



PROJECT INFORMATION	
PROJECT NAME: STUDENT UNION EXTERIOR STAIRS REPLACEMENT AND FAN ACCESS	DATE COMPLETED: APRIL 17, 2026
PROJECT NUMBER: 22052008	PROJECT MANAGER: CHRISTINA ROGERS
PROJECT DESCRIPTION: BUILD EXTERIOR PLATFORM FOR EXHAUST HOOD & REPLACE EXTERIOR STAIRS AT THE STUDENT UNION.	

PROJECT IMAGES





PROJECT INFORMATION	
PROJECT NAME: STUDENT UNION EXTERIOR STAIRS REPLACEMENT AND FAN ACCESS	DATE COMPLETED: APRIL 17, 2026
PROJECT NUMBER: 22052008	PROJECT MANAGER: CHRISTINA ROGERS
PROJECT DESCRIPTION: BUILD EXTERIOR PLATFORM FOR EXHAUST HOOD & REPLACE EXTERIOR STAIRS AT THE STUDENT UNION.	

PROJECT COST	
DESIGN COST	\$ 41,340.00
ARCHITECT / ENGINEER / INTERIOR DESIGN	\$ 41,340.00
CONSTRUCTION COST	\$ 641,134.00
DIVISION 1 - GENERAL REQUIREMENTS (DUMPSTERS, ETC.)	\$ 25,777.00
DIVISION 2 - EXISTING CONDITIONS	\$ 20,310.00
DIVISION 3 - CONCRETE	\$ 59,849.00
DIVISION 4 - MASONRY	\$ -
DIVISION 5 - METALS	\$ 227,329.00
DIVISION 6 - WOOD, PLASTICS & COMPOSITES	\$ -
DIVISION 7 - THERMAL & MOISTURE PROTECTION	\$ 500.00
DIVISION 8 - OPENINGS	\$ -
DIVISION 9 - FINISHES	\$ 3,799.00
DIVISION 10 - SPECIALTIES	\$ 4,353.00
DIVISION 11 - EQUIPMENT	\$ -
DIVISION 12 - FURNISHINGS	\$ -
DIVISION 13 - SPECIAL CONSTRUCTION	\$ -
DIVISION 14 - CONVEYING EQUIPMENT	\$ -
DIVISION 21 - FIRE SUPPRESSION	\$ -
DIVISION 22 - PLUMBING	\$ -
DIVISION 23 - HVAC	\$ 78,519.00
DIVISION 26 - ELECTRICAL	\$ 26,498.00
DIVISION 27 - COMMUNICATIONS	\$ -
DIVISION 28 - ELECTRONIC SAFETY & SECURITY	\$ -
DIVISION 31 - EARTHWORK	\$ 6,600.00
DIVISION 32 - EXTERIOR IMPROVEMENT	\$ -
DIVISION 33 - UTILITIES	\$ -
MOVING	\$ -
COMMISSIONING	\$ 6,000.00
GENERAL LIABILITY	\$ 3,283.00
GENERAL CONDITIONS (STAFFING, ETC.)	\$ 117,307.00
CONTRACTOR'S FEE (OVERHEAD & PROFIT)	\$ 55,781.00
PAYMENT & PERFORMANCE BOND (NOT REQ'D IF UNDER \$100K)	\$ 5,229.00
INFORMATION TECHNOLOGIES & RESOURCES COST	\$ -
UCF IT	\$ -
OFFICE OF INSTRUCTIONAL RESOURCES (OIR)	\$ -
FBO AND PERMITTING COST	\$ 46,542.83
BUILDING CODE OFFICE	\$ 8,745.00
STATE FIRE MARSHALL	\$ 1,460.46
PROJECT MANAGEMENT FEES	\$ 36,284.43
FACILITIES OPERATIONS ALLOWANCE	\$ 52.94
TOTAL PROJECT COST	\$ 729,016.83

PROJECT TIME		
START	PROJECT SUBMITTED BY CLIENT	6.25 MONTHS
	SPAA, F&S REVIEW	
	PM ASSIGNED	
	PM CONTACTS REQUESTER	
	PM DEVELOPS SCOPE	
DESIGN	A/E SELECTED	19.75 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 RECVD	7.75 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	
CONSTRUCTION	CLIENT APPROVAL AND FUNDING	12.75 MONTHS
	REQUISITION GENERATED	
	PO ISSUED (NOTICE TO PROCEED)	
	CONSTRUCTION STARTS	
	RFIS, SUBMITTALS, DOCUMENTS	
	PROGRESS REVIEWS	
	PAYMENT APPLICATIONS, INVOICES	
INSPECTIONS		
CLOSE-OUT	CERTIFICATE OF COMPLETION	2.25 MONTHS
	CERTIFICATE OF OCCUPANCY	
	BENEFICIAL OCCUPANCY BY CLIENT	
	PUNCH LIST COMPLETION	
	FINAL INVOICES	
	OWNER'S MANUALS	
ASSET TURNOVER TO OPERATIONS		
ACCOUNTING CLOSE-OUT		
TOTAL PROJECT TIME - 4 YEARS		