Architectural Program

WICHITA STATE UNIVERSITY

JARDINE HALL 4TH FLOOR REMODEL

Department of Modern and Classical Languages and Literatures

Office of Research and Technology Transfer

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Prepared by

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1 INTRODUCTION

1.1 EXECUTIVE SUMMARY

Because of an increased emphasis on technology transfer, research activities and external funding opportunities, Wichita State University has created the Office of Research and Technology Transfer, which reports directly to President John Bardo. The goal of the new office is to enhance the transfer of intellectual property out of the university, and to increase partnerships with businesses, government agencies and non-governmental organizations. The new structure also enhances support for faculty and staff researchers.

Wichita State University has identified space on the 4th floor of Jardine Hall as the preferred location for most functions of the Office of Research and Technology Transfer, particularly due to its key relationship and constant interaction with the Office Financial Operations & Business Technology, also located in Jardine Hall. Through remodeling and more efficient use of the existing space, the current user (the Department of Modern and Classical Languages and Literatures) can also continue to occupy a portion of the 4th floor of Jardine Hall. In addition, remodeling provides an opportunity to address several building code and accessibility deficiencies that are present, improve thermal comfort for building occupants and users, improve acoustics and quality of lighting in work and study spaces, and improve the image to visitors and the public of the departments and offices assigned to the space.

The proposed scope of work is a complete remodel of the 4th floor of Jardine Hall to accommodate the Office of Research and Technology Transfer and the Department of Modern and Classical Languages and Literatures.

1.2 CURRENT CONDITIONS

Jardine Hall is a four-story (plus partial basement), 58,118-square foot academic building on the Wichita State University main campus. First called Administration Hall when it was constructed in 1930, it was the second building completed by the Municipal University of Wichita. The building was named for former U.S. Secretary of Agriculture and outgoing University of Wichita President William M. Jardine in 1949.

Today, Jardine Hall houses the Office of the Registrar, Office of Financial Operations & Business Technology, Office of Financial Aid, Graduate School administration, College of Fine Arts administration, Department of Modern and Classical Languages and Literatures, and the Music and Languages Innovation Center.

An addition to the east was completed in 1977, which provided a new elevator, upgraded mechanical systems, and various interior renovations. A number of projects have remodeled or repurposed various rooms and spaces on other floors of the building in the intervening years, but the 4th floor has remained largely unchanged since 1977. It currently houses offices for faculty and staff of the Department of Modern and Classical Languages and Literatures, plus a seminar-style classroom, reading room and various ancillary uses.

There are two existing stair/exit enclosures, one each at the north and south ends of the building, and an elevator near the center of the building on the east side. A 1-hour rated exit corridor connects the two stairs and the elevator. There is also a separate stair access from the 4th floor to the attic near the south exit enclosure. The existing men's and women's restrooms are located on opposite ends of the building; the restrooms are not ADA accessible (except first floor restrooms, which have previously been remodeled), and open directly to the exit enclosures, a non-compliant condition. The building does not have a fire sprinkler system.

Existing spaces tend to be inefficiently laid out, and many can only be accessed from intervening spaces and not directly from the corridor. Finishes are also dated and are showing signs of wear from 35 years of use.

1.3 PROJECT OVERVIEW + OBJECTIVES

The proposed scope of work is a complete remodel of the 4th floor. It is envisioned that all existing interior partitions, finishes, mechanical and electrical equipment will be removed back to the building structure and exterior walls. The existing exit enclosures, elevator and mechanical shafts will remain. Restrooms will be re-built in a back-to-back configuration, likely on the south end of the building to use the existing plumbing chase, and will open from the exit corridor rather than the stair/exit enclosure. The existing exit corridor is 12 feet in width; it is envisioned that a portion of the corridor width can be re-claimed for use as assignable space while leaving adequate width in the corridor (approximately 8 feet) for circulation and exiting.

It is envisioned that the Department of Modern and Classical Languages and Literatures will continue to occupy approximately half of the 4th floor. The other half will be used to house the Office of Research and Technology Transfer. A description of each unit proposed to occupy the space follows.

Department of Modern and Classical Languages and Literatures

The Department of Modern and Classical Languages and Literatures (MCLL) is a unit of the Humanities Division of Fairmount College of Liberal Arts and Sciences. MCLL plays a key role in both the traditional General Education mission of the University as well as its applied mission: languages with other academic areas such as International Business, Health Professions, Aerospace Engineering, pre-Law and so forth. The department also prepares advanced undergraduate and graduate students for the teaching mission as well as the research mission; a significant number of the Department's MA students go on to the PhD in world languages at other universities.

MCLL currently has 15 full-time faculty, including a department chair and three division directors, 10 graduate teaching assistants, and 7 adjunct faculty/lecturers, all of which currently office on the 4th floor. In addition, the department has a seminar-style classroom and a reading room on the 4th floor. The department office and the Language Lab are located on the third floor and are not affected by the proposed project.

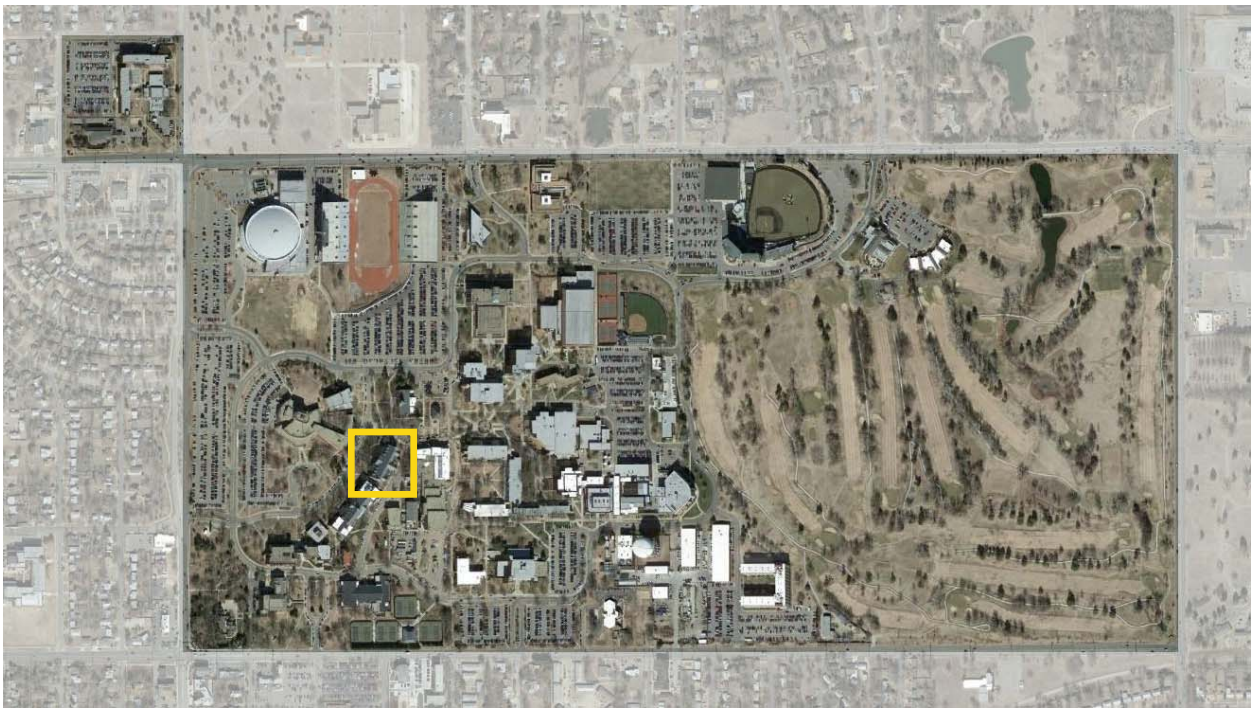
Office of Research and Technology Transfer

The mission of the Office of Research and Technology Transfer is to:

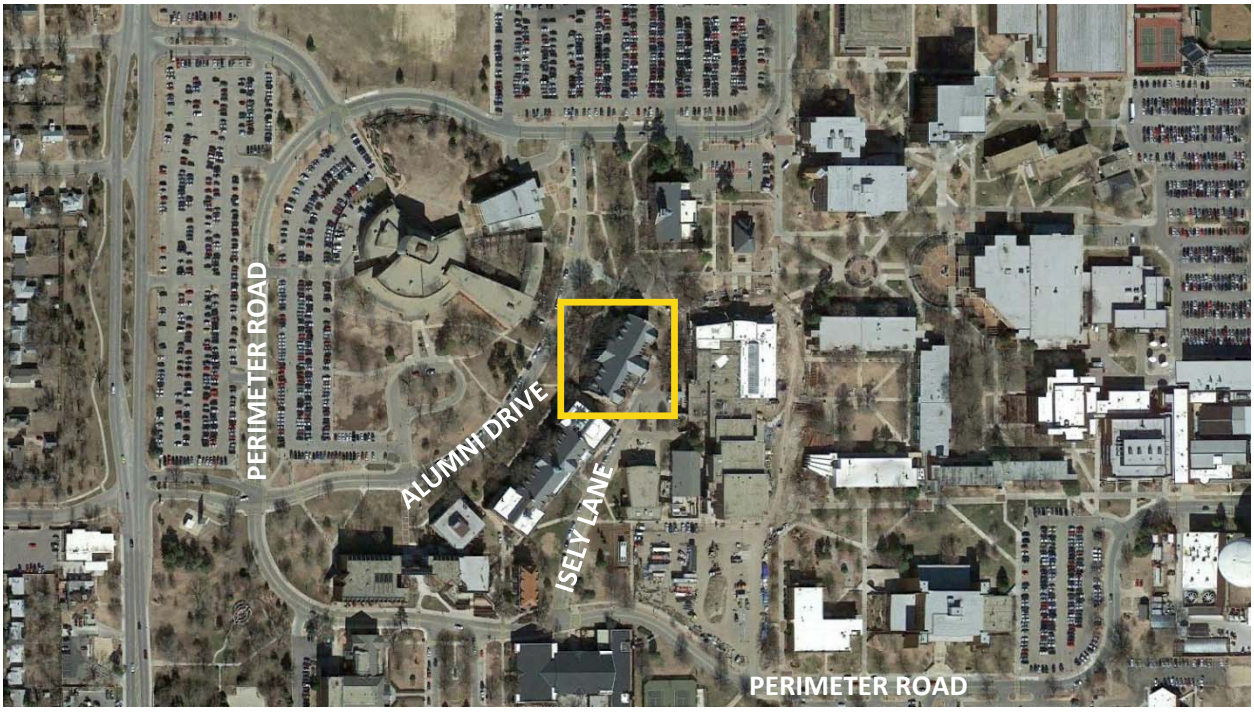
- Enhance faculty and staff success in obtaining external funding for research, training and service activities
- Assist in the management of awards
- Ensure compliance with applicable regulations, policies and procedures
- Promote the responsible use of University resources

The Office of Research and Technology Transfer (RTT) is comprised of a Research Business Manager and the following operating units: Pre-Award, Post-Award, Compliance and Technology Transfer. The focus of the Technology Transfer unit is to develop new business ventures, partnerships, patenting and licensing and is currently staffed by 1 full-time employee that will remain in the NIAR building along with the Research Business Manager. Pre-Award, Post-Award and Compliance exist to support faculty and staff researchers in identifying funding opportunities, ensuring compliance and streamlining the development, implementation and management of proposals, grants and contracts. These three areas are currently staffed by 19 full-time employees, 2 part-time employees and one student worker, all of which will relocate to the 4th floor of Jardine Hall. In each of the last three fiscal years, RTT has proposed approximately $100 million in new funding, received awards for over $50 million, and managed expenditures of approximately $55 million. With a goal of $100 million in future annual awards, RTT is expected to experience continued growth.

1.4 PROJECT LOCATION



↑N WICHITA STATE UNIVERSITY MAIN CAMPUS MAP



↑N JARDINE HALL LOCATION

2 CONSIDERATIONS

2.1 GENERAL CONSIDERATIONS

Program Statement Purpose

The purpose of this statement is to provide information to architects and engineers involved in the design of the building, and to aid in the approval of the project by the appropriate authorities having jurisdiction over the project. This document will further be used to communicate information to the Kansas Board of Regents, Office of Facilities and Procurement Management, Joint Committee on State Building Construction and legislative staff. This is a multi-purpose document, and some of the contents may not be applicable to all involved.

Additional details as required will be developed in concert with the Architect by personnel representing the units assigned to the facility as coordinated by the Office of Facilities Planning.

Refinement of Program Information

It is likely that revisions of the information contained in this document may be forthcoming. This program statement is one of the first steps in the planning process, and should be considered a work in progress.

The descriptions of spaces, although thorough, are not intended to be all-inclusive, nor does it preclude any additional information or pertinent details which the Architect will need to consider and develop in order to plan a successful project. To this end, as additional information becomes necessary, it will be developed in concert between the Project Architect, personnel representing the units assigned to the facility and appropriate University representatives.

Non-Assignable Rooms

Mechanical rooms, custodial rooms, telecommunications rooms, etc., are vital to all university buildings. Typically, only assignable rooms are listed, such as those outlined in the Space Summary and Space Descriptions sections of this document. The aforementioned non-assignable rooms are generally a part of the net/gross ratio for a building.

Identification of Areas

Room numbering shall be consistent with the University system. The architect will submit plans for room numbering prior to the completion of construction documents. The room numbers identified on the construction documents are to be the same as the signage placed on walls at completion of the project.

Construction documents shall address new interior room signage for the 4th floor.

Applicable Codes

Design code requirements shall be those established by the Office of Facilities and Procurement Management (OFPM). At this writing, said codes have been identified as those listed below. It shall be the responsibility of the Project Architect, however, to verify any code updates which may have occurred.

- International Building Code (IBC), 2006 Edition (Chapter 11, Accessibility, is deleted)
- International Building Fire Code (IFC), 2006 Edition
- International Mechanical Code (IMC), 2006 Edition
- International Plumbing Code (IPC), 2006 Edition
- International Fuel Gas Code (IFGC), 2006 Edition
- International Energy Conservation Code (IECC), 2006 Edition or ASHRAE 90.1-2007
- National Fire Protection Association (NFPA), National Fire Codes and Standards
- Kansas Fire Prevention Code
- Americans with Disabilities Act Accessibility Guidelines (ADAAG) and ADA Standards for Accessible Design

Code Highlights

- Use and Occupancy Classification: Business Group B
- North and south stair towers are existing 2-hour rated exit enclosures with 1-1/2-hour labeled doors/frames and open directly to the exterior at the first floor level. Any new wall construction and doors into the exit enclosures at the 4th floor will need to maintain the existing ratings.
- Per IBC Section 1022.3, the existing restroom access from the exit enclosures is not allowed by current building codes. New restrooms should be located and designed to be accessed from a corridor instead of the exit enclosures.
- The existing corridor on the 4th floor is likely not constructed as a 1-hour rated exit corridor, and existing corridor doors/frames are not labeled. As part of this project, any existing corridor walls to remain shall be upgraded to 1-hour rated construction; any new corridor walls shall be 1-hour rated construction; all doors/frames opening to the corridor shall have 20-minute labels; fire dampers or fire/smoke dampers (as appropriate) shall be installed at all ductwork penetrations through corridor walls.
- Existing attic and roof framing consists of wood joists on steel beams and columns. Due to the combustible nature of the existing construction, it may be necessary to provide a rated floor/ceiling assembly above the 4th floor to protect the existing building structure. A final determination will be made by the Project Architect pending the development of a final code footprint and review by appropriate authorities having jurisdiction.

Asbestos

It is likely that asbestos exists within Jardine Hall and within the project area. Wichita State University maintains an asbestos survey for each of their buildings that lists the locations and types of asbestos-containing materials. All required asbestos removal and remediation will be handled by the university according to their policies and procedures, outside the scope of this project.

2.2 ARCHITECTURAL CONSIDERATIONS

Planning for the Physically Challenged

Wichita State University is committed to providing a barrier-free environment for everyone. Design of the building should not only comply with the ADAAG and ADA Standards for Accessible Design, but the Architect is encouraged to exceed these requirements whenever practical.

Elevator

The existing elevator in Jardine Hall was installed as part of the 1977 addition. The elevator controls and signals were upgraded in 2011 and meet current ADA standards. Modifications to the elevator are not part of this project.

Design Flexibility

Attention should be given to flexibility for future adaptability for space rearrangement or new uses as the facility ages. Design to facilitate flexibility should include versatility of space for differing activities and functions, as well as expansion for future growth. Permanence of the new spaces need not be compromised for the sake of flexibility; on the contrary, flexibility can enhance permanence.

Doors, Windows + Hardware

The exterior windows on Jardine Hall are new and in good condition. Some glass panes were broken in a hailstorm in 2013 and are being replaced outside the scope of this project. It is not anticipated that any modification or replacement of exterior windows will be needed.

New interior doors shall be solid-core wood, with the necessary fire rating label for the location used. New interior frames shall be welded hollow metal. Hardware shall match University standards, including Corbin Russwin mortise locksets and standard cylinders compatible with the existing building keying. Removable blank cylinders will be keyed by the University.

The Office of Research and Technology Transfer wishes to include a card access system for their spaces. Design of the card access system shall take into account the need for backup key access in the event of a power outage or other emergency situation.

Site

Jardine Hall occupies a highly visible location in the west-central portion of the Wichita State University campus along Alumni Drive. It is the center of three original university buildings (Morrison Hall, Jardine Hall and McKinley Hall) in the primary historical campus style. It is planned in the future (outside the scope of this project) to convert Alumni Drive from a vehicle/parking street to a pedestrian walkway with emergency vehicle access only.

It is not anticipated that any site work will be involved within the scope of this project.

A site location map is included in this document.

2.3 ENGINEERING CONSIDERATIONS

Structural

The first four stories of the original 1930 building are concrete beam and concrete joist structural system with concrete columns; the attic and roof structure consists of steel columns and steel beams with wood joists. The wood joists vary in size from 3x8 up to 3x14 members at 24 inch centers.

The structural system in the 1977 addition appears to match the framing system of the original building based on the architectural section; however, structural drawings could not be located to confirm sizes or framing orientation.

Mechanical

The fourth floor is served by two existing variable-volume air handling units (AHUs) located in the basement of Jardine Hall, with one unit serving the north half of the floor and the other unit serving the south half. Zone control is achieved via single-duct shutoff variable air volume (VAV) boxes in the fourth floor ceiling cavity and steam fin tube radiation along the exterior walls. The existing system is believed to be mostly original to the 1977 renovation. Over the years since, walls have been added and moved without updates to the zoning of the HVAC system. Note that the low-velocity supply ductwork appears to be duct board rather than sheet metal. The return system utilizes the space above the lay-in ceiling as a return air plenum. This includes above the corridor ceiling, which is a non-code-compliant condition.

The existing terminal units are past their projected service life. To accommodate the proposed renovation, which will require substantial re-zoning, and renew the system for use into the future, most of the mechanical system on the 4th floor will need to be replaced. Modifications to the existing AHUs in the basement are not part of the scope.

Where allowed by the new layout, the existing medium velocity ductwork will be reused; new medium velocity ductwork to replace the existing will be provided where layout dictates. All new single-duct VAV boxes and steam perimeter fin tube radiators will be provided, compatible with the new space layout, and all new sheet metal low-velocity distribution ductwork and diffusers will be installed.

The corridor return air plenum will be eliminated, with new sheet metal return ductwork (likely in the attic space) installed to the existing return air chases, to comply with current building codes.

Fire dampers and fire/smoke dampers shall be installed where required by code.

Plumbing

The existing men's and women's restrooms are located on opposite ends of the building, open directly to the exit enclosures and are not ADA compliant; it is planned to replace them with new side-by-side restrooms on the north end of the building that are fully ADA- and code-compliant. All new sensor-operated fixtures shall be provided in accordance with University standards.

There will be minimal additional plumbing work, to include water supply and drains for kitchen/break room sinks at two locations.

Electrical

The existing building electrical distribution is 120/208 volt, 3-phase, 4-wire. The fourth floor electrical loads are currently fed from three Federal Pacific branch circuit panels. The panels are located at the north and south end of the corridor with the third panel halfway in between in the corridor. Each panel is fed from a panel below on the third floor. Each of the three panels and their associated feeder should be replaced back to the point of supply on the third floor. It is anticipated that the new space design electrical loads can be fed from the replacement panels and feeders without additional redesign of the existing building electrical distribution system. Final demand loads should be verified with existing electrical system capacity and the distribution system should be modified as required.

Electrical devices and circuiting for convenience receptacles, system furniture and other electrical equipment are to be designed per new space requirements. All homeruns should be in 3/4" conduit minimum.

Design new fluorescent lighting and control system for each space to meet IES recommended illumination levels and IECC energy conservation codes.

Telecommunications

It is expected that the new spaces will make use of the latest telecommunications technology. The design will provide wall boxes and empty conduit for distribution of communication and data wiring to all areas. The WSU Office of Telecommunications will provide and install all wiring, devices and equipment for this project.

Fire Alarm System

The building has an existing Simplex 4010 addressable system located in the basement. New fire/smoke dampers and replacement notification and initiating devices are to be connected to the existing system.

Automatic Sprinkler System

The existing building is not sprinkled. Pending the development of a final code footprint and review by appropriate authorities having jurisdiction, it is not expected that an automatic sprinkler system will be provided as part of this project.

3 PROGRAM

3.1 SPACE SUMMARY

	Qty.	Capacity	SF per space	Total NASF
Department of Modern and Classical Languages and Literature				
Faculty Office	15	1	120	1,800
GTA / Adjunct Open Office	1	10	1,200	1,200
Seminar Room	1	15	500	500
Reading Room	1	3	300	300
Kitchenette	1	-	120	120
Office of Research and Technology Transfer				
Reception	1	5	500	500
Copy + Work Room	1	-	150	150
Conference Room	1	10	250	250
Kitchenette	1	-	120	120
Director Office	3	1	120	360
Open Office	1	20	2,400	2,400
Common Areas				
Public Restrooms	2	-	200	400
Total Programmed NASF				8,100
Total GSF				12,040
Building Efficiency (Gross/Net) Ratio				1.49

3.2 SPACE DESCRIPTIONS

Department of Modern and Classical Languages and Literatures

Faculty Office **1,800 NASF**

Private, enclosed office space for 15 full-time department faculty.

- Accessible from Corridor or Open Office areas
- Acoustical separation from adjacent spaces
- Controlled views into office are recommended
- Natural daylighting is required, either directly via outside window or indirectly through Open Office area
- Fluorescent lighting with multiple-level switching
- 110V power and voice/data for a systems furniture desk and computer workstation
- Convenience outlets
- Recommended finishes: carpet tile floor, rubber cove base, painted gypsum board walls, acoustic ceiling tile

GTA / Adjunct Open Office **1,200 NASF**

Open office space to accommodate workstations for ten Graduate Teaching Assistants and/or adjunct faculty members.

- Access from main building Corridor(s)
- May be split into two separate open office areas
- Acoustical separation from Corridor and Faculty Offices
- Natural daylighting is required
- Fluorescent lighting
- 110V power and voice/data for systems furniture desks and computer workstations for ten people
- Convenience outlets
- Recommended finishes: carpet tile floor, rubber cove base, painted gypsum board walls, acoustic ceiling tile

Seminar Room **500 NASF**

A seminar-style classroom for groups up to 15 people. Used for classroom instruction, lectures, student groups, department meetings and similar uses.

- Design for flexibility
- Access from main building Corridor
- Controlled views into space are recommended
- Acoustical separation from adjacent spaces
- Natural daylighting is required
- Fluorescent lighting with multiple-level switching and/or dimming capabilities
- Data and power to accommodate a variety of multimedia presentations, including 110V power convenience outlets, voice/data, and video/cable connections
- White board and tackable surface
- Provisions for an overhead projector and projection screen

- Recommended finishes: carpet tile floor, rubber cove base, painted gypsum board walls, acoustic ceiling tile

Reading Room **300 NASF**

Flexible spaces for students that can be used for individual or group study, student group meetings and access to reference materials.

- Design for flexibility
- Access from main building Corridor
- Acoustical separation from adjacent spaces
- Natural daylighting is required
- Fluorescent lighting with multiple-level switching
- Convenience outlets
- Recommended finishes: carpet tile floor, rubber cove base, painted gypsum board walls, acoustic ceiling tile

Kitchenette **120 NASF**

A small kitchen for faculty and staff use. Used to get coffee, water and other beverages, and store lunches and snacks.

- Accessible from both Open Office areas, near Reception and Conference Room
- Screened from direct views from other spaces
- Fluorescent lighting
- 110V power for (1) full-size refrigerator, microwave and coffee maker
- Convenience outlets
- Sink with hot + cold water (preferably located at or near location of existing water and sewer lines)
- Upper and lower cabinets for storage, counter space
- Recommended finishes: VCT tile floor, rubber cove base, painted gypsum board walls, acoustic ceiling tile

Office of Research and Technology Transfer

Reception **500 NASF**

A space to serve as reception for visitors and users of the services provided by ORTT.

- Opens directly from main building Corridor
- Views from Corridor into space are recommended
- Acoustical separation from Corridor
- Natural daylighting is preferred
- Fluorescent lighting with multiple-level switching
- Space for systems furniture reception desk for (1) employee and waiting area with casual seating and side table
- Space for systems furniture cubicle with desk/table and chairs for private investigator (PI) meetings
- 110V power and voice/data for desks and computer workstations
- 110V power at 84" in one location for campus digital signage
- Convenience outlets
- Recommended finishes: carpet tile floor, rubber cove base, painted gypsum board walls, acoustic ceiling tile

Copy + Work Room **150 NASF**

A small room or space to accommodate common office functions. Used for supply storage, document printing and copying needs.

- Accessible from Open Office areas
- Screened from direct views from other spaces
- Fluorescent lighting
- 110V power and voice/data for two multifunction copiers
- Convenience outlets
- Open shelving or enclosed cabinets for storage, counter space
- Recommended finishes: carpet tile floor, rubber cove base, painted gypsum board walls, acoustic ceiling tile

Conference Room **250 NASF**

A small meeting room for up to 10 occupants. Used for meetings, presentations and conference calls.

- Adjacent to Reception
- Controlled views into space are recommended
- Acoustical separation from adjacent spaces
- Natural daylighting is optional
- Fluorescent lighting with multiple-level switching and/or dimming capabilities
- Wall space for large TV monitor
- Accommodations for a variety of multimedia presentations, webcasts/webinars, etc., including 110V power, voice, data, and video/cable connections
- White board and tackable surface
- Recommended finishes: carpet tile floor, rubber cove base, painted gypsum board walls, acoustic ceiling tile

Kitchenette **120 NASF**

A small kitchen for staff use. Used to get coffee, water and other beverages, and store lunches and snacks.

- Accessible from Open Office areas, near Reception and Conference Room
- Screened from direct views from other spaces
- Fluorescent lighting
- 110V power for (1) full-size refrigerator, (1) under-counter refrigerator, microwave and coffee maker
- Convenience outlets
- Sink with hot + cold water (preferably located at or near location of existing water and sewer lines)
- Upper and lower cabinets for storage, counter space
- Recommended finishes: VCT tile floor, rubber cove base, painted gypsum board walls, acoustic ceiling tile

Director Office **360 NASF**

Private, enclosed office space for director-level positions.

- Accessible from Open Office
- Acoustical separation from adjacent spaces
- Controlled views into office are recommended
- Natural daylighting is required
- Fluorescent lighting with multiple-level switching
- 110V power and voice/data for a systems furniture desk and computer workstation
- Convenience outlets
- Space for a table and chairs
- Recommended finishes: carpet tile floor, rubber cove base, painted gypsum board walls, acoustic ceiling tile

Open Office **2,400 NASF**

Open office space to accommodate workstations and file cabinets for approximately twenty employees.

- Accessible from Reception, near the Copy + Work Room, Conference Room and Kitchenette
- May be one combined space or separated into two areas of approximately equal size
- Acoustical separation from Corridor
- Natural daylighting is required
- Fluorescent lighting
- Space for approximately (20) systems furniture desks/workstations
- Space for approximately (30) 4-drawer lateral file cabinets
- 110V power and voice/data for systems furniture and computer workstations
- Convenience outlets
- Recommended finishes: carpet tile floor, rubber cove base, painted gypsum board walls, acoustic ceiling tile

Common Areas

Public Restrooms **400 NSF**

New ADA-compliant men's and women's public restrooms to serve faculty and staff, students and visitors to the building.

- Access from main building Corridor, located adjacent to each other
- Acoustical separation from adjacent spaces
- Fluorescent lighting
- Adequate fixture count both to meet building codes and serve users of adjacent spaces; minimum fixture count equal to existing restrooms
- Convenience outlets
- Sensor-operated fixtures in accordance with University standards
- Recommended finishes: ceramic tile floor, ceramic tile walls, moisture-resistant acoustic ceiling tile, solid plastic (HDPE) or reinforced composite toilet partitions

3.3 ESTIMATED BUDGET

The following estimated budget reflects anticipated costs based on local contractors, national standards and historical data.

Professional Services + Fees		**$ Amount**
A/E Basic Services (Renovation - Moderately Complex)	10.5% of Construction	89,615
Additional Services	Not Included	
Design Services to achieve LEED Certification		0
Lighting Consultant		0
Technology Consultant		0
Acoustical Consultant		0
Fire Protection Consultant		0
Independent Cost Estimating or Scheduling		0
Glass + Glazing Consultant		0
Multiple Bid Packages		0
Public Information Meetings/Presentations		0
Construction Phasing		0
Subtotal Professional Services		**89,615**

Other Fees		**$ Amount**
Technical Peer Reviews (Masonry, etc.)		0
Signage Design Consultant		0
OFPM/OKSFM Code Footprint, Plan Review + Inspections	Limited Service	12,905
Reimbursable Expenses (consultant travel, printing, etc.)		0
Reproduction / Printing Services (direct)		2,000
Electronic Document Sharing Service		0
On-Site Photo Documentation Service		0
Construction Manager Preconstruction Services		0
Subtotal Other Fees		**14,905**

Construction	**$ Amount**
General Conditions	54,410
Demolition/Temporary Protection	31,100
Doors/Frames/Hardware, Accessories + Specialties	35,128
Carpentry	6,042
Painting	17,981
Flooring	35,908
Drywall + Acoustical Ceiling	124,200
HVAC + Plumbing	376,920
Electrical	163,706
Performance + Payment Bond	6,685
Builders Risk Insurance	1,393
Subtotal Construction	**853,473**

Contingency + Allowances		**$ Amount**
A/V Cabling and Installation Allowance		7,500
Data/Comm. Cabling + Wireless Installation Allowance		45,000
Security + CCTV Cabling and Installation Allowance		5,000
Construction Contingency (5% of construction cost)		42,674
Construction Materials Testing Allowance		2,500
Systems Commissioning Allowance		0
Site + Building Signage Allowance	Interior Signage included in Construction cost	0
Art Allowance		0
Subtotal Contingency + Allowances		**102,674**

Fixtures, Furniture + Equipment		**$ Amount**
ITP: Technology Equipment (Computers, Printers, etc.)		0
Furniture, Fixtures + Systems Components		276,000
Audio Visual + Technology Equipment		10,000
Security Systems Equipment (Card Key, CCTV, etc.)		2,500
Food Service Smallwares + Miscellaneous Equipment		0
Trash Compactor		0
Specialized Program Accommodation	None	0
Housekeeping Start-up Equipment		0
Clock System (transmitters, clock units)		0
Subtotal Fixtures, Furniture & Equipment		**288,500**

Owner's Contingency	Approx. 2% of Total	**25,834**

Total	**1,375,000**

3.4 MAINTENANCE

The annual maintenance and operating costs for Jardine Hall are the responsibility of Wichita State University. No significant impact to these costs is anticipated as a result of this project.

4 PROJECT SCHEDULE

4.1 ESTIMATED SCHEDULE

The approximately 32 employees from the Department of Modern and Classical Languages and Literatures currently occupying the 4th floor will need to be relocated elsewhere on campus during construction. The project will need to be evaluated and timed appropriately with the availability of overflow space on campus, and the desire not to relocate faculty and staff in the middle of an academic semester.

The remaining three floors of Jardine Hall will be occupied continuously during construction on the 4th floor. Access for demolition and construction will need to be through the existing stairways and elevator. Appropriate precautions for safety and considerations of construction noise and vibration will need to be considered by the contractor.

The anticipated timeline is as follows:

Phase	Completion Date
Programming	September 2013
Architect/Engineer Selection	October 2013
Board of Regents Approval	October 2013
Completion of Contract Documents	January 2014
Bidding	February 2014
Construction	August 2014
Final Occupancy	**August 2014**

5 CONCEPTUAL PLANS

5.1 CONCEPTUAL 4TH FLOOR PLAN