

University of Houston

Capital Renewal & Deferred Maintenance Program



Technology Annex: FY'13 - Restroom Refresh
Building #503

August 23, 2012

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• Overview of Project:

The restrooms in the Technology Annex are utilized by both students and visitors. In order to improve their initial impressions of the college, the restrooms are in need of an update.

The Technology Annex was originally built in the 1940's but has not had a major renovation since the 1970s. The wear and tear of the building's interior finishes and facilities over time requires maintenance and renovations to meet the building user's needs. Due to the age of the restrooms, there is also a need to bring them into ADA compliance.

The proposed work, to improve the existing men's and women's restroom in this 70 year old building, conveys the department's continued efforts to achieve ongoing student success.

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• Scope of Proposed Refresh Procedures:

Restrooms:

1. Removal of existing fixtures, toilet accessories (i.e. mirrors, soap dispensers, towel dispensers), toilet partitions, VCT and ceramic floor tile, and 4x4 ceramic wall tile.
2. Install new 2x2 ceramic wall tile at lavatory wet walls
3. Install new fixtures, along with toilet accessories, and ensure all ADA requirements are maintained.
4. Install new 1x1 ceramic tile floor
5. Install new toilet partitions.
6. Repaint CMU Walls
7. Install new lighting, HVAC grills, and GFCI outlets.



Lavatory Wet Wall

Removal of existing lavatories, toilet accessories (i.e. mirrors, soap dispensers, towel dispensers) and 4x4 ceramic wall tile.

Install new 4x4 ceramic wall tile at lavatory wet wall.

Install toilet accessories that meet building standards, and ensure all ADA requirements are maintained.

Remove existing light bulbs above mirror and install overhead lighting



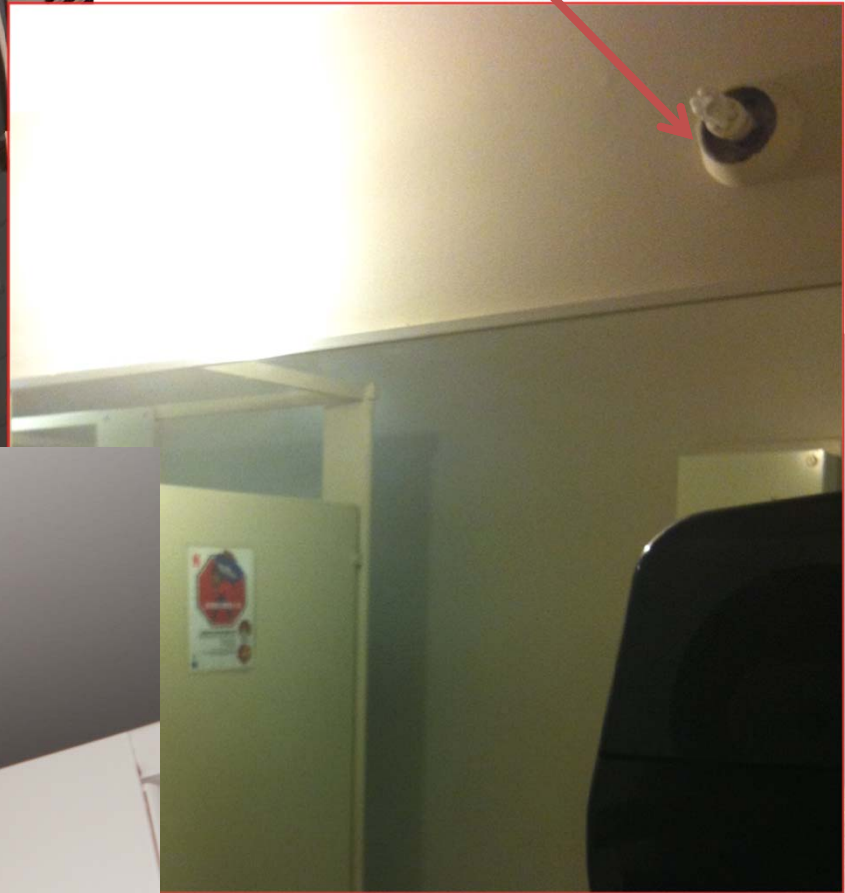


Existing Ceramic Tile/VCT to be Removed
Remove ceramic floor tile and replace
Remove VCT floor tile and replace with 1x1 ceramic tile
Remove existing 4x4 wall ceramic tile



Lighting

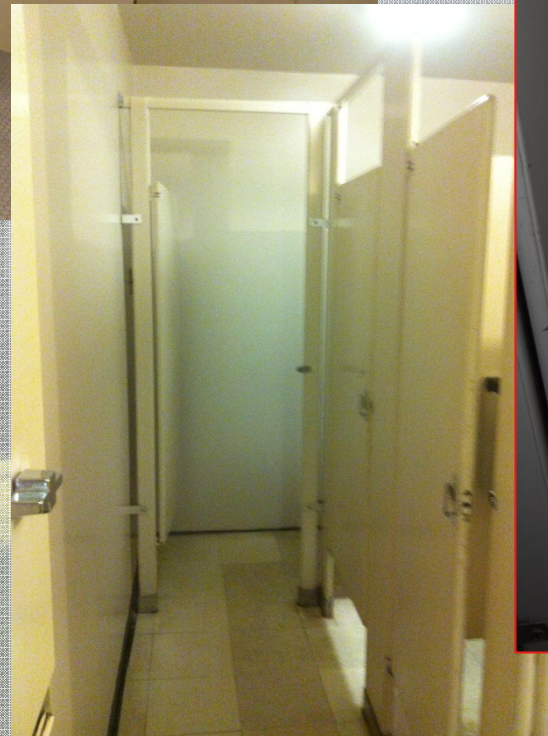
Upgrade light fixtures to improve light quality in restrooms





Toilet Partitions: Replace

Existing toilet partitions will be replaced. They are not laid out for ADA accessibility and will match the other upgrades of the restrooms.





Fixtures

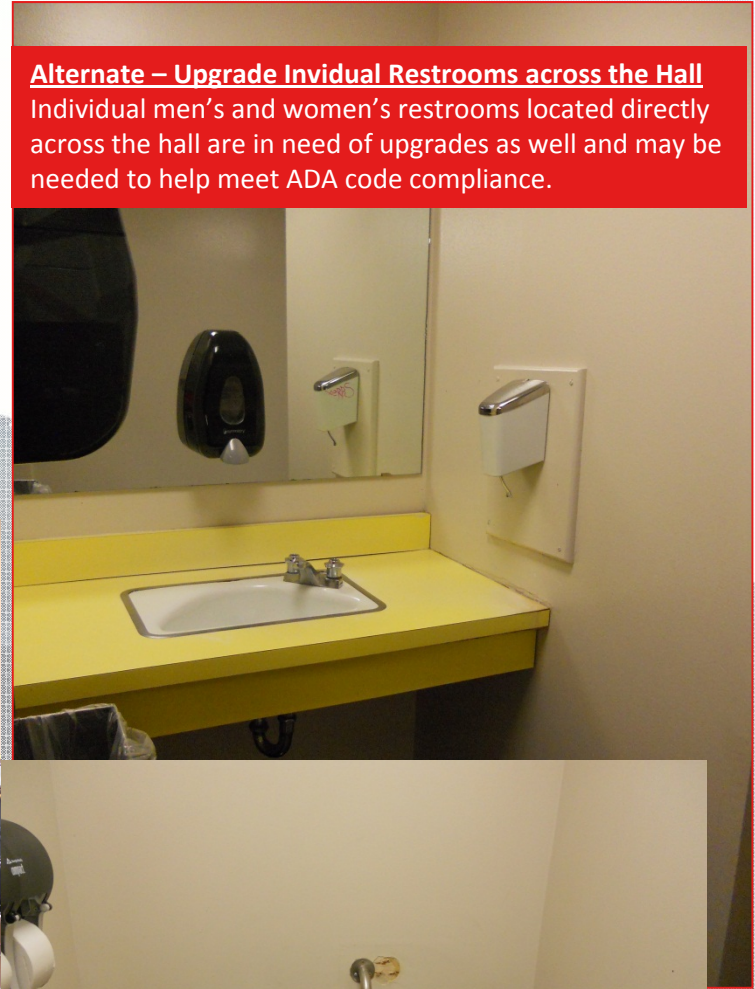
Replace toilets

Replace Lavatories with ADA compliant controls





Alternate – Upgrade Invidual Restrooms across the Hall
Individual men's and women's restrooms located directly across the hall are in need of upgrades as well and may be needed to help meet ADA code compliance.



ADA Clearance at Doors
may be an issue



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• Project Budget Estimates:

Material & labor to provide general refresh at all public restrooms as outlined on page 3.

• Architectural/Engineering Services	\$23,000.00 (TAS fee included)
• Demolition and new construction	\$67,000.00
• Alternate of Individual Restrooms	\$25,000.00
• UH In-House Services	\$5,000.00
• Contingencies	\$12,000.00
• <u>UH Project Management</u>	<u>\$7,920.00</u>

TOTAL ESTIMATED PROJECT COSTS \$139,920.00

Proposed costs, at this time, are based on visual assessments only and are not actual project costs.

Ultimate project scope, as reviewed and approved by Technology, will determine final project costs on a “not-to-exceed” limit.

• Project Schedule:

Pending CRDM approval, A/E services will be solicited. Construction will be tentatively scheduled to take place prior to the start of Fall 2013.

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Thank you.
Questions?