

A group of students walking outdoors, possibly on a school campus. The students are dressed in casual attire. One student in the foreground on the right is wearing a black t-shirt with a 'Stranger Things' graphic. The background shows trees and a building. The text 'Utah County Academy of Sciences' is overlaid in white, with a thin orange horizontal line underneath it.

Utah County Academy of Sciences

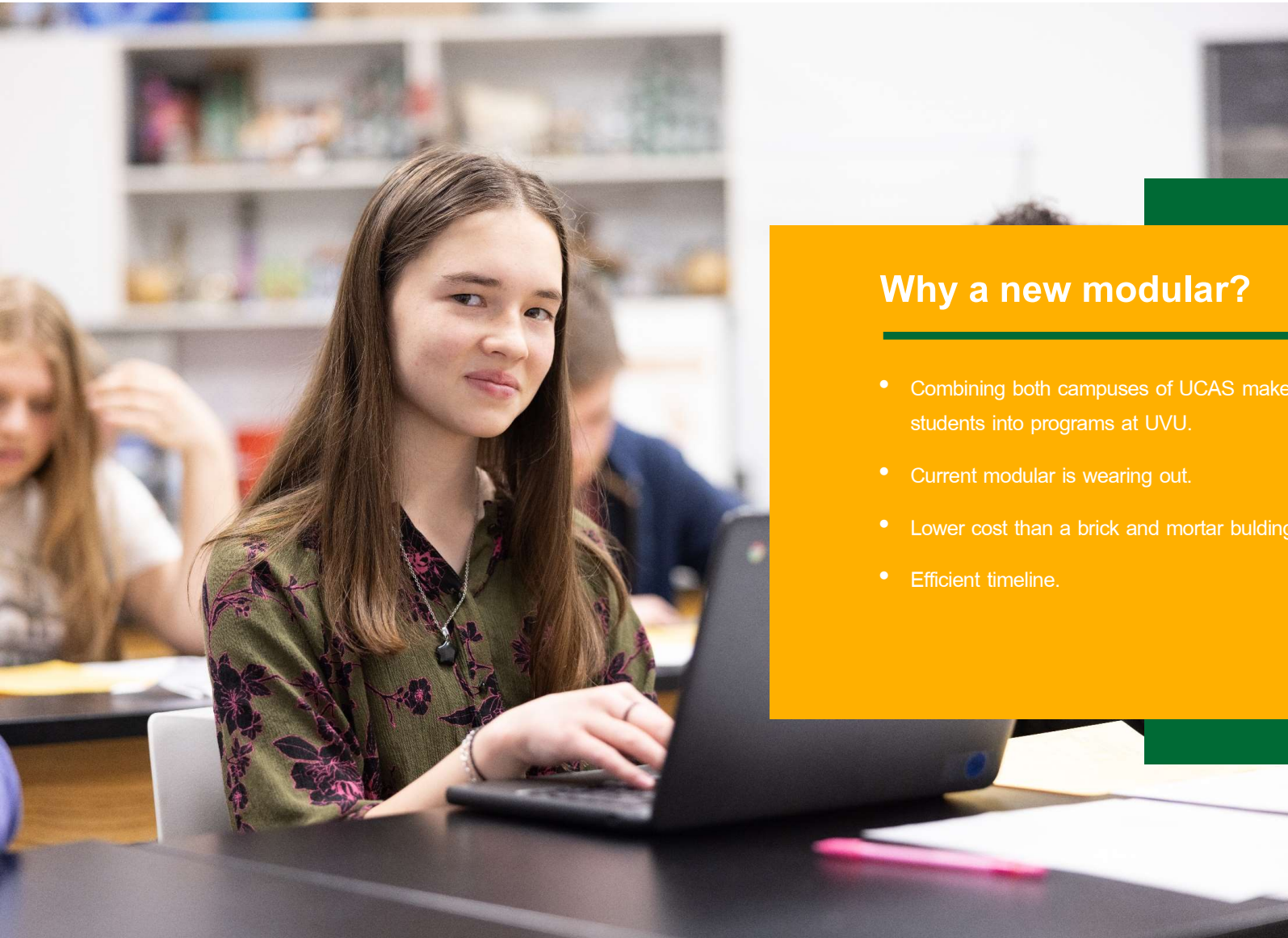
New Modular Proposal

UTAH COUNTY ACADEMY OF SCIENCES AC

UCAS

20 YEAR
PARTNERSHIP

UVU



Why a new modular?

- Combining both campuses of UCAS makes us better able to steer students into programs at UVU.
- Current modular is wearing out.
- Lower cost than a brick and mortar building.
- Efficient timeline.



The Numbers

22,633

Current square feet used by UCAS modulars, portables, and activity center.

32,598

Proposed square feet for new modulars and current activity center.

600

Student Capacity with new modular space.

\$11,228.33

Current monthly lease payment to UVU

\$16,172

Proposed new monthly lease payment to UVU.

Space, Capacity, and Lease

Site Plan

Not drawn to scale

- Construction would be at-grade so there would be no need for metal ramps.
- Exterior would consist of either hardiboard or metal siding in green and white.
- End mount HVAC units.



UCAS Costs

UCAS 224' X 70' 13 Classroom Modular Complex	
Item	Sale Price
Base Price for 224' x 70' Classroom Satellite Building	\$2,250,000
Delivery to Utah County Academy of Sciences Orem Campus	\$40,000
Installation	\$160,000
Subtotal (Base Building, Installation & Delivery)	\$2,450,000
Building Option Items	Sale Price
Upgrade HVAC Units from Electric to Gas Heat	\$112,000
Upgrade Roof Material from 60 mil EPDM to Sarnafil 72 mil PVC with 25 year Material/Labor Warranty	\$240,000
Upgrade Restroom Partitions to Phenolic (72") from Painted Metal (58")	\$40,270
Subtotal (Building Option Items)	\$392,270
Site Furnished & Installed Option Items	Sale Price
Plumbing Waste/Vent Manifold Including Insulation and Heat Trace of Supply Line	\$21,000
Electrical Connection from the MDP to the Sub Panels (note: Does not include the MDP)	\$90,000
Fire Alarm System	\$28,000
Manifold & Connect (15) Gas Bard HVAC Units	\$15,000
Subtotal (Site Furnished & Installed Option Items)	\$154,000
TOTAL	\$2,996,270

UCAS Costs

UCAS 140' X 70' 8 Classroom Modular Complex	
Item	Sale Price
Base Price for 140' x 70' Classroom Satellite Building	\$1,420,000
Delivery to Utah County Academy of Sciences Orem Campus	\$25,000
Installation	\$100,000
Subtotal (Base Building, Installation & Delivery)	\$1,545,000
Building Option Items	Sale Price
Upgrade HVAC Units from Electric to Gas Heat	\$68,000
Upgrade Roof Material from 60 mil EPDM to Sarnafil 72 mil PVC with 25 year Material/Labor Warranty	\$150,000
Upgrade Restroom Partitions to Phenolic (72") from Painted Metal (58")	\$40,270
Subtotal (Building Option Items)	\$258,270
Site Furnished & Installed Option	Sale Price
Plumbing Waste/Vent Manifold Including Insulation and Heat Trace of Supply Line	\$21,000
Electrical Connection from the MDP to the Sub Panels (note: Does not include the MDP)	\$56,250
Fire Alarm System	\$23,000
Manifold & Connect (9) Gas Bard HVAC Units	\$7,000
Subtotal (Site Furnished & Installed Option Items)	\$163,250
TOTAL	\$1,910,520
GRAND TOTAL	\$4,906,790

UCAS's Responsibilities

- Remove the two portables on the East side of the UCAS Activity Center. (May be temporarily relocated during construction.)
- Pay for new modular construction and placement on site.
- All furniture and supplies within the building.



UVU's Responsibility

- Remove the current "Vineyard Annex" building. Demolition and disposal is recommended.
- General contractor for site prep for both modulares.
- Site prep at both sites for an at-grade placement of new modular.
- Connection to all utilities including water, gas, electricity, and IT connections.

Timeline

- **Begin construction (off-site) and site prep for smaller modular between January and March 2025.**
- **Finalize construction on smaller modular by August 2025.**
- **Begin construction (off-site) on larger modular between January and March 2025.**
- **Begin site prep for larger modular in June 2025.**
- **Finalize construction on larger modular by September 2025.**



Updated Lease Agreement

The current lease agreement with UVU ends in December of 2025. The current lease could be extended with an addendum for the additional space. UCAS is requesting that the new lease have a 50 year term.



Site Plan and Cost



Relocation of the existing building on campus.

Three viable locations have been identified.

Preference to L9 parking area.

Sewer, water, and power are near by.

Cost for relocation, new foundations, connections, and remodel is expected to be \$600,000

Cost per sf is \$47.26





Questions?