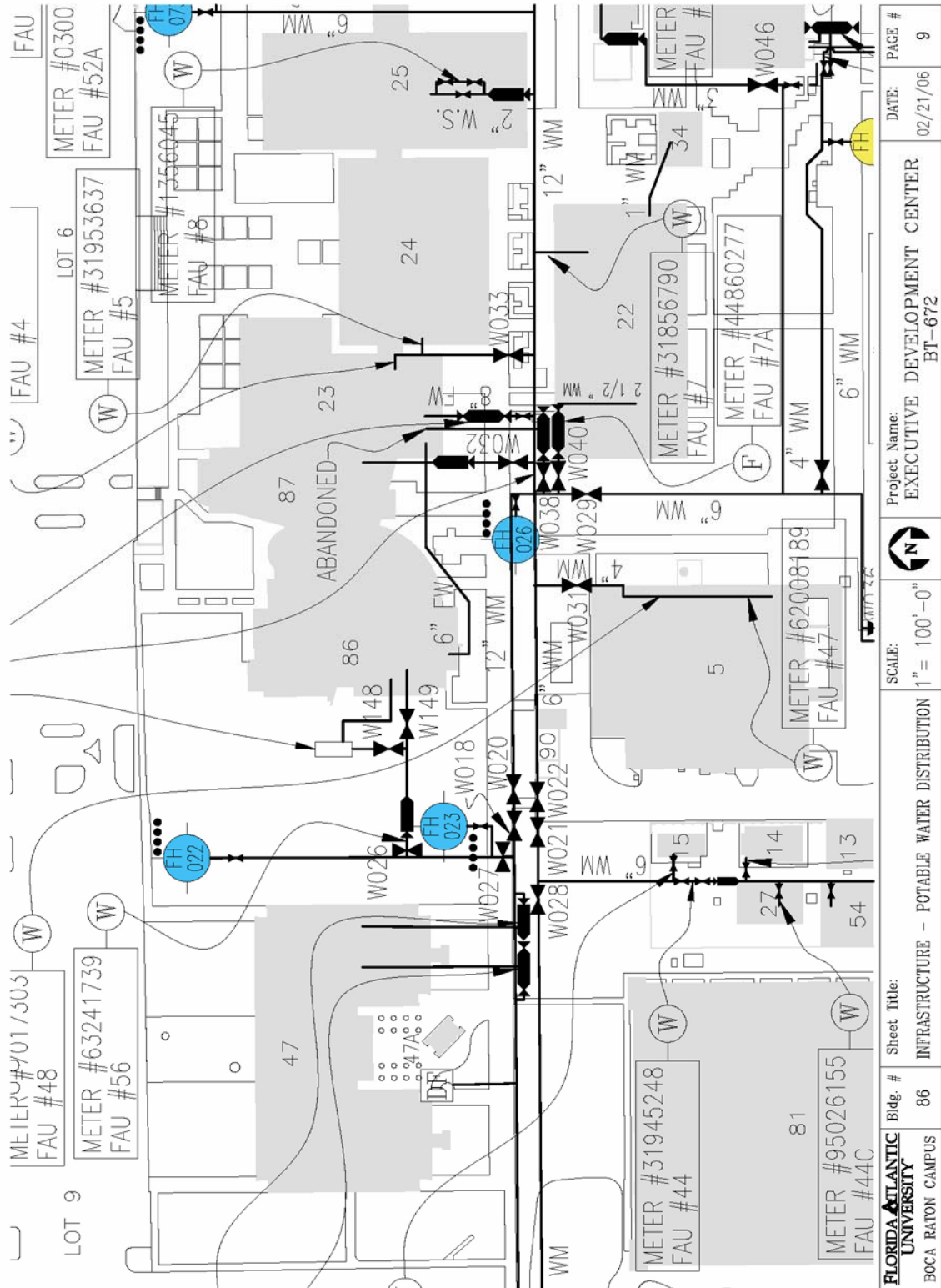
BT-672 CENTER FOR EXECUTIVE DEVELOPMENT



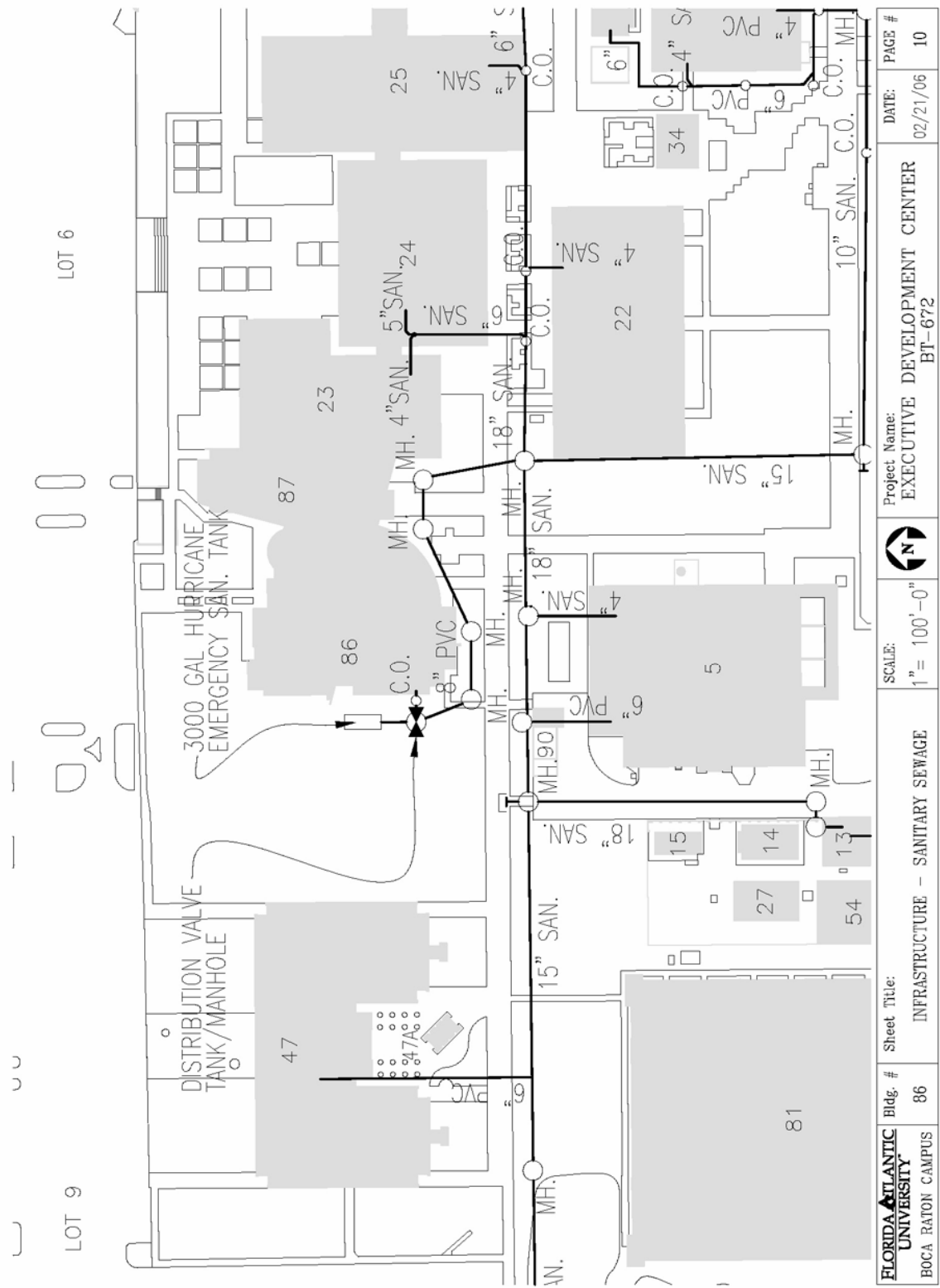
BT-672 CENTER FOR EXECUTIVE DEVELOPMENT

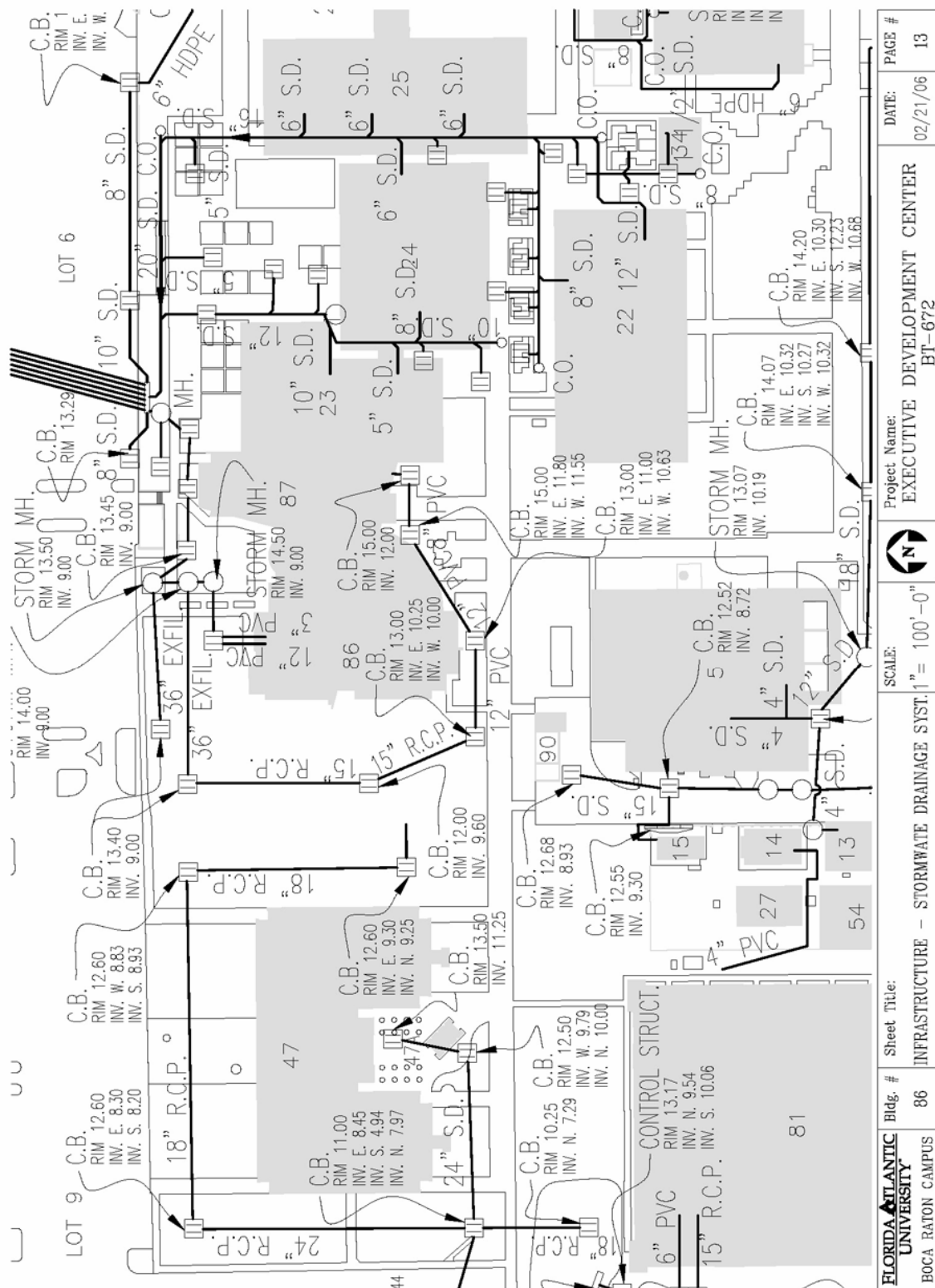


BT-672 CENTER FOR EXECUTIVE DEVELOPMENT

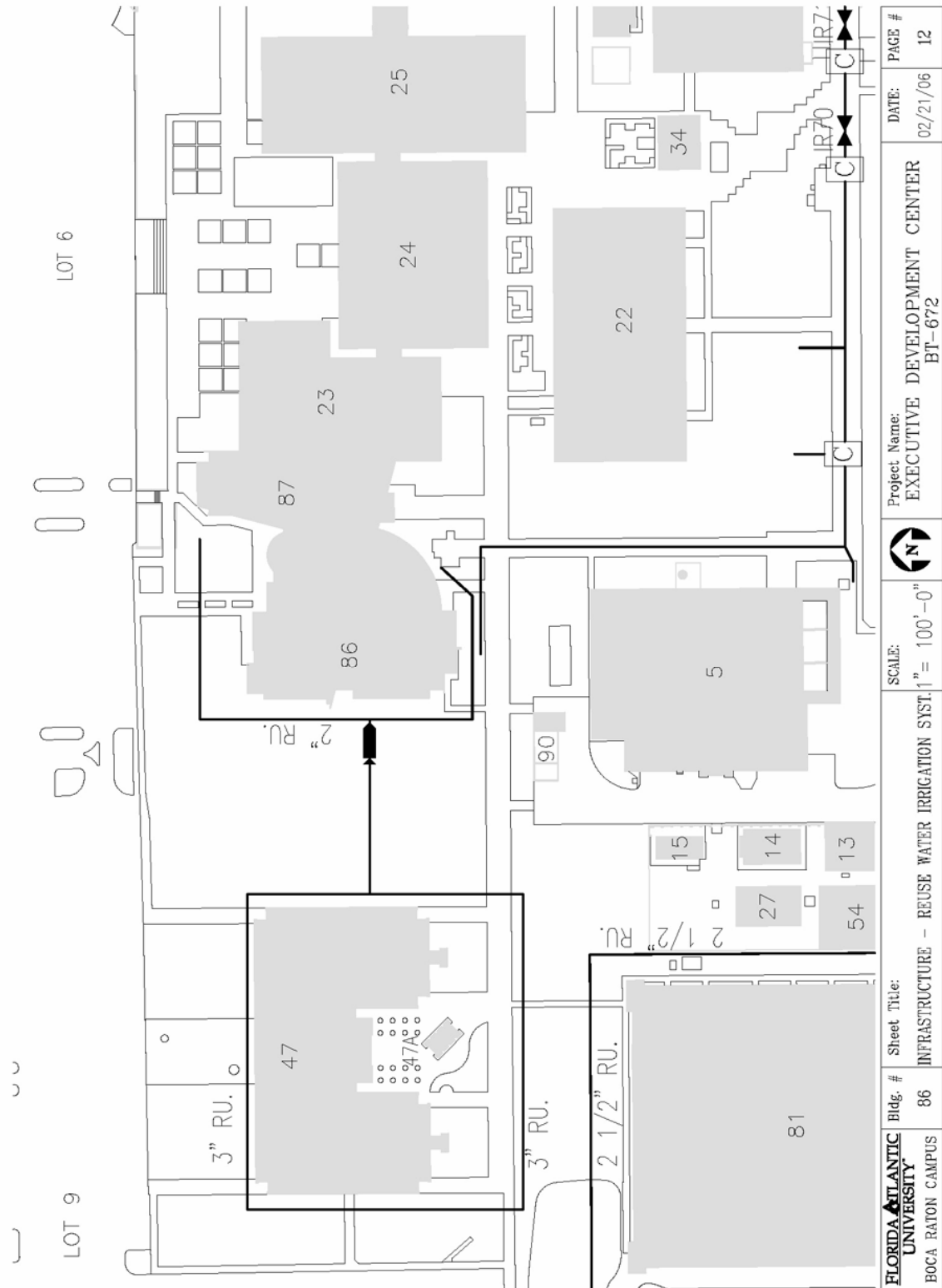


BT-672 CENTER FOR EXECUTIVE DEVELOPMENT

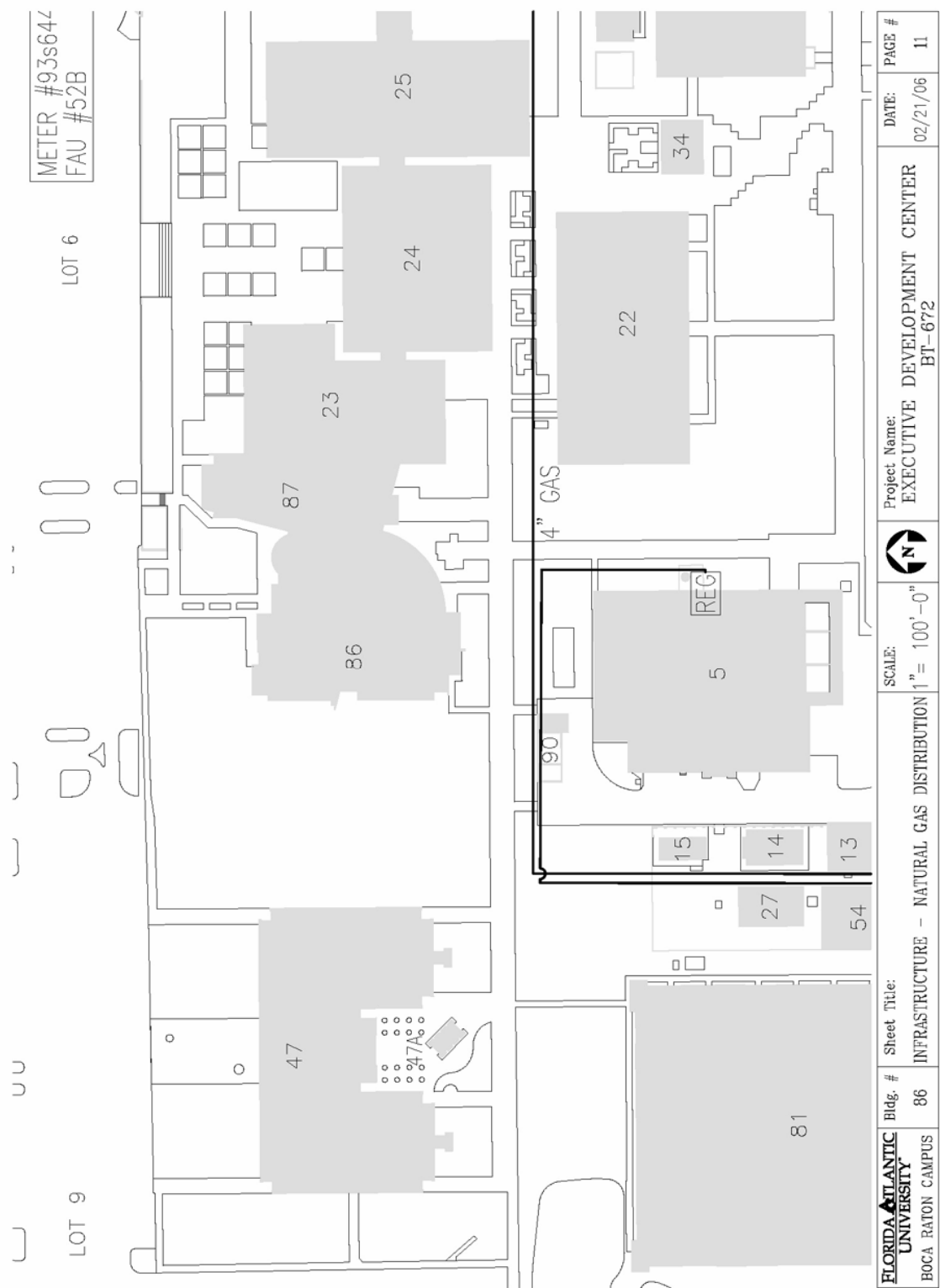




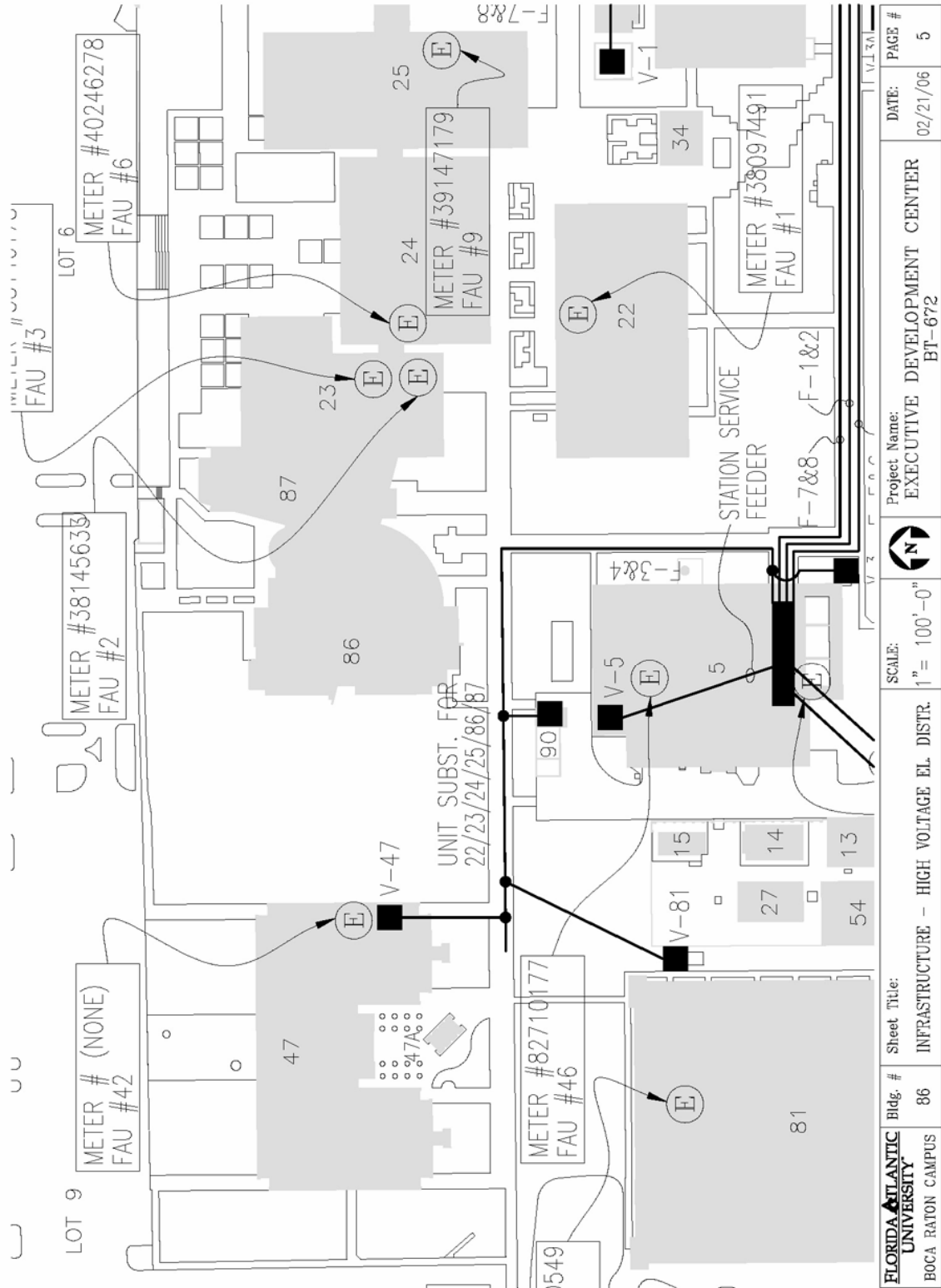
MARCH 2006



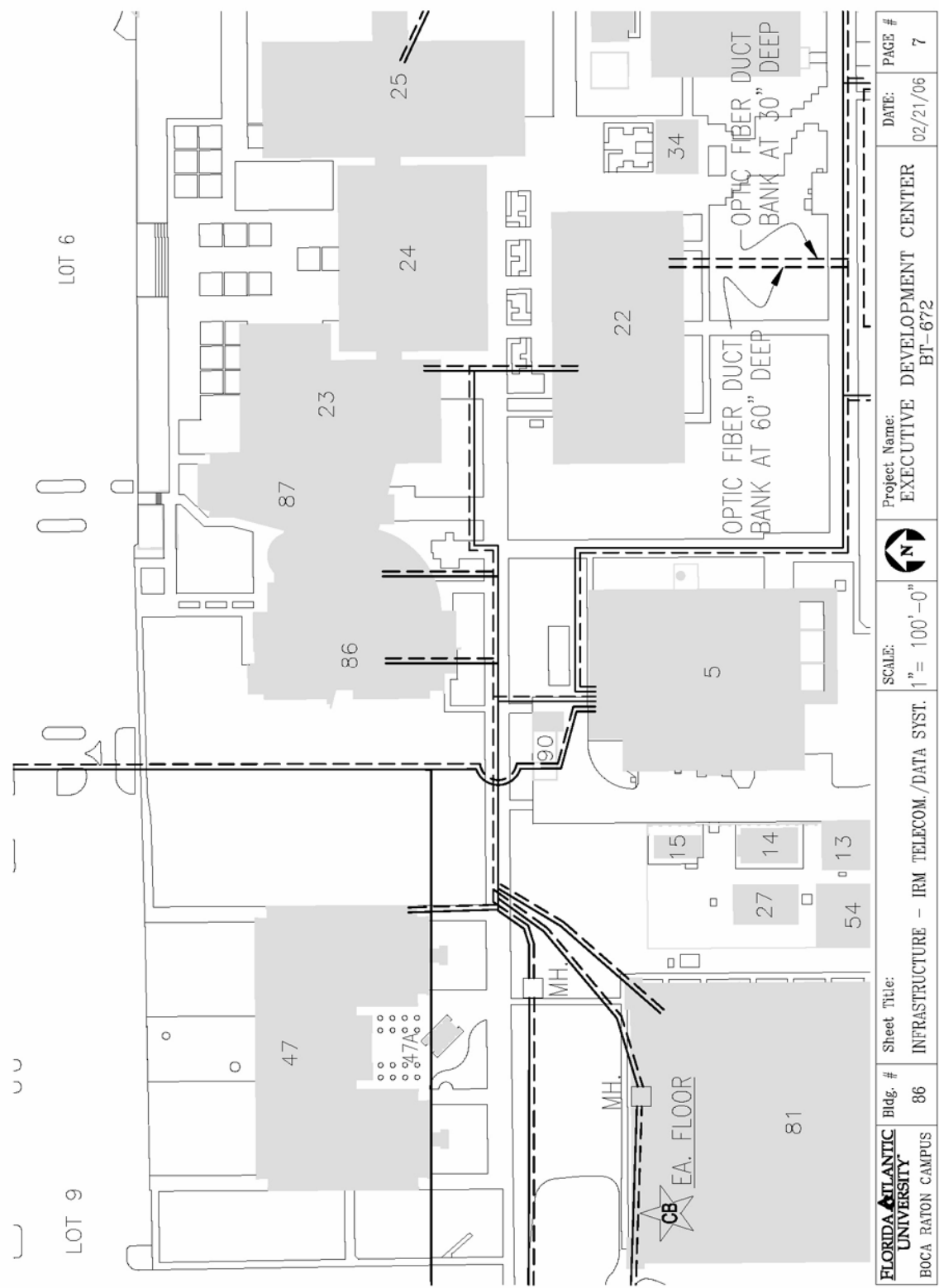
BT-672 CENTER FOR EXECUTIVE DEVELOPMENT



BT-672 CENTER FOR EXECUTIVE DEVELOPMENT



BT-672 CENTER FOR EXECUTIVE DEVELOPMENT



XI. INFORMATION / COMMUNICATIONS RESOURCES REQUIREMENTS

BT-672 CENTER FOR EXECUTIVE DEVELOPMENT

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

Project: BT - 672 Office Depot Exec Center Consolidated Quote		
Date Submitted: March 7, 2006		
	ELEMENT	AMOUNT
Jade		
	Inside and Outside Plant - voice/data/video	\$ 78,530.00
	Internal Wireless access points wi installation (8)	\$ 14,400.00
	External Wireless access points wi installation (2)	\$ 6,400.00
Siemens		
	Voice Switches/misc.additions	\$ 5,200.00

BT-672 CENTER FOR EXECUTIVE DEVELOPMENT

Cisco		
	Data switches, routers, etc (2)	\$ 114,680.00
Voice/Data Misc Vendors		
	Phone sets (22)	\$ 2,090.00
	UPSs (2)	\$ 5,850.00
	Emergency Phone	
	Inside	
	Outside (Solar Panel wi Pedestal)	
	BellSouth/PaeTec	\$ -
	1FBs	\$ 200.00
	Special Circuits	\$ -
	Alarms	\$
	OPX	\$ -
Video Vendors (various - no vendor contract)		
	Small Distance Learning Classroom (25-30 seats) (3)	\$ 180,000.00
	Distance Learning Classroom (50 seats)	
	Video Conf Room (AKA Multi-Purpose Room A)	\$ 65,000.00
	Basic Electronic Classroom	
	Electronic Classroom	
	Teaching Auditorium w/o Distance Learning	
	Teaching Auditorium with Distance Learning	\$ 75,000.00
	Cable TV	
	TOTAL PROJECT ESTIMATE	\$ 547,350.00

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.

		DESCRIPTION
	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
d		
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 Statutes sections 471, 481 and 553s

XIII. PROJECT SCHEDULE BT-672 CENTER FOR EXECUTIVE DEVELOPMENT

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	7 weeks	20-Feb-2006	10-Apr-2006	0.1 Years
Facilities Program Development	5 weeks	20-Feb-2006	27-Mar-2006	
University Facilities Program Approval	2 weeks	27-Mar-2006	10-Apr-2006	
A/E SELECTION PROCESS	10 weeks	10-Apr-2006	19-Jun-2006	0.2 Years
Advertise for A/E in FAW	4 weeks	10-Apr-2006	08-May-2006	
A/E Short-list	2 weeks	08-May-2006	22-May-2006	
A/E Interviews	2 weeks	22-May-2006	05-Jun-2006	
A/E Selection	1 weeks	05-Jun-2006	12-Jun-2006	
Contract Negotiations with A/E	1 weeks	12-Jun-2006	19-Jun-2006	
C/M SELECTION PROCESS	10 weeks	15-Jun-2006	24-Aug-2006	0.2 Years
Advertise for C/M in FAW	4 weeks	15-Jun-2006	13-Jul-2006	
C/M Short-list	2 weeks	13-Jul-2006	27-Jul-2006	
C/M Interviews	2 weeks	27-Jul-2006	10-Aug-2006	
C/M Selection	1 weeks	10-Aug-2006	17-Aug-2006	
Contract negotiations with C/M	1 weeks	17-Aug-2006	24-Aug-2006	
DESIGN PHASE	30 weeks	19-Jun-2006	15-Jan-2007	0.6 Years
Combined Conceptual/Schematic Design	4 weeks	19-Jun-2006	17-Jul-2006	
Conceptual/Schematic Design review and approval	2 weeks	17-Jul-2006	31-Jul-2006	
Design Development and Budget verification	4 weeks	31-Jul-2006	28-Aug-2006	
Design Development review and approval	3 weeks	28-Aug-2006	18-Sep-2006	
50% Construction Documents and Budget update	4 weeks	18-Sep-2006	16-Oct-2006	
50% Construction Documents review and approval	3 weeks	16-Oct-2006	06-Nov-2006	
100% Construction Documents and Budget update	4 weeks	06-Nov-2006	04-Dec-2006	
100% Construction Documents review and approval	4 weeks	04-Dec-2006	01-Jan-2007	
Code Review, submittal to SFM, GMP	6 weeks	04-Dec-2006	15-Jan-2007	
CONSTRUCTION PHASE	44 weeks	15-Jan-2007	21-Nov-2007	0.8 Years
Notice to Proceed	1 weeks	01-Jan-2007	08-Jan-2007	
Construction	38 weeks	15-Jan-2007	08-Oct-2007	
Substantial Completion Inspection	1 weeks	08-Oct-2007	15-Oct-2007	
Punchlist Corrective Work	4 weeks	15-Oct-2007	14-Nov-2007	
Owner Occupancy	1 weeks	15-Oct-2007	22-Oct-2007	
Final Completion Inspection	1 weeks	14-Nov-2007	21-Nov-2007	
Total	91 weeks	20-Feb-2006	21-Nov-2007	1.8 Years

A. ESTIMATED FUNDING

PLANNING, CONSTRUCTION & EQUIPMENT FUNDING	
Private Donations (Office Depot, Inc.)	\$2,000,000.00
FECG Matching Funds	\$2,000,000.00
TOTAL PROJECT FUND	\$4,000,000.00

C. ESTIMATED BUDGET SUMMARY

The following Budget reflects the estimated project costs for the proposed building. See the detailed budget in section XV.

ESTIMATED BUDGET SUMMARY					
1	Construction Costs	GSF		\$\$/GSF	Total \$\$
a.	Construction Costs	13,282		176.06	\$2,338,400.00
b.	Additional/Extraordinary Construction Costs				\$511,300.00
	Sub Total Construction Costs	13,282		214.55	\$2,849,700.00
2	Other Project Costs				
a.	Land/existing facility acquisition				\$0.00
b.	Professional Fees				\$275,100.00
c.	Fire Marshal Fees				\$7,100.00
d.	Inspection Services				\$72,900.00
e.	Insurance Consultant				\$1,800.00
f.	Surveys and Tests				\$19,600.00
g.	Permit/Impact/Environmental Fees				\$3,000.00
h.	Art Work				\$11,700.00
i.	Movable Furnishings & Equipment				\$502,700.00
j.	Project Contingencies				\$256,400.00
	Sub Total Other Project Costs	13,282		86.61	\$1,150,300.00
	TOTAL PROJECT BUDGET	13,282		301.16	\$4,000,000.00

XV. PROJECT BUDGET SUMMARY**BT-672 CENTER FOR EXECUTIVE DEVELOPMENT****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 location of the addition and the resulting conditions. However, the total construction cost budget will remain as is and the difference is either subtracted or added to the building construction costs. Please note that only 6% escalation is included, anticipating bidding within 6 to 8 months. Therefore, time is of the essence. It must be further noted that furniture costs have been deleted for the purpose of this estimate, as the client has agreed to raise funds for furniture separately.

Project: COB Office Depot Center for Executive Development**Created: 3/14/2006****WORKSHEET FOR SECTION XV, PROJECT BUDGET SUMMARY**

Fill in the Yellow shaded area only

Return to: [XV, Summary](#)Worksheets: [Schedule](#)

Automatic entry in Light Green

[IX, Program](#)[Program](#)**PROJECT SPACE AND BUDGET SUMMARY** (Reference: SUS CM-N-04.00-09/97, Attachment 3)

Inflation Adjustment	1 Years	@ 6.00 %	Effective Rate	6.00 %
Construction Phase Duration	1 Years			
Design Phase Duration	1 Years			
			Estimated Budget	\$ 4,000,000.00
			Target Budget	\$ 4,000,000.00

SPACE SUMMATION (from Section IX of Facilities Program)

Program Space Type (New Construction)	NASF	Factor	GSF	\$ / GSF	\$
Teaching Labs	9,160	1.45	13,282	160.05	\$2,125,784.10
Avg. Construction Cost				\$ 160.05	
Total Construction Cost	9,160	1.45	13,282		\$2,125,800.00

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

a. Building Construction Cost		Units		Unit Cost	\$
New Construction Cost	13,282	GSF		\$160.05	\$2,125,800.00
Recent Escalation over CIP Allowance	10%	Allowance		\$16.01	\$212,580.00
Building Demolition	-	GSF		\$0.00	\$0.00
Sub-Total Construction Costs			Round to 100	\$176.06	\$2,338,400.00
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	0	Spaces		\$2,200.00	\$0.00
Outdoor Landscaping after renovations	1	Allowance		\$30,000.00	\$30,000.00
Plazas/Walks/Bikepaths	1	Allowance		\$20,000.00	\$20,000.00
Utilities Infrastructure Cost					
Electrical Services	1	Allowance		\$30,000.00	\$30,000.00
Water Distribution System	1	Allowance		\$30,000.00	\$30,000.00
Sanitary Sewer System	1	Allowance		\$40,000.00	\$40,000.00
Storm Water System	1	Allowance		\$20,000.00	\$20,000.00
Chilled Water System	1	Allowance		\$60,000.00	\$60,000.00
Irrigation	1	Allowance		\$20,000.00	\$20,000.00
Sub-Total Add/Extra Construction Costs			Round to 100		\$250,000.00
Telecommunications / External Infrastructure	1	Allowance		\$100,000.00	\$100,000.00
Sub-Total Telecommunication Cost			Round to 100		\$100,000.00
Inflation Adjustment					\$161,300.00
TOTAL CONSTRUCTION COSTS (A/E Fee Base)				\$ 214.55	\$2,849,700.00
TOTAL CONSTRUCTION COST LESS TELECOM (CM FEE)					\$2,749,700.00

See Next Page for other project costs.

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 %		\$ 196,600.0		\$196,600.00
	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 %		\$ 28,497.00		\$28,500.00
	Sub-Total Professional Fees			Round to 100		\$275,100.00
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		\$57,500.00		\$57,500.00
	Plan Review (Code Compliance Inspection)	1 Allowance		\$10,000.00		\$10,000.00
	Sub-Total Inspection Services				Round to 100	\$72,900.00
e.	Risk Management / Insurance Consultant	0.06 %			Round to 100	\$1,800.00
f.	Surveys & Tests					
	Topographical/Site Survey	1 Allowance		\$9,600.00		\$9,600.00
	Geotechnical Testing	1 Allowance		\$10,000.00		\$10,000.00
	Sub-Total Surveys & Tests				Round to 100	\$19,600.00
g.	Permit/Impact/Environmental Fees					
	Environmental (SFWM)	1 Allowance		\$3,000.00		\$3,000.00
	Sub-Total Permits/Impact Fees				Round to 100	\$3,000.00
h.	Art in State Building (Section 255.043, F.S.)	0.5 %			Round to 100	\$11,700.00
i.	Movable Furniture & Equipment					
	Furniture - NONE INCLUDED	0 %				\$0.00
	Equipment (Custodial, Card Access)	1.5 %				\$42,700.00
	IRM AV Equipment			\$320,000.00		\$320,000.00
	Security cameras	0 Allowance		\$0.00		\$0.00
	IRM Equipment (Voice, Data, Video)	1 Allowance		\$128,020.00		\$128,020.00
	IRM Drops	80 # of Drops		\$150.00		\$12,000.00
	Sub-Total Furniture & Equipment				Round to 100	\$502,700.00
j.	Project Contingency	7.5 %			Round to 100	\$213,700.00
	Campus Infrastructure	1.5 %			Round to 100	\$42,700.00
	TOTAL OTHER PROJECT COSTS				Round to 100	\$1,150,300.00
	TOTAL PROJECT BUDGET COST ESTIMATE				\$301.16	\$4,000,000.00

Note: By Agreement with the COB Committee, Furniture is not included and must be obtained from other sources.