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**Name of Project:** Campus Wide NCRR Recovery Act Construction Grant

**Location of Project:** University of Alaska Fairbanks

**Project Number:** 2010119 CWRA

**Date of Request:** April 15, 2010

<b>Total Project Cost:</b>	<b>\$7,530,000</b>
<b>Approval Required:</b>	<b>Full BOR</b>
<b>Prior Approvals:</b>	<b>PAA - March 31, 2010</b>

#### **SUPPORTING DOCUMENTS**

- One Page Budget
- Project Agreement
- Concept Floor Plans

UAF FACILITIES SERVICES DESIGN AND CONSTRUCTION

UNIVERSITY OF ALASKA		
Project Name: Campus Wide NCRR Recovery Act Construction Grant		
MAU: UAF		
Building: Multiple	Date:	March 4, 2010
Campus: Fairbanks and Kuskokwim	Prepared By:	Wohlford
Project #: 2010119 CWRA	Account No.:	TBD
Total GSF Affected by Project:	6,000	5,500
PROJECT BUDGET	Fairbanks FPA Budget	Kuskokwim FPA Budget
<b>A. Professional Services</b>		
Advance Planning, Program Development	\$0	\$0
Consultant: Design Services	\$275,000	\$200,000
Consultant: Construction Phase Services	\$55,000	\$55,000
Consul: Extra Services (List: _____)	\$0	\$0
Site Survey	\$0	\$0
Soils Testing & Engineering	\$0	\$0
Special Inspections	\$0	\$0
Plan Review Fees / Permits	\$5,000	\$5,000
Other	\$0	\$0
<i>Professional Services Subtotal</i>	<b>\$335,000</b>	<b>\$260,000</b>
<b>B. Construction</b>		
General Construction Contract (s)	\$2,665,000	\$2,852,924
Other Contractors (List: Misc. Finishes)	\$10,000	\$5,000
Construction Contingency	\$214,000	\$228,634
<i>Construction Subtotal</i>	<b>\$2,889,000</b>	<b>\$3,086,558</b>
<i>Construction Cost per GSF</i>	<b>\$481.50</b>	<b>\$561.19</b>
<b>C. Building Completion Activity</b>		
Equipment	\$119,612	\$59,162
Fixtures	\$0	\$0
Furnishings	\$0	\$0
Signage not in construction contract	\$500	\$500
Move-Out Cost/Temp. Reloc. Costs	\$0	\$0
Move-In Costs	\$0	\$0
Art	\$0	\$0
Other (List: _____)	\$0	\$0
OIT Support	\$11,500	\$10,000
Maintenance/Operation Support	\$25,000	\$25,000
<i>Building Completion Activity Subtotal</i>	<b>\$156,612</b>	<b>\$94,662</b>
<b>D. Owner Activities &amp; Administrative Cost</b>		
Project Planning and Staff Support	\$152,128	\$154,855
Project Management	\$181,261	\$184,925
Misc Expenses: Advertising, Printing, Supplies	\$16,000	\$19,000
<i>Owner Activities &amp; Administrative Cost Subtotal</i>	<b>\$349,388</b>	<b>\$358,780</b>
<b>E. Total Project Cost</b>	<b>\$3,730,000</b>	<b>\$3,800,000</b>
<i>Total Project Cost per GSF</i>	<b>\$621.67</b>	<b>\$690.91</b>
<b>F. Total Appropriation(s)</b>	<b>\$3,730,000</b>	<b>\$3,800,000</b>



## **PROJECT AGREEMENT**

**Name of Project:** Campus Wide NCRR Recovery Act Construction Grant

**Location of Project:** University of Alaska Fairbanks

**Project Number:** 2010119 CWRA

**Date of Request:** March 4, 2010

**Project Manager:** Cameron Wohlford

### **INTRODUCTION**

This document represents a formal agreement between the affected program department(s), the MAU's chief facilities administrator, the provost, the vice chancellor for administrative services, the chancellor, and the system office's chief facilities administrator documenting a common understanding of the programmatic need, project scope, and other matters related to the project.

A Project Agreement is required for all projects with a Total Project Cost (TPC) anticipated to exceed \$2.5 million. Provided however, the university's chief financial officer or designee may waive or modify the Project Agreement content requirements or specify that a Pre-Design Statement be used in its place.

### **RATIONALE AND RECOMMENDATION**

#### **Basis for the Project**

The Campus Wide NCRR Recovery Act Construction Grant project will renovate and create space at the Fairbanks and Bethel Campuses of the University of Alaska Fairbanks in support of research aimed at the behavioral and nutritional sciences of Alaska's native peoples. UAF has been, and continues to be, a world leader in these research fields, and the project will advance the University's capacity, and it will form meaningful partnerships with UAF and community leaders. The project is a result of a recently approved grant from the National Institute of Health funded through the NCRR Recovery Act of 2009.

The Center for Alaska Native Health Research (CANHR) conducts health disparities research in partnership with Yup'ik Eskimo communities in rural Southwest Alaska. The University of Alaska Fairbanks (UAF), on behalf of CANHR, proposes to renovate empty space in the Arctic Health Research Building (AHRB) in Fairbanks to add 2,000 square feet of finished space devoted to biomedical research, and another 1,800 square feet of finished space on the Kuskokwim campus in Bethel, Alaska. The increased space will positively impact CANHR's ability to conduct more clinically-oriented research at UAF, and to communicate regularly with the rural Alaska Native research partners and participants in the region. It will significantly increase healthcare jobs in one of the most economically depressed minority communities in the state and nation.

**Scope of the Project**

At the Arctic Health Research Building, the project will provide a net of 4,000 gross square feet (2,000 finished, 2,000 shell) of program space in the existing courtyard area to create an integrated clinical and nutritional assessment suite directed at research to understand and eliminate health disparities among Yup'ik Eskimos. The new space will be designed to accommodate Telehealth medicine (secure video conferencing) and distance education video conferencing. The project will also affect another 2,000 square feet of existing office and vending space that is directly adjacent to the new clinic. The shell space is for a future Neurosciences Lab that NIH will possibly fund through a separate construction grant to finish the space.

At the Kuskokwim Campus, the project will renovate 5,500 square feet of empty space (1,800 finished, remaining shell, and mechanical) in the existing Voc-Tech building to create a facility that parallels the AHRB renovation. It will increase participant engagement, create jobs and build research capacity in the Yukon Kuskokwim (YK) region. The new space will be designed to accommodate Telehealth medicine and distance education video conferencing.

**Impact Analysis**

The renovated facilities will increase research on obesity and chronic diseases and other health disparities among an underserved community. It will enhance communication, dissemination of research results, translation from bench to community, and improve data collection.

**Additional Services or Programs**

The program space will positively impact existing CANHR and IAB grant programs by enhancing the ability to conduct more clinically oriented research and communicate regularly with UAF's rural Alaska Native research partners.

**Needs Assessment**

UAF has secured or proposed on grants that total over \$xxxx related to health disparities and biomedical research. Unfortunately, UAF's competitive advantage over other institutions is being diminished by a lack of adequate facilities. Specifically, UAF does not have clinical facilities that can be used for nutritional and physical assessment at either campus to meet the needs of the CANHR program. The projects will create HIPPA compliant clinical space that meets minimum requirements for carrying out biomedical research.

**Backfill Plan**

Since the space is filling an existing need, there will be no net space vacated after the renovations are completed.

**Incremental Costs**

Incremental costs for added salary, staff, and facilities for the new space are grant funded through the various CANHR funded and submitted proposals.

**Estimated Annual Maintenance and Operating Costs (O&M)**

Kuskokwim: There will be a negligible increase to the annual O&M cost of these existing facilities.

Fairbanks: There will be an increase of the following for FY12 M&O and M&R cost based on 4,000 gsf new space:

Utilities	\$23,800
Trash and Grounds	\$2,100
Custodial	\$9,700
<u>M&amp;R</u>	<u>\$56,000</u>

Total: \$91,600

**Site Considerations**

At both campuses, the projects will take advantage of highly underutilized space within existing facilities to create the new program space.

**Funding**

This project is pending funding from a single C06 grant from the National Institute of Health funded by the NCRB Recovery Act of 2009.

NIH C06 Grant from NCRB Recovery Act	\$7,530,000
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**Supporting Documents (Appendix)**

See attached Supporting Documents to include:

- Project Program Space Requirements
- Project One Page Budget
- Project Schematic Drawings

**Signatures**

**(NOTE: SIGNATURES ARE STILL IN PROCESS OF BEING COLLECTED)**

This project as described above meets the requirements of the Center for Alaska Native Health Research

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*Dr. Bert Boyer, Acting Director, Center for Alaska Native Health Research*

This project as described above meets the requirements of the Institute of Arctic Biology

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*Brian Barnes, Director, Institute of Arctic Biology*

This project scope of work, cost, and schedule as described above is appropriate:

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*Linda Zanazzo, Director, Facilities Services*

This project plan and funding as described above is appropriate:

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*Pat Pitney, Vice Chancellor for Administrative Services*

This project as described above is consistent with the research goals of the Campus:

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*Virgil "Buck" Sharpton, Vice Chancellor for Research*

This project as described above meets the strategic goals of the campus:

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*Brian Rogers, Chancellor*

This project as described above is consistent with executive and Board planning protocols:

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*Kit Duke, Chief Facilities Officer*

## **Program Space Requirements:**

### Nutrition research space (Fairbanks and Kuskokwim Campus)

- Nutrition Technician Lab/Office – Spaced utilized by the Nutrition Technician to analyze nutritional data and interview results.
- Interview Meetings and Focus Groups space – Space utilized for group interviews of participants and focus groups
- Translation/ Nutrition Interview cubicles. – Space utilized for one on one interview sessions with participants. Space also utilized for translators and transcription of interview data.

### Clinical Research Lab (Fairbanks and Kuskokwim Campus)

- Phlebotomy Sampling Lab (w/ Phlebotomy chair, Refrigerator)—Space utilized to collect blood samples from research subjects.
- Physical Activity Lab (w/ Treadmill, Stationary Bike, Metabolic cart, Step exerciser, Portable oxygen analyzer) – Space utilized for monitoring respiratory gasses and heart rate during controlled bouts of physical activity.
- Anthropometrics Lab – Space utilized for taking body measurements and blood pressure of research subjects in a private setting
- Health Care Professional – Space utilized for the clinical lab manager office
- Storage—Space utilized for storage of sampling tubes, exam gowns, etc in support of the Clinical Lab.
- Unisex Toilet Room

### Telehealth (Fairbanks and Kuskokwim Campus)

- Telehealth Lab w/ Distance Delivery (w/ 2 wall large Projection Screens, Ceiling Projector system, Smart Board w/ videoconferencing capabilities, Document Loader) – Space utilized for individual interviews to gather nutritional, health status, medical, behavioral health data; for small and large groups (such as focus groups, research planning groups), for dissemination planning and to better utilize distance delivery of health care information, nutritional data, sharing of subject data, and Telehealth conferences such as grand rounds for health care providers in the rural region and for dissemination of research results. All investigators associated with the human health studies and other translational studies of relevance to Alaska Native health will utilize the facilities in Fairbanks and Bethel.

### Isotope Analysis Lab (Fairbanks Campus only)

- Space will be utilized to house a Picarro Isotope analysis system for breath diagnostics, for clinical measurements of breath isotope ratios and how they vary throughout the day

### Neuroscience Electrophysiology Lab (Fairbanks Campus only)

- Nine (3) Electrophysiology Rigs – (9) Research Stations (Lab benches w/ sinks on perimeter of room)—Space utilized for **FUTURE BUILDOUT OF SHELL SPACE** test specimens
- Wet Lab Area (Six foot Fume Hood, Reach-in Refrigerator, -20 Freezer) – Space utilized for preparing test specimens for the physiology rigs.

### Demo and Reconstruction (Fairbanks Campus only)

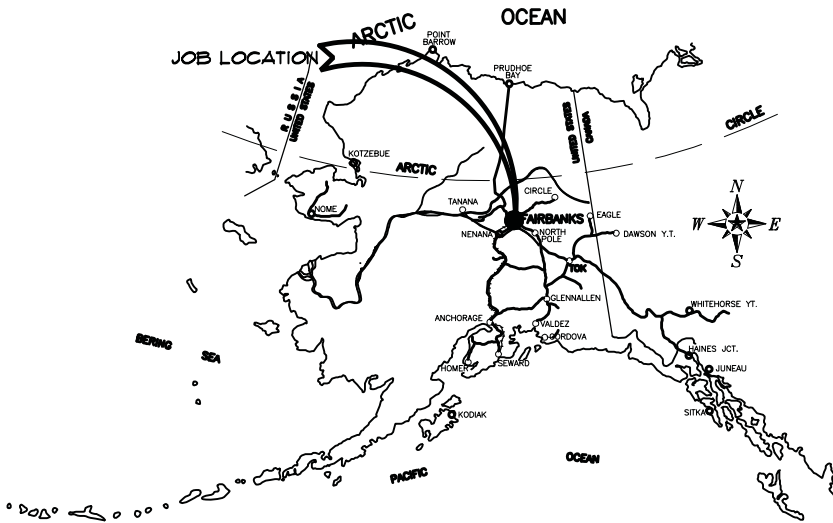
- Building North 1<sup>st</sup> Floor Entrance Reconstruction – Space will be used for construction access since the project site is within an interior courtyard. Reconstruction will put the space back to a vending room (existing) and a research subject waiting room
- Building North 2<sup>nd</sup> Floor Offices Reconstruction – Space will be used for construction access since the project site is within an interior courtyard. Reconstruction will put the space back to four (4) offices, three of which are staff or faculty for the programs contained within the proposed project.

### Demo and Reconstruction (Kuskokwim Campus only)

- Voc-Tech Space Infill/Shell – The space proposed within the Vocational Technology Building is approximately 5600 gross square feet of enclosed building that currently is one large open two story room. Of that, only 1/3<sup>rd</sup> of the space will be directly utilized to construct the health clinical Lab program space. The remaining space is considered in the grant proposal due to the location of existing egress components and space needed for the mechanical room for the program. As such, approximately 3500 square feet (gross) of the overall 5600 square feet

# UNIVERSITY OF ALASKA FAIRBANKS AHRB COURTYARD INFILL FOR HEALTH PROGRAMS

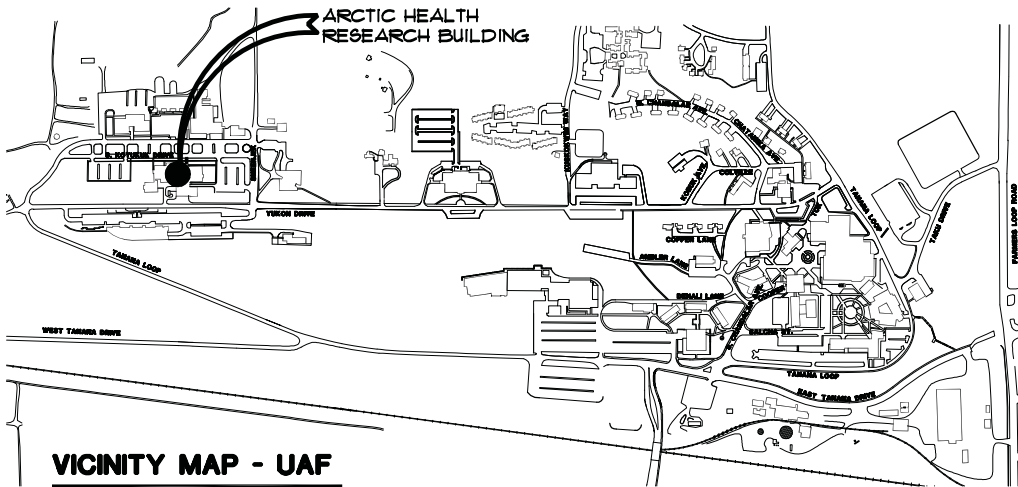
PROJECT NUMBER - 2009112 AHGA - ARCTIC HEALTH GRANT APPLICATION  
PROJECT ADMINISTERED BY UAF - DIVISION OF DESIGN AND CONSTRUCTION



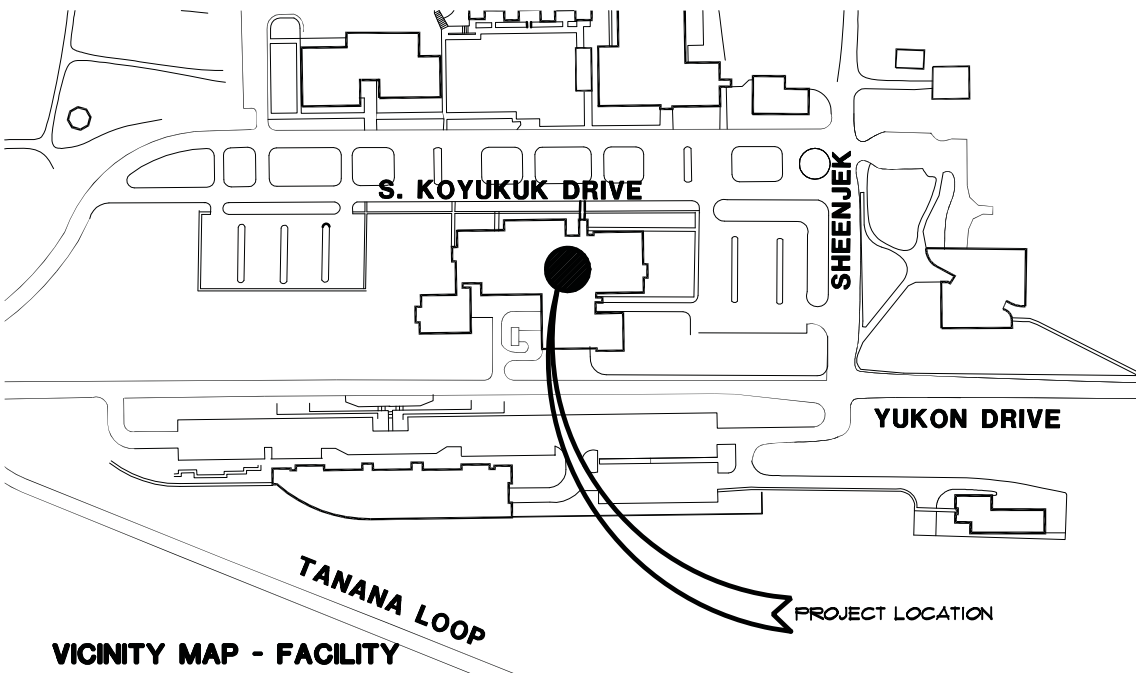
**VICINITY MAP - ALASKA**

## DRAWING INDEX

- T-1 TITLE SHEET
- A-1 FIRST LEVEL FLOOR PLAN
- A-2 SECOND LEVEL FLOOR PLAN
- A-3 BUILDING SECTION AND ELEVATION
- A-4 MECHANICAL FLOOR PLAN AND EGRESS PLANS



**VICINITY MAP - UAF**



**VICINITY MAP - FACILITY**

UAF AHRB NIH C06 GRANT-FAIRBANKS CAMPUS

UNIVERSITY OF ALASKA FAIRBANKS  
PROJECT #2009112 AHGA ARCTIC HEALTH GRANT APPLICATION

**Design  
Alaska**

Architects Engineers Surveyors  
601 College Road Fairbanks, AK 99701  
Telephone 907.452.1241

**T-1**



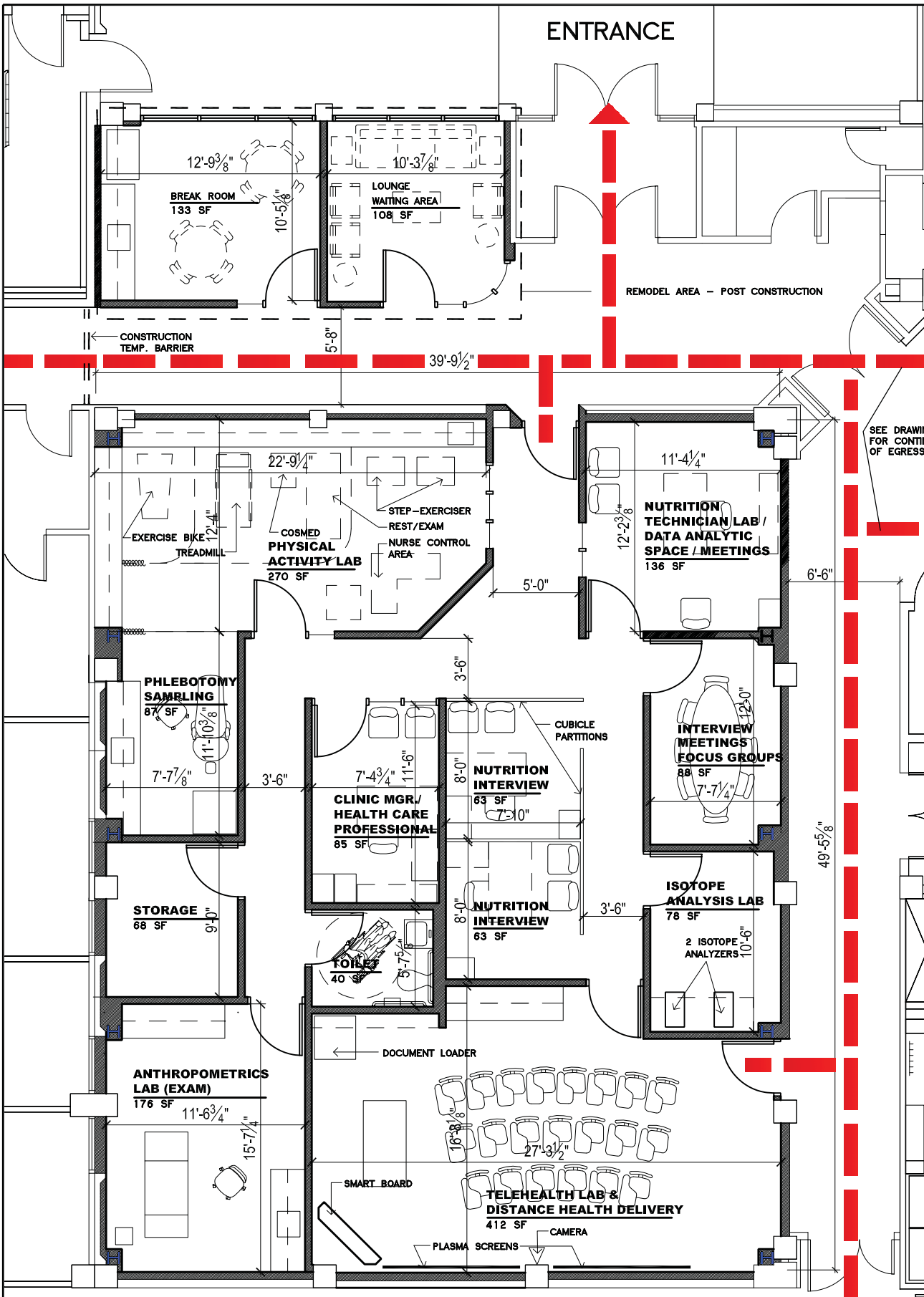
# UAF AHRB NIH CO6 GRANT - FAIRBANKS CAMPUS

UNIVERSITY OF ALASKA FAIRBANKS  
PROJECT #2009112 AHGA ARCTIC HEALTH GRANT APPLICATION



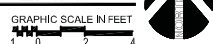
KEY PLAN

# A-1



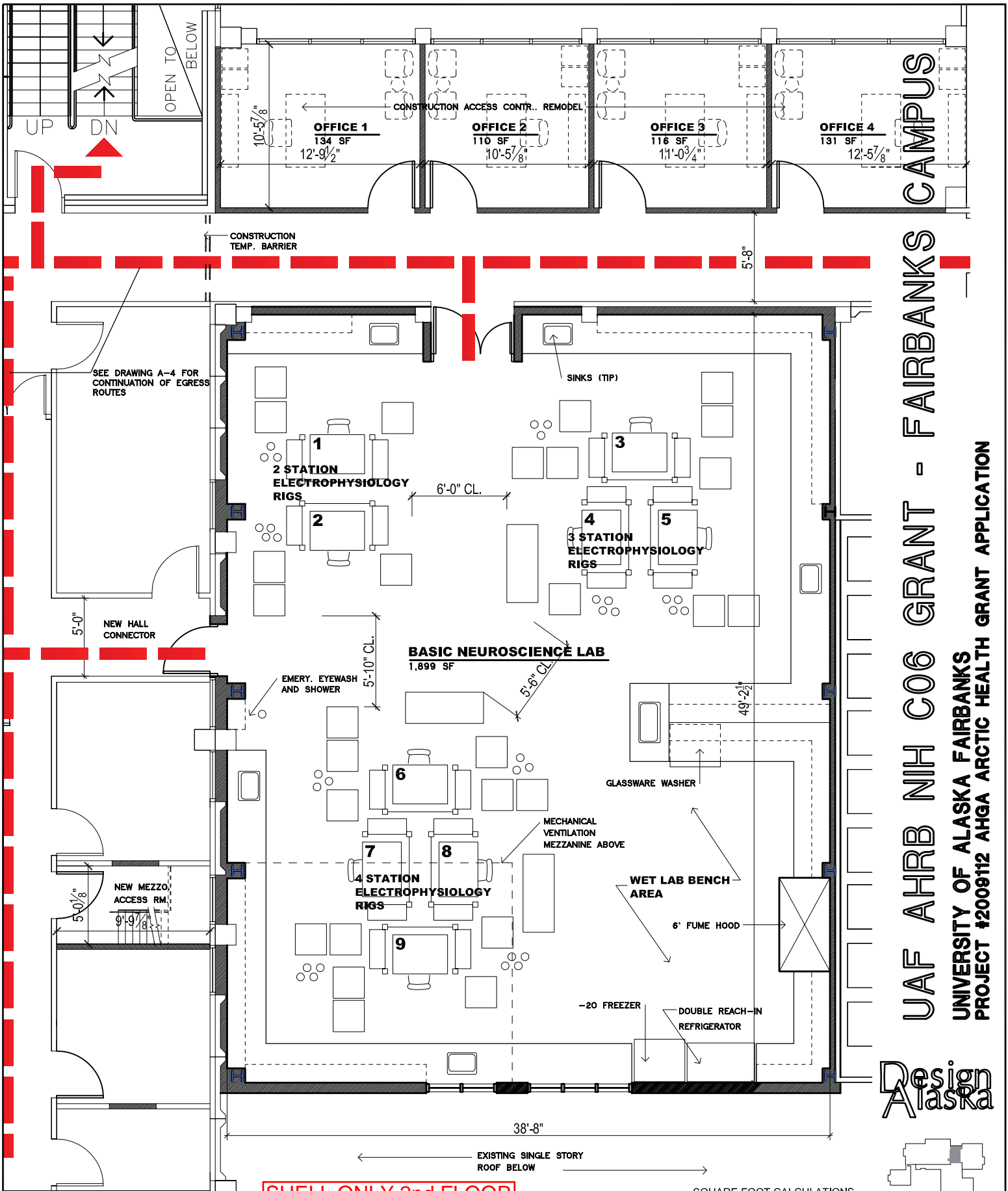
SEE DRAWING A-4 FOR CONTINUATION OF EGRESS ROUTES

**FIRST LEVEL FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



**SQUARE FOOT CALCULATIONS**

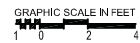
SPACE	NET	GROSS	SPACE	NET	GROSS
PHYSICAL ACTIVITY LAB	270 SF	438 SF	FOCUS GROUP MEETINGS	88 SF	125 SF
PHLEBOTOMY SAMPLING	87 SF	124 SF	NUTRITION INTERVIEW	63 SF	98 SF
STORAGE ROOM	68 SF	97 SF	NUTRITION INTERVIEW	63 SF	82 SF
ANTHROPOMETRICS LAB	178 SF	205 SF	ISOTOPE ANALYSIS LAB	78 SF	104 SF
CLINIC MANAGER	85 SF	132 SF	TELEHEALTH LAB	412 SF	444 SF
UNISEX TOILET	40 SF	55 SF	BREAK ROOM	133 SF	192 SF
NUTRITION TECH. LAB	136 SF	208 SF	WAITING AREA	108 SF	157 SF



**SHELL ONLY 2nd FLOOR**

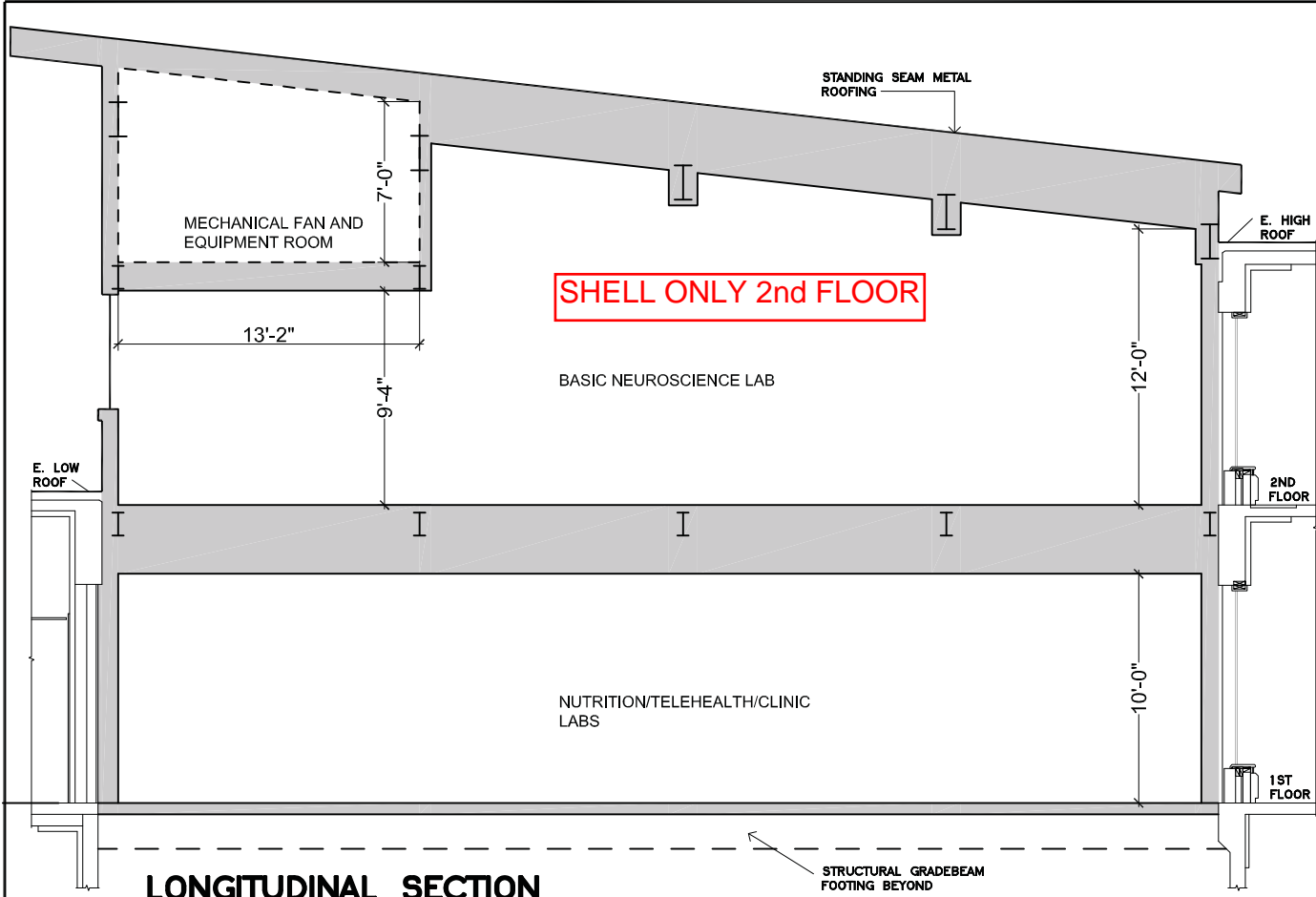
**SECOND LEVEL FLOOR PLAN**

SCALE: 1/8" = 1'-0"



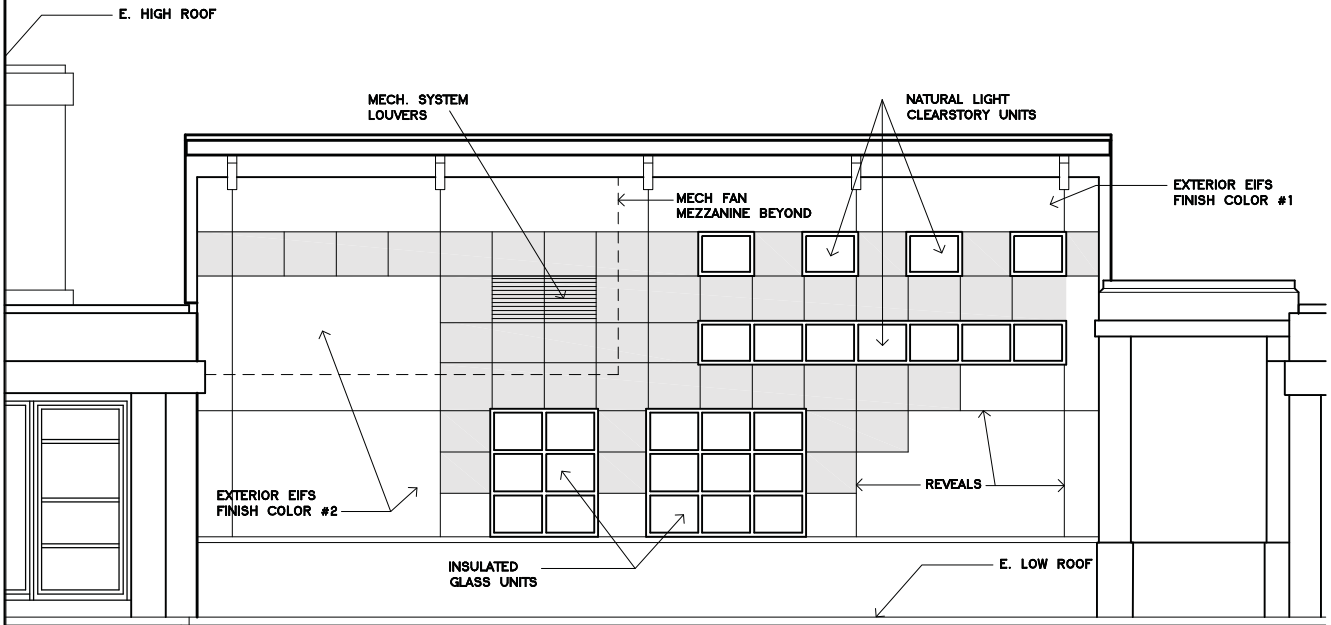
**SQUARE FOOT CALCULATIONS**

SPACE	NET	GROSS
NEUROSCIENCE LAB	1,899 SF	2,123 SF
HALL CONNECTOR	51 SF	60 SF
MEZZANINE ACCESS RM.	49 SF	60 SF
OFFICE #1	134 SF	187 SF
OFFICE #2	110 SF	152 SF
OFFICE #3	116 SF	161 SF
OFFICE #4	131 SF	178 SF



**LONGITUDINAL SECTION**

SCALE: 1/8" = 1'-0"

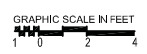


**SOUTH ELEVATION**

SCALE: 1/8" = 1'-0"

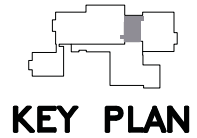
UAF AHRB NIH CO6 GRANT - FAIRBANKS CAMPUS

UNIVERSITY OF ALASKA FAIRBANKS  
PROJECT #2009112 AHGA ARCTIC HEALTH GRANT APPLICATION

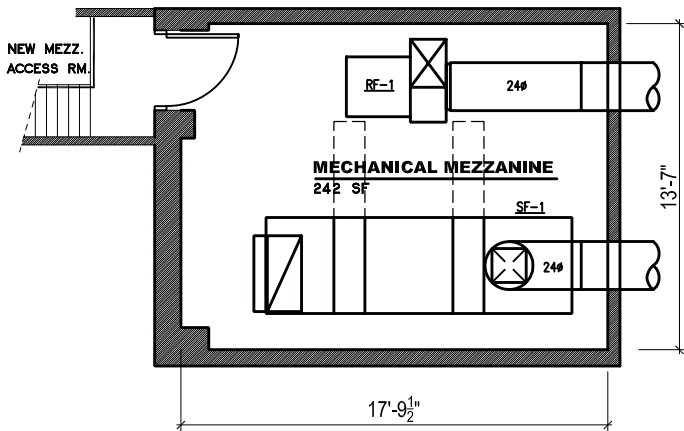


KEY PLAN

**A-3**

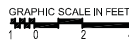


KEY PLAN



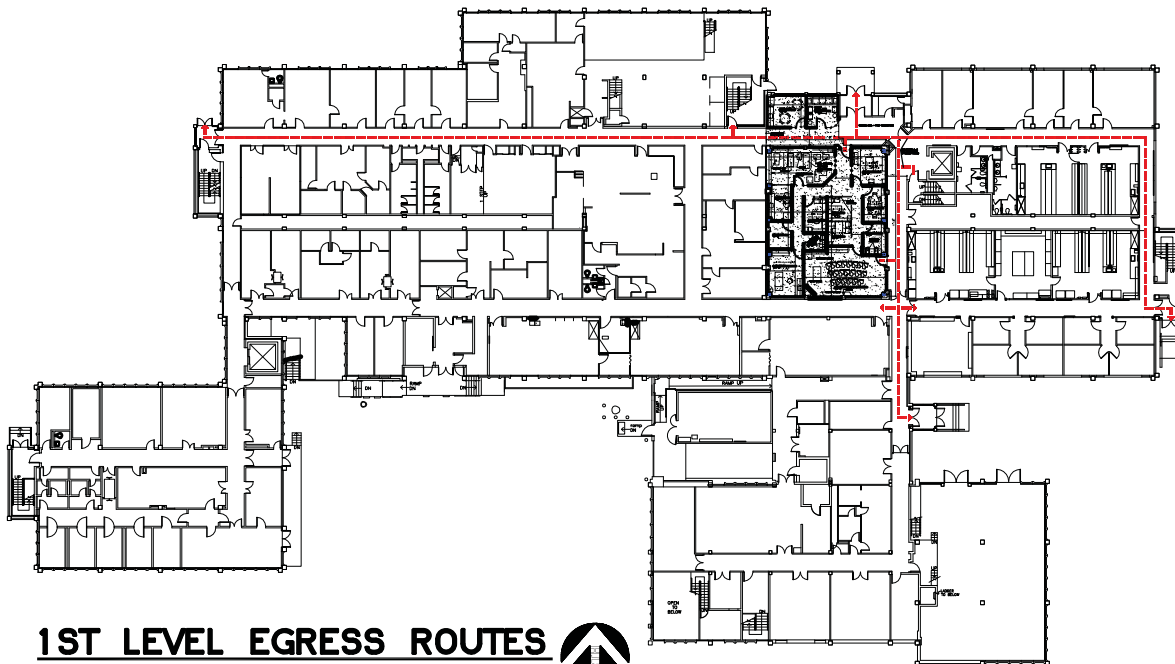
**MECHANICAL LEVEL FLOOR PLAN**

SCALE: 1/8" = 1'-0"



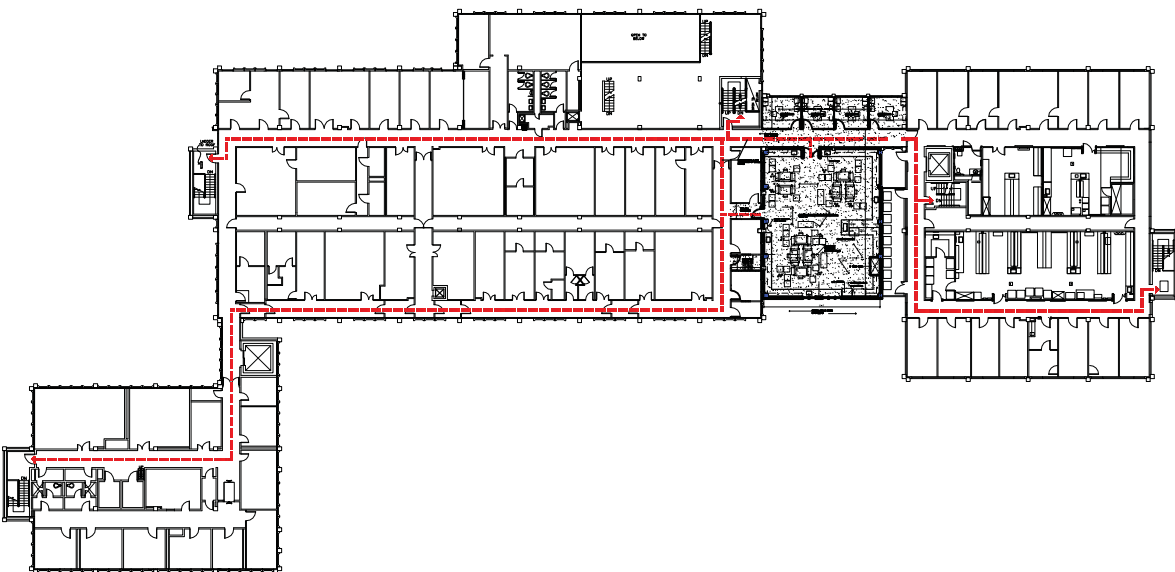
SQUARE FOOT CALCULATIONS

SPACE	NET	GROSS
MECHANICAL MEZZANINE	242 SF	289 SF
MEZZANINE ACCESS	49 SF	58 SF



**1ST LEVEL EGRESS ROUTES**

SCALE: 1/64" = 1'-0"



**2ND LEVEL EGRESS ROUTES**

SCALE: 1/64" = 1'-0"



University of Alaska  
Kuskokwim Campus

# NIH C06 Grant Improvements



LOCATION MAP

## INDEX OF DRAWINGS

G1.0	TITLE SHEET
A2.0	1ST FLOOR EGRESS PLAN
A2.1	2ND FLOOR EGRESS PLAN
A2.2	1ST FLOOR PLAN
A2.3	2ND FLOOR PLAN

UAF  
KUSKOKWIM CAMPUS  
**NIH C06 GRANT  
IMPROVEMENTS**  
JULY 15, 2009

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# G1.0

TITLE SHEET

PROJECT AREA



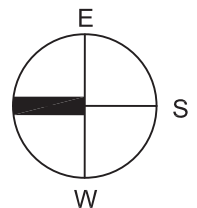
KUC BLDG. 104  
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KUC BLDG. 103

KUC BLDG. 104  
KUC BLDG. 103

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KUC BLDG. 102

PROJECT  
NORTH



FIRST FLOOR EGRESS PLAN  
SCALE: 1 / 32" = 1'-0"

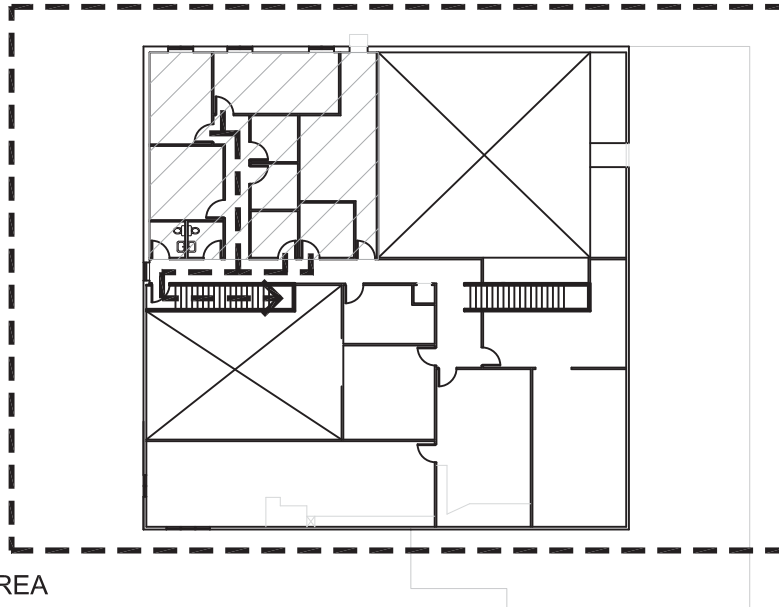
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**NIH C06 GRANT  
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**A2.0**  
FIRST FLOOR  
EGRESS PLAN

PROJECT AREA



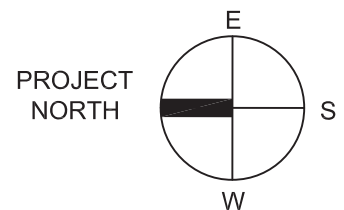
PROJECT AREA

SECOND FLOOR EGRESS PLAN  
SCALE: 1 / 32" = 1'-0"

Table XY Summary of Requested Research Space for Kuskokwim Campus (Voc-Tech Building)

Activity	Program Space to be Added (net sf)	Program Space to be Added (gross sf)	Room Dimensions
<b>A. Physical Health Clinic</b>			
Physical Activity Lab	283	400	12.33' by 22.9'
Phlebotomy Sampling Lab	90	127	8' by 11.25'
Anthropometrics Lab	154	218	13.58' by 11'
Toilet	35	50	5' by 7'
Storage	54	76	Varies, See Drawing
Health Care Professional (office)	130	184	12.33' by 10.5'
Isotope Analysis	N/A	N/A	N/A
<b>B. Nutrition Core</b>			
Nutrition Technician Lab/Office	132	187	12.5' by 10.5'
Interview Meetings and Focus Groups	N/A	N/A	N/A
Translation/Nutritional Interview (2)	120	141	8.2' by 8' and 8.2' by 7'
<b>C. Telehealth</b>			
Telehealth Lab/Distance Delivery	380	537	14.83' by 23.6'
<b>D. Demolition and Reconstruction Voc-Tech</b>			
Voc-Tech Infill/Shell + Mech. Fan Room	2,602	3679	Varies, See Drawing

SPACE ALLOCATIONS



UAF  
KUSKOKWIM CAMPUS  
**NIH C06 GRANT  
IMPROVEMENTS**  
JULY 15, 2009

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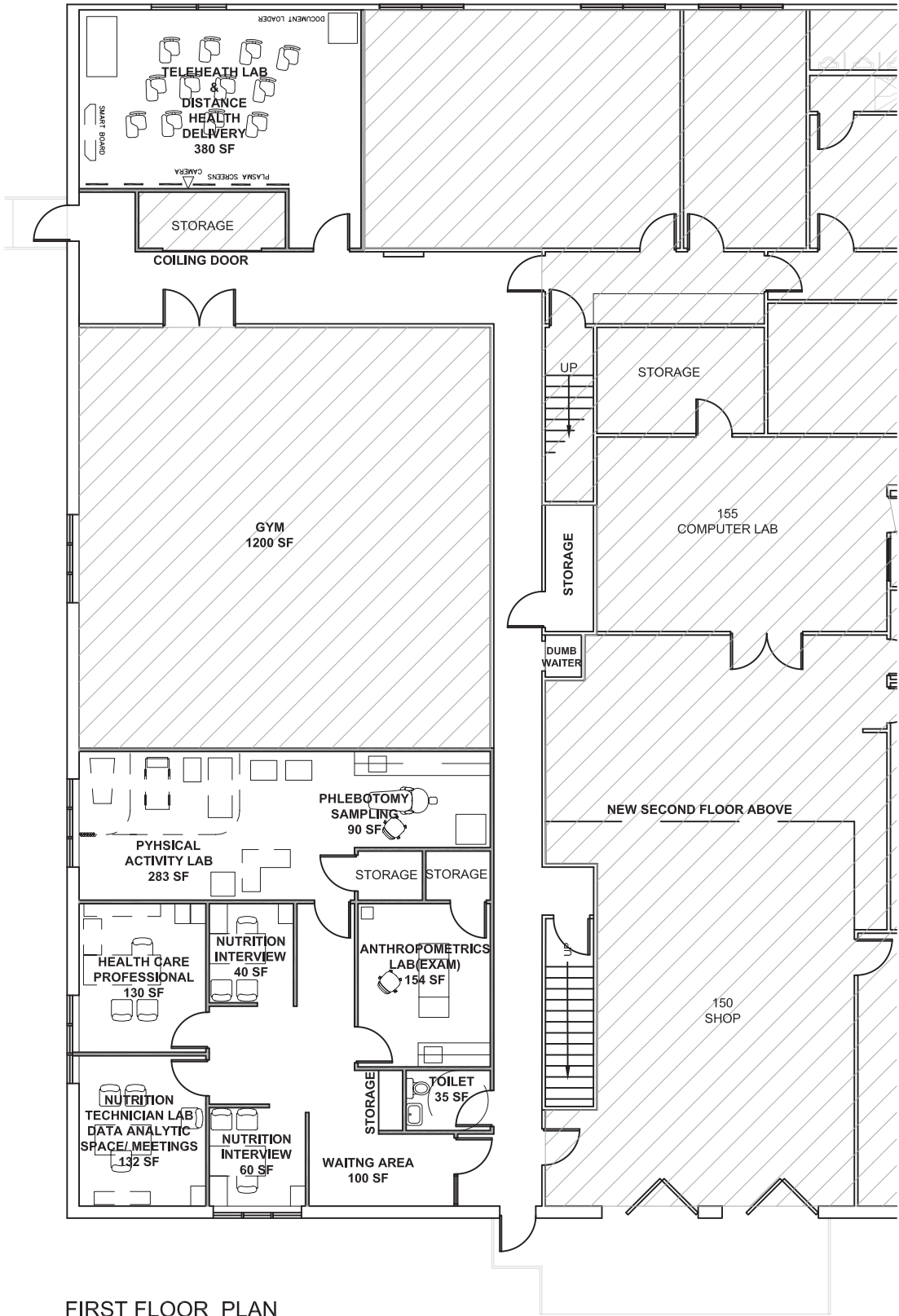
**A2.1**  
SECOND FLOOR  
EGRESS PLAN

**LEGEND**

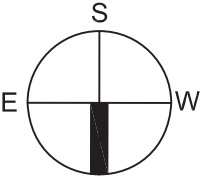
PROJECT AREA



NON-PROJECT AREA



**FIRST FLOOR PLAN**



PROJECT NORTH

UAF  
 KUSKOKWIM CAMPUS  
**NIH C06 GRANT  
 IMPROVEMENTS**

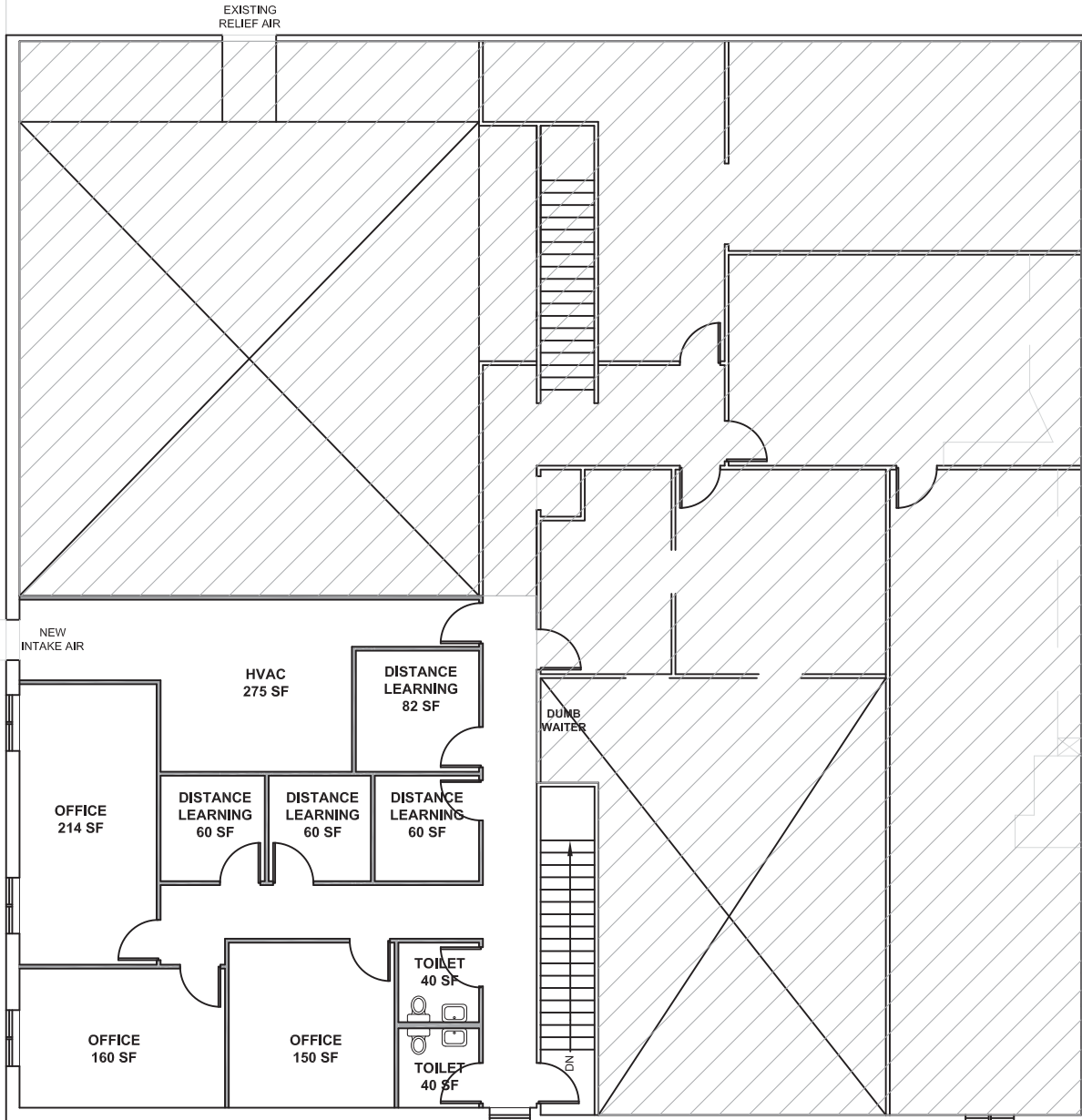
JULY 15, 2009

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 www.bdsak.com



**A2.2**  
 FIRST FLOOR  
 PLAN





SECOND FLOOR PLAN

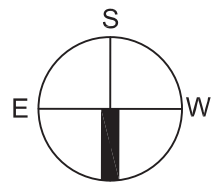


LEGEND

PROJECT AREA



NON-PROJECT AREA



PROJECT NORTH

UAF  
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**NIH C06 GRANT  
 IMPROVEMENTS**  
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**A2.3**  
 SECOND FLOOR  
 PLAN

**Revised Summary of Requested Research Space for Fairbanks Campus (Arctic Health Research Building)**

<b>Activity</b>	<b>Program Space to be Added (net sf)</b>	<b>Program Space to be Added (gross sf)</b>	<b>Room Dimensions</b>
<b>A. Clinical Research Lab</b>			
Physical Activity Lab	270	438	22.16' by 12.33'
Phlebotomy Sampling Lab	87	124	11.66' by 7.66'
Anthropometrics Lab	176	205	15.58' by 11.58'
Toilet	40	55	5.58' by 7'
Storage	68	97	9' by 7.66'
Health Care Professional (office)	85	132	11.66' by 7.33'
Isotope Analysis Lab	78	104	10.5' by 7.58'
<b>B. Nutritional Research Space</b>			
Nutrition Technician Lab/Office	136	208	12.16' by 11.33'
Interviews, Meetings & Focus Groups	88	125	7.58' by 12'
Translation/Nutritional Interview	126	180	8' by 7.83'
<b>C. Telehealth Research facilities</b>			
Telehealth Lab/Distance Delivery	412	444	16.66' by 27.25'
<b>D. Neuroscience electrophysiology Lab</b>			
Wet Lab Area	1,899	2,123	49.25' by 38.66'
Electro Physiology Rigs			
<b><i>SUBTOTAL (A.- D.)</i></b>	<b><i>1566</i></b>	<b><i>2112</i></b>	
<b>E. Demolition and Reconstruction -- North</b>			
1 <sup>st</sup> Floor Reconstruct: Vending	133	349	10.5' by 10.25'
1 <sup>st</sup> Floor Reconstruct – Waiting Room	108		10.5' by 12.75'
2 <sup>nd</sup> Floor Reconstruct – Offices	697	798	47.66' by 10.5'
2 <sup>nd</sup> Floor Mechanical Mezzanine	235	347	17.75' by 13.58'
<b>TOTAL (A. – E.) Revised</b>	<b>2,042 net sf</b>	<b>2,461 gsf</b>	

\*Note that the space in section D is for future build out and not included in the Project Agreement SF Tabulations

**Revised Summary of Requested Research Space for Kuskokwim Campus (Voc-Tech Building)**

<b>Activity</b>	<b>Program Space to be Added (net sf)</b>	<b>Program Space to be Added (gross sf)</b>	<b>Room Dimensions</b>
<b>A. Clinical Research Lab</b>			
Physical Activity Lab	283	400	12.33' by 22.9'
Phlebotomy Sampling Lab	90	127	8' by 11.25'
Anthropometrics Lab	154	218	13.58' by 11'
Toilet	35	50	5' by 7'
Storage	54	76	Varies, See Drawing
Health Care Professional (office)	130	184	12.33' by 10.5'
Isotope Analysis	N/A	N/A	N/A
<b>B. Nutrition Research space</b>			
Nutrition Technician Lab/Office	132	187	12.5' by 10.5'
Interviews, Meetings, Focus Groups	N/A	N/A	N/A
Translation/Nutritional Interview (2)	120	141	8.2' by 8' and 8.2' by 7'
<b>C. Telehealth</b>			
Telehealth Lab/Distance Delivery	380	537	14.83' by 23.6'
<b><i>SUBTOTAL (A.- C.)</i></b>	<b><i>1,378</i></b>	<b><i>1,920</i></b>	
<b>D. Reconstruction Voc-Tech</b>			
Voc-Tech Infill/Shell + Mech. Fan Room	2,602	3,679	Varies, See Drawing
<b>Total (A. – D)</b>	<b>3,980 net sf</b>	<b>5,559 gsf</b>	