

Weber State University

***Reed K. Swenson Building Renovation***

DESCRIPTION	ESTIMATES	JUSTIFICATION
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While this request will be addressed as a single project, the State funds and donations will generally be used as follows..

- The State funding will correct a number of deficiencies that were identified in a building condition assessment obtained by DFCM. In addition to connecting the building to the central chilled water system, the following systems do not meet code and would be upgraded.
  - \* Electrical system
  - \* Heating and ventilation system
  - \* Structural system
- The donation will fund a number of enhancements to the functionality of the building including:
  - \* Creation of nine large, fully functioning classroom (more than doubling academic capacity)
  - \* Development of usable space in the basketball court balconies
  - \* Improvements to faculty offices
  - \* Upgrade/expansion of locker rooms

<b>Total Request FY05</b>	<b>\$5,569,000</b>
Construction	6,979,013
Design Fees	675,340
Property Purchase	-
Furnishings & Equip.	228,000
Utah Arts	68,088
Other	618,559
<b>Total Est Cost</b>	<b>\$8,569,000</b>
<b>Previous Funding</b>	<b>\$0</b>
<b>Other Funding</b>	<b>\$3,000,000</b>
<b>Request Type</b>	<b>Design/Const</b>
Gross SF	85,000
Increased State O&M	TBD
New FTE Required	None
Addnl. Program Costs	None
Systems Replacement	\$5,583,210
Estimated Life Span	50 Years
Programming	Completed

The existing facility was constructed in 1962 and has never been renovated. The building's systems are worn out, inadequate and out of code. The building has a number of life safety and other code violations.

- The electrical system is worn out and undersized
- The ventilation system would spread smoke instead of controlling it.
- The building would suffer significant damage in a seismic event
- Accessibility for the disabled is poor with some areas not accessible at all.

Only 5% of the building is currently air conditioned. The project would provide air conditioning for the entire building. This combined with the functional enhancements will significantly increase the utilization of the facility.

The project will significantly improve the energy efficiency of the existing systems in the building.

Substantial savings will accrue from addressing the general renovation of the facility at the same time as the donor-funded enhancements to functionality.

