

Westpointe Aerospace Lab Project

March 2025

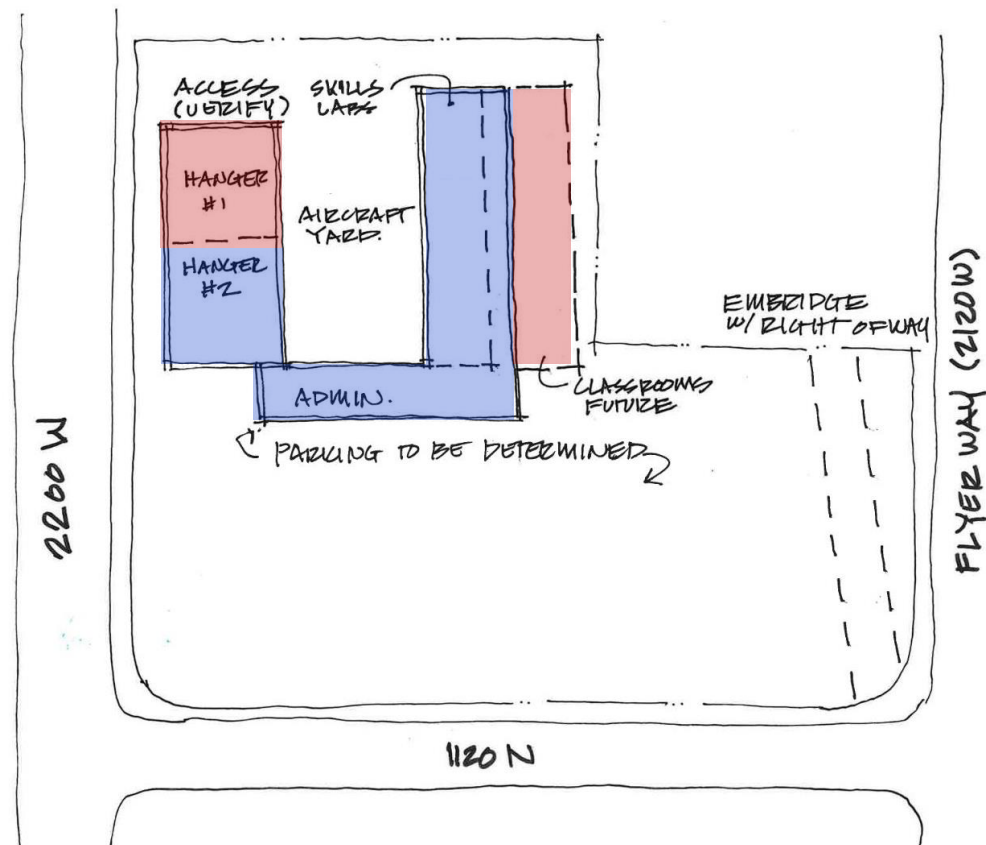


PROGRAM, BUDGETS, & CONCEPTS



Room or Space	Qty.	Unit Area	Total	Comments
1 Administrative Area				
2 Waiting Area	4	22	88	___ seats @ 22 SF each
3 Workstation, Admin. Asst / Student Svcs (PT)	2	90	180	___ workstations @ 90 SF each; includes files
4 Office, Director	1	150	150	
5 Small Conference (Scheduled)	1	100	100	
6 Conference Room	16	15	240	___ seats @ 15 SF each, Consider Multi-use
7 Workstation, Faculty	4	80	320	
8 Workstation, Adjunct	6	65	390	
9 Staff Work Room	1	100	100	Verify functional & space requirements; Copy/ printers, shelving unit for paper storage
10 Subtotal			1,568	1803 gross area
11 Total Staff	13			
13 Educational Areas				
14 Classrooms (4 Existing)	4	750	3,000	25 seats @ 30 SF each
15 Lab, Engines (Turbine / Reciprocating)	2	1,650	3,300	
16 Lab, Avionics	1	1,000	1,000	25 seats @ 40 SF each
17 Lab, Soldering	1	1,000	1,000	25 seats @ 40 SF each
18 Lab, Structures	1	1,000	1,000	25 seats @ 40 SF each
19 Lab, Welding	1	1,000	1,000	6 Welding Booths, 25 Oxy-Acetylene Tables
20 Lab, Paint	1	1,000	1,000	Rescue Paint Booth
21 Lab, Composites	1	875	875	25 seats @ 35 SF each
22 Lab, Training	1	875	875	16 Training Boards
23 Lab, Certification	1	875	875	
24 Computer Lab	1	650	650	25 seats @ 25 SF each, Instructor Station
25 Tool & Equipment Room	1	500	500	
26 Library	1	200	200	
27 Subtotal			15,275	17566 gross area
29 Hanger Area				
30 Open Hanger (5800 SF Existing)	2	9,025	18,050	Verify functional & space requirements
31 Hanger Access,	0	920	0	Verify functional & space requirements
32 Subtotal			18,050	20758 gross area
34 IT Equipment Rooms				
35 Equipment Room	1	120	120	Verify functional and space requirements.
36 Telecommunication Service Entrance Room	1	168	168	
37 Subtotal			288	331 gross area
39 Support				
40 Collaboration "Café" / Pantry	1	480	480	Consider Multi-Use / Flex Applications
41 Janitor Closet, Supplies	1	100	100	
42 Restrooms	2	400	800	
43 All Gender Restrooms	2	65	130	Per IPC
44 Subtotal			1,510	1737 gross area
45				
46 Total Net Area			36,691 DNSF	
47 Net to Gross Factor			1.15	
48 Departmental Gross Area			42,195 DGSF	
49 Department Gross Factor to Building Gross Factor			1.35	Total Efficiency
50 Building Gross Area			56,963 BGSF	

PROGRAM / CONCEPTS



AVIATION CENTER

WEST POINTE

12/16/2024

64 120

SLCC FORM DATE: 01/2024

Description	Unit of Measure	# of Units	Cost per Unit	Total
Hangers @ 50% (Prepare for Full Program)	NSF	9025	\$ 134	\$ 1,209,350
Education (Labs) @ 50% (Prepare for Full Program, Use WWTE)	NSF	7600	\$ 262	\$ 1,991,200
Administration (Full Program)	NSF	1568	\$ 197	\$ 308,896
Support (Full Program)	NSF	1510	\$ 302	\$ 456,020
Department Gross (1.15), Building Gross(1.15)	SF	8620	\$ 292	\$ 2,517,058

SCHOOL OF APPLIED TECHNOLOGY AND TECHNICAL SPECIALTIES

Aviation

Revision: 01 / Date: 30 November 2021

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50 Building Gross Area		56,963	BGSF	

\$ 6,482,524

Project Name	Airport Center Relocation to Westpointe Campus		
Building Name, Number	Airport Center Relocation (963)		
Campus	Leased: International Aerospace / Aviation Education Center		
Project Manager	Not Assigned	Funding	
CBE Date	12/16/2024	Project Type	Remodel

Construction	Costs	
Construction Costs	\$ 6,482,524	The Construction Cost Estimator tab can be used to help calculate these costs
Additional Construction Items		
Location Factor		
Total Estimated Construction	\$ 6,482,524	

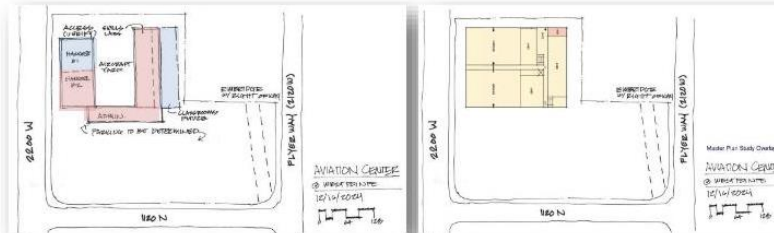
Other Costs		
Design Fees	\$ 572,407	The A&E Fee Calculator tab can be used to adjust the fee as needed
Hazardous Materials		Testing & Mitigation Budget
Furnishings and Equipment	15% \$ 972,379	Preliminary, Reuse as Appropriate
IT / AV	8% \$ 518,602	Preliminary, Reuse as Appropriate
Moving and Occupancy	3% \$ 194,476	
DFCM Management	24 \$ 4,800	\$200 per Month Minimum
High Performance Building		Not Included
Commissioning	0.5% \$ 32,413	Set Consultant Budget (Use Roof Top Units, Etc.)
Other Costs		
Contingency	6.70% \$ 434,329	
Inspections & Testing: (1% of Est. Construction)	\$ 64,825	
Insurance (15% of Est. Construction)	\$ 9,724	
Legal Services: (1% of Est. Construction)	\$ 6,483	
Total Est. Project Cost:	\$ 9,292,961	

Project Scope Analysis & Summary	Status	Comments
Site Capacities: Site Utilities, Landscaping, Roads, Parking Lots, Fire, Etc.	Included	Verify Quantities
Building Capacities: Electrical Power, Data, Chilled/Heating Capacity, Etc.	Included	Verify Utilities to Site
Architectural Finishes & Conditions: Floors, Walls, Ceilings, Cabinets, Etc.	Included	New
Architectural Openings: Doors, Windows, Frames, Blinds, Etc.	Included	New
Lighting: Adequate Illuminations, Appropriate Fixtures, Etc.	Included	New Energy Efficient Fixtures
Audio Visual: Projection, Speakers, Etc.	Included	Confirm Scope, Reuse existing
FF&E: Desks, Chairs, Tables, Whiteboards, Etc.	Budget	Confirm Scope, Reuse existing
Programming: Operational or Space Planning, Etc.	Required	Full Program Recommended
Design: Contract/Consultant, Internal, Etc.	Required	Contract

Project Diagram:

Blue: Future

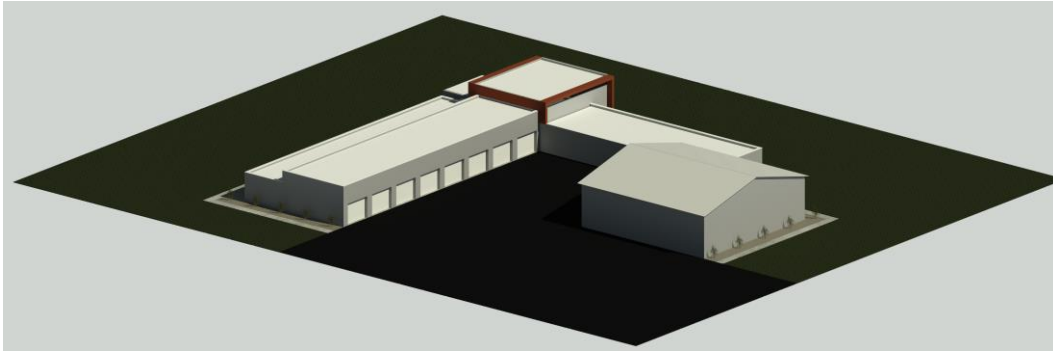
Red: Phase I



BUDGET

CONCEPT RENDERINGS

Aerial From North



Aerial From South



Entry





**SALT LAKE
TECH**

SLCC

THANK YOU