

University of the District of Columbia
Community College Relocation Investigation Effort
Pre-Design Project Cost Analysis



	NASF
Renov. in Bldg. 41 (Library):	49,007
Space Renov. At Backus:	13,957
UDCCC Renov. SF Total*:	62,964
Existing SF Bldg. 53 (801 NC):	53,881
Delta:	9,083 (Net Increase)
Library Relocation / Reno.:	26,897

Option A - Building 41: Library Renovation

Project Hard Cost		Low Range Estimate	High Range Estimate
ID	Description		
A	Landscaping / Sitework (Allowance)	\$ 250,000	\$ 250,000
B	Interior Reno. to Bldg. #41 (@ \$105-\$150/SqFt)	\$ 5,150,000	\$ 7,350,000
C	Library Renov. to Bldg #38/#39 (@ \$65-\$95/SqFt)	\$ 1,750,000	\$ 2,560,000
D	Interior Renovation to Backus (Nursing) @ \$150-\$175/SqFt)	\$ 2,090,000	\$ 2,440,000
E	Construction Contingency (5% of Gen. Const.)	\$ 462,000	\$ 630,000
Sub Total - Hard Costs:		\$ 9,702,000	\$ 13,230,000
Hard Cost Per SF:		\$ 108	\$ 147
Project Soft Cost		Low Range Estimate	High Range Estimate
ID	Description	Cost	
A	A/E Services - Title I (@ 7% of Gen. Const.)	\$ 680,000	\$ 930,000
B	A/E Services - Title 2 (@ 3% of Gen. Const.)	\$ 290,000	\$ 400,000
C	Design Contingency (@5% of Gen. Const.)	\$ 490,000	\$ 660,000
D	Construction Contingency (carried in hard costs)	\$ -	\$ -
E	Project Contingency (@2% of Gen. Const.)	\$ 190,000	\$ 260,000
F	FF&E Allowance*	\$ 1,574,100	\$ 1,574,100
G	Low Voltage Systems Allowance (Tel/Data, Secty.)	\$ 250,000	\$ 250,000
H	Permitting Fee Allowance	\$ 150,000	\$ 200,000
I	Relocation Allowance (@\$1.5 - \$2 per Sqft.)	\$ 270,000	\$ 360,000
Sub Total - Soft Costs:		\$ 3,894,100	\$ 4,634,100
Soft Cost Per SF:		\$ 43	\$ 52
Total Project Cost^:		\$ 13,596,100	\$ 17,864,100
Project Cost Per SF:		\$ 151	\$ 199
Estimated Project Costs w/o Increased Square Footage~:		\$ 7,677,356	\$ 10,342,759

Escalation Analysis

Escalation @ 3.5% / Yr	\$ 475,864	\$ 625,244
Escalation @ 3.5% / Yr to 2017	\$ 14,071,964	\$ 18,489,344
Escalation @ 3.5% / Yr	\$ 492,519	\$ 647,127
Escalation @ 3.5% / Yr to 2018	\$ 14,564,482	\$ 19,136,471
Escalation @ 3.5% / Yr	\$ 509,757	\$ 669,776
Escalation @ 3.5% / Yr to 2019	\$ 15,074,239	\$ 19,806,247
Project Cost Per SF:	\$ 168	\$ 206

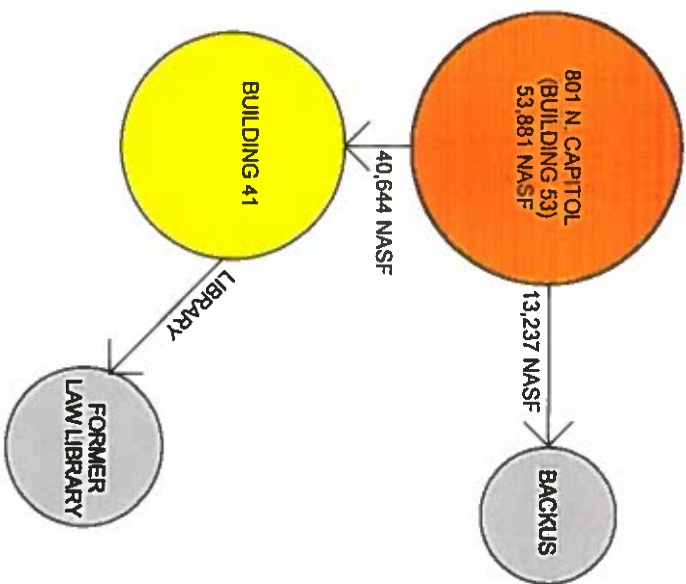
Notes:

(*) - Previous project costs analysis did not assume total FF&E replacement.

(^)- Estimated project cost includes inflation at 3.5%/yr and anticipates construction contract award in 2016.

(~)- This option anticipates renovating more square footage (89K NASF vs. 54K NASF) than planned during the initial analysis of \$11M. The following has been adjusted for equal square footage.

① SPACE ALLOCATION DIAGRAM
3" = 1'-0"



SYNOPSIS: BUILDING 53 CONTAINS 53,881 NET ASSIGNABLE SQUARE FEET OF SPACE (CLASSROOMS, OFFICES, AND STUDENT SUPPORT). THIS SCHEME ASSUMES THAT UP TO 13,237 NASF OF NURSING PROGRAM SPACE WILL BE RELOCATED TO THE BACKUS CAMPUS. BUILDING 41 WOULD ABSORB THE REMAINING 40,644 NASF ON LEVEL 1, LEVEL 2 AND LEVEL 5 IN THE SPACE CURRENTLY OCCUPIED BY THE LIBRARY AS ILLUSTRATED IN THE ATTACHED PLANS

THIS SCHEME ASSUMES THAT THE DISPLACED LIBRARY WILL MOVE INTO THE SPACE CURRENTLY OCCUPIED BY THE LAW LIBRARY, WHICH IN TURN WILL BE RELOCATED TO THE LAW SCHOOL BUILDING.

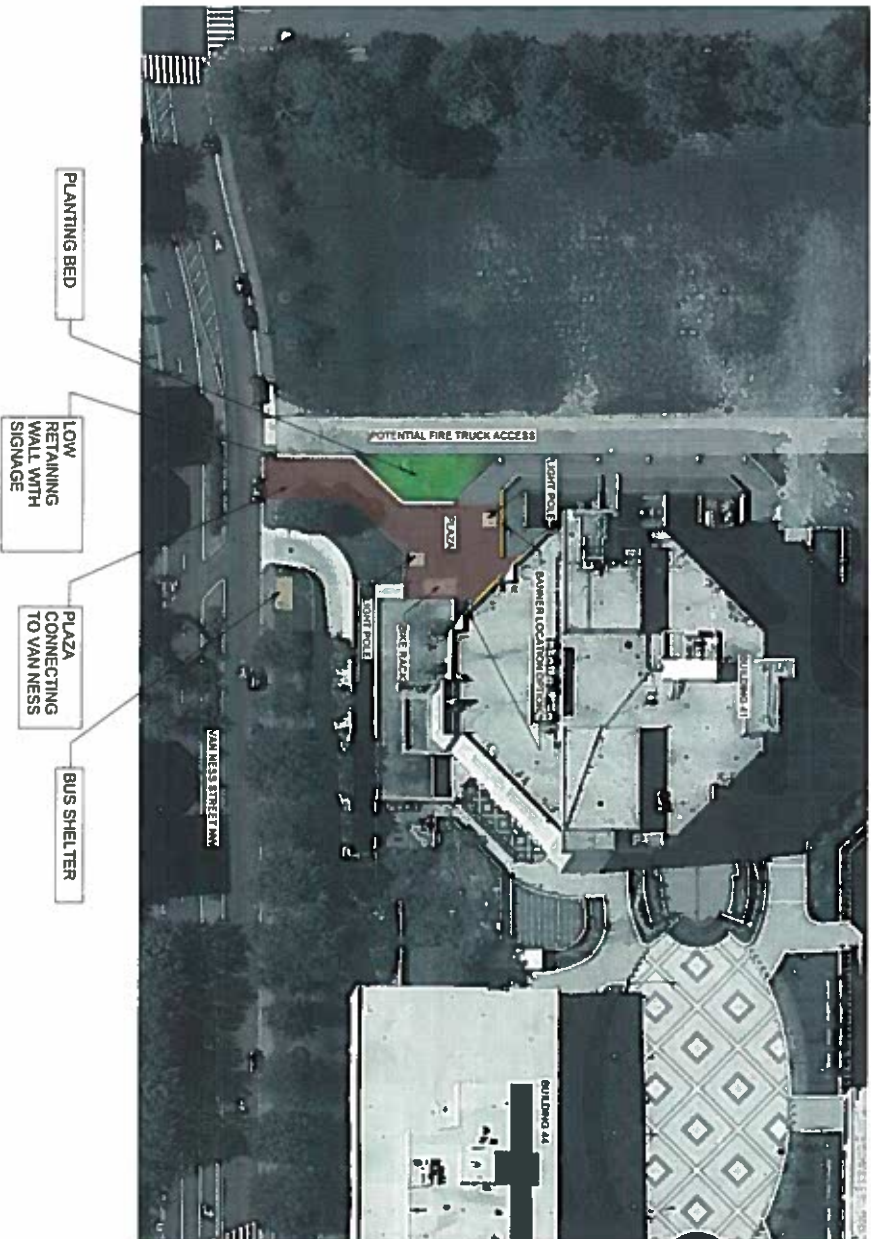
BUILDING 41 SPACE ANALYSIS

Office of Real Estate, Facilities Management, and Public Safety

COVER

Sheet Title
Sheet Name
COVER
LEVEL 1 - EXISTING FLOOR PLAN
LEVEL 2 - EXISTING FLOOR PLAN
LEVEL 3 - EXISTING FLOOR PLAN
LEVEL 4 - EXISTING FLOOR PLAN
LEVEL 5 - EXISTING FLOOR PLAN
LEVEL 6 - EXISTING FLOOR PLAN
LEVEL 7 - EXISTING FLOOR PLAN
LEVEL 8 - EXISTING FLOOR PLAN
LEVEL 9 - EXISTING FLOOR PLAN
LEVEL 10 - EXISTING FLOOR PLAN
LEVEL 11 - EXISTING FLOOR PLAN
LEVEL 12 - EXISTING FLOOR PLAN
LEVEL 13 - EXISTING FLOOR PLAN
LEVEL 14 - EXISTING FLOOR PLAN
LEVEL 15 - EXISTING FLOOR PLAN
LEVEL 16 - EXISTING FLOOR PLAN
LEVEL 17 - EXISTING FLOOR PLAN
LEVEL 18 - EXISTING FLOOR PLAN
LEVEL 19 - EXISTING FLOOR PLAN
LEVEL 20 - EXISTING FLOOR PLAN
LEVEL 21 - EXISTING FLOOR PLAN
LEVEL 22 - EXISTING FLOOR PLAN
LEVEL 23 - EXISTING FLOOR PLAN
LEVEL 24 - EXISTING FLOOR PLAN
LEVEL 25 - EXISTING FLOOR PLAN
LEVEL 26 - EXISTING FLOOR PLAN
LEVEL 27 - EXISTING FLOOR PLAN
LEVEL 28 - EXISTING FLOOR PLAN
LEVEL 29 - EXISTING FLOOR PLAN
LEVEL 30 - EXISTING FLOOR PLAN
LEVEL 31 - EXISTING FLOOR PLAN
LEVEL 32 - EXISTING FLOOR PLAN
LEVEL 33 - EXISTING FLOOR PLAN
LEVEL 34 - EXISTING FLOOR PLAN
LEVEL 35 - EXISTING FLOOR PLAN
LEVEL 36 - EXISTING FLOOR PLAN
LEVEL 37 - EXISTING FLOOR PLAN
LEVEL 38 - EXISTING FLOOR PLAN
LEVEL 39 - EXISTING FLOOR PLAN
LEVEL 40 - EXISTING FLOOR PLAN
LEVEL 41 - EXISTING FLOOR PLAN
LEVEL 42 - EXISTING FLOOR PLAN
LEVEL 43 - EXISTING FLOOR PLAN
LEVEL 44 - EXISTING FLOOR PLAN
LEVEL 45 - EXISTING FLOOR PLAN
LEVEL 46 - EXISTING FLOOR PLAN
LEVEL 47 - EXISTING FLOOR PLAN
LEVEL 48 - EXISTING FLOOR PLAN
LEVEL 49 - EXISTING FLOOR PLAN
LEVEL 50 - EXISTING FLOOR PLAN
LEVEL 51 - EXISTING FLOOR PLAN
LEVEL 52 - EXISTING FLOOR PLAN
LEVEL 53 - EXISTING FLOOR PLAN
LEVEL 54 - EXISTING FLOOR PLAN
LEVEL 55 - EXISTING FLOOR PLAN
LEVEL 56 - EXISTING FLOOR PLAN
LEVEL 57 - EXISTING FLOOR PLAN
LEVEL 58 - EXISTING FLOOR PLAN
LEVEL 59 - EXISTING FLOOR PLAN
LEVEL 60 - EXISTING FLOOR PLAN
LEVEL 61 - EXISTING FLOOR PLAN
LEVEL 62 - EXISTING FLOOR PLAN
LEVEL 63 - EXISTING FLOOR PLAN
LEVEL 64 - EXISTING FLOOR PLAN
LEVEL 65 - EXISTING FLOOR PLAN
LEVEL 66 - EXISTING FLOOR PLAN
LEVEL 67 - EXISTING FLOOR PLAN
LEVEL 68 - EXISTING FLOOR PLAN
LEVEL 69 - EXISTING FLOOR PLAN
LEVEL 70 - EXISTING FLOOR PLAN
LEVEL 71 - EXISTING FLOOR PLAN
LEVEL 72 - EXISTING FLOOR PLAN
LEVEL 73 - EXISTING FLOOR PLAN
LEVEL 74 - EXISTING FLOOR PLAN
LEVEL 75 - EXISTING FLOOR PLAN
LEVEL 76 - EXISTING FLOOR PLAN
LEVEL 77 - EXISTING FLOOR PLAN
LEVEL 78 - EXISTING FLOOR PLAN
LEVEL 79 - EXISTING FLOOR PLAN
LEVEL 80 - EXISTING FLOOR PLAN
LEVEL 81 - EXISTING FLOOR PLAN
LEVEL 82 - EXISTING FLOOR PLAN
LEVEL 83 - EXISTING FLOOR PLAN
LEVEL 84 - EXISTING FLOOR PLAN
LEVEL 85 - EXISTING FLOOR PLAN
LEVEL 86 - EXISTING FLOOR PLAN
LEVEL 87 - EXISTING FLOOR PLAN
LEVEL 88 - EXISTING FLOOR PLAN
LEVEL 89 - EXISTING FLOOR PLAN
LEVEL 90 - EXISTING FLOOR PLAN
LEVEL 91 - EXISTING FLOOR PLAN
LEVEL 92 - EXISTING FLOOR PLAN
LEVEL 93 - EXISTING FLOOR PLAN
LEVEL 94 - EXISTING FLOOR PLAN
LEVEL 95 - EXISTING FLOOR PLAN
LEVEL 96 - EXISTING FLOOR PLAN
LEVEL 97 - EXISTING FLOOR PLAN
LEVEL 98 - EXISTING FLOOR PLAN
LEVEL 99 - EXISTING FLOOR PLAN
LEVEL 100 - EXISTING FLOOR PLAN

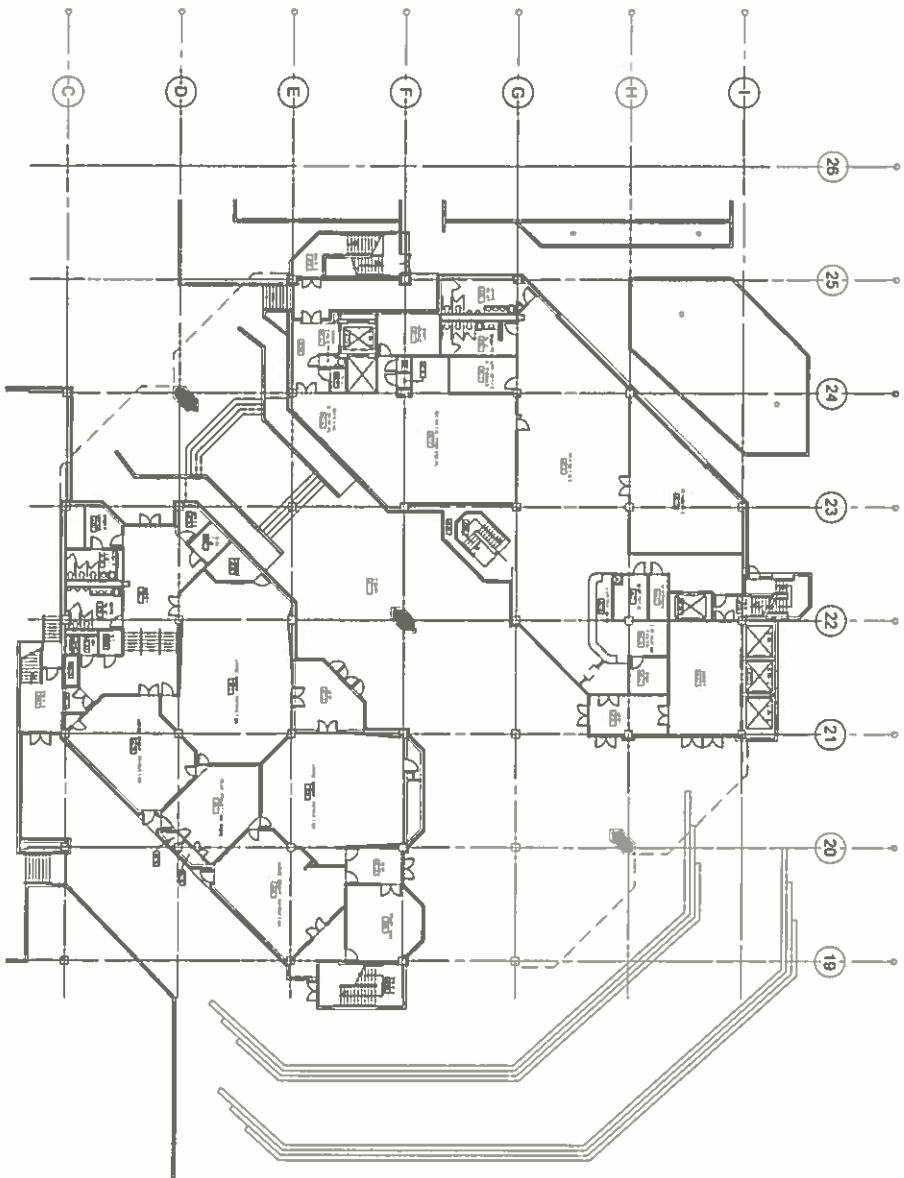
BUILDING 41 SPACE ANALYSIS



BUILDING 41 SPACE ANALYSIS

LEVEL A - EXISTING
FLOOR PLAN

① LEVEL A EXISTING FLOOR PLAN
1/8" = 1'-0"



BUILDING 41 SPACE ANALYSIS

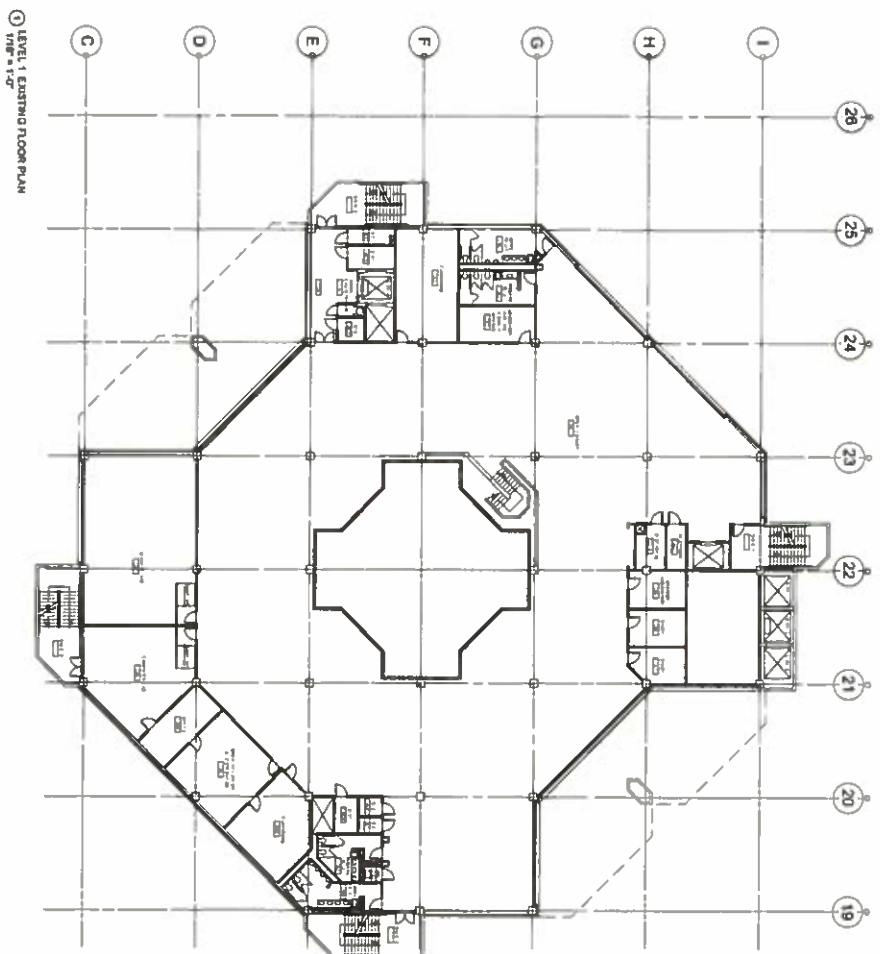
LEVEL A - FUNCTION
(PROPOSED)

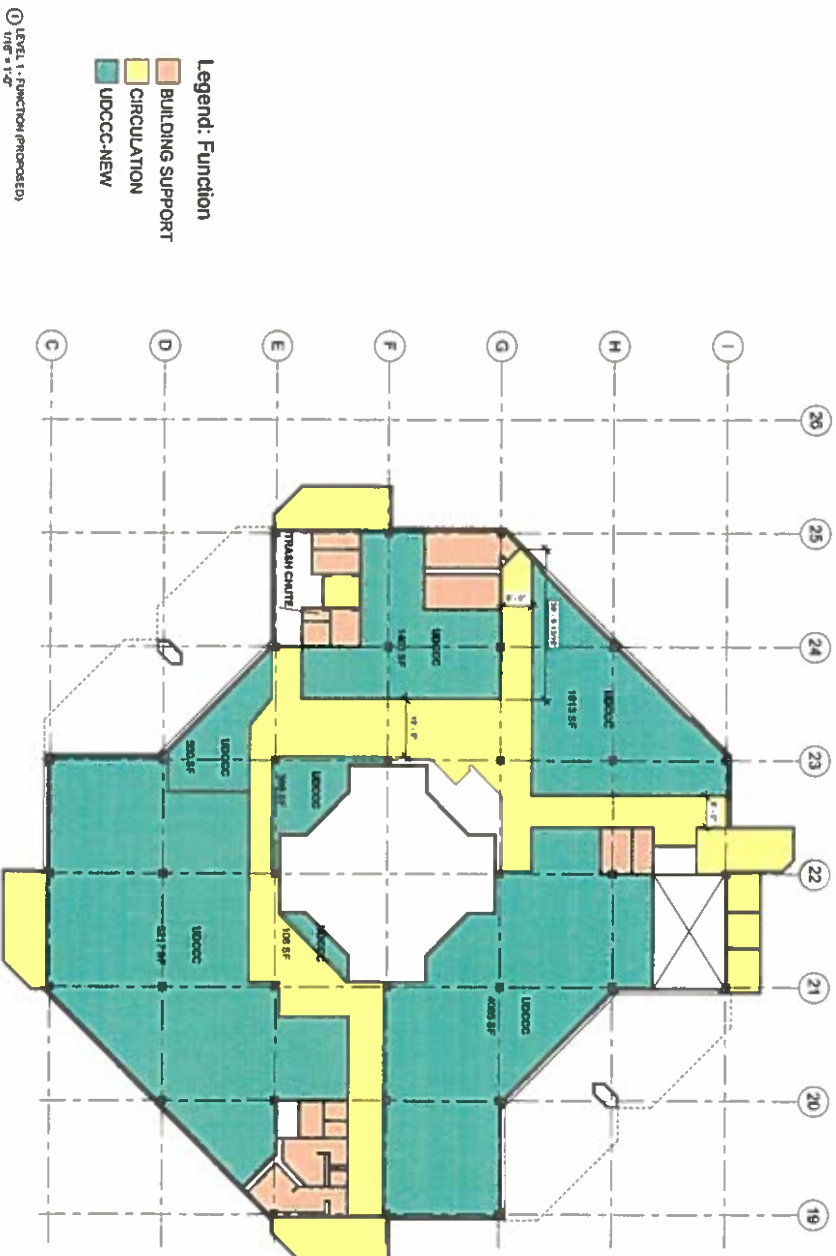
- Legend: Function**
- BUILDING SUPPORT
 - CIRCULATION
 - UDC-EXISTING
 - UDCCC-NEW
- ① LEVEL A - FUNCTION PROPOSED D
1/8" = 1'-0"

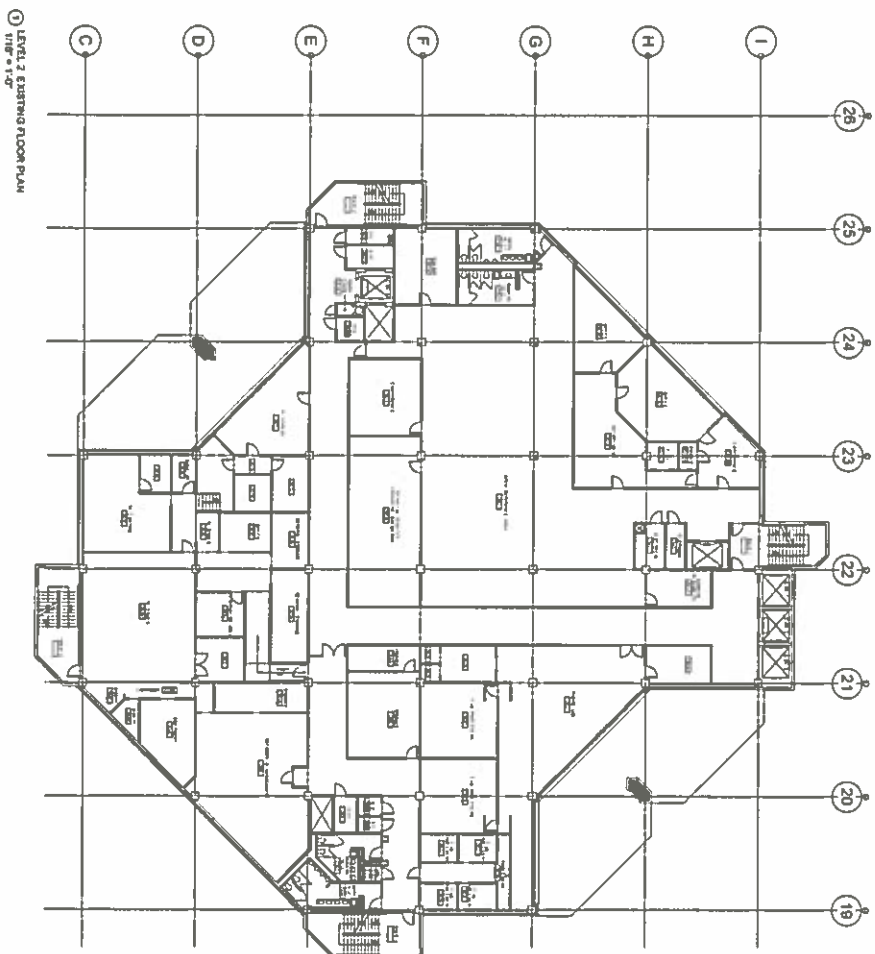


BUILDING 41 SPACE ANALYSIS

LEVEL 1 - EXISTING
FLOOR PLAN





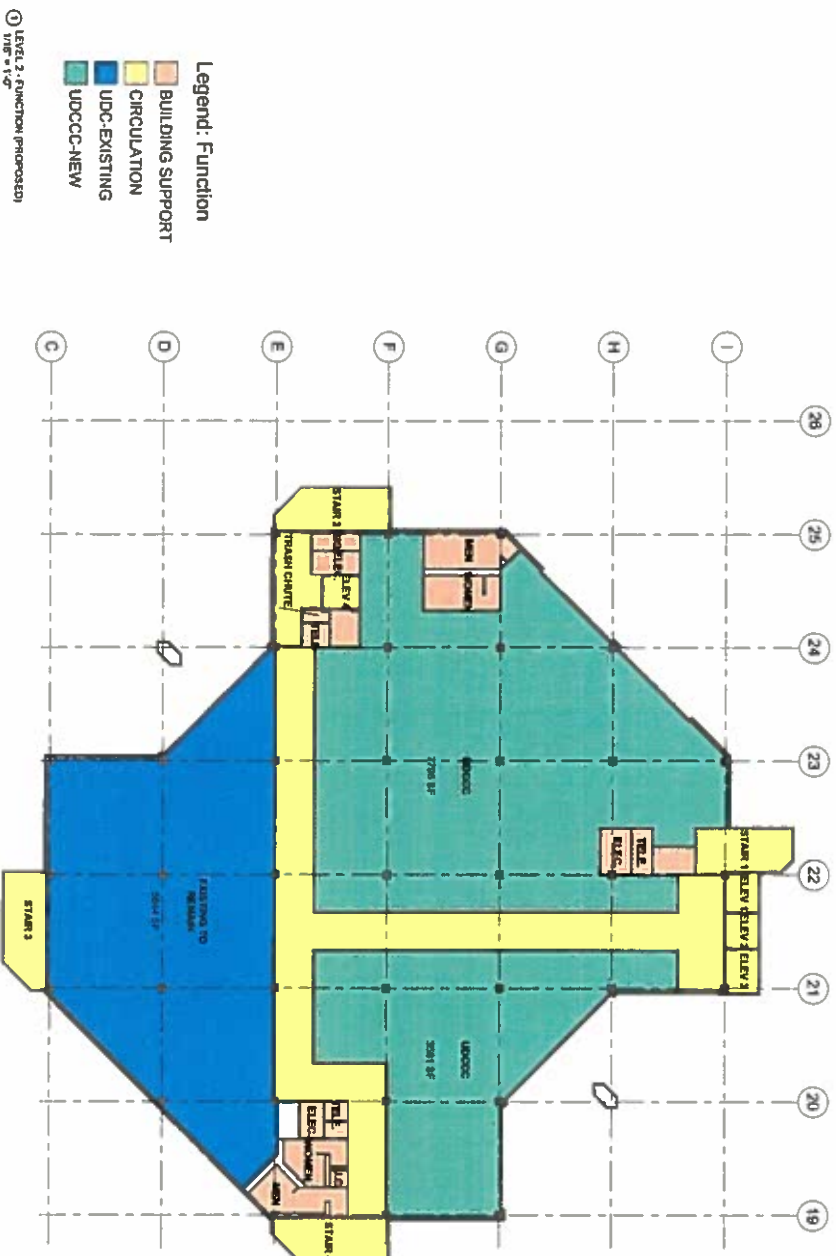


① LEVEL 2 - EXISTING FLOOR PLAN
1/16" = 1'-0"

Office of Real Estate, Facilities Management, and Public Safety

BUILDING 41 SPACE ANALYSIS

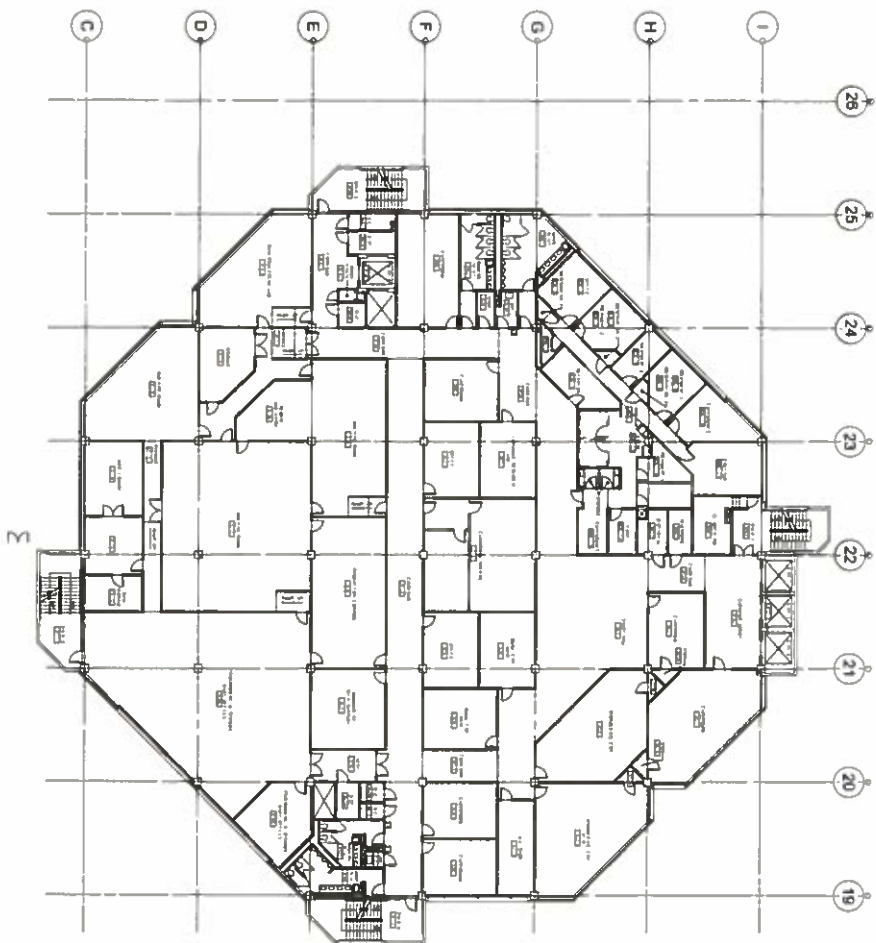
LEVEL 2 - EXISTING
FLOOR PLAN



BUILDING 41 SPACE ANALYSIS

LEVEL 3 - EXISTING
FLOOR PLAN

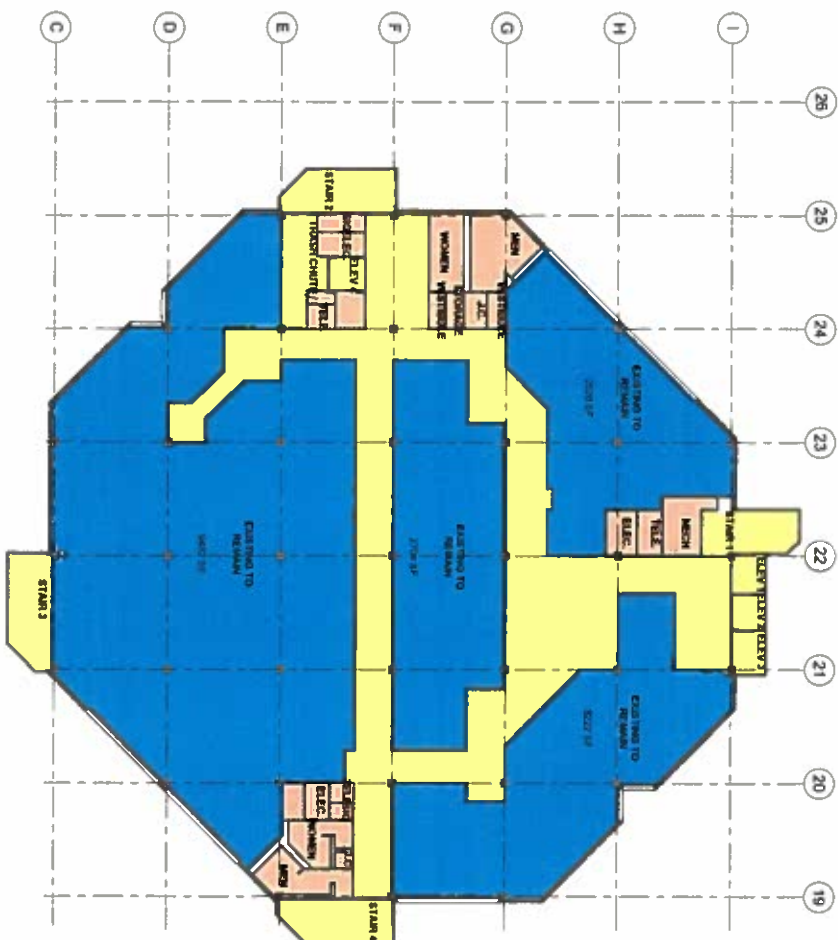
① LEVEL 3 EXISTING FLOOR PLAN
NIP = 15'



BUILDING 41 SPACE ANALYSIS

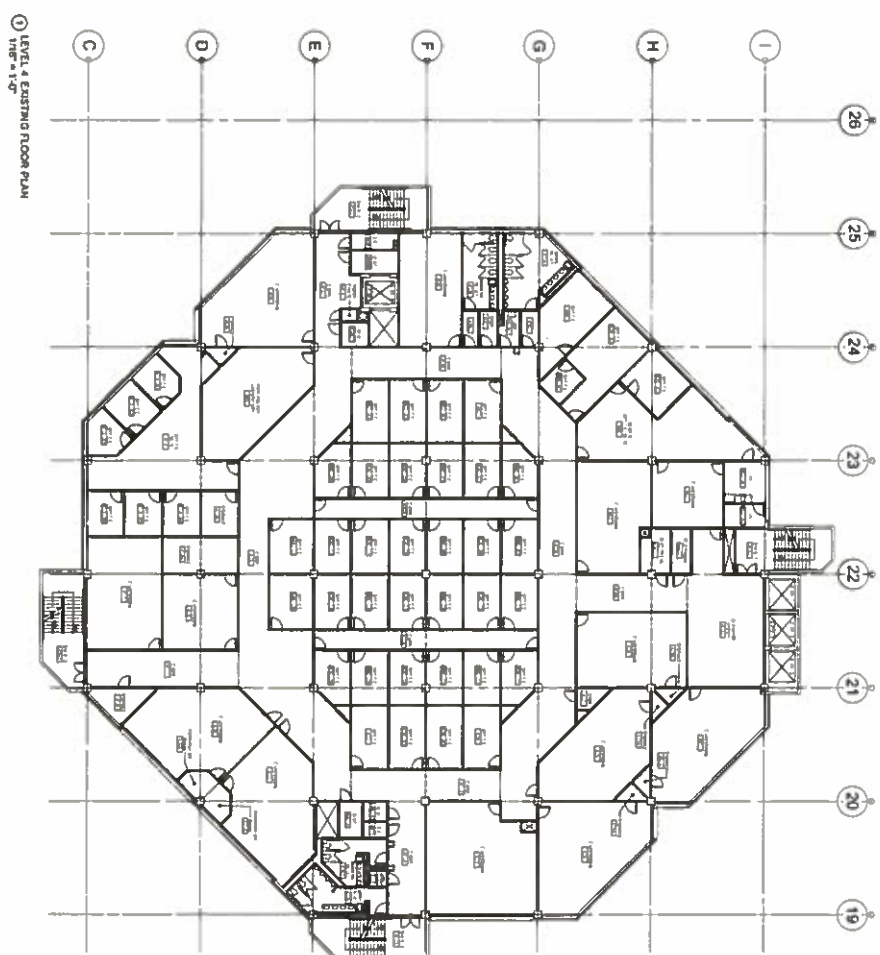
LEVEL 3 - FUNCTION
(PROPOSED)

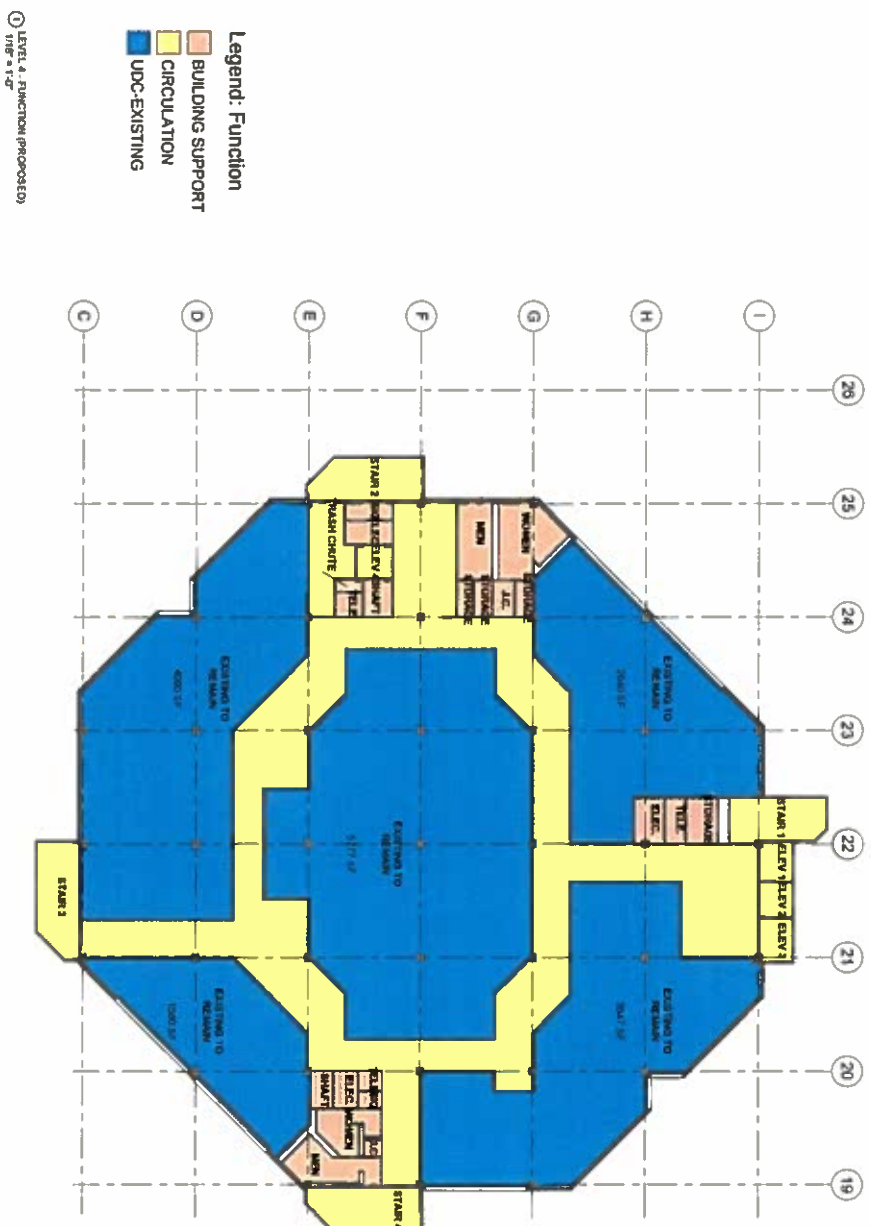
- Legend: Function
- BUILDING SUPPORT
 - CIRCULATION
 - UDC-EXISTING
- ① LEVEL 3 - FUNCTION PROPOSED
1/16" = 1'-0"



BUILDING 41 SPACE ANALYSIS

LEVEL 4 - EXISTING
FLOOR PLAN





BUILDING 41 SPACE ANALYSIS

LEVEL 5 - EXISTING
FLOOR PLAN

① LEVEL 5 EXISTING FLOOR PLAN
NTP = 140'

