

## Request to Award Contract for Design of WMC Skills Center

### **Recommendation:**

Staff recommends awarding a contract to SPS+ Architects (SPS+) to design the new Skills Center to be located at White Mountain Campus (WMC) in Show Low. The base design fee cost is \$420,790 with additional services of \$172,500 totaling **\$593,290**. The cost will be covered from the \$20 million budget previously established by the District Governing Board in October 2018 for facility expansion at WMC.

### **Summary:**

In 2019, SPS+ was selected as the most qualified architectural firm, out of six firms, responding to the Request for Qualifications (RFQu) AS#19-05 for **Professional Planning and Architectural Services for Updating Master Facilities Plan and Design of New or Renovation of Facilities**. SPS+ previously received a contract to update the 2012 Master Facilities Plan, which will be available in 30-60 days. The College is now seeking approval to award a contract to SPS+ to design the new Skills Center to be located at the White Mountain Campus in Show Low.

SPS+ has provided several design fee estimates during the last several months. The NPC Construction Manager and Director of Facilities have negotiated with SPS+ to agree to fees that are acceptable to both the College and SPS+, and are aligned with state averages available from the Mohave Cooperative. The new Skills Center is planned for approximately 26,500 square feet with some level of complexity resulting in a negotiated design fee of 5.8%. The state rates for design fees from the Mohave Cooperative range from 4.3% to 9% based on estimated construction costs and complexity of the project. The construction cost for the Skills Center is estimated at \$250 per square foot which is the low end of construction costs. SPS+ also provided several options for the size of the Skills Center ranging from 23,442 to 30,482 square feet based on requests from key college stakeholders. The smallest size would meet the current operational needs, while the largest size would allow for room to grow and offer new programs. The College is recommending the mid-sized version with a small adjustment to the square footage to arrive at 26,500 square feet. This includes the following square footage by program and departments: Automotive (12,000), Welding (8,000), Metal Arts (2,000), Maintenance department (3,400) with some room for growth or future programs.



**Northland Pioneer College**

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## WMC New Skills Center

	<u>Option 1</u>	<u>Option 2</u>	<u>Option 3</u>	<u>Option 2 w/ Sq. Ft. Rounded</u>
Building Sq. Ft.	23,442	26,227	30,482	26,500
Building Cost per Sq. Ft.	\$ 250	\$ 250	\$ 250	\$ 250
Building Cost	\$ 5,860,500	\$ 6,556,750	\$ 7,620,500	\$ 6,625,000
Site Prep. Sq. Ft.	42,000	42,000	42,000	42,000
Site Cost Sq. Ft.	\$ 15	\$ 15	\$ 15	\$ 15
Site Cost	\$ 630,000	\$ 630,000	\$ 630,000	\$ 630,000
Total Building & Site Cost	\$ 6,490,500	\$ 7,186,750	\$ 8,250,500	\$ 7,255,000
Design Fee @ 5.8%	\$ 376,449	\$ 416,832	\$ 478,529	\$ 420,790
<b>Total Est Cost</b>	<b>\$ 6,866,949</b>	<b>\$ 7,603,582</b>	<b>\$ 8,729,029</b>	<b>\$ 7,675,790</b>
Design Fee @ 5.8%	\$ 376,449	\$ 416,832	\$ 478,529	\$ 420,790
Additional Services				\$ 172,500
<b>Total Design Fees</b>				<b>\$ 593,290</b>

Additional Services include: reimbursable allowance, civil engineer, interior design, design contingency, travel allowance and cost estimating allowance.

### Target Dates for Skills Center:

- May 2020 Approval of Design Fees from SPS+
- June 202 Finalize contract with SPS+
- June to Sept, 2020 Design Development
- Sept to Dec, 2020 Construction Design Documents
- Dec 2020 to Jan 2021 Permit and Design Approval from City of Show Low
- Feb 2021 Issue RFP for General Contractor
- Apr 2021 DGB Approval to Award Contract for General Contractor
- May 2021 Start Construction

### Preliminary Estimate and Reserve:

Included with this packet of information is the facility options developed in 2018 when the \$20 million reserve was established for expansion of WMC. The estimated square footage for the Skills Center was 30,000 but the construction cost was estimated at a low of \$180 per square foot. With current economic conditions in flux, the impact to material costs and skilled labor, are variables that will have a significant swing. The College and District Governing Board will need to continually reevaluate options for facilities expansion at WMC.



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April 28, 2020



Mr. Richard Strickland,  
Construction Manager  
Northland Pioneer College  
White Mountain Campus  
1001 W Deuce of Clubs  
Show Low, AZ 85901

PARTNERS

Robert L. Pian, AIA, NCARB  
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ASSOCIATES

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**Re: Northland Pioneer College, New Construction of Skills Center Facility  
SPS+ Architects Fee Proposal**

Dear Mr. Strickland,

SPS+ Architects is pleased to present our fee proposal. The intent of this proposal is written to adapt to the possibilities of scope change, so we can all keep moving on as scopes, phases, schedules, etc., are better defined throughout the course of this project.

**General Understanding of the Scope of Work**

SPS+ Architects understanding of the scope of work is based upon information derived from the following sources:

- Programming meetings held on:
  - November 6, 2019
  - November 20 & 21, 2019
- Facilities Visits:
  - December 17, 18, & 19, 2019
- Review of master plan update:
  - January 28, 2020
- Hopi Center Meeting:
  - January 29, 2020

Project budget goal:  $26,500\text{sf} \times \$250/\text{sf} = \$6,625,000$  (Building) +  $\$630,000$  (Site) =  $\$7,255,000$ .

- Current construction climate is in flux with large cost per sf swings. Labor shortage is a driving factor as well as the COVID situation.  $\$250/\text{sf}$  is the low end of current construction estimates with an average of  $\$300/\text{sf}$  and high side of  $\$350/\text{sf}$  as this time with limited project definition. SPS+ will endeavor to design to the budget however SPS+ is not able to control construction costs.

**Scope of Work:**

- Detailed Program Verification, Schematic Design, Design Development, Construction Documents, and Construction Administration for an approximate single story 26,500sf New Skills Center. Programs housed in facility:
  - Welding (24 booth layout)
  - Automotive (8 bay layout)
  - Metal Arts (4 bay layout)
  - Engineering Type Program (Future), Open shop layout
  - 3,000sf Facilities building is included in fee proposal

It is understood that SPS+ Architects will meet with the appointed building committee members to help refine and define the project. SPS+ Architects understands the owner is planning to use Design-Bid-Build process for the procurement method for general construction services.

### **Scope of Proposed Service**

The following is an outline of Proposed Basic Services that SPS + Architects will provide as required to facilitate this project.

1. Master planning Entire Campus (Not part of scope, included in prior fee proposal)
  - a. Evaluation of where proposed work is programmed for complete future buildout with building committee.
  - b. Provide illustrative graphics.
  - c. Provide project administration for purposes of coordinating all Architect Consultants, specifically civil engineer, and landscape architect.
  - d. Provide due diligence with all applicable reviewing agencies for compliance with all building codes.
2. Program Verification and Schematic Design Services
  - a. Identify and determine School's program by meeting with stakeholders and industry partners.
  - b. Provide project administration for purposes of coordinating all Architect Consultants and coordination with Contractor.
  - c. Provide reviews with all applicable reviewing agencies for compliance with all building codes.
  - d. Preparation of conceptual site and building plans.
  - e. Provide for procurement assistance for geotechnical exploration of the site where required due to new additions and locations including new paving areas. (Note: the fees for this are not included in the allowances.)
  - f. Coordinate with conceptual Civil Design as it relates to on-site grading and drainage and site utilities such as sewer, domestic water, and storm water systems.
  - g. Pre-Application Submittal to City of Show Low, ADOT, and other AHJ's.
  - h. SPS+ Architects will perform a schematic building floor area square footage construction cost estimating. Enhanced cost estimating services will be performed as additional services. See attachment 'A'.
3. Design Development Services
  - a. SPS+ Architects will provide design documents indicating areas, volume, plans, elevations, and sections of the proposed project. Drawings will indicate materials to be used along with Mechanical, Plumbing, Electrical and Landscape systems. A site plan will be provided indicating general drainage general flow and general underground utility hookups and new additions.
  - b. SPS + Architects will prepare an outline specification and coordinate within the design team.
  - c. SPS+ Architects will perform conceptual building floor area square footage construction cost estimating.. Enhanced cost estimating services will be performed as additional services. See attachment 'A'.
  - d. Provide project administration for purposes of coordinating all disciplines and coordination with the Contractor.

4. Construction Documents Services
  - a. SPS + Architects will provide a full set of completed construction documents and specifications for construction of the project for this procurement.
  - b. SPS + Architects will endeavor to provide documents that meet the Owner's approved construction dollar amount.
  - c. SPS + Architects will utilize industry standard care in the preparation of Construction Documents.
  - d. SPS + Architects will work with the Owner to determine best approach to completeness of drawings for a competitive bid process.
  - e. SPS+ Architects will coordinate with the City of Show Low for code compliance and permit issuance (review and permit fees are not included).
  - f. SPS+ Architects will perform building floor area footage construction cost estimating. Enhanced cost estimating services will be performed as additional services. See attachment 'A'.
5. Bidding Assistance
  - a. SPS+ Architects will assist the Owner in the bidding process, answering contractor questions and providing clarifications as needed.
6. Construction Administration Services
  - a. Construction Administration Services will be provided as needed and may include submittal review, RFI responses, pay application review, change order processing, and project closeout verification as an in-office service. Construction administration will be completed and carried out per industry standard of care, in consideration of the Owners full time project management. Includes monthly site visit for construction progress meeting (includes 1 site visit a month billed as a trip fee, additional trips are available as requested for additional trip fees).

### **Proposed Fee**

SPS+ Architects LLP proposes to utilize our best rates. The Skill center is a complex project on challenging site with existing surround conditions and involve above average design complexity including an evolving space, square footage and relationships. The size of the projects warrants a discount for the basic A/E fees. Additional services in addition to the basic services include full civil engineering services by Painted Sky who is intimately familiar with Northland Pioneer College. These services will be for grading and drainage, landscape architecture, utilities beyond area of connection, and any required offsite design.

1. SPS+ Architects fee and allowances are inclusive of the following:
  - a. Architectural and Engineering services.
  - b. Building fire protection per NFPA 13 Guide specifications. (Engineering of fire sprinkler system if required by Architect's design team is not included in basic services.)
  - c. Survey and Geotechnical will be billed as direct reimbursable no markup.
  - d. Travel will be an allowance based on a single trip fee for the anticipated number of trips as shown in attachment 'A'.
2. **A proposed fee for Architectural & Engineering services is provided in attachment 'A'.**

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3. Any increase in the scope of work approved by the Owner will be billed as an additional service. See attachment 'B' - hourly rates for add services fee multipliers.

**Proposed Exclusions and scheduled additional services**

1. SPS+ Architects' fee does not include the following items. In some cases, SPS + Architects will provide the following as an additional service.
  - a. Providing design services for change orders beyond original scope and construction change directives during the construction process.
  - b. FF&E Selection, Coordination, and Installation.
  - c. Owner operational special systems.
  - d. Civil Engineering Services.
  - e. Provide extensive drawings to evaluate different system cost.
  - f. Providing design services for construction beyond the contracted established construction budget (unless approved by Owner in writing as an additional service.)
  - g. Providing any services beyond customary Architectural Services and as outlined within this proposal.
  - h. Food Service design consultant.
  - i. Engineering for remodel or new building fire protection if required.
  - j. Detailed fire alarm drawings. The selected fire alarm contractor secured by the general contractor will be responsible as required by the authority having jurisdiction.
  - k. Payment for building permits, fees and any construction related permits and fees.
  - l. Special inspections as may be required by the AHJ.
  - m. Underground civil utilities.
  - n. Offsite Electrical items (utilities company connection to the transformer, point of demarcation for communications, etc).
  - o. Traffic studies.
  - p. Offsites, outside of immediate property and project site area.
  - q. Renderings, models.
  - r. Community meetings.
  - s. Design changes.
  - t. Multiple design options.
  - u. Design associated with E-rateable construction is excluded.
  - v. Computer network cabling and equipment and programming including main cross-connect, intermediate cross-connect, horizontal cross-connect and LAN is excluded.
  - w. Security camera system is excluded.
  - x. Uninterrupted power supply system design is excluded.
  - y. (Note that conduit and power for excluded systems will be incorporated per the Owner's layout document.)
  - z. Low voltage Coordination/Engineer
    - aa. Building Envelope and Roofing Consultant
    - bb. Energy Modeling/Commissioning of Systems

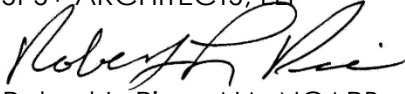
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**Proposed Schedule**

SPS+ Architects will work with the project team to meet design team milestones, with initial work to start immediately with your appointed building committee. SPS + Architects are genuinely looking forward to a successful project. Thank you for the opportunity help with the White Mountain Campus – Skills Center Facility.

Sincerely,

SPS+ ARCHITECTS, LLP

A handwritten signature in black ink, appearing to read "Robert L. Pian".

Robert L. Pian, AIA, NCARB  
Partner

cc:	<a href="mailto:accounting@spsplusarchitects.com">accounting@spsplusarchitects.com</a>
Attachment A:	Fee Calculation
Attachment B:	Recommended Budget
Attachment C:	Hourly Rates & Fees

## Attachment A

### SPS+ Architects - Fee Calculation

NPC, White Mountain Campus - Skills Center Facility

26,500 s.f.: Estimate Budget \$7,255,000

April 28, 2020



#### Architectural & Engineering Design

"Group B" Fee Percent (Based on 5.8% of \$7,255,000 Construction Cost Estimate) If scope of work changes we will reevaluate fee.

##### Phase A - Schematic Design

a. Schematic Design	\$ 57,518.50
b. Renderings	\$ 5,600.00
<b>Total:</b>	<b>\$ 63,118.50</b>

##### Phase B - Design Development

a. Architectural, SMPEL	\$ 105,197.50
<b>Total:</b>	<b>\$ 105,197.50</b>

##### Phase C - Construction Documents

a. Architectural, SMPEL - CD	\$ 147,276.50
<b>Total:</b>	<b>\$ 147,276.50</b>

##### Phase D - Bidding

a. Review & Coordination - Bid/GMP	\$ 42,079.00
<b>Total:</b>	<b>\$ 42,079.00</b>

##### Phase E - Construction Administration

a. Architectural, SMPEL - CA	\$ 63,118.50
<b>Total:</b>	<b>\$ 63,118.50</b>

**Subtotal:** **\$ 420,790.00**

##### Additional Services:

a. Reimbursable Allowance (Includes printing fees. Does not include permit fees.)	\$ 15,000.00
b. Civil Engineer	\$ 30,000.00
c. Interior Design	\$ 50,000.00
d. Design Contingency	\$ 27,500.00
e. Travel Allowance (Est 20 Trips) (8 Design, 12 CA)	\$ 20,000.00
f. Cost Estimating Allowance	\$ 30,000.00
g. Geotechnical & Survey will be Direct Reimbursable (Direct Reimbursable is fee with no additional markup)	DR
h. Permits & Fees (Direct Reimbursable)	DR
<b>Total:</b>	<b>\$ 172,500.00</b>

**Grand Total:** **\$ 593,290.00**



## Attachment B



### NPC SHOW LOW - WHITE MOUNTAIN CAMPUS - BUDGET (RECOMMENDED) - DATED April 28, 2020

Skills Center

Description	Rate	Quantity	Units	\$/Units	Subtotal	Total	Grand Total	Notes
Skill center		26,500.00	SF	\$ 250.00	\$ 6,625,000.00			Average \$/SF per cost guides
Site		42,000.00	SF	\$ 15.00	\$ 630,000.00			
				\$ 7,255,000.00		\$ 7,255,000.00		Construction contract
Basic A/E services	5.8%	7,255,000.00			\$ 420,790.00			Discounted rates
	5.8%				\$ 420,790.00	\$ 420,790.00		Total direct support costs
						\$ 7,675,790.00		

# Attachment C

## Architect Hourly Rates

2019 – 2020



ROLE	RATE	DESCRIPTION
Principal Architect	\$195	Licensed Architect/Project Principal in charge, oversees the QA/ QC process; establishes design standards and oversees design department/firm, ultimate decision maker for the firm. Minimal anticipated billable project hours.
Registered Design Architect	\$150	Licensed Architect; minimum 6 years experience; performs planning, programming, design, and construction document preparation; writes specifications; prepares presentation and design drawings in both sketch and computer modeling formats. Under the supervision of the firm Project Manager.
Project Manager	\$135	Administers and supports programming, design, and construction document preparation; specifications; coordinates with clients and consultants, manages projects. Under the supervision of the firm principal. Coordinates all project efforts in order to ensure effective execution, prepare strategic plans and serves as client liaison. Actively manages client budgets, schedules and manages project communications and documentation, office administrative tasks and project team assignments.
Senior Designer	\$125	Has a degree in Architecture; performs planning, programming, design, and construction document preparation; writes specifications. Under the supervision of the firm Project Manager.
Job Captain/ Designer	\$115	Minimum 5 years experience with expertise in Architectural practice, manages and coordinates CADD technicians assigned to the project; performs routine design work. Under the supervision of the firm Project Manager.
Draftsperson	\$95	Performs routine drafting assignments. CAD specialist, drafting, design, prepares plan sheets and layouts, performs rendering as needed/requested.
Construction Administration	\$95	Experience in vertical construction and construction document interpretation; performs site visits at key times of construction to assess contractors progress and interprets and enforces construction documents; checks shop drawings; reviews RFI, submittals, may provide full Construction Administration services upon request.
Clerical	\$55	Support office functions (supplies, filing, typing, and record keeping), provides administrative assistance and helps manage the day-to-day operations of firm.
Percent markup for Sub-consultants	0%	Mark up for exclusively consultant services. (Percentage waived when the consultant services are less than SPS+ services)
Percent markup for Reimbursable Items	0%	Mark up when solely reimbursable expenses (lodging, meals, mileage per federal business IRS guidelines)

## **ARCHITECT FEES FOR BASIC SERVICES**

The fee for an individual project shall be determined by both difficulty and the cost of the project.

### **Basic Services**

Basic Architect Services shall include all necessary services to design and construct the project without any hidden or unknown cost. The services to be included as part of the contract as basic services shall include but not be limited to structural, mechanical, and electrical engineering services, fire protection, special systems, assistance with furniture fixtures and equipment, post-construction inspection, warranty, guarantee inspection, on-site civil engineering, landscaping and acoustical engineering. Services may be provided by you in-house staff or may be sub-contracted out.

### **Lump Sum Fee**

This is a fixed fee based on a percentage of the cost of construction for the approved project for a defined scope of work. However, an estimated cost for construction may be used to initiate the Architect Services until the construction contract is completed.

### **Construction Cost**

The cost of construction shall include the construction cost of the building, site improvements and all fixed and installed equipment. It shall not include furniture, fixtures and equipment (FF&E), testing, surveys, permits, land cost, studies, contingencies or architect and Engineer fees.

### **Project Types:**

Group A – Higher than Average Complexity Projects: New complex stand-alone facilities (e.g. special purpose building/classrooms, laboratory building/classrooms, libraries, auditoriums and/or food service facilities).

Group B – Average Complexity Projects: Total facilities (e.g. new governing body facility, elementary schools, middle schools, high schools, or large additions to existing facilities).

Group C – Less than Average Complexity Projects: new, less complex stand-alone facilities (e.g. warehouses, maintenance facilities, bus barns, offices, and storage facilities or any repetitive design use of a facility).

Group D – Repairs and Renovations: Miscellaneous repairs and renovations, alterations to facilities, code corrective work or upgrades, system replacements, etc.

<b>Construction Cost</b>	<b>Group A</b>	<b>Group B</b>	<b>Group C</b>	<b>Group D</b>
\$0 to \$99,999.99	8.8% - 9.0%	7.9% - 8.8%	7.2% - 8.1%	8.9% - 9.8%
\$100,000 to \$399,999.99	7.8% - 8.5%	7.2% - 7.9%	6.6% - 7.2%	8.3% - 8.9%
\$400,000 to \$999,999.99	7.2% - 7.8%	6.7% - 7.2%	6.2% - 6.6%	7.8% - 8.3%
\$1,000,000 to \$4,999,999.99	6.3% - 7.2%	6.0% - 6.7%	5.7% - 6.2%	7.2% - 7.8%
\$5,000,000 to \$9,999,999.99	6.0% - 6.3%	5.5% - 6.0%	5.3% - 5.7%	6.8% - 7.2%
\$10,000,000 to \$14,999,999.99	5.5% - 6.0%	5.5% - 6.0%	5.0% - 5.3%	5.7% - 6.6%
\$15,000,000 to \$19,999,999.99	5.5% - 6.0%	5.5% - 6.0%	5.0% - 5.3%	5.7% - 6.6%
\$20,000,000 to \$29,999,999.99	5.5% - 6.0%	5.5% - 6.0%	4.3% - 5.0%	5.0% - 6.0%
\$30,000,000 and above	5.5% - 6.0%	5.5% - 5.75%	4.3% - 5.0%	5.0% - 6.0%

The range in the fee schedule above shall not be further negotiated by the member. The range allows the architect to take into consideration the complexity of the work to be performed for a particular project.

### **ARCHITECTURAL WORK-TOTAL PERCENTAGE BREAKDOWN FEE**

<b>Description of Phase</b>	<b>Percentage of Fee Schedule</b>
Schematic Design Phase	15%
Design Development Phase	20%
Construction Documents Phase	35%
Bidding or Negotiations Phase	5%
Construction Administration Phase	25%

**Northland Pioneer College**  
**New Facilities at White Mountain Campus in Show Low**  
**Options for New Facilities**

**DRAFT 9/7/18**

**Excludes IS, landscaping, and furniture (Need input)**

<b>Option 1 (Staff Recommendation)</b>	<b>Option 2</b>	<b>Option 3</b>	<b>Option 4</b>
<b>Build General Ed Building, Repair &amp; Remodel Learning Center as Allied Health Building, Minor Remodel of Aspen &amp; Goldwater</b>	<b>Build Allied Health Building and Repair and Minor Remodel of Learning Center</b>	<b>Build General Ed Building and Repair &amp; Remodel Learning Center as Allied Health Building</b>	<b>Buy Kmart and remodel for CTE &amp; Allied Health and Repair and Minor Remodel of Learning Center</b>
Total Cost - \$10.5 million  Total Cost w/ Skills Center – \$15.9 million	Total Cost - \$11.5 million  Total Cost w/ Skills Center – \$16.9 million	Total Cost - \$9.2 million  Total Cost w/ Skills Center – \$14.6 million	Total Cost - \$14.5 million
<b>Build General Ed Building</b> 20,000 square feet Cost – \$4.5 million (\$224/sf x 20,000 sf)  Two stories – need elevator  First Floor: <ul style="list-style-type: none"> <li>• Library,</li> <li>• Computer lab,</li> <li>• Connected classrooms,</li> <li>• CCP,</li> <li>• IS department (1800 sf),</li> <li>• Education Technologist,</li> <li>• Training Room</li> </ul>	<b>Build Allied Health Building</b> 25,000 square feet Cost – \$8.4 million (\$335/sf x 25,000 sf)  One story: <ul style="list-style-type: none"> <li>• Nursing department</li> <li>• Move EMT into building from Modular 3&amp;4</li> <li>• Move Phlebotomy into building from Modular 7</li> <li>• Move Nursing Testing Center/Computer Lab into building from Modular 5</li> </ul>	<b>Build General Ed Building</b> 20,000 square feet Cost – \$4.5 million (\$224/sf x 20,000 sf)  Two stories – need elevator  First Floor: <ul style="list-style-type: none"> <li>• Library,</li> <li>• Computer lab,</li> <li>• Connected classrooms,</li> <li>• CCP,</li> <li>• IS department (1800 sf),</li> <li>• Education Technologist,</li> <li>• Training Room</li> </ul>	<b>Buy Kmart and remodel for CTE &amp; Allied Health</b> 97,000 square feet Cost to buy - \$5.5 million+ Cost to remodel - \$5.9 million (\$108/sf x 55,000 sf) <b>Total cost - \$11.4 million</b>  Only need 55,000 square feet <ul style="list-style-type: none"> <li>• Allied Health – 25,000 sf</li> <li>• CTE – 30,000 sf</li> </ul>

<b>Second Floor:</b> <ul style="list-style-type: none"> <li>• Classrooms,</li> <li>• Faculty offices</li> </ul>		<b>Second Floor:</b> <ul style="list-style-type: none"> <li>• Classrooms,</li> <li>• Faculty offices</li> </ul>	
<b>Repair Learning Center</b> Cost - \$1.5 million	<b>Repair Learning Center</b> Cost - \$1.5 million	<b>Repair Learning Center</b> Cost - \$1.5 million	<b>Repair Learning Center</b> Cost - \$1.5 million
<b>Remodel Learning Center as Allied Health Building</b> No increase in square feet Currently 26,555 square feet Cost to remodel - \$3.2 million (\$120/sf x 26,555) <ul style="list-style-type: none"> <li>• Nursing, EMT, Phlebotomy, Testing/Computer Lab, Faculty offices (21k sf)</li> <li>• Marketing (1.5k sf)</li> <li>• Storage (Front office, Marketing &amp; Commencement – 2.5k sf)</li> <li>• NAU (1k sf)</li> </ul>	<b>Minor Remodel of Learning Center</b> No increase in square feet Currently 26,555 square feet Cost to remodel - \$1.6 million (\$120/sf x 13,300) <ul style="list-style-type: none"> <li>• Reduce library</li> <li>• Remodel for more classrooms</li> </ul>	<b>Remodel Learning Center as Allied Health Building</b> No increase in square feet Currently 26,555 square feet Cost to remodel - \$3.2 million (\$120/sf x 26,555) <ul style="list-style-type: none"> <li>• Nursing, EMT, Phlebotomy, Testing/Computer Lab, Faculty offices (21k sf)</li> <li>• Marketing (1.5k sf)</li> <li>• Storage (Front office, Marketing &amp; Commencement – 2.5k sf)</li> <li>• NAU (1k sf)</li> </ul>	<b>Minor Remodel of Learning Center</b> No increase in square feet Currently 26,555 square feet Cost to remodel - \$1.6 million (\$120/sf x 13,300) <ul style="list-style-type: none"> <li>• Reduce library</li> <li>• Remodel for more classrooms</li> </ul>
<b>Remodel Aspen Center</b> No increase in square feet Currently 16,236 square feet Cost to remodel - \$864,000 (\$108/sf x 8,000 sf) <ul style="list-style-type: none"> <li>• Talon Gallery remains</li> <li>• Art department remains</li> </ul>			

<ul style="list-style-type: none"> <li>• Move in Institutional Effectiveness</li> <li>• Move in Small Business Development</li> <li>• Move in VPL/SS and assistant</li> <li>• Move in CBO and assistant</li> </ul>			
<b>Remodel Goldwater Building</b> 8,627 square feet No increase in square feet Currently 8,627 square feet Cost to remodel - \$432,000 (\$108/sf x 4000 sf) <ul style="list-style-type: none"> <li>• Main Campus Office</li> <li>• Advisors</li> <li>• Fin Aid (future)</li> <li>• Disability Resources</li> </ul>			
<p align="center"><b>Build a Skills Center with Foot Bridge &amp; Move Maintenance Building near Whipple</b></p> <p align="center"><b>Skills Center – 30,000 square feet</b>  Cost -\$5.4 million (\$180/sf x 30,000)</p> <ul style="list-style-type: none"> <li>• Welding &amp; Metal Arts (12k sf), <ul style="list-style-type: none"> <li>• Automotive (13k sf),</li> <li>• Construction (5k sf),</li> </ul> </li> </ul> <p align="center">Build a foot bridge to allow student access to main campus  Additional parking will be evaluated</p> <p align="center"><b>Maintenance Building</b></p>			