

UNIVERSITY OF HOUSTON
Campus Facilities Planning Committee
Agenda Item Description Form

- 1. ITEM:** Roy G. Cullen Fire Safety Renovations
- 2. REQUESTING DEPARTMENT:** Minor and Planned Projects (MPP)
- 3. CONTACT NAMES & PHONE NUMBERS:** Barry Simmons (713-743-9073)
- 4. PRESENTER:** Barry Simmons
- 5. RECOMMENDATION/
ACTION REQUESTED:** It is recommended to enclose stairwells and create new exit to the exterior to address the State Fire Marshall Violation for the Life Safety of the occupants of the building.
- 6. SUMMARY:**

The State Fire Marshal issued a Life Safety and Code Violation on 1/22/13 for the Roy G. Cullen Building. The Fire Protection Violation states that the 1st and 2nd Floors are unprotected vertical opening and lack of separation from remainder of building and discharge to the exterior at the level of discharge. The recommended remedy is to provide separation by adding walls and doors to create exit enclosures. Renovations of the building must be completed by 9/30/13.

The open stairs in this building does not meet the current Life Safety Code requirements for smoke compartments. This project scope includes building rated walls and doors to enclose the stairs to meet this requirement. A new exit from the west stair will be created to exit directly to the exterior on the first floor. Openings between the 1st and 2nd floors will also be enclosed to create separation between floors.

- 7. PROPOSED START DATE:** 9/30/13 or TBD
- 8. SUPPORTING DOCUMENTATION:**
- State Fire Marshall Violation from 2/6/13.
 - Conceptual Plans showing scope of renovations.
 - Photograph/rendering of exterior of building that will be affected by creating new exit to the exterior.

ROY G. CULLEN BUILDING



PHOTO OF EXISTING NORTHWEST SIDE OF BUILDING

ROY G. CULLEN BUILDING



PROPOSED
NEW EXIT DOORS

PROPOSED
NEW STAIRS

PROPOSED
NEW SIDEWALK

PROPOSED LOCATION OF NEW EXIT AT NORTHWEST SIDE OF BUILDING

UNIVERSITY of HOUSTON

Roy G Cullen Building (Building # 501)

Life/Safety Renovations – Type 3



July 20, 2012

FINAL REPORT



July 20, 2012

Barry Simmons, PE, PMP, CAPM
Project Manager
University of Houston
Facilities Management, Plant Operations
4211 Elgin Rm 122
Houston, TX 77204-1011

RE: **Roy G Cullen Building (501)**
Proposed Modifications to Address State Fire Marshall Office (SFMO) Violations

Dear Mr. Simmons:

Thank you for the opportunity to continue serving the University of Houston. We are pleased to report our findings and recommendations concerning the following State Fire Marshal Violations:

- **Item # 1** - Means of Egress Violation: Third floor common path of travel exceeds the 75 feet maximum limitation per Life Safety Code and has access to only one stair
- **Item # 2** - Means of Egress/Protection Violation: Open stairs between first and second floor create an unprotected vertical opening and lack required separation from remainder of building.

As part of our agreement with the University of Houston dated April 25, 2012 (Contract W270129), we have prepared concept-level documentation and pricing to assist UH with procurement of funds to address all above SFMO Violations. All documentation and recommendations were prepared through site visits and meetings with UH staff, including UH Fire Marshal's Office. Included herein, please find the following:

- Description of each Violation with Proposed Revisions
- Drawings/Documents indicating Proposed Revisions
- Probable Costs for all Modifications (including possible hazardous material abatement and accessibility modifications)
- Existing Drawings (to assist with illustration of existing conditions)
- Photo Documentation of Existing Conditions

As noted above, thank you again for this opportunity. As always, if you have any questions concerning this report or any other item, please do not hesitate to call.

Sincerely,
SHW Group

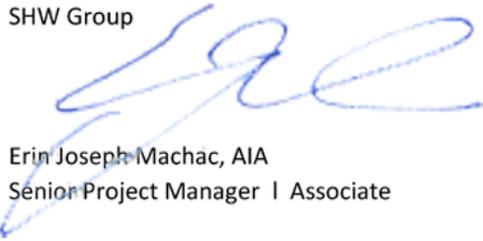

Erin Joseph Machac, AIA
Senior Project Manager | Associate



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1 – Overview and Scope of Work

2 – Scope of Work Documents (SHW Group)

3 – Statement of Probable Cost

Appendix A – Existing Condition Photos and Drawings

Overview and Scope of Work – 1

PROJECT DESCRIPTION

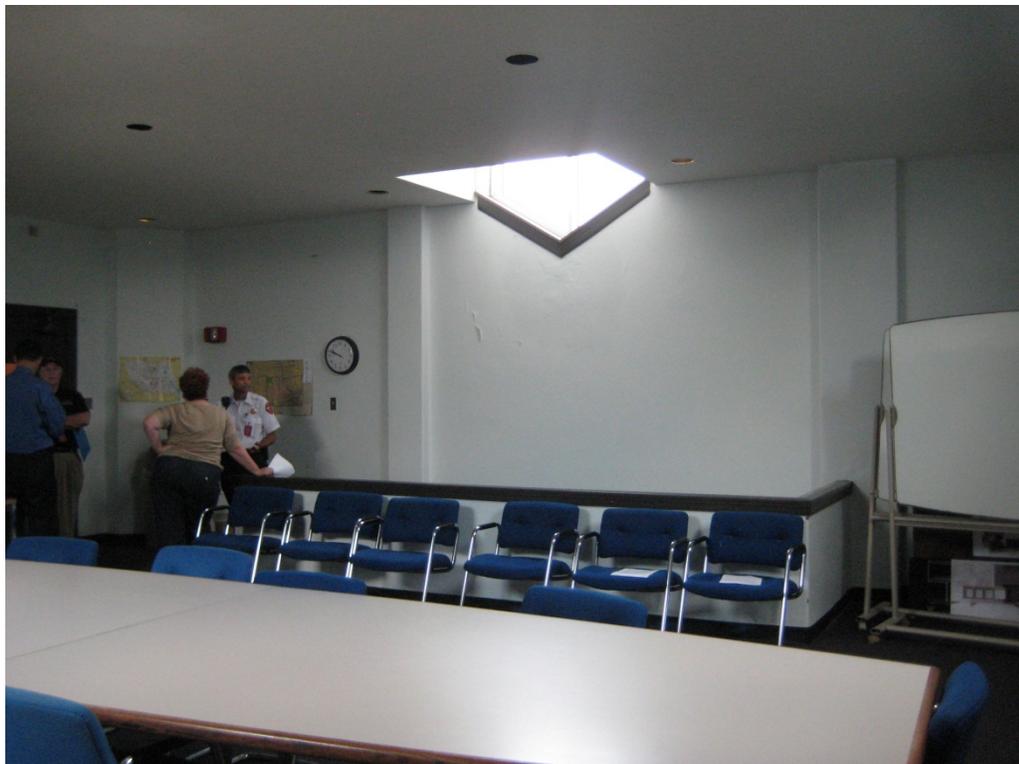
This project is to address Life Safety and Code Violations identified by the State Fire Marshal

Life Safety Violations Identified:

1. **Item # 1** - Means of Egress Violation: Third floor common path of travel exceeds the 75 feet maximum limitation per Life Safety Code and has access to only one stair
2. **Item # 2** - Means of Egress/Protection Violation: Open stairs between first and second floor create an unprotected vertical opening and lack required separation from remainder of building

Proposed Remedy:

1. **Item # 1** - Third floor stair is to be separated from the remainder of the building (third floor classroom) by the construction of a 2-hour rated enclosure/walls including fire rated door, frame and hardware
2. **Item # 2** - Stairs are to be separated from remainder of building by the provision (construction) of 2-hour rated enclosures/walls including fire rated doors, frame and hardware. Includes providing a protected means of egress (new hallway) to exterior.

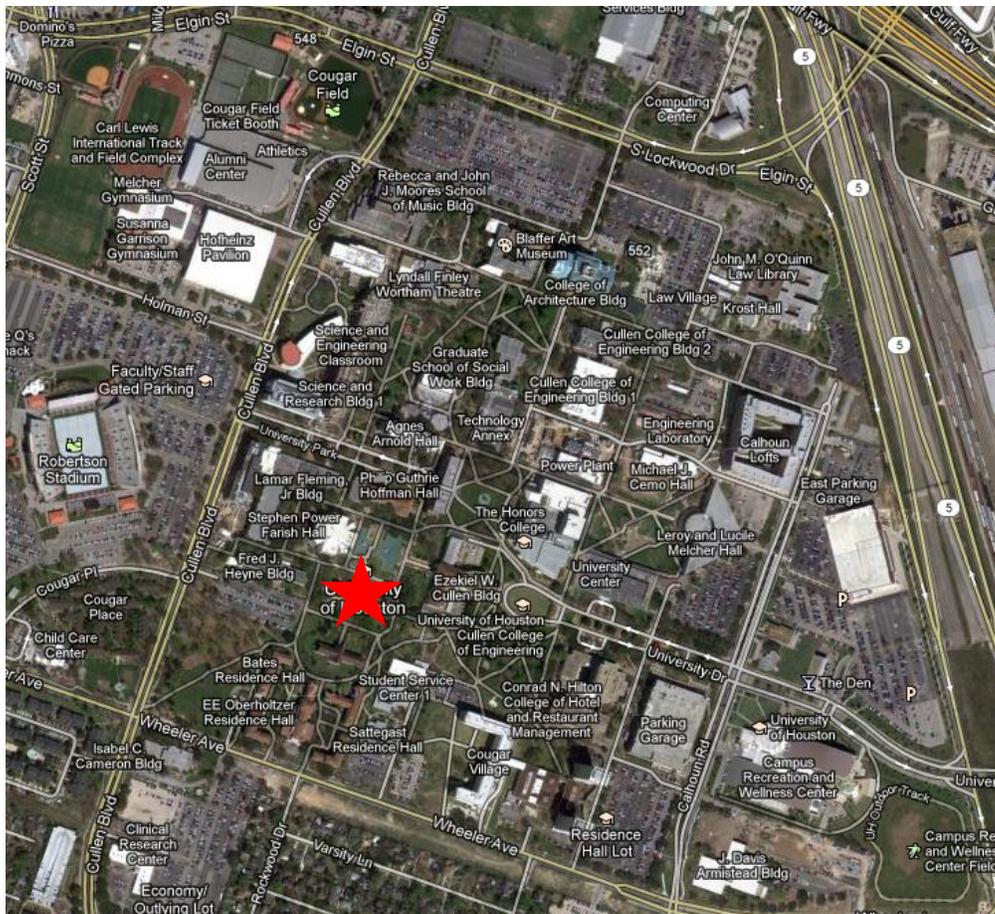


Third Floor Stairs (to be enclosed)

BUILDING INFORMATION

The Roy G. Cullen building is a 45,729 square foot stone and glass building originally constructed in 1939. The primary functions of the building include classroom and administrative spaces for the College of Liberal Arts. The building has a below-grade basement and three upper floors. The third level is unoccupied other than one classroom, and is considered attic space by campus and occupants. The upper floor appears to have been abandoned some years ago and is in very poor condition, with convenience lighting and a fire alarm system.

According to all available documentation, and meetings with UH staff, the building underwent an addition shortly after construction, which added the western part of the building. Subsequent renovations have included MEP modifications and finish replacements. In 1992, the windows were replaced and at the same time exterior façade was sealed. In 2008, the building had an interior renovation on the first floor which included ceilings, floors, walls, lights and technology.



Scope of Work Documents (SHW Group) – 2

ROY GUSTAV CULLEN BUILDING



INDEX OF DRAWINGS

SCOPE OF WORK
ARCHITECTURAL
ITEM # 1: PROVIDE 2-HOUR WALL TO SEPERATE 3RD FLOOR STAIR FROM REMAINDER OF FLOOR.
ITEM # 2: PROVIDE 2 HOUR WALLS TO SEPARATE THE STAIRS FROM THE INTERIOR SPACES. CREATE HALLWAY TO ISOLATE WEST STAIR. ADD DOOR TO NORTH EXTERIOR FACE OF BUILDING
MEP
REFER TO ME101, ME102, AND ME103 FOR MECHANICAL AND ELECTRICAL ADJUSTMENTS

ARCHITECTURAL

G001 COVER

TYPE # 3

D101 DEMO FIRST FLOOR PLAN
D102 DEMO SECOND FLOOR PLAN

A101 FIRST FLOOR
A102 SECOND FLOOR
A103 THIRD FLOOR PLAN

MEP

ME101 FIRST FLOOR M&E DEMO AND NEW WORK
ME102 SECOND FLOOR M&E DEMO AND NEW WORK
ME103 THIRD FLOOR M&E DEMO AND NEW WORK



SHWGROUP

PROJECT NAME:

FIRE SAFETY RENOVATIONS

UNIVERSITY OF HOUSTON

4800 CALHOUN RD. HOUSTON TX 77004

PROJ NUMBER:

4412.006.00

SCALE:

NTS

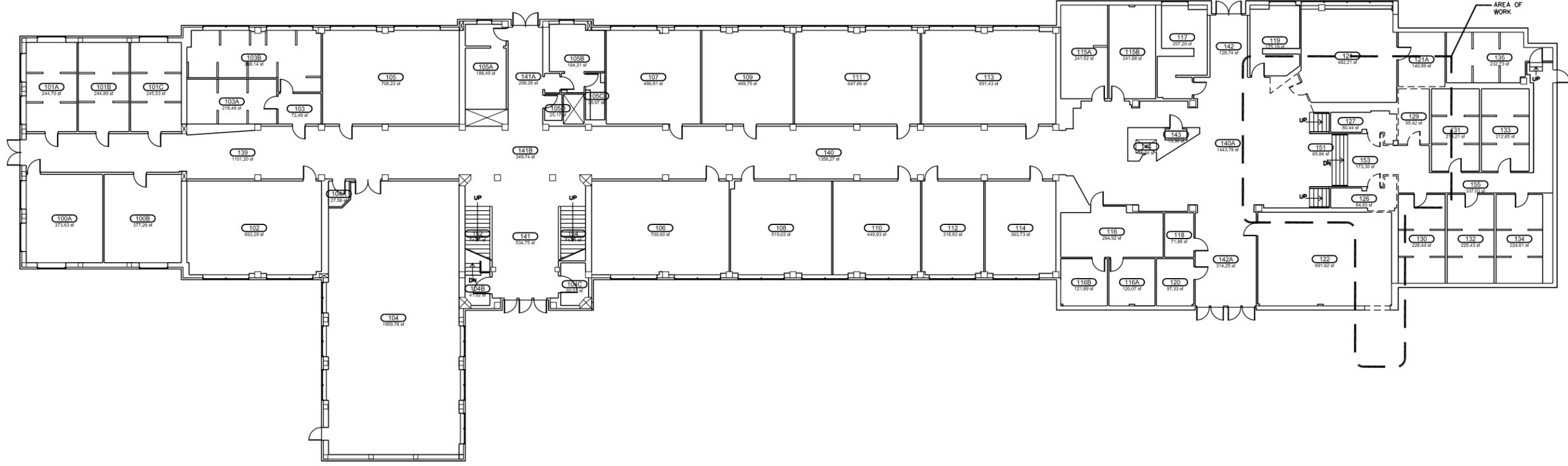
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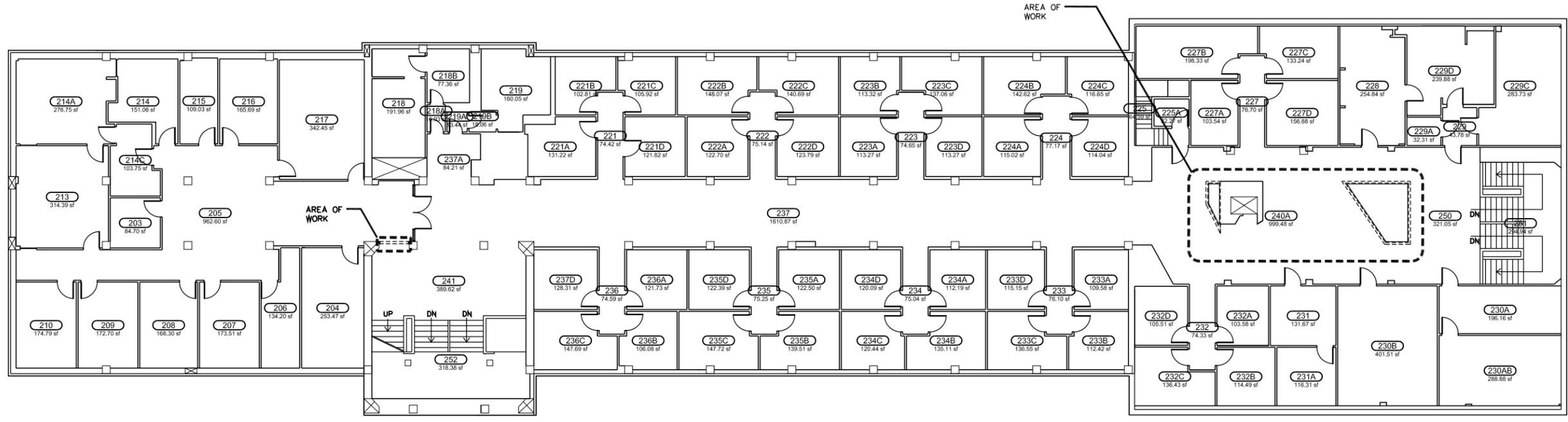
07/20/12

REFERENCE SHEET:

G001

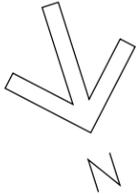
NOT FOR BIDDING
OR CONSTRUCTION





 DEMO
 WALL,
 HANDRAIL

0 20' 40' 60'



REFERENCE SHEET:

D102

NOT FOR BIDDING
 OR CONSTRUCTION

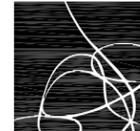
ROY GUSTAV BUILDING
 DEMO SECOND FLOOR PLAN
 TYPE # 3

DATE:
 07/20/12

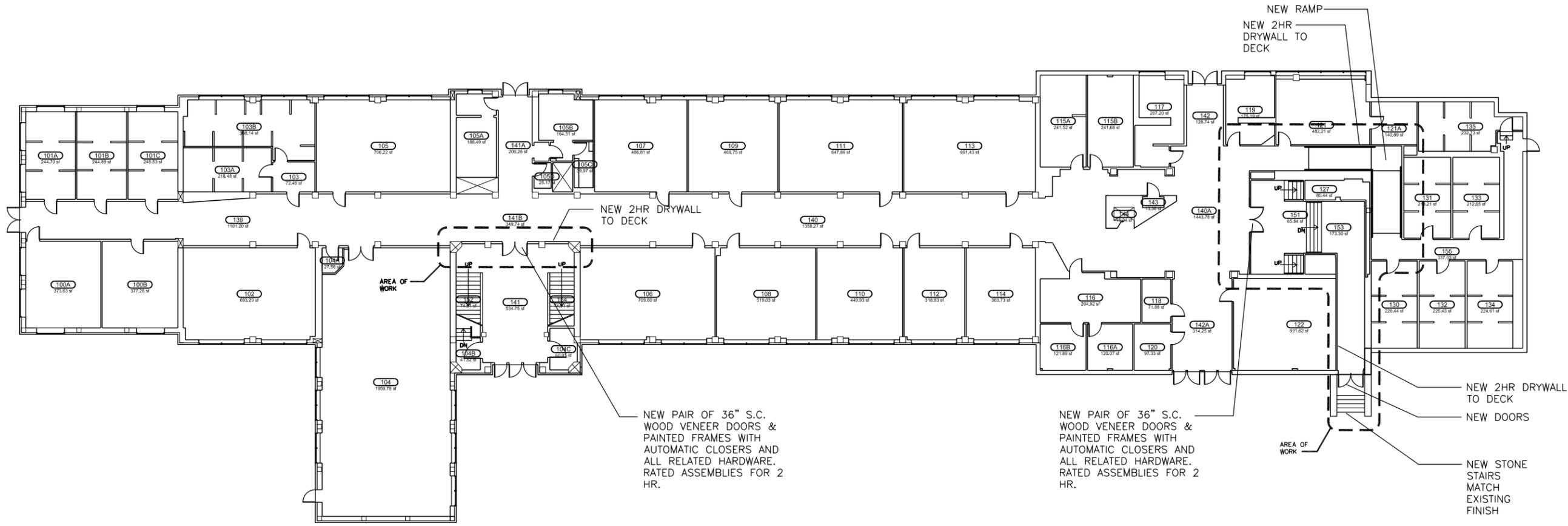
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 FIRE SAFETY RENOVATIONS
 UNIVERSITY OF HOUSTON
 4800 CALHOUN RD., HOUSTON TX 77004

SCALE:
 NTS

PROJ NUMBER:
 4412.006.00



SHWGROUP



NEW PAIR OF 36" S.C. WOOD VENEER DOORS & PAINTED FRAMES WITH AUTOMATIC CLOSERS AND ALL RELATED HARDWARE. RATED ASSEMBLIES FOR 2 HR.

NEW PAIR OF 36" S.C. WOOD VENEER DOORS & PAINTED FRAMES WITH AUTOMATIC CLOSERS AND ALL RELATED HARDWARE. RATED ASSEMBLIES FOR 2 HR.

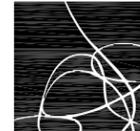
NEW 2HR DRYWALL TO DECK
 NEW DOORS
 NEW STONE STAIRS MATCH EXISTING FINISH

REFERENCE SHEET:
 A101
 NOT FOR BIDDING
 OR CONSTRUCTION

**ROY GUSTAV BUILDING
 FIRST FLOOR PLAN
 TYPE # 3**

PROJECT NAME:
FIRE SAFETY RENOVATIONS
 UNIVERSITY OF HOUSTON
 4800 CALHOUN RD., HOUSTON TX 77004

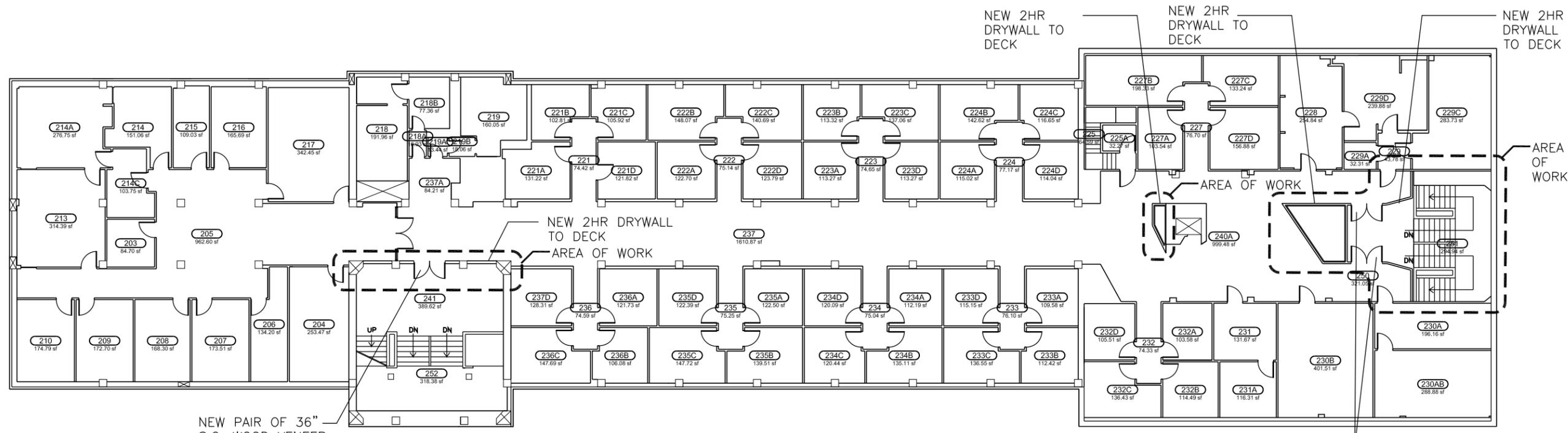
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 4412.006.00



SHWGROUP

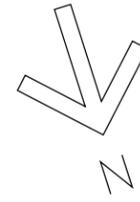
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 07/20/12

SCALE:
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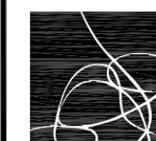
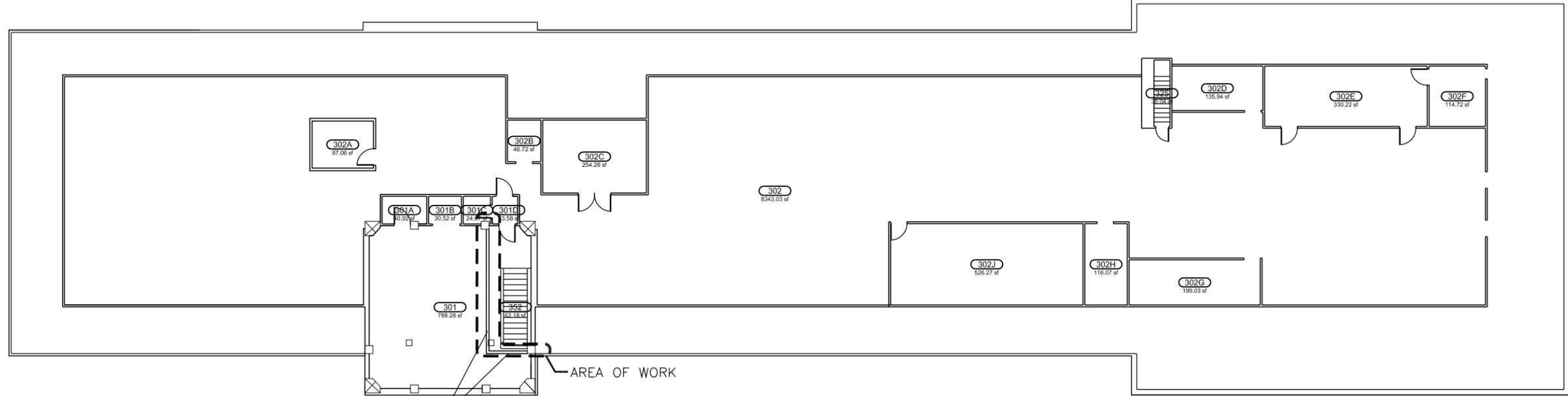


NEW PAIR OF 36"
S.C. WOOD VENEER
DOOR W/ PAINTED STEEL
FRAME WITH AUTOMATIC
CLOSERS AND ALL
RELATED HARDWARE.
RATED ASSEMBLIES FOR 2
HR.

(2) NEW PAIRS OF 36" S.C. WOOD
VENEER DOORS & PAINTED STEEL
FRAMES WITH AUTOMATIC CLOSERS AND
ALL RELATED HARDWARE. RATED
ASSEMBLIES FOR 2 HRS.



PROJECT NAME: FIRE SAFETY RENOVATIONS UNIVERSITY OF HOUSTON 4800 CALHOUN RD., HOUSTON TX 77004	REFERENCE SHEET: A102	NOT FOR BIDDING OR CONSTRUCTION
	ROY GUSTAV BUILDING SECOND FLOOR PLAN TYPE # 3	DATE: 07/20/12
SHWGROUP	SCALE: NTS	PROJ NUMBER: 4412.006.00



SHWGROUP

PROJECT NAME:
FIRE SAFETY RENOVATIONS
 UNIVERSITY OF HOUSTON
 4800 CALHOUN RD., HOUSTON TX 77004

PROJ NUMBER:
 4412.006.00

SCALE:
 NTS

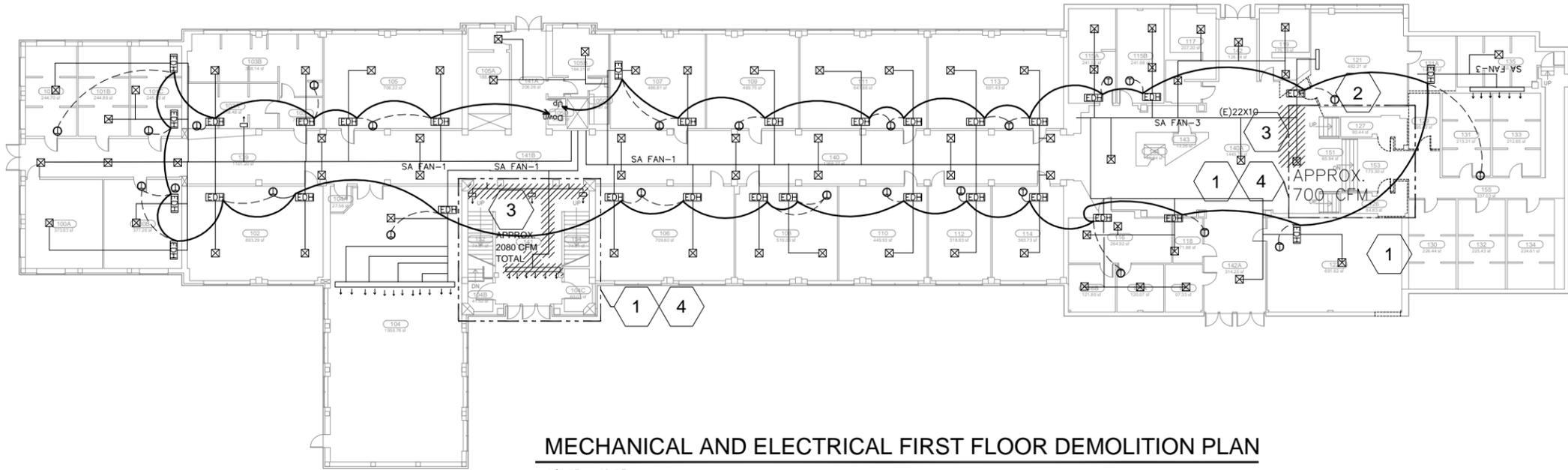
ROY GUSTAV BUILDING
THIRD FLOOR PLAN
TYPE # 3

DATE:
 07/20/12

REFERENCE SHEET:

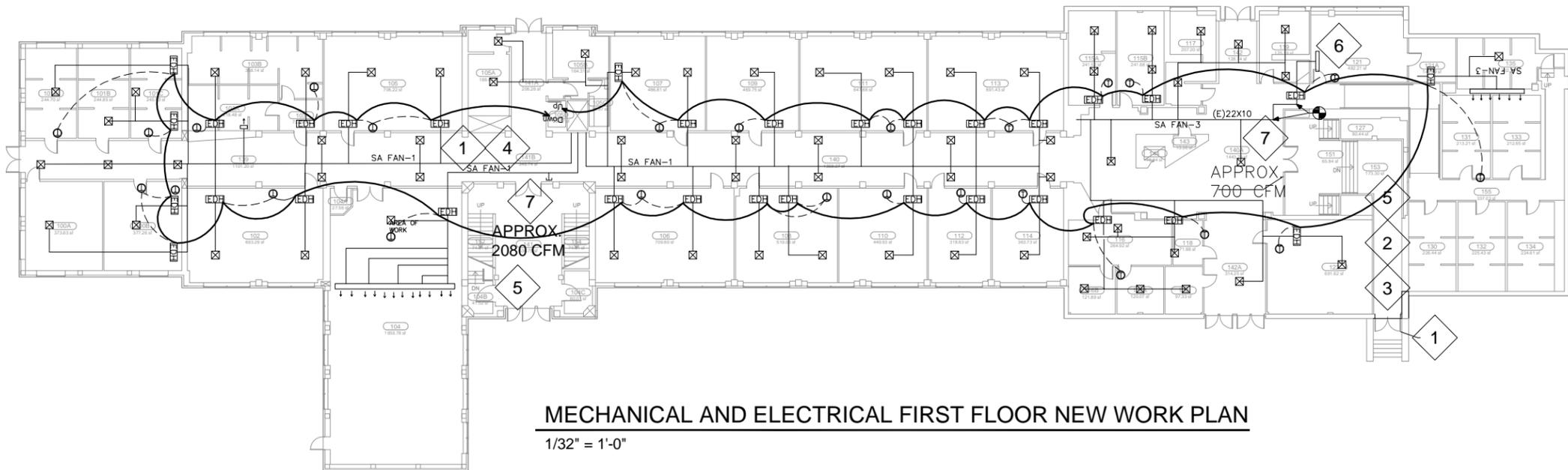
A103

NOT FOR BIDDING
OR CONSTRUCTION



MECHANICAL AND ELECTRICAL FIRST FLOOR DEMOLITION PLAN

1/32" = 1'-0"



MECHANICAL AND ELECTRICAL FIRST FLOOR NEW WORK PLAN

1/32" = 1'-0"



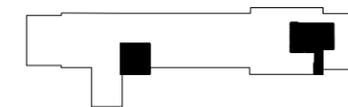
DEMOLITION KEY NOTES:

1. RELOCATE ANY LIGHT FIXTURES OR ELECTRICAL DEVICES THAT MAY INTERFERE WITH THE CONSTRUCTION OF THE NEW STAIR WALLS/ ENCLOSURE OR CORRIDOR.
2. RELOCATE EXISTING THERMOSTAT.
3. REMOVE EXISTING DIFFUSER AND ASSOCIATED DUCTWORK BACK TO MAIN AND CAP. RELOCATE MAIN AS NECESSARY TO BE OUTSIDE OF NEW STAIRWELL ENCLOSURE.
4. PERFORM PRECONSTRUCTION AIR BALANCE OF AREA INDICATED AND OF ASSOCIATED AIR HANDLING UNIT PRIOR TO THE START OF DEMOLITION.



NEW CONSTRUCTION KEY NOTES:

1. PROVIDE A FIRE ALARM PULL STATION AT DOORS, ALONG THE PATH OF EGRESS, AND TIE INTO THE EXISTING FIRE ALARM SYSTEM.
2. PROVIDE NEW LIGHTING AND EXIT SIGNAGE IN EXIT CORRIDOR TO PROVIDE 20FC.
3. PROVIDE POWER TO MECHANICAL UNIT FOR EXIT CORRIDOR.
4. PROVIDE NEW EXIT SIGNAGE.
5. PROVIDE NEW ELECTRIC CABINET UNIT HEATER TO SERVE THE STAIR/EGRESS CORRIDOR.
6. RELOCATE EXISTING THERMOSTAT TO INSIDE ROOM 121.
7. REBALANCE ASSOCIATED AIR HANDLING UNIT TO PRECONSTRUCTION AIR FLOW MINUS CFM INDICATED AT KEY NOTE.



KEYPLAN

REFERENCE SHEET:

ME101

NOT FOR BIDDING
OR CONSTRUCTION

**ROY GUSTAV BUILDING
FIRST FLOOR PLAN
TYPE # 3**

**PROJECT NAME:
FIRE SAFETY RENOVATIONS**
UNIVERSITY OF HOUSTON
4800 CALHOUN RD. HOUSTON TX 77004

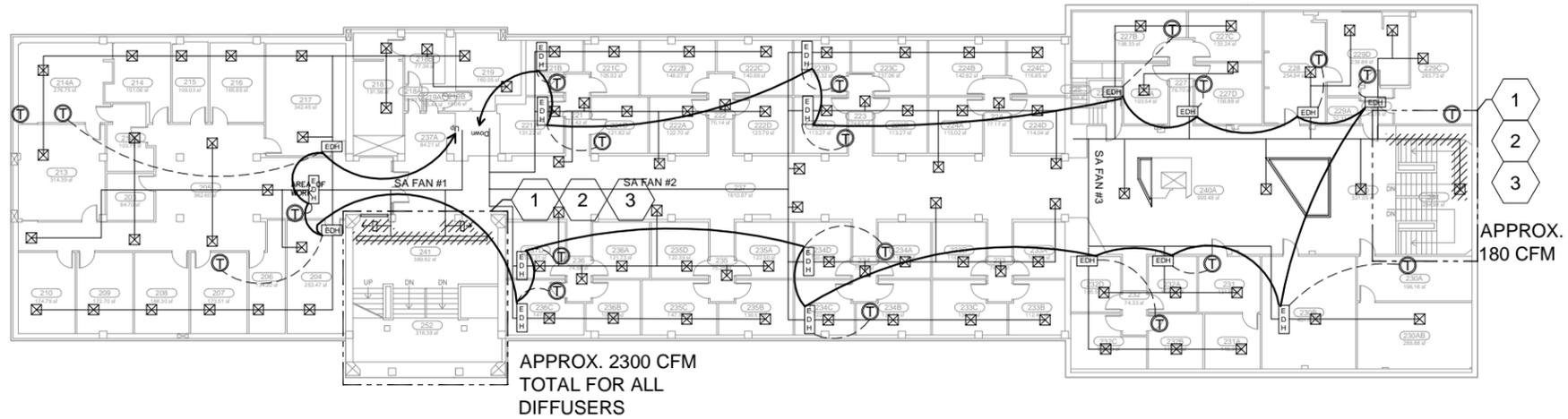
DATE:
07/20/12

SCALE:
NTS

PROJ NUMBER:
4412.006.00

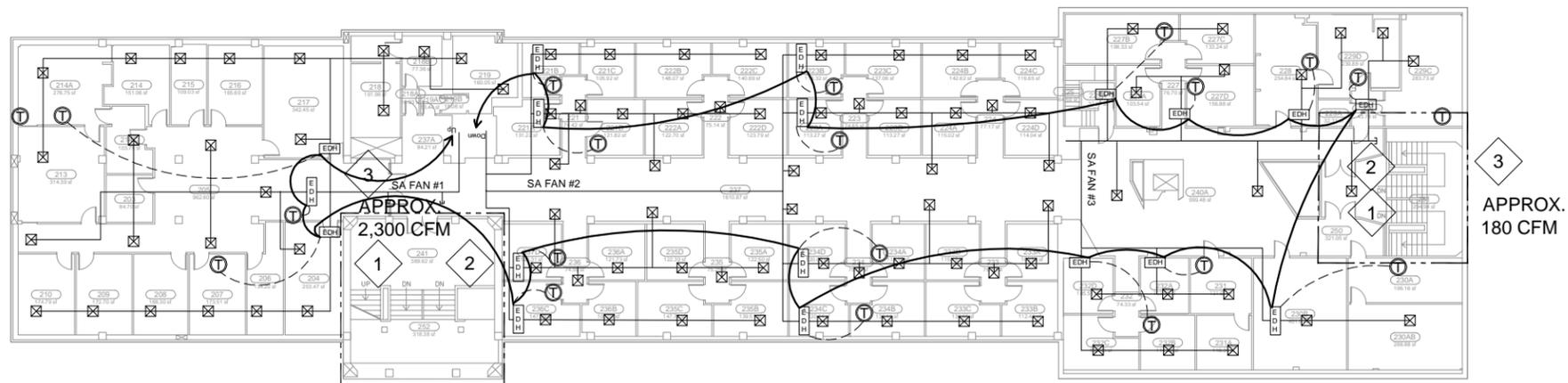


SHW GROUP



MECHANICAL AND ELECTRICAL SECOND FLOOR DEMOLITION PLAN

SCALE: 1/32" = 1'-0"



MECHANICAL AND ELECTRICAL SECOND FLOOR NEW WORK PLAN

SCALE: 1/32" = 1'-0"

- X DEMOLITION KEY NOTES:**
1. RELOCATE LIGHT FIXTURES OR ELECTRICAL DEVICES THAT MAY INTERFERE WITH THE CONSTRUCTION OF THE NEW STAIR WALLS/ ENCLOSURE.
 2. REMOVE EXISTING DIFFUSERS SERVING STAIRWELL AREA BACK TO MAIN AND CAP.
 3. PERFORM PRECONSTRUCTION AIR BALANCE OF AREA INDICATED AND ASSOCIATED AIR HANDLING UNIT PRIOR TO START OF DEMOLITION.

- X NEW CONSTRUCTION KEY NOTES:**
1. PROVIDE A FIRE ALARM PULL STATION AT DOORS, ALONG THE PATH OF EGRESS, AND TIE INTO THE EXISTING FIRE ALARM SYSTEM.
 2. PROVIDE NEW EXIT SIGNAGE AT DOORS.
 3. REBALANCE ASSOCIATED AIR HANDLING UNIT TO PRECONSTRUCTION AIRFLOW MINUS ANTICIPATED AIRFLOW INDICATED AT NOTE.



REFERENCE SHEET:
ME102
NOT FOR BIDDING OR CONSTRUCTION

ROY GUSTAV BUILDING
SECOND FLOOR PLAN
TYPE # 3

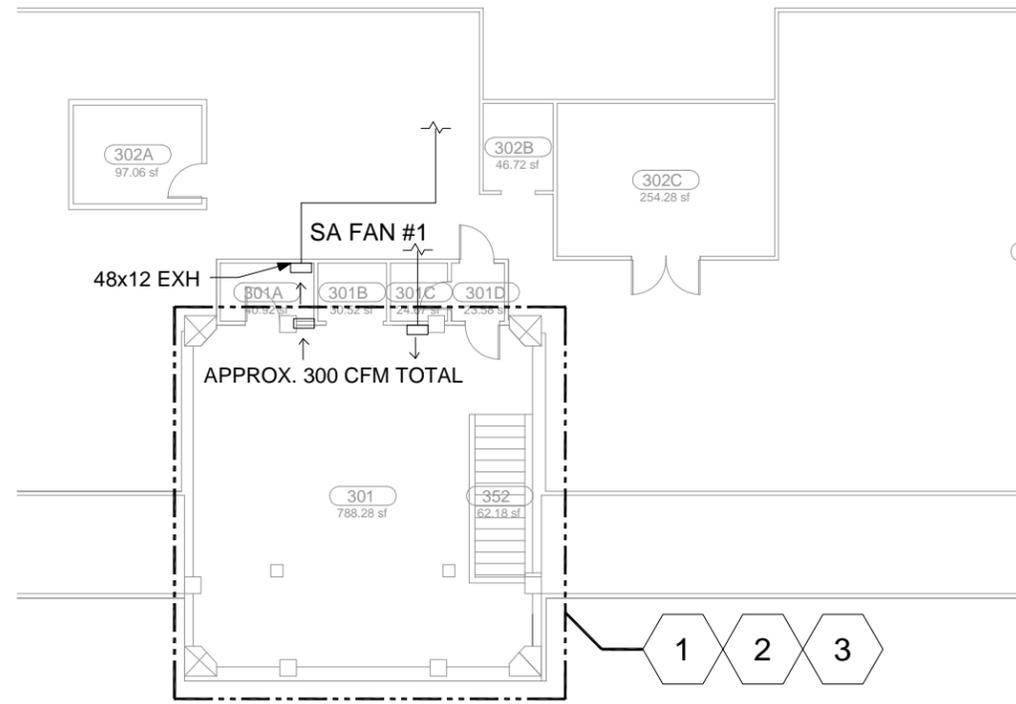
DATE:
07/20/12

SCALE:
NTS

PROJECT NAME:
FIRE SAFETY RENOVATIONS
UNIVERSITY OF HOUSTON
4800 CALHOUN RD. HOUSTON TX 77004

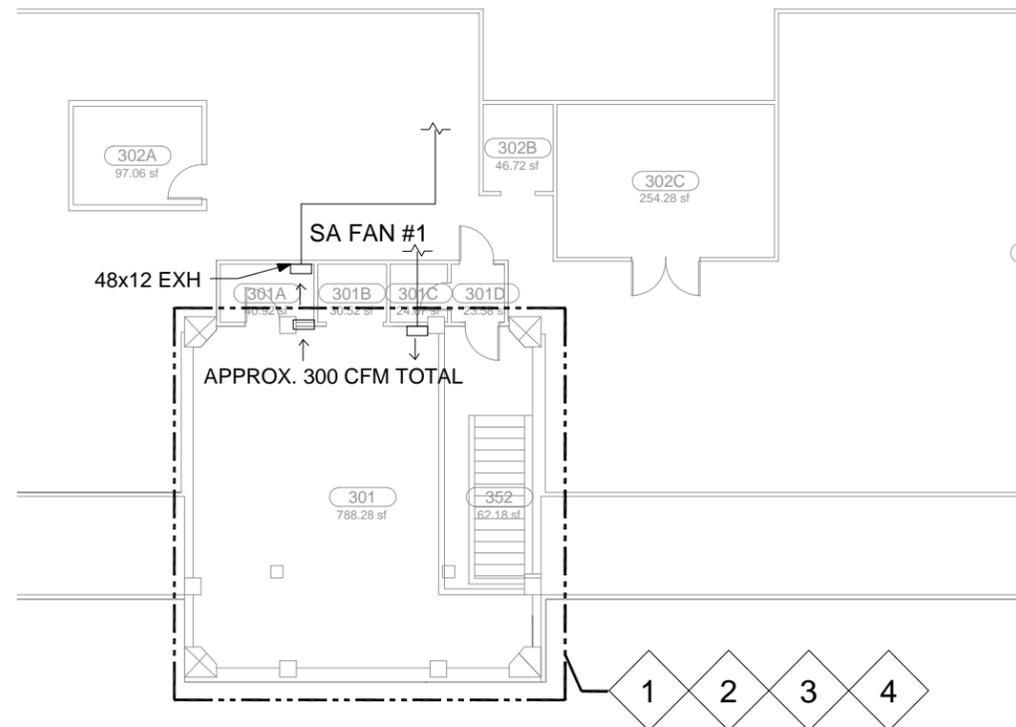
PROJ NUMBER:
4412.006.00

SHWGROUP



MECHANICAL AND ELECTRICAL THIRD FLOOR DEMOLITION PLAN

SCALE: 1/16" = 1'-0"



MECHANICAL AND ELECTRICAL THIRD FLOOR NEW WORK PLAN

SCALE: 1/16" = 1'-0"



X DEMOLITION KEY NOTES:

1. RELOCATE LIGHT FIXTURES OR ELECTRICAL DEVICES THAT MAY INTERFERE WITH THE CONSTRUCTION OF THE NEW STAIR WALLS/ ENCLOSURE.
2. RELOCATE EXISTING DIFFUSERS TO OUTSIDE OF NEW STAIRWELL AREA.
3. PERFORM PRECONSTRUCTION AIR BALANCE OF AREA INDICATED AND ASSOCIATED AIR HANDLING UNIT PRIOR TO START OF DEMOLITION.

X NEW CONSTRUCTION KEY NOTES:

1. PROVIDE A FIRE ALARM PULL STATION AT DOORS, ALONG THE PATH OF EGRESS, AND TIE INTO THE EXISTING FIRE ALARM SYSTEM.
2. PROVIDE NEW EXIT SIGNAGE AT DOORS.
3. REWORK LIGHTING CIRCUITRY FOR THREE LIGHTS IN NEW STAIRWAY ENCLOSURE.
4. REBALANCE RELOCATED DIFFUSERS TO PRECONSTRUCTION AIRFLOW.

REFERENCE SHEET:	ME103	NOT FOR BIDDING OR CONSTRUCTION
	ROY GUSTAV BUILDING THIRD FLOOR PLAN TYPE # 3	
PROJECT NAME:	FIRE SAFETY RENOVATIONS	DATE: 07/20/12
	UNIVERSITY OF HOUSTON 4800 CALHOUN RD. HOUSTON TX 77004	SCALE: NTS
PROJ NUMBER:	4412.006.00	SHWGROUP





0 20' 40' 60'



ROY G CULLEN
FIRST FLOOR PLAN

 RESTROOM AREA
TO UPDATE PER ADA

Statement of Probable Cost – 3

COST BREAKDOWN

The outline costs below represent the building modifications/revisions reflected in tab 2 (Scope of Work Documents), including possible hazardous material abatement and accessibility revisions. As these costs are conceptual at this time, additional budget information is provided by CCM Construction Services LLC to reflect a range of costs associated with the anticipated scope of work. Mechanical and Electrical cost detail is also provided.

Item # 1 – Separate Third Floor Stairs

1.	3rd Floor – Enclose Stair, Add Door*	\$ 12,960 (approx. 216sf @ 60/sf) *Includes \$6,900 for MEP
2.	Subtotal	\$18,144 (includes 40% Mark-Up)

Hazardous Material Abatement:

3.	3 rd Floor – Enclose Stairs	\$1,554 (approx. 259sf @ 6/sf)
4.	Subtotal	\$2,331 (includes 50% Contingency)

5.	Total Project Cost (TPC)	\$20,475
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Item #2 – Separate Stairs at All Floor Levels, Exit to Exterior

1.	1 st and 2 nd Floor - Enclose Stairs*	
	Location A	\$66,420 (approx. 1,107sf @ 60/sf)
	Location B	\$89,550 (approx. 1,194sf @ 75/sf)
		*Includes \$37,240 for MEP
2.	Subtotal	\$218,358 (Includes 40% Mark-Up)

Hazardous Material Abatement:

3.	1 st and 2 nd Floor – Enclose Stairs	\$16,567 (approx. 2,761sf @ 6/sf)
4.	Subtotal	\$24,851(includes 50% Contingency)

Accessibility:

5.	Modifications to Ground Floor Restrooms	\$95,590 (approx. 869sf @\$110/sf)
6.	Subtotal	\$133,826 (Includes 40% Mark-Up)

7.	Total Project Cost (TPC)	\$377,035
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Note: Mark-Up includes contingency, GC's overhead/profit, permits and bond

University of Houston
Building #501 - Roy Gustav Cullen Building
Item #3 Scope of Work - Estimated Costs

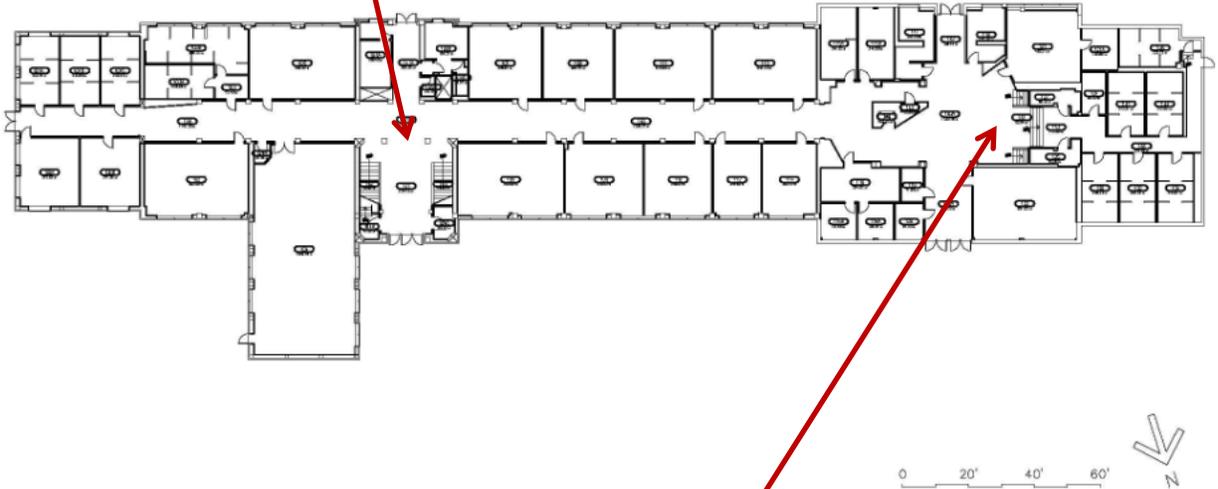
FIRST FLOOR						
UniFormat	Description	Qty	UM	Unit Cost	Extended	
C1010 Partitions	New Interior Partition, Rated	2,520	SF	\$5.00	\$12,600	
C1020 Interior Doors	Door, 6x7 (PR), Wood, Rated, or Similar	1	EA	\$3,600.00	\$3,600	
C1020 Interior Doors	Door, 6x7, AL/GL, or Similar	1	EA	\$6,000.00	\$6,000	
C1030 Fittings	Handrail, at Ramp	67	LF	\$50.00	\$3,350	
C1030 Fittings	New Ramp, 5'-6"-6'-0" Wide	36	LF	\$75.00	\$2,700	
C1030 Fittings	Stone Stairs, Platform, Walls, Match Existing Finish, 9'-0" x 10'-0"	1	EA	\$4,000.00	\$4,000	
C3010 Wall Finishes	Rework Wall Finishes, Patch	3,720	SF	\$2.50	\$9,300	
C3020 Floor Finishes	Rework Floor and Ceiling Finishes for New Layout	2,331	SF	\$8.00	\$18,648	
D3090 Other HVAC Systems & Equipment	Pre-Construction Air Balance on Area	1,932	SF	\$0.75	\$1,449	
D3090 Other HVAC Systems & Equipment	Provide New Electric Cabinet Heater to Serve Stair/Egress Corridor	1	EA	\$2,000.00	\$2,000	
D3090 Other HVAC Systems & Equipment	Rebalance Associated AHU	2	EA	\$1,500.00	\$3,000	
D3090 Other HVAC Systems & Equipment	Relocate Existing Thermostat	1	EA	\$300.00	\$300	
D5020 Lighting and Branch Wiring	Provide New Exit Signage, Recircuit Lighting	2	EA	\$400.00	\$800	
D5020 Lighting and Branch Wiring	Provide New Lighting in Exit Corridor	1	LS	\$1,600.00	\$1,600	
D5020 Lighting and Branch Wiring	Provide Power to Mechanical Unit, at Exit Corridor	1	EA	\$600.00	\$600	
D5020 Lighting and Branch Wiring	Relocate Existing Light Fixtures and Electrical Devices, This Area	1,932	SF	\$4.00	\$7,728	
D5030c Fire Alarm	Provide Fire Alarm Pull Station at Doors, Tie to Existing System	2	EA	\$450.00	\$900	
G1021a Building Demolition	Demo Ceiling, Lights, Diffusers	824	SF	\$2.00	\$1,648	
G1021a Building Demolition	Demo Exterior Wall for New Door, 6x7	1	EA	\$750.00	\$750	
G1021a Building Demolition	Demo Furrdown or Similar	12	LF	\$8.00	\$96	
G1021a Building Demolition	Demo Interior Door, say 3x7 or Similar	4	EA	\$100.00	\$400	
G1021a Building Demolition	Demo Interior Partition	650	SF	\$3.00	\$1,950	
G1021a Building Demolition	Temporary Partitions, Dust Control (Large Area)	1	EA	\$1,200.00	\$1,200	
G1021a Building Demolition	Temporary Partitions, Dust Control (Small Area)	1	EA	\$600.00	\$600	
G1021b Mechanical Demo	Remove Existing Supply Diffuser w/Flex Duct, Cap Ductwork	4	EA	\$75.00	\$300	
Total - Direct Cost					\$85,519	
Add Mark-Ups (Contingency, GCs/Overhead/Profit, Permits, Bond)					50.0%	\$42,760
Total - Cost w/Mark-Ups					\$128,279	
Approximate Area of Work		1,489	SF	Cost/SF	\$86.15	

SECOND FLOOR						
UniFormat	Description	Qty	UM	Unit Cost	Extended	
C1010 Partitions	New Interior Partition, Rated	2,025	SF	\$5.00	\$10,125	
C1020 Interior Doors	Door, 6x7 (PR), Wood, Rated, or Similar	3	PR	\$3,600.00	\$10,800	
C3010 Wall Finishes	Rework Wall Finishes, Patch	4,845	SF	\$2.00	\$9,690	
C3020 Floor Finishes	Rework Floor and Ceiling Finishes for New Layout	1,590	SF	\$8.00	\$12,720	
D3090 Other HVAC Systems & Equipment	Pre-Construction Air Balance on Area	1,681	SF	\$0.50	\$841	
D3090 Other HVAC Systems & Equipment	Rebalance Associated AHU	2	EA	\$750.00	\$1,500	
D5020 Lighting and Branch Wiring	Provide New Exit Signage, Recircuit Lighting	2	EA	\$400.00	\$800	
D5020 Lighting and Branch Wiring	Relocate Existing Light Fixtures and Electrical Devices, This Area	1,681	SF	\$4.00	\$6,724	
D5030c Fire Alarm	Provide Fire Alarm Pull Station at Doors, Tie to Existing System	2	EA	\$450.00	\$900	
G1021a Building Demolition	Demo Ceiling, Lights, Diffusers	458	SF	\$2.00	\$916	
G1021a Building Demolition	Demo Interior Handrail	57	LF	\$20.00	\$1,140	
G1021a Building Demolition	Demo Interior Partition	710	SF	\$3.00	\$2,130	
G1021a Building Demolition	Temporary Partitions, Dust Control (Large Area)	1	EA	\$1,000.00	\$1,000	
G1021a Building Demolition	Temporary Partitions, Dust Control (Small Area)	1	EA	\$600.00	\$600	
G1021b Mechanical Demo	Remove Supply/Return Diffusers w/Flex Duct, Cap Ductwork, Clean/SFR	1,681	SF	\$0.50	\$841	
Total - Direct Cost					\$60,726	
Add Mark-Ups (Contingency, GCs/Overhead/Profit, Permits, Bond)					50.0%	\$30,363
Total - Cost w/Mark-Ups					\$91,089	
Approximate Area of Work		1,590	SF	Cost/SF	\$57.29	

University of Houston
Building #501 - Roy Gustav Cullen Building
Item #3 Scope of Work - Estimated Costs

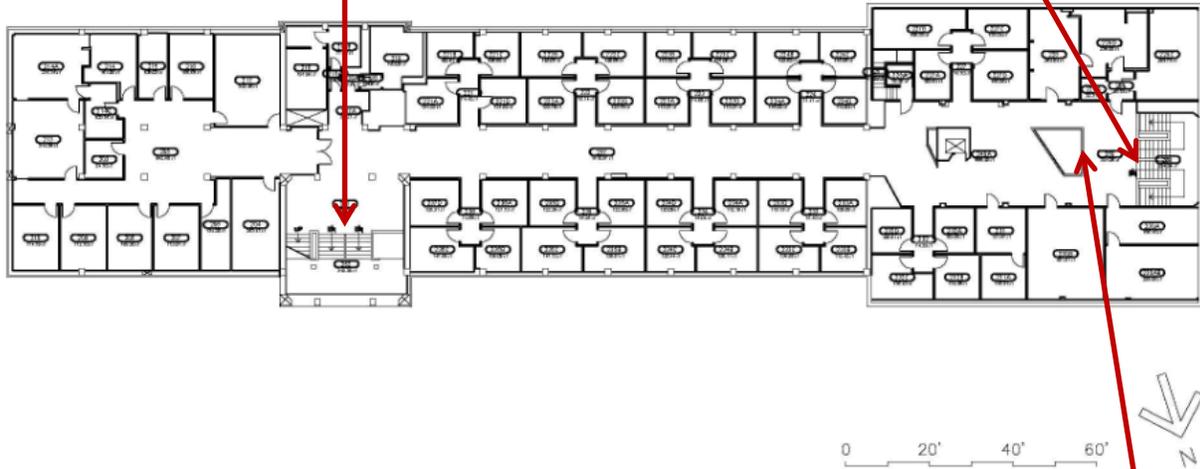
		THIRD FLOOR				
UniFormat	Description	Qty	UM	Unit Cost	Extended	
C1010 Partitions	New Interior Partition, Rated	480	SF	\$5.00	\$2,400	
C3010 Wall Finishes	Rework Wall Finishes, Patch	1,215	SF	\$2.00	\$2,430	
C3020 Floor Finishes	Rework Floor and Ceiling Finishes for New Layout	484	SF	\$5.00	\$2,420	
D3090 Other HVAC Systems & Equipment	Pre-Construction Air Balance on Area	1,173	SF	\$0.50	\$587	
D3090 Other HVAC Systems & Equipment	Rebalance Associated AHU	1	EA	\$500.00	\$500	
D5020 Lighting and Branch Wiring	Provide New Exit Signage, Recircuit Lighting	1	EA	\$400.00	\$400	
D5020 Lighting and Branch Wiring	Relocate Existing Light Fixtures and Electrical Devices, This Area	1,173	SF	\$0.75	\$880	
D5020 Lighting and Branch Wiring	Rework Lighting Circuitry for Light Fixture	3	EA	\$275.00	\$825	
D5030c Fire Alarm	Provide Fire Alarm Pull Station at Doors, Tie to Existing System	1	EA	\$450.00	\$450	
G1021a Building Demolition	Temporary Partitions, Dust Control (Small Area)	1	EA	\$600.00	\$600	
G1021b Mechanical Demo	Remove Supply/Return Diffusers w/Flex Duct, Cap Ductwork, Clean/SFR	1,173	SF	\$0.50	\$587	
	Total - Direct Cost				\$12,078	
	Add Mark-Ups (Contingency, GCs/Overhead/Profit, Permits, Bond)			50.0%	\$6,039	
	Total - Cost w/Mark-Ups				\$18,117	
	Approximate Area of Work	484	SF	Cost/SF	\$37.43	

Existing Conditions Photos and Drawings – A



FIRST FLOOR PLAN





SECOND FLOOR PLAN

