



ISTB 7

Commissioning Pre-submittal
Meeting

March 6, 2018



Agenda

- Overall Project
- Project Mission and Goals
- Site Map
- Commissioning
- Schedule
- Budget Cost Overview
- Sustainability
- Commissioning Expectations
- Questions??



Overall Project Details

Currently, Project Definition is in progress with efforts toward a building at approximately 258,000 gross-square-foot. The building will be constructed at the southwest corner of University Drive and Rural Road on the Tempe Campus. ISTB 7 will include public outreach and exhibit spaces, the Global Institute of Sustainability and School of Sustainability, the Institute of Human Origins, University Classrooms, and a conference center to include a 450-seat presentation hall. It will also have research labs for biological sciences, engineering, life sciences, and sustainability. Dry lab space may include computing, cyber-security, engineering design/fabrication, and robotics.



ISTB 7 Mission

The Mission is being developed with the successful Design Team (Architekton/Grimshaw), successful CMAR (McCarthy), ASU customers, and ASU representatives. The focus of this project from Day 1 is teamwork.

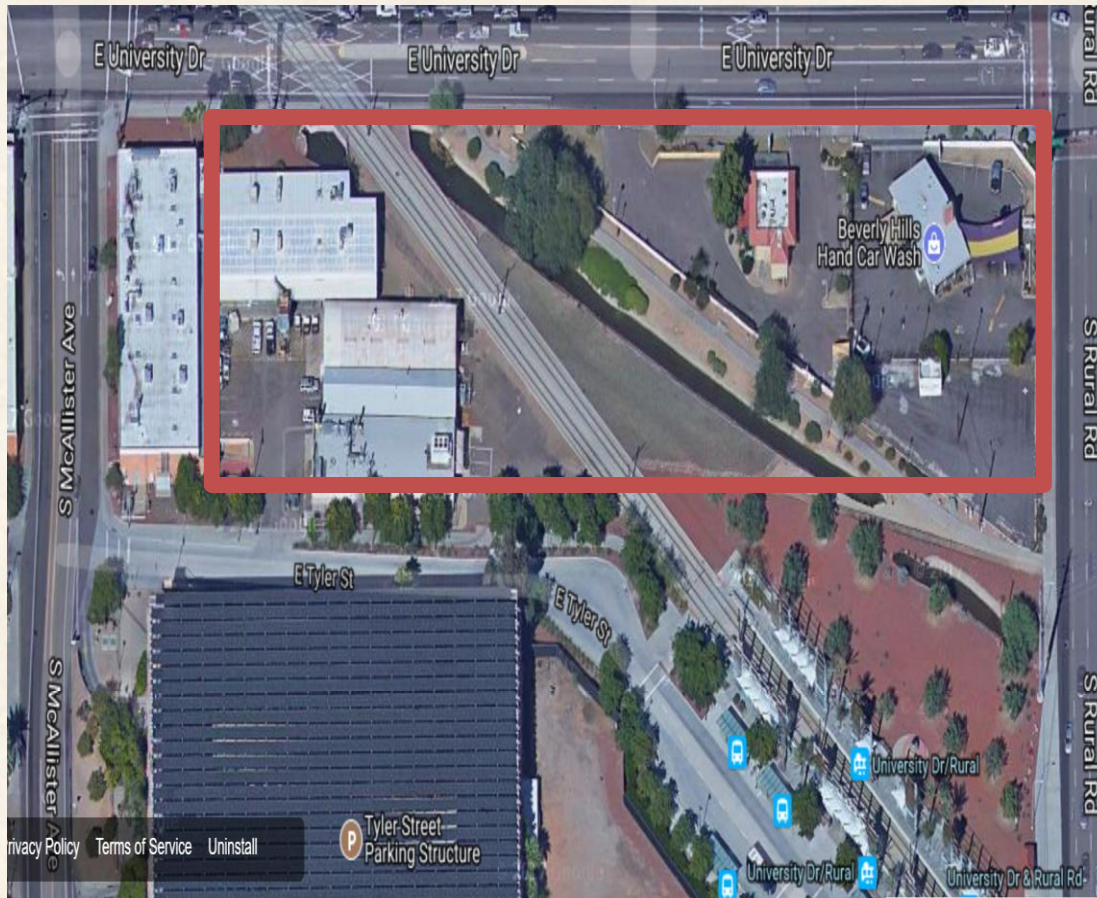


ISTB 7 Goals

1. Sustainability
 1. Food
 2. Water
 3. Energy
2. Flexible/Adaptable Work Spaces
3. Total Cost of Ownership
4. Win-Win Team Concept for all
5. Construction and Design Teams engaged at the beginning and throughout.
6. Tight Delivery Schedule
7. Utilize Lessons Learned from previous research buildings
8. Design and Build for future expansion



ISTB 7 Site Map



General Constructability

- Spanning Light Rail
- Incorporation of the Canal
- Research District
- ASU Arrival Point
- Master Plan / full site build-out in the planning phase.

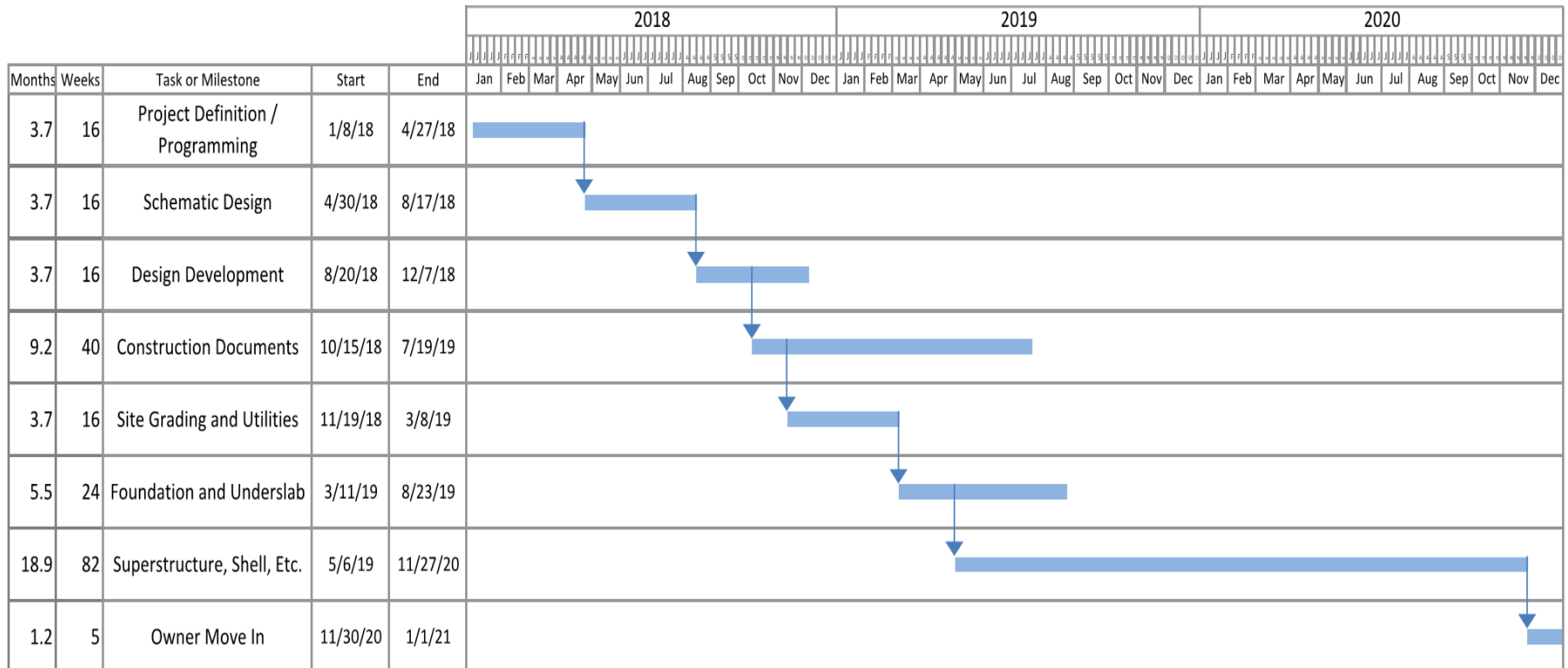


Commissioning

- Review the current Design Professional ASU contract prior to submittal
- Review the RFQ Advertisement
- Construction Adaptability
 - Wet Labs/Dry Labs
 - Zoned and flexible for Engineering, Biological Sciences, and Life Sciences
 - Dry lab space may include computing, cyber-security, engineering design/fabrication, and robotics.

Preliminary Schedule

Arizona State University
 Facilities Development & Management
 11976 ISTB 7 Preliminary Project Schedule
 2/27/2018



Budget/Cost Overview

- Total Project Cost:
\$175,000,000
- Soft Cost Allowance (30%):
\$52,500,000
- Gross Construction Cost:
\$122,500,000
- Estimated Construction \$/S.F.:
Approx. \$475/S.F.
- Estimated Total Gross Square Footage Range:
258,000



Sustainability



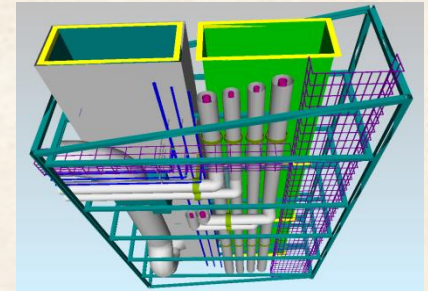
ISTB IV – Leed Gold



Biodesign Building B – LEED Platinum



Biodesign Building C – Applying for LEED Platinum



ISTB 7 Challenge – Total Cost of Ownership

- Strong knowledge and experience with sustainability initiatives in research laboratories
- Strong experience in commissioning of laboratory buildings of this type and size
- Certifications as Commissioning Professionals

Commissioning Expectations

- Active/Engaged Participation– **TEAM APPROACH**
- Review the RFQ for Requirements
 - Highlights:
 - Extensive Field Experience
 - Extensive Experience operating and troubleshooting HVAC systems, control systems and energy management
 - Experience in writing commissioning specifications
 - Highly organized with the ability to work with all team members
 - Exterior Envelope Experience
 - Utilization of Fault Detection Device Tools



Commissioning

Commissioning will be completed by the CMAR with a 3rd Party
Commissioning Team reviewing
Ability to Complete Enhanced Commissioning



Questions??

