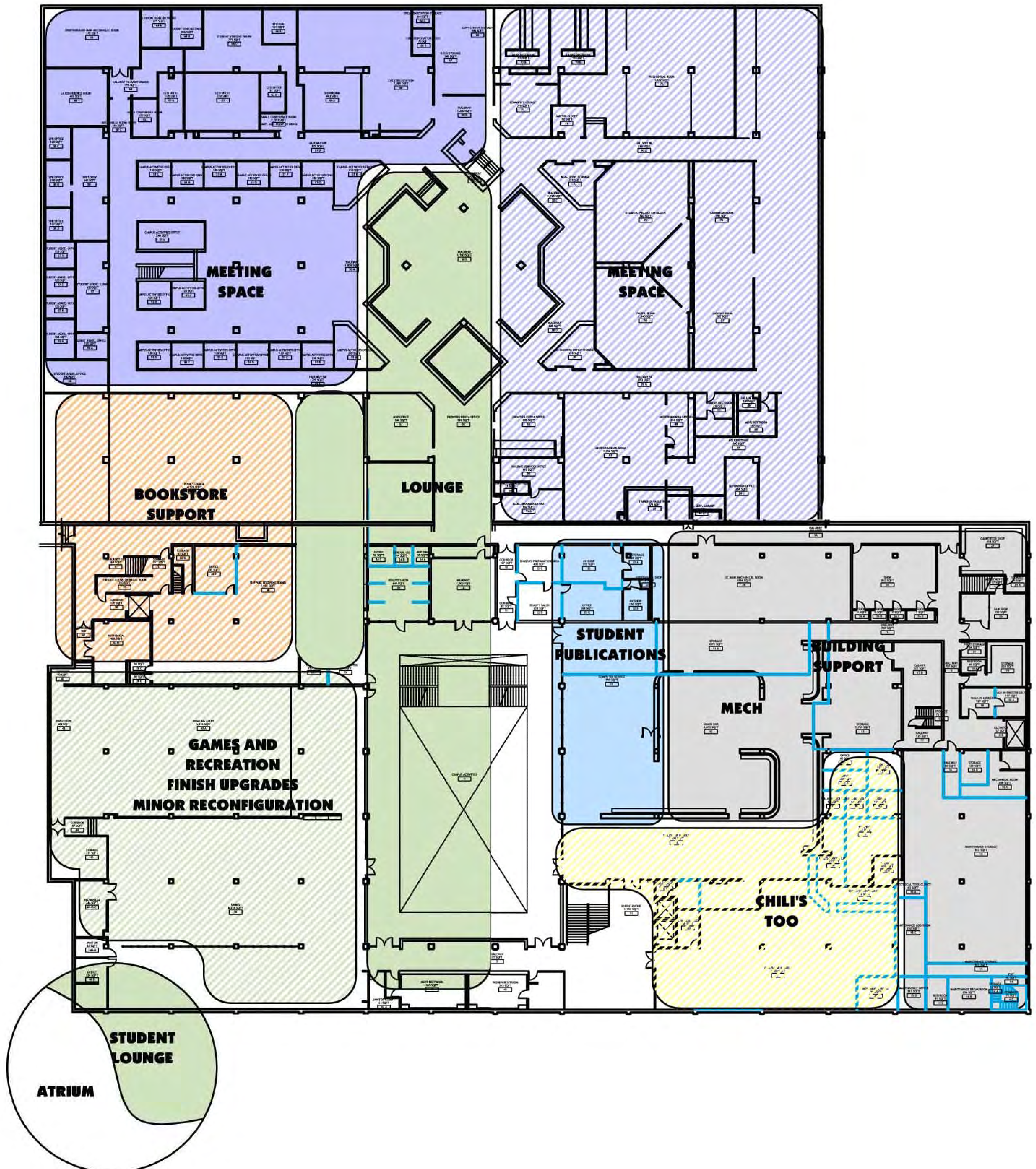
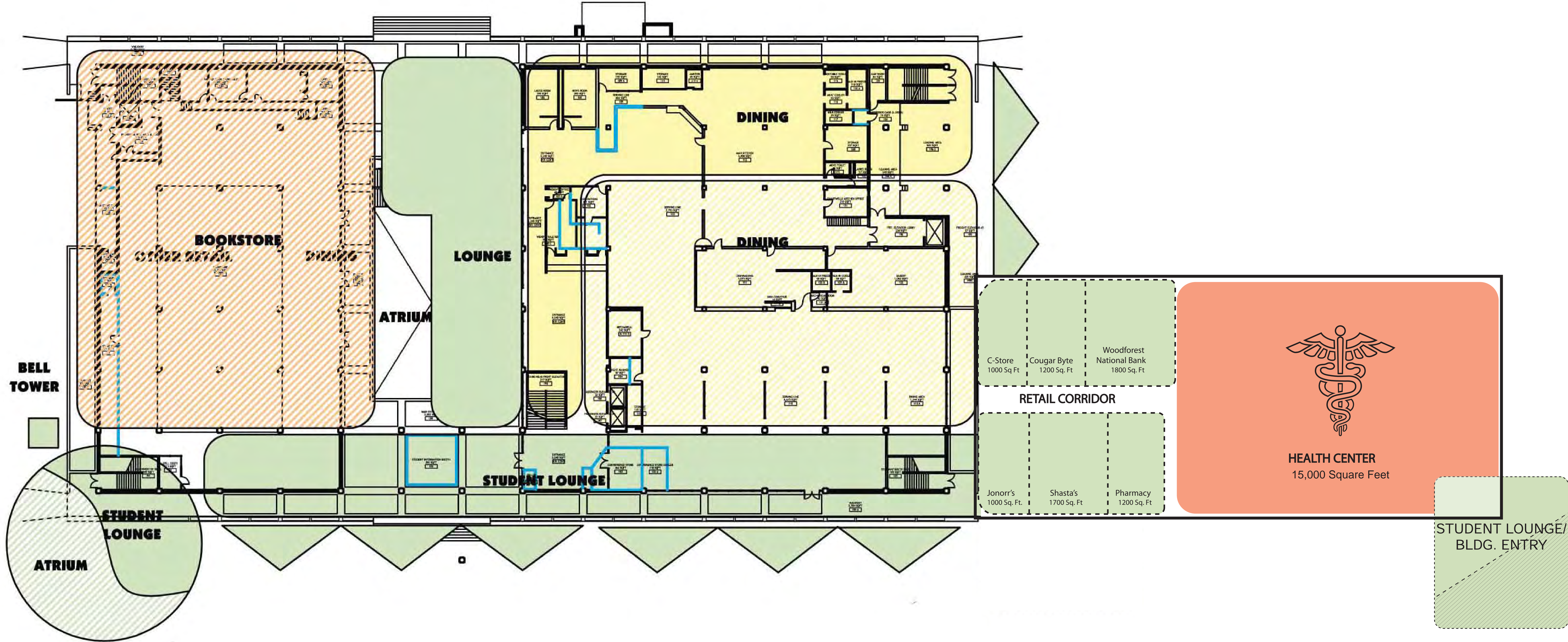


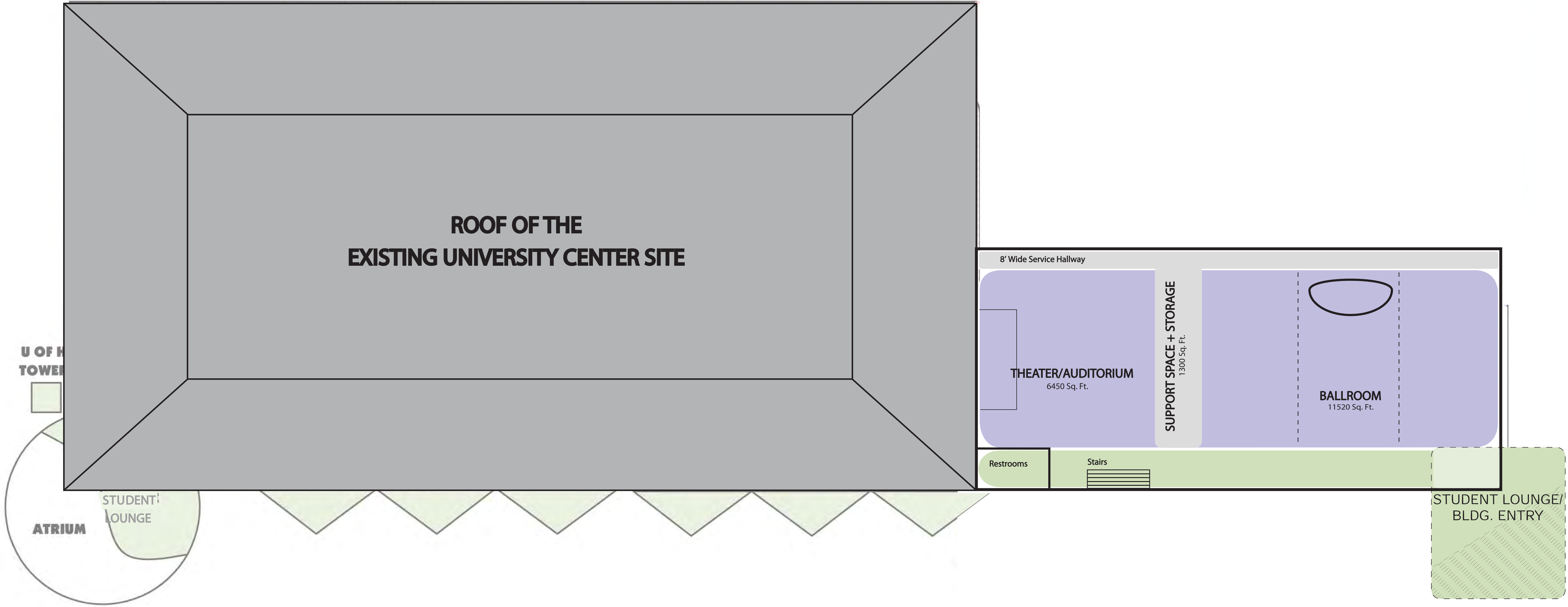
UC Lower Level



First Floor



Third Floor



Custodial Closets	8	50	400			
Housekeeping Storage	1	1000	1,000			
Modular Furniture Storage	1	500	500			
Overstock Finishes Storage	1	350	350			
Building Operations Storage	1	1000	1,000			
<i>Subtotal</i>			3,250	2,730	520	

GROUND FLOOR					44,340			
Bookstore Sales Floor					3,258	0	50	162,900
Shipping/Receiving/Storage								
Storage								
Textbook Offices								
Textbook Storage								
Textbook Staging								
<i>Subtotal</i>					1	6,400	2,658	0
Other								
Employee Break / Restrooms								
<i>Subtotal</i>					1	400	600	0
Lounge Areas					16,562	4,296	12,266	286%
Information								
Electronic Information Board					1	10	10	
E-Mail Stations					1	6	24	144
Displays / Exhibit					5	10	50	
Active Lounges (Loud, High Traffic Areas)								
Arbor Lounge Space							11,408	
Large					1	2,700	2,700	
Medium					1	1,400	1,400	
Small					1	350	350	
TV Lounge					1	500	500	
Recreation & Entertainment					15,874	14,487	1,387	10%
Games Room								
Lounge Area					1	800	800	
Billiards and Games Area					1	3,000	3,000	
Bowling					1	7,000	7,000	
Bowling Additional Lanes					4	450	800	
Service Counter					3	1	64	192
Transaction Queing Area					10	1	15	150
Bowling Ball Storage / Locker Area					1	1	200	200
Storage					1	1	300	300
Internal Circulation (17%)							2,115	
<i>Subtotal</i>							14,557	
Recreation Office								
Private Office					1	1	120	120
Night Office					1	1	120	120
Professional Workstations					1	1	80	80
Students Workstations					1	2	36	72
Vault						1	55	55
Supply/Storage/Copy Area					1	1	80	80
Internal Circulation (17%)							90	
Remote Supply Storage Area					1	1	700	700
<i>Subtotal</i>							1,317	0
Building Support					3,311			
Offices								
Reception/Waiting					3	1	30	90
Assistant Director's Office					1	1	150	150
Private Offices					1	1	120	120
Receptionist Workstations					1	1	80	80
Building Services Library					1	1	200	200
Internal Circulation (17%)							296	
<i>Subtotal</i>							936	3,389
Maintenance								
Repair Shop					1	1,000	1,000	
Bowling Tech Repair Shop					1	450	450	
Electrical Tool Closet					1	75	75	
Paint Shop & Carpentry Shop					1	850	850	
<i>Subtotal</i>							2,375	3,715
								-1,340

Dining Services				4,366			
Dining							
Chili's Too	1	2,000	2,000				
<i>Subtotal</i>			2,000	13,731	-3,947		
Serving							
Chili's Too	1	750	750				
<i>Subtotal</i>			750	3,655	1,491		
Dish Wash / Pot Wash							
Chili's Too	1	250	250				
<i>Subtotal</i>			250	1,428	1,142		
Kitchen							
Chili's Too	1	500	500				
<i>Subtotal</i>			500	5,374	-2,575		
Storage							
Chili's Too	1	300	300				
<i>Subtotal</i>			300	3,356	3,882		
Support							
Chili's Too - Breakroom & Uniforms	1	250	250				
<i>Subtotal</i>			250	1,554	1,576		
UC Food Court /Chili's Too Offices							
Chili's Too Private Office	1	1	120				
Chili's Too Shared Office	2	1	150				
Internal Circulation (17%)			46				
<i>Subtotal</i>			316	202	676		
UH Dining Services Offices				94	1,742	-1,648	-95%
Accounting Offices							
Cash Room Clerk Workstations	1	1	80				
Internal Circulation (17%)			14				
<i>Subtotal</i>			94	1,059	-182		

Student Publications					4,134	4,000	134	3%
Central - Shared Support								
Reception/Waiting	4	1	30	120				
Lounge Space / Kitchenette			1	180				
Supply/Copy Area	1	1	150	150				
Internal Circulation (17%)				77				
<i>Subtotal</i>					527			
Business Office								
Director's Office	1	1	220	220				
Private Offices	1	2	120	240				
Student Workstations	1	3	36	108				
Computer Area	1	3	25	75				
Storage Closet	1	1	50	50				
Internal Circulation (17%)				72				
<i>Subtotal</i>					765			
Yearbook								
Student Workstations	1	10	36	360				
Storage Closet	1	1	50	50				
Internal Circulation (17%)				70				
<i>Subtotal</i>					360			
Advertising								
Private Offices	1	1	120	120				
Workstations	1	17	36	612				
Storage Closet	1	1	50	50				
Internal Circulation (17%)				133				
<i>Subtotal</i>					915			
Production								
Private Offices	1	1	120	120				
Student Workstations	1	5	36	180				
Open Work Table	8	1	160	160				
Storage Closet	1	1	80	80				
Internal Circulation (17%)				92				
<i>Subtotal</i>					632			
The Daily Cougar								
Private Offices	1	2	120	240				
Student Workstations	1	5	36	180				
Open Work Table	15	1	300	300				
Storage Closet	1	1	80	80				
Internal Circulation (17%)				136				
<i>Subtotal</i>					936			

UC 1ST FLOOR				57,404					
Bookstore Sales Floor				16,742		0	50	837,100	
Retail - Sales Floor									
Textbooks									
Emblematic									
School Supplies									
Technology Center									
General Books									
Misc. Retail									
Flex Retail Space									
Checkouts									
Customer Service									
<i>Subtotal</i>				1	29,000	14,000	0	0	
Administrative Support Areas									
Reception									
Waiting									
Conference Room									
Computer Room									
Human Resources									
Records Storage									
Bookstore Manager									
Textbook Manager									
Offices									
Employee Break / Restrooms									
Receiving / Storage									
<i>Subtotal</i>				1	1,200	2,742	0	0	
Lounge Areas						12,000	391	11,609	2969%
Information									
Electronic Information Board				1	10	10			
Information Desk / Ticket Sales				4	1	400	400		
E-Mail Stations				1	6	24	144		
Displays / Exhibit				5	10	50			
Active Lounges (Loud, High Traffic Areas)									
Arbor Lounge Space						9,296			
Medium				1	1,400	1,400			
Small				2	350	700			
Dining Services						28,278	29,300	-1,022	-3%
Dining									
Food Court				1	3,760	3,760			
Wendy's				1	1,924	1,924			
Future Concept				3	1,600	4,800			
Java City				1	500	500			
<i>Subtotal</i>						10,984	13,731	-3,947	
Serving									
Food Court				1	2,396	2,396			
Java City				1	150	150			
Wendy's				1	450	450			
Future Concept				3	450	1,350			
<i>Subtotal</i>						4,346	3,655	1,491	
Dish Wash / Pot Wash									
Catering				1	1,500	1,500			Supports Ballroom
Food Court				1	470	470			
Java City				1	50	50			
Wendy's				1	150	150			
Future Concept				3	150	450			
<i>Subtotal</i>						2,620	1,428	1,142	
Kitchen									
Food Court				1	799	799			
Future Concept				3	300	900			
<i>Subtotal</i>						1,699	5,374	-2,575	
Storage									

Catering	1	2,200	2,200		MK Reduction	Supports Ballroom
C-Store	1	425	425			
Food Court	1	799	799			
Java City	1	80	80			
Wendy's	1	534	534			
Future Concept	3	300	900			
<i>Subtotal</i>			4,938	3,356	3,882	
Support						
Catering Pantries	1	1,200	1,200			Supports Ballroom
C-Store Office	1	120	120			
Food Court	1	1,200	1,200			
Java City Office	1	120	120			
Wendy's Office	1	120	120			
Future Concept	3	120	360			
<i>Subtotal</i>			3,130	1,554	1,576	
UC Food Court /Chili's Too Offices						
Director's Office	1	1	120	120		
Professional Workstations	1	4	80	320		
Venue Manager Shared Office						
Supply/Storage/Copy Area	1	1	40	40		
Internal Circulation (17%)				81		
<i>Subtotal</i>			561	202	676	

Additional Retail Services	384	11,221	-10,837	-97%	
ATMS	6	64	384	80	304
UC 2ND FLOOR	59,207				
Lounge Areas	13,013	2,000	11,013	551%	
Information					
Electronic Information Board	1	10	10		
Displays / Exhibit	5	10	50		
Active Lounges (Loud, High Traffic Areas)					
Arbor Lounge Space			6,463		
Large	1	2,700	2,700		
Medium	1	1,400	1,400		
Small	1	350	350		
Passive Spaces (Quiet, Secluded Areas)					
Meditation Rooms	8	80	640		TTU Model
Study Lounge	1	1,400	1,400		
Ballroom/Large Event Space	7,782	10,645	-2,863	-27%	
Medium Event Space - Houston Room	600	1	6,262	6,262	
Projection Booth	1	200	200	371	
Table and Chair Storage	2	600	1,200	4,012	
Piano Storage	1	120	120		
<i>Subtotal</i>			7,782	10,645	-2,863
Meeting/Conference Facilities	4,649	4,649	0	0%	
Large Conference Rooms					
Fort Worth Room	45	1	988	988	
Dallas Room	45	1	1,007	1,007	
<i>Subtotal</i>			1,995	1,995	0
Medium Conference Rooms					
El Paso Room	30	1	629	629	
Corpus Christi Room	30	1	648	648	
San Antonio Rm.	30	1	675	675	
Austin Room	30	1	702	702	
<i>Subtotal</i>			2,654	2,654	0
Dining Services	1,600	1,779	-179	-10%	
Kitchen					
Catering	1	1,200	1,200		Supports Ballroom and Catering Production
<i>Subtotal</i>			1,200	1,379	-2,575
Storage					
Catering	1	400	400		Supports Ballroom
<i>Subtotal</i>			400	400	3,882

Student Organizations				20,032	13,841	6,191	45%	
Central - Shared Support								
Reception/Waiting	10	1	30	300				
Receptionist Workstations	1	2	80	160				
Large Conference Room	25-30	1	600	600				
Medium Conference Room	10-12	1	250	250				
Open Work Areas	10	3	200	600				
Workroom/Supply/Copy Area	1	1	500	500				
Breakroom/Kitchenette			1	150				
Remote Storage			1	1,200				
<i>Subtotal</i>				3,300	1,104	2,196		
Campus Activities Administration								
Director's Office	1	1	175	175				
Assistant Director's Office	1	2	150	300				
UC Activities Advisor's Office	1	1	150	150				
Private Offices	1	13	120	1,560				
Activities Funding Board GA Workstations	1	1	64	64				
GA Workstations	1	2	64	128				
Student Workstations	1	3	36	108				
Storage Closet	1	1	80	80				
Internal Circulation (17%)				411				
<i>Subtotal</i>				2,826	1,680	1,146		
Student Organization Suite								
Shared Student Organization Offices		5	200	1,000				
Student Organization Cubicles	55	1	36	1,980				36sf per/person
Open Work Space / Graphics		1	1,000	1,000				
Open Lounge Space		1	600	600				
Storage (large lockers)		25	15	375				
Storage (small lockers)		50	3	150				
Mailboxes		1	150	150				
Internal Circulation (17%)				838				
<i>Subtotal</i>				6,093	3,750	2,153		
Greek Life								
GA Workstations	1	1	64	64				
Council Workstations	1	4	64	256				
Storage Closet	1	1	80	80				
Internal Circulation (17%)				68				
<i>Subtotal</i>				468	266	202		
Metropolitan Volunteer Program								
Student Leader Workstations	1	3	64	192				
Student Coordinator Workstations	1	2	36	72				
Storage Closet	1	1	100	100				
Internal Circulation (17%)				62				
<i>Subtotal</i>				426	421	5		
Student Program Board								
Student Leader Workstations	1	4	64	256				
Student Chair Workstations	1	6	36	216				
Remote Storage	1	1	150	150				
Internal Circulation (17%)				106				
<i>Subtotal</i>				728	1,153	-425		

Council of Ethnic Organizations							
Student Workstations	1	6	36	216			
Computer Area	1	3	25	75			
Storage Closet	1	1	120	120			
Internal Circulation (17%)				70			
<i>Subtotal</i>				481	387	94	
Frontier Fiesta Association / Homecoming Board Office							
Homecoming Board Workstations	1	7	36	252			
Frontier Fiesta Association Workstations	1	4	36	144			
Open Work Table		1	200	200			
Storage Closet	1	1	80	80			
Internal Circulation (17%)				115			
<i>Subtotal</i>				791	990	-199	
Student Government Association							
Receptionist Workstations	1	1	80	80			
President	1	1	120	120			
Executive Offices	1	5	100	500			
Student Workstations	1	1	36	36			
Senate Commons Area		1	300	300			
Storage Closet	1	1	80	80			
Internal Circulation (17%)				190			
<i>Subtotal</i>				1,306	1,033	273	
Student Video Network							
Reception/Waiting	3	1	30	90			
Private Office	1	1	120	120			
Student Leader Workstations	1	1	64	64			
Student Workstations	1	3	36	108			
Production Studio		1	700	700			
Audio/Video Editing Room	3	1	150	150			
Control Room	3	1	250	250			
AV Equipment Storage and Check Out	1	1	100	100			
Supply/Storage/Copy Area	1	1	80	80			
Internal Circulation (17%)				283			
<i>Subtotal</i>				1,945	1,370	575	
Other							
Dance Marathon	1	1	170	170	168	2	
Forensics Office	1	1	1,500	1,500	1,519	-19	
				1,670			

University Center Administration				8,702	9,169	-467	-5%	
Central - Shared Support								
Reception/Waiting	8	1	30	240				
Conference Room	10	1	200	200				
Workroom / Supply / Storage / Copy Room		1	500	500				
Kitchenette	1	1	80	80				
Internal Circulation (17%)				173				
<i>Subtotal</i>				1,193				
UC Administrative Services & Operations Office								
Director's Office	1	1	250	250				Includes Conference Table
Associate Director's Office	1	1	150	150				
Private Offices	1	3	120	360				
Professional Workstations	1	2	80	160				
Receptionist Workstations	1	1	80	80				
Customer Relations Workstations	1	2	80	160				InfoDesk
GA Workstations	1	2	64	128				
Student Workstations	1	2	36	72				
Internal Circulation (17%)				211				
Remote File Storage Area	1	1	900	900				
<i>Subtotal</i>				2,491	2,632	-141		
UC Conference & Reservation Services								
Assistant Director's Office	1	1	150	150				
Private Offices	1	1	120	120				
Reservationist Workstations	1	2	80	160				
Set-Up Shared Office	4	1	140	140				
AV Workstations	1	1	80	80				
A/V Shop		1	300	300				
Internal Circulation (17%)				162				
<i>Subtotal</i>				1,112	1,433	-322		
UC Technology Support Services								
Assistant Director's Office	1	1	150	150				
Professional Workstations	1	1	80	80				
Student Workstations	1	4	36	144				
Server Room		1	150	150				
Computer/Parts Storage		1	200	200				
Open Work Table		1	200	200				
Internal Circulation (17%)				157				
Remote File Storage Area	1	1	450	450				
<i>Subtotal</i>				1,531	1,534	-3		
UC Business Office								
Administrator's Office	1	1	150	150				
Assistant Admin	1	1	120	120				
Private Offices	1	2	120	240				
Professional Workstations	1	2	80	160				
Student Workstations	1	4	36	144				
Service Counter	2	1	64	128				
Transaction Queing Area	4	1	15	60				
Vault		1	55	55				
Internal Circulation (17%)				180				
Remote File Storage Area	1	1	700	700				
<i>Subtotal</i>				1,937	1,883	54		

UC Marketing								
Associate Director's Office	1	1	175	175				
GA Workstations	1	2	64	128				
Student Workstations	1	2	36	72				
Internal Circulation (17%)				63				
<i>Subtotal</i>				438	164	450		
UC ADDITION 1ST FLOOR				22,900				
UH Health Center				15,000	0			
Additional Retail Services				7,900	11,221	-3,321	-30%	
C-Store	1	1,000	1,000					
Cougar Byte Computer Store	1	1,200	1,200	1,831	19			
Shasta's Cones & More	1	1,700	1,700	1,671	29			
Jonorr's Beauty Salon	1	1,000	1,000	788	212			
Woodforest National Bank	1	1,800	1,800	2,859	-59			
Pharmacy (Adjacent to Health Center)	1	1,200	1,200					
UC ADDITION 2ND FLOOR				17,278				
Lounge Areas				3,900	4,296	-396	-9%	
Active Lounges (Loud, High Traffic Areas)								
Arbor Lounge Space				3,900				
Student Service Corridor				6,529	1,994	4,535	227%	
UC Creation Station								
<i>Subtotal</i>	1	2,400	2,400	2,454	-54			
Veterans' Services Office								
Reception/Waiting	3	1	30	90				
Program Manager's Office	1	1	150	150				
Private Office	1	1	120	120				
Professional Workstations	1	3	80	240				
GA Workstations	1	1	64	64				
Student Workstations	1	4	36	144				
Student Study Area	12	1	250	250				
Computer Area	12	1	400	400				
Supply/Storage/Copy Area	1	1	80	80				
Internal Circulation (17%)				261				
<i>Subtotal</i>				1,799	969	830		* Potential for Reduction
Wellness Center								
Private Offices	1	1	120	120				
Student Workstations	1	1	36	36				
Common Area	1	1	250	250				
Supply/Storage/Copy Area	1	1	80	80				
Internal Circulation (17%)				82				
<i>Subtotal</i>				568	225	344		
Women's Resource Center								
Private Offices	1	1	120	120				
Professional Workstations	1	1	80	80				
GA Workstations	1	2	64	128				
Student Workstations	1	2	36	72				
Common Area	1	1	300	300				
Computer Area	1	3	25	75				
Lactation Room	1	1	75	75				
Service Unit/Coffee		1	20	20				
Supply/Storage/Copy Area	1	1	80	80				
Internal Circulation (17%)				161				
<i>Subtotal</i>				1,111	800	512		
LGBT Resource Center								
Reception/Waiting	3	1	30	90				
Program Manager's Office	1	1	150	150				Includes Conference Table
Private Offices	1	1	120	120				Includes Conference Table
Professional Workstations	1	1	80	80				
Student Workstations	1	1	36	36				
Supply/Storage/Copy Area	1	1	80	80				

Internal Circulation (17%)				95			
<i>Subtotal</i>				651	309	342	
Meeting Rooms				2,100			
SGA Senate Chambers				1,600			
Dean of Students Office				3,150			
Reception/Waiting	6	1	30	180			
Dean's Office	1	1	250	250			Includes Conference Table
Associate DOS Office	1	1	150	150			
Private Offices	1	5	120	600			
Professional Workstations	1	5	80	400			
Receptionist Workstations	1	2	80	160			
Student Workstations	1	6	40	240			
Service Unit/Coffee		1	20	20			
Conference Room	8	1	200	200			
Supply/Storage/Copy Area	1	1	150	150			
Internal Circulation (17%)				400			
Remote Storage Area	1	1	400	400			
<i>Subtotal</i>				3,150	2,520	1,051	
UC ADDITION 3RD FLOOR				22,070			
Ballroom/Large Event Space				22,070	0	22,070	
Future Large Event Space	1,000	1	10	10,000			Divisible by 3
Pre-Function Space	1,000	1	3	3,000			
Projection Booth		1	200	200			

Table and Chair Storage	2	600	1,200			
Piano Storage	1	120	120			
<i>Subtotal</i>			14,520	0	14,520	
Cinema/Auditorium						
Auditorium	500	1	10	5,000		
Projection Room		1	350	350		
Lecture Platform		1	700	700		
Lobby	100	1	6	600		
Backstage Support		1	900	900		
<i>Subtotal</i>			7,550	0	7,550	
OTHER SPACES						
Building Loading			1,200	1,395	-195	-14%
Loading						
Building Loading Dock/Holding Area	4	300	1,200			
Parking for Catering Vehicles						
Parking for Facilities Vehicles						
Trash Holding Area						
Recycling Holding Area						
Trash Compactor Area						
UC UNDERGROUND			32,472	39,980	-7,508	-19%
UC GROUND FLOOR			44,340	49,971	-5,631	-11%
UC 1ST FLOOR			57,404	38,459	18,945	49%
UC 2ND FLOOR			59,207	39,147	20,060	51%
UC ADDITION 1ST FLOOR			22,900	40,888	-17,988	-44%
UC ADDITION 2ND FLOOR			17,278	40,888	-23,610	-58%
UC ADDITION 3RD FLOOR			22,070			
OTHER SPACES			1,200			
Total UC Main NSF			193,423	167,557	25,866	
Total Addition NSF			62,248			

1 University Center Program Draft
 2 Addition only

	PROPOSED PROGRAM SPACES					Core & Shell		Build-out		Total	Remarks
	University Center					Unit Cost	Total Cost	Unit Cost	Total Cost		
	# Ocps	Qty	Area SF	UNIT	Total NSF						
4 Site					30,000		886,000	29.53	0	886,000	30
5 New Construction											
6 Misc Site Demo/Clearing		1	30,000	SF	30,000	2	60,000		0	60,000	
7 Site Utilities Relocation		1	1	LS	1	100,000	100,000		0	100,000	
8 Storm		1	500	LF	500	125	62,500		0	62,500	
9 Sanitary		1	500	LF	500	250	125,000		0	125,000	
10 Water/Fire Water		1	500	LF	500	85	42,500		0	42,500	
11 Site Restoration		1	20,000	SF	20,000	2	40,000		0	40,000	
12 Site Capture, SWPPP, Traffic Control		1	20,000	SF	20,000	5	100,000		0	100,000	
13 Tree Removal		1	3	EA	3	2,000	6,000		0	6,000	
14 Telephone/Data		1	1	LS	1	250,000	250,000		0	250,000	
15 Security		1	1	LS	1	100,000	100,000		0	100,000	
17 TOTAL SITE							886,000		0	886,000	
18											
19 Core & Shell New					72,000		14,616,000	203	0	14,616,000	203
20 New Construction											
21 New Retail Corridor and Health Center (1st Floor)		1	24,000	SF	24,000	203	4,872,000		0	4,872,000	
22 New Service, Meeting and Lounge Space/DOS (2nd Floor)		1	24,000	SF	24,000	203	4,872,000		0	4,872,000	
23 New Cinema and Ball Room (3rd Floor)		1	24,000	SF	24,000	203	4,872,000		0	4,872,000	
25 TOTAL CORE & SHELL					72,000		14,616,000		0	14,616,000	
26											
27											
28 Build-out					62,745		0	91.0032	5,709,975	5,709,975	91
29 Lounge Areas					3,914		0		332,690	332,690	85
30 Active Lounges (Loud, High Traffic Areas)							0		0	0	
31 Addition Lounge Space		1		SF	3,914		0	85	332,690	332,690	
32											
33 Ballroom/Large Event Space					22,270		0		1,870,250	1,870,250	84
34 Future Large Event Space	1,000	1	10	SF	10,000		0	25	250,000	250,000	Divisible by 3 - Shell Only
35 Pre-Function Space (Lobby and Lounge)	1,000	1	3	SF	3,000		0	150	450,000	450,000	
36 Projection Booth		1	200	SF	200		0	25	5,000	5,000	
37 Table and Chair Storage		2	600	SF	1,200		0	25	30,000	30,000	
38 Piano Storage		1	120	SF	120		0	25	3,000	3,000	
39											
40 Cinema/Auditorium											
41 Auditorium	450	1	10	SF	4,500		0	210	945,000	945,000	
42 Projection Room		1	350	SF	350		0	125	43,750	43,750	Equipment excluded
43 Lecture Platform		1	700	SF	700		0	45	31,500	31,500	
44 Backstage Support		1	900	SF	900		0	80	72,000	72,000	
45 <i>Subtotal</i>					6,450						
46 Support Spaces											
47 Table and Chair Storage		2	500	SF	1,000		0	40	40,000	40,000	
48 A/V Equipment Storage		1	300	SF	300		0		0	0	
49 <i>Subtotal</i>					1,300						
50 Meeting/Conference Facilities					2,100		0		231,000	231,000	
51 Conference Rooms											
52 Large Conference Room	40	2	875	SF	1,750		0	110	192,500	192,500	A/V equipment excluded
53 Small Conference Room	15	1	350	SF	350		0	110	38,500	38,500	A/V equipment excluded
54 <i>Subtotal</i>					2,100						
55 Service Corridor					8,150		0		545,783	545,783	87
56 UC Creation Station		1	2,400		2,400			50	120,000	120,000	Warm Shell
57											
58 Commuter Services					1,620						
59 Coordinator Office		1	120	SF	120		0	65	7,800	7,800	
60 Commuter Friendly Lounge	1	1	1,500	SF	1,500		0	65	97,500	97,500	

61													
62	Veterans' Services Office												
63	Reception/Waiting	3	1	30	SF	90	0	80	7,200	7,200			
64	Program Manager's Office	1	1	150	SF	150	0	65	9,750	9,750			
65	Private Office	1	1	120	SF	120	0	65	7,800	7,800			
66	Professional Workstations	1	3	80	SF	240	0	60	14,400	14,400	partitions		
67	GA Workstations	1	1	64	SF	64	0	110	7,040	7,040			
68	Student Workstations	1	4	36	SF	144	0	60	8,640	8,640	partitions		
69	Student Study Area	12	1	250	SF	250	0	65	16,250	16,250			
70	Computer Area	12	1	400	SF	400	0	110	44,000	44,000			
71	Supply/Storage/Copy Area	1	1	80	SF	80	0	40	3,200	3,200			
72	Internal Circulation (17%)		1	261	SF	261	0	75	19,610	19,610			
73	<i>Subtotal</i>					1,799						Potential for Reduction	
74													
75	Student Legal Services												
76	Reception/Waiting	3	1	30	SF	90	0	80	7,200	7,200			
77	Program Manager's Office	1	1	150	SF	150	0	65	9,750	9,750	includes Conference table		
78	Private Offices	1	1	120	SF	120	0	65	7,800	7,800	includes Conference table		
79	Professional Workstations	1	1	80	SF	80	0	60	4,800	4,800	partitions		
80	Student Workstations	1	1	36	SF	36	0	60	2,160	2,160	partitions		
81	Supply/Storage/Copy Area	1	1	80	SF	80	0	40	3,200	3,200			
82	Internal Circulation (17%)		1	80	SF	95	0	75	7,089	7,089			
83	<i>Subtotal</i>					651							
84													
85	Wellness Center												
86	Private Offices	1	1	120	SF	120	0	65	7,800	7,800			
87	Student Workstations	1	1	36	SF	36	0	60	2,160	2,160	partitions		
88	Common Area	1	1	250	SF	250	0	110	27,500	27,500			
89	Supply/Storage/Copy Area	1	1	80	SF	80	0	40	3,200	3,200			
90	Internal Circulation (17%)		1	83	SF	83	0	75	6,197	6,197			
91	<i>Subtotal</i>					569							
92	Women's Resource Center												
93	Private Offices	1	1	120	SF	120	0	65	7,800	7,800			
94	Professional Workstations	1	1	80	SF	80	0	60	4,800	4,800	partitions		
95	GA Workstations	1	2	64	SF	128	0	110	14,080	14,080			
96	Student Workstations	1	2	36	SF	72	0	60	4,320	4,320	partitions		
97	Common Area	1	1	300	SF	300	0	110	33,000	33,000			
98	Computer Area	1	3	25	SF	75	0	110	8,250	8,250			
99	Lactation Room	1	1	75	SF	75	0	65	4,875	4,875			
100	Service Unit/Coffee		1	20	SF	20	0	65	1,300	1,300			
101	Supply/Storage/Copy Area	1	1	80	SF	80	0	40	3,200	3,200			
102	Internal Circulation (17%)		1	162	SF	162	0	75	12,113	12,113			
103	<i>Subtotal</i>					1,112							
104	Additional Retail Services					8,100	0		405,000	405,000	00		
105	C-Store		1	1,000	SF	1,000	0	50	50,000	50,000	Equipment by UH - Warm Shell		
106	Cougar Byte Computer Store		1	1,200	SF	1,200	0	50	60,000	60,000	Equipment by UH - Warm Shell		
107	Shasta's Cones & More		1	1,700	SF	1,700	0	50	85,000	85,000	Equipment by UH - Warm Shell		
108	Jonorr's Beauty Salon		1	1,000	SF	1,000	0	50	50,000	50,000	Equipment by UH - Warm Shell		
109	Woodforest National Bank		1	1,800	SF	1,800	0	50	90,000	90,000	Equipment by UH - Warm Shell		
110	Pharmacy (Adjacent to Health Center)		1	1,200	SF	1,200	0	50	60,000	60,000	Equipment by UH - Warm Shell		
111	Retail - Small		1	200	SF	200	0	50	10,000	10,000	Equipment by UH - Warm Shell		
112	<i>Subtotal</i>					8,100							
113	University Center Administration					3,211	0		225,253	225,253	00		
114	Dean of Students Office												
115	Reception/Waiting	6	1	30	SF	180	0	80	14,400	14,400			
116	Dean's Office	1	1	250	SF	250	0	110	27,500	27,500	includes Conference table		
117	Associate DOS Office	1	1	150	SF	150	0	110	16,500	16,500			
118	Private Offices	1	5	120	SF	600	0	65	39,000	39,000			
119	Professional Workstations	1	5	80	SF	400	0	60	24,000	24,000	partitions		
120	Receptionist Workstations	1	2	80	SF	160	0	60	9,600	9,600	partitions		

121	Student Workstations	1	6	40	SF	240		0	60	14,400	14,400	partitions
122	Service Unit/Coffee		1	20	SF	20		0	65	1,300	1,300	
123	Conference Room	8	1	200	SF	200		0	110	22,000	22,000	
124	Supply/Storage/Copy Area	1	1	150	SF	150		0	40	6,000	6,000	
125	Internal Circulation (17%)		1	461	SF	461		0	75	34,553	34,553	
126	Remote Storage Area	1	1	400	SF	400		0	40	16,000	16,000	
127	<i>Subtotal</i>					3,211						
128												
129	Health Center					15,000		0		2,100,000	2,100,000	no
130	Health Center Space		1	15,000	SF	15,000		0	140	2,100,000	2,100,000	Full Build Out from THECB. Incl FF&E
131	TOTAL BUILD-OUT					62,745					5,709,975	91
132												
133	Project Subtotal (Construction)										21,211,975	\$290/sf. GC's and fee's incl in unit prices
134												
135	Escalation 2010			1%	%						212,120	
136	Escalation 2011			5%	%						1,060,599	
137	Escalation 2012			7.5%	%						1,590,898	
138	Phasing Premium			0%	%						0	no phasing
139												
140	Project CCL					72,000					24,075,592	\$334.38
141												
142	Soft Costs/Administrative					72,000					6,300,934	88
143	Professional Services/Consulting										2,696,030	
144	A/E Fee's (6.0%)			6.0%	%						1,444,535	
145	Reimbursable Expenses (5% of fee)			5.0%	%						72,227	
146	Cost Consultant			1	ls						25,000	
147	CMAR Precon Services			1	ls						50,000	
148	Const Materials Testing			1	ls						50,000	
149	Survey			1	ls						15,000	
150	Environmental Fee's			1	ls						35,000	
151	Geotech			1	ls						15,000	
152	Commissioning				sf	72,000		1.50			108,000	
153	Test & Balance				sf	72,000		1.00			72,000	
154	Audit Services			1	ls						35,000	
155	FP&C Fee			3.0%	%						722,268	
156	FFE Design/Consulting Services			10.0%	%				0		52,000	10% of FF&E sum
157												
158	Misc Costs/Equipment									0	901,124	
159	Art Acquisition			1.0%	%						306,124	
160	Moving			1	ls						25,000	
161	Printing/Misc			1	ls						25,000	
162	Furniture/Seating (Cinema/Ballroom)			1	sf	20,000		21.00			420,000	same as above
163	Fixtures/Equipment (Cinema/Ballroom)			1	sf	20,000		5.00			100,000	same as above
164	City Impact Fee's			1	ls						25,000	
165												
166	Contingencies							0		0	2,703,780	
167	Owner's Program/Project Contingency			5.0%	%						1,500,000	Applied to TPC
168	Contractor's Contingency			5.0%	%						1,203,780	Applied to CCL only
169												
170	SubTotal Project Cost (TPC)										30,376,525	
171												
172	Bond Costs (1%)			1.0%	%	72,000					303,765	4
173												
174	Total Project Cost (TPC)					72,000					30,680,290	\$426.12

University Center Cost Model
UC Transformation Only

COST BY SPACE TYPE

Project Cost	Cost
Conference Center Meeting Rooms	\$ 1,138,305
Large Scale Meeting Rooms	\$ 1,108,770
Lounge Space	\$ 4,410,140
Bookstore	\$ 1,228,500
Dining Space	\$ 3,066,838
Games Room	\$ 934,884
Center for Student Involvement/Campus Activities	\$ 1,326,432
Student Publications	\$ 276,464
UC Administration Space	\$ 566,474
Site Costs	\$ 2,913,400
Building Support Costs	\$ 698,610
Core and Shell Costs	\$ 18,963,927
Escalation and Phasing	\$ 9,719,821
FF&E and Soft Costs	\$ 16,541,643
Total Project Cost	\$ 62,894,207

SPACE ALLOCATION BY TYPE

Space Type	Square Footage	
Conference Center	20,129	Underground
Lounge Space	4,484	
Bookstore Storage	4,570	
Games Room	17,044	Ground Floor
Student Publications	4,134	
Dining Space	5,758	
Lounge Space	18,000	
Bookstore Storage	3,258	
Bookstore	16,742	First Floor
Dining Space	28,173	
Lounge Space	12,000	
Center for Student Involvement/Campus Activities	20,807	Second Floor
UC Administration Space	8,728	
Houston Room	12,311	
Lounge Space	18,000	
Net Square Footage	194,138	

SPACE ALLOCATION BY FLOOR

Space Type	Square Footage
UC Underground	29,183
Ground Floor	48,194
1st Floor	56,915
2nd Floor	59,846
Net Square Footage	194,138