

EMPORIA STATE UNIVERSITY

UNIVERSITY RESIDENCE ARCHITECTURAL PROGRAM DOCUMENT APRIL 2016

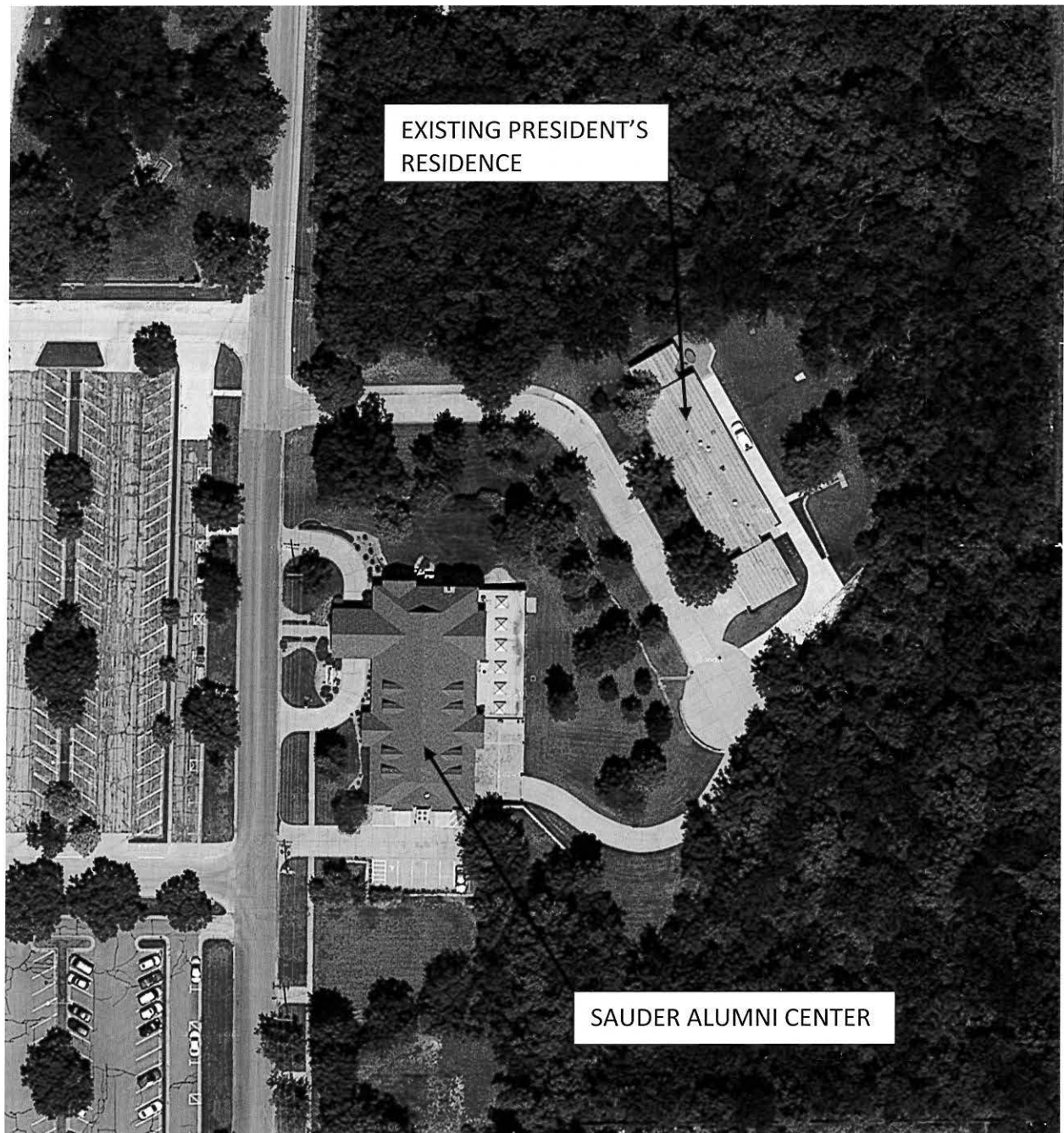
EMPORIA STATE UNIVERSITY
Dr. Allison Garrett, President

EMPORIA STATE UNIVERSITY FOUNDATION
Mr. Shane Shivley, President



Attachment 25
Joint Committee on State Building
Construction
Date 10-4-16

B. SITE MAP



C. EXISTING RESIDENCE REMODELING ESTIMATE

SECTION	DESCRIPTION	ESTIMATES
01	GENERAL DATA Utilities appear to be adequate to the residence. Electrical power is 3 phase and is not common for residential use. Care must be taken on purchase of any electrically powered equipment to confirm that it is 3 phase compatible. Remodel each bathroom/restroom @ \$10,000 each. Remodel guest bedroom and bedroom into a single guest bedroom suite with bath. Remodel the main entry to house. Remove and replace the existing breezeway and garage and design and build a new entry, shelter, laundry and garage facility.	 \$40,000 \$15,000 \$10,000 \$75,000
02	SITEWORK Install an irrigation system. Replace exterior lights. New landscaping allowance. Exterior concrete flatwork at driveway.	 \$15,000 \$12,000 \$15,000 \$ 5,000
03	CONCRETE	
04	MASONRY	
05	METALS	
06	WOODS Determine if painted wood surfaces will need to be replaced.	
07	THERMAL & MOISTURE PROTECTION Replace existing roofing system, guttering & downspouts. Repair/Replace existing fascia.	 \$45,000 \$10,000
08	DOORS AND WINDOWS Replace existing exterior windows. Replace existing exterior doors.	 \$45,000 \$15,000
09	FINISHES Paint exterior. Determine if interior is to be re-painted. (Allowance) Replace carpet. Refinish wood exterior at Sunroom.	 \$25,000 \$ 5,000 \$20,000 \$10,000
10	SPECIALTIES Install a storm shelter.	 \$25,000
11	EQUIPMENT	
12	FURNISHINGS Only furnishings that are available is a master bedroom suite. New furniture allowance.	 \$20,000
13	SPECIAL CONSTRUCTION	
14	CONVEYING SYSTEMS	
15	MECHANICAL Replace HVAC distribution system. Replace Plumbing distribution system.	 \$30,000 \$30,000
16	ELECTRICAL Rewire Electrical distribution system to single phase.	 \$30,000
	ESTIMATED REMODEL CONSTRUCTION TOTAL	\$497,000
	EXISTING GROSS SQUARE FEET	4694
	EXTIMATED REMODEL GROSS SQUARE FEET	5130
	ESTMATED REMODEL COST PER GROSS SQUARE FOOT	\$96.88
	ESTIMATED REMODEL PROFESSIONAL FEES (APPROXIMATELY \$15,000)	\$ 3.00
	ESTIMATED REMODEL MISCELLANEOUS/CONTINGENCY (APPROXIMATELY \$30,000)	\$ 5.85
	ESTIMATED REMODEL TOTAL COST PER SQUARE FOOT	\$105.73
	ESTIMATED REMODEL PROJECT COST	\$542,400

D. NEW RESIDENCE SPACE PROGRAMMING & DESCRIPTIONS

SUMMARY OF SPACES	EXISTING (SF) NASF	NEW (SF) NASF	DESCRIPTION
PUBLIC SPACE			
ENTRY	119	200	ACCOMMODATE MEET & GREET FUNCTIONS.
COAT CLOSET	17	25	ADEQUATE CLOSET SPACE FOR 50 COATS.
ENTERTAIN./DINING	872	900	SPACE FOR ENTERTAINING 75 OR FOR 25 DINING.
TABLE/CHAIR STORAGE	0	120	
SERVICE STORAGE	13	20	
SUNROOM	407	500	ADJACENT TO ENTERTAINING/DINING FOR SPILL OVER.
KITCHEN	228	300	ADEQUATE FOR CATERING 25 GUESTS AND PRIVATE FOOD PREP.
BREAKFAST NOOK	115	0	NOT PROVIDED IN NEW RESIDENCE.
PANTRY CLOSET	12	15	
CATERING CLOSET	36	40	
GUEST RESTROOM	48	80	MAKE ACCESSIBLE NEAR ENTRY.
GENERAL STORAGE	0	120	
SUBTOTAL	1867	2320	
PRIVATE SPACE			
FAMILY GREAT ROOM	277	275	TYPICAL IN CUSTOM FAMILY ROOM AMMENITIES AND STORAGE.
FAMILY DINING	0	150	PROVIDE IN NEW RESIDENCE.
MASTER BEDROOM	228	225	TYPICAL IN CUSTOM MASTER BEDROOM AMMENITIES.
MASTER BATH	84	100	FULL CUSTOM BATH FIXTURES AND AMMENITIES.
MASTER WALK-IN CLO.	77	100	CUSTOM CLOSET AMMENITIES AND SHELVING/ROD SYSTEMS.
DEN/BEDROOM	155	150	PROVIDE CUSTOM BUILD IN CABINETS FOR OFFICE STYLE USE.
CLOSET	11	15	PROVIDE CLOSET TO ACCOMMODATE AS BEDROOM.
FAMILY BEDROOM 1	148	150	TYPICAL CUSTOM BEDROOM AND AMMENITIES.
CLOSET	23	15	
FAMILY BEDROOM 2	164	150	TYPICAL CUSTOM BEDROOM AND AMMENITIES.
CLOSET	22	15	
BATH	85	100	SHARED FAMILY FULL BATH FIXTURES AND AMMENITIES.
GUEST BEDROOM	137	175	TYPICAL CUSTOM BEDROOM USED FOR GUEST(S) OR FAMILY.
CLOSET	17	15	
BATH	59	80	FULL CUSTOM BATH. PRIVATE TO GUEST BEDROOM.
SHELTER	0	80	PROVIDE TO HOLD A MINIMUM OF 8 TO 10.
LAUNDRY	51	80	HOUSE WASHER, DRYER, LAUNDRY SINK AND IRONING BOARD.
MUDROOM/ENTRY	81	100	PROVIDE FOR PRIVATE ENTRANCE AND GARAGE.
GARAGE	(2 CAR) 497	(3 CAR) 750	PROVIDE NEW GARAGE.
FAMILY STORAGE	106	120	PROVIDE FOR LONG TERM FAMILY STORAGE.
SUBTOTAL	2222	2845	
NON ASSIGNABLE SPACE			
CIRCULATION	268	260	
UTILITIES	101	150	
SUBTOTAL	369	410	
TOTAL NASF	4458	5575	
TOTAL GSF	4694	5854	MULTIPLIER OF 5% IN REMODEL AND NEW.

E. NEW RESIDENCE PROJECT COST ESTIMATES

DA-418B						
PROJECT REQUEST EXPLANATION						
1. Project Title:					2. Project Priority:	
New President's Residence					A-4	
3. Project Description and Justification:						
<p>The existing President's Residence is currently unoccupied due to the condition and limitations of this facility. Considerable study and investigation on the parts of University and Foundation officials and committees have determined that the existing house will need to be replaced to meet the current demands and expectations for a fully functional private residence and public space. An Architectural Program Document has been completed and submitted to the Board of Regents for review and comment. Funding will be by private gifts and contributions. The new facility will be sited near the existing residence location. The existing residence will be salvaged and razed. The project start is estimated in FY18.</p>						
4. Estimated Project Costs:			5. Project Phasing (each category includes related miscellaneous			
(including fixed equipment	\$	1,155,000	A. Preliminary Plans	\$	10,000	
B. Design Fees		40,000	B. Final Plans		30,000	
C. Moveable Equipment		50,000	C. Construction Costs		1,260,000	
D. Project Contingency		25,000				
E. Miscellaneous Costs		20,000				
TOTAL		\$ 1,300,000	TOTAL		\$ 1,300,000	
6. Amount by Source of Funding:						
Fiscal Years	State General Fund	University Interest Earnings	Educational Building Fund	Private Gifts/Federal Grants	User Fees (Revenue Bonds)	Totals by Year
Prior Years	\$ -	\$ -	\$ -		\$ -	\$ -
Current Year	-					-
FY 2018	-			1,300,000		1,300,000
FY 2019	-					-
FY 2020	-					-
FY 2021	-					-
FY 2022	-					-
Subsequent Years	-					-
Totals by Funding Source	\$ -	\$ -	\$ -	\$ 1,300,000	\$ -	\$ 1,300,000