



PROJECT INFORMATION

PROJECT NAME: PHYSICAL SCIENCES LAB 418 RENOVATION	DATE COMPLETED: JULY 24, 2025
PROJECT NUMBER: 22121002	PROJECT MANAGER: DAVID EDGAR
SQUARE FOOTAGE: 543	COST PER SQUARE FOOT: \$1,368.40
PROJECT DESCRIPTION: LABORATORY 418 AT PHYSICAL SCIENCES RENOVATED TO BE A POSITIVELY PRESSURIZED CLEAN ENVIRONMENT DESIGNED TO MEET ISO 7 (CLASS 100,000) AIR QUALITY STANDARDS, AND TO HOUSE CLASS IV LASER EQUIPMENT. LAB OUTFITTED WITH THE FOLLOWING SAFETY FEATURES INTENDED TO PROTECT THE OCCUPANTS FROM THE RISKS ASSOCIATED WITH THE INSTALLED RESEARCH EQUIPMENT AND MATERIALS: 1) CONTINUOUS VENTILATION WITH LOW WALL RETURN TO PREVENT CRYOGENIC GAS BUILDUP UPON SYSTEM QUENCHING. 2) OXYGEN DEPLETION SENSOR AND ALARM SYSTEM TO PROMPT OCCUPANT EVACUATION UPON CRYOGENIC SYSTEM QUENCHING. 3) LASER IN USE LIGHTING INTERLOCKED WITH LASER FUNCTION LOCATED AT ALL EGRESS POINTS OF LABS 403, 418 AND 421. 4) WARNING STROBE LIGHTING LOCATED AT ALL ACCESS POINTS ALONG LASER TRANSMISSION PIPING FROM LAB 418 TO LAB 403. 5) EMERGENCY POWER-OFF BUTTONS AT ALL EGRESS DOORS AT LABS 403, 418 AND 421 WHICH DE-ENERGIZE LASER IN THE EVENT OF EMERGENCY. 6) VENTED AND SPRINKLERED GAS CABINETS FOR CHEMICAL STORAGE. 7) LIMITED QUANTITIES OF FLAMMABLE LIQUIDS AND GASES BELOW THE THRESHOLD FOR BEING AN NFPA 45 LABORATORY.	

PROJECT IMAGES





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PROJECT COST	
DESIGN COST	\$ 90,461.00
ARCHITECT / ENGINEER / INTERIOR DESIGN	\$ 90,461.00
CONSTRUCTION COST	\$ 595,192.81
DIVISION 1 - GENERAL REQUIREMENTS (DUMPSTERS, ETC.)	\$ 3,196.00
DIVISION 2 - EXISTING CONDITIONS	\$ 7,239.00
DIVISION 3 - CONCRETE	\$ -
DIVISION 4 - MASONRY	\$ -
DIVISION 5 - METALS	\$ -
DIVISION 6 - WOOD, PLASTICS & COMPOSITES	\$ -
DIVISION 7 - THERMAL & MOISTURE PROTECTION	\$ 829.00
DIVISION 8 - OPENINGS	\$ -
DIVISION 9 - FINISHES	\$ 17,324.00
DIVISION 10 - SPECIALTIES	\$ 7,509.00
DIVISION 11 - EQUIPMENT	\$ 3,001.00
DIVISION 12 - FURNISHINGS	\$ -
DIVISION 13 - SPECIAL CONSTRUCTION	\$ -
DIVISION 14 - CONVEYING EQUIPMENT	\$ -
DIVISION 21 - FIRE SUPPRESSION	\$ 10,854.00
DIVISION 22 - PLUMBING	\$ -
DIVISION 23 - HVAC	\$ 274,910.00
DIVISION 26 - ELECTRICAL	\$ 135,702.15
DIVISION 27 - COMMUNICATIONS	\$ -
DIVISION 28 - ELECTRONIC SAFETY & SECURITY	\$ -
DIVISION 31 - EARTHWORK	\$ -
DIVISION 32 - EXTERIOR IMPROVEMENT	\$ -
DIVISION 33 - UTILITIES	\$ -
COMMISSIONING	\$ 12,920.81
GENERAL LIABILITY	\$ 5,244.90
GENERAL CONDITIONS (STAFFING, ETC.)	\$ 62,375.33
CONTRACTOR'S FEE (OVERHEAD & PROFIT)	\$ 37,082.97
PAYMENT & PERFORMANCE BOND (NOT REQ'D IF UNDER \$100K)	\$ 17,004.65
INFORMATION TECHNOLOGIES & RESOURCES COST	\$ 565.15
UCF IT	\$ 565.15
OFFICE OF INSTRUCTIONAL RESOURCES (OIR)	\$ -
FBO AND PERMITTING COST	\$ 56,820.87
BUILDING CODE OFFICE	\$ 8,943.00
STATE FIRE MARSHALL	\$ 1,405.38
PROJECT MANAGEMENT FEES	\$ 45,000.00
FACILITIES OPERATIONS ALLOWANCE	\$ 1,472.49
CONSTRUCTION CONTINGENCY (10%, REFUNDED IF NOT USED)	\$ -
TOTAL PROJECT COST	\$ 743,039.83

PROJECT TIME		
START	PROJECT SUBMITTED BY CLIENT	2.25 MONTHS
	SPAA, F&S REVIEW	
	PM ASSIGNED	
	PM CONTACTS REQUESTER	
	PM DEVELOPS SCOPE	
DESIGN	A/E SELECTED	20.5 MONTHS
	A/E PROPOSAL REVIEW	
	MPP TO CLIENT	
	CLIENT APPROVAL AND FUNDING	
	REQUISITION GENERATED	
	PO ISSUED (NOTICE TO PROCEED)	
	A/E DESIGN	
	WORKSHOPS	
	PERMIT REVIEWS	
BID/PERMIT	S/S PERMIT DRAWINGS REC' D	2.5 MONTHS
	PERMIT SUBMISSION	
	BUILDING CODE OFFICE REVIEW	
	STATE FIRE MARSHALL REVIEW	
	CONTRACTOR WALK-THROUGH	
	CONTRACTOR BID	
	PM REVIEWS BID	
	AVP F&S APPROVAL OF BID	
	PM PREPARES MPP	
	MPP TO CLIENT	
	CLIENT APPROVAL AND FUNDING	
	REQUISITION GENERATED	
	PO ISSUED (NOTICE TO PROCEED)	
CONSTRUCTION	CONSTRUCTION STARTS	13.75 MONTHS
	RFIS, SUBMITTALS, DOCUMENTS	
	PROGRESS REVIEWS	
	PAYMENT APPLICATIONS, INVOICES	
	INSPECTIONS	
	CERTIFICATE OF COMPLETION	
	CERTIFICATE OF OCCUPANCY	
	BENEFICIAL OCCUPANCY BY CLIENT	
CLOSE-OUT	PUNCH LIST COMPLETION	7.5 MONTHS
	FINAL INVOICES	
	OWNER'S MANUALS	
	ASSET TURNOVER TO OPERATIONS	
	ACCOUNTING CLOSE-OUT	
TOTAL PROJECT TIME - 3 YEARS, 10.5 MONTHS		