RICHARD GRAHAM

SAUT' LAKE; GHTY CORPORATION

RALPH BECKER

DEPARTMENT OF PUBLIC SERVICES
DIRECTORS OFFICE

FEB V 8 2008

COUNCIL TRANSMITTAL

TO:

David Everitt

Chief of Staff

DATE:

February 7, 2008

FROM:

Rick Graham, Director

Public Services Department

SUBJECT:

The Leonardo – Funding and Project Scope Plan

DOCUMENT TYPE:

Briefing

STAFF CONTACT:

Rick Graham

535-7774

Gaylord Smith

535-6344

RECOMMENDATION: That the City Council accept the project Funding and Scope Plan, and project timetable as recommended by the Administration.

BUDGET IMPACT: The City has currently committed \$13.615 million to The Leonardo project in bond proceeds, RDA funds and other general fund appropriations. Contained in this report is a recommendation that the City appropriate as much as \$5.49 million additional dollars to the project subject to other fund raising campaigns that prove to be successful. The City dollars will come from several sources that are described in the body of the report.

BACKGROUND and DISCUSSION: It has been four years and three months since City residents authorized, by election, to fund the renovation of the vacant Main Library Building so that it could become The Leonardo. At the time of the election the projected cost to complete the building renovation was \$10.0 million. The process to create The Leonardo organization, raise operation and exhibit funds, develop a reliable business plan and determine a building design and project scope has been steady, but slow moving. During that same period construction cost estimates have now increased to \$21.9 million to complete the scale of renovation envisioned at the time of the public bond election. City staff, its hired architect and engineering consultants and representatives from The Leonardo have now developed a project scope and funding plan that has the support of the Administration, and when approved by the City Council will allow the project to move rapidly forward.

Included as an attachment to this briefing narrative is a Funding and Project Scope Plan. The FUNDING plan shows that the City currently has \$13.615 million in committed or authorized funds for the project. The plan then identifies, by priority, three (3) <u>SOLID</u> funding options; followed by several <u>SPECULATIVE</u> funding options; followed by <u>LAST-IN</u> options that represent a potential backstop if other options do not fully materialize. The solid options present funding opportunities that, for the very most part, the Administration and City Council can control. The speculative options include donations, grant funding and legislative action that takes the decision making out of the hands of the City, and requires a process that in some cases will take a considerable amount of time and extra expense to complete. The recommended backstop option is controlled by the City if it wishes to add additional general funds to the project. The Administration believes that the City and The Leonardo each have a role to play in securing the extra funding needed to complete the renovation of the building to the level envisioned at the time of the bond election, and that a combination of the solid and speculative funding options will get us to that point.

The PROJECT SCOPE plan is developed in menu form which allows the City to choose a build-out plan based on City priority and funding opportunities. The options are: Basis of Design (BOD), which reflects a full building renovation with new internal systems, building enhancements and finishes; Hybrid, which is a reduced level of renovation of the buildings systems and fewer enhancements and finishes; and the Economy option, which provides for basic life-safety improvements, repair to existing systems and minor finish work. Both the BOD and the Hybrid options allow for The Leonardo's preferred option to build-out the 3rd floor space as funding is raised, and it delivers a Silver LEED building. The difference between the BOD and the Economy option can best be described by the following analogy. The BOD option is like buying a used car that has a factory warranty on its parts, has new tires, a shiny paint job and a refurbished interior. The Economy option is like purchasing an older used car with many more miles, which shows its wear, and has original engine parts without any warranties. The Hybrid option is in the middle. It provides for some new systems with warranties, and allows for the 3rd floor build-out without having to renovate to the BOD level. It should be noted that regardless of which option is chosen, from an exterior view the building will look the same as it is right now. The changes, for the most part are inside the building, and much of the change deals with internal systems replacement and upgrade which will be hidden from the eye.

The estimated fully loaded cost of the three individual options is as follows: BOD, \$21.9 million; Hybrid, \$19.1 million; and Economy, \$16.7 million. Each estimate includes a construction inflation pad through June, 2009.

A funding gap exists between the amount of current funds available for the project and all three project scope options. The gaps are as follows: BOD, \$8.29 million; Hybrid, \$5.49 million; and Economy, \$3.09 million.

In order to move the project along the Administration and City Council must resolve the following outstanding issues:

- 1. Project Scope
- 2. Funding Level
- 3. The City's and The Leonardo's role in closing the funding gap.

With these three issues in mind the Administration makes the following recommendation:

- 1. The project should be built out to the Basis of Design level. \$21.9 million
- 2. The City and The Leonardo add additional funds to the project up to the Hybrid scope funding level.
 - The City appropriates the \$1.02 million FEMA reimbursement back into the project.
 - The City creates a CDA and appropriates a reasonable amount of the proceeds into the project.
 - The Leonardo, with support from the City, initiates an aggressive effort to secure naming rights for the facility and applies whatever portion of the proceeds needed to close the funding gap between the extra funds the City has put into the project and the \$19.1 million needed to fund the Hybrid scope.
 - Set the date of June 1, 2008 as the date in which the naming rights funds are in place.
- 3. If The Leonardo is unsuccessful in selling the naming rights before the due date the City may choose to add extra funds into the project to close the Hybrid funding gap or may choose to fund only the Economy option level.
 - Funds would come from the Last-in, backstop option.
- 4. Under no circumstance does the City fund the project beyond the Hybrid scope.
- 5. Based on a successful naming rights campaign, once the Hybrid option funding level is achieved the City will expect The Leonardo to apply the remaining naming rights fund balance to the funding gap between the Hybrid and BOD option so that the BOD build out level is fully achieved. If extra funds are needed to close the gap the City will expect and support The Leonardo in its efforts to raise additional funds from any source including those identified as Speculative, or 2nd Tier funding options.
- 6. Set the date of June 1, 2008 as the date in which the final scope of work is determined, and begin design development on that same date.

Note: Funding and construction cost figures are estimates and are subject to change. Likewise, the project inflation figure is subject to change based on market conditions and the ability of the City to meet the proposed timeline.

<u>PUBLIC PROCESS:</u> organization.

This information has been shared with The Leonardo

The Leonardo

Funding and Project Scope Plan

FUNDING

Current	Funding:
-	n

Bond \$10.2 million
Siesmic/Aesbestos Appropriation \$2.5 million
RDA Grant \$750,000
Blue Sky Grant \$165,000

Total Committed Today

\$13.615 million

Additional Funding Options:

Solid Options Listed by Priority

• Appropriate FEMA Reimbursement

\$1.02 million

• Community Development Area

?????

Naming Rights

\$5.0 - \$8.0 million

Second Tier Funding Options:

Speculative Options

Other Government Contributions

Salt Lake County

\$1.0 - \$2.0 million

o State

\$200,000

Tax Credits

New Market and Historic

\$1.0 + 2.0 million

(combined)

• Federal Appropriation

?????

Kresge Foundation

\$100,000

Backstop Option: Last-in Option

• Sale of Surplus Property

Planetarium
 International Center
 \$1.2 million
 \$3.7 million

PROJECT SCOPE

Options:

• Basis of Design (BOD)

\$21.9 million

- o Full build-out; complete renovation
- o Silver LEED
- o Allows 3rd Floor build-out
- o Blue Sky Solar (time sensitive funding)
- Hybrid

\$19.1 million

- o Reduced renovation
- o Silver LEED
- o Limited warranties on systems; not all new
- o Allows 3rd Floor build-out
- o Blue Sky Solar (time sensitive funding)
- Economy

\$16.7 million

- o Renovation to existing systems
- o Limited warranties on systems
- o Potential Silver LEED
- o No Blue Sky Solar
- 3rd Floor Alternate Build-out

\$4.68 million

o Funded by The Leonardo

SCOPE FUNDING GAP

BOD	Hybrid	Economy
\$21.9 million	\$19.1 million	\$16.7 million
\$13.615 million	\$13.615 million	\$13.615 million
<\$8.29million>	<\$5.49 million>	<\$3.09 million>

THE LEONARDO vs. OTHER CIP PROJECTS

Projects in the Pipeline: (order of magnitude)

- Public Safety Building
- North Temple Light Rail
- · Jordan River and Bikeways
- Sports Complex

ARCHITECTEWING COLE		=	=					
STAGE OF DESIGNPROGRAMMING								
DESCRIPTION	B.O.D.	HYBRID SCOPE	ECONOMY	GENERAL USE	ECONOMY SCHEME ONLY - Combined code and life safety are basic function use ECONOMY SCHEME ONLY - Combined code and life safety are basic function use ECONOMY SCHEME ONLY - Combined code and life safety are basic function use ECONOMY SCHEME ONLY - Combined code and life safety are basic function use ECONOMY SCHEME ONLY - Combined code and life safety are basic function use ECONOMY SCHEME ONLY - Combined code and life safety are basic function use ECONOMY SCHEME ONLY - Combined code and life safety are basic function use ECONOMY SCHEME ONLY - Combined code and life safety are basic function use ECONOMY SCHEME ONLY - Combined code and life safety are basic function use ECONOMY SCHEME ONLY - COMBINED CODE IN THE CONTROL OF THE CODE IN THE CODE	LEED F	fety are basic funct	MINIMUM MINIMUM
TOTAL PROJECT COSTS	1000円の					oli e e e	מואסרט	acore
	\$ 13,006,366	\$ 11,466,900	\$ 9,655,792	\$ 4,199,149	\$ 3,043,979 \$	452,219 \$	650,650 \$	1,209,795
2 ENIRY AUDITION								
	\$ 150,000					301,900 Re	Req'd in basic function	ion
	\$ 13.818.727	\$ 11 918 800		\$ 4 100 140	150,000			
6 INFLATION TO DECEMBER 07' 10.5%	\$ 1,450,966	\$ 1.251.474	\$ 1.050.808	n 4		79 187 6		1,209,795
TOTAL CONSTRUCTION COST to DEC.	_		11,058	\$ 4,640,060	3,529,347	833,302 \$	718.968 \$	1.336.823
INTERTION JAN 08 10 30 JUN 09	\$ 1,727,341	\$ 1,489,850	\$ 1,250,962	\$ 524,894	399,247			151,224
9 IOIAL CONSTRUCTION COST 30 JUN 09'	16,997,034	14,660,124	\$ 12,309,461	5,	3,928,594	927,567		1,488,048
11 Demolition Permit	\$ 350,000	\$ 350,000	\$ 350,000	350,000.00				
12 Plan Check Fees	\$ 49.918	\$ 43.266	4 10,020		2,165			2,185
13 Building Permit	\$ 76,798	\$ 66,562	\$ 65.668	\$ 24.973 \$	19 558 5	4,169 \$		5,764
14 1% State Permit Fee	\$ 768	\$ 666	\$ 657	250	196	n 4		0,000
	\$ 100,000	\$ 100,000	\$ 100,000	100,000			e.	
15 Geotechnical/ Soils Study	\$ 30,000	\$ 30,000	\$ 30,000		NIA	NIA	NIA	Z
18 City Engineering Mngmt Fee 1.5%	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000				
Project Delivery System	\$ 340,000	340,000	\$ 340,000		58,929	13,914	12,004	22,321
20 Architectural design fees	\$ 1,529,733	\$ 1.319.411	\$ 1.230.946	5 516 495 4	302 850			
21 Architectural Reimbursables	\$ 75,000	\$ 75,000	\$ 75,000	75,000		\$ 101,76	\$ 00,00	148,805
22 Enhanced Commissioning	\$ 100,000	\$ 100,000	\$ 100,000	_				
23 Accelerate Hazmat & Demo	\$ 7,000	\$ 7,000	\$ 7,000					
25 Special Inspections & Tasting 75%	\$ 1,699,703	_	\$ 1,588,172	\$ 516,495 \$	589,289 \$	139,135 \$	120,045 \$	223,207
Art-NIC 19	\$ 169.970	\$ 148,601	\$ 127,000	\$ 38,737 \$	29,464			11,160
27 TOTAL BOD PROJECT COST	\$ 21,920,522	19	0.75	7,421,425	5,073,053 \$	1,202,416 \$	1,038,270 \$	1,925,307
29		\$ 2,873,863	\$ 5,260,052	BOD VARIANCE				
				יס אר איו ה שט	VARIANCE			
32 ALT-#2 THIRDFLOOR CLASSROOMS \$ 2,028,178	Φ (
S	0							
	a							
35 ALT. #4 CAFE SEATING AREA FIT OUT \$ 347,986	1 \$ 4,678,131	\$ 4,678,131	\$ 4,678,131					
ATES \$ 4,	\$ 26,598,654	\$ 26,598,654	26,598,6	****				İ
\$ D FUNDED ALTERNATE								
S D FUNDED ALTERNATE OF THE A SUPPLIED HERE FOR INFO THE ESCALATION TO BE CALCUL	ONLY- .T .83% PER MONTH.							
TOTAL LEONARDO FUNDED ALTERNATES \$ 4,678,131 \$ 4,678,1	ONLY- .T .83% PER MONTH. E IS ALTERED FROM TH	AT ABOVE PROGRAN	MING SCOPE AND S	CHEDULE.				

PHOL	PROJECT ESTIMATE CONSTRUCTION CONTROL CORPORATION	ROL CORP	DRATION			H	STATE SALBERT	A CONTRACTOR OF THE PARTY OF	STATE OF THE REAL PROPERTY.	ŝ	ON PRESENTATION	No.	Name and Address of	No.	Cold at Athenra		2777908
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STAGE	ARCHITECTEWING COLE STAGE OF DESIGNPROGRAMMING	ş	92127	127		-			COMBINED & AS IS BAS	E CODE	COMBINED CODE/LIFE SAFETY	~					
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	BUILDING COST SUMMARY			_			STATE OF THE PARTY			_		╣		-1	5	7	acces.
02	SITEWORK & DEMOLITION		*	8 24	708,131	-	731,993	\$ 731,993	\$ 522,942	22	\$ 20,729	\$	25,000	•	43,637	•	119.480
8	03 CONCRETE		• •	1.71	157,344	*	68,441	\$ 88,441	5 65,441	Ē				•		•	
2	MASONRY		.	0,05	5,000	*	39,000	\$ 19,000	\$ 39,000	ğ	•				•	•	
8	METALS		\$ 2.81	=	259,255	40	243,255	\$ 243,255		255		•		•		•	
8	WOODS & PLASTICS		٠ د	4.25	391,905	49	224,544	\$ 224,544	•	ľ	\$ 75,600	5		•			148.944
07	THERMAL & MOISTURE PROTECTION		\$ 2,79	79	257,017	*	391,469	\$ 376,469	\$ 40,000	ĕ		•	171,993		152,516		11,950
8	DOORS & WINDOWS		\$ 3,78	78 9	346,501	**	158,242	\$ 158,242	•	140,942	\$ 11,400	×		•	•	•	2,900
9	FINISHES		\$ 15.	15.97	1,471,410	*	1,003,084	\$ 702,004	\$ 64,700	g	\$ 483,375	5		•	•	*	234,763
6	SPECIALTIES		.	1.29	110,598 \$	*	174,942	\$ 103,700	\$ 20,270	77	\$ 42,906	×	×	•	i	•	32,590
=	EQUIPMENT		\$ 0.27	27	25,000	*	50,000	\$ 50,000	•	_		•	.,	•		•	50,000
12	FURNISHINGS		\$ 1.23	2	113,608	*	01,654	\$ 61,554	•	•	61,554	*		•	ì	•	
t	13 SPECIAL CONSTRUCTION		10.	10.72	987,893	•	1,062,893	\$ 1,062,693	\$ 962,893	9	25,000	8			•	•	75,000
7	14 CONVEYING SYSTEM		\$ 1.17	7 \$	108,000	•	108,000	\$ 100,000	\$ 100,000	8		•	·	•		•	
5	15 MECHANICAL		\$ 31.77	7 8	2,926,762	*	2,715,930	\$ 1,713,875 \$	\$ 667,226	28	578,378	ei **	159,304	-	311,988	•	· ·
=	ELECTRICAL		\$ 20,00	-	2,637,658	-	2,269,350 \$	\$ 1,720,566	\$ 371,910	8	1,079,167	7 *	3.03	•	,	•	269,489
	SUBTOTAL		\$ 114,78	3	10,574,281	•	9,322,683	\$ 7,405,403	\$ 1,200,505	86	2,370,109 \$	\$	363,296	•	600,320	-	945,152
	GENERAL CONDITIONS	9%	\$ 10.33	*	951,685	**	839,041	\$ 671,892 \$	\$ 295,253	53	214,030	•	31,797		45,749	4	85,064
-Ami	OVERHEAD & PROFIT	4%	\$ 4.59	*	422,971	•	372,907	\$ 298,619	\$ 131,223	21 8	95,124	*	14, 132	•	20,333	•	37,506
i	DES. CONT. & BID PACKAGE INCREASES	10%	5 11.48	4	1,057,428	•	932,266	\$ 1,119,019	\$ 492,000	8	358,710	•	52,994		70,240	•	141,773
	IOTALS		\$ 141.1		235,800,61	4	141.18 \$ 13,006,366 \$ 11,486,800 \$		8,555,792 \$ 4,199,149 \$ 3,043,979	3	3,043,97	4	462,219 \$	4	\$ 099,099	7	1,209,796
						6.198											
						i											

	ONTROL COR	ORATION		Charlest Section 16	Mantagarass II	SECTION AND		September 1	PACE STREET	2/7/2008
LOCATION	CHANGES SF 92127	921 <i>27</i>	7 24			COMBINED COD	EALIFE SAFETY			
	ALC LIVE	I WIT COST	800	H	MINIMAL SCOP	metal and	ONCTION USE		RELIABILITY	Marian
02 SHEWORK & DEMOLITION	0111	OMI COST		HINBITH	IOIAE	COOR UTE SAFETY DASIC FUNCTION	IMSIC FUNCTION	THE PARTY NAMED IN	UPTIVIDES	SCOPE
Demolillon			- Total							
Demo Paving at new vehicle access	2112 SF	\$ 1,59	\$ 3,358							
Remove Existing Stairs	1440 SF	\$ 9.65	5	8 13,896	\$ 13	4				
Wall Sawcuring 8"	80 年	\$ 19.65		5		s.				
Wall Sawcutting 12"	20 LF	\$ 29.65	•		un.	9				
Demolish Escalator	219	\$ 25,000.00	\$ 50,000	\$	50	8				50 000
Demo Milwork	506 LF	\$ 6.50	\$ 3,079	•						u
Demo Interior Glazing	3728 SF	\$ 1.95	\$ 14,726		4					•
Remove Existing Flooring	49781 SF	\$ 0.45	•							
Remove Existing Lockers	5 5	\$ 9.65	•							
Remove Existing Dumbwaiter	115	\$ 5,000.00	\$ 5,000	5,000	en gn	5 5,000				
Domo Existing Stage Stair	60 SF	\$ 7.50	"		64					
Demo Escalator Ceilings	722 SF	3 100		3 5 2,186	2					
Demo Exterior Glazing at Shearwalla	2340 SF	\$ 3.95	\$ 9,243		**	\$ 9,243				•
Demo Planter Wall	145 LF	\$ 19.65	\$ 2,849	4	49					•
Demo Planter at Parking Garage	113	\$ 500,00	\$ 500	•	4					500
Asbestos Abatement	1 LS	\$ 260,000	\$ 250,000	\$ 260,000	\$ 260	\$ 260,000				3
Demo Flumbing Fixtures	24 EA	\$ 65.00	\$ 1,500	\$ 1,500	u	44				
Demo Slepped Slab	884 SF	5 9.05	\$ 0,531	\$ 8,531	4	•				
Demo Celling Coves	4055 SF	\$ 5.05	\$ 22,911	\$	٠.	5 22,911				
Remove Escalator Framing Members	2 EA	\$ 2,850,00	\$ 5,700	\$ 5,700	•	1			<u>.</u>	5 700
Dema Soffit Glazing	88 LF	\$ 6.95	5 012	•	·	5 612			- 22	
Demo N & S Vestibules (Tempered Glass)				\$ 1.134	•	1,134				
Demo Concrete Wall at stanwell perimeter	년 60 년	\$ 19.00	5 1,140	•		5 1.140				
Sawcut Concrete Wall at stainwell perimeter	ものに	\$ 19.65	\$ 1,179	•	4	S 1,179				
Remove Existing Roof	25984 SF	\$ 0.89	\$ 23,108	\$	"			<u>.</u>	23,107,98	
Electrical Demolition	92127 SF	\$ 0.85	\$ 78,308		40	\$ 41,457				41.457
Mechanical Demolition	92127 SF	5 0.45	\$ 41,457	5	49		\$ 20,729	<u></u>	20 729 KA	
Demo Interior Wall	21526 SF	\$ 275	\$ 59,202	3	40	5 59,202		-		
Painting Protection	1 LS	\$ 5,000,00	5 5,000	*	50	5 5 000				
Miscellaneaus Sawcutting	115	\$ 10,000.00	\$ 10,000	4	10,000	10.000				
Subtotal for Demolition			\$ 649,276	•	\$ 613,946		s 20.729 s		41 617	
Earthwork							į	,		100,100
Site Repair	11.5	\$ 100,000,00	\$ 100,000	\$ 100,000	\$ 100,000	\$ 75,000	и	25,000 00	4.5	
Subtotal for Earthwork			\$ 100,000	•	\$ 100,000	\$ 75,000 \$	•			
Site Concrete .			4							
Repair Concrete Stere	100			•						

7	PROJECT ESTIMATE CONSTRUCTION CONTROL CORPORATION	CONTROL COR	S	NOTI	Ĭ	A CHARLES		HEALTH SHE	7	THE PARTY	SECOND SECOND	100	THE REAL PROPERTY.	STATE OF	ST ST	HELD VENT		Personal Princes		7/7/700R
ARC	PROJECT NAMETHE LEONARDO LOCATIONSALT LAKE CITY, UT ARCHITECTSALT LAKE COLE	BASIS OF DESIGN PROGRAM CHANGES SF 92127	KOIS	PROGRA 92127	€						COMBINED CODEN HER SAFETY	000	TE A	TE Y	-					
2	Con a					800	8	番	M	MINIMAL SCOPE	A AS IS BASIC FUNCTION USE	ASIC	MICTION	SE CSE	1	6		ALIMBATIA		NEWBER.
7	Curb Cut at Vehicle	2670 SF	~	4.75	"	12.683	,	11.075	•	11 975	Principle and the same principles	100	projecto	NO.	7	l	1	UPIWOES		SCOPE
	Pedestrian Walk at Vehicle Access	350 SF	v	3,60	4	1,260		1,260		1,280									· ·	1 260
OT KASE	Subtolal for Site Concrete				40	18,855	**	18,048	**	18,048	•	4,913	••	0	••	•	<u>~</u>	•3	u	13.135
- Northead	Landscaping-inc. in sits repair						del		-								-)	
	TOTAL SITEWORK & DEMOLITION				*	766,131	*	731,993		731,993	"	522,942	•	20,729	•	25,000,00	4	43,837		119,486
2	CONCRETE				112		46		-											8
	New Suspended Slab at infilled planter	200 SF	v	89,00		17,800	10		41											
	Miscellaneous Concrete Repair	1 Allow		30,000,00	40	30,000	w	30,000	4	30,000	٠,	30,000								
	Floor Patch	92127 SF	u	0.19	*	17,504	41	0,291	4	8,291	4	8,291								
	Floor Infill	1440 SF	w	59.00	*	84,980	w	50,150	u	50,150	•	50,150			5.0					
	Repair Floor area at Escalator Demo	120 SF		59.00	•	7,080	THE		•										SATURE .	
	TOTAL CONCRETE				-	157,344	~	88,441	-	00,441	4	88,441	•	*	4		4			
2	MASONRY						96													
-	CATU Infilts	113	"	5,000,00	"	5,000	40	30,000	"	39,000	<u>د</u>	39,000								
Ç,	METALS				\$	5,000	*	39,000	*	39,000	4	39,000	•	,	•	9		ı	•	
	New Stairs	460 SF	u	95,00	44	43,700	•	43 700		47 700	•	700								
	Landings at stairs	400 SF	W	39,65	"	15,860		15,860	4	15,660		15,860								
	New Stage Floor Structure	338 SF	w	39.00	in 3n	in 3rd floor	幅		40	,										
	Free Standing Rading at Interior locations	259 LF	4	350,00		90,050	•	90,650		90,650	3 90	90,650					600000			
	Mothy Existing Railing	296 LF	•	65.00	4	19,240	*	19,240	41	19,240	\$ 15	19,240								
	Wall Mounted Railing	651 LF	4	55.00	•	35,805		35,805	44	35,805	\$ 35	35,005					100			
	New Slage Stairs	95 OB	M	29.65	In 3rc	In 3rd floor			4	i							i i i i i i i			
	Existing Firestair Rail to Code	113	5	6,000.00	~	0,000	*	6,000	40	0,000	\$	6,000								
	Miscellaneous Steel	15000 LB	5	3,20	•	48,000	4	32,000	40	32,000	S 32	32,000		ranco de la constanta de la co			0.000			
	TOTAL METALS				-	259,255	-	243,266	*	241,255	\$ 243	243,255	•	٠	•	•	•	•	~	
98	WOOD & PLASTICS																			
	Carpentry:						Mil													
	Wood Pintes & Blocking	25000 BF	w	3,68	"	92,000		50,600	v	50,500			50	50,600			20/100			
	Fire-Rated Plywood Backing	133238 SF	*	1.78	•	234,499	5	108,944	40	108,944									4	108,944
	Subtotal for Carpentry				•	326,499		159,544	~	159,544	•	_		50,000	•		•	•	•	100,944
	MINOTA						917													
	Base Catinet with Recycled top	103 LF	60	245,00		22,980	M		60											
	Varity	٥ ۲	м	115.00	4		18		*	,										
	Base Cabinet w/ Plam lop	37 LF	44	175.00		0,475	H		**											.027
	Ticket Counter	30 (F	"	155,00	"	4,050	4	20,000	44	20,000									4	20,000
	Solid Surface Counters	4 5	*	135.00		5,535			4											
•				_			1	280 commen	ıĪ			_		_						200

13	Ιŝ	ONTROL COR	ŝ	TION	l.	THE REAL PROPERTY.	T	Commercial	1	S 144		15 M	Car.			2000	H	Produce and	100	2/7/2008
ARCI OC	LOCATION SALT LAKE CITY, UT ARCHITECT EWING COLE STAGE OF DESIGN PROGRAMMING	CHANGES SF 92127	200	92127	2		-				COM	COMBINED CODE/LIFE SAFETY)EALF	SAFETY	_					
2	2	THE PERSON		T COOT		BOD		HE	MIN	MINIMAL SCOPE	OD ON	OCHERAL USE BULDING	Dric.	ON OSE			7	RELIABILITY	_	WWEITH
Ī	Cost Room shely	40 LE	"	19.65	"	786	"	20,000	"	20,000	000	DO UTE BATE IT		BASIC FORCITON	1			CENTRAL	"	20,000
	Miscellaneous Milwork	1 LS		\$ 25,000.00	•	25,000	ч	25,000	w	25,000				25,000						
100	Subtotal for Millwork				•	05,406	•	65,000	•	65,000	•	•	•	25,000	•	ŗ	•		•	40,000
-	TOTAL WOOD & PLASTICS				-	191,905	4	224,544	~	224,544	**	•	•	75,600	•	•	•		•	148,944
07	THERMAL & MOISTURE PROTECTION						AT.			115	- 13									
74070	R-30 Rigid Insulation	25964 SF	v	2,25	~	58,419	40	58,419	4	58,419								58,419,00		
and the same of	R-19 sprayed in at 3rd floor plenum	19830 SF	**	1.35	•	22,729	40		w	68,635					u	68,635.00		8		
	Exterior Wall @ 2nd floor, stud, gyp, insulation				ne in	Inc in finishes	"	103,358	4	103,358					4	103,357,80				
-	Sound Batt	50201 SF	60	0.46	•	26,772	4	11,900	40	11,950									•	11,960
-	Singly Ply roof membrane	25964 SF	w	2.25	*	58,419	*	58,419	*	58,418							v	58 419.00		
	Tray Garden Repair	ş	•	45,00	v	15,000		15,000	40	15,000							8			
Joseph Mil	Metal Wall Cap (Kynar)	1850 LF	w	7.65	*	14,153		14,153	٠,	14,153							"	14, 153,00		
TO LA SEC	Metal Flashings	3500 SF	w	g. 15	*	21,525	*	21,525	44	21,525							.	21,525,00		
	Cap at Precast Panels & Misc repair	115	v	25,000.00	•	25,000	4	25,000	ч	25,000	u	25,000								
***************************************	Caulting & Seatents	<u>.</u>	40	\$ 15,000.00	-	15,000		15,000	4	15,000	•	15,000								
-	TOTAL THERMAL & MOISTURE PROTECTION	ž	- 10-11		٦	257,017	•	301,400	-	370,409	•		•	•	•	171,992,80	•	152,516	•	11,960
8	DOORS & WINDOWS															,				
147	New Interior Single Wood Doors	38 EV	•	950,00	4	30,100	*	11,400	*	11,400			•	11,400		100				
-	7x10 Interior Door	17 EA	*	2,650,00	•	45,050	N		**								MC-			
	Double Interior Wood Doors- spci ex	E	10	1,450.00		15,950	18		4	•										
-100	Sound Door- Single	4 EA	4	1,450,00	-	5,800	*	2,900		2,900							5596		•	2,900
	Sound Door- Double	2 PR	٧.	2,250,00	•	4,500			4											
	New Double Aluminum Doors 6x7	6 EA	*	4,850.00		29,100		7,700	6	7,700	4	7,700								
	N/S entrance med 8x10 Aluminum Doors					11,200		11,200	~	11,200	4	11,200								D colo
	N/S Entrance New Storefront- Tempered				Ĩ	21,718		21,718	40	21,718	•	21,718								200
	Extenor Single Aluminum Doors at existing store!	0 EA	~	1.650.00		9,900			4	,										
-	Replace glazing at café exit								4	•										
	Auto Sliding Glass Opers	2 EA	*	5,850,00		11,700	şi,		4	,										rigge FF
USC SE	New Hardware at existing Door	21 EA	10	365,00		•		10,000		10,000	*	10,000								
	Re-weatherstrip extenor Doors	2 60	**	350.00		700			"											
	10x12 Exterior Aluminum Doors	1 PR		4.650.00	-	4,650				•										
-	Modification at existing entry doors								•	1										
	Replace Stairwell Doors w/ rated doors					26,100	40	26,100	**	20,100	4	26,100								
-	Horizontal Coiling Grills	480 SF	~	31.65		14,559	55		*	,										
-	Operable Wall	ş	•	52.00	Ī	×			**	1						Second				
	Operable Wall Doors	5	5	990,00					•	1										
	Overhead Door	5	•	2,650,00					50	5 4 0										
	Interior Glazing 3rd floor stair enclosure	1004 SF	4	26.50 \$		29,014 \$	*	28,914 5	4	28,014 5	5	28.614								
			9		•		1	Sel min	•	410,02		20.014				_				

_																*****						~			-		9								-		CSI #	STAGE	Loca	PROJ
Ceramic Tile Base	Ceramic Floor Tile at Restroom	Fabric Wrapped Panels at Soffit	Acoustic Ceiling	Patch and Repair 3rd floor ceiling	6x6 Unistrul Frame	Metal Panel Calling	New Celling Cove with metal at escalator	Operable Wall Bulkhend	Texture Existing Beams	Sitm Patch Existing Ceilings	Acoustical Spray walte slat	Gypsum Soffits. 2nd floor sphere humanity	Suspended Gyp Board Ceilings	Projector Room Floor & Stair Framing	Frame Ramp into Stude	Patch and Repair Existing Walls	Tie in new walls at existing	5/8" Abuse Resistant Gypsum	Movestie Exhibit Wall	Sound Wall Framing	Minimum Café Fit Out	Shaftwall at mechanical shaft	Metal Studwall at Delivery Door	Scaffold at stairwell Gypsum	6" Metal Stud Furring at exterior Wall	6" Metal Stud Interior Partison	EINISHES	TOTAL DOORS & VANDOWS	Re-install Glazing at Concrete Shearwall	Repair Existing Glazing	Fritt existing glazing at concrete shearwall	Opaque Window bnt	Full Height Mirrors	Triple Glazed Sound Glazing	Reglazing at doors with tempered glass	New Vestibule Interior Glazing	DESCRIPTION	STAGE OF DESIGN PROGRAMMING		PROJECT NAMETHE LEONARDO
610 LF	2234 SF	427 SF	2100 SF	18300 SF	20676 SF	200 SF	722 SF			860 SF	1 LS		4734 SF	24 SF	70 SF	100558 SF	60 EA	135254 SF	ş	1050 SF			458 SF	55 LF	16380 SF	52399 SF			2340 SF		SF	SH	3150 SF	80 SF			YTD TINU	SH	CHANGES	BASIS OF DESIGN PROGRAM
tri	•	и	4	*	"	40	v	\$		"	\$ 100.		141	v	v	6		v	v	40			"	"	4	v			4		•	v	v	v			S		9	NOIS:
10,00	8,50	10.95	4.75	1.25	10,65	19,65	35.00	49.00		1.35	\$ 100,000,00		3.40	29.00	29.00	0.15	450.00	1.45	18.68	14.05	No. Cont.		8,65	59.00	245	245			16.50		9.65	5.00	11.00	95.00			UNIT COST	92127	i i	RDGR
•	*	4	"		•	•	•			•	•	*	•	4	*	•	5		•	4					4	•		*	4	Done				4	F		1 9	1	1	Ē
0,100	18,989	7,238	9,975	22,875	220,199	3,930	25,270	4,110	55 787	1,161	100,000	13 900	10,090	696	2,000	15,084	27,000	198,118		15,383			3,944	3,245	40,131	128,378		340,501	38,010	prior			14,650	7,600			TOTAL			
•	•		4						•	•	5	5				*	•	*	M		4	40			40	*				Done prior		E.		100			-		articles.	
2,280	7,650		14,250		220,199		25,270		55,787	1.101	33,750	13,900	3,080			40,223	5,400	37,700			35,000	31,052			24,255	63,700		158,242	38,610	prior							HYBRID			
•	"	44	4	"		44	**	44	u	w	60	41	41	44	4		u		41	4	44	**	4	5	40	4			•	D	••	•	41	w	٠,	•	MINUM			
2,280	7,650		14,250				25,270	•	55,787	1,161	33,750	13,900	3,060	•	,	40,223	5,400	37,700	2.0		35,000	31,052			24,255	63,700		158.242	38,010	Done prior					Ŷ		TOTAL			
u	•		ar Williams							terne			v								_	w		_		_			s					-			annual.	-		-
2 280	7,650												3,060									31,652						143.942	38,610								THE SALE	BINED C		
_	<u>=</u> 0		44		7.0				u	u						u		•				N				4		<u> </u>	0							_	ופאם אד	FUNC		
			14.250						55,787	1,161						40,223	5,400	(14,355)								31,850		11 400									COOR THE SYLETA BYRIC LINCUION	A AS IS BASIC FUNCTION USE		
															a			٠							4000			<u>,</u>		-										
																																					6			
																																					NETWORTH A			
		-	-			-	u			1	۰.	5			90			w		9.	u				u	u .	-			_					_	-				
							25.270				33,750	13,900						52,055			35,000				24.255	<u></u>											MENTAL			
							70_				50	Š						155			ğ				255	31.650	1	\$												

	152		5 1,950	1,950	\$ 0561		200	9		4 5	Paper Towel Dippensers
	<u> </u>	•								4 EA	Tolet Tissuee Dispensers
			1,1/0	1 1	10 10			1265		60 SF	Restroom Mirrors
					1		ğ	5 5 6		2 5 5	Grab Bara
						•	1 800	450.00	w	4 EA	Urinal Screens
	- 12.2	•	\$ 11,250	11,250	11,250 \$		11,250	750,00 \$	6	15 67	Tolet Darking Doors + 7-4
		-	\$ 5,100	5,100	5,100		5,100	850,00 \$	"	88	Toilet Partitions ADA
				2,590	2,590 \$	8	5,485	12.95	10	422 LF	Chain Link @ Storage Area
	2,346	v		2,346	2,340 \$	5	2,346	102.00 \$	•	23 EA	Fire Extinguisher
			10000								10 SPECIALTIES
	403,375		\$ 64,708	702,864	1,003,064 3	5	1,471,410	*			TOTAL FINISHES
	3,102	v		3,102	3,102 \$	•	3,102	0.39	v	7954 SF	Seal interior concrete
		1			•		•	275 \$	v	SF	Paint Concrete Shearwall
	7,079	•		7,079	7,070 \$	2	7,079	0.89 \$	v	7954 SF	Paint Expased Ceiling
	41,123	47		41,123	41,123 \$	•	41,123	1.29 \$	٠,	31876 SF	Paint Existing Ceiling Beams
	3,960	w		3,960	3,960 \$	5	3,980	0.48	10	8250 SF	Paint Celling
	10,920	<u>~</u>		25,998	25,998 \$	4	55,950	0.42	v	133238 SF	Paint Interior Gyp
	1.771	v		1,771	1.771	•	1771	0.46	v	3850 SF	Paint Interior Masonry
	2,850	5		2,850	2,850 \$	4	1,575	75.00 \$	•	21 EA	Paint Stain Existing Doors & Frames
	3,510	•		3,510	3,510	5	4,680	65.00		72 EA	Paint Stain Doors & Frames
							23,036	21.65	•	1064 SF	Stainless Steel Wall Paneling
.	12,861	"		10,480	10,480 \$	0	18,242	1.45	•	12580 LF	Rubber Base
							52,916	14.05	5	3812 SF	Grid Floor
					5		3,053	1.65	и	1850 LF	Wood Base
-					2		51,876	32.00 \$	s	1621 SF	Wood Flooring
	109,980	v		109,980	109,980 \$	4	109,980	4.00	•	27495 SF	Resilient Flooring-
				,			In 3rd floor	15.65 h	v	720 SF	Sprung Stage Floor
					•		14,357	14.65	•	980 SF	Raised Access Flooring @ Stutio
					9		2.461	14.65		168 SF	Raised Access Flooring @ Computer Room
	The state of the s				9		In Aud All	35.00	4	379 SY	Audionum Carpet
	151,904	~		151,904	151,904 5	"	90,116	32.00 S	v	2916 SY	Corpet
					5		1,134	7.00 \$	•	162 년	Café Base
					5		7,922	8.50	v	932 SF	Café area floaring
					40		13,500	7.50	٧.	1800 SF	Quarry Tite Floor
				1			7,920	11.00	•	720 SF	Wall Covering at Café
Eadwidn	FUNCTION	THE PAGE	S 20,084	20,094	20,084 \$	4	\$ 10,005	11.00	v (2)	1637 SF	Ceramic Wall Ind at re
THEO RELIMINATIVE	CONTO	9	מבאבוער הפ	MINIMAL SCOPE			BOB	CORT.	IN I	UNITOTY	CSI # DESCRIPTION
	ALBANS	ODEVILLE	COMBINED CODE/LIFE SAFETY					92127		SE	ARCHITECTEWING COLE STAGE OF DESIGNPROGRAMMING
								HOGRAM	ESIGNE	CHANGES	LOCATION SALT LAKE CITY, UT

						100000	1 100 400	•			TOTAL SPECIAL CONSTRUCTION	_
		_	-									
				5.000	5,000			4	\$ 5,000,00	ធ	Miscellaneous Sawcutting	
				5 5,000	5,000	5,000 \$	5,000 \$	•	\$ 5,000.00	1 ເຮ	Core Drilling at Floor Beam	_
				\$ 24,563	24,583	\$ 24,563 \$	24,503	4	\$ 19.65	1,250 EA	Epoxy Dowel Connection at Columns	
				5 77.814	77,814	\$ 77,814	77,814	5	\$ 19.65	3,960 EA	Epoxy Dowel Connection at Foundation Wall	
				5 103,493	103,493	\$ 103,493 \$	103,483	44	\$ 19.65	5,267 EA	Epoxy Dowels at Existing Beams	
				\$ 87,089	87,089	\$ 87,080 \$	87,089 \$	60	\$ 59.65	1,460 LF	Reinforce Pre-cast panels- angle @ 2 floors	
_				\$ 491,535	491,535	\$ 491,535	491,635	4	\$ 49,65	9,900 SF	18 Concrete Shear Wall Full Height- 5,000 PSI	
				5 20,400	20,400	5 20,400 \$	20,400 \$	4	\$ 150.00	136 EA	Core Drilling at existing footing/slab	
				\$ 132,600	132,600	\$ 132,000 \$	132,600		\$ 900.00	136 EA	Micropiles at new footings	
				5 15,400	15,400	S 15,400 S	15,400 \$	*	\$ 385.00	40 CY	Pile Cap	
					To too						SEISIMIC UPGRADE	
s 75,000					75,000	\$ 75,000 \$			\$ 75,000,00	LS.	Water Festure at tray garden (donor)	
		25,000	4		25,000	\$ 25,000 \$	25,000	*	\$ 25,000,00	1 Allow	Tray Garden Repair	
					•				\$ 100,000.00	ะเ	Digital Fountain	
						5		4	\$ 50,000,00	гs	Exterior Fabric Canopy	
			19								SPECIAL CONSTRUCTION	1
· · · · · · · · · · · · · · · · · · ·	•	61,554			61,554	\$ 01,554	113,608	.*			TOTAL FURNISHINGS	
		e					823	4	\$ 29.65	21 LF	Shower Curtains	
		5,634	*		5,034	5 5,034 3	4,103	6	\$ 15.05	286 SF	Entrance Met	
							in aud et		\$ 125.00	300 EA	Raupholster existing fixed seating	
							35,427		S 10.50	3374 SF	Mecho Shades 3rd Floor	
		55,920	и		\$ 55,920	5 55,920 5	73,395	•	\$ 10.50	45 0669	Roller Shades 1st Floor	
	J.										FURMISHINGS	12
	•		•		\$ 50,000		25,000	*			TOTAL EQUIPMENT	
s 50 000					\$ 50,000	\$ 50,000 \$	25,000		\$ 25,000,00	t Ls	Krichen Exhaust	
							•		\$ 2,500.00	Ē	LED Projector	
									\$ 7,500.00	g	LCD Monitor	
-								u	\$ 15,000.00	LS	Corporaty Dust Collection System	
	19										ЕОПРМЕНТ	=
	~		•	\$ 28,270	\$ 103,760	\$ 174,942	110,590	44			TOTAL SPECIALTIES	
\$ 30,000		20,000	4		\$ 50,000	\$ 50,000	50,000	30	\$ 50,000.00	115	Identifying Devices	
		17,200	4		\$ 17,200	\$ 17,200	17,200	*	\$ 215.00	80 EA	Double Tiered Metal Lockers	
		1,900	w		\$ 1,900	\$ 1,900					Relocate Existing Lockers	
		1,308	м		\$ 1,308	\$ 1,308	1,308	44	\$ 54.50	24 LF	Locker Bench	
							14,250	5	\$ 11.35	1256 SF	Markerboard	
\dashv							084	8	\$ 19.00	. 36 CE	Hanging Reglet	
D RELIABILITY MEMINIA UPRADES SCOPE	E	FUNCTION	Y BASIC	CODE/LIFE SAFETY BASIC FUNCTION	TOTAL	HYBRID	TOTAL	H	UNIT COST	UNIT GTY	# DESCRIPTION	185
	_	SAFETY	PUNCTION	COMBINED CODE/LIFE SAFETY				7	92127	CHANGES	ARCHITECT EMING COLE STAGE OF DESIGN PROGRAMMING	VACH
								E S	SIGN PROG	BASIS OF DESIGN PROGRAM	ME	RO

<	_		_		_			_	_							- 15						-						-	Bijaren)	T. Carrie	-		ផ			=	CSI #	STAGE	LOCATION
Vaterless Unitals	Toilets- Standard >-	foilets ADA	Plumbing:	Fire Sprinkier- Modifications Only	HVAC	Test and Balance	Outdoor Air Monitoring	Julity Metering	Vew Registers and Grilles	R&R Registers Grilles	Fire Dampers at 3rd floor penetrations	Exhaust Fans- Medium	femperature Controls	Ductliner	New Ductwork	Smoke Evac System- Smoke detect. In Div 18	Vatves	lydranic Piping	Connect to Plant piping	Heat Exhchanger	New Reheats at shaftwall penetration	New Pumps	Chilled Beams	Repair Existing Ductwork	Cooling Tower on Roof w/ coil	Smoke Dampers at supply shaft	Air Hander- 40,000 CFM	Recarding Booth Cooling	AH Coll Upgrade	Air Hander Fan Upgrade	Air Hander- 120,000 CFM	HVAC	MECHANICAL	TOTAL CONVEYING SYSTEMS	Return Elevators to Normal Operation	CONVEYING SYSTEMS	DESCRIPTION		OCATION SALT LAKE CITY, UT
10 EA	19 EA	11 EA		92127 SF		300 HR			100 EA		1 15	6 EA	92127 SF	35500 SF	50000 LB		70 EA	92127 SF	1.6	15	45 EA	0 EA	60 EA	92127 SF	1 5		1EA				1 62				115		YTD TINU	Ş	CHANGES
5	•	v		w		w			и		\$ 50	40	٠,	•	u		•	w	\$ 20	50	4	\$ 7	2		\$ 60		\$ 156				\$ 474				\$ 100		S		SIGN
1,650,00	680,00	720.00		1.75		54,50			155.00		50,000,00	3,650,00	205	1.45	5.50		195.00	2.65	20,000.00	65,000.00	6,000.00	7,500.00	2,650,00	1.00	60,000,00		\$ 150,000,00				\$ 474,000.00				\$ 108,000,00		UNIT COST	92127	ROGR
4	4	4	Ĭ	-	•		**	**	•		"	•	*	4	•		4	•	44	•	•	4	*	•	*		4	ì	911		"			*	**		K.	1	¥
16,500	12,920	7,920		101,222	2,500,775	10,350	23 500	20,000	15,500		50,000	21,900	244,137	51,475	275,000	250 000	13,650	244,137	20,000	65,000	270,000	45,000	159,000	02,127	60,000		158,000				474,000 \$			108,000	108,000		TOTAL		
40	*	4		*	*	*	61	•	•	Mil		*	49	•	~	"	5	40	40	•	5	*		8	*		*	i i		ya	8	W.	56	\$	8		in		
16,500	0,600	2,880		124,371	2,409,775	16,350	23,500	20,000	15,500		50,000	21,900	244,137	51,475	275,000	250,000	13,050	244,197	20,000	05,000	270,000	45,000		92,127	60,000		158,000				474,000			108,000	108,000	110000	HYBRID		
*	"	40		**	•	40	4	**	u	•	4	4	w	47	*	4			4	*	44	44	٠,	•	"	4	44	*	٠,	5	4			*	8	T	M		
10,500	6,800	2,880		124,371	1,407,714	16,350	23,500	20,000	4,650	15,000	50,000	21,900	244,137	5,148	35,000	250,000	7,500	211,892		05,000	135,000	45,000	Y•==	27,638	90,000	45,000		5,000	60,000	30,000				108,000	108,000	10174	MINIMAL SCOPE		
u		v		•	•		1000	49			•	S				4			NA							•		-		_					5				
6,500		2,880		124,371	384,900			20,000			50,000	21,900				250,000										45,000								100,000	108,000	COOR UP BANK BANK TO THE	ERAL USE	COMBINED CODE/LIFE SAFETY & AS IS BASIC FUNCTION USE	
					~	v			1/4	v			4	4	"			•	NA.		~			5			- 3	•		w				•		P		DE/LIF FUNCT	
					570,933	16,350			4,650	15,000			219,723	5,148	35,000		7,500	69,924			135,000			27,638				5,000		30,000				•		Croscac	CHECK	E SAFETY TON USE	
w	(A				•								•					Vecci	A/I						4			_		_				•		1			
10,000.00	6,800,00				137,914		23,500.00						24,413,66												90,000.00											100000000000000000000000000000000000000	CE D		
					~													•	NA	4		м						8					15.	•			. 2		
-0001786					311,908													141,967,71		65,000.00		45,000,00							60,000,00							LPRIADES	ALTENTER		
					5																													~					
																																				SOOPE	MENTA		
																																		1193			1		

•		•	때 '								TOTAL ELECTRICAL
\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	*		244,137		2.65 \$	"	92,127 SF	Event Sound System
				•		in the second	In Aud alt	50,000.00	\$ 50	115	New Auditorium Sound Reinforcement
				*		SATE	in aud all	\$ 150,000.00	\$ 150	115	New Stage Lighting
				-	200,000	200,000 \$	20	_		8	PV System Allowance
\$ 105,946	\$ 105,946 \$	\$ 105,946	\$ 105,946	*	105,946	105,945 \$	5	-			Security- Card Access & CCTV
\$ 189,960 \$ 189,960	\$ 189,560 5	•	•		189,960	189,960 \$	1	-			Fire Alaım
\$ 64,489	*	*	*	*	64,489	64,489 \$	ga .	**			PA System
\$ 244,137	\$ 244,137 \$	\$ 244,137	\$ 244,137	*	244,137	270,381 \$		\$ 00.E	•	92127 SF	Telecommunication
\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	*							Lighting Tracks
\$ 452,762	\$ 452,762 5	\$ 452,762	\$ 452,762	40	829,143	829,143 \$		9.00 \$	6	92127 SF	Lighting-trackheads in exhibit budget
\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	*		10 pm					Cable Tray for Power/Tete (4400 LF)
\$ 244,137 \$ 122,068	•	\$ 244,137 5	\$ 244,137	*	244,137	330,264 \$		3.05	44	92127 SF	Power
\$ 59,883 \$ 59,883	4	\$ 59,883 \$	\$ 59,883	44		II RES					Emergency Distribution
\$ 184,254				40	391,540	391,540 \$		4.25	5	92127 SF	Service & Distribution
						JE S					ELECTRICAL
\$ 1,713,876 \$ 667,220	•	\$ 1,713,076 \$	\$ 1,713,876	*	2,718,938	2,926,762 \$	2,92				TOTAL MECHANICAL
\$ 161,790 \$ 155,955	-	\$ 181,790 \$	\$ 181,790	**	181,790	198,705 \$	10				Subtotal for Plumbing
\$ 1,800 S 1,600	4	\$ 1,800 \$	\$ 1,800	**	1,800	1,800 \$,600.00	~	115	Clean & Flush Lines
\$ 31,410 \$ 31,410	\$ 31,410 \$ 31,410	\$ 31,410 \$	\$ 31,410	14	31,410	45.544		14.65	и	3109 LF	Waste/ Vent Lines
s 30,880 s 30,880	4	\$ 30,680 \$	\$ 30,880	40	30,880	44,778 \$		9.65	4	4840 LF	Water Lines
s 2,040 s 2,040	\$ 2,040 S 2,040	\$ 2,040 \$	\$ 2,040	44	2,040	2,040 \$		00,00	6	AB E	Map Sink
\$ 2,000 \$ 2,000	•	\$ 2,000 \$	\$ 2,000	44	2,000	3,500 S		125,00	w	28 EA	Floor Drains
\$ 1,325	\$ 1,325	\$ 1,325	\$ 1,325	44	1,325	1,325 \$	-	265.00	•	5 EA	Sink Rough-in
\$ 7,800 \$ 7,800	٠,	\$ 7,800 \$	\$ 7,800	44	7,800	7,800 \$		650.00	w	12 EA	Thermostatic Mixing Valves
\$ 1,995 \$	4	4	4	40	1,995	1,995		065.00	w	J EA	Wall Mounted Lave
\$ 50,000 \$	to.	to.	to.	40	50,000	25,000 \$	2	25,000,00	•	115	Restroom Repair Allovance
\$ 2,320	\$ 2,320 \$	\$ 2,320	\$ 2,320	40	2,120	2,320 \$		580.00	v	4 EA	One Compartment Sink @ exhibits
s 16,000 s 16,000	\$ 16,000 S 16,000	\$ 16,000 \$	\$ 10,000	40	10,000	50					3rd floor handicap tailets
\$ 1,590	\$ 1,590	\$ 1,590	\$ 1,590	40	1,590	•	-				New faucets at existing lave
\$ 2,650 S 2,650	\$ 2,050 5	\$ 2,050	49		2,050	10,675		725.00	٧.	23 EA	Lava
3,000	\$	3,000	\$		3,800	0,050 \$		950,00	٠,	7 EA	Showers
TOTAL CODE/UTE SAVET	-	-	TOTAL SCOT	-	HYBRID	۴	TOTAL	COST	S.	WITOTY	DESCRIPTION
The same	A AS IS BASIC FUNCTION USE	The same		_		_		7,7,7,6		4	STAGE OF DESIGNPROGRAMMING
										CHANGES	
						_		- NO CHOCK	-	DF1010 C. P	TOOLG I PARK I THE LEGISLANDS

lone			NO.	NAMES OF TAXABLE PARTY.	MC105-05	ease Catholica
	JECT ESTIMATE CONSTRUCTION CONTROL CORPO	DRATION				2/7/2008
LOCA	JECT NAMETHE LEONARDO ENTRY ADDITION ATIONSALT LAKE CITY, UT					
European Commission	HITECTEWING COLE SE OF DESIGNPROGRAMMING	SF		1400		
CSI#	DESCRIPTION	UNIT QTY	UN	NIT COST	1.4%	
	ENTRY ADDITION COST SUMMARY					
02	SITEWORK & DEMOLITION		\$	22.87	\$	32,013
03	CONCRETE		\$	20.45	\$	28,623
05	METALS		\$	25.36	\$	35,510
06	WOODS & PLASTICS		\$	2.63	\$	3,680
07	THERMAL & MOISTURE PROTECTION		\$	15.99	\$	22,389
80	DOORS & WINDOWS		\$	37.64	\$	52,690
09	FINISHES		\$	21.53	\$	30,143
10	SPECIALTIES		\$	0.19	\$	272
15	MECHANICAL		\$	33.27	\$	46,578
16	ELECTRICAL		\$	29.40	\$	41,160
	SUBTOTAL		\$	209.33		293,057
	GENERAL CONDITIONS	9%	\$	18.84		26,375
	OVERHEAD & PROFIT	4%	\$	8.37		11,722
	DESIGN CONTINGENCY	10%	\$	20.93		29,306
)	TOTALS		\$	257.47	\$	360,461

PROJECT ESTIMATE	CONSTRUCTION CONTROL CO	RPORATION		2/7/2008
PROJECT NAMET	HE LEONARDO ENTRY ADDITION			
LOCATIONS	ALT LAKE CITY, UT			
ARCHITECTE	WING COLE	SF	1400	
STAGE OF DESIGNP	ROGRAMMING			
CSI#	DESCRIPTION	L UNIT OTY	UNIT COST	

	E OF DESIGNPROGRAMMING	SF		1400	1	
CSI#		UNIT QTY	U	NIT COST		
02	SITEWORK & DEMOLITION					
	Demolition					
	Remove Existing Pavers	1500 SF	\$	1.35	\$	2,025
	Sawcutting	1 LS	\$	1,000.00	\$	1,000
	Subtotal for Demolition				\$	3,025
	Earthwork					
	Site Clearing	3000 SF	\$	2.65	\$	7,950
	Site Grading	1600 SF	\$	0.39	\$	624
	Building Grading	1400 SF	\$	0.39	\$	546
	Geofoam under slab	4200 CF	\$	2.95	\$	12,390
	Building Excavation	207 CY	\$	9.00	\$	1,867
	Backfill & Compaction	207 CY	\$	15.00	\$	3,111
	Subtotal for Earthwork				\$	26,488
	Site Concrete					
0	Site Concrete Repair	1 LS	\$	2,500.00	\$	2,500
	Subtotal for Site Concrete				\$	2,500
	Landscaping- Included in remodel					
	TOTAL SITEWORK & DEMOLITION				\$	32,013
03	CONCRETE					
	Continuous Footings	16 CY	\$	315.00	\$	5,134
	Spot Footing	15 CY	\$	350.00	\$	5,250
	Foundation Wall	660 SF	\$	19.68	\$	12,989
	Building Slab	1400 SF	\$	3.75	\$	5,250
	2000 V 1 V					~
	TOTAL CONCRETE				\$	28,623
ľ	<u>METALS</u>					
	Roof Structure	1400 SF	\$	19.65	\$	27,510
	Miscellaneous Steel	2500 LB	\$	3.20	\$	8,000

	JECT ESTIMATE CONSTRUCTION CONTROL C ECT NAMETHE LEONARDO ENTRY ADDITION	ORPORATION				2/7/200	
ARCH	TIONSALT LAKE CITY, UT IITECTEWING COLE E OF DESIGNPROGRAMMING	SF	SF 1400				
CSI#	DESCRIPTION	UNIT QTY		JNIT COST	PATE .		
	TOTAL METALS		İ		\$	35,510	
06	WOOD & PLASTICS						
	Carpentry:						
	Wood Plates & Blocking	1000 BF	\$	3.68	\$	3,680	
	Subtotal for Carpentry				\$	3,680	
	Millwork:						
	Subtotal for Millwork				\$		
	TOTAL WOOD & PLASTICS				\$	3,680	
07	THERMAL & MOISTURE PROTECTION						
5	R-30 Rigid Insulation	1400 SF	\$	2.25	\$	3,150	
	Insulation at exterior studwall	242 SF	\$	1.35	\$	327	
	Sound Batt	990 SF	\$	0.46	\$	455	
	Alucobond Metal Wall Panel	242 SF	\$	45.00	\$	10,890	
	Singly Ply roof membrane	1400 SF	\$	2.25	\$	3,150	
	Metal Wall Cap (Kynar)	110 LF	\$	7.65	\$	842	
	Metal Flashings	500 SF	\$	6.15	\$	3,075	
	Caulking & Sealants	1 LS	\$	500.00	\$	500	
	TOTAL THERMAL & MOISTURE PROTECTION				\$	22,389	
08	DOORS & WINDOWS						
	Aluminum Entry Doors	2 Pair	\$	3,650.00	\$	7,300	
,	Custom Frit at storefront	1020 SF	\$	10.00	\$	10,200	
,	Aluminum Storefront and Glazing	1020 SF	\$	34.50	\$	35,190	
	TOTAL DOORS & WINDOWS				\$	52,690	
09 [FINISHES						
E	Exterior Metal Stud Framing	242 SF	\$	4.25	\$	1,029	
E	5" Interior Metal Stud Framing	990 SF	\$	2.21	\$	2,188	
5	5/8" Gypsum- Abuse Resistant	2222 SF	\$	1.45	\$	3,222	

PRO	JECT ESTIMATE CONSTRUCTION CONTROL COF	RPORATION				2/7/2008
LOCA ARCH	ECT NAMETHE LEONARDO ENTRY ADDITION TIONSALT LAKE CITY, UT ITECTEWING COLE E OF DESIGNPROGRAMMING	SF		1400		
CSI#	DESCRIPTION	UNIT QTY	Ü	NIT COST		
	Ceiling	1400 SF	\$	4.75	\$	6,650
	Flooring	1400 SF	\$	9.65	\$	13,510
	Wood Base	210 LF	\$	6.50	\$	1,365
	Paint Interior Gyp	2222 SF	\$	0.42	\$	933
	Paint Exposed Ceiling	1400 SF	\$	0.89	\$	1,246
	TOTAL FINISHES		-7		\$	30,143
10	<u>SPECIALTIES</u>					
	Fire Extinguisher w/ Cabinet- In Halls	1 EA	\$	272.00	\$	272
	Identifying Devices- Included in Remodel	20 289-04-00				
	TOTAL SPECIALTIES				\$	272
					•	
15	MECHANICAL					
	HVAC	1400 SF	\$	28.50	\$	39,900
	Fire Sprinkler	1400 SF	\$	3.05	\$	4,270
	Plumbing:					
	Roof Drains	2 EA	\$	265.00	\$	530
	Roof Drain Piping	120 LF	\$	15.65	\$	1,878
	Subtotal for Plumbing				\$	2,408
	TOTAL MECHANICAL				\$	46,578
16	ELECTRICAL				Ö	
	Service & Distribution	1400 SF	\$	4.25	\$	5,950
	Power	1400 SF	\$	3.65	\$	5,110
- 1	Lighting	1400 SF	\$	15.00	\$	21,000
	Telecommunication	1400 SF	\$	3.00	\$	4,200
To .	Special Systems	1400 SF	\$	3.50	\$	4,900
- 1	TOTAL ELECTRICAL				\$	41,160

PROJECT ESTIMATE CONSTRUCTION CONTROL	CORPOR	RATION		2/7/2008
PROJECT NAMETHE LEONARDO LOCATIONSALT LAKE CITY, UT ARCHITECTEWING COLE STAGE OF DESIGNPROGRAMMING			95814	
CSI# DESCRIPTION	4-9-0	7 CHANGES		
ADDITIONAL LEED COSTS				
SS Option 1H Water Efficient Irrigation	\$	60,000	(*)	
SS Option 1J Replace fixtures in tier 3				
E&A Credit 1.1 Optimize energy performance	\$	50,000		
M&R Building Re-use	\$	25,000		
M&R Building Re-use additional levels				
M&R Credit 7 Certified Wood	\$	61,900		
IEQ Credit 3 IAQ Management Plan	\$	10,000		
IEQ Credit 6.1 Controllability of Systems, Lighting	\$	20,000		
IEQ Credit 7.2 Thermal Comfort	\$	50,000		
I&DP Credit 1.1 Building as Educational Tool	\$	25,000		
I&DP Credit 1.2 Anaerobic Digesters for Kitchen- Elimina	ted			
TOAL LEED ADDITIONAL COSTS			4	
TOAL LEED ADDITIONAL COSTS	\$	301,900		

PROJECT ESTIMATE CONSTRU	CTION CONTRO	OL CORPORATION	NC			2/7/2008
PROJECT NAMETHE LEONARDO LOCATIONSALT LAKE CITY ARCHITECTEWING COLE		CATERING OPTIO	N SF	147		
STAGE OF DESIGNPROGRAMMING						
CSI# DESCRIPTIO	N Maria Maria	Alama anjasto.	2000		3	RD FLOOR
TOTAL PROJECT COSTS						
CATERING AREA RELATED COSTS					\$	1,059,444
CLASSROOM AREA RELATED COS	TS	\$		1,400,902		
TOTAL THIRD FLOOR CONSTRUCT	ION COSTS		\$	1,400,902	\$	1,059,444
INFLATION TO Summer 08' 17 TOTAL ADDITIONAL CONSTRUCTION	7.5% ON COST		\$	245,158 1,646,059	\$	185,403 1,244,846
Demolition Permit			\$	-	\$	-
Plan Check Fees			\$	6,214	\$	5,072
Building Permit			\$	9,560	\$	7,803
1% State Permit Fee			\$	96	\$	78
Impact Fees			\$		\$	
Geotechnical/ Soils Study			\$	-	\$	-
Environmental Studies			\$	•	\$	-
City Engineering Mngmt Fee	1.5%		i	24,691		18,673
Architectural design fees	9%		\$	148,145	\$	112,036
Architectural Reimbursables			\$	-	\$	-
Enhanced Commissioning						
Accelerate Hazmat & Demo			1			
Owner's Construction Contingency	10%		\$	164,606	\$	124,485
Special Inspections & Testing	.75%		\$	12,345	\$	9,336
Art	1%		\$	16,461	\$	12,448
TOTAL ADDITIONAL PROJECT COS	Т	12.00	\$	2,028,178	\$	1,534,778
ALTERNATE #1 OPERABLE WALL IN	CLASSROOM				\$	35,093.38
ALTERNATE #2 TRASH CHUTE TO E	31				\$	9,040.50
ALTERNATE #3 DISHWASHER IN CA	ATERING AREA				\$	16,328.25
· e						

PROJECT ESTIMATE CONSTRUCTION	CONTROL CORPORATION	2/7/2008
PROJECT NAMETHE LEONARDO THIRE	FLOOR CATERING OPTION	
LOCATIONSALT LAKE CITY, UT		
ARCHITECTEWING COLE	SF 22422	
STAGE OF DESIGNPROGRAMMING		

CSI#	DESCRIPTION	UNIT QTY	UI	NIT COST	C	ATERING	CL	.ASSROOM
	BUILDING COST SUMMARY					G .		
02	SITEWORK & DEMOLITION		\$	3.16	\$	16,118	\$	54,846
03	CONCRETE	H.	\$	0.62	\$	9,600	\$	4,260
04	MASONRY		\$	•	\$		\$	•
05	METALS		\$	4.81	\$	107,925	\$	
06	WOODS & PLASTICS		\$	2.94	\$	16,800	\$	49,089
07	THERMAL & MOISTURE PROTECTION		\$	0.25	\$		\$	5,632
08	DOORS & WINDOWS		\$	3.63	\$	59,920	\$	21,550
09	FINISHES		\$	21.81	\$	289,600	\$	199,314
10	SPECIALTIES		\$	3.66	\$	10,914	\$	71,078
11	EQUIPMENT		\$.			\$	
12	FURNISHINGS		\$	1.79	\$	4,788	\$	35,427
13	SPECIAL CONSTRUCTION		\$	0.45	\$	10,000	\$	
14	CONVEYING SYSTEM		\$	-			\$	-
15	MECHANICAL		\$	17.12	\$	95,346	\$	288,581
16	ELECTRICAL		\$	28.97	\$	240,325	\$	409,167
	SUBTOTAL		\$	89.21	\$	861,336		1,138,944
	GENERAL CONDITIONS	9%	\$	8.03	\$	77,520		102,505
	OVERHEAD & PROFIT	4%	\$	3.57	\$	34,453		45,558
	DESIGN CONTINGENCY	10%	\$	8.92	\$	86,134		113,894
	TOTALS		\$	109.73	\$ 1	,059,444	\$ -	1,400,902

PROJECT ESTIMATE CONSTRUCTION CONTROL CORPORATION 2/7/2008

PROJECT NAME.....THE LEONARDO THIRD FLOOR CATERING OPTION

LOCATION......SALT LAKE CITY, UT

ARCHITECT.....EWING COLE

STAGE OF DESIGN......PROGRAMMING

SF 22422

CSI#		UNIT QTY	L	INIT COST	С	ATERING	CL	ASSROOM
02	SITEWORK & DEMOLITION			1				
	Demolition							
	Demo Millwork	270 LF	\$	6.50			\$	1,755
	Demo Interior Glazing	544 SF	\$	3.95			\$	2,149
	Remove Existing Flooring	22422 SF	\$	0.45			\$	10,090
	Demo Existing Stage Stair	60 SF	\$	7.50			\$	450
	Demo Plumbing Fixtures	8 EA	\$	65.00			\$	520
	Demo Glazing at roof garden	560 SF	\$	4.56	\$	2,554		
	Demo Roof Garden	1200 SF	\$	2.95	\$	3,540		
	Demo Exterior Wall at roof Garden	1960 SF	\$	2.95	\$	5,782		
	Demo Existing roof structure- back to columns line	430 SF	\$	6.95	\$	2,989		
	Demo Soffit at new ductwork	760 SF	\$	1.65	\$	1,254		
	Demo Concrete Wall at stairwell perimeter	60 LF	\$	19.00			\$	1,140
	Sawcut Concrete Wall at stairwell perimeter	60 LF	\$	19.65			\$	1,179
	Electrical Demolition	22422 SF	\$	0.85			\$	19,059
	Mechanical Demolition	22422 SF	\$	0.45	5 5		\$	10,090
	Demo Interior Wall	3060 SF	\$	2.75			\$	8,415
	Subtotal for Demolition						\$	54,846
	TOTAL SITEWORK & DEMOLITION	=			\$	16,118	\$	54,846
03	CONCRETE		8			il.		
	Floor Patch	22422 SF	\$	0.19			\$	4,260
	Geo Foam at depressed slab	600 CF	\$	4.00	\$	2,400		
	New Topping slab at roof garden	1200 SF	\$	6.00	\$	7,200		
	TOTAL CONCRETE			ŀ	\$	9,600	\$	4,260
04	MASONRY							
	TOTAL MASONRY						\$	-
05	METALS							

PROJECT ESTIMATE	CONSTRUCTION CO	NTROL CORPORATION		2/7/2008
PROJECT NAME	THE LEONARDO THIRD FLO	OR CATERING OPTION		
LOCATION	SALT LAKE CITY, UT			
ARCHITECT	EWING COLE	SF	22422	

ARCHITECT.....EWING COLE
STAGE OF DESIGN......PROGRAMMING

	GE OF DESIGNPROGRAMMING							
CSI#	DESCRIPTION	UNIT QTY	U	NIT COST	C	ATERING	CLA	ASSROOM
	New Roof Structure at roof garden	1716 SF	\$	39.00	\$	66,924		
	Metal Roof Deck	1716 SF	\$	3.00	\$	5,148		
	Railing at Fountain	40 LF	\$	200.00	\$	8,000		
	Tie into existing roof structure	167 LF	\$	59.00	\$	9,853		
	Miscellaneous Metals	5000 LB	\$	3.60	\$	18,000		
	TOTAL METALS				\$	107,925	\$	-
06	WOOD & PLASTICS							
	Carpentry:							
	Wood Plates & Blocking	2000 BF	\$	3.68	0		\$	7,360
	Fire-Rated Plywood Backing	17966 SF	\$	2.10			\$	37,729
	Subtotal for Carpentry				-		\$	45,089
	Millwork:							
	Vanity	15 LF	\$	115.00			\$	1,725
	Base Cabinet w/ Plam top	13 LF	\$	175.00			\$	2,275
	Base Cabinet w/ Stainless top	40 LF	\$	265.00	\$	10,600		
	Wall Hung cabinet at Catering	40 LF	\$	155.00	\$	6,200		
	Subtotal for Millwork			0.00			\$	4,000
	TOTAL WOOD & PLASTICS	5			\$	16,800	\$	49,089
07	THERMAL & MOISTURE PROTECTION							
	Sound Batt	8983 SF	\$	0.46			\$	4,132
	Caulking & Sealants	1 LS	\$	1,500.00			\$	1,500
	TOTAL THERMAL & MOISTURE PROTECTION				1 12		\$	5,632
80	DOORS & WINDOWS							
	New Interior Single Wood Doors	12 EA	\$	950.00	\$	2,850	\$	11,400
	Operable Wall	460 SF	\$	52.00	\$	23,920		
	Operable Wall Doors	1 EA	\$	990.00	\$	990		
	,	ļ						

PROJECT ESTIMATE CONSTRUCTION CONTROL CORPORATION 2/7/2008 PROJECT NAME.....THE LEONARDO THIRD FLOOR CATERING OPTION LOCATION.....SALT LAKE CITY, UT

ARCHITECT.....EWING COLE SF 22422 STAGE OF DESIGN PROGRAMMING

SI#	DESCRIPTION	UNIT QTY	11	NIT COST	<u></u>	ATERING	CL	ASSROC
	Interior Glazing	240 SF	\$	30.50	\$	7,320	CL/	JUNICOL
	Clerestory Glazing	720 SF	\$	34.50	\$	24,840		
	Double Interior Wood Doors	7 EA	\$	1,450.00			\$	10,15
	TOTAL DOORS & WINDOWS	*			\$	59,920	\$	21,55
09	<u>FINISHES</u>							
	6" Metal Stud Interior Partition	8983 SF	\$	2.21			\$	19,85
	Tie in new walls at existing	60 EA	\$	450.00			\$	27,00
	5/8" Abuse Resistant Gyp	20846 SF	\$	1.45			\$	30,22
	Patch and Repair Existing Walls	32592 SF	\$	0.15			\$	4,88
	Furr Concrete Columns	2880 SF	\$	4.65	\$	13,392	2	
	Suspended Gyp Board Ceilings	1128 SF	\$	3.40	\$	1,986	\$	1,85
	Operable Wall Bulkhead	84 LF	\$	49.00	\$	4,116		
	Ceramic Floor Tile at Restroom	1128 SF	\$	11.50	\$	6,716	\$	6,25
	New Gypsum Soffit with acoustic spray	760 SF	\$	9.98	\$	7,585		
	Patch and Repair 3rd floor ceiling	11740 SF	\$	1.25			\$	14,67
	New Ceiling at open areas	6560 SF	\$	9.65	\$	63,304		
	Washable Acoustic Ceiling	694 SF	\$	2.95	.\$	2,047	\$	2,04
	Cramic Tile Base	298 LF	\$	10.00	\$	1,160	\$	1,82
	Ceramic Wall Tile at restrooms	2384 SF	\$	11.00	\$	10,208	\$	16,01
	Quarry Tile at catering	694 SF	\$	6.95	\$	4,823		
	Quarry Tile Base	186 LF	\$	6.00	\$	1,116		
	Carpet	1800 SY	\$	32.00	\$	23,360	\$	34,24
	Auditorium Carpet	379 SY	\$	35.00			In a	ud alt.
	Sprung Stage Floor	720 SF	\$	15.65			\$	11,26
	Rubber Base	4250 LF	\$	1.45			\$	6,16
	Paint/ Stain Doors & Frames	19 EA	\$	65.00			\$	1,23
	Vinyl Wall Covering	3680 SF	\$	3.75	\$	13,800		

PROJECT ESTIMATE	CONSTRUCTION CO	NTROL CORPORATION		2/7/2008
PROJECT NAMET	THE LEONARDO THIRD FLO	OR CATERING OPTION		
LOCATIONS	SALT LAKE CITY, UT			
ARCHITECTE	WING COLE	SF	22422	
STAGE OF DESIGNP	ROGRAMMING			

CSI#	E OF DESIGNPROGRAMMING DESCRIPTION	UNIT QTY	JNIT COST	M.C.	ATERING	CI	ASSROOM
	Paint Interior Gyp	50558 SF	\$		MEMINO	\$	21,234
	Office Finishes on the B1 Level	4500 SF	\$ 29.00	\$	130,500		
	FRP	1860 SF	\$ 2.95	\$	5,487		
	Paint Ceiling	1128 SF	\$ 0.48			\$	542
	TOTAL FINISHES			\$	289,600	\$	199,314
10	SPECIALTIES						
	Fire Extinguisher w/ Cabinet- In Halls	6 EA	\$ 272.00			\$	1,632
	Toilet Partitions- Standard	11 EA	\$ 750.00	\$	5,250	\$	3,000
	Urinal Screens	6 EA	\$ 450.00	\$	900	\$	1,800
	Projection Screens	3 EA	\$ 750.00	\$	2,250		
	Grab Bars	4 Sts	\$ 195.00	\$	390	\$	390
	Restroom Mirrors	120 SF	\$ 12.65	\$	759	\$	759
	Toilet Tissuee Dispensers	15 EA	\$ 65.00	\$	585	\$	390
	Paper Towel Dispensers	10 EA	\$ 195.00	\$	780	\$	1,170
	Locker Bench	6 LF	\$ 54.50			\$	327
N	Double Tierred Metal Lockers	54 EA	\$ 215.00			\$	11,610
	Identifying Devices	1 LS	\$ 50,000.00			\$	50,000
	TOTAL SPECIALTIES			\$	10,914	\$	71,078
11	EQUIPMENT						
	TOTAL EQUIPMENT					\$	-
12	FURNISHINGS						
	Mecho Shades 3rd Floor	3374 SF	\$ 10.50			\$	35,427
	Blinds at interior glazing	912 SF	\$ 5.25	\$	4,788		
	Reupholster existing fixed seating	300 EA	\$ 125.00			in a	ud alt
	TOTAL FURNISHINGS			\$	4,788	\$	35,427
13	SPECIAL CONSTRUCTION						
	Repair Fountain	1 LS	\$ 10,000.00	\$	10,000		

PROJECT ESTIMATE CONSTRUCTION CONTROL CORPORATION 2/7/2008

PROJECT NAME.....THE LEONARDO THIRD FLOOR CATERING OPTION

LOCATION......SALT LAKE CITY, UT

ARCHITECT.....EWING COLE

STAGE OF DESIGN......PROGRAMMING

22422

SF

	E OF DESIGNPROGRAMMING	T	n I marin		Tu-		To: 1000001	
CSI#	DESCRIPTION TOTAL SPECIAL CONSTRUCTION	UNIT QTY	t	JNIT COST	C	ATERING 10,000		ASSROOM
14	CONVEYING SYSTEMS				*	10,000		-
	TOTAL CONVEYING SYSTEMS						\$	-
15	MECHANICAL							
	HVAC							
	Chilled Beams	27 EA	\$	2,650.00			\$	71,550
	Hydronic Piping	22422 SF	\$	2.65	\$	19,213	\$	40,206
	Valves	27 EA	\$	195.00			\$	5,265
	New Ductwork	10000 LB	\$	5.50			\$	55,000
	Ductliner	7100 SF	\$	1.45			\$	10,295
	Temperature Controls	22422 SF	\$	0.65	\$	4,713	\$	9,862
	Exhaust Fans- Medium	2 EA	\$	3,650.00			\$	7,300
	Increase Air Handler Size	1 LS	\$	25,000.00	\$	25,000		
	Additional Ductwork	190 LF	\$	59.00	\$	11,210		
	Catering Rooftop Unit	1 EA	\$	7,500.00	\$	7,500		
	New Registers Grilles	33 EA	\$	155.00			\$	5,115
	Test and Balance	50 HR	\$	54.50			\$	2,725
	HVAC				\$	43,710	\$	207,318
	Fire Sprinkler	22422 SF	\$	3.05	\$	22,113	\$	46,275
	Plumbing:							
	Toilets ADA	4 EA	\$	720.00	\$	1,440	\$	1,440
	Toilets- Standard	13 EA	\$	680.00	\$	4,760	\$	4,080
	Showers	2 EA	\$	950.00			\$	1,900
	Counter Mounted Lavs	5 EA	\$	635.00			\$	3,175
	Plumbing Fixture Rough-in	3 EA	\$	165.00	\$	495		
	Kitchen Equipment Connections	1 LS	\$	5,000.00	\$	5,000		
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PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	2/7/2008

PROJECT NAME.....THE LEONARDO THIRD FLOOR CATERING OPTION

LOCATION.....SALT LAKE CITY, UT

ARCHITECT.....EWING COLE SF 22422 STAGE OF DESIGN......PROGRAMMING

CSI#		UNIT QTY	t	JNIT COST	C	ATERING	CL	ASSROOM
	One Compartment Sink	4 EA	\$	580.00			\$	2,320
	Wall Mounted Lavs	6 EA	\$	665.00	\$	2,660	\$	1,330
	Floor Drains	7 EA	\$	125.00	\$	375	\$	500
	Water Lines	1800 LF	\$	9.65	\$	7,334	\$	10,036
	Waste/ Vent Lines	1206 LF	\$	14.65	\$	7,460	\$	10,208
	Subtotal for Plumbing				\$	29,524	\$	34,989
	TOTAL MECHANICAL				\$	95,346	\$	288,581
16	ELECTRICAL							
	Service & Distribution	22422 SF	\$	4.25	\$	30,813	\$	64,481
	Power	22422 SF	\$	3.95	\$	28,638	\$	59,929
	Banquet Lighting	7250 SF	\$	15.00	\$	108,750		
	Lighting	15172 SF	\$	10.00			\$	151,720
	Telecommunication	22422 SF	\$	3.00	\$	21,750	\$	45,516
	Special Systems	22422 SF	\$	3.50	\$	25,375	\$	53,102
	New Stage Lighting	1 LS	\$	150,000.00			in	aud alt
	New Auditorium Sound Reinforcement	1 LS	\$	50,000.00			in :	aud alt
	Sound	22,422 SF	\$	2.65	\$	25,000	\$	34,418
	TOTAL ELECTRICAL				\$	240,325	\$	409,167

OJECT ESTIMATE CONSTRUCTION CONTR	ROL CORPORAT	101	V		2/7/20
OJECT NAMETHE LEONARDO THIRD FLOOR	ALTERNATES				× × × × × × × × × × × × × × × × × × ×
CATIONSALT LAKE CITY, UT					
CHITECTEWING COLE	SF		22422	2	
AGE OF DESIGNPROGRAMMING					
# DESCRIPTION	UNIT QTY	l	INIT COST	CL	ASSRO
ALTERNATE # 1 OPERABLE WALL IN CLASSROOI	М				
Operable Wall	720 SF	\$	52.00	\$	37,4
Operable Wall Bulkhead	84 LF	\$	49.00	\$	4,1
Eliminated 6" Metal Stud Framing	-720 SF	\$	2.21	\$	(1,5
Eliminated Abuse Resistant Gyp	-2880 SF	\$	1.45	\$	(4,1
Eliminated Plywood Backing	-2880 SF	\$	2.10	\$	(6,0
Eliminated Paint Interior Gyp	-2880 SF	\$	0.42	\$	(1,2
SUBTOTAL		Ė			28,5
GENERAL CONDITIONS	9%				2,5
OVERHEAD & PROFIT	4%				1,1
	470	1			7.00
DESIGN CONTINGENCY TOTAL ALTERNATE #1	10%			\$	2,8
				\$	2,8 35,09
TOTAL ALTERNATE #1				\$	2,8
ALTERNATE #2 TRASH CHUTE	10%		2.450.00	[2,8 35,09
TOTAL ALTERNATE #1 ALTERNATE #2 TRASH CHUTE Trash Chute in Dumbwaiter shaft		\$	2,450.00	\$	2,8 35,09
ALTERNATE #2 TRASH CHUTE	10%	\$	2,450.00	[2,8 35,09 7,3
TOTAL ALTERNATE #1 ALTERNATE #2 TRASH CHUTE Trash Chute in Dumbwaiter shaft	10%	\$	2,450.00	[2,8 35,09 7,3 7,3
TOTAL ALTERNATE #1 ALTERNATE #2 TRASH CHUTE Trash Chute in Dumbwaiter shaft SUBTOTAL	10% 3 Floor	\$	2,450.00	[2,8 35,09 7,3 7,3 6
TOTAL ALTERNATE #1 ALTERNATE #2 TRASH CHUTE Trash Chute in Dumbwaiter shaft SUBTOTAL GENERAL CONDITIONS	3 Floor	\$	2,450.00	[2,8 35,09 7,3 7,3 6,29
TOTAL ALTERNATE #1 ALTERNATE #2 TRASH CHUTE Trash Chute in Dumbwaiter shaft SUBTOTAL GENERAL CONDITIONS OVERHEAD & PROFIT	10% 3 Floor 9% 4%	\$	2,450.00	[2,8 35,09 7,3 7,3 6 29
TOTAL ALTERNATE #1 ALTERNATE #2 TRASH CHUTE Trash Chute in Dumbwaiter shaft SUBTOTAL GENERAL CONDITIONS OVERHEAD & PROFIT DESIGN CONTINGENCY	10% 3 Floor 9% 4%	\$	2,450.00	\$	2,8 35,09 7,3 7,3 6 2
TOTAL ALTERNATE #1 ALTERNATE #2 TRASH CHUTE Trash Chute in Dumbwaiter shaft SUBTOTAL GENERAL CONDITIONS OVERHEAD & PROFIT DESIGN CONTINGENCY TOTAL ALTERNATE #2	10% 3 Floor 9% 4%	\$		\$	2,8 35,09 7,3 7,3 6 2 7
TOTAL ALTERNATE #1 ALTERNATE #2 TRASH CHUTE Trash Chute in Dumbwaiter shaft SUBTOTAL GENERAL CONDITIONS OVERHEAD & PROFIT DESIGN CONTINGENCY TOTAL ALTERNATE #2 ALTERNATE # 3 DISHWASHER	10% 3 Floor 9% 4% 10%		2,450.00 8,625.00 700.00	\$	2,8 35,09 7,3 7,3 6 2 7 9,04
TOTAL ALTERNATE #1 ALTERNATE #2 TRASH CHUTE Trash Chute in Dumbwaiter shaft SUBTOTAL GENERAL CONDITIONS OVERHEAD & PROFIT DESIGN CONTINGENCY TOTAL ALTERNATE #2 ALTERNATE # 3 DISHWASHER SS Dishwasher (semi auto 38-50 racks/hr)	10% 3 Floor 9% 4% 10%	\$	8,625.00 700.00	\$	2,8 35,09 7,3 7,3 6 2 7 9,04
TOTAL ALTERNATE #1 ALTERNATE #2 TRASH CHUTE Trash Chute in Dumbwaiter shaft SUBTOTAL GENERAL CONDITIONS OVERHEAD & PROFIT DESIGN CONTINGENCY TOTAL ALTERNATE #2 ALTERNATE # 3 DISHWASHER SS Dishwasher (semi auto 38-50 racks/hr) Dishwasher Hood Exhaust to soffit	10% 3 Floor 9% 4% 10%	\$ \$	8,625.00	\$\$ \$\$	2,8 35,09 7,3 7,3 6 2: 7; 9,02 8,6; 70 3,9;
TOTAL ALTERNATE #1 ALTERNATE #2 TRASH CHUTE Trash Chute in Dumbwaiter shaft SUBTOTAL GENERAL CONDITIONS OVERHEAD & PROFIT DESIGN CONTINGENCY TOTAL ALTERNATE #2 ALTERNATE # 3 DISHWASHER SS Dishwasher (semi auto 38-50 racks/hr) Dishwasher Hood Exhaust to soffit SUBTOTAL	10% 3 Floor 9% 4% 10% 1 EA 1 EA 1 LS	\$ \$	8,625.00 700.00	\$\$ \$\$	2,8 35,09 7,3 7,3 6,2 7,3 9,02 8,62 7,0 3,98
TOTAL ALTERNATE #1 ALTERNATE #2 TRASH CHUTE Trash Chute in Dumbwaiter shaft SUBTOTAL GENERAL CONDITIONS OVERHEAD & PROFIT DESIGN CONTINGENCY TOTAL ALTERNATE #2 ALTERNATE # 3 DISHWASHER SS Dishwasher (semi auto 38-50 racks/hr) Dishwasher Hood Exhaust to soffit SUBTOTAL GENERAL CONDITIONS	10% 3 Floor 9% 4% 10%	\$ \$	8,625.00 700.00	\$\$ \$\$	2,8 35,09 7,33 7,33 66 29 73 9,04 8,62 70 3,98
TOTAL ALTERNATE #1 ALTERNATE #2 TRASH CHUTE Trash Chute in Dumbwaiter shaft SUBTOTAL GENERAL CONDITIONS OVERHEAD & PROFIT DESIGN CONTINGENCY TOTAL ALTERNATE #2 ALTERNATE # 3 DISHWASHER SS Dishwasher (semi auto 38-50 racks/hr) Dishwasher Hood Exhaust to soffit SUBTOTAL	10% 3 Floor 9% 4% 10% 1 EA 1 EA 1 LS	\$ \$	8,625.00 700.00	\$\$ \$\$	2,8

PROJECT ESTIMATE CONSTRUCTION CONTROL	CORPORATION		2/7/2008
PROJECT NAMETHE LEONARDO			
LOCATIONSALT LAKE CITY, UT			
ARCHITECTEWING COLE	SF		
STAGE OF DESIGNPROGRAMMING		a three will be a series of a series of	
CSI# DESCRIPTION		3RI	DFLOOR
ALTERNATE #2 ADD COOLING TOWER			
ADD COOLING TOWER AT ROOF		\$	60,000
SUBTOTAL		\$	60,000
GENERAL CONDITIONS	9%	\$	5,400
OVERHEAD & PROFIT	4%	\$	2,400
DESIGN CONTINGENCY	10%	\$	6,000
TOTAL ALTERNATE CONSTRUCTION COSTS		\$	67,800
INFLATION TO SUMMER 07' 17.5%		\$	11,865
TOTAL ADDITIONAL CONSTRUCTION COST			79,665
Demolition Permit		\$	X.
Plan Check Fees		\$	1,755
Building Permit		\$	2,699
1% State Permit Fee		\$	27
Impact Fees		\$	4
Geotechnical/ Soils Study		\$	-
Environmental Studies		\$	
City Engineering Mngmt Fee 1.5%			1,195
Architectural design fees 9%		\$	7,170
Architectural Reimbursables		\$	-
Enhanced Commissioning			
Accelerate Hazmat & Demo			
Owner's Construction Contingency 10%		\$	7,967
Special Inspections & Testing .75%		\$	597
Art 1%		\$	7 97
TOTAL ADDITIONAL PROJECT COST	****	\$	101,872

PROJECT ESTIMATE **CONSTRUCTION CONTROL CORPORATION** 2/7/2008 PROJECT NAME.....THE LEONARDO LOCATION......SALT LAKE CITY, UTAH ARCHITECT.....EWING COLE STAGE OF DESIGN......PROGRAMMING DESCRIPTION UNI# UNIT QTY **UNIT COST ALTERNATE #3 AUDITORIUM RENOVATION** 35.00 \$ 13,261 Auditorium Carpet 379 SY \$ New Stage Floor Structure 336 SF \$ 39.00 \$ 13,104 New Stage Stairs 60 SF \$ 29.65 \$ 1,779 **HVAC** Upgrade 3,410 SF \$ 14.50 \$ 49,445 Electrical- Power 3,410 SF 1.35 \$ 4,604 \$ Electrical- Lighting 3,410 SF 6.95 \$ 23,700 \$150,000.00 150,000 New Stage Lighting \$ 1 LS Special Systems \$ 0.85 \$ 2,899 3,410 SF Sound 3,410 SF \$ 0.90 3,069 \$ Reupholster existing fixed seating 300 EA \$ 125.00 \$ 37,500 New Auditorium Sound Reinforcement 1 LS \$ 50,000.00 50,000 Auditorium Finish Repair 3,410 SF \$ 9.65 \$ 32,907 SUBTOTAL 382,267 **GENERAL CONDITIONS** 6% \$ 22,936 **OVERHEAD & PROFIT** 4% 15,291 **DESIGN CONTINGENCY** 15% 57,340 **INFLATION SINCE JANUARY 06'** 20% 76,453 **INFLATION TO SUMMER 07'** 17.5% 66,897 TOTAL CONSTRUCTION COST 621,183 Plan Check Fees \$ 3,052 4,695 **Building Permit** \$ 1% State Permit Fee \$ 47 \$ City Engineering Mngmt Fee 1.5% 1.5% 9,318 9% \$ 55,906 Architectural design fees 9% **Owner's Construction Contingency** 10% 10% \$ 62,118 .75% \$ 4,659 Special Inspections & Testing 0.75% 1% Art 1% 6,212 TOTAL COST ALTERNATE #3 224.98 767,190

PROJECT ESTIMATE CONSTRUCTION CONTROL CORPORATION 2/7/2008 PROJECT NAME.....THE LEONARDO LOCATION......SALT LAKE CITY, UTAH ARCHITECT.....EWING COLE STAGE OF DESIGN......PROGRAMMING UNI# DESCRIPTION UNIT QTY UNIT COST ALTERNATE #4 CAFÉ SEATING AREA FIT OUT Café Seating Carpet Tiles 300 SY \$ 35.50 \$ 10,650 Café' Seating Ceiling 2,700 SF \$ 8.95 \$ 24,165 Café Seating Wall Assemblies 2,700 SF 12.65 \$ \$ 34,155 Fixed Casework 1 LS \$ 3,500.00 3,500 Interior Doors 8 EA \$ 950.00 \$ 7,600 FF&E \$ 20,000.00 1 Allow 20,000 New Plumbing 2,700 SF \$ 2.90 \$ 7,830 HVAC 2,700 SF \$ 29,700 11.00 \$ Electrical- Power 2,700 SF \$ 1.35 \$ 3,645 Electrical- Lighting 2,700 SF \$ 27,000 10.00 \$ Special Systems 2,700 SF \$ 0.85 \$ 2,295 Sound 2,700 SF \$ \$ 2,430 0.90 SUBTOTAL 172,970 **GENERAL CONDITIONS** \$ 10,378 6% **OVERHEAD & PROFIT** 4% 6,919 **DESIGN CONTINGENCY** 15% 25,946 **INFLATION SINCE JANUARY 06'** 20% 34,594 **INFLATION TO SUMMER 07'** 30,270 17.5% TOTAL CONSTRUCTION COST 281,076 Plan Check Fees 1,711 \$ **Building Permit** \$ 2,633 1% State Permit Fee \$ 26 City Engineering Mngmt Fee 1.5% \$ 1.5% 4,216 Architectural design fees 9% 9% \$ 25,297 **Owner's Construction Contingency** 10% 10% 28,108 Special Inspections & Testing .75% 2,108 0.75% Art 1% 1% 2,811 TOTAL COST ALTERNATE #4 128.88 347,986

Proposed Schedule for THE LEONARDO BOD, HYBRID & ECONOMY SCHEMES

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	stucti	Bid period	Design period	Construction funding secured	Blue Sky matching fund deadline	Scope of work determined	Final project funding limits/decission	Initiate bond sale	Naming Rights funding secured	Scope and funding strategy defined			DRAFT 07 Feb 08
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This schedule is complementary to the Cost and Scope document for the BOD, Hybrid and Economy scope/cost schemes dated 07 Feb 08. Changes to either document will effect the cost and or schedule.

G.V. Smith