

## **Exhibit 5 - Design Narrative, Program Space Requirements and Design Guidelines**

# **Design-Build Narrative: Interdisciplinary Science and Technology Building**

### **Project Summary**

The project consists of designing and constructing a new interdisciplinary scientific research building. The goals of the project are listed below:

1. Flexible/Adaptable Work Spaces
2. Designing and Building a Workhorse Research Lab Building
3. Low Total Cost of Ownership
4. Win-Win Team Concept for all
5. Construction and Design Teams Engaged at the Beginning and Throughout.
6. Sustainability
7. Tight Delivery Schedule
8. 100% Reliability from the First Day
9. Utilize Lessons Learned from Previous Research Buildings
10. Design and Build for Future Expansion

### **Project Specific Design Considerations:**

1. Potential underground service connection to adjacent buildings.
2. Adjacency & Height in relation to the Adjacent Art Installation.
3. Consideration in Building Footprint Should be Given to Future Building Site.
4. Ample space is available for project laydown area with minimum interference to the existing site/campus needs.

### **Budget & Program Requirements**

1. Total Project Design and Construction Cost Not to Exceed: \$88,000,000
2. Estimated Total Gross Square Feet: 130,000 to 150,000 gsf
3. Desired Building Efficiency: 60% Net Assignable Building Square Footage (Programmed Floor Area), 40% Building Grossing Factor (Corridors, Restrooms, Janitor Closets, IDF, MDF, Elevator and Stair Cores, etc)

### **Sustainability Requirements**

1. LEED Silver Minimum (Each DB team will propose a LEED goal as part of their project proposal) Adjacent buildings are LEED Gold and LEED Platinum.
2. Consideration must be given to life cycle costs during building systems selection.

### **Owner Furnished Equipment**

The following items will be Owner Furnished Owner Installed (OFOI) and budgets to be carried by the University unless noted otherwise.

- Security Devices and Equipment (Raceway and Cabling by DB)
- Researcher and Lab Equipment
- IT/Data Switches and equipment
- VOIP phones and equipment.
- Artwork
- Fixtures, Furniture, and Equipment (FF&E)

### On Site Improvements

Site improvements are to include programmed outdoor spaces, fire lane, utility connections (teledata, domestic water, fire water, 3 power feeds, sanitary sewer, irrigation, storm sewer).

### Architectural Summary

The new building is fully-sprinkled. The project includes interior architectural work, mechanical, plumbing, and electrical systems to support the building functions and lab mechanical systems and equipment.

### Building Areas and Occupancy (Square foot and occupancy quantities are approximate target for basis of design)

Building		Area
Wet Research Laboratory		50,000
High Bay Dry Laboratory		7,500
Instructional Classroom		15,000
Laser Laboratory (Vibration Sensitive)		8,000
Lobby Space		2,000
Building Support Areas		3,000
	Total Assignable Square Footage	85,500
Building Grossing*		TBD
	Total Gross Building Square Footage*	TBD

\*To Be Provided by Design Builder

### Campus Design Guidelines

#### General

- Include minimum 1 toilet per 7,000 bsf. No more than 40% of toilets in men's restrooms may be urinals.
- Include egress stairs as required by code.
- One shower for each gender shall be included in the building.
- Standard office size is 120 sf.
- All offices must be equal in size and have equal window area.
- If any occupied floor of the building exceeds 75' from adjacent grade, a \$5 million-dollar high rise premium allowance shall be included in the indirect costs.
- A wellness room must be included in all university buildings.
- Student safety is a top priority in building design.

#### Laboratory

- All laboratory types include equal portions write-up, researcher office, laboratory bench area and support rooms.
  - o Lab support rooms (typical) = Tissue Culture Rooms 215 sf, Fume Hood Alcoves 110 sf, Microscope Rooms 215 sf
- For flexibility purposes research laboratory areas minimum column spacing of 21' x 21' is desirable.
- A minimum corridor width of 10' 6" is preferred in laboratory areas.
- Chemical Storage should be consolidated in one location in the building, 200 sf.

#### Laser Laboratory

- Vibration Sensitive Equipment Vibration Measurement of less than 2,000 mips is required.
- Laser laboratory includes two each of the following spaces: Hutch 800 sf, Linear Accelerator Vault 750 sf, Linear

Accelerator Lab 1,500 sf, Radio Frequency (RF) Shielded Room 400 sf, Laser Lab 800 sf, Control Room 600 sf, Prep Room 500 sf.

- Linear Accelerator requires a minimum of 50' in the longest direction.
- Hutch and linear accelerator lab require ability to mount devices overhead.
- Radio Frequency room needs to meet faraday cage requirements.

#### Service

- A service elevator is required to access all floors.

#### Landscape

- Plants should be drought resistant.
- Consideration should be given to maintenance and long term growth of landscaping.
- Provide parking for 4 staff golf carts.
- A building monument sign should be incorporated into the landscape design.

#### Classrooms

- University standard classroom size is 1,400 sf.
- Classroom flexibility is a priority.

#### Lobby

- Lobby to be public accessible.
- Consideration should be given to wayfinding and ease of navigation.