



**The Florida State University
Facility Program**

for

**Student Union Replacement
Phase I**

CPPM # 1700106

October 2016

Prepared by:

The Facilities Department

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III. Signature Sheet

In accordance with the provisions of the standard practice, the following signatures have been obtained as evidence of the required university approvals.

1. _____
Allison H. Crume, Ph. D.
Associate Vice President, Division of Student Affairs
Chair, Building Committee

Signature signifies the Building Committee's approval of this facility program.
2. _____
Matthew K. Ducatt, Ph. D.
Director, Oglesby Union

Signature signifies the Director's approval of this facility program.
3. _____
Michael Barrett
Associate Vice President and Chief Information Officer
Information Technology Services (ITS)

Signature signifies that all ITS program requirements have been met.
4. _____
Dennis Bailey
Associate Vice President for Facilities

Signature verifies that this planning document has been developed in accordance with the standard practice for the development of facility programs.
5. _____
John Thrasher
President

Signature signifies the President's approval of this facility program

IV. Introduction

This introduction provides a general overview of Phase 1 of the proposed Student Union Replacement, including descriptive information about the building, the site, the proposed project delivery system and the designer's scope of work. Additional information about each of these topics can be found elsewhere in this program.

A. Project Background

“Learning is the central activity of colleges and universities. Sometimes that learning occurs in classrooms (formal learning); other times it results from serendipitous interactions among individuals (informal learning). Space-whether physical or virtual-can have an impact on learning. It can bring people together; it can encourage exploration, collaboration, and discussion. ... More and more we see the power of built pedagogy.”¹

The Oglesby Union has supported the Florida State University campus community for over 50 years. The current facilities are outdated, in need of renovation, repair or replacement. The facilities are inadequately sized to meet the needs of a student population, which has grown to 41,000+ during the Union's existence. Additionally, there are 744 Recognized Student Organizations needing the support of the Union facilities, staff and services. FSU students are regularly denied space due to a severe shortage of meeting and event areas for student centered activities.

Florida State University deserves a union designed to provide opportunities for learning, growth and discovery. The needs of the FSU students and student organizations are at the forefront of our planning process. The students are the primary constituents for this project based on the potential size, scope and the budget parameters of this current proposal. The 'replacement union' should be outfitted with new lounges, study spaces, meeting rooms, recreation space, retail space and more, where FSU students can engage and connect with others like never before.

There is a vision for a project of larger scope, size and budget, in the event that there is an opportunity to address the additional renovation and replacement phases of the Oglesby Union complex. Clearly, a Union that addresses the needs of our students is our primary objective.

The Union must be a place that fosters connections rather than compartmentalization.²
Below are principles supporting this:

1 Oblinger, D.G., 2006

2 Summit on Building Community, 2011

- Engagement – Interaction is visible and palpable between people and groups
- Bridging – Mutuality and commonality occurs between people who are seemingly dissimilar
- Layering – People can find personal refuge before moving into larger groups and community
- Agency – Individuals feel ownership for and believe they can modify space as needed
- Responsive – Space can morph, adapt, and change as needed throughout days and years
- Distributed – Campus space is decentralized and distributed to optimize access, convenience, scale, refuge, and personalization
- Policies – Policies and restrictions that reduce user ownership and flexibility are minimized
- Gestalt – All elements (e.g., light, furniture, materials, diversity, sound, location, activity) work together to create a functional “wholeness” that is greater than the sum of its parts

Today’s college union is a unifying force that brings together students, faculty, administrators, staff, alumni, and guests. It provides a forum for divergent viewpoints and creates an environment where all feel welcome. Today in higher education, “College unions are in a position to be a central point where institutions can promote inclusion and be a welcoming place for numerous student populations...”³. Optimally the union is a centrally located building where members of the campus community come together, formally and informally.

The word “union” implies a bringing together of the campus community, including its students, faculty, staff, and alumni. The word “university” derives from the Latin *universitas*, meaning the whole, and the word “union,” from *unio*, meaning oneness—a whole made up of united parts. In the educational world the two concepts support and complement one another.

The college union provides numerous educationally purposeful activities outside the classroom, which are “Key to enhancing learning and personal development,” according to The Student Learning Imperative⁴. The union contributes to the education of the student body at large through its cultural, educational, social, and recreational programs, and educates students involved in its governance and program boards and those it employs. “The Role of the College Union” defines the union as “A student centered organization that values participatory decision making. Through volunteerism, its boards, committees, and student employment, the union offers firsthand experience in citizenship

³ Banks, Hammond, & Hernandez, 2014, p. 13

⁴ ACPA, 1996

and educates students in leadership, social responsibility, and values.”⁵ These models of college union governance foster student/staff partnerships that form the foundation for student development and leadership training.

B. Project Description

The modern union is a complex entity, offering a wide array of programs and services to the campus community. The standards and guidelines that follow outline the characteristics of a college union that offers high-quality experiences and uses informed practice to educate and serve a diverse range of constituents.

The Union must include programs, activities, events, services, technology and facilities that address campus, community, and student needs.⁶

Union programs, activities, and events could include:

- Student development programs
- Social, cultural, intellectual, and diversity programs
- Leisure activities and recreational opportunities
- Student leadership development programs and opportunities
- Service-learning and community service programs
- Performances
- Entertainment
- Tournaments
- Outdoor recreation and travel
- Social events
- Educational programs
- Crafts and hobbies
- Leisure activities
- Continuing education opportunities

Union services could include:

- Food services
- Retail stores and services
- Communication technology
- Mailing and duplication services
- Information center
- Campus and community information

⁵ ACUI, 2008

⁶ CAS, 2012

Union facilities could include:

- Commuter accommodations
- Rooms of various sizes and configurations for meetings, and programs
- Office space for student organization including storage
- Office space for relevant administrative functions
- Recreational facilities
- Restrooms that meet all constituent needs
- Technological capabilities including connectivity to campus and emerging technologies
- Exhibit spaces
- Art galleries
- Quiet rooms, lounges, and study spaces
- Conference facilities
- Studios

C. Goals and Objectives

The building committee for Student Union Replacement, Phase I has developed goals and objectives to guide the subsequent vision strategies, programming and design of the project. They are as follows:

1. The Union must provide opportunities for student, staff, and faculty involvement in program planning, policy development, and facility operation.
2. The Union should provide appropriate opportunities for involvement, participation, and collaboration with alumni and other institutional stakeholders.
3. Spaces in the Union should be comfortable, inviting, and attractive, and appropriate space should be consistently available for informal and spontaneous interactions.
4. The Union should create and support programs that instill an enduring affinity for the institution, including the history, legacy, traditions, and culture of the institution.
5. The Union must have adequate technology to support its mission. The technology and its use must comply with institutional policies and procedures and be evaluated for compliance with relevant federal, state/provincial, and local requirements.
 - a. When technology is used to facilitate student learning and development, the Union must select technology that reflects current best pedagogical practices.

- b. Technology, as well as any workstations or computer labs maintained by the Union for student use, must be accessible and must meet established technology standards for delivery to persons with disabilities.
 - c. The Union should use current and appropriate technology to facilitate, improve, assess, and extend access to its programs, products, services, and facilities.
6. The Union must have adequate, accessible, suitably located facilities and equipment to support their mission and goals. If acquiring capital equipment as defined by the institution, the Union must take into account expenses related to regular maintenance and life cycle costs. Facilities and equipment must be evaluated regularly, including consideration of sustainability, and be in compliance with relevant federal, state/provincial, and local requirements to provide for access, health, safety, and security.
7. Recycling, energy conservation, and other sustainability efforts must be addressed throughout the Union.
8. The Union facility should be proportional in size to the needs of the campus community and be centrally located.
9. The Union should provide appropriate spaces that meet the unique needs of diverse groups, while simultaneously promoting interaction and community.
10. Facilities must be accessible, clean, reasonably priced, well maintained, and have adequate safety and security features.
11. New construction and renovation projects should be responsive to the current and future needs of the campus community. Decisions about new construction and renovation should be based upon clearly defined needs and consistent with the mission of the institution, which may include adherence to institutional standards for sustainability, accessibility, beautification, debt coverage, and historic preservation.
12. Members of the campus community and the Union staff should be involved in program development of new and renovated facilities. Such planning efforts should include representation by students, faculty, and staff.
13. Systematically planned replacement cycles should exist for furnishings, mechanical and electrical systems, maintenance equipment, floor/wall/window treatments, technology, and service equipment.

14. The location and layout of the Union facilities must be sensitive to the special needs of persons with disabilities as well as the needs of constituencies served.

D. Project Delivery

At this point in time, the university contends that its interest is best served if the project is administered using the construction management (CM) project delivery system. This is based upon a set of factors, including the fact that this delivery system provides the best opportunity to complete the project in a timely manner. An accelerated design/construction schedule not only maximizes the effectiveness of the project funds, but also provides the best chance of having this project completed in time. Additionally, there are expectations that the preconstruction services provided by the CM will solve several constructability issues. As with all capital projects, the university reserves the right to reconsider the use of this delivery system if it is determined that an alternate system is more suitable or advantageous.

E. Design Professional's Scope of Work

Due to the size and the fact this facility will house commercial programs, steps should be taken to ensure appropriate LEED (Leadership in Energy and Environmental Design) related technologies and concepts are thoroughly evaluated. While it may be appropriate for other projects to value-engineer out advanced technologies, after evaluating cost versus benefit, this project may choose to embrace these instead. The design professional shall be responsible for providing all architectural and engineering services required for this project, including pursuit of LEED Silver certification. Any additional consulting services, which may be necessary, will be provided by the design professional.

The design professional's scope of work is well defined in the A/E agreement, which includes a complete list of requirements and responsibilities. The design professional shall be required to provide all services listed in the A/E contract for this project. The following is a brief summary of this anticipated scope of services.

1. Program Review

The design professional shall be responsible for reviewing this facility program and becoming thoroughly familiar with its content. Following the review of this program and prior to the commencement of the design phase, the design professional shall be invited to meet with representatives of the building committee to discuss program requirements, project schedule, design constraints, and other considerations.

2. Site Analysis and Design

The design professional shall be responsible for becoming thoroughly familiar with the specific project site and the remaining parts of campus and city around it. This understanding shall include a thorough appreciation and comprehension of the entire project site including, but not limited to, all natural features, vegetation, surrounding facilities, utility systems, vehicular/pedestrian/bicycle/transit circulation patterns, and so on. It is expected that the design professional shall be responsible for preparing and submitting a detailed site analysis of the existing conditions. Recommendations for mitigating any adverse effects created by this project are also expected.

Prior to the commencement of the design phase, the design professional shall consult with the Facilities Department to review specific site requirements and issues.

3. Architectural Design

The design professional shall be responsible for the preparation of all phases of architectural design, commencing with schematic design and continuing through the development and submittal of completed construction documents. As with the design of all major capital projects, the university desires to utilize the services of design professionals who are knowledgeable and proficient in the design and construction of similar facilities. If extraordinary architectural consulting services are required in order to complete this project, the design professional shall be responsible for obtaining such assistance. Adherence to the current version of the Florida State University Design Guidelines and Specifications is expected for this project. The Guidelines may be viewed at: Design Guidelines and Specifications <https://www.facilities.fsu.edu/depts/designConstr/guidelines.php>. Any variance from these guidelines must be approved by the Facilities Department.

4. Engineering Design

The design professional shall be responsible for the preparation of all engineering design, commencing with schematic design and continuing through the development and submittal of completed construction documents. In general, engineering design shall include all civil, structural, mechanical, electrical, plumbing, and telecommunication/data disciplines necessary to complete the project. If any extraordinary engineering consulting services are required in order to complete this project, the design professional shall be responsible for obtaining such assistance.

5. Cost Control

During the design of this project, it is essential that the university be kept informed as to estimates of probable construction costs. Accordingly, the design professional shall provide with each submittal an estimate of all construction costs. If it becomes evident that the cost of construction exceeds the available budget, then the design professional shall work with university to resolve all cost over-runs. The design professional is strongly encouraged to provide recommendations for cost savings whenever possible.

6. Project Delivery and Construction Administration

As mentioned earlier, the university proposes that this project be administered using the construction management delivery system. The university shall utilize its standard practice for the selection of the construction management firm. The design professional may be asked to assist the university in the selection of this firm.

The design professional shall provide all required construction administration and inspection services in accordance with all university and State requirements, including the following:

- a) Assist in the solicitation and review of all Guaranteed Maximum Price (GMP) proposals and provide recommendations of award to the university.
- b) Provide contract administrative services.
- c) Provide inspection of work in progress to the extent that the design professional can certify the work is being accomplished in strict compliance with the contract documents. Services of a qualified roofing inspector may be employed.
- d) Provide for the inspection of completed work and certify without qualification that the work has been completed in accordance with the contract documents.
- e) Provide an acceptable construction schedule that minimizes the impact of related construction noises, disruptions, and inconveniences on adjacent properties. Work schedules shall be closely developed and coordinated with the Facilities Department.

7. Governmental Interaction

The recent Campus Development Agreement executed by the City of Tallahassee and the FSU Board of Trustees covers projects developed on the Main Campus. The Board of Trustees approved the update to the Campus Master Plan on June, 2008 and was amended on September 2009. The university executed an update of the development agreement with the City of Tallahassee on February 6, 2009. Since that time, the university amended the Campus Master Plan in June 2011, June 2015, and again in June 2016. Consequently, the Campus Development Agreement was amended in 2012 and the university is in the process of updating it again to reflect the most recent amendment. The amount of local inspection and jurisdiction is therefore expected to be minimal. The design professional shall be responsible for assisting the university in reporting the impacts of the project to the City of Tallahassee. Additionally, this project may require an environmental review by the Florida Department of Environmental Protection (FDEP), especially for compliance with State statutes and regulations involving the handling and treatment of storm water during the construction process.

8. Building Code Administration

The university's Building Code Administration Section shall provide plans review and construction inspection services for this project. An allowance has been provided for this purpose in the Project Budget Summary.

F. Construction Manager's Scope of Work

The construction manager's scope of work is well defined in the "Agreement Between Owner and Construction Manager" contract, which includes a complete list of requirements and responsibilities. The construction manager shall be required to provide all services listed in the construction management contract for this project. The following is a brief summary of the anticipated scope of services.

Generally speaking, the construction manager is required to provide pre-construction services that support the project team with regard to construction feasibility, cost and schedule. At an appropriate time, the university shall solicit from the construction manager a Guaranteed Maximum Price (GMP) proposal that shall be reviewed by the university and the design professional. If accepted by the university, the GMP shall become part of the construction management agreement. Upon issuance of a notice to proceed, the construction manager shall proceed to construct the project according to the approved construction documents.

1. Pre-Construction Services

The following is a more detailed list of services that shall be provided by the construction manager during the construction phase.

a) Program Review

In much the same manner as the design professional, the construction manager shall be similarly responsible for reviewing this facility's program document and becoming thoroughly familiar with its content. Following the review of this program, the construction manager shall likewise be invited to meet with representatives of the Facilities Department and the Building Committee to discuss program requirements, project schedule, design constraints, and the like.

b) Cost Estimating Services

The construction manager shall provide continuing support to the project team during the design process confirming that the project can be constructed within the budget. This support includes a budget confirmation letter at the conceptual schematics phase and reports, including detailed cost estimates, at the advanced schematics phase, design development phase and the 50% construction documents phase.

Due to this project's schedule, it is expected that the construction manager shall be asked to submit a GMP proposal based upon a set of construction documents that is something less than 100% complete. The date of this solicitation shall be determined with input of the design professional and the construction manager.

The design team shall consider the option of packaging the work into multiple phases (e.g., site work, demolition, and new construction phases) if it is jointly determined that the interests of the project are better served through this approach.

c) Design Reviews

The construction manager shall advise the project team on issues relating to construction feasibility and cost effectiveness. These issues include, but are not limited to site use and improvements, construction staging, selection of materials, building systems, availability of materials, material

procurement times, the relative feasibility of construction methods, cost factors for design and material alternatives, preliminary budgets and possible economies.

d) Project Schedule

The construction manager shall advise the project team on issues relating to construction feasibility and cost effectiveness. These issues include, but are not limited to site use and improvements, construction staging, selection of materials, building systems, availability of materials, material procurement times, the relative feasibility of construction methods, cost factors for design and material alternatives, preliminary budgets and possible cost saving measures.

e) Other Services

The construction management agreement lists a number of other services that shall be provided by the construction manager. These services include the separation of work into subcontracts, materials purchasing schedules, analysis of labor required, development of bidding packages, compliance with MBE requirements, bidder pre-qualifications and monthly construction team meetings.

2. Construction Services

The following is a more detailed list of services that shall be provided by the construction manager during the construction phase:

a) Construction

In accordance with university policy, the construction manager shall not self-perform work. The construction manager shall manage, schedule and coordinate the work of trade contractors, and coordinate them with the activities and responsibilities of the university and the design professional. The construction manager shall provide and maintain a competent, full-time staff to direct the work and assure quality control of the construction. The composition of this staff shall be consistent with that presented at the oral interview phase of the selection process. The university shall approve all changes in the staffing of the construction management team.

The construction manager shall conduct ongoing reviews of the adequacy

of the trade contractor's personnel, equipment and materials and act promptly when these are found to be inadequate. Furthermore, the construction manager shall provide cost control reports that revise and refine the approved construction budget. The university shall be promptly notified of any deviation between actual and budgeted costs.

The construction manager shall initiate, maintain and supervise effective safety programs in accordance with OSHA requirements. In addition, the construction manager shall conduct weekly progress meetings with the construction team to review and coordinate progress. In order to ensure a safe jobsite, the construction manager shall provide for adequate project security.

b) Construction Administration

The construction manager shall administer the construction phase in accordance with the requirements outlined in the university Conditions of the Contract. On-site organization, line of authority, paperwork procedures and procedures for monitoring progress of the work shall be established in accordance with the construction management agreement, university rules and regulations, and good construction practice. To report these activities, the construction manager shall provide monthly progress reports.

V. Academic Plan

- A. Include a statement that the proposed academic program is consistent with the current adopted State University System of Florida Master Plan.**

Although union's programming brings together students, faculty, administrators, staff, alumni, and guests for meaningful activities outside the classroom, it is not in itself considered an academic program. And although the union provides support to academic programs such as the University's regular use of the Union's Moore Auditorium for classes, it is not in itself considered an academic program. Therefore, the answer to the statement above is "non- applicable".

- B. Include the date and program numbers of all relevant academic program reviews. Explain how the proposed facilities program meets the recommendations of the most recent academic program review.**

This item is not considered applicable for this project.

- C. List the recommendations of the review consultant.**

This item is not considered applicable for this project.

- D. If the proposed academic program is inconsistent with the current adopted SUS Master Plan explain how the program meets the recommendations of the review consultant or justify any inconsistency.**

This item is not considered applicable for this project.

VI. Space Needs Assessment

- A. Describe the space needs in terms of present or projected deficiencies and the proposed solution, as well as alternative solutions that were considered, such as rescheduling of classes, remodeling of existing space, jointly using facilities on or off campus, and leasing of space.**

The Oglesby Union operations include Guest Services; Maintenance and Housekeeping; Accounting and Human Resources; and the Flying High Circus. The Oglesby Union Complex is comprised of a series of interconnected buildings: Crenshaw, Davis, Turner, Student Services and Student Activities building, as well as other satellite main campus locations. The upkeep and management of these aging facilities is a large part of the union's annual budget expense. The staffing necessary to support the programs and services is the other piece of the allocation.

A recent study concluded that the total heated and cooled space requirement to meet the future needs for the union is approximately 490,000 square feet. Oglesby Union, in its current condition is comprised of approximately 200,000 square feet. Statistics calculated in 2006 reveal that FSU's ratio of union space per student is defined as 4.9 GSF, well behind that of University of Florida (10.5 GSF) and the University of South Florida (10 GSF).

The current site of the Oglesby Union consumes approximately 280,000 square feet (6.4 acres) of land and is located on the highly visible parcel in close proximity to the intersection of Woodward Avenue and West Tennessee Street, a major entry point at the northern end of campus. The site has a prominent mid-campus location, but because it is "hemmed-in", the possibilities of expansion are few. The chosen site is in many ways a great location for a student union site and no other available site can compete with its centralized location. Therefore, the new union will be built upon the site of the existing union and be constructed in phases, so as to minimize the disruption of union provided services. Phasing will also allow the packaging of individual projects, which are financially practical. The first phase will replace the oldest union building, the Post Office Building (199). This building, originally built in 1952 has seen numerous renovations through the years. It also happens to occupy a highly visible and prominent area of the existing Oglesby Union complex.

- B. If a new facility is proposed, provide reasons why other alternatives were not chosen and why a new facility is the best solution.**

Aging facilities and a need for additional space continue to be a challenge for the Oglesby Union. Despite this challenge the Oglesby Union continues to be a vital center for community engagement on the FSU campus. All anecdotal information from traffic

patterns and patron interactions indicate it needs to renovate and expand. The challenge, at hand is to determine the magnitude of expansion required, the best mix of programmatic spaces, the building's potential to accommodate physical growth, and ultimately what this might cost to achieve the aforementioned goals.

Outward expansion is limited, due to the close proximity of major thoroughfares, classroom buildings and revered exterior environments to the site's boundaries. The age and condition of the current union structure limits vertical expansion on existing foundations. Renovations that have occurred on site since its inception in 1952 make the union a complicated network of breezeways, hidden corridors and disconnected spaces. If vertical expansion is to occur on the existing site, it must be built as new construction.

In addition to program reconfiguration, the new Union must address service vehicle access. The location of the service and loading bays along Academic Way creates crowding issues on a daily basis, making delivery and traffic conflicts a normal event. Reorganizing the service traffic to provide suitable service access to each new building is a critical goal to allow successful day-to-day functions of the Union.

C. Provide quantitative analysis indicating how the proposed amounts and types of space were arrived at using requirements of programs to be housed.

Previous studies identified the basic programmatic needs of key stakeholders within the Union. The spaces currently utilized within the existing Oglesby Student Union were examined and recorded. From this information, types and quantities of spaces required in a future facility were projected. This analysis will need to be verified and updated to record any changes that have occurred since the previous studies.

D. Describe any difference between the project and survey recommendations for the project.

The Post Office Building (199) was not included in the last completed educational plant survey, nor were any of the other buildings in the Oglesby Union Complex.

VII. Consistency with Adopted Campus Master Plan and Associated Campus Development Agreement

Preface:

On June 13, 2008, the Florida State University Board of Trustees adopted the university's current Campus Master Plan. It has been amended several times since then by direction of the Trustees. Most of these amendments, including the most recent one in June of this year, have been of the minor amendment variety and few have had any significant impacts on this proposed Student Union project.

Over the past 20 years, the Divisions of Student Affairs and Finance and Administrative have sponsored several studies that investigated various options of where, how and when a new student union or perhaps a renovated and expanded union could occur. The Master Plan represents both of these approaches in the current edition. While this may seem contradictory or confusing, it is important to realize that they are presented in this manner to ensure that the needs of the student union are adequately addressed and not allowed to fall by the wayside. For instance, one option that has long been considered is the construction of a brand new, adequately sized complex of student union buildings on the current site of the Mendenhall Maintenance Complex. This is in keeping with the University's desire to move the Facilities Department away from the center of campus. This makes sense, but unfortunately funding has not been made available to cause this to happen. In anticipation that this could occur, other options were investigated that looked at rebuilding, renovating and expanding the current student union complex. It is upon that approach that this project is based.

The adopted Campus Master Plan suggests that rebuilding, renovating and expanding the student union could occur in several phases and that is exactly what is being proposed with this project. The details of these phases have changed, however, which is understandable considering the number of options that could be ultimately suggested as proposed renovations and expansions were reviewed. The approach that will be used in this project is based upon the idea of replacing and renovating existing buildings on site as opposed to rebuilding the student union on a new and different site. The details of this initial phase are described in this document and, when the opportunity presents itself, the Campus Master Plan will be modified to correctly reflect this action plan.

Campus Master Plan Documents:

Following master planning guidelines originally established by the former Board of Regents, the University has incorporated several key elements into the Campus Master Plan that addresses the provision of suitable facilities that will enable Florida State

University to better fulfill its mission. These elements contain specific descriptive goals, objectives, and policy language that speak to the intent of this project.

The Campus Master Plan considers projects such as the Student Union as supportive of the University's academic mission. Accordingly, it has been included in "Element 6 Support Facilities" in the first volume of the Plan. In this particular element, one would find references to goals, objectives and policies that describe how support facilities will be developed to support the University's broader academic goals.

This project has also been included in "Element 14 Capital Improvements" where the timing, scale and cost of the project are presented. Again, it is important to realize that the project presented in this facility program is different than the various approaches described in this element. These inconsistencies are not a significant problem. It is also important to note that this project has been included in the most recent edition of the Campus Development Agreement that the University executed with the City of Tallahassee in April 2012. In the next few months, it is expected that this Agreement will be revisited with the City to incorporate the Master Plan changes adopted in the last two minor amendments. However, it is not expected that any update of the Agreement will have any impact on this project. Accordingly, all concurrency costs associated with this project should be accounted for.

Master Planning / Project Concerns:

Beyond the minutia of the perfunctory project references in the master plan, there are a number of practical planning issues that this project must address that were not fully vetted in the process that led to the adoption of the master plan. The following is a brief description of the more significant issues.

A. Prominence of the Site and Campus Gateway:

The proposed project site is located on the northwest corner of the existing Oglesby Student Union complex. This location, alongside the neighboring Earth, Ocean and Atmospheric Science (EOAS) project site, presents a unique opportunity to redefine the Woodward Ave. entrance into the main campus. Currently, this entrance is poorly established. The gate stanchions that exist on either side of Woodward Ave. just south of Tennessee St. are lost in the visual clutter of the entrance. Pedestrians and motorists are currently presented a panorama of rooftops, loading docks, and antiquated science buildings as they enter campus. Two new proposed buildings on both sides of Woodward Ave. will provide visual excitement and focus attention on more significant structures and vistas. They will serve to channel people down Woodward Ave. and provide one of the more dynamic entrances into the main campus.

B. Scale and Massing:

The proposed project exceeds 100,000 gross square feet of space, far exceeding the current capacity of the site. Therefore, exceptional care should be exercised to ensure that the proposed design fits comfortably with the rest of the Oglesby Union buildings as well as this general area of campus. Pedestrian travel is prevalent in this area so the project design should likewise be sensitive to human scale.

C. Circulation:

There are currently substantial circulation issues contingent to approaching and navigating the Union, due to contrived and confusing circulation systems. With thousands of visitors each day, the Union is one of the most frequently visited destinations on campus, yet getting there, especially as a pedestrian or bicyclist, is challenging. Motorists would likely claim that their means of access is no better, but it is unlikely that significant improvements can be made to improve vehicular access with the exception of delivery traffic. Substantive changes can be made to improve bike and pedestrian access, however. This is a priority of the project, particularly in the areas immediately surrounding the project site. Considerable design resources should be dedicated to studies of where pedestrians will enter the building, how ideas entrance will be expressed in the building design, and how the safety of bicyclists and pedestrians will be guaranteed. The topic of circulation will be explored further in later sections of this program.

D. Service Delivery:

Service delivery to the Oglesby Union is of critical importance to the day-to-day operations of the Union, yet nearly impossible to safely provide today. This is a critical design issue with this project, unfortunately the cures may involve downstream and upstream improvements to access routes like Academic Way. Such improvements may be beyond the capabilities of this project; nevertheless, providing safe, convenient and accessible service delivery areas is a project priority and should be closely studied.

E. Other Master Planning / Project Design Concerns

There are myriad other concerns that fall under the umbrellas of master planning and specific design requirements of the project. These include the items listed above as well as urban design, sustainability, future phasing, utilities, infrastructure system improvements, and others. This section will not probe these in-depth; that investigation and discussion shall occur at the outset of the advanced programming and design phases. Instead, this item will describe the design professional's approach and method of study

for these topics. For instance, in the past, it has been customary for project impacts to be considered only as far as the individual parcel on which a project sat or the immediately adjacent parcels. On a campus as small as Florida State's, the ripples that emanate from a project as large as this Student Union are significant. Therefore, the design professional shall look beyond the immediate boundaries of the project site to see what impacts might occur downstream at as expansive a scope as is reasonable and relevant for this project.

Draft

VIII. Site Analysis

A. General

The Oglesby Union is located on the campus of Florida State University in Tallahassee, FL. The address for the Oglesby Union is listed as 75 N. Woodward, although the existing union complex is actually a series of individual buildings ranging from 71-91 N. Woodward Ave. The official address for the Post Office Building is 71 N. Woodward Ave. The following description provides a summary outline of the physical condition of the complex of buildings and its immediate surroundings. A Project Location map is provided in the Appendix – Exhibit 1.

The proposed site for Phase 1 of the Student Union Replacement is the northwest corner of the existing Oglesby Student Union bordered by Woodward Ave, Territory Way and Academic Way. The Post Office Building (199) currently occupies this site and is comprised of two food retail establishments (Subway and 4 Rivers Barbeque), Post Office, and UPS. It also includes a tiered courtyard, which receives daily use by students for eating, studying and relaxing between classes. This outdoor space also serves as an amphitheater for scheduled events. The site is just north of Legacy Walk, a primary pedestrian artery across campus, linking several residence halls, libraries, the campus bookstore, parking, and academic buildings. A primary pedestrian crosswalk from the western half of campus crosses Woodward Ave at the southwestern project boundary, the North and South entry points to this portion of the Student Union are crossed by service roads and loading areas. Approach to site for pedestrians, bicycles, and vehicles is of paramount importance to the development of a successful design solution for the Phase 1 Replacement Project, as well as future phases of the Union.

Phase 1 of the Union Replacement project will be a defining element at one of the University's main entrances. The new building will also set the stage for any subsequent Union improvements on the Oglesby site. The Union Replacement project's relationship to the planned EOAS building to the west is key to developing a more pronounced and monumental entrance to campus at Woodward Avenue.

The Call St. Pedestrian Way (Legacy Walk) forms the southern perimeter of the existing student union and is the primary pedestrian thoroughfare running east and west through campus. Creating an improved visual and physical connection to Legacy Walk from the new Replacement Building will provide a strong connection from the new building to student activity spaces that have developed on campus over the last 20 years. The proximity to the Johnston Building, Strozier Library, and many others creates an opportunity for the Union Phase 1 building to not only respond to the existing Union but

to the University as a whole.

B. Project Site

1. Site Topography and Soil Conditions

The project site is located at the NW corner of the Oglesby Union, near the intersection of W. Tennessee St, and N. Woodward Ave. The site slope descends from north to southeast. The topography contours on this portion of the Union complex range from 80-ft. above mean sea level (AMSL) on the south edge of site to 90-ft. (AMSL) at the northernmost corner at the intersection of Territory Way and Academic Way. Portions of the site are currently terraced as a multi-level seating area. The existing building FFE appears to be approximately 84-ft (AMSL).

2. Site Water Table, Flood Hazard and Storm Water Drainage Requirements

According to the Tallahassee-Leon County GIS FEMA Flood Map (DFIRM) the proposed site is not in a Federal Emergency Management Agency (FEMA) Floodway Special Flood Hazard Area (100-Year). The design professional is responsible for verifying all flood zone information at the time of design.

Storm water collection at the project site occurs by surface conveyance leading to multiple storm drain collection points along the north side of the Post Office Building and to a lesser degree just north of the Turner Building. There are no retention or detention ponds on this site.

Construction of the Student Union Replacement, Phase I is expected to create additional impervious surface area. The design professional will be required to address storm water management in accordance with regulations and rules of the City of Tallahassee Stormwater Management Service.

3. Transit, Parking, Vehicular, Bicycle, and Pedestrian Circulation

The Oglesby Union is situated at the intersection of a very active vehicular entry point into campus, as well as heavily traveled bicycle and pedestrian circulation routes. The site is bound by Woodward Avenue to the west, Academic Way to the north, Legacy Walk (a major pedestrian circulation route) to the south, and by the Rovetta Building to the east. Academic Way serves as the primary service access route to the Union loading dock located on the north side of the Davis Building.

Additionally, a drop-off roundabout branches off of Academic Way serving the Ballrooms located on the east side of the Davis Building. Another service drive and loading area occurs off of Woodward Avenue south of Crenshaw Lanes, along Legacy Walk.

Six StarMetro city busses serve the immediate and general Student Union area. Travelling east-west along Tennessee St. are the Azalea, Canopy, San Luis, and Live Oak routes, stopping various distances from the intersection of Woodward Ave. and Tennessee St. The Forest and Moss routes make stops along Academic Way and Chieftain Way. The C.K. Steele Plaza is about a $\frac{3}{4}$ mile walk away, and there are many other public transportation lines within a few blocks of the building site.

<https://www.talgov.com/starmetro/starmetro-routes.aspx#weekday>

There are several Seminole Express bus lines in the area, and two immediately bordering the site. The Gold line picks up on Academic Way going northwest, and the Garnet line picks up at the same location going southeast. Further away from the site, but still in the area, are the Osceola line (Champions Way, going north), the Innovation line (Champions Way, going south), the Heritage line (W. Jefferson St, going west, and the Renegade line (Copeland St., going north).

<https://transportation.fsu.edu/bus-service>

FSU's Transportation Services Department also offers a number of alternative transportation options.

<https://transportation.fsu.edu/options>

It has been brought up in discussions with students that these bus services are not 24/7 and in the case of a 24-hour facility, additional transportation methods should be considered for serving the students at late-night hours.

Automobile access is available through the city street grid, with the main avenue of access being the intersection of Woodward Ave. and Tennessee St. Woodward Avenue terminates at a roundabout near the Dirac Science Library, and access to many portions of campus is provided along Academic Way. Parking servicing this area is provided by way of surface lots, Woodward Ave. Garage (Garage 1), and parallel parking along Academic Way. The availability of these parking amenities to students and the general public varies based on University hours of operation. Woodward Ave. Garage to the west of the Student Union across Woodward is available throughout the day to students and faculty/staff. Surface parking, at Mendenhall and other adjacent lots are largely reserved for faculty, staff and service vehicles during standard business hours. Much of the parallel parking

along Academic Way is short term and available to visitors throughout the day, while other parallel parking is dedicated to faculty/staff. Service parking is located on-site immediately north of the existing Union and on the site of the future EOAS Building.

Bicycle accommodation, in terms of bike racks and flat repair stations have been implemented at the Oglesby Union in recent years. Tennessee St. and Academic Way do not have bike lanes and are frequently occupied by congested traffic and large service vehicles, respectively. Legacy Walk and many of the surrounding pedestrian avenues are bike-friendly, as are the smaller streets south and southeast of the Union, many have either bike lanes or “share-the-road” signage. The Union Replacement project should incorporate additional bike parking and other related accommodations to support the anticipated demand that will be generated by the building expansion. A bicycle rental program, reCYCLE Bike, currently exists on campus, and provides students with semester rentals, including maintenance. The campus is constantly looking to support this form of transportation with improved parking areas and other biking amenities.

Pedestrian circulation occurs via concrete sidewalks adjacent to the street grid. Tennessee St. enjoys a generous sidewalk on both sides of the roadway, and has a full contingent of crosswalks available at its intersection with Woodward Ave. These sidewalks and the associated set of sidewalks around the Union are all in decent condition. Academic Way has minimal sidewalks and could be dangerous for pedestrians to traverse; however it is fairly unlikely that pedestrians would be using Academic Way at high volume. Woodward Ave. has generous sidewalks on both sides, and a pedestrian crossing at the Territory Way – Woodward Ave. intersection. To the south, Legacy Walk is designed to accommodate a high volume of pedestrians and does so very effectively, with shaded sidewalks, bicycle parking, and smaller-scale seating areas that create a moment to pause.

Although ride-sharing and peer-to-peer taxi services are not as prevalent in Tallahassee as in other parts of the country, their market share is significant and FSU students are active ride-share users. There are numerous opportunities for pick-up and drop-off around the Union, including all the parking lots referenced above, parking spaces around the Union, and the service lane on Territory Way.

4. Site Vegetation

The proposed site of Phase One of the project, which includes space currently occupied by Subway, the Post Office, and UPS, as well as service access and the Lady Bird parking lot on the north side of the building off of Academic Way, has

marginal vegetation. The terraced lawn is approximately 35% turf grass and 65% hardscaping, with several fully-grown and trimmed palm trees in planters, all filled with various low plants and shrubs. They provide shade to the lawn and protect the Post Office from taking on excessive thermal load from the south and west. The larger of the palms should be considered for re-use either on this site or elsewhere on campus.

There is also a palm at the southern tip of the Subway, surrounded by shrubberies, as well as several young camphor trees in between the lawn and Woodward Ave. Shrubberies line the western side of the breezeway next to Club Downunder. The Post Office has little vegetation directly to the north other than a camphor tree and a small magnolia, and some shrubberies lining the extent of the building envelope. There are many live oaks and water oaks, as well as camphor, on the interior borders of Territory Way and Academic Way, all of which are of middle-aged and well-maintained. Additionally, the parking lot and service access route north of the Post Office are interspersed with natural grass and hardscape.

The existing Union encompasses several buildings of varying heights positioned around a main courtyard. The buildings include the Post Office Building, Crenshaw Lanes, Activities Building, Turner Building, Davis Building, and Moore Auditorium. See Exhibit 1 for building names and locations. The courtyard surrounded by the Turner and Davis Buildings to the North and the Student Activities Building to the South has palms planted in 2 NW-SE rows, although they are smaller than those on the lawn. The planters are inset into the ground and also harbor small plants and bushes. These rows continue on the southeast side of the 3rd-floor Turner Building overpass, where young magnolia trees replace the palms. All of these trees contribute to shading of the courtyard.

Shrubberies and bushes intermittently line the north side of the Davis Building, as well the east and south sides of Moore Auditorium. The service route and parking lot north of the Davis Building contains several camphor trees in varying sizes, bushes and native grasses immediately south of Academic Way. The trees are in good condition, but the bushes are unkempt. The roundabout area on the northeast side of the Union building group is heavily landscaped, with two major vegetation areas. The first includes three mature sable palms, two pindo palms, a large camphor, two cypresses, and full ground coverage. The second area is smaller and less dense, with a camphor, large laurel, and full ground coverage. Between the roundabout and the Turner Building stand some assorted shrubs, one small magnolia, and a small camphor. East of the Davis Building, assorted laurel oaks and cherry laurels provide shade, and manicured shrubs ring the building. Sparse palms and shrubs jacket the south and east sides of the Moore Auditorium and the

south and west sides of Crenshaw Lanes. Many different sizes and ages of old-growth live oak, water oak, cherry laurel, and magnolia trees are interspersed around Legacy Walk and between Legacy Walk and the future phase site. These trees produce considerable amounts of shade coverage, have complex and engaged root systems, and would be extremely difficult to remove. They are healthy and should be preserved where possible.

5. Archaeological History

University documentation indicates that there are no archaeological sites within the project site. Per the University's "Professional Services Guide," the design professional shall be responsible for the petitioning, on behalf of the University, the Florida Department of State, Division of Historical Resources for an assessment of the proposed site to verify the determination of historical or cultural resources.

6. Location of Exist. Utilities & Proximity of Utilities to Project Site
(See Exhibit 5)

The design professional shall be responsible for examining the condition and capacity of the various utility systems that will serve this facility and make recommendations for all necessary improvements to these systems. Generally, these recommendations shall focus on the two primary areas of concern: first, the condition of the existing distribution system, and second, the capacity of the distribution system and its ability to serve the project. In addition, the design professional shall be responsible for acquiring and verifying the locations and capacity of all University and city-maintained utilities, which serve the project site.

a) Steam

Steam Service to the Oglesby Union is provided by a 12" supply and 6" condensate line located in the steam vault in Woodward Avenue. The Post Office Building (199) is served from Manhole # 3023, located just west of the Turner Building (51), with a 3" supply / 2" condensate line.

b) Potable Water and Fire Hydrant

Potable water is supplied to the post office building by a service line of unknown size leading from a 16" main located in Woodward Ave.

Several fire hydrants are located adjacent to the Union complex, many along the south border. The closest hydrant to the site of the Phase 1 Building is directly across Territory Way at its intersection with N. Woodward Avenue.

c) Chilled Water

Chilled water service to the Oglesby Union is from 8" supply and return lines located at the southwest corner of the Activities Building (194).

d) Sanitary Sewer and Storm Sewer

Sanitary service to the Union is served from 4" and 6" lines at the north side of the Davis Building (196), 4" lines at Crenshaw lanes (193), 4" and 6" lines at the Activities Building (194), and 4" and 6" lines at Moore Auditorium (195). The main trunk lines flow in a southeast direction from the Davis Building (196).

Storm water conveyance for the site is located north of the existing Post Office Building (199) in the form of an 18" RCP that runs east to a primary underground box culvert that crosses the site east of the Davis Building (196). An 8" PVC line collects water along the southern perimeter of the site just north of the Turner Building (51).

e) Natural Gas

There are two city gas meters located on the north side of the Davis Building (196) near the middle of the building providing service to the Davis Building (196) and Turner Building (51). In addition there is a city meter located at the northeast corner of the Post Office Building (199), which is thought to be plumbed to the upstairs kitchen in the Club Downunder.

f) Power

Moore Auditorium (195), Student Activities (194), and Crenshaw (193) are supplied electricity by the campus electrical distribution network to the southwest via 4W4E circuits at AE108, E11, and E12. Turner (51), Davis (196) and the Post Office (199) are supplied by a 1W4E circuit at E19 and a 3W4E circuit at E20.

g) Telecommunications

Underground telecommunications duct bank and cabling infrastructure currently exist on this site. It provides telephony, data, security and CATV services to existing facilities. These services originate in the Roderick Shaw Bldg. (RSB) node. Manhole C8-10 is in close proximity SW of the proposed site. Duct bank and cabling infrastructure are connected to the main E-W duct bank, which parallels the Activities Bldg. and Crenshaw Lanes to the south. This is the backbone duct, which connects the RSB and Dirac Science Library telephony and data nodes.

7. Architectural significance of any structure on site and the proximity and significance of structures on adjacent sites, which will have an impact on the project.

The Oglesby Union is just outside the historic area of campus, in which many of the buildings in the area are considered significant to the heritage of campus. The general tenets of the collegiate style should be incorporated with contemporary design principles in the Student Union Replacement project.

The size of the Union complex, as well as its role as a campus focal point, lends it certain significance. The proposed renovation should incorporate collegiate gothic while providing a forward-looking, modern architectural statement that incorporates light and welcomes in views of nature.

The Activities Building, part of the future phases of Union Replacement, contains several cast-in-place artwork panels by a world famous artist and former FSU professor. These exterior wall panels are considered significant and should be an element preserved.

8. Any unusual site condition, which may impact the cost or design of the project.

a) Service Access

Delivery access to the Oglesby Complex can be considered challenging at best. Service access points occur southwest of Crenshaw Lanes and along the northern side of the Turner and Davis Buildings. Approach routes for semi-trucks and large box trucks are limited to access from Woodward Avenue due to a height restriction that exists at the Woodward Avenue overpass on

Academic Way. Semi-trucks currently proceed south on Woodward Avenue and are forced to cross over the median making a sharp left onto Territory Way if heading to the Turner/Davis loading area. Access to the Crenshaw service area is more maneuverable but crosses a pedestrian thoroughfare, creating concern for both pedestrian safety and delivery efficiency. Smaller trucks have the option of traveling past both service areas to the terminating round-about and heading back towards the north on Woodward before turning right to reach the desired delivery destination. Although it's likely beyond the scope of this project to solve the existing challenge to service deliveries, the design professional shall be aware that the problem exists and to the extent possible seek solutions to mitigate the situation.

9. Direction of prevailing winds.

In the summer, the prevailing winds are from the south/southeast. In the winter the prevailing winds are from the north/northeast. It is not expected that prevailing winds will have a significant impact on the design of this facility. The design professional shall, however, be sensitive to downstream effects of any mechanical exhaust, which may be vented from this facility.

IX. Program Area

The Student Union Replacement Phase 1 site is located in the northwest quadrant of the existing Union Complex. The goal of the replacement project is to create a student-centered space that fosters opportunities for learning, growth and discovery. The campus has grown exponentially and deserves a union proportional in size to the current student population, which provides opportunities for learning, growth and discovery. The Replacement building should act as a monumental building within the existing campus fabric, creating a focal point that speaks to the future of the Union and campus as a whole. Descriptions are provided below for traditional space requirements and design issues and opportunities, including elements specific to the creation of a new Student Union.

The Student Union Replacement is expected to accommodate a diverse student body and provide a variety of flexible spaces for a multitude of student focused programs and activities. Phase 1 is expected to create a new front door experience for the existing Student Union, complete with an inviting lobby and welcome desk. It is to be an open and inviting place, with natural light that invites students, faculty, staff, and guests between classes and other events.

Some areas of the union will be specifically designed for Student Organizations groups and are not meant for the general public. However, the public corridors and collision spaces adjacent to these more private spaces should add to a singular sense of space for the new Union Replacement versus promoting individual departments. Shared space is to be maximized across the new building, including in the more private suites.

A. Specific Program Requirements

This section identifies the traditional requirements for the various spaces and rooms in the Student Union Replacement, Phase 1 project, including an enumeration of the number of similar spaces, their size, and, where not obvious, their environmental requirements.

1. Space Summary

The Space Summary that is presented in the Appendix lists the spaces that are to be included in the design of this project. This summary quantitatively describes the spatial needs of the project, as they are presently known. These figures are presented and totaled in tabular form. Included in this summary is a breakdown of the total square footage by space type (Room Use Code). The Room Use Code information is presented to assist in documenting this project's impact on the university's overall space inventory. It should be noted that this project was not presented for approval during the university's most recent Educational Plant

Survey. Where appropriate, square footages have been based upon space and occupant design criteria found in the 2014 Space Requirements for Educational Facilities (SREF) standards.

The square footages and program elements described in this space summary are divided into Phase 1 elements, and remaining phases of the future Union Replacement. Square footages provided for the program elements associated with future phases should be re-evaluated based on any changes in space requirements, Union programs, or occupancy changes that may have occurred since original programming study was executed.

Again, the figures contained in this summary are not based upon a completed design. As with most types of program information, the design professional shall consider the delineation of space within the building as a framework for design. The Building Committee must approve any deviation from this baseline program information, such as room sizes.

2. “Room or Space” Data Sheets

The Space Summary represents only a partial image of this project’s spatial needs. While it is critical to know the number, size and types of space, it is equally important to understand the environmental and relationship needs of the spaces and their organization. Space Data Sheets have not been created for the spaces to be included in Phase 1 of the Student Union Replacement. These forms, which describe the individual spaces in terms of the activities that occur within them and their relationship to other spaces, will need to be created during the advanced programming phase. These forms should also prescribe environmental needs such as acoustic, indoor climate, architectural finishes, communications, lighting, and accessibility. The format for these room data sheets is available for download at <http://policies.vpfa.fsu.edu/facilities/forms.html>

The design professional is expected to become thoroughly familiar with the spatial information for this project. Prior to the commencement of the design phase, the design professional shall have the opportunity to meet with representatives of the Facilities Department and the Building Committee to answer any questions and discuss any apparent revisions.

B. Design Issues and Opportunities

In addition to the program needs detailed above, there are several major issues that must be addressed in this project, as detailed below. It is expected that the design professional shall take into consideration each of these concerns and assist in the development and incorporation of solutions into the project design.

1. The Vision, Key Issues, and Opportunities

The vision for the new Union Replacement Building is a student-oriented environment that embraces open and flexible spaces with visual connections between programmed areas. The building should be monumental in nature and create a prominent entry point to define the “front door” of the Union Complex. A timeless façade should speak to both the campus architecture and the culture of the Florida State student body. A sense of school spirit, embracing the academic achievements of the diverse student body, should be evoked through feature design elements.

a) Create a Prominent Entry and “Front Door” for the Student Union

The need for a “front door” experience and threshold has been discussed as a much needed amenity to assist visitors to the Union with what can currently be considered a confusing maze of corridors spread across four buildings at multiple non-aligning levels.

The Replacement Union project is an opportunity to create a central organizing space that acts as welcoming control center for those entering the Union. The proposed height and scale of the project in comparison the rest of the Union complex will lend itself as a natural focal point that can provide this main entry opportunity for the Union as a whole. The building should endeavor to provide visual cues and way-finding signage within the new space to improve circulation and sense of direction through the rest of the Union complex.

Exterior arcades and courtyards create a porous border, which allows students and visitors to enter the Oglesby Union Complex from many points along its edge. While this induces an openness that speaks to its role as a space for everyone, it lacks a strong entry statement that would identify an information area for visitors, new students, and families.

In addition to front entry of the building itself, the prominent position of the Union Replacement Building at the Woodward entrance to campus calls for a building design that makes a monumental statement. This project will act as the eastern bookend of the new Woodward entrance, along with the soon to be constructed EOAS building to the west.

b) Provide Flexible Student Activity Space to Maximize Use of New Building

The new building, as discussed throughout this program, is meant to be a student-focused space and also a student-driven space. The Union should be prepared programmatically for an increasing variety in the activities and functions taking place around the building and should include versatile spaces that could accommodate a host of programs and events. For example, performance groups may be rehearsing inside or outside, in which case soundproofing and sun shading should be considered, respectively. A central stair within the atrium could be used for musical performances, group photo sessions, community meetings, as well as circulation. Group meetings or more spontaneous academic gatherings might be taking place across the Union, in which case flexible, portable furniture and dispersed power outlets should be considered for all relevant spaces. It is important that these spaces remain fluid, and minimize features that might limit their flexibility.

Those spaces within the union dedicated to student organization offices should adopt shared principles with flexible open space planning principles, allowing an approach that embraces the open office environment and providing amenities to accommodate needs originally met in closed office environment, such as storage space. This may be provided as large shared storage spaces or individual/group lockers located adjacent to open offices or meeting spaces available for reservation. Having fewer confined offices and sequestered spaces will allow the use of these spaces to shift and change throughout the day, semester, and year.

A common request from students heard from students is the desire for a variety of seating throughout the new Union space, from exterior to interior. Rather than the existing cafeteria style seating adjacent to food venues, students hope for clustered, flexible seating areas that provide different options whether studying, chatting with a friend over coffee,

or having lunch outside in shaded patio area.

c) Improve Wayfinding and Visual Connections throughout Union

The existing Oglesby Student Union is a complicated network of breezeways, hidden corridors and disconnected spaces. Students cite issues locating existing office and meeting space, as well as, visitors having difficulty locating Union amenities such as Crenshaw Lanes and Club Downunder. The evolution of the Union complex over time has created a haphazard form of circulation. The Turner Building, which visually acts as a central spine of the union creates a breezeway characterized by a series of brick columns at the lower level and open-air circulation corridors and additional offices/ meeting spaces at the second and third floor. The Turner Building does not in reality connect all buildings at the second and third floors, causing occupants to return to the ground floor and locate a new route to their destination. This winding circulation disorients visitors and discourages guest attendance for Union events. The Union Replacement Project should embrace open circulation, lined with visual cues and wayfinding graphics that promote improved connectivity throughout the new building and provide a potential language for the older portions of the Union to adopt. This will allow a graphic representation of unique program identities while creating a cohesive understanding of the amenities and organizations that make up the Union as a whole.

In future phases of the Union Replacement project, the level differences between the 3rd floors of adjacent buildings should be investigated. A method should be found to create a consistent overall elevation or provide a route that links the existing buildings at the upper level. Incorporation of building signage should occur in line with University signage standards for permanent signage - both freestanding signs and building plaques. Wayfinding tools should also be investigated for use across the Union Complex in the forms of info-graphics, posters, temporary signs, visual arts, digital format, and other similar methods to enhance way finding.

d) Create a Monumental Building that Preserve's FSU's Architectural Heritage while Embracing Modern Student Union Trends.

FSU's design principles embrace a building landscape composed of "monumental" buildings and those that act as "fabric" elements. While

the new Union building should reflect the Jacobean Gothic style emblematic to the campus's overall fabric, it should also evoke unique characteristics based on its role on campus as a gathering space for today's student. The design professional should recognize the relevance and value of traditional FSU campus architecture and respect these proportions and design principles while integrating gestures that embrace current Union design trends such as transparency between programs, mixed seating typologies, self-directive spaces, etcetera.

The Union project should relate to the campus material palette of brick and cast stonework in articulation and the rhythm of the overall design, while taking an elegant approach to the façades with glass, articulated screening, and the incorporation of a feature element that reinforces and acknowledges the principles of FSU's academic standing.

e) **Create Strong Relationships between Interior and Exterior Spaces**

The new Union project should strive to create a strong relationship between interior and exterior spaces. Based on dialogue with students, the design of the new facility should embrace the existing concept of lawn as part of the strategy for joining the outside and inside. The Building Committee imagines the new union to have a façade in which front open interior spaces contain large portions of glazing, adequate for day-lighting spaces to give the new building a sense of openness. In Florida, where summer heat is intense for long periods of time, it is important to have conditioned space from which one can still experience aspects of being outside.

Throughout the academic year, the exterior spaces of the Union are reserved and utilized for different activities, including Market Wednesdays, art installations, student group activities, musical performances, and a variety of other events. Exterior spaces should be designed with the amenities required to accommodate a large variety of events, as well areas that are able to provide temporary or partial cover during storms or high heat days.

2. **Relationship to Adjacent Buildings/ Facilities**

The design of this project should both meet the specific programmatic requirements of the occupants and adhere to general planning guidelines outlined in the Campus Master Plan. In striking this balance the project can advance the

needs of the occupants while increasing the architectural value and social capital of the entire area. The planning principles outlined in the Campus Master Plan will provide guidance and assistance to the design professional, however the Master Plan is in principle a framework or context map. In applying these general ideas to the more detailed program information found elsewhere in this document, there are a number of fundamental master planning issues that can be jointly addressed by this project, as detailed below.

a) Coordinate with Surrounding Projects

The design professional shall acknowledge, as a tenet of the design and organization of the project, the various facilities that are located around it, including the new proposed Department of Earth, Ocean, and Atmospheric Science Building, Strozier Library, HCB Classroom Building, the Rovetta Business Building, and any other relevant structures. This includes but is not limited to any stylistic and aesthetic considerations, and will involve planning for connections and relationships that are appropriate for the Union such as studies of movement to and from these other facilities. The appropriate standing of the building as an introduction to campus should be understood in the context of its piece of a consistent campus architectural fabric.

The relationship of the Replacement Union and the nearby EOAS building is of primary importance as a prominent adjacent structure, with which the new Replacement Union building will frame the Woodward entry to the Campus. The design professional shall become versed in the EOAS building design and suggest design solutions for the new Union Building that provides a handsome response to the EOAS design cues (massing, symmetry, rhythm, etcetera).

b) Prepare to Meet Needs of Diverse Student Population

As the FSU student population diversifies, it becomes contingent on the facilities of the University to accommodate a broader range of activities. With over 740 student organizations and counting serving a diverse array of student interests, the University and design professional should be aware of the ramifications of this as well as the changing scope of student ventures. FSU has quite a varied student body, with people of all ages attending from all around the world. This necessitates a shift in the way facilities orient their services, and will require the University and the design professional to consider the

potential needs of foreign and domestic students and plan spaces appropriately. These may involve changes in the number of people likely to congregate, the time at which they are likely to do so, and the types of activities going on throughout the union – from areas for gathering to private spaces for meditation. Furnishings and support infrastructure, such as feet bathing facilities, nap chairs, and other new amenities, for the changing needs of the student body should be incorporated into the design effort.

3. Site and Street Level Improvements

The design professional shall be responsible for preparing a site plan that illustrates how the project design will impact the proposed site. In the case of this project, the boundaries for the Oglesby Student Union site extend from Academic Way (north), to Territory Way (northwest), to N. Woodward Ave. (west), to Legacy Walk (south), to the Rovetta Building (east). The Phase 1 Replacement Project is bound on the east by the Davis Building and the Club Down-Under and on the south by Crenshaw Lanes. This project has the potential to affect existing operations in the area as well as future development on adjoining properties. Therefore, in order to fully understand the nature of these impacts and the design potential, it's important that the design professional extend the site analysis and site planning to include these adjacent areas. The remainder of this section describes in greater detail the nature of these impacts and the site planning that may be impacted by this project.

a) Entry Identification

The Phase 1 Replacement Building shall create a prominent front door for the Oglesby Union, providing an iconic identity and point of entry for the Union Complex. The southwest corner of the proposed site has a clear pedestrian approach from Legacy Walk heavily traveled with bicycle and pedestrian traffic from adjacent classroom buildings and residence halls. Likewise, the western perimeter of the site presents an opportunity for an inviting façade statement, with high visibility from Woodward Avenue, as well as sidewalk systems north of bookstore and the Parking Garage elevator across. The northern edge of the site will likely accommodate the site's significant grade change and is naturally less friendly to pedestrians due to the predominance of vehicular and service traffic. The southeast edge of the site adjoins the existing Turner Building and Club Downunder.

The northern edge of the site, which faces both the service road and Tennessee Street, will act as the public face of the Union and the greater University to those who pass it daily. Embracing collegiate gothic and classic proportions at this face will allow the building to project the University's character, while incorporating appropriate architectural features that identifies the Union to visitors.

b) Site and Pedestrian Improvements

This portion of campus has minimal street parking and is highly pedestrian-oriented, however service vehicles and other traffic do move through the area and are required to service the Oglesby Union Complex. It is critical that conflicts between pedestrians and vehicles be minimized. As FSU looks to accommodate a student population traveling more and more by bicycle and by foot, it will incorporate into the Union design supporting elements consistent with the increasing number of students using these forms of transportation, including bicycle parking, resting areas, and hydration stations. This will involve dealing with existing site conditions such as trees and some landscaping, and developing the entrance to the project such that it registers as a campus landmark in conjunction with paths of travel through campus. The design professional is responsible for organizing and programming logical and consistent access and entry for persons approaching the building on foot, by bicycle, and by car, and for paving and landscaping the site such that pedestrians and bicyclists do not struggle to access the building. Some existing site features may be used to help develop smaller scale spaces and shaded areas, and better integrate the Union into the existing landscape.

The design professional will be responsible for assisting the University in maintaining the integrity of all pedestrian and vehicular circulation routes for persons with disabilities, including wheelchair users and persons who are visually impaired. The paved sidewalk system must be blocked as infrequently as possible, and only then as a last resort. If during the construction process sidewalk areas must be blocked, then the blockage as well as alternative routes should be visibly designated. The sidewalk detour should route pedestrians through existing crosswalks at existing intersections; however, if a blocked sidewalk forces a mid-block crossing then a temporary crosswalk shall be provided meeting ADA standards.

c) Service, Visitor, Faculty/Staff Parking and Access

Careful planning for accommodating service access and loading are critical for the success of the Replacement Union Project and day-to-day operation of the Oglesby Union Complex as a whole. Service vehicles currently access the site by way of heading south down Woodward Ave. from Tennessee St., often traversing the Woodward Ave. Median to proceed east and north on Territory Way before heading back east on Academic Way. Service access is likely to remain along the north side of the site, with access off Academic Way. It is likely beyond the means of this project to provide alternate access points for service vehicles to access the Union. It is incumbent on the design professional to provide a design solution for service access and delivery to the Union Replacement building that allows trucks (semi-trailer size and below) to effectively maneuver and exit with minimal hindrances while at the same time allowing the safe and continuous use of Academic Way for pedestrians, bikes, and other vehicular traffic.

A loading dock will be required, as part of the Phase 1 Replacement building that meets the service and delivery needs for the Replacement Union, the Club Downunder, and the Davis Building Food Service operations.

d) Trees and Landscaping

As described in the Site Analysis section, there are a number of large trees and some mid-mature landscaping on the existing site. The large and mature trees should be kept whenever possible, however some of the landscaping will need to be addressed and modified, particularly if other ground plane elements are modified as a result of the project. The university recognizes that trees are integral pieces of a healthy ecosystem, and have natural life expectancies. The design professional therefore should balance the need to preserve trees with the appropriate site design. If the removal of trees becomes necessary, the design professional should make recommendations to the university and allow time for the potential relocation of vegetation to other areas of campus.

e) Visual Clutter and Aesthetics

There are a certain number of building components typically visible on

the exterior of the building or elsewhere on the project site, including backflow preventers, transformers, switchgears, condenser units, newspaper racks, trash cans, waste dumpsters, and more. These tend to, if not handled properly, detract from the facility's appearance and can become nuisances. The design professional shall exercise special consideration to ensure that these devices are either incorporated into the overall design strategy or do not impact the project's appearance. Where appropriate, the design professional shall plan for the discrete placement of such items or the construction of the necessary visual elements to hide them, within the applicable code restrictions.

f) Exterior Building Signage

Exterior building signage shall include freestanding wayfinding signs as well as wayfinding plaques and metal letters attached to the building and shall be consistent with the university's signage standard and implemented as part of this project. The design professional shall provide drawings indicating lettering, symbols and accessible route maps (when needed) for review by the Facilities Planning Section. Additionally, when an accessible route map is needed, the design professional is responsible for creating the artwork necessary for the printing/signage company to create a decal. The Facilities Planning Section will review drawings for content and style consistencies prior to manufacturing of signs.

The building will receive an official name either before, during or after the construction is complete. This project is expected to fund all signage associated with it. The Facilities Sign Shop shall construct and install the freestanding wayfinding signs and wayfinding plaques.

4. Building Spaces

a) Atrium, Event, Collaboration, and Networking Spaces

The atrium and any collaboration areas throughout the new Union building should be comfortable, inviting, and attractive. The areas should be consistently available for informal and spontaneous interactions as well as for planned study sessions or events. These versatile, flexible spaces should be directed and purposeful, with the ability to take on a number of multi-person programs and serve diverse occupancies. The design professional should consider maximizing

shared amenities in order to open space for large quantities of various types of indoor and outdoor seating areas, dividable meeting areas, and large open areas for gatherings and student events.

A multi-level atrium space could present an opportunity for establishing the identity of the new Union building and providing views into adjacent programs. Such an atrium space could reveal programmed areas on upper floors to those entering the main lobby. Exposed circulation and lounge space at multiple levels are considered as possible components of the program.

A new ballroom is programmed for this building and has been discussed as an upper level amenity that could be incorporated with an upper level terrace / vegetated roof area. The desire to place the ballroom above the first floor is based on a need to maximize information, retail and student lounge space at the first level and take advantage of potential view corridors across campus.

b) Collision Spaces

The open environment imagined by the Building Committee includes areas of “collision spaces” where students, faculty, staff and visitors can quickly exchange ideas. Areas programmed as lounge (flexible seating) could account for these collision spaces, including widened portions of corridors with small seating areas or white board areas for ideas that may occur in transitional spaces. The casual “collision” space, where people learning and working in adjacent spaces encounter each other spontaneously and exchange ideas has been shown to increase productivity, creativity, and general satisfaction. The design professional should consider incorporating collision spaces through the new Union Replacement Building.

c) Food Service Spaces

A goal in the Replacement Union is to provide flexible food-service spaces that accommodate various types of dining and meet current and future food-service trends. The eating habits of the student body are changing rapidly, and in such ways that strain the functionality and fixtures of food-service spaces more and more. Niche diets and dietary restrictions place demands upon the versatility of service spaces, and even the way students gather to eat is shifting. The design professional

should study the current and future eating habits of students, and use this information to make decisions concerning the nature and quality of those spaces that are dedicated to food service currently or might be in the future. These spaces should be designed with maximum flexibility to account for the foreseeable changes in the subsequent decades, as determined by the design professional and University.

d) Student Organization Spaces

The Oglesby Union currently hosts over 740 student organizations and has a very active Student government. The new Replacement Facility is programmed to include the Student Government Association, Greek Life, and the Student Activities space, which provides amenities for the student organizations. The Student Government has several specific programmed areas as listed in the space summary (Exhibit #6). While these spaces must be included, there is an opportunity through the use of shared amenities to reduce the area of meeting rooms and private offices, associated with SGA and the student organizations.

Many universities are moving towards open or shared office concepts to maximize use of space. If the design embraces these open or shared environments, storage amenities should be provided in the form of secure storage rooms and/or lockers for each organization.

Further discussion should occur between the University and design professional to make decisions on which groups require dedicated offices and which would embrace the open office strategy.

e) Shared Spaces

Shared spaces have been discussed throughout the previous sections. The design professional should acknowledge the importance of flexibility in designing a student-driven space and provide any amenities needed to support the success of these shared and open spaces, including technology, various types and clusters of seating, moveable partitions, storage areas, etcetera.

f) 24-Hour Spaces

It is anticipated that some areas of the Replacement Union may require 24-hour use of the facility. The design professional should consider zoning such spaces so that they are environmentally comfortable after normal working hours without wasting energy on unoccupied spaces. These spaces should be located in a locking zone discrete from the rest of the facility so that students may access them safely and without disturbing the rest of the Union, and it should be considered that they might desire food and drink across the entire 24-hour span.

It is also a consideration for this Union space to act as a 24-hour venue for special events held at university or during semester end finals. The design of the facility should provide a safe environment for students at all hours.

5. Consideration for Future Phases and Master Plan for New Student Union Complex

a) Construction and Phasing Issues

This project will take place over an extended construction schedule, and may include multiple construction phases that include the demolition and renovation of individual buildings and site elements of the Oglesby Union. It is the responsibility of the design professional, along with the University, to account for any issues that may arise as a result of this prolonged design and construction process, to make alterations to the project schedule accordingly, and to be prepared for accelerated or delayed phasing.

Specific issues that might arise involve the relocation of ongoing Union programs, which must be transitioned, during a time other than the academic school year, to another facility or different area within the Union. These programs are expected to remain active during all phases of construction. Site access must be carefully planned with the Facilities Project Manager to make sure that access to Union activities and day to day operations is maintained as well as the safety of students, faculty, staff and visitors.

As the project develops over a multi-year building cycle, the new

Replacement Union and future phases may overshadow aspects of the existing Union. The potential exists for the building(s) to paint neighboring buildings unflatteringly. The new design should make an effort to mask and blend the edges of the new building with that of the existing Union, without allowing the new building to be dictated by existing architecture. This may involve renovation of the adjacent buildings, the adding of signage throughout the building to unite the spaces, or other similar strategies to unify non-contiguous structures.

The design professional shall provide a master plan document for the Oglesby Union complex that will provide for a unified architectural statement that includes all buildings and site components to the extent feasible. This master plan document should address concepts for unifying the various existing buildings of the Union with improved circulation paths, interior and exterior connections, and signage. Utilities should also be considered. (See Chapter X: Utilities Impact Analysis)

b) Provide a Safe & Functional Campus Environment

Due to close proximity of buildings on the Oglesby Union site, construction will be occurring alongside daily Union functions. It is of paramount importance that a safe campus environment is maintained throughout all phases of construction such that normal activities outside of the immediate area of construction don't incur any risk of hazard. Areas under construction will be appropriately indicated as such, cordoned off from the public, and any other necessary safety measures implemented.

The University, design professional, and construction manager shall be careful to, whenever possible, provide alternate routes through or around the existing Union in the interest of functions continuing as normally as possible, and to relocate any programmed Union activities to suitable spaces.

c) Site Opportunities

The existing exterior areas of the Student Union receive high traffic, especially during programmed activities, such as Market Wednesday. These landscaped and hardscaped outdoor spaces both extend the visual footprint of the Union complex and act in many cases as a forecourt to

the Union. The design professional should recognize the value of these spaces as extensions of the building and provide complimentary exterior spaces to complement the successful spaces already in place. Coordination with FSU landscaping should occur in the selection of trees and plantings for these new exterior spaces. To benefit the Union as a whole, the design professional should consider shade and covered areas at new exterior hardscapes and in the master plan for the overall Union project.

e) Potential New Partnership Opportunities

As the Oglesby Union strives to extend its role as a hub for collegiate learning, growth and discovery through the Replacement Union project, partnership opportunities with other University organizations and departments will be explored. Discussions have included opportunities for entrepreneurial space, unique retail or food venues, and/or an extension of other Union amenities, such as the Club Downunder or the University Art Gallery.

6. Health, Safety, Security and Sustainability

a) Sustainability and LEED Certification

FSU endeavors to obtain LEED⁷ Silver certification, or higher, for the Student Union as part of its commitment to sustainable practice as well as providing enhancement and quality to academic programs.

Commissioning is a prerequisite to LEED certification and is a line item in this project's budget. This project may not be straightforward, as it involves new construction and potential remodeling during future phases.

As part of its commitment to sustainable building practices, FSU and the design professional will work together to determine appropriate situations in which to reuse existing building features or materials during the Phase 1 project and subsequent phases. The project will be complex and may demand that certain parts of the existing Union be considered for reuse, or renovated to fit the new program rather than be demolished. The design team shall conduct the relevant analyses to determine the structural implications of demolition, as well as make

⁷ Leadership in Energy and Environmental Design

recommendations for the most environmentally responsive approach of the construction process.

b) Green Office Certification

The entire project, or certain departments and units, may decide to seek Green Office Certification through FSU's Office of Sustainability now or in the future. Although many of the program's obtainable points revolve around daily practice, behavior and habits of its occupants, the design of the Student Union Replacement Phase 1 Building should not preclude the University or any portion thereof in seeking certification. Where possible, design organization, systems and features should be included in building design to make certification easier and more practical to obtain. Detailed information on this program administration through FSU Sustainable Campus may be found at:

<http://sustainablecampus.fsu.edu/Our-Programs/Green-Office-Certification>.

c) Hazardous Materials & Abatement

A comprehensive environmental assessment has not been completed for the Post Office Building or the overall Oglesby Union. Asbestos has been detected within the building and some abatement work has been completed in previous renovation efforts.

The design professional shall be responsible for reviewing and complying with all applicable portions of the University document entitled "*Procedures to Identify and Manage Environmental Issues During Demolition, Renovation and New Construction Projects at Florida State University*" dated October 16, 1996.

d) Tobacco Free Campus

In January 2014, FSU became a Tobacco Free Campus. Joining hundreds of other colleges and universities across the country, FSU has adopted tobacco free policies in keeping with a growing movement that spans both private and public sector areas to restrict exposure to toxic and human cancer-causing substances. The design professional, CM and user group will need to take active steps to maintain and promote this policy.

<http://healthycampus.fsu.edu/Tobacco-Other-Drugs>

e) Security

As with all construction projects undertaken by the university, security, both in terms of personal safety and the protection of private and state property, is a very important issue. The design professional shall consider this issue in all matters of design, with special consideration given to any exterior improvements that might compromise the safety of the occupants or persons walking nearby. A range of strategies should be considered by the design professional, but at a minimum enhanced exterior lighting, security phones, and a facility design that minimizes areas where crime can be committed. Security concerns were raised by the committee during the writing of this facility program; such as classroom exiting during a security crisis and having one door versus two doors for each, security “lockdown” procedures and concerns about a possible “fish bowl” effect when the building is used in the evening.

f) Bicycling Amenities

The “FSU Design Guidelines” note a bike rack standard, and these racks should be placed in appropriate quantity and locations to serve the expected volume of cyclists. In addition, the design professional should engage the building committee and determine whether other bicycle amenities should be provided for bicycle commuters. Amenities could include but are not limited to showers, personal lockers, covered bike racks, and bike lockers. At this time, the university has no management structure to furnish, rent and maintain secure bike parking and bicycle amenities.

g) Reuse of Resources

As good stewards of the land and financial resources, the university will look at reusing various elements that may already be on the proposed site for this project. The virtue of using products specified by the Design Guidelines is to have a university standard and be able to pick up and move elements, temporarily store them, and use them elsewhere on campus in an appropriate and functional manner. Items include but are not limited to historic or classically designed building components, signage, bike racks, benches and other street furniture, trees and shrubbery and concrete sidewalks. Facilities should be contacted to remove and relocate appropriate items.

h) Timeless Building

This proposed facility is expected to serve the university for decades. In order to accommodate changes that may occur in the future, the design professional shall design the facility with as much flexibility as possible, without compromising the intended immediate function. Consideration should be given so that decades from now, this building may be remodeled to serve the same or different user groups.

The design professional should attempt to understand and identify campus architectural features specific to the university and reference its storied academic history. This will include elements of Jacobean Gothic architecture, after which most of the University buildings has been modeled, as well as the move towards more contemporary styling in the Northwest part of campus. These standards should be studied and relevant features should be referenced in the Union project in service of creating a building that both acknowledges classic collegiate design and presents a more modern vision of occupancy and aesthetics. Student attitudes indicate a preference towards a forward-thinking design that blurs the lines between inside and outside, celebrates natural light, and has a free and open feel, but adopts some traits singular to FSU.

The Student Union Replacement project should reflect the attitudes of the University and of the students on questions of academics, design, environment, and aesthetics, and it is the responsibility of the design professional to brand the Union appropriately. Brand statements, where applicable, may include references to academics, the FSU seal, or other institutional heraldry, but not to athletics.

7. Facilities: Maintenance, Housekeeping and Building Services

The Oglesby Union Housekeeping staff will service this facility. Housekeeping of this facility will need to be discussed during program verification and design. Consideration needs to be given for paper storage and general storage for mop buckets and a wet/dry vacuum. Custodial closets may be required to have wood shelves, deep sinks, and hot and cold running water.

Custodial Closet design standards are available in the General Planning and Data Design Section of the FSU Design Guidelines & Specifications <https://www.facilities.fsu.edu/depts/designConstr/guidelines.php>. While there

may be some variation in requirements due to the fact the Building Service Department of FSU will not be maintaining this facility, many of the aspects of the guidelines apply.

For the toilet rooms, floor mounted partitions may not be acceptable. Please discuss with building committee and Oglesby Union Housekeeping regarding who will supply restroom accessories and waste containers.

Storage space will be needed to maintain the building, with the ability to lock-up dedicated equipment so it will not be removed from building for unintended use.

8. Accessibility

The laws, statutes, and codes that govern the design and construction of this facility require that it meet all applicable standards for accessibility throughout the entire facility. It is important that the design professional understand that accessibility should not be an afterthought, but rather an important programmatic requirement, deserving of as much attention as any other project need.

The University, as well as provisions of the Americans with Disabilities Act (ADA), maintains the position that any disabled student on any of its campuses should be provided the same opportunities and access to facilities and functions typical to the experience of the student body. This includes access to fellow students and participation in all public activities offered.

It shall be the responsibility of the design professional to ensure that all areas of this project provide accessibility in accordance with all applicable statutes, codes, and standards. The design professional shall consider accessibility, in all forms, as a basic design issue and provide maximum integrity of necessary elements into the overall project design. Although not mandated by code, the University has made it a standard practice to utilize features such as automatic door opening devices at the primary entrances of buildings (where possible) and other practical features that increase the accessibility to its facilities. The design professional shall also review the Access Board's ADA Accessibility Guidelines.

The design professional shall be aware of the varying needs and abilities of all individuals and whenever practical and feasible shall incorporate universal design principles. For example, although not mandated by code, the University

has made it standard practice to utilize such features as automatic door opening devices at primary entrances as a means of integrating accessibility requirements into building designs. Another example would be to use a gently sloping walk, when space allows, accommodating users are lieu of providing a separate stair and ramp. These are practical considerations that increase and ensure accessibility. The design professional shall consider and implement others. Upgrades to the accessible route leading to the facility shall be analyzed and implemented.

Toilet and locker facilities shall be made fully accessible. Public drinking fountains and telephones shall be accessible. Tables, desks, computer workstations, reception desks, and all features used by the public shall address accessibility.

9. Technology

The Oglesby Union currently utilizes wireless technology, which will continue through the execution of the new Union project. The new Union Replacement Project will conform to the latest recommended campus technology standards, which can be found in the Appendix of this document.

Moving forward, furnishings should be expected to take into consideration the prevalence of laptop and tablet work and charging stations should be provided. These stations should be placed in corridors, common areas, and other accessible locations.

Cellular signal strength in tightly constructed buildings such as the Union may be an issue, and repeaters may be necessary as part of new construction. Additionally, considerations for academic technology should be given to bus stops and walking routes.

10. Signage and Way-finding

Building signage consistent with the University's signage standard shall be implemented as part of this project. The design professional shall provide drawings indicating lettering, symbols, and accessible route maps (when needed) for review by Facilities Planning. Additionally, when an accessible route map is needed, the design professional is responsible for creating the artwork necessary for the sign vendor to create the sign. Facilities & Planning will review drawings for content and style consistencies prior to manufacturing of signs. Many signs are created by FSU Facilities; however, the project budget

is expected to pay for the cost of all signage associated with this project.

a) Visual Cues

The issue of way-finding throughout the Oglesby Union is a problem of design, of spatial organization, and of signaling. It is the responsibility of the design professional to assist in the determination of locations for appropriate signage provided by the University, and to address the other two issues in depth.

The current Union Complex provides few way-finding aids and has very little spatial hierarchy, particularly in the upper levels. Circulation at the upper levels, especially within the Turner Building, can be confusing. Inner-connections between buildings is minimal, causing students and visitors to retrace their steps when trying to locate a new space. The new Union Replacement project shall endeavor to organize structures such that a coherent and logical whole is formed by all of the phases, with hierarchy and clear connection between spaces. Signage and visual cues should be incorporated into the design to solve some of these larger Union issues.

11. Provide Opportunities for the Display of Art

As this new facility is expected to utilize state appropriated funding and thus participation in the Art in State Buildings (ASB) program is a requirement. The program requires that up to .5% of the construction appropriation be set aside to acquire artwork for permanent display in, on or around the facility. The Division of Cultural Affairs of the Florida Department of State ensures that the selection process is followed as per Florida Administration Code 1T-1.033 in accordance with 255.043, F.S.

Currently art display is limited to the 2nd-floor Oglesby Gallery, and more informally the ground floor around the Activities Building outside of the Art Center. New spaces for the display of artworks should be considered as part of the Union project, including both dedicated spaces inside the building, spaces in courtyards or lawns that could receive sculptural pieces, and parts of the envelope located near the Art Center on which to hang or attach works.

12. Project Schedule/ Delivery

The procurement of all design and construction services shall be administered

in accordance with the University's guidelines. It is essential that the design professional and the construction manager understand and appreciate the sensitive nature of the project's schedule. However, the design professional and the construction manager are strongly encouraged to make reasonable recommendations that accelerate the design and construction phases to better ensure that an acceptable schedule can be met.

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X. Utilities Impact Analysis

A detailed utilities analysis was not conducted as part of this programming effort. The design professional shall be responsible for verification of the location and condition of all existing utilities. Additionally, the design professional shall coordinate with FSU Central Utilities and Engineering Services and/or the City of Tallahassee to design all required utility connections necessary to provide for a fully functional building. A graphic depiction of the utilities discussed in this section is included in Exhibit 5. Consideration should be given regarding providing and reserving capacity for future total Union Complex building.

A. Chilled Water

Chilled water service for the Replacement Union will likely be provided from the west side of Woodward Avenue. The 10" line that is planned for service to the new EOAS line should support a 6-8" line to serve the Union Replacement Building. The design team shall engage with the FSU Central Utilities and Engineering Services to determine the service capacity required for the Union Replacement Project and assist in any coordination required with the EOAS project to secure the required chilled water capacity for both projects. Due to the quantity of new demand load between EOAS and the new Student Union building, it is likely an additional chiller will need to be added to Satellite Plant No. 2. The project will be charged an impact fee based on the incremental demand of the new building.

B. Steam

The connection for steam and condensate return can be made on the 12"/6" lines located in the steam vault at the southwest corner of the site. Two manholes exist in the vicinity of the site, MH # 3021 and MH# 3023. The design professional shall work with the FSU Facilities Staff to confirm the feasibility of connecting into one of the existing manholes, or whether a new steam manhole will be required. If a new steam manhole is required, it shall be constructed to meet FSU Design Guidelines.

C. Potable Water and Sanitary Sewer

Potable water service is located west of the planned building footprint in the form of a 16" domestic line running north-south under Woodward Avenue. There currently exists a tap of unknown size serving the Post Office Building. It is anticipated that this existing tap can be replaced with a larger tap to accommodate the increased demand that this project will generate.

D. Irrigation Water

Programmatic requirements for irrigation systems in this project are not known at this time. However, if it is determined that an irrigation system is to be included, it shall be connected to an independent irrigation meter and not connected to the building potable water system.

E. Stormwater

Storm water conveyance for the site is located north of the existing Post Office Building in the form of an 18" RCP that runs east to a primary underground box culvert that crosses the site east of the Davis Building. Due to the age of the pipe and likelihood that additional capacity will be required, it's anticipated that the existing 18" RCP may need to be replaced. The box culvert, downstream conveyance, and Regional Stormwater Facility (RSF) are all expected to have sufficient capacity.

F. Natural Gas

The City of Tallahassee Utilities provides natural gas service. Gas is currently plumbed to the Post Office Building and it's anticipated that sufficient capacity exists to serve the new facility.

G. Electrical (Power):

The Union Replacement Ph. 1 building may require a new transformer and the replacement of the one of the 15kV switches serving this area of the campus. Additional 15kV circuit upgrades could be required depending upon the final electrical demand of the project. Circuit 8 currently feeding the existing Post Office Building is near capacity and may not be able to support a significant amount of additional load. Design professional to verify this information and coordinate with the University to meet the building's electrical needs.

H. Electrical (Lighting):

Site lighting shall be provided around the site that conforms to campus safety and aesthetic standards. All new campus exterior lighting shall be specified as light-emitting diode (LED).

I. Telecommunications

The replacement of the existing building (s) in this quadrant of the site will not impose a

significant impact on the existing telecommunications infrastructure; however, the design professional should be mindful that future development and replacement of adjacent buildings may adversely affect services installed in this phase. Existing cabling will be replaced with more modern cabling infrastructure capable of supporting future wired and wireless technology. The design professional shall work closely with ITS Network & Communication Technologies during the planning and early design stages to ensure that all information and communication systems are fully understood and that pathways and other support infrastructure are designed in accordance with approved standards.

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XI. Information/Communication Resource Requirement

As with other university projects, the need for “Information Technology Resources” is expected. The design professional shall meet with all involved parties at the outset of the project to verify programmatic needs.

Typically, these types of resources include, but are not limited to, hardware, software, services, supplies, personnel, facility resources, maintenance, and training involved in the function of data processing.

Programmatic requirements for new information or communication systems for this facility may also include Emergency “Blue Light” security phones (and perhaps pay phones); possible point of sale (POS) applications; possible Closed Circuit Television (CCTV) applications; access control; Data/Wireless for facility users and fiber optic cabling for all telecommunications network and possibly facilities control equipment. The Emergency Blue Light Telephones (EBLT) shall be installed appropriately for a facility of this nature throughout the site.

Other examples of Information Technology Resources and POS equipment are computer hardware, and peripheral equipment, such as personal computers, mini-computers, smart phone and tablets, file servers, printers, scanners, front-end processors, etc. For appropriate application the design professional shall follow guidelines promulgated by Information Technology Services campus wide policies and best practices. The university’s office of Information Technology Services (ITS) is responsible for the installation, operation and maintenance of these networks and shall be consulted with during the design and construction phases.

With regard to any impacts on any university information/communication system, the design professional shall work closely with the Network & Communications Technologies (NCT) to discuss and plan for any improvements necessary to mitigate any unanticipated or adverse impacts caused by this project. A standard specification for building premise wiring for voice, data, and video has been prepared by ITS to assist the design professional team with the design of such improvements.

https://www.facilities.fsu.edu/depts/designConstr/New_Design_Guidelines/In_Progress/Div%2016%20-%20Electrical%20and%20Telecommunications/div_16_networking_guidelines.pdf

https://www.facilities.fsu.edu/depts/designConstr/New_Design_Guidelines/In_Progress/Div%2016%20-%20Electrical%20and%20Telecommunications/div_16_telecommunications.pdf

The design professional shall be expected to become thoroughly familiar with the contents of this specification and shall plan for the design of all telecommunication systems according to this

specification. ITS must approve any departures from this standard specification.

ITS is generally responsible for the installation, operation and maintenance of these networks. ITS Network & Communication Technologies have the responsibility of closely overseeing design, development and approval of telecommunications systems. The Facilities Department along with ITS Network & Communication Technologies will review design documents in several phases of completion to assure their compliance to local and national standards and codes. During the design phase, these reviews typically occur at the conclusion of the Schematic, Design Development, 50% Construction Document and 100% Construction Document milestones.

The actual installation of Information Technology Resources and Communications shall be performed by ITS Network & Communication Technologies or under their close supervision.

As evidenced by the approval signature of this document's signature sheet, the university's Chief Information Officer for ITS has assisted in both the development and review for final approval of this program document for compliance with the requirements for the development of facility programs.

Classrooms, conference rooms, multi-purpose rooms, seminar rooms or rooms providing a similar function, and applicable university standards shall be applied to these. ITS shall review classrooms and conference/seminar rooms in the design and construction phases for compliance with the Technology Enhanced Classrooms (TEC) initiative.

This project presents an opportunity to enhance wireless access, incorporate innovative ideas, and showcase technologies such as way-finding, schedulers and promotional information access to name a few. The union and its new facility embraces the digital campus initiative, the Florida Virtual Campus and other such university supported digital initiatives.

In closing, it is worth repeating that the design professional shall work closely with the Facilities Department, ITS Network & Communication Technologies, the Building Committee and other appropriate university departments from the early stages of design through the construction phases to ensure that all information and communication systems are fully understood, designed, and installed in accordance with all appropriate standards.

XII. Codes and Standards

Over the past few years, there have been substantial changes to the regulatory system that controls university development. The restructuring of the higher education governance system, the adoption of a statewide building code, the evolution of a University Board of Trustees, the advent of a university-wide permitting office are just a few examples of such changes. Since many of these changes are very recent, it is difficult to fully predict or evaluate how campus construction and the systems that oversee it will be impacted.

The vast majority of all capital construction projects completed at Florida State University, regardless of whether they fall within the category of either a major or minor project are administered by the Facilities Department. All construction activities that occur on the Florida State University campus are tightly regulated by a series of existing and new statutes, standard practices, and policies. The responsibility for ensuring that the completion of this project meets these requirements has been assigned to the Facilities Department; that portion of the process remains unchanged.

The following is a general enumeration of the accreditation credentials, statutes, standard practices and policies that the design professional shall follow in developing this project. This list may not be entirely complete nor does it absolve the design professional from any legal or contractual responsibilities. It should also be noted that the design professional shall ensure that the design documents comply with all codes until the date the project is permitted for construction as part of the basic service requirements. The design professional shall also ensure that all codes utilized during the design process shall be the most currently adopted.

A. Best Practices

Best Practices for International Association of Venue Managers (IAVM), Association of College Unions International (ACUI) and Association for Advancement of Sustainability in Higher Education (AASHE) shall be considered in the design of this new facility.

B. Florida Statutes

The design professional shall ensure that the design and construction of this project meets all of the appropriate and applicable sections of the following statutes:

- | | |
|---------------|---|
| • Chapter 163 | Intergovernmental Programs |
| • Chapter 255 | Public Property & Publicly Owned Buildings |
| • Chapter 287 | Procurement of Personal Property and Services |
| • Chapter 553 | Building Construction Standards |

- Chapter 663 Fire Prevention and Control
- Chapter 1000-10013 K-20 Education Code
- Chapter 489 Construction Contracting

C. Codes and Standards

The design professional shall also ensure that the design and construction of this project meets all of the appropriate and applicable sections of the following codes and standards:

- Florida Department of Environmental Protection
- Department of Education's Space Standards, State Requirements for Educational Facilities
- Florida Building Code
- Florida Elevator Safety Code, Department of Business and Professional Regulation
- Rules of the Department of Business and Professional Regulation
- Rules and Regulations of the Division of Health
- Rules of the Florida Agency for Workforce Innovation and Florida Department of Financial Services
- Florida Lifestyles Energy Evaluation Technique
- Rules of the Area Water Management District
- Environmental Protection Agency
- Federal "Americans with Disabilities Act" (ADAAG Guidelines)
- Fair Housing Accessibility Guidelines
- Florida Fire Prevention Code
- ASHRAE Standard 62-1989,
- Appropriate ANSI regulations
- Appropriate OSHA standards during construction,
- Florida State University "Architectural Design Guidelines" and "Landscape Design Guidelines" and all other applicable university guidelines.
- Any other regulatory codes or standards that apply to this type of project.

The design professional shall also be responsible for following the requirements of the development agreement between the City of Tallahassee and FSU concerning growth management issues.

It is worth noting again that the Florida State University's Building Code Administration Section, a unit of the university's Environmental Health and Safety Department, ensures

that all new building construction, additions, alterations, repairs, remodeling or demolitions and all installations of building systems meet Florida Building Code requirements including all electrical, plumbing, mechanical, gas, gas fuel, fire prevention, energy conservation, accessibility, stormwater and flood plain management requirements. This office supervises, directs and enforces the plans examination, permitting and inspection certification program in all university buildings only. When the Building Code Administrator is satisfied that all requirements have been met, a certificate will be issued that allows completed buildings to be occupied.

It is the responsibility of the design professional and the university's construction project manager to ensure that all plans review and construction inspection requirements are met. It is highly recommended that at the commencement of this project, the design professional meet with the university's Building Code Administrator to discuss the project and any possible code issues, schedules for plans review, and other administrative procedures.

XIII. Project Schedule

The proposed schedule for the completion of this project is listed below in tabular form and highlights the more important milestone events expected to be achieved during the course of this project.

The date of completion is a very important milestone. First of all, if it is not reached, it could compromise the university's commitment for academic facilities. Secondly, the simple reality is that the passage of time reduces the value of money. In order to maximize the effective use of funds that are committed to this project, their timely expenditure is critical.

The schedule that is listed below is conservative and assumes a rather straightforward approach to both the design and construction phases. It does not necessarily reflect the potential savings in time that can be realized by using strategies such as the implementation of early bid packages, the purchase of long-lead items, accelerated design schedules, and the like. It is recognized however that there are practical limitations to the use of these and similar strategies and that the risk and rewards of each must be analyzed. It is not unreasonable to assume that, at a minimum, the design professional and construction manager should be able to meet the schedule indicated. The project team is encouraged to make reasonable recommendations to meet the project schedule or to accelerate the completion date.

Project Schedule

Sept. 2016	Facilities Program Complete Architect/Engineer (A/E) Selection expected to begin.
Jan. 2017	Complete A/E Selection; Design Contract negotiated and executed; Notice to Proceed issued to commence Design Phase.
June 2017	Advanced Programming complete.
July 2017	CM Selection expected to begin
Sept. 2017	CM Selection expected to be completed; Contract for Preconstruction Services expected to be negotiated and executed; Notice to Proceed issued to commence Preconstruction Services.
April 2018	Existing Operations on proposed building site to be vacated by end of month.

- June 2018** Guaranteed Maximum Price (GMP) proposal received by CM. Design phase complete, 100% Construction Documents submitted and reviewed by FSU Building Code Administration.
- Aug. 2018** GMP Proposal accepted; Construction Contract executed; Notice to Proceed issued to commence Construction Phase.
- July 2020** Substantial Completion Expected.
- Aug. 2020** Final Completion Expected.

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XIV. Program Funds

This project will utilize Capital Improvement Trust Fund appropriations as well as student building fees that have been collected over the years. It is proposed that the funds necessary to complete the project will be made available when they are needed. The remainder of the funds required will either be derived from these two particular sources or from other sources, including but not limited to bond proceeds that may be appropriated by the Legislature. There is also the possibility that funds from other University sources may be added should the scope of the project be expanded or otherwise modified.

The results of the funding analysis indicated that the value of this project was \$50 million; however, that figure is still somewhat undetermined since it depends on a variety of factors. Based upon the programming and planning that has been done to date, the project cost is estimated to be \$52.5 million, which creates a significant difference between what may be available and the current scope of work. However, the scope and scale of the project is likewise preliminary and not fully determined, which suggests that the difference between the funding and the project scope may not be as far off as one might think.

The design professional shall work with the building committee during the advanced programming phase to adjust the scope of the project and its cost so that they are aligned with the projected funding. Similarly, the University shall monitor the funding that has been earmarked for this project and provide updates, as they are known. It is imperative that at the completion of the advanced programming phase the project's funding and scope of work are in balance.

The following list describes the various funding sources collected to date as well as the amount requested in this year's Fixed Capital Outlay Budget Request to complete the project. That particular request will be closely monitored during the upcoming Legislative season and any adjustments to the list below will be made accordingly.

Fiscal Year	Source	Amount
2013-14	CITF	\$ 8,218,342
2014-15	CITF	3,845,926
2015-16	CITF	3,342,652
2016-17	CITF	3,344,687
2017-18	CITF	15,022,268
Multi-year	SFUF	16,226,125
	Total	\$ 50,000,000

The proposed breakdown of this funding into the major project categories is as follows:

Planning	\$4,950,000
Construction	\$45,550,000
Furnishings/Equipment	\$2,000,000
Total	\$52,500,000

The breakdown of costs within each specific project category can be found in the Project Budget Summary.

XV. Project Budget Summary

A. General

This project's estimated budget summary can be found on the page following this narrative explanation and includes a breakdown of all project costs necessary for the design and construction phases. The design professional and construction manager shall be responsible for verifying this budget summary and making recommendations for adjustments, where necessary.

Schedule of Project Components

1. Construction Components (Basic Construction Cost)

a. Construction Cost

The estimated cost of the building is predicated on recent cost data from projects currently under construction or recently completed, as well as current economic trends.

b. Sitework Development Costs

An allowance has been identified in the project budget summary to provide for general site development costs that may be incurred by this project. This includes environmental impacts and mitigation, site preparation, landscape irrigation, plazas and walks, roadway improvements, telecommunications (outside plant), and relocation or extension of utility lines.

2. Other Project Components (Other Project Costs)

a. Land/existing facility acquisition

This project will not incur any of the costs associated with acquisition of the parcel to be used for the construction of this project.

b. Professional Fees

- *Basic Services:* An estimate of professional fees for the design professional team has been included and is based upon the standard fee curve used by the university. These fees cover items normally associated with the basic services portion of the project.
- *Design Contingency:* A small design contingency has also been included. The university does not believe that the services of any

specialty design consultants are required on this project.

- *Advanced Programming:* This program is preliminary in nature and an allowance has been set aside to cover the cost of providing advanced programming for this project.
- *Specialty Consultants:* An allowance has been set aside to cover the costs of Specialty Consultants.

c. Preconstruction Services

Funds have been reserved to provide preconstruction services rendered by the construction manager. These fees are based upon a percentage of the construction and site development costs.

d. Inspection Services

Funds have been reserved to cover the number of inspection services that are required on this project:

- *Site Representative:* Because of the size and scope of this project, an allowance has been made for the services of a full-time, on-site clerk of the works.
- *Threshold Inspection:* Depending upon the design solution, the services of a threshold inspector may be required; therefore funds have been reserved for this purpose.
- *Roof Inspection:* Funds have likewise been reserved for the services of the required roof inspector.
- *Plan Review/Inspection:* Funds have been reserved to cover the cost of plans review and inspections by the university's Building Code Official. Formerly provided by the State Fire Marshal, the university's Building Code Official now includes fire prevention review/inspection services.
- *Audit Consultant:* Funds have been reserved for the services of an independent audit consultant for this project.

e. Insurance Consultant

Per university standard practice, funds have been reserved to fulfill the requirements for the Owner Provided Insurance (OPI) consultant.

f. Surveys & Tests

Funds have been reserved for the accomplishment of various surveys, sampling, monitoring and tests that will be required to complete the project. This includes but is not limited to topography, geotechnical investigation, testing during construction, material testing and HVAC test

and balance. Additionally an allowance has been set aside for documentation and commissioning related items needed for Leadership in Energy and Environmental Design (LEED) certification.

g. Permit/Impact/Environmental Fees

This project is not expected to carry costs associated with permit, impact and environmental fees. At this time there is no need for hazardous material abatement or remediation of the site expected, but should this become necessary separate funds outside of this project are available for that purpose.

h. Artwork

The requirement for artwork is applicable since appropriated funds are being used to construct this project. The state requires 0.5% of the building (under roof) structure construction costs (up to \$100,000) to be set aside for the procurement of artwork.

i. Moveable Furnishings and Equipment

A percentage of the total basic construction costs has been set aside as an allowance for the acquisition of non-fixed furnishings and equipment for this project.

j. Telecommunications

- *Inside Cabling:* The necessary voice, video and data (including VoIP and wireless technologies) cabling needed to provide services throughout the building. It includes copper riser, fiber optic riser CATV and elevator phone cabling with all necessary hardware in the telecommunications rooms;
- *Instruments:* The required typical office telephone instruments, limited emergency blue lights, some entrance phones and/or elevator telephones.
- *Security:* The required access system (doors/swipes) and associated hardware, CCTV and other security system devices.
- *Building Network Equipment:* Building entry switches (BES), wireless access points, battery back-up and other computer equipment as required.
- *Core Network Equipment:* Shared costs of a core router chassis, battery back-up and a 1 Gbps fiber optic data transport port.

k. Moving Expenses

This is an allowance to cover moving expenses for Union activities that may be relocated as a result of this project.

l. Systems Charge

Funds have been reserved to cover this project's anticipated load impact on the University's chilled water and steam utilities.

m. Infrastructure Assessment

Funds have been reserved to cover this project's contribution to meet the university's infrastructure needs.

n. Project Contingency

A project contingency has been established to cover unforeseen conditions and impacts to the project.

Facility/Space Type		Net Area (NASF)	Net to Gross Conversion	Gross Area (GSF)	Unit Cost (Cost/GSF)	Total Cost
-	Union	60,000	1.55	93,000	350	32,550,000
	Retail/Food	8,000	1.25	10,000	250	2,500,000
	Rooftop Patio	10,300	1.00	10,300	200	2,060,000
	TOTALS	78,300		113,300		37,110,000
SCHEDULE OF PROJECT COMPONENTS						
1.	Construction Components (Basic Construction Cost)		Planning	Construction	Equipment	Total
a.	Construction Cost (from above)			37,110,000		37,110,000
b.	Environmental Impacts/Mitigation			100,000		100,000
c.	Site Preparation			750,000		750,000
d.	Landscape/Irrigation			250,000		250,000
e.	Plaza/Walks			300,000		300,000
f.	Roadway Improvements			200,000		200,000
g.	Parking spaces					-
h.	Telecommunication (Outside Plant)			200,000		200,000
i.	Electrical Service			300,000		300,000
j.	Water Distribution			100,000		100,000
k.	Sanitary Sewer System			350,000		350,000
l.	Chilled Water/Steam			750,000		750,000
m.	Storm Water System			400,000		400,000
(1)	Total Basic Construction Costs		0	40,810,000	0	\$40,810,000
2.	Other Project Components (Other Project Costs)		Planning	Construction	Equipment	Total
a.	Land/existing facility acquisition			0		0
b.	Professional Fees					
	Basic Services (Group B- More Than Average Complexity)		2,500,000			2,500,000
	Design Contingency Consultants (15% Bas.Serv.)		375,000			375,000
	Advanced Programming		100,000			100,000
	Specialty Consultants		250,000			250,000
c.	Construction Manager					
	Preconstruction Services (1%)		409,000			409,000
d.	Inspection Services					
	Site Representation (24 mo. @ \$10K/mo.)			240,000		240,000
	Threshold Inspection			75,000		75,000
	Roof Inspection			50,000		50,000
	Plans Review/Inspection (incl. fire fee)		230,000			230,000
	Audit Consultant		75,000			75,000
e.	Insurance Consultant (.0006)		25,000			25,000
f.	Surveys & Tests					
	Surveys/Topography/Geotechnical		30,000			30,000
	Materials Testing			30,000		30,000
	Building Commissioning LEED 1%		409,000			409,000
	HVAC Testing/Balancing			40,000		40,000
g.	Permit/Impact/Environmental Fees					0
h.	Artwork (.005)			100,000		100,000
i.	Moveable Furnishings & Equipment				2,000,000	2,000,000
j.	Telecommunications					
	Inside Cabling			226,000		226,000
	Instruments			45,000		45,000
	Security			118,000		118,000
	Building Network Equipment			146,000		146,000
	Core Network Equipment			6,500		6,500
k.	Relocation Allowance		500,000			500,000
l.	Systems Charge			200,000		200,000
m.	Infrastructure Assessment (2%)			817,000		817,000
n.	Project Contingency 6.6%		47,000	2,646,500		2,693,500
(2)	Total - Other Project Costs		4,950,000	4,740,000	2,000,000	\$11,690,000
	ALL COSTS (1) + (2)		\$4,950,000	\$45,550,000	2,000,000	\$52,500,000