



**Introduction**

This document has been produced by the design team of Robertson|Sherwood|Architects PC (RSA), RDG Architecture PC (RDG), Poticha Architects (PA), and their consultants to describe the completed Schematic Design (SD) for the University of Oregon Student Recreation Center (SRC) Expansion and Renovation Project (the project). It summarizes the project goals, program and the design process. Included are budget information and cost analyses, preliminary code analysis, outline specifications and a set of drawings illustrating the schematic design plans, elevations and sections.

**Design Objectives**

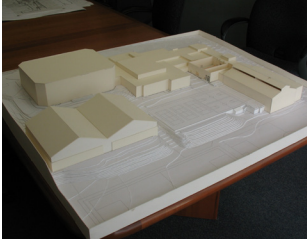
The project vision for the SRC Expansion and Renovation is to create a facility that meets current needs and plans for the future needs of student recreation and academic programs as the University’s enrollment continues to grow. An expanded, enhanced and renovated SRC will be a popular campus venue that celebrates recreational, social, and intellectual activities. It will be a substantial contribution to the development of the campus and contribute positively to the student experience and overall residential quality of campus. The added capacity and features will also make the SRC attractive to the broader UO community, which (in addition to students) includes faculty, staff, alumni, and their children.

Ultimately the intent of the new construction is to create a durable, attractive, well daylit and energy efficient structure that will serve the campus community’s recreation needs for many years to come. The facility will be designed to exceed State Energy Efficient Design (SEED) standards, targeting the UO Model of Sustainable Development of 35% more energy efficient than Oregon Energy Code requirements, and a goal of meeting the Leadership in Energy and Environmental Design (LEED) Gold standard.



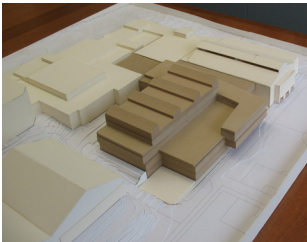
# Executive Summary

## University of Oregon, Student Recreation Center



### Background

The existing SRC is located on 15th Avenue on the University of Oregon Campus. It was constructed 1999 as an addition to Esslinger Hall and Leighton Pool. Esslinger Hall was opened in 1937 as the Physical Education Building to serve 3,000 students and Leighton Pool was added between the years 1958-1959. Over time, both of these buildings have been renovated with the last major renovation occurring as part of the 1999 SRC addition when about 79,000 sf of existing area was renovated and 49,000 sf of additional recreation space was added. At the time of its completion, the SRC was meant to serve a student population of about 16,000. However, the 1999 project had to delete planned aquatics due to scope reduction. The current UO student population is about 24,000 students and is likely to continue to grow.



Since the completion of the 1999 SRC, there have been a number of studies funded by the UO to help plan for current and future growth. These studies were used by the UO to determine the initial scope and budget for the project. This scope and budget have been refined during the Schematic Design phase.

The studies are available through the UO planning office and include:

- Student Recreation Center, Conceptual Study, June 30, 2004 by Yost Grube Hall Architecture
- Master Plan and Campus Consultation Process, Erb Memorial Union and Student Recreation Center, December 2010 by Brailsford & Dunlavey
- Esslinger Hall Concept Study, March 2011 by Yost Grube Hall Architecture
- University Street Feasibility Study, April 2012 by Rowell Brokaw Architects



### Funding

The project budget was initially established at \$61 million based on the Master Plan and Campus Consultation Process report by Brailsford & Dunlavey (2010). Funding for this type of project is a partnership among the students, the University, and the State of Oregon, including student fees, gifts/fundraising, and state bonds.

In early 2011, legislative decisions limited the type of bond funding potentially available to the project at this time. As a result, the project budget was revised down to \$50 million dollars in advance of commissioning the Schematic Design work. \$35.5 million of this amount is the direct construction budget, with the remainder set aside for related project costs such as furniture and equipment, design and engineering fees, permitting costs, UO facilities costs and contingencies.

As noted, the project will be funded mostly by fees paid by UO students. In early April of 2012, a proposed student fee increase for the project was submitted for a student referendum with a successful result. In addition to student approval, the Oregon University System (OUS) Board needs to approve the project fee and eventually the State Legislature will need to approve the funding structure to authorize the sale of bonds. It may be possible to advance the design work while



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## University of Oregon, Student Recreation Center

these funding mechanisms are approved, but until authorization to proceed is granted the project will be put on hold upon the completion of the Schematic Design phase.

### **Construction Manager/General Contractor**

Howard S. Wright (HSW) Contractors was selected through a competitive process to be the Construction Manager/General Contractor (CM/GC) for the Project. They have played an essential role as cost estimator during the SD Phase and will continue through the later design phases as both cost estimator and constructability advisor. They will manage the bidding of the work and act as the general contractor during the construction and post-construction phases.

### **Design Process**

The Design Team began work in October, 2011 and has completed the Schematic Design process culminating in this report in May, 2012. The design process began with a review of Campus-wide and project specific Patterns with the Project User Group (PUG) and the establishment of project specific goals pertaining to the scope of funded improvements.

The information included in the Master Plan and Campus Consultation Process report (2010) by Brailsford & Dunlavey was utilized in determining the initial program requirements for the Project.

Early on the PUG established four main project priorities:

- Expand aquatics
- Expand weights and fitness
- Expand gym court sports
- Improve wayfinding



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## University of Oregon, Student Recreation Center

A program, including spatial diagrams, was developed to establish a list of required spaces along with their size, key components and adjacencies. This program established the total proposed area of new construction and also listed non-funded but desired spaces, including accommodations for Healthy Oregon Programs spaces and selective renovation work in Esslinger. This program was reviewed and refined through a series of focus group meetings and PUG workshops and eventually formed the basis for a series of initial design options. A copy of the full program and spatial diagrams is included in Volume 2 of this report.

As the design work progressed, an Integrated Design process was utilized, bringing together design and consultant team members, UO planning and facilities maintenance personnel, and the general contractor to explore structural, mechanical, electrical and lighting systems strategies and their potential impact on the design. A meeting with City of Eugene (COE) was held to review potential code issues. Cost estimates were developed to inform the evolving design. In all there were seven PUG workshops that explored the evolving design and affirmed the direction for the development and the approval of the final Schematic Design. At various stages, the design was presented to the SRC staff and to the SRC Advisory Board. A Student Steering Committee established by the Associated Students of the University of Oregon (ASUO) was invited to participate in workshops 4 through 7. The Campus Planning Committee (CPC) met three times to review design progress and on April 30, 2012 recommended to the University President the Schematic Design for approval.



### Program

The primary programmatic elements that will be added by the new construction are:

- Twelve lane lap pool with ramped entry – to support fitness, water polo and diving
- Leisure pool – with ramped entry, seating, lap lanes and water volleyball and basketball
- Spa – sized to accommodate 12 -16 persons
- Aquatics classroom – adjacent to pool



# Executive Summary

## University of Oregon, Student Recreation Center

- Three court gymnasium – for basketball, volleyball and other uses
- Weights and fitness area (approx. 13,000 sf) – doubles existing weights and fitness area
- Group exercise room
- Locker rooms – wet locker room at pool level and dry locker room above
- Laundry facility – relocated from Gerlinger Annex
- Offices, toilet and custodial rooms, storage and mechanical rooms to support above spaces
- Improve circulation and expand social spaces
- Minor renovations and improvements to existing Esslinger Hall including: new laundry facility, renovated office spaces, expanded bike studio, and conversion of weight room #50 for use as a fitness room

A complete program summary is included on pages 18-21 of the Executive Summary.

### **Budget / Cost Estimating**

The CM/GC, along with an independent cost estimator, completed reconciled cost estimates in March 2012. These estimates indicate a project that is about \$4.9 million over budget. Refer to Howard S. Wright and Architectural Cost Consultants' cost estimate summary sheets on pages 22-25 of the Executive Summary. Since the completion of these estimates, the design team developed a list of cost saving measures totaling over \$5 million that were reviewed and accepted by the SRC project management team and the PUG. The project described within this document has incorporated these cost saving measures and can be constructed for the \$35.5 million direct construction budget. More information regarding the cost estimating process along with the cost saving measures are included in the Schematic Design: Construction Cost Estimate section later in this report.



### Schedule

The initial project schedule indicated the completion of the design and construction document phases of the work early in 2013 and on-site construction starting in early July 2013 that supported the student fee increase to fund the project. This schedule was based on a successful student vote in November 2011. The vote failed and the project design has been delayed by the process to obtain student support and OUS Board approval. If the remaining phases of the design proceed by early July 2012, the initial targeted construction start early July 2013 may be met. The length of construction period is assumed to be about 18 months. A more definitive design and construction schedule will be developed once a resumption date of the project is known. A conceptual project schedule showing the phases of work with a variety of project restart dates including the most optimistic restart date of July 2012 is included on page 26 of the Executive Summary.

If the project's temporary hold extends beyond early July, the design and construction schedules would move accordingly. Depending on the length of delay there may be issues to address as the project restarts. Upon notification by the University to proceed the following steps should be taken:

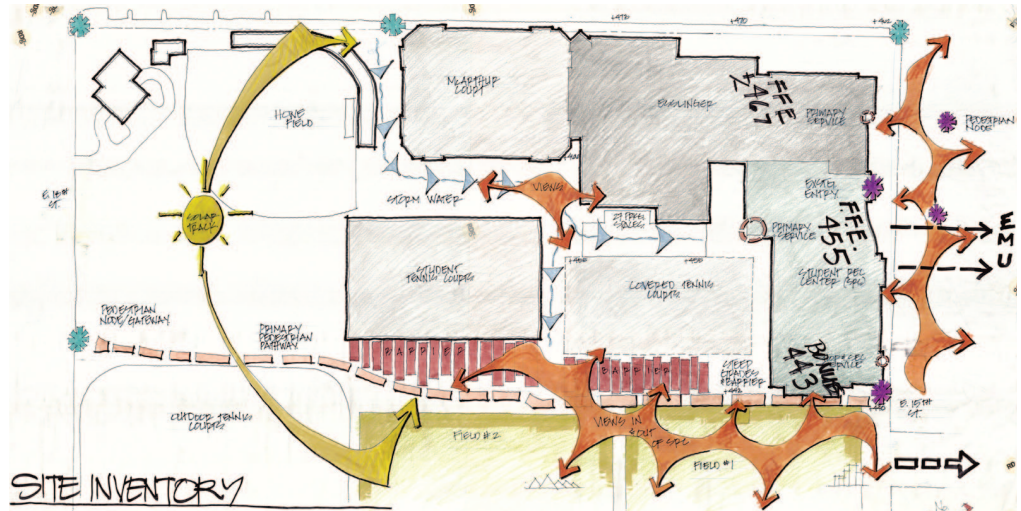
#### *Project Restart Steps:*

- Notify Design Team and re-establish management and PUG groups
- Confirm budget with consideration of possible inflation and restart costs
- Affirm program and design direction with PUG
- Review code assumptions against new code requirements (if any)
- Start Design Development phase of work



# Executive Summary

## University of Oregon, Student Recreation Center



### Schematic Design Drawings

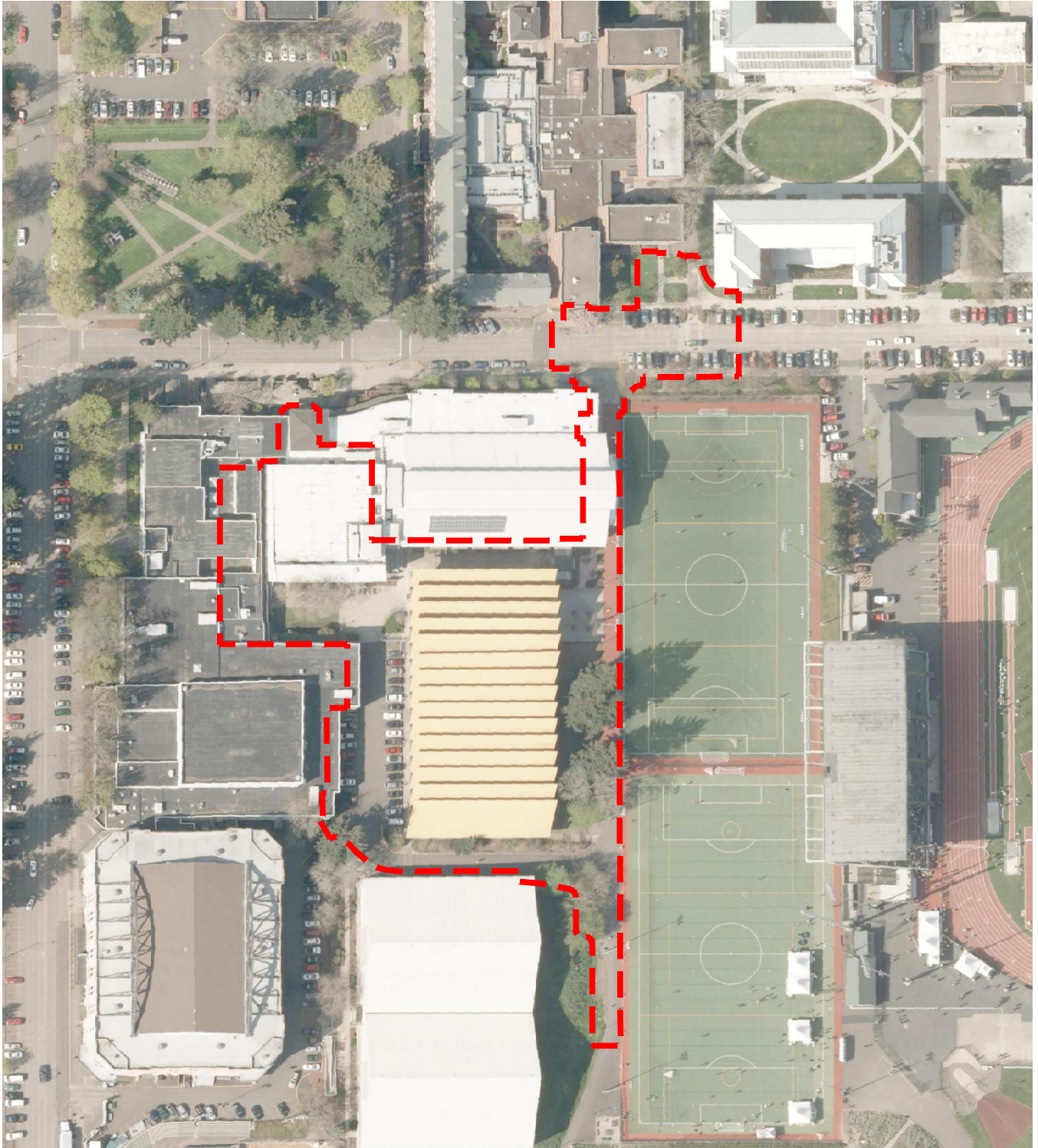
The new three-story construction will occupy the area between Esslinger Hall and the playing fields to the east and between the south edge of the existing 1999 Student Recreation center and the enclosed Tennis Center. The outdoor existing covered tennis courts in this area will be removed.

A complete set of schematic design drawings, along with a general description of these documents, are included in the Schematic Design: Drawings section later in this document. The following are reduced copies of the existing site plan showing the project area, the three floor level plans, building sections and elevations.



# Executive Summary

University of Oregon, Student Recreation Center



Site Plan





# Executive Summary

## University of Oregon, Student Recreation Center

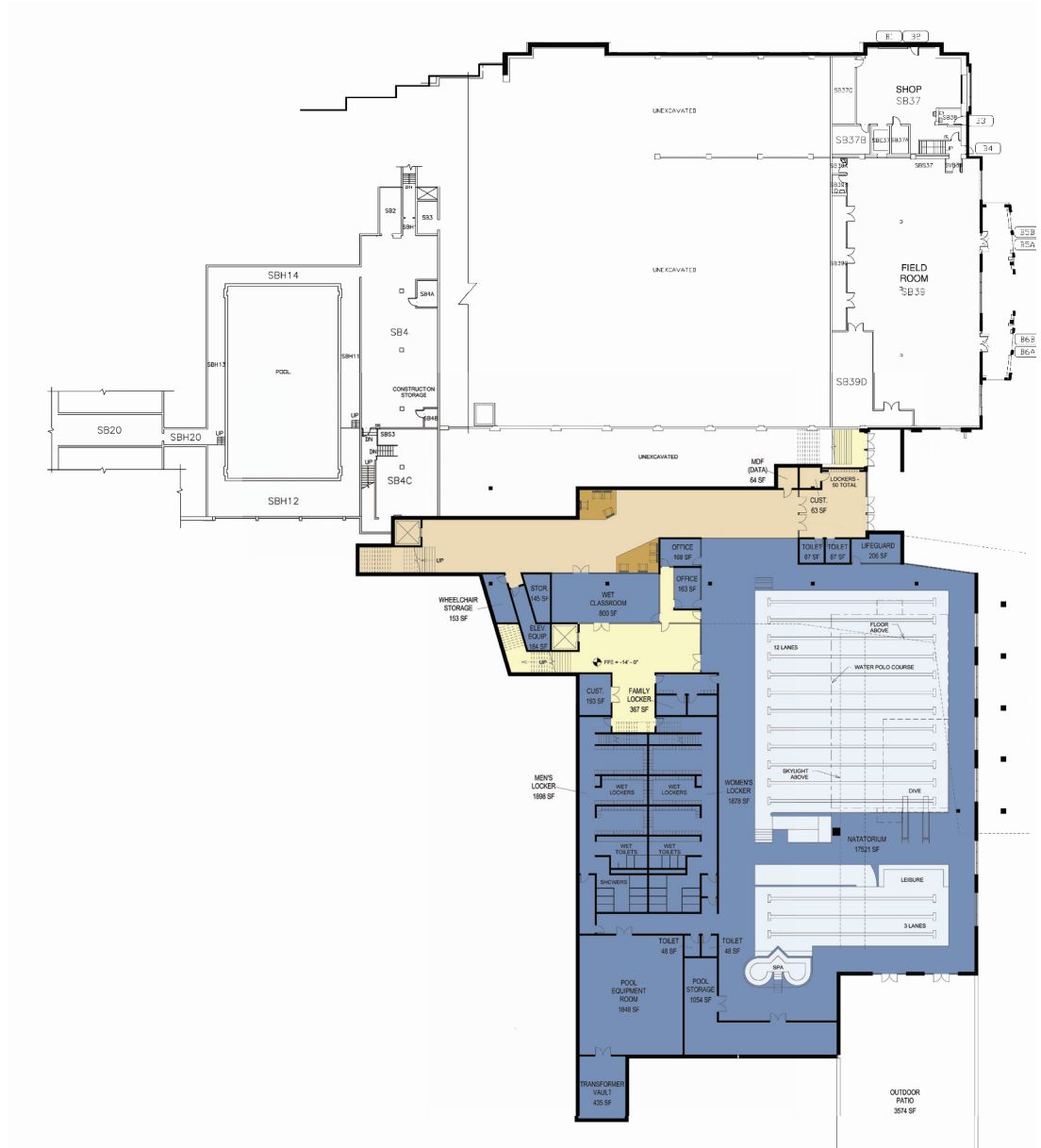


Main Level - Phase 1



# Executive Summary

## University of Oregon, Student Recreation Center

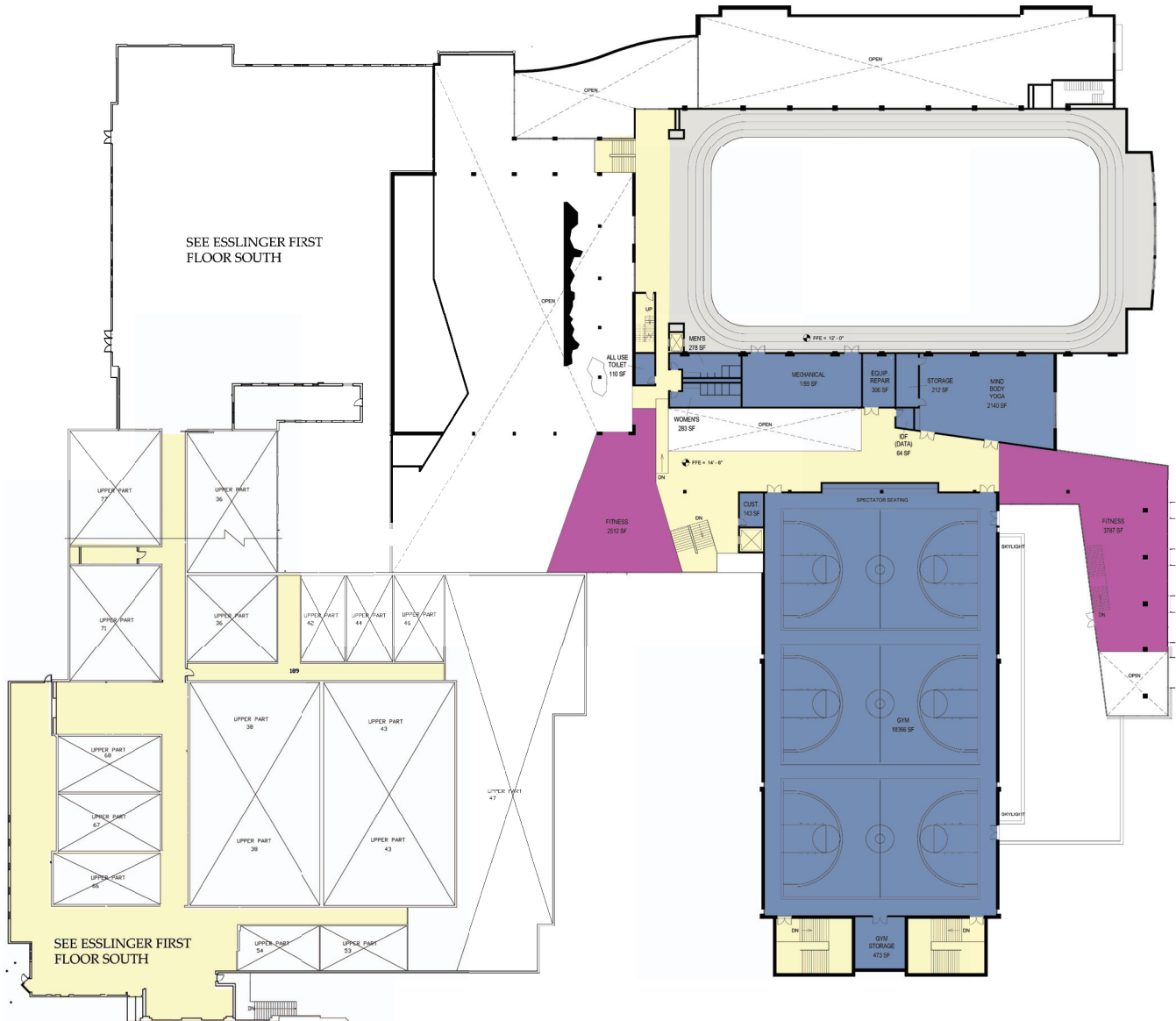


Lower Level - Phase 1



# Executive Summary

University of Oregon, Student Recreation Center



Upper Level - Phase 1



# Executive Summary

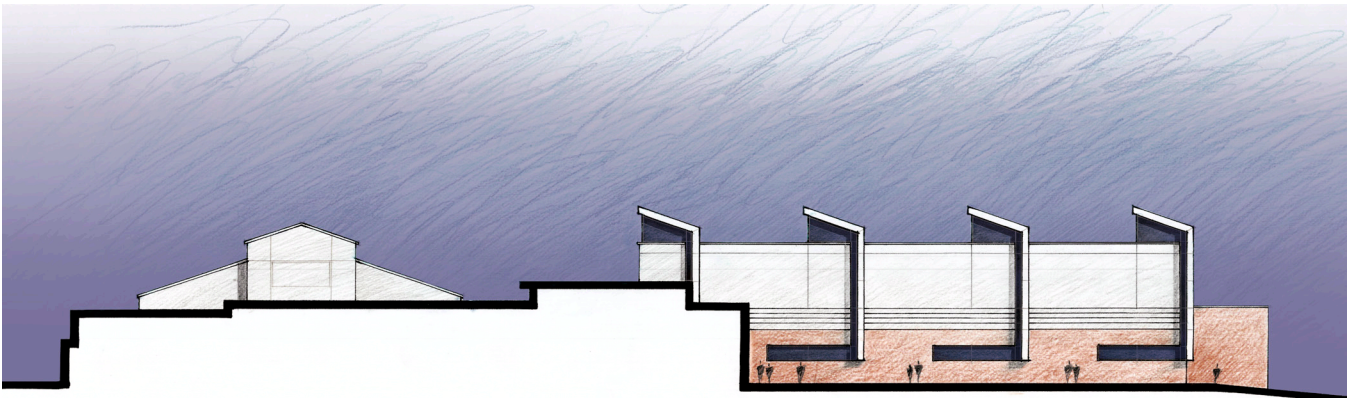
University of Oregon, Student Recreation Center



East Elevation



South Elevation

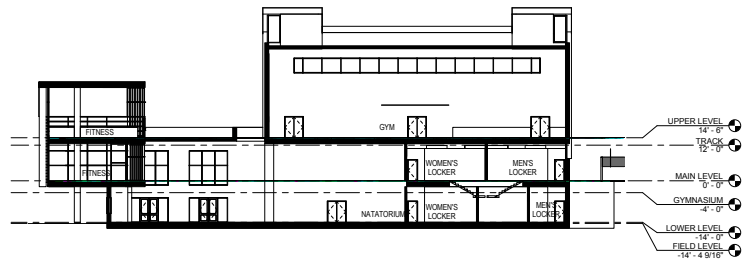
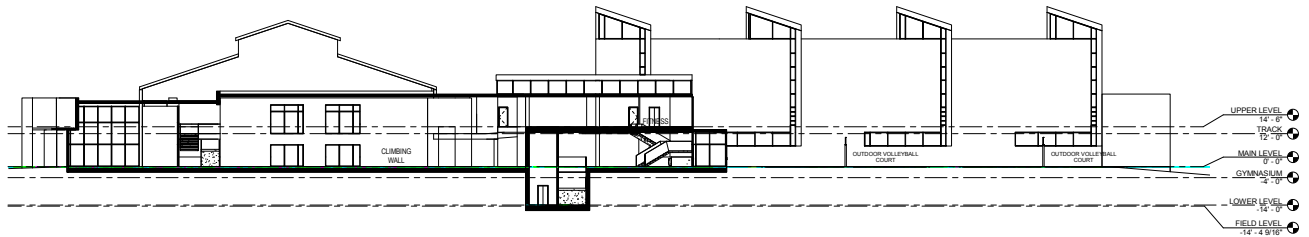
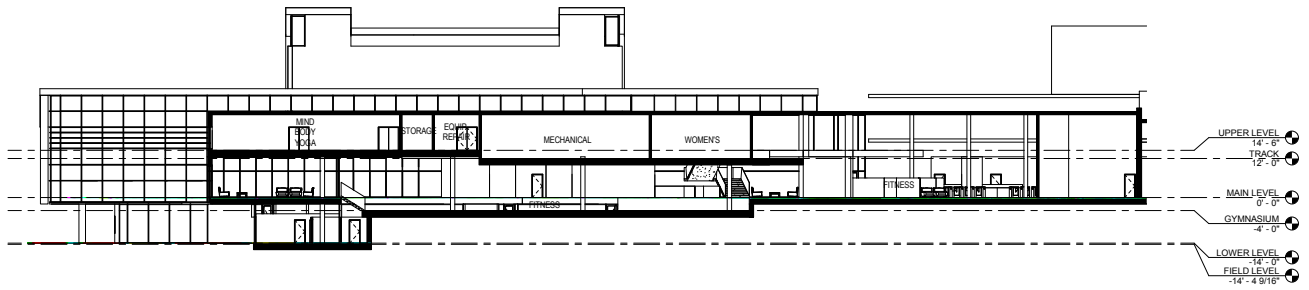
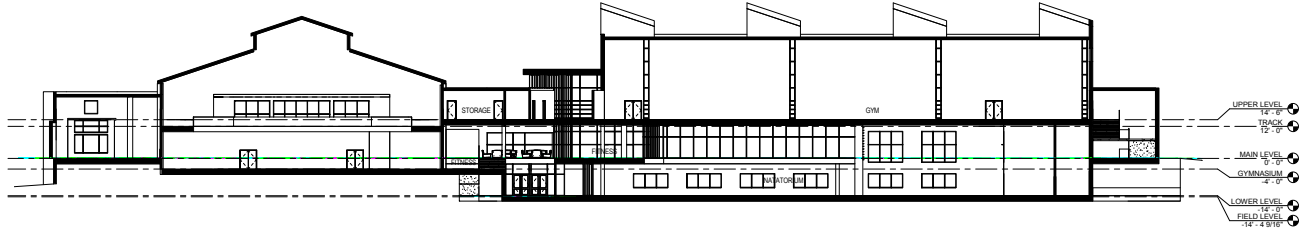


West Elevation



# Executive Summary

## University of Oregon, Student Recreation Center



Building Sections



# Executive Summary

University of Oregon, Student Recreation Center



## architectural building program summary

### University of Oregon Student Recreation Center Architectural Building Program Summary

RDG No. 2011.499.00  
Created: October 6, 2011  
Revised: April 10, 2012

Base Program	<b>B</b>
Replacement	<b>R</b>
Un-Funded	<b>U</b>
Healthy Campus	<b>H</b>

Description	Relevant Info		Replace?	Q	NSF	Extension	Mk	B for Base Program Area	
								B	B
<b>Base Program</b>									
12 Lane Lap Pool				1	10,450	10,450	B	B	B
Leisure Pool				1	10,000	10,000	B	B	B
Whirlpool	16	Persons		1	600	600	B	B	B
Pool Mechanical				1	2,500	2,500	B	B	B
Natorium Storage				1	900	900	B	B	B
A Assistant Director for Aquatics				1	120	120	B	B	B
A Pool Operator & Aquatics Coordinator Office				1	150	150	B	B	B
Life Guard Room				1	150	150	B	B	B
Men's Locker Room	All New	Half Lock'r		700	6.25	4,375	B	B	B
Women's Locker Room	All New	Half Lock'r		700	6.25	4,375	B	B	B
All User Changing Rooms				6	200	1,200	B	B	B
Wet Classroom	40	Persons		1	600	600	B	B	B
Wet Classroom Storage				1	80	80	B	B	B
Three Court Gymnasium - 84 ft courts				1	19,344	19,344	B	B	B
Three Court Gymnasium Storage				1	800	800	B	B	B
Spectator Seating	500	NSF Exist		100	5	500	B	B	B
Weights & Fitness	166	Pieces Eq		1	10,800	10,800	B	B	B
Weight / Fitness Room Storage & Eq Repair - New				1	900	900	B	B	B
Weight and Fitness Control				1	110	110	B	B	B
A Control Desk			Exist Entry	1	200	200	B	B	B
A STUB (Student Hub)				1	200	200	B	B	B
A Operations Coordinator				1	200	200	B	B	B
A CHUB (Custodial Hub)				1	200	200	B	B	B
Improved Building Entry	1,150	NSF Exist		1	1,000	1,000	B	B	B
Laundry			Gerlinger	1	1,000	1,000	B	B	B
Pro Shop (Storage only)			24 Ess	1	100	100	B	B	B
Social & Informal Study Areas				3	400	1,200	B	B	B
Mind Body Small - Yoga	37	Persons		1	2,200	2,200	B	B	B
Mind Body - Yoga, Storage				1	250	250	B	B	B
Group Ex Large	50	Persons		1	3,000	3,000	B	B	B
Group Ex Storage				1	300	300	B	B	B
Loading Dock & Receiving Area				1	500	500	B	B	B
<b>Healthy Campus Initiative</b>									
Lobby Space (like a Living Room)	5	Persons		1	200	200	H	H	H
Admin / Reception Info Desk	1	Persons		1	150	150	H	H	H
Office - Director				2	150	300	H	H	H
Offices				4	120	480	H	H	H
Cubicle Work Stations				4	50	200	H	H	H
Cubicle Work Station - Layout Area				1	180	180	H	H	H
Multi-Purpose Room	20	Persons, Ea		2	1,200	2,400	H	H	H
Multi-Purpose Room Alcove	9	Pieces Eq		1	300	300	H	H	H
Equipment Storage				1	180	180	H	H	H
Fitness Assessment Rooms				2	120	240	H	H	H
Massage Room				1	150	150	H	H	H
Bio Feedback Room				1	80	80	H	H	H
Classroom	20	Persons		1	500	500	H	H	H
Uni-Gender Changing Rooms (Dry)				2	50	100	H	H	H
Uni-Gender Changing Rooms (Wet)				4	90	360	H	H	H



# Executive Summary

University of Oregon, Student Recreation Center

## architectural building program summary

Description	Relevant Info	Replace?	Q	NSF	Extension	Mk	B for Base Program	
								Area
<b>Esslinger Replacement Spaces</b>								
Men's Locker Room	Half Lock'r	40 Ess	-	6.25	-	R		R
Women's Locker Room	Half Lock'r	25 Ess	-	6.25	-	R		R
Family / Unisex / Gender Neutral Locker Rooms		26a/b Ess	2	200	400	R		R
Social & Informal Study Areas		26 Ess	1	400	400	R		R
Weight Room	64 Pieces Eq	50 Ess	1	4,170	4,170	R		R
Martial Arts	45 Persons	47 Ess	1	2,700	2,700	R		R
Martial Arts - Storage		47B Ess	1	260	260	R		R
Club Sports Storage		47A Ess	1	170	170	R		R
(More) Outdoor Pursuits Storage		48 SRC	1	220	220	R		R
Multipurpose Activity Court (MAC)		42 / 44 Ess	2	7,350	14,700	R		R
MAC Storage		62 Ess	1	500	500	R		R
Racquetball Court		Multiple (5) Es	6	800	4,800	R		R
Squash Court (Convertible)		68 Ess	2	800	1,600	R		R
Cycling Studio	64 Persons	43 Ess	1	1,600	1,600	R		R
Cycling Storage			1	150	150	R		R
Group Exercise	53 Persons	41 Ess	1	3,150	3,150	R		R
Group Ex - Storage		41B Ess	1	410	410	R		R
Mind Body	35 Persons	77 Ess	1	2,100	2,100	R		R
Mind Body - Storage		77A / 77B Ess	1	250	250	R		R
Mind Body	35 Persons	71 Ess	1	2,100	2,100	R		R
Mind Body - Storage		71C Ess	1	250	250	R		R
Equipment Issue		22 / 5E Ess	1	800	800	R		R
Classroom	26 Persons	63 Ess	1	650	650	R		R
Classroom Mannequin Storage		63B Ess	1	240	240	R		R
Classroom - Storage			1	70	70	R		R
Outdoor Pursuits Offices		186 / 186A Es	1	600	600	R		R
Outdoor Pursuits Storage / Equipment		50 Ess	1	590	590	R		R
Custodial Storage		59 / 60 / 60A I	1	350	350	R		R
General Building Storage		63A / 71 D-G,	1	900	900	R		R
<b>PE / REC Offices &amp; Administration</b>								
A PE / Rec Director's Office			2	180	360	R		R
A PE / Rec Director's Conference Room			1	150	150	R		R
A Associate Director PE			1	150	150	R		R
A Associate Director Programs			1	120	120	R		R
A Associate Director Fac / Ops			1	120	120	R		R
A Facilities Coordinator			1	120	120	R		R
A Gerlinger Equipment Manager			1	120	120	R		R
A Associate Dir Services			1	120	120	R		R
A PE Area Coordinator's Office			7	120	840	R		R
A Growth Offices			3	120	360	R		R
A Assistant Dir Marketing			1	150	150	R		R
A Marketing Workstations			2	60	120	R		R
A Marketing Workroom			1	220	220	R		R
? Physical Education Faculty Office			12	120	1,440	R		R
? Part-Time Employee's Work Stations			12	50	600	R		R
A Conference Room	15 Persons		1	450	450	R		R
A Duplication / Mail Room / Admin Area			2	250	500	R		R
? Administration Storage			4	80	320	R		R
A Breakroom / Pantry / Lounge			1	200	200	R		R
A PE / REC Lobby / Guest Seating Area	6 Persons		1	200	200	R		R
A Student Receptionist			1	100	100	R		R
A Accounting Assistant			1	120	120	R		R
A Accountant			1	150	150	R		R
A Office Manager			1	120	120	R		R
? Student Employee Work Area			2	120	240	R		R
A Membership Services			1	250	250	R		R
A PE / Rec Program Office			1	250	250	R		R



# Executive Summary

University of Oregon, Student Recreation Center

## architectural building program summary

Description	Relevant Info	Replace?	Q	NSF	Extension	Mk	B for Base Program
							Area
A Office Coordinator			1	120	120	R	R
A Assistant Dir Membership Services			1	120	120	R	R
A Business Assistant			1	120	120	R	R
A IM Coordinator			1	120	120	R	R
A Assist Dir IM			1	120	120	R	R
A Fitness Coordinator			1	120	120	R	R
A Assist Dir Fitness			1	120	120	R	R
A Conference Room	10 Persons		1	300	300	R	R
A The Hub			1	600	600	R	R

### Un-Funded - Desired spaces. No funding.

Steam Room (on Pool Deck)			1	200	200	U	U
Improved Building Entry (Future)			1	1,000	1,000	U	U
Juice Bar			1	900	900	U	U
A Pro Shop (Retail)		24 Ess	1	200	200	U	U
Social & Informal Study Areas			3	400	1,200	U	U
Tennis Center Expansion	6 Exist Courts	Tennis	2	6,240	12,480	U	U
Group Exercise	100 Persons	270 Ger	1	6,000	6,000	U	U
Group Ex - Storage		270 Ger	1	600	600	U	U
Climbing Wall Addition (Wall & Boulder)	3,100 SF Wall		1	1,900	1,900	U	U
Climbing Wall Addition - Storage			1	200	200	U	U
New Bonus Room			1	4,000	4,000	U	U
New Bonus Room - Storage			1	400	400	U	U
Exterior / Grounds Services Room			1	750	750	U	U
Classroom	36 Persons		1	900	900	U	U
Classroom - Storage			1	100	100	U	U
Conference Room	10 Persons		1	300	300	U	U
Conference Room	12 Persons		1	360	360	U	U
Running Track Extension			1	3,500	3,500	U	U
Crew Club Storage		Mac Court	1	120	120	U	U

A Denotes Administration Space (above)

Sub Totals					172,994		78,304
Net to Gross Ratio				70%	74,140		33,559
Gross Area / Bldg Const Cost Subtotals					247,134		111,863
Bldg Cost / GSF							

Additional Const Cost Burdens	Relevant Info	Qty	Mk	
Demolition Cost @ Leighton Pool	Assumes \$10 / SF. Not required if used as Cistern	1	B	B 1
Wayfinding Improvements	Best Guesstimate	1	B	B 1
Esslinger Renovation Allocation	Plug Number	1	B	B 1
Cistern Allocation	Best Guesstimate	1	B	B 1
Demolition Costs @ East Bump on Esslinger	Assumes \$10 / SF	1	R	R -
Placeholder for things unknown!		1	R	R -
Placeholder for things unknown!		1	U	U -

Subtotal - Additional Cost Burdens

<b>Construction Cost Totals</b>							<b>111,863</b>
Bldg Cost / GSF							

Site Construction Items		Qty	Mk	
General Site Costs		30,000	B	B
Replace Outdoor Basketball	2 Courts	14,400	B	B
Burden for Roof Top Court(s)	1	12,000	B	B
Repair Fountain at Existing Front Door		1	B	B
Replace Synthetic Turf Field No. 2		1	B	B
Parking Replacement		27	B	B
General Site Costs (Replacement)		10,000	R	R





# Executive Summary

University of Oregon, Student Recreation Center

## architectural building program summary

Description	Relevant Info	Replace?	Q	NSF	Extension	Mk	B for Base Program Area
<b>Site Construction Items</b>							
					Qty	Mk	
General Site Costs					30,000	B	B
Replace Outdoor Basketball	2 Courts				14,400	B	B
Burden for Roof Top Court(s)	1				12,000	B	B
Repair Fountain at Existing Front Door					1	B	B
Replace Synthetic Turf Field No. 2					1	B	B
Parking Replacement					27	B	B
General Site Costs (Replacement)					10,000	R	R
General Site Costs (Unknown)					10,000	U	U
Sub Totals							
<b>Total Construction Cost (Building &amp; Site)</b>							
Design Contingency	Ea Phase						
							10%
<b>Grand Total Calculations</b>							
<b>Grand Total - Probable Direct Construction Cost, Each Scenario - 2012 Dollars</b>							B
<b>Items excluded in this Statement of Probable Cost</b>							
All costs related to the 1% for Arts Program. These are carried elsewhere in the Project Budget							
All costs related to the 1.5% set aside for Solar Energy systems. These are carried elsewhere in the Project Budget							
All costs related to UO Provided Direct Construction Costs (Computer wiring, A/V Data Eq., Signage, FF&E, Locks & Hardware, etc.)							
Owner's Direct Construction Contingency							
Design Services & Fees (including A/E, Geotech, Energy, Testing Labs, Air Balancing, etc.)							
UO Project Management and Inspection							
Miscellaneous Fees (Temp utilities, SEED, LEED, Plan Review, Bldg Permit, etc.)							
UO FS Support Costs (Printing, Zone support, EHS support, etc.)							
Owner's Cost Contingency							





## Direct Construction Summary

Project:	<b>UO Student Rec Center</b>	Estimate No.:	2.3
Location:	Eugene, OR	Date:	28-Mar-2012
Owner:	UO	Estimator:	BJ/DRP
Architect:	RSA/RDG		

Description	Total
New Addition	\$ 37,982,470
Leighton Pool Renovation (Fitness/Climbing Wall)	\$ 1,578,983
Miscellaneous Renovations (Locker Room Area)	\$ 453,120
Replace Existing Parking Spaces                      42 ea     \$ 5,000.00	\$ 210,000
Site Work at 15th Street	\$ 103,988
<b>Project Total</b>	<b>\$ 40,328,561</b>

### Alternates

Escalation from mid 2013 to mid 2014	3.00%		\$ 1,209,857
Replace Existing Fire Alarm			\$ 229,830
Wayfinding Improvements	deleted from project		\$ -
Miscellaneous Esslinger Renovations	deleted from project		\$ -
Repair Fountain at Existing Front Door	deleted from project		\$ -
Replace Existing Field Turf	deleted from project		\$ -





**Howard S. Wright**  
a Balfour Beatty company

## New Construction - Recap

Project:	<b>UO Student Rec Center</b>	Estimate No.:	2.3
Location:	Eugene, OR	Date:	28-Mar-2012
Owner:	UO	Estimator:	BJ/DRP
Architect:	RSA/RDG	GSF:	117,589

System	Unit Cost	Total
General Requirements	\$ 12.98	\$ 1,526,280
Sitework	\$ 12.24	\$ 1,439,290
Foundations	\$ 9.58	\$ 1,126,715
Substructure	\$ 6.44	\$ 757,567
Superstructure	\$ 31.12	\$ 3,659,081
Exterior Closure	\$ 37.03	\$ 4,354,044
Roofing	\$ 15.49	\$ 1,822,026
Interior Construction	\$ 46.27	\$ 5,441,245
Special Construction (Pools)	\$ 28.55	\$ 3,357,434
Conveying Systems	\$ 6.83	\$ 803,659
Mechanical	\$ 37.07	\$ 4,359,002
Electrical	\$ 25.13	\$ 2,955,332
<b>Subtotal</b>	<b>\$ 268.75</b>	<b>\$ 31,601,676</b>
Estimating Contingency	5.00%	\$ 1,580,084
Contractors Contingency	2.50%	\$ 790,042
<b>Subtotal</b>	<b>\$ 288.90</b>	<b>\$ 33,971,802</b>
Escalation to July 2013	2.50%	\$ 849,295
General Conditions	6.00%	\$ 2,089,266
GM/GC Fee	1.95%	\$ 719,752
Builder's Risk Insurance	0.25%	\$ 94,075
P&P Bond	0.68%	\$ 258,281
<b>Total - New Construction</b>	<b>\$ 323.01</b>	<b>\$ 37,982,470</b>

**Area Recap**

Lower Level	45,626	sf	
Main Level	34,328	sf	
Upper Level	37,635	sf	
<b>Total</b>	<b>117,589</b>	<b>sf</b>	



# Executive Summary

## University of Oregon, Student Recreation Center

<b>Student Recreation Center</b> University of Oregon Eugene, Oregon Robertson Sherwood / RDG Planning & Design Schematic Design Probable Cost Estimate - REVISION #4	<b>Architectural Cost Consultants, LLC</b> James A. Jerde, AIA - Stanley J. Pszczolkowski, AIA 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Phone (503) 718-0075 Fax (503) 718-0077 www.archcost.com	Estimate Date: <i>Rev 3/28/12</i> Document Date: 27-Feb-12 Print Date: 28-Mar-12 Print Time: 4:20 PM Constr. Start: 01-Jul-13
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### DIRECT CONSTRUCTION COST SUMMARY

Component	Area	\$ / SF	Total	
New Addition Estimate	117,525 sf	\$322.94 /sf	\$37,953,934	
Fitness/Climbing Wall Area Remodel Est.	17,200 sf	\$92.36 /sf	\$1,588,641	
Locker Room Area Remodel Estimate	6,800 sf	\$74.25 /sf	\$504,874	
Subtotal			\$40,047,449	
<i>Replace Parking Spaces</i>	<i>42 ea</i>	<i>\$5,000.00 / ea</i>	<i>210,000</i>	
06   Add Site Work @ 15th Street			120,940	
<b>TOTAL DIRECT CONSTRUCTION COST</b>	<b>141,567 sf</b>	<b>\$285.22 /sf</b>	<b>\$40,378,389</b>	
Budget			35,500,000	verify
Indicated Surplus / (Deficit)			(4,878,389)	
<b>ALTERNATES</b>				
01   Upgrade Membrane Roof		Add ±	118,658	
02   Add Green Roof		Add ±	34,873	
03   Upgrade Lockers		Add ±	165,632	
04   <i>Add Wayfinding Improvements Allowance per previous narrative</i>		Add ±	0	<i>deleted 3/13 meeting</i>
05   Escalation from July 1, 2013 to July 1, 2014 - Base Bid (Alts NIC)		Add ±	1,201,423	@ ± 2.5% per year
06   Add Site Work @ 15th Street		Add ±	see above	
07   <i>Replace Field # 2 Synthetic Turf</i>		Add ±	0	<i>deleted 3/13 meeting</i>
08   Upgrade Natatorium Skylight		Add ±	82,572	
09   Miscellaneous Esslinger Renovations		Add ±	0	w/ above ????
10   <i>Repair Fountain @ Existing Front Door</i>		Add ±	0	<i>deleted 3/13 meeting</i>
11   Replace Existing Fire Alarm		Add ±	241,099	

The above estimates are for direct construction cost only. They do not include furnishings & equipment, architect and engineer design fees, consultant fees, inspection and testing fees, plan check fees, state sales tax, hazardous material testing and removal, financing costs, nor any other normally associated development costs.

The above estimates assume a competitive subcontractor bids, with at least three qualified bidders in each of the major sub-trades.

The above estimates assume a construction start date of: July 2013. If the start of construction is delayed beyond the date above, the estimates must be indexed at a rate of 3 to 4% per year compounded.

This is a probable cost estimate based on in-progress documentation provided by the architect. The actual bid documents will vary from this estimate due to document completion, detailing, specification, addendum, etc. The estimator has no control over the cost or availability of labor, equipment, materials, over market conditions or contractor's method of pricing, contractor's construction logistics and scheduling. This estimate is formulated on the estimator's professional judgment and experience. The estimate makes no warranty, expressed or implied, that the quantities, bids or the negotiated cost of the work will not vary from the estimator's opinion of probable construction cost.

The cost / unit costs include 1% sub guard bond cost, layout and dust & barrier protection.

Structural steel quantities adjusted per architect and engineer input. ACC dose not necessarily agree with these modifications, but this estimate reflects the directive given by the design team.

The exterior enclosure quantities are quantities provided by the design team.



# Executive Summary

## University of Oregon, Student Recreation Center

<b>Student Recreation Center</b> University of Oregon Eugene, Oregon Robertson Sherwood / RDG Planning & Design Schematic Design Probable Cost Estimate - REVISION #4	<b>Architectural Cost Consultants, LLC</b> James A. Jerde, AIA - Stanley J. Pszczoikowski, AIA 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Phone (503) 718-0075 Fax (503) 718-0077 www.archcost.com	Estimate Date: Rev 3/28/12 Document Date: 27-Feb-12 Print Date: 28-Mar-12 Print Time: 4:20 PM Constr. Start: 01-Jul-13
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SUMMARY	New Building Addition		Fitness / Climbing Area Remodel		Locker Room Area Remodel		Totals		
DIRECT CONSTRUCTION COSTS	\$/SF	Cost	\$/SF	Cost	\$/SF	Cost		Comments	
Area - SF		117,525		17,200		6,800	141,525	sf	
001   GENERAL REQUIREMENTS	13.13	\$1,542,972	1.97	\$33,875	1.97	\$13,393	1,590,240		
A10   FOUNDATIONS	8.75	1,028,499	0.56	9,634	0.00	0	1,038,133		
A20   BASEMENT CONSTRUCTION	6.45	757,557	0.00	0	0.00	0	757,557		
B10   SUPERSTRUCTURE	30.91	3,632,746	7.38	126,921	0.00	0	3,759,667		
B20   EXTERIOR CLOSURE	37.31	4,384,543	0.00	0	0.00	0	4,384,543		
B30   ROOFING	14.82	1,741,592	0.00	0	0.00	0	1,741,592		
C10   INTERIOR CONSTRUCTION	20.54	2,413,934	10.97	188,628	11.82	80,358	2,682,920		
C20   STAIRS	5.27	619,425	3.17	54,464	0.00	0	673,889		
C30   INTERIOR FINISHES	21.84	2,566,171	21.57	370,993	16.81	114,293	3,051,457		
D10   CONVEYING SYSTEMS	1.19	140,036	0.00	0	0.00	0	140,036		
D20   PLUMBING SYSTEMS	0.00	w/ D30 hvac	0.68	11,685	0.43	2,899	14,584		
D30   HVAC SYSTEMS	34.24	4,023,658	11.16	191,916	7.85	53,403	4,268,977		
D40   FIRE PROTECTION SYSTEMS	2.67	313,584	1.52	26,058	1.52	10,302	349,944		
D50   ELECTRICAL SYSTEMS	25.25	2,967,068	9.58	164,818	12.84	87,282	3,219,168		
E10   EQUIPMENT	2.07	243,614	0.65	11,110	0.00	0	254,724		
E20   FURNISHINGS	2.16	253,550	0.29	5,050	0.00	0	258,600		
F10   SPECIAL CONSTRUCTION	28.28	3,323,311	0.00	0	0.00	0	3,323,311		
F20   SELECTIVE DEMOLITION	2.14	251,219	7.13	122,679	8.36	56,880	430,778		
G10   SITE PREPARATION	3.03	355,622	0.00	0	0.00	0	355,622		
G20   SITE IMPROVEMENTS	5.21	612,532	0.00	0	0.00	0	612,532		
G30   SITE MECHANICAL UTILITIES	2.66	312,426	0.00	0	0.00	0	312,426		
G40   SITE ELECTRICAL UTILITIES	0.00	w/ D50 Elect	0.00	0	0.00	0	0		
G90   OTHER SITE CONSTRUCTION	0.00	0	0.00	0	0.00	0	0		
<b>SUB-TOTAL</b>	<b>267.89</b>	<b>\$31,484,059</b>	<b>76.62</b>	<b>\$1,317,831</b>	<b>61.59</b>	<b>\$418,810</b>	<b>\$33,220,700</b>		
Estimating Contingency	5.00%	13.39	1,574,203	3.83	65,892	3.08	20,941	1,661,035	
Index To Construction Start	2.50%	7.03	826,457	2.01	34,593	1.62	10,994	872,043	
General Conditions	6.20%	17.87	2,100,000	5.11	87,900	4.11	27,935	2,215,835	
Builders Risk Insurance	0.25%	0.77	89,962	0.22	3,766	0.18	1,197	94,924	
Subcontractor Bond	0.00%	0.00	0	0.00	0	0.00	0	0	incl. w/ cost / unit above
CMGC Bond	0.68%	2.09	245,308	0.60	10,268	0.48	3,263	258,839	
Contractors Contingency	2.50%	0.00	908,000	2.21	38,006	1.78	12,078	958,084	
CMGC Fee	1.95%	6.18	725,946	1.77	30,386	1.42	9,657	765,988	
<b>TOTAL DIRECT CONSTRUCTION COST</b>	<b>315.22</b>	<b>\$37,953,934</b>	<b>92.36</b>	<b>\$1,588,641</b>	<b>74.25</b>	<b>\$504,874</b>	<b>\$40,047,449</b>		

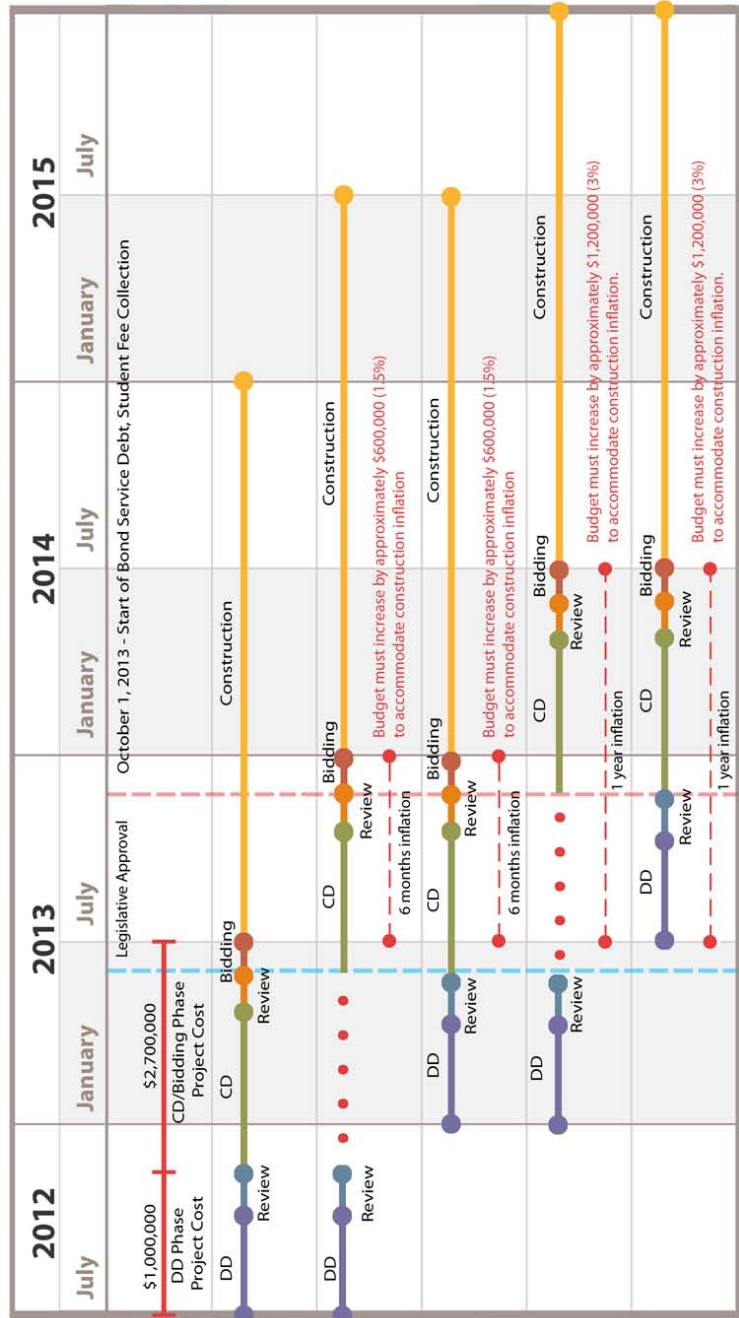


# Executive Summary

University of Oregon, Student Recreation Center

## Project Schedule

University of Oregon, Student Recreation Center



April 23, 2012



Proceed "Immediately"

Proceed "Immediately" Gap After DD

Proceed by January 2013

Delayed Start Gap After DD

Proceed by July 2013

