TITLE SHEET

BT-651
INNOVATION VILLAGE APARTMENTS PHASE I

BOCA RATON CAMPUS

PRINTED FOR SIGNATURES
NOVEMBER 20, 2007

FLORIDA ATLANTIC UNIVERSITY

TITLE SHEET

BT-651
INNOVATION VILLAGE APARTMENTS PHASE I

BOCA RATON CAMPUS
FLORIDA ATLANTIC UNIVERSITY
BOCA RATON, FLORIDA

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

PRINTED FOR SIGNATURES
NOVEMBER 20, 2007

Florida Atlantic University
FACILITIES PROGRAM

PREPARED BY:

Robert Richman, University Planner

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

INFORMATION RESOURCE MANAGEMENT:
This is to certify that this document meets the requirements of Information Resource Management.

Jeffery Schilit, Associate Provost

HOUSING AND RESIDENTIAL LIFE:
This is to certify that this document meets the requirements of Housing and Residential Life.

Jill Eckardt, Director, Housing & Residential Life

DIVISION OF STUDENT AFFAIRS:
This is to certify that this document meets the requirements of the Division of Student Affairs.

Charles Brown, Vice President For Student Affairs

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

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

Thomas Donaudy, University Architect & Vice President for Facilities

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

Campus housing at the Boca Raton campus of Florida Atlantic University has been an integral part of the University almost since its inception. As originally envisioned, FAU was to be a commuter campus with no residential facilities when it began offering classes in 1964. However, the reality of the need for a campus-housing program for the benefit of the students was quickly recognized, and university plans were amended to include residence halls. This five-year period from 1965 to 1970 saw the development of the seven-hall, 1054-space campus housing system, which remained as the only housing for the campus until 1995, when diversity in the style of housing options was achieved with the introduction of the University Village Apartment Complex. The apartment complex is a 532-bed facility designed for single students, both men and women. Indian River Towers Residence Hall Complex, a 604-bed, suite-style residence hall was constructed and opened in 2001. This new residence hall was designed to provide a greater sense of community for its residents, and offers computer lab, classroom, a study room on each floor, and conference room space for the resident students.

In November, 2002 the program for a 600 bed residence Hall was approved. This residence hall, now called Heritage Park Towers, was completed in time for the Fall 2004 semester and was a complete success. All of the old residence halls were then demolished with the exception of Timucua and Algonquin Halls. Timucua was demolished in 2006 and replaced with the second phase 600 bed residence hall, now named Glades Park Towers. Algonquin Hall, remains as the only original residence building with some 93 beds. Currently, the total number of units of housing on campus (beds) is approximately 2450 beds.

Today, there is a renewed emphasis to create a more traditional college life on the FAU Boca Raton campus. To this end, FAU will build student housing units reflecting the needs of its more mature students.

B. PROJECT GENERAL DISCRIPTION

The consensus is that the University needs to supply its upper classmen with apartment style units. This program comprises apartment style units for 600 students. Each unit shall provide for a private single bedroom for each student, arranged in four bedroom suites with a living room, dining area and kitchen, and at least two separate bathrooms.

In addition, several RA suites shall be incorporated into the complex, the number of which will depend on the structural make-up of the residence hall and the number of buildings, but there shall be a minimum ratio of RA units of 1 per 75 students. .
All student and RA suites will be entirely handicap accessible, as will the entire complex.

The building (s) shall have a lobby of adequate size, with a small waiting area, a chilled water cooler, and public HC accessible toilets. A single central ancillary area that will serve the entire future Innovation Village complex will comprise a central rear loading mail facility, a vending area for up to four machines, and an office area for up to six offices, a receptionist/ security office and office storage. This ancillary facility will also have the following components: a multipurpose room, activity room, conference rooms, and a computer. See full program in Section IX.

A laundry facility shall be located on the ground floor of the building, sized to support the number of beds in the building. Recycling trash closets shall be located on each floor of each building. Separate maintenance supply closets with janitor's sink shall be located on each floor. Closets for electrical, IRM, and cable TV shall be located as required.

For this facility, a card-access system is required, with access provided at each entrance. Secondary entrances/exits, such as stair towers, should be wired for card access and alarms/horns, in order to prevent the doors from being propped open. Camera surveillance shall be provided at entrance lobbies, outside of all exits and at all public spaces.

C. PROJECT GOALS

The primary goal of this project is to provide the Boca Raton Campus with additional residential capacity that will appeal to the student body and will contribute to an increased sense of community on campus, by retaining upperclassmen and graduate students on campus.

D. DESIGN OBJECTIVES

The Architectural Design of the Innovation Village Apartments shall be respectful of the existing campus fabric and texture, while breaking new ground in the virgin wilderness north of Lee Street. On this greenfield site, the University is seeking a new urban vernacular that enhances student life and provides informal interaction and recreational opportunities as well as retail establishments that may reduce the need to leave campus. This project seeks to create a sense of place built around plazas and pocket parks, while relating to other components of Innovation Village such as the Stadium, the Arena, and another 1,800 residential units in the future. All of these components, as well as the FAU Recreation Center and the FAU Alumni Center will converge on a main street pedestrian retail center at the north end of the Breezeway extension.

Other project design objectives include the following:

1. LANDSCAPING AND EXTERIOR LIGHTING

   Landscaping and exterior lighting shall be incorporated into the design for function, aesthetics, security and safety.

2. WALKWAYS AND PEDESTRIAN TRAFIC

The project shall include walkways and plazas, adequate for connecting this facility to other facilities and parking areas in a way that is consistent with the master plan.

3. SUSTAINABLE DESIGN, GREEN ARCHITECTURE AND RECYCLING

   The University promotes environmental quality and resource conservation through sustainable design, green architecture and recycling in its planning and development. At the University's discretion, this project may be designed and built to some level of the U. S. Green Building Council's LEED standard or equivalent. The campus standard is silver.

4. CONNECTIVITY

   The design shall provide for the connectivity to essential voice data and life-safety reporting systems.

5. PROJECT BUDGET

   The University expects the architect to design and produce contract documents which will be consistent with the established project budget. This obligation is mandatory. The architect shall work with the University's construction management consultant to prepare a cost breakdown at each stage of the project design. If these estimates exceed the budget at any stage, the architect will work with the university to modify the construction documents or the program to conform to the budget at no additional costs to the University. However, the design may not vary from the program without University approval.

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 project will not have classroom space.

B. ACADEMIC PROGRAM REVIEWS

Not Applicable

C. RECOMMENDATIONS OF THE REVIEW CONSULTANTS
Not Applicable

C. JUSTIFICATIONS
Not Applicable

A. FACILITY DEFICIENCIES

Affordable off-campus housing for upperclassmen and graduate students has become very difficult to find near the campus. Providing such housing on campus will enhance student life and help transform FAU from a commuter college into a more traditional college.

B. ALTERNATIVE SOLUTIONS

Not Applicable

C. QUANTITATIVE ANALYSIS OF PROGRAM SPACES

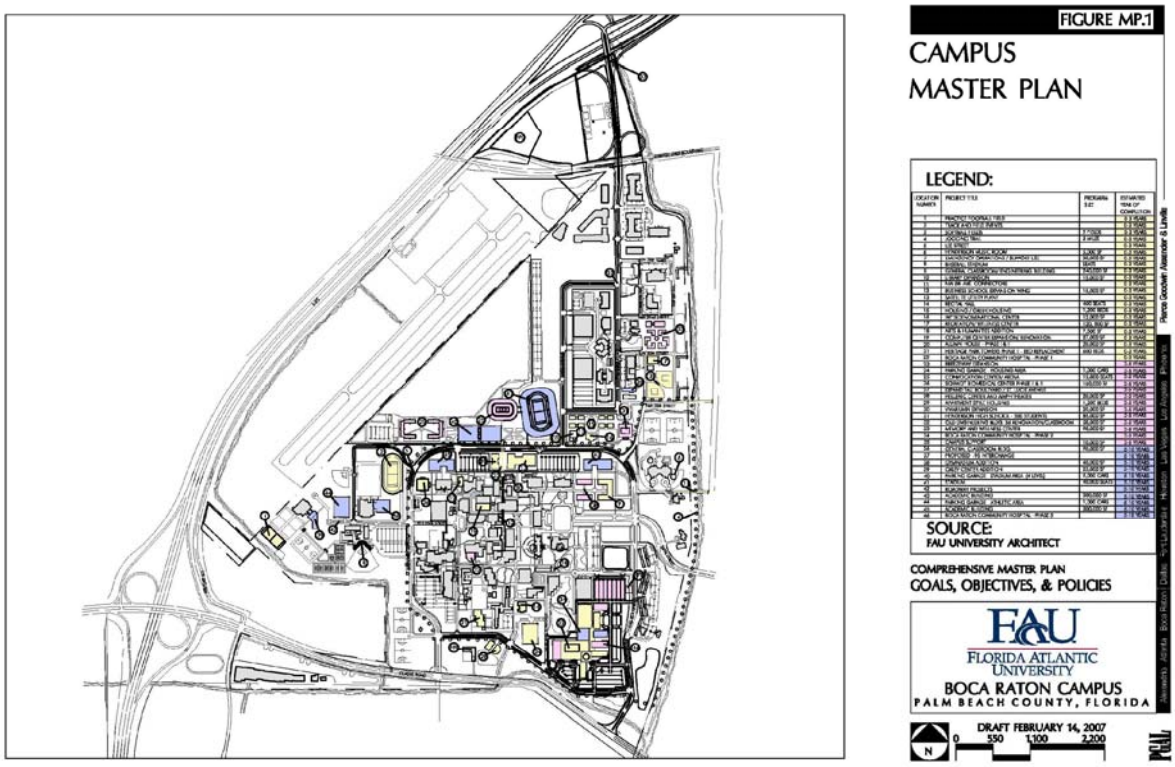
Not Applicable

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 Boca Raton Campus Master Plan.



A. SITE CONDITIONS

1 . SITE TOPOGRAPHY (CM-N-04.00-09/97 B.1)
The site is mostly a level greenfield site, part of which is an existing parking lot.

2 . STORM DRAINAGE (CM-N-04.00-09/97 B.2)
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 university will adhere to its policy of replanting and replacing any trees or shrubbery that are 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 known 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 utility maps and descriptions of proposed 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 of the campus.

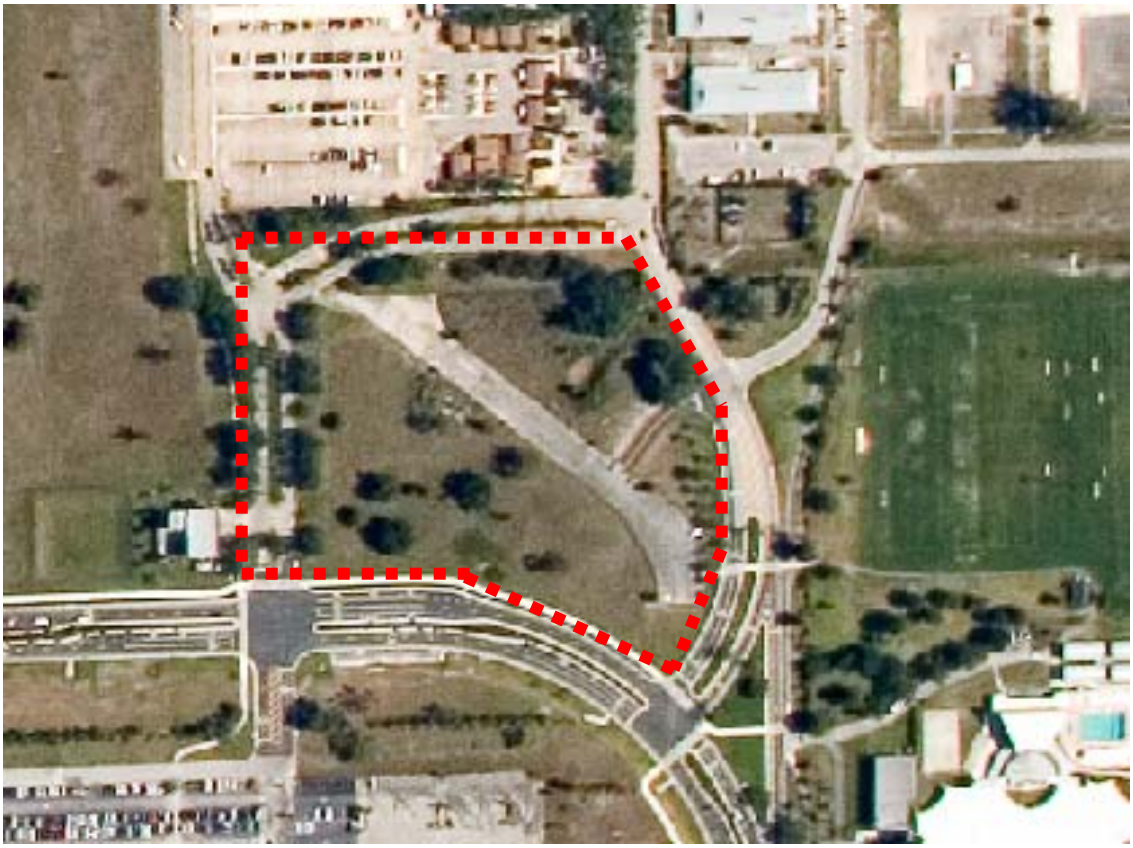
8 . UNUSUAL SITE CONDITIONS (CM-N-04.00-09/97 B.8)
There are no known unusual site conditions.

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

B. CAMPUS MAP & SITE MAPS

The following is an aerial photo of the existing Boca Raton Campus taken circa April of 2007. The site for this project is indicated by the red rectangle, and shown enlarged on the next page.

The following aerial shows the location of the site.



A. PROGRAM AREA TABLE

The following is a preliminary summary of the space requirements for this project. It is understood that the actual count of beds, rooms and the style of suites, could vary from this during the design phase, with the approval of the University. It is further understood that this is a preliminary estimate of the square footages and the quantities of RA units and service facilities will vary depending upon the actual geometry of the development – i.e. number of buildings and number of stories each.

Innovation Village Appartments I				
A 600 Bed Facility				
Preliminary Program for a 600 Bed Residence	Quan	Net Area Ea	Total Areas	Gross Area
4 Bedroom Suites, each containing *:				
4 single bedrooms w/ closets - Approx 120 sf each		480		
Living, Dining & Kitchen Area - Approx 320 sf		320		
2 Bathroom Facilites - Approx 60 sf each w/ 4 sinks		120		
Internal circulation & Misc - Approx 180		150		
Subtal Net/Gross area of each suite for planning:	**150**	**1,070**	**160,500**	
RA Units (Allow 1 per 75 students - may vary w/ geometry)	8	420	3,360	
Total Net Apartment Space			**163,860**	
Factor assumes ceiling mounted HVAC Units Accessible from Corridor		Factor:	1.35	221,211
Laundry (assumes one facility for entire complex)	1	1,200	1,200	
Mail Room for all units	1	1,200	1,200	
Maintenance/custodial Shop	1	600	600	
Front Offices (6) & storeroom (1)	7	120	840	
Small Lobby & Reception (Assumes single building)	1	1,000	1,000	
Total Net Auxilliary Space			4,840	
		Factor:	1.5	7,260
TOTAL GROOS PROGRAM AREA:				**228,471**
Optional Centralized Ancilary Space:				
Multipurpose Room for up to 200 persons	1	2,400	2,400	
Conference rooms	3	225	675	
Activity Room	1	1,000	1,000	
Computer Lab/Study for 25 people	1	800	800	
Fitness Room (4-5 machines)	1	600	600	
RC Apartment (3 BR)	2	1,400	2,800	
Storage rooms	1	400	400	
Approximate Total Net Area - Optional Ancilary Space			**8,675**	
Approximate Total Gross Area for Ancillary Space		Factor:	1.5	**13,013**
Total Project Gross Area				**241,484**

Program continued on next page.

**** In-room Amenities to include:***
Bedrooms for full size beds - 10 x 12
Kitchen Appliances - Dish washer, disposal, microwave and convection oven (no conventional oven).
Full Fridge/freezer, & cook-top
Combined Dining area and Living room.
Carpeted bedrooms, tiled Kitchen,halls, baths, dining/living areas.
Furnished w/ couch, soft chair, coffee tables, etargere, dining table w/ 4 chairs
No counter/ bar layout
One floor of non-furnished units
Cable TV - living room and 4 bedrooms
Phone Jacks - living room and 4 bedrooms
Utility closet
**** General Amenities to include:***
Swimming Pool with BBQ pavilion
Card access for all exterior doors
Card access (programmable on-line) for all room & suite doors - no keys.
Security cameras - all lobbies, all exterior doors, all public spaces and elevators
Wireless capability throughout building(s)
Emergency power for life safety
Emergency power for at least one outlet per suite

B. OTHER PROGRAM ISSUES

The following important issues are to be considered by the design team. Many requirements are repeated in more detail in the FAU Cost Containment Guidelines and Professional Services Guidelines that are available for viewing at http://wise.fau.edu/facilities/uavp/facility-programs-home.php .

The design team is encouraged to become familiar with these documents.

1) As the site is relatively flat, the building site shall be designed to assure positive drainage away from the building.
2) Telephone and data services shall be provided in accordance with the standards specified in Section XI of this program.
3) Provide meters, according to FAU standards and guidelines, for all utilities serving the building.
4) The building and paved site areas shall be completely accessible in strict accordance with the Americans with Disabilities Act and all other pertinent codes. This will be the sole responsibility of the design team.
5) Provide an emergency generator (with lockable screened fence or wall) for a minimum of all life safety functions. Additional capacity to be provided as directed by the University.
6) Provide lightning protection per University standards.

7) Energy efficient systems and lighting shall be used to the greatest extent possible, in accordance with University standards.
8) Provide for the sheltered parking and charging of up to 2 golf carts per building.
9) Provide conduit for voice and data connectivity to the existing campus backbone.
10) Provide for connectivity to the existing campus energy management system and life safety systems.
11) The building shall have 100% sprinkler protection.

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 an existing satelite chiller plant near the south west corner of the site. The AE shall investigate adding to this plant a chiller with the capacity to cool this project. The AE shall study and offer alternatives for providing chilling capacity for the project. .

2. **HOT WATER:** (SUS CM-N-04.00-09/97 B)
   Central hot water is not required. Hot water demands shall be met by local boilers.

3. **ELECTRICAL:** (SUS CM-N-04.00-09/97 C)
   The design team will determine the load and the source feeder for the electric service for the project. The facility will require a pad-mounted transformer and an emergency generator for life safety systems.

4. **POTABLE WATER:** (SUS CM-N-04.00-09/97 D)
   The closest water main is to be tapped and a new water line, size to be determined, is to be extended to the building for the domestic water and sprinkler fire protection systems.

5. **SANITARY:** (SUS CM-N-04.00-09/97 D)
   The AE shall make recommendations for the best sanitary route and sanitary connection.

6. **IRRIGATION:** (SUS CM-N-04.00-09/97 E)
   The AE shall design a system that uses the campus re-use water distribution system.

7. **STORM WATER MANAGEMENT:**
   The AE will verify or recommend the appropriate storm water management requirements for this facility.

8. **NATURAL GAS:**
   Natural gas is not required. However, the AE may propose its use for heating hot water boilers.

9. **TELECOMMUNICATIONS:**
   Provide a telecommunications distribution closet on all floors. Provide the infrastructure conduit throughout the building. Tie into the campus telecommunications system with the appropriate conduit capacity as requested by IRM. See section XI for Telecommunications standards.

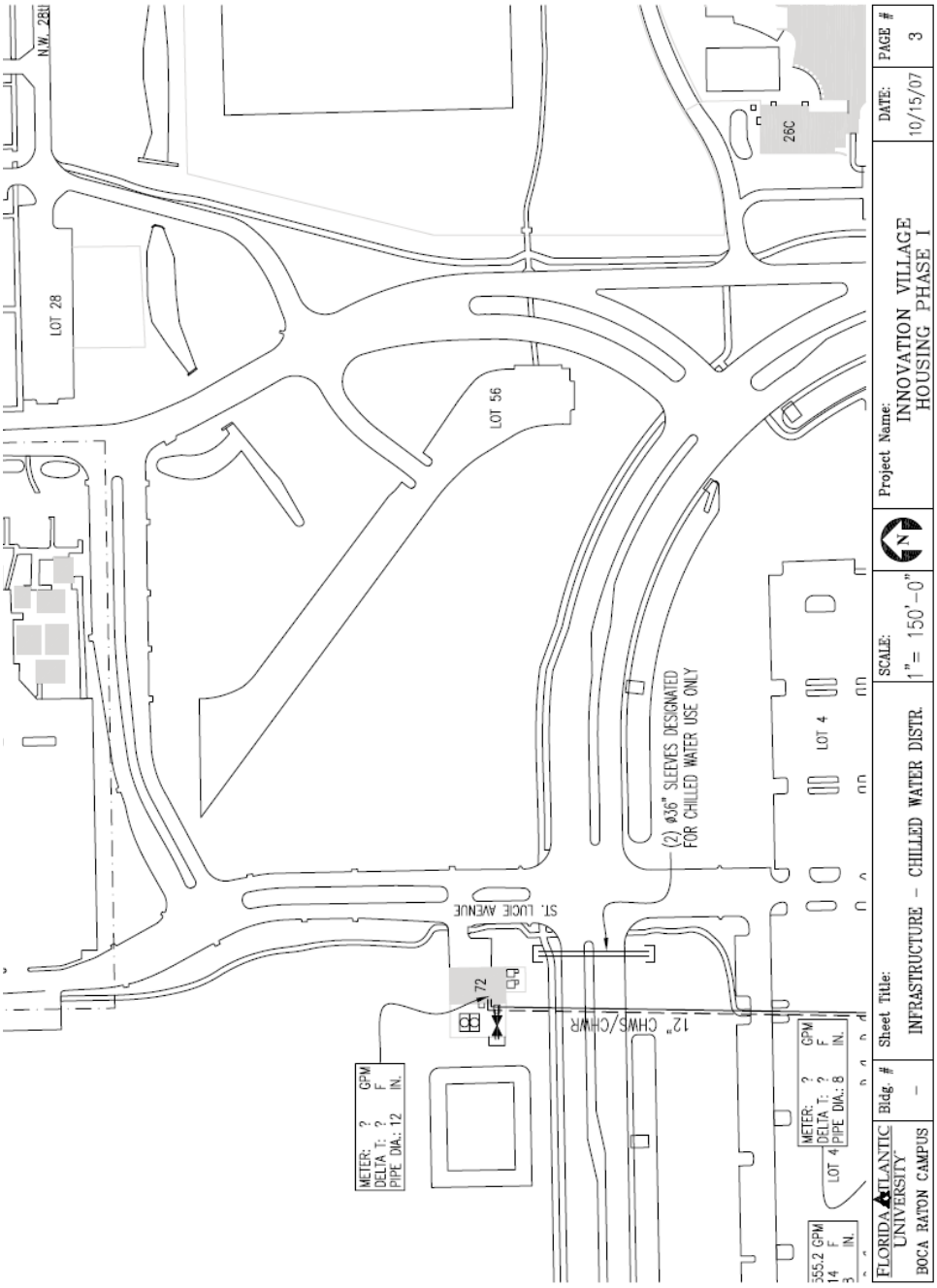
10. **FIRE ALARM SYSTEM:**
    A fire alarm system will be installed, consisting of pull-stations at stair towers, elevator recall, and sprinkler flow alarm devices.

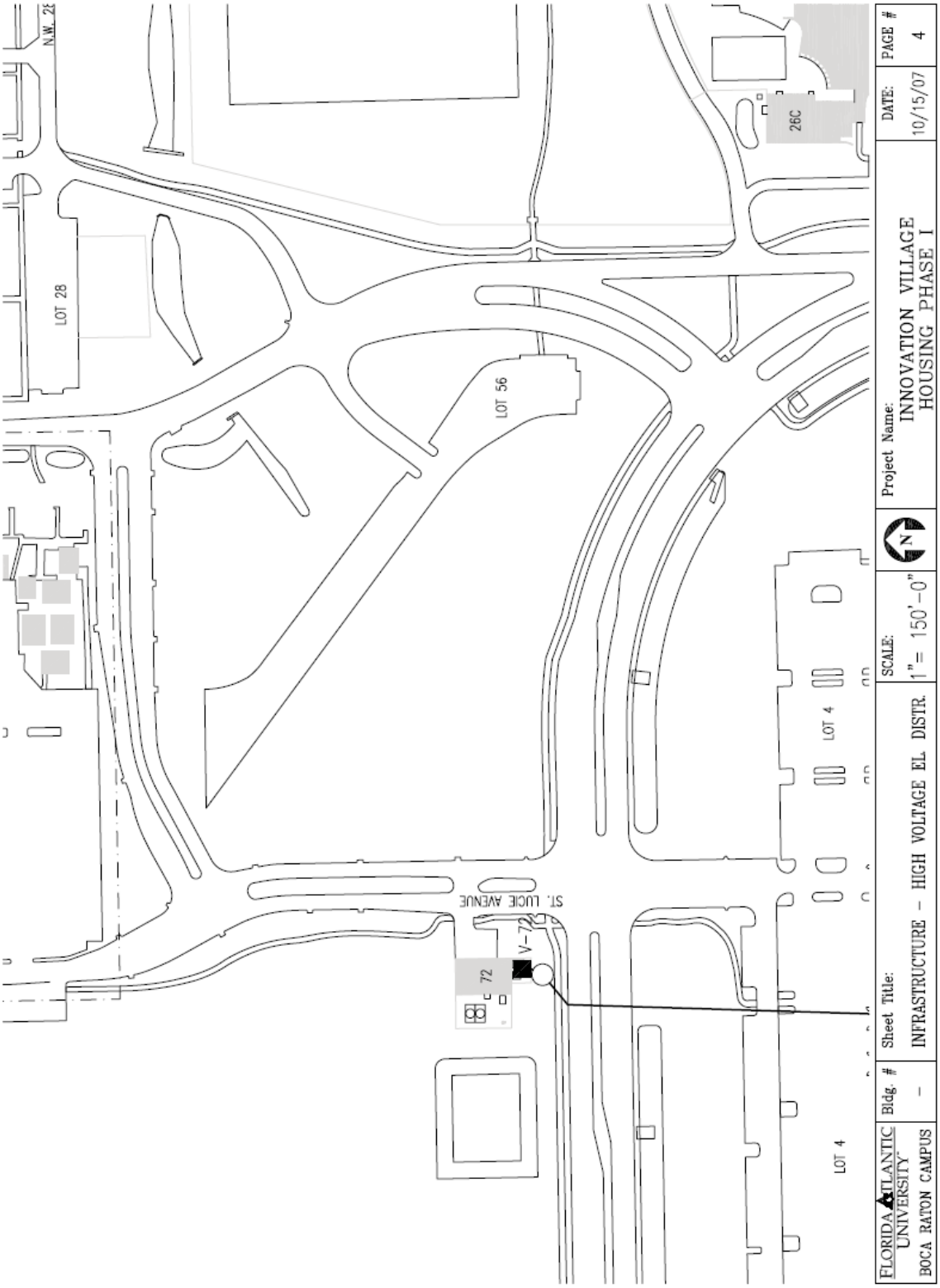
11. **ENERGY MANAGEMENT CONTROL SYSTEM:**
    This project may require connection to the existing EMCS.

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 and the site design.

B. INFRASTRUCTURE MAPS

Proposed infrastructure planning drawings are available from the Division of Facilities office. These are to be used only as a general guide during the AE and CM selection process. All existing utilities and conditions shall be verified by the design team.




N.W. 28
LOT 28
LOT 56
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ST. LUCIE AVENUE
V-72
72
LOT 4
LOT 4
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BOCA RATON CAMPUS
Bldg. #
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Sheet Title:
INFRASTRUCTURE – HIGH VOLTAGE EL DISTR.
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INNOVATION VILLAGE
HOUSING PHASE I
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PAGE #
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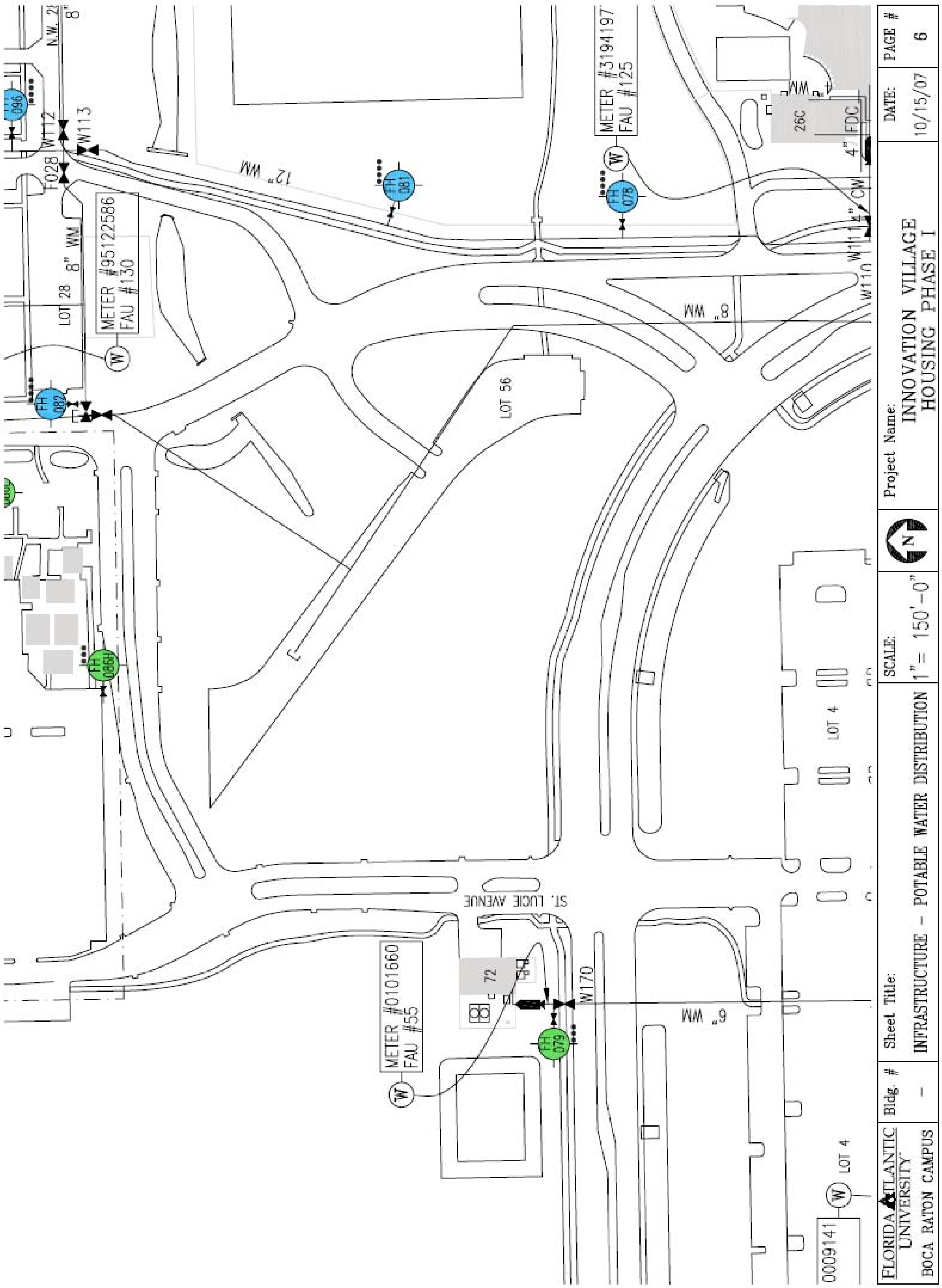
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INFRASTRUCTURE - POTABLE WATER DISTRIBUTION
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HOUSING PHASE I
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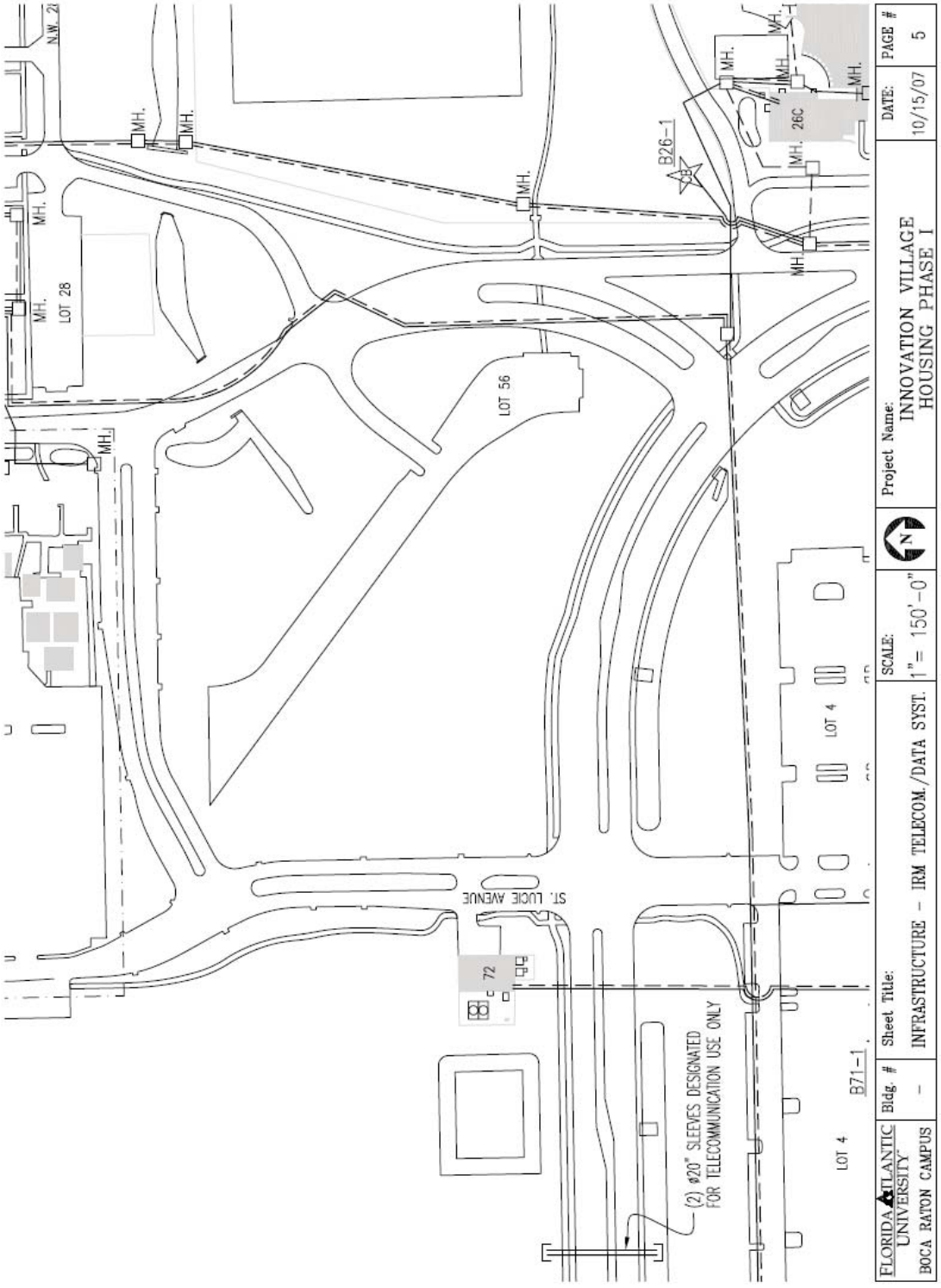
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(2) ø20" SLEEVES DESIGNATED FOR TELECOMMUNICATION USE ONLY
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INFRASTRUCTURE - IRM TELECOM./DATA SYST.
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HOUSING PHASE I
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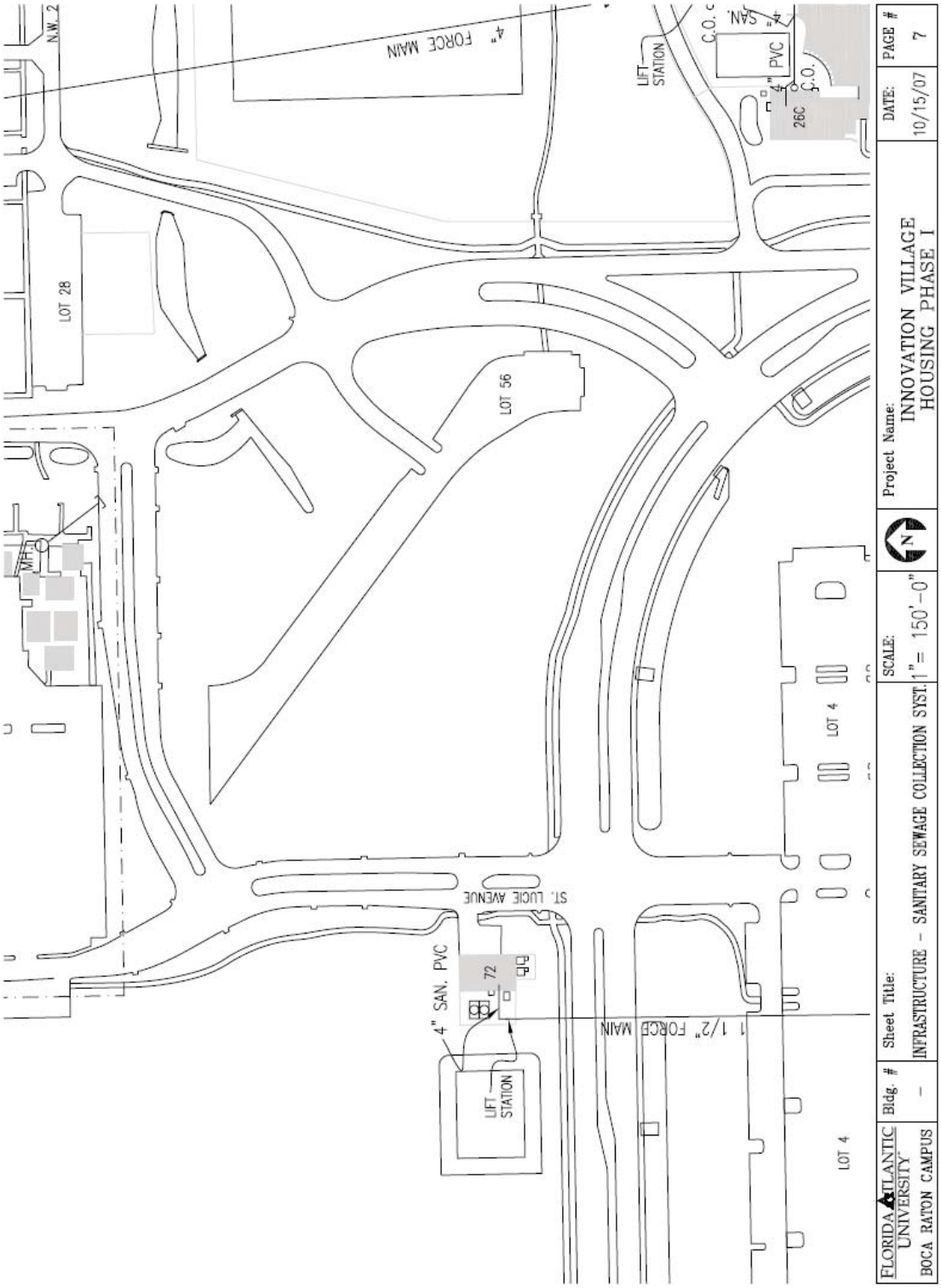
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SAN.
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4" SAN. PVC
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1 1/2" FORCE MAIN
LIFT STATION
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INFRASTRUCTURE – SANITARY SEWAGE COLLECTION SYST.
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HOUSING PHASE I
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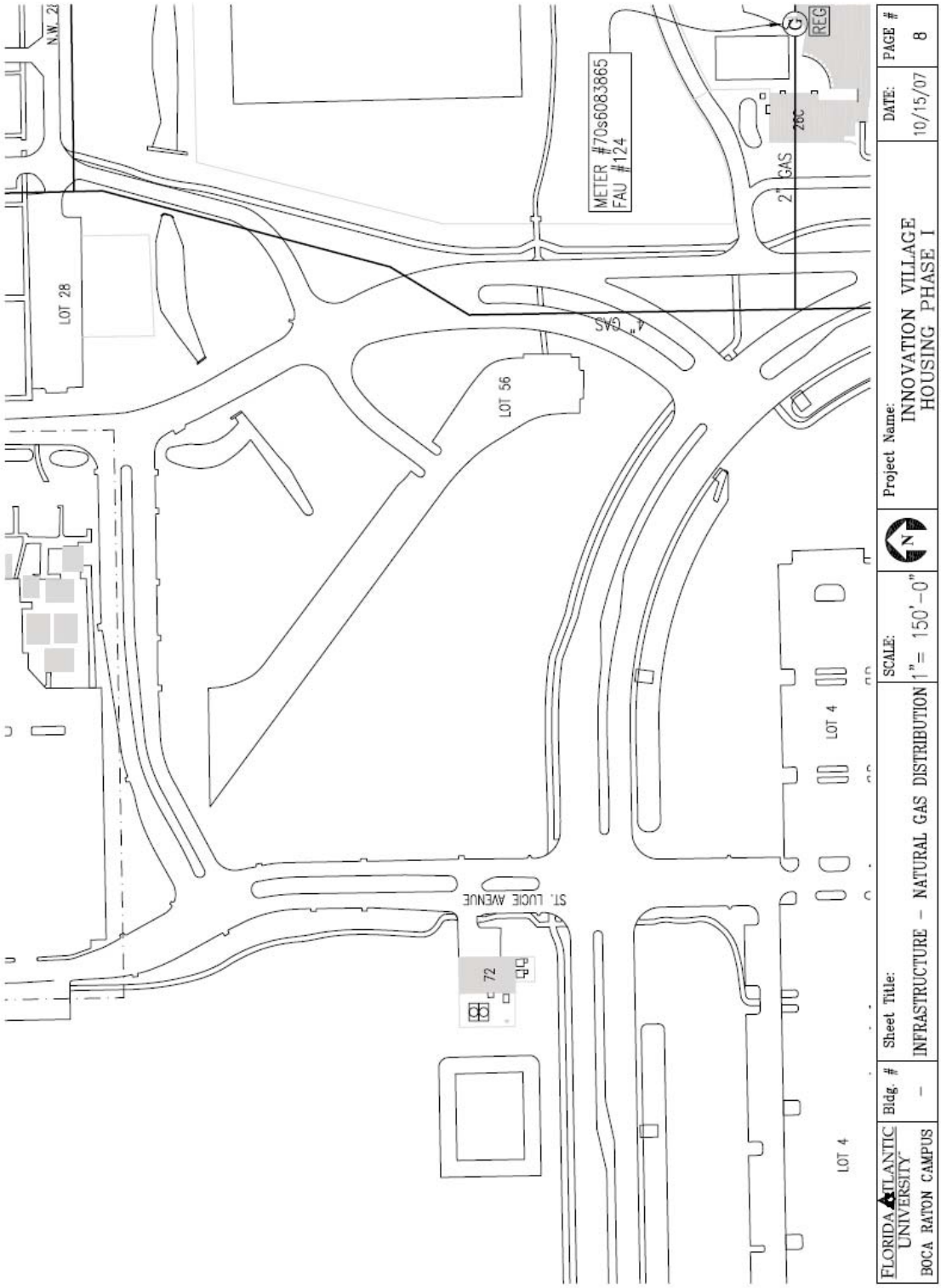
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INFRASTRUCTURE - NATURAL GAS DISTRIBUTION
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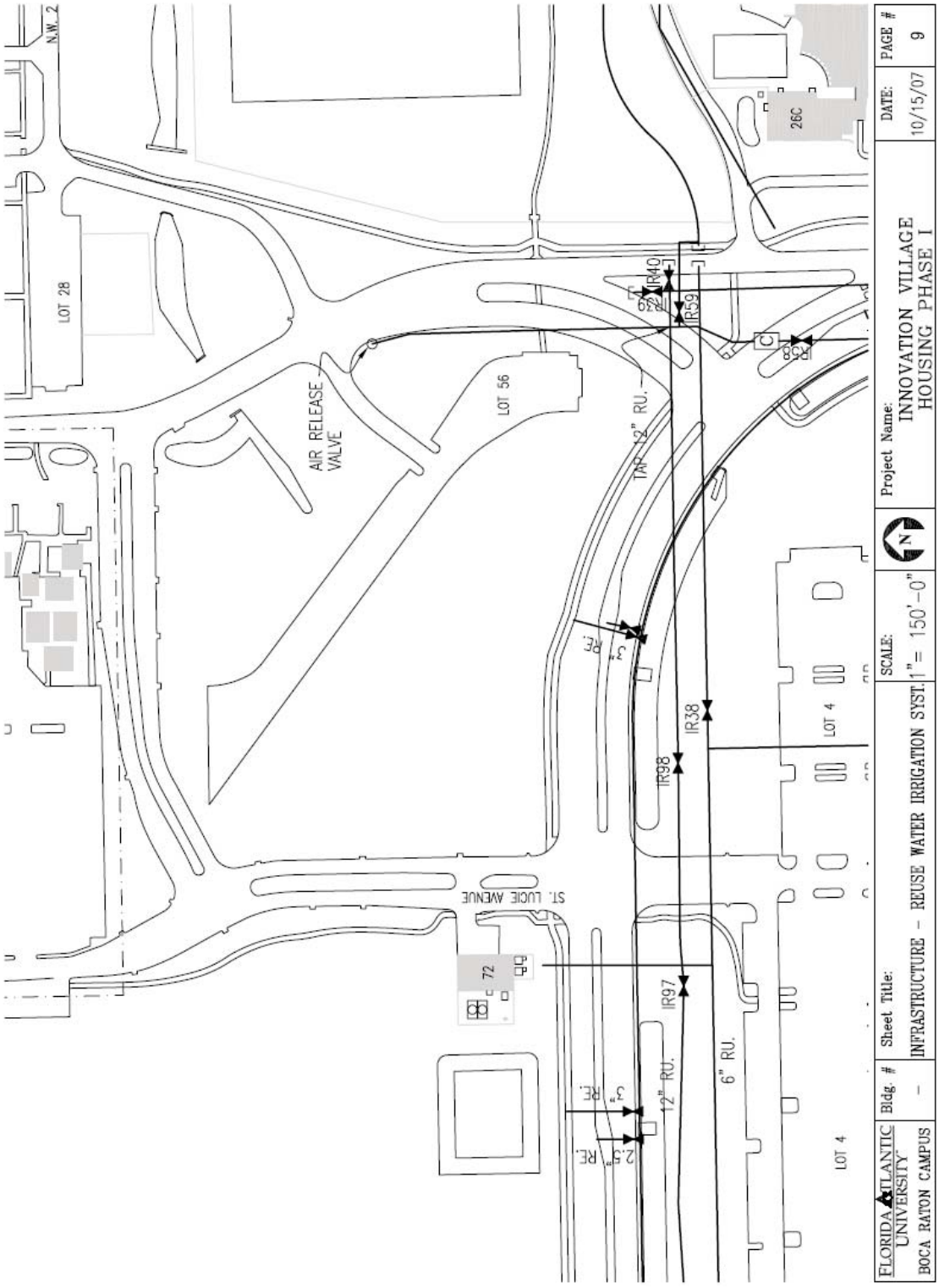
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IR59
IR58
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IR98
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12" RU.
6" RU.
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INFRASTRUCTURE – REUSE WATER IRRIGATION SYST.
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HOUSING PHASE I
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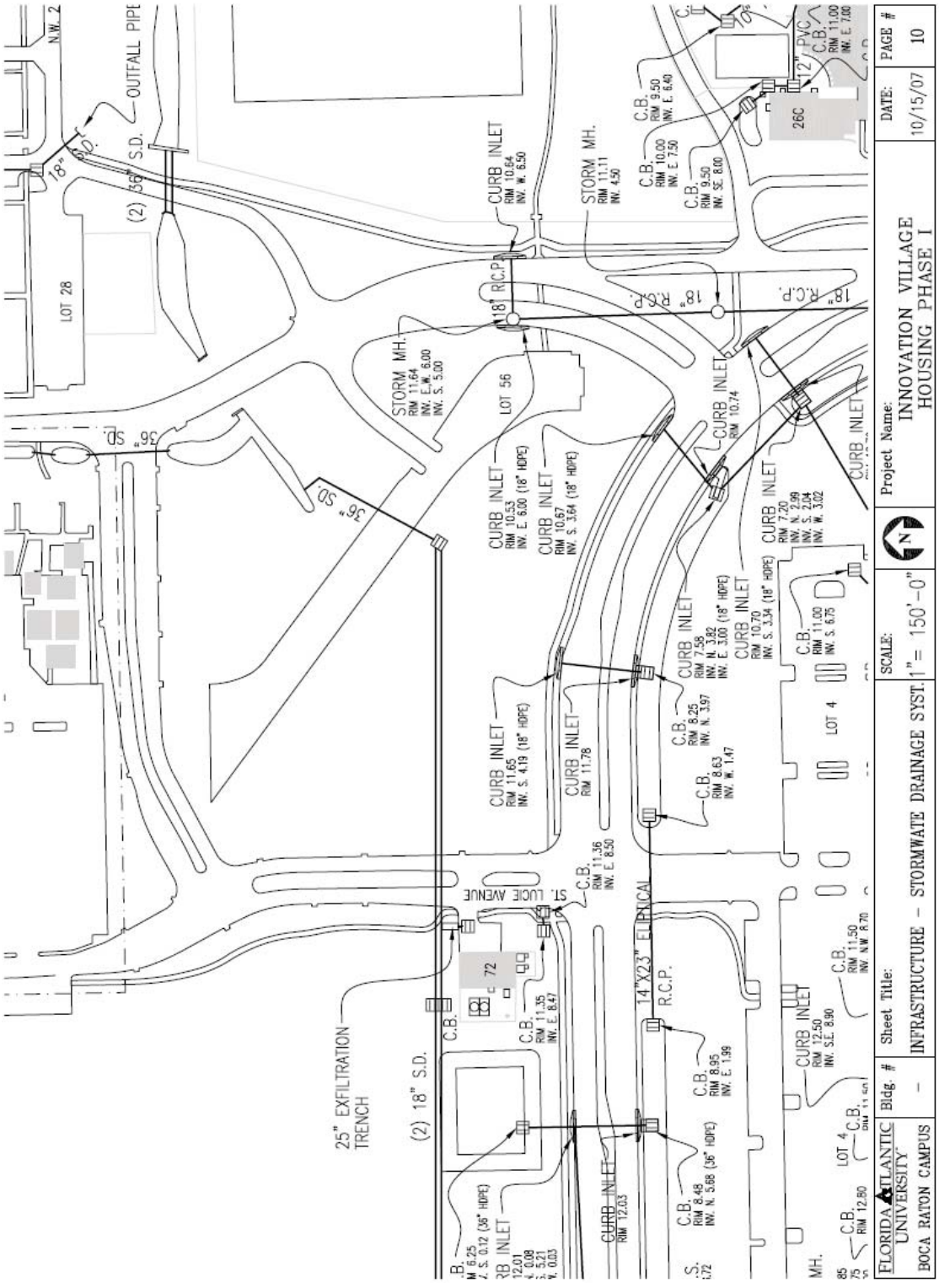
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HOUSING PHASE I
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OUTFALL PIPE
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18" S.D.
(2) 36" S.D.
LOT 28
36" SD.
STORM MH.
RIM 11.64
INV. E.,W. 6.00
INV. S. 5.00
LOT 56
CURB INLET
RIM 10.53
INV. E. 6.00 (18" HDPE)
CURB INLET
RIM 10.67
INV. S. 3.64 (18" HDPE)
CURB INLET
RIM 10.64
INV. W. 6.50
STORM MH.
RIM 11.11
INV. 4.50
18" R.C.P.
CURB INLET
RIM 10.74
CURB INLET
RIM 7.20
INV. N. 2.99
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INV. W. 3.02
CURB INLET
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C.B.
RIM 9.50
INV. E. 6.40
C.B.
RIM 10.00
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C.B.
RIM 9.50
INV. SE. 8.00
12" PVC
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CURB INLET
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INV. S. 4.19 (18" HDPE)
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C.B.
RIM 11.35
INV. E 8.47
14"X23" ELIPTICAL R.C.P.
25" EXFILTRATION TRENCH
(2) 18" S.D.
C.B.
RIM 8.95
INV. E. 1.99
CURB INLET
RIM 12.03
C.B.
RIM 8.48
INV. N. 5.68 (36" HDPE)
CURB INLET
RIM 12.50
INV. SE 8.90
C.B.
RIM 11.50
INV. NW 8.70
LOT 4
C.B.
RIM 12.80

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 IRM figures included in the estimate in Section XV are based on the past experience of FAU's last 600 bed Residence Hall, with an across the board increase of approximately 20%. These costs shall be confirmed by the University IRM Department prior to the project kick-off.

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**
1	2004	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	2005	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 and NPDES Permits
	3.13.5.5	Local Water Management District permit
		Florida Atlantic University Standards
		Florida Atlantic University Cost Containment Guidelines
		FAU Professional Services Guide and Project Manual
		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 553*s

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. The CM selection process is accounted for in the schedule below.

Project: INNOVATION VILLAGE HOUSING I			Date:	11/20/2007
CONSTRUCTION MANAGEMENT PROJECT DELIVERY METHOD				
Fill in the Yellow shaded area only		Return to:	XV, Summary	Worksheets: Budget
Automatic entry in Light Green			IX, Program	Program

GOALS AND MILESTONES	DURATION	START DATE	END DATE	
PROGRAM APPROVAL	**8 weeks**	**01-Oct-2007**	**26-Nov-2007**	**0.2 Years**
Facilities Program Development	3 weeks	01-Oct-2007	22-Oct-2007	
University Facilities Program Approval	5 weeks	22-Oct-2007	26-Nov-2007	
A/E SELECTION PROCESS	**8 weeks**	**26-Nov-2007**	**21-Jan-2008**	**0.2 Years**
Advertise for A/E in FAW	5 weeks	26-Nov-2007	31-Dec-2007	
A/E Short-list	1 weeks	31-Dec-2007	07-Jan-2008	
A/E Interviews	1 weeks	07-Jan-2008	14-Jan-2008	
Contract Negotiations with A/E	1 weeks	14-Jan-2008	21-Jan-2008	
C/M SELECTION PROCESS	**8 weeks**	**26-Nov-2007**	**21-Jan-2008**	**0.2 Years**
Advertise for C/M in FAW	5 weeks	26-Nov-2007	31-Dec-2007	
C/M Short-list	1 weeks	31-Dec-2007	07-Jan-2008	
C/M Interviews	1 weeks	07-Jan-2008	14-Jan-2008	
Contract negotiations with C/M	1 weeks	14-Jan-2008	21-Jan-2008	
DESIGN PHASE	**24 weeks**	**21-Jan-2008**	**07-Jul-2008**	**0.5 Years**
Conceptual Design & Schematic Submittal	4 weeks	21-Jan-2008	18-Feb-2008	
University review and approval	2 weeks	18-Feb-2008	03-Mar-2008	
Design Development and Budget verification	4 weeks	03-Mar-2008	31-Mar-2008	
University review and approval	2 weeks	31-Mar-2008	14-Apr-2008	
100% Construction Documents and Budget update	6 weeks	14-Apr-2008	26-May-2008	
University review and approval	2 weeks	26-May-2008	09-Jun-2008	
Submittal of GMP	2 weeks	09-Jun-2008	23-Jun-2008	
GMP Review & Negotiations	2 weeks	23-Jun-2008	07-Jul-2008	
Design Review submittal to State Fire Marshal (SFM)	4 weeks	26-May-2008	23-Jun-2008	
CONSTRUCTION PHASE	**57 weeks**	**07-Jul-2008**	**10-Aug-2009**	**1.1 Years**
Notice to Proceed	1 weeks	07-Jul-2008	14-Jul-2008	
Construction to Substantial completion	50 weeks	14-Jul-2008	29-Jun-2009	
Final Completion Inspection	4 weeks	29-Jun-2009	27-Jul-2009	
Owner FF&E Move In	2 weeks	27-Jul-2009	10-Aug-2009	
Owner Occupancy		10-Aug-2009		
Total	**97 weeks**	**01-Oct-2007**	**10-Aug-2009**	**1.9 Years**

A. ESTIMATED FUNDING

FUNDING	
Bond Finance *	$50,600,000.00
TOTAL PROJECT FUND	**$50,600,000.00**

* Design Phase to be funded from Housing reserves as required, and replenished with bond funds when available.

C. ESTIMATED BUDGET SUMMARY

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

	ESTIMATED BUDGET SUMMARY - COMPLETE BUILDING PROGRAM					
1	**Construction Costs**	**GSF**			**$$/GSF**	**Total $$**
a.	Construction Costs	241,484			155.00	$37,430,000.00
b.	Additional/Extraordinary Construction Costs				11.95	$2,886,000.00
c.	Inflation Escalation				8.35	$2,015,800.00
	Sub Total Construction Costs	241,484			175.30	**$42,331,800.00**
2	**Other Project Costs**					
a.	Land/existing facility acquisition/Relocations					$0.00
b.	Professional Fees					$ 2,920,300.00
c.	Fire Marshal Fees					$105,800.00
d.	Inspection Services					$297,300.00
e.	Insurance Consultant					$26,700.00
f.	Surveys and Tests					$20,000.00
g.	Permit/Impact/Environmental Fees					$5,000.00
h.	Art Work					$0.00
i.	Movable Furnishings & Equipment					$1,666,100.00
j.	IRM Costs					$1,110,400.00
j.	Project Contingencies					$2,116,600.00
l.	Campus Infrastructure					$0.00
	Sub Total Other Project Costs				34.24	**$8,268,200.00**
	TOTAL PROJECT BUDGET	241,484			209.54	**$50,600,000.00**

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

	Project: Innovative Village Housing Phase I (600 Beds)					**11/20/2007**
	3					
	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 @	5.00 %	Effective Rate	5.00 %
	Construction Phase Duration	1	Years			
	Design Phase Duration	1	Years		**Estimated Budget**	$ 50,600,000.00
					Target Budget	$ 50,600,000.00
	SPACE SUMMATION (from **Section IX** of Facilities Program)					
	Program Space Type (New Construction)	**NASF**	**Factor**	**GSF**	**$ / GSF**	**Costs in $**
	600 Bed Residences 4PPL Suite w/Kit,Liv, 2Bath			228,471	155.00	$35,413,005.00
	Ancillary space as defined in program			13,013	155.00	$2,017,015.00
				-	0.00	$0.00
	Avg. Construction Cost				$ 155.00	
	Subtotal Building Construction (SUS)	-	0.00	241,484	*Rounded to 100*	**$37,430,000.00**
		Cost/bed (bed line only)		*608*	*Cost per Bed*	*$58,245.07*
1	**CONSTRUCTION COSTS** (Reference: SUS CM-D-38.00-09/97, Attachment 1-B)					
a.	**Building Construction Cost**		**Units**		**Unit Cost**	**Costs in $**
	New Construction Cost	241,484	GSF		$155.00	$37,430,000.00
	Building Demolition	-	GSF		$0.00	$0.00
	Sub-Total Building Construction Costs (today's $$)				**$155.00**	**$37,430,000.00**
b.	**Additional/Extraordinary Construction Cost**		**Units**		**Unit Cost**	
	Recreation Pool and BBQ Pavillion	1	Allowance		$750,000.00	
	Site Preparation/Demolition	1	Allowance		$20,000.00	
	Landscape/Irrigation	1	Allowance		$120,000.00	
	Plazas/Walks/Bikepaths	1	Allowance		$100,000.00	
	Roadway Improvements	1	Allowance		$200,000.00	
	Parking (on-grade)	420	Spaces	2,800	$1,176,000.00	
	Electrical Services	1	Allowance		$100,000.00	
	Water Distribution	1	Allowance		$80,000.00	
	Sanitary Sewer System	1	Allowance		$120,000.00	
	Chilled Water System-See Plant Cost in Contingen	1	Allowance		$120,000.00	
	Storm Water System	1	Allowance		$40,000.00	
	Telecomm Trench and conc encased conduits	1	Allowance		$60,000.00	
	Sub-Total Add/Extra Construction Costs				Round to 100	**$2,886,000.00**
	TOTAL CONSTRUCTION COSTS - BUILDINGS and SITE DEVELOPMENT				166.95	**$40,316,000.00**
	Inflation Adjustment					**$2,015,800.00**
	TOTAL CONSTRUCTION BUDGET				$ 175.30	**$42,331,800.00**
	Approximate building only construction cost per bed with inflation adjustment:				*162.75*	*$39,301,500.00*
	Approximate building only construction cost with inflation adjustment:					*$65,502.50*

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

2	**OTHER PROJECT COSTS** Add or delete following items as required.					Costs	Subtotals (rounded)
a.	**Land/Existing Facility Acquisition/Relocation**					$0.00	
	Subtotal Land/Existing Facility Acquisition/Relocation						**$0.00**
b.	**Professional Fees**						
	A/E Fees (Curve E: Less Average)	5.44	%			$2,138,001.60	
	Civil & Engineering Fee (10% of A/E Fee)	10.00	%			$213,800.16	
	Landscape Design Fee (5% of A/E fee)	5.00	%			$106,900.08	
	Building Commissioning (T&B)	1	Allowance			$ 60,000.00	
	Site master planning	1	Allowance			$ 20,000.00	
	LEED Silver or Equivilent	3.00	%			$64,140.05	
	C/M Pre-Construction Services Fee	0.75	%			$ 317,488.50	
	Sub-Total Professional Fees						**$ 2,920,300.00**
c.	**State Fire Marshal Review and Inspection**	0.25	%			$105,829.50	**$105,800.00**
d.	**Inspection Services**						
	Roofing Inspection	1	Allowance			$15,000.00	
	Threshold Inspection	1	Allowance			$25,000.00	
	Code Compliance Inspection (weekly)	0.575%	of Bldg Construction Cost			$226,000.00	
	Plan Review (Code Compliance Inspection)	0.075%	of Bldg Construction Cost			$29,500.00	
	Sub-Total Inspection Services						**$297,300.00**
e.	**Risk Management / Insurance Consultant**	0.06	%			$25,399.08	**$26,700.00**
f.	**Surveys & Tests**						
	Topographical/Site Survey	1	Allowance			$10,000.00	
	Geotechnical Testing	1	Allowance			$10,000.00	
	Sub-Total Surveys & Tests						**$20,000.00**
g.	**Permit/Impact/Environmental Fees**						
	Environmental (SFWM)	1	Allowance			$5,000.00	
	Sub-Total Permits/Impact Fees						**$5,000.00**
h.	**Art in State Building** (Section 255.043, F.S.)	0	%		100K Maximum	$0.00	**$0.00**
i.	**Movable Furniture & Equipment**						
	FFE - Office, Central rooms Equip.Office computers	1	Allowance			$350,000.00	
	FFE - Apartment Furniture (80% of units)	128	$ 3,500		each Apt	$448,000.00	
	FFE - Appliances - all units + RAs	161	$ 2,000		each Apt	$322,000.00	
	FFE - Custodial	1	Allowance			$90,000.00	
	FFE - Sec. Cameras and Exsterior Card reader sys.	1	Allowance			$150,000.00	
	FFE - Interior Room Card readers	3,050	$ 100		each	$305,000.00	
	FFE - misc	1	Allowance			$1,100.00	
	Subtotal Moveable Furniture & Equipment (FFE)						**$1,666,100.00**
j.	**IRM & Costs - See Section XI for more detail**						
	IRM Cabling Infrastructure	1	Allowance			$271,956.00	
	IRM Switching Equipment/Wireless	1	Allowance			$418,405.20	
	IRM Class/Conf Rm Equipm't - End User Options	1	Allowance			$300,000.00	
	IRM Faceplate Allowance	800	# of Drops		150	$120,000.00	
	Sub-Total IRM Costs						**$1,110,400.00**
k.	**Project Contingency**	5	%			$2,116,590.00	**$2,116,600.00**
l.	**Campus Infrastructure (Chiller Plant module)**	0	%			$0.00	**$0.00**
	TOTAL OTHER PROJECT COSTS						**$8,268,200.00**
	TOTAL PROJECT BUDGET COST ESTIMATE					$209.54	**$50,600,000.00**