The Florida State University
Facility Program

for

Doak Campbell Stadium Improvements
South Club / South End Zone Seating

FS-218

July 2014

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. _____
Andy Miller
President and CEO of Seminole Boosters

Signature signifies recommendation of Seminole Boosters for the submittal of this facility program.

2. _____
Stan Wilcox
Director of Athletics

Signature signifies recommendation of the Department for the submittal of this facility program

3. _____
Michael Barrett
Associate Vice President and Chief Information Officer for Information Technology Services (ITS)

Signature signifies that all ITS program requirements have been met.

4. _____
Dennis Bailey
Senior Associate Vice President for Facilities

Signature verifies that this planning document has been developed in accordance with the standard practice for the development of facilities programs.

5. _____
Garnett S. Stokes, Ph.D.
Interim President

Signature signifies the President's approval of this facility program.

IV. Introduction

This introduction provides a general overview for improvements to the Doak Campbell Stadium, including descriptive information about it and the location, the proposed project delivery system and the designer's scope of work.

A. Project Background and History

The Doak Campbell Stadium is the home venue for Florida State University's football team. The Stadium was named for Doak S. Campbell, the president of the University at the time of its 1950's construction and had an original capacity of 15,000. Several expansions took place over the decades, with the latest expansion completed in 2003, the Stadium now has a seating capacity of 82,300.

The Stadium is part of the DeVoe L. Moore University Center complex, a mixed-use facility encompassing office space, classrooms, the visitor's center, the University Center Club (aka South Club), as well as skyboxes and press boxes for use during football games. This elegant, red-brick, Jacobethan style University Center encompasses both the Stadium and a 780,000-square-foot academic building that wraps around it. That structure includes student services, such as tuition payment, financial aid and parking permits; Human Resources; Seminole Boosters; Athletics; and other administrative offices; and entire colleges and schools, such as the College of Social Work, College of Motion Picture Arts, and the Dedman School of Hospitality.

In November 2010, the University Center was renamed the "DeVoe L. Moore University Center", in honor of a Tallahassee businessman who distinguished himself through a lifetime of giving to Florida State University.

While much work has been on the Stadium over the years, more needs to be done to improve the football fan experience. This project endeavors to do so. Additionally, while the Stadium was built to the building codes in force at the time, this project will improve numerous code related elements and bring them up to contemporary building codes. Detailed studies have been commissioned over the last few years addressing topics discussed in this facility program.

B. Project Description

This entire project is comprised of a handful of sub-projects, all of which are to be completed without any significant interference to the football season, Spring football games and day and night University Center functions.

1. South End Zone Seating/ South Club

   As part of improvement of the "Fan Experience", this project envisions improvements to the South End Zone area of the Stadium. Premium chair seating and club space (known as "South Club") will be provided. Upgrades to the terrace

area, including canopy covers will also be provided. There will be access and exiting improvements, including constructing a pair of ingress/egress elevator-stair towers.

2. Skyboxes Windowall and HVAC Improvements

This project will provide enhancements to nearly all of the skyboxes in an effort to improve the game day experience. Operable windows and HVAC improvements will enhance the visual and audio experience while not significantly sacrificing thermal comfort.

3. Sideline Concourse Improvements

East and west sideline support facilities improvements will be designed to provide improved fan experience and potentially enhance revenue through improved vendor opportunities. Although a comprehensive preliminary design of the sidelines is expected, for this project, construction is not funded.

4. Miller Hall Access Improvements

Miller Hall is located in Building C. A minor portion of the project involves improving access from Miller Hall. A new stair and elevator will be provided to make Miller Hall accessible from the Upper Concourse.

5. Structural and Painting Maintenance

A recent inspection report finds that Doak Campbell Stadium needs major upgrades to meet required codes regarding the ICC300 and NFPA 102 standards. The east and west stands, constructed before the codes were established, are the main concern of code conflict. Handrails and mid-aisle handrails are non-existent in these areas and pose a threat to public safety especially considering that several of the stair risers exceed maximum allowable height. Numerous vomitory ramps in these sections are too steep and in poor condition overall. Seating for persons with disabilities appear non-existent in the west stands and only 29 spots are provided in the east stands. Approximately 615 handicap seats are needed to fulfill code needs.

An inspection report found many cosmetic defects and material deterioration of the various degrees. Most concerning are the deteriorating floors, treads, and risers in the stands throughout the stadium. It is recommended that the stands be sandblasted, primed and painted. With the amount of deterioration and rust this is no small task. Many bleacher seat bracket connections are also rusting, and can be directly related to the treads and risers condition. Most can be scraped, washed, primed and painted, but others in deteriorating conditions need to be sandblasted or replaced as needed. Various spalls, cracks, and unsealed joints exist in the field wall and additional walls. These are recommended to be patched and

smoothed, and sealed as required. There are synthetic rubber mats on the treads in a few sections in the west sidelines of the stands. The mats are destructive to the treads, and need to be removed. They create conditions in which corrosion thrives by collecting and trapping water underneath. Expansion joints throughout the stadium are damaged. Tears are present in many of the bladder joints and need to be redone to improve flexibility. Many areas of the Stadium's slabs and vomitories are edged with steel closure plates, most of the closure plates are rusting, and some are deteriorating. A full scrape, wash, prime and paint are recommended in affected areas. There are many miscellaneous items that can be read in the report. Such items include, but not limited to: painting of walls, guard rails, handrails and mid-aisle rails, and various steel structures, bent and damaged bleacher seats, repainting of bolts and fasteners etc. These items are recommended to receive proper maintenance as required.

C. Project Delivery

At the present time, the University proposes that this project will be completed using a Design-Build (D/B) project delivery method. Currently, there are no compelling reasons to employ an alternative delivery method such as construction management or the competitive bid delivery method. References to the D/B team throughout this document shall apply to a D/B team where appropriate. As with all capital projects, the University reserves the right to reconsider the use of this delivery method if it is determined that an alternate system is more suitable or advantageous.

D. Design-Build Team's Scope of Work

The Design-Build (D/B) team shall be responsible for providing all architectural and engineering services required for this project. Any additional consulting services, which may be necessary, will be provided by the D/B team.

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

1. Program Review

The D/B team shall be responsible for reviewing the 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 D/B team shall be invited to meet with representatives of the Facilities Department, Utilities & Engineering Services, Athletics Department and Seminole Boosters to discuss

program requirements, project schedule, design constraints, and other considerations.

2. Site Analysis and Design

The D/B team shall be responsible for becoming thoroughly familiar with the specific project site and the remaining parts of campus 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 D/B team 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 D/B team shall consult with the Facilities Department to review specific site requirements and issues.

3. Design Reviews

The D/B team 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.

4. Architectural Design

The D/B team 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 D/B teams who are knowledgeable and proficient in the design and construction of similar facilities. In the case of this particular project, this type of experience should include the design of Stadiums, preferably those located in a University environment. In this regard, the selected D/B team shall be expected to provide all architectural and specialty consulting services necessary for this type of project.

The current version of the Florida State University Design Guidelines and Specifications will be adhered to for this project. (They may be viewed at http://www.facilities.fsu.edu/FDC/Guidelines.php) Any variance from these guidelines must be approved by the Facilities Department.

5. Engineering Design

The D/B team shall be responsible for the preparation of all engineering design, commencing with a review of design concepts with Utilities & Engineering Services and continuing through schematic design and the development and submittal of completed construction documents. In general, engineering design shall include all civil, structural, mechanical, electrical, plumbing, fire protection, and telecommunication/data disciplines necessary to complete the project. At this time it does not appear that any extraordinary engineering consulting services are required in order to complete this project; however, should they be deemed necessary the D/B team shall be responsible for obtaining such assistance.

6. Specialty Consultant

The D/B team shall provide all design services necessary to plan this project, including design capacity suitable for large football stadiums. To this extent, the D/B team may choose to augment their design capabilities with a specialty consultant knowledgeable and proficient in the design of Stadiums, though this is not a specific project requirement. Contracting for such services shall be done in accordance with accepted University procedures and directives. It is essential that all specialty consultants have demonstrated experience in the consultation and design of similar projects.

7. Project Delivery and Construction Administration

The D/B team shall provide all required construction administration and inspection services in accordance with all University and State requirements, including the following:

a) Provide quality control of work in progress to the extent that the D/B team can certify the work is being accomplished in strict compliance with the contract documents. Due to the nature of this project, it is expected that the services of a qualified threshold inspector and if necessary a roofing inspector shall be engaged.

b) Provide for the inspection of completed work and certify without qualification that the work has been completed in accordance with the contract documents.

c) Recommend an acceptable construction schedule that minimizes the impact of related construction noise, disruptions, and inconveniences on the occupants within the facility complex and of adjacent facilities. Work schedules shall be closely developed and coordinated with the Facilities Department.

8. Construction Services

The following is a detailed list of services that shall be provided by the D/B team during the construction phase:

a) Construction

In accordance with University policy, the D/B team shall not self-perform work without written permission from the Facilities Department. The D/B team shall manage, schedule and coordinate the work of trade contractors, and coordinate them with the activities and responsibilities of the University and the D/B team. The D/B team 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 must approve all changes in the staffing of the D/B team.

The D/B team shall conduct on-going reviews of the adequacy of trade contractors' personnel, equipment and materials and act promptly when these are found to be inadequate. In addition, the D/B team 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 D/B team shall initiate, maintain and supervise effective safety programs in accordance with Occupational Safety and Health Administration (OSHA) requirements. In addition, the D/B team shall conduct weekly progress meetings with the construction team to review and coordinate progress. In order to ensure a safe jobsite, the D/B team shall provide for adequate project security.

b) Construction Administration

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

During the construction phase, the University will contract with a separate architect to review the D/B team's pay requests change orders, and selected submittals as well as determine that the work is being completed in accordance with the approved plans and specifications.

9. Project Schedule

The D/B Team should submit a detailed project schedule and provide frequent/periodic updates and identify critical dates, material deliveries, etc. The D/B team 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 control measures.

10. Other Services

A number of other services shall be provided by the D/B team. These services include the separation of work into subcontracts, materials purchasing schedules, analysis of labor required, and development of bidding packages, assistance with Minority Business Enterprise (MBE) goals, bidder pre-qualifications and monthly construction team meetings.

11. Cost Control

During the design of this project, it is essential that the University be continuously informed of construction costs. The D/B team is strongly encouraged to provide recommendations for reasonable cost savings whenever possible.

The D/B team shall provide continuing support to the project team during the design process confirming that the project can be constructed within the budget. Detailed cost information will be submitted with reports at each design phase.

The D/B 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 interest of the project are better served through this approach.

12. 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, and then again in June 2011. The University executed an update of the development agreement with the City of Tallahassee on April 11, 2012. The amount of local inspection and jurisdiction is therefore expected to be minimal. The D/B team 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 stormwater during the construction process.

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.

This project involves solely improvements to the non-academic portions of the DeVoe L. Moore University Center and Doak Campbell Stadium. There are no academic programs to be housed or operated in portion of facility of proposed work; therefore, this item is not considered applicable to this project.

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 relevant to this project.

C. List the recommendations of the review consultant.

This item is not considered relevant to 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 relevant to 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 object of this construction project is to improve the game day experience through more comfortable seating and other amenities. Also this project will provide needed repair and repainting of exposed steel throughout the existing Stadium.

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

A new facility is not being proposed, so this question is not applicable.

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

The size of the facility has been based primarily on three factors: the available project budget which includes bonded money, (dependent upon a reasonable return on investment through enhanced ticket sales and other forms of revenue), and the recommendations from recently commissioned studies.

Administrative code requirements such as the State Requirements for Educational Facilities (SREF) are not applicable to this type of project. Furthermore, the University did not seek a recommendation for this project during its most recent educational plant survey.

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

As mentioned above, this project has not been surveyed by the any Educational Plant Survey team; therefore, this particular item is not considered applicable.

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

The Board of Trustees approved the update to the Campus Master Plan on June, 2008 and was amended on September 2009, and then again in June 2011. The University executed an update of the development agreement with the City of Tallahassee on April 11, 2012. This project is considered non-applicable and therefore not included in the Adopted Campus Master Plan and Associated Campus Development Agreement.

VIII. Site Analysis

A. General

For simplicity's sake verbal descriptions of direction north, contained herein this facility program, will be the center of the north end zone of the football field, rather than magnetic or true north.

The project proposed in this facility program is on a site that is already fully developed with buildings, hardscaping, landscaping, parking lots and drives. The only addition to the footprint of the University Center Complex is the new elevator-stair towers for Building B. Additional improvements in the form of space expansion are outlined in this facility program, utilize the existing structure/enclosure of Doak Campbell Stadium seating and concourses. Also included in this program are improvements to the existing interiors of Buildings A, B, C and D. The D/B is expected to handle concerns expressed in this facility program with the design solution as well as those that evolve during the actual construction process. The Design/Build (D/B) team shall be expected to provide as part of basic services a detailed site analysis.

B. Project Site

1. Site Topography and Soil Conditions

At the time of this programming effort there has been no sub-surface soil testing performed in conjunction with this project. The D/B team shall be responsible for the completion of all necessary surveys and soil tests.

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

The D/B team shall be responsible for the design and permitting of all stormwater drainage requirements associated with this project. Additionally, the D/B team shall be responsible for any testing or analysis which might be required to better understand any existing deficiencies. The D/B team shall contact the appropriate state and local agencies to ensure that any proposed improvements comply with applicable regulations or plans, especially with regards to the quantity and quality of storm water runoff. According to the Tallahassee Leon County GIS maps a large portion of the University Center and Stadium are within FEMA Flood Zone AE.

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

a) Vehicular Access

The Building B proposed elevator-stair towers will impact spectator entries as well as service vehicle access. The proposed

western elevator-stair tower will affect the loading dock and dumpster access for the building.

b) Busses

Private busses, large and small visit the University Center and frequently stand/park outside of Building B. The Seminole Express campus circulator as well as off-campus buses serving the apartment complexes will use circular drives outside of Building A and Building C, respectively.

c) Pedestrian and Bicycle Circulation

The Building B proposed elevator-stair towers will affect pedestrian access during the football games as well as during everyday functions. The handicapped ramps serving the building will likely be affected during as well as after construction is completed. Currently, pedestrians traveling between Building B and C leave the concrete sidewalk and walk through Building B's dumpster and service area. This foot traffic through this shortcut is expected to increase tremendously as a result of bus routes will be change requiring riders to walk from Building A to C as they transfer from off-campus to on-campus busses and vice-versa.

4. Location of Existing Utilities and Proximity of Utilities to Site

It is important to gain an understanding of the existing network of utilities in order to determine availability of services for the proposed project. The most recent utility survey plans for the Main Campus will be made available to the D/B team. The D/B team shall be responsible for examining the condition and capacity of the various utility systems that currently serve this site and make recommendations for all necessary improvements to these systems. Generally speaking, these recommendations shall focus on 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 this project. In addition the D/B team shall be responsible for acquiring and verifying the locations and capacities of all City maintained utilities which serve the project site.

A cursory review of in-house campus data indicate electrical, domestic water, sanitary sewer, and stormwater service lines ringing the outside of the Stadium. Telecommunications service lines form a ring within the Stadium with connections back to the rest of campus at several points. The University Center is served with natural gas lines with connections at Buildings B and D. Steam from the Central Utility Plant serves the University Center complex, entering on the North side of Building A. Chilled water is supplied internally by the University Center chiller plant. The likely location of the elevator/stair towers will have

stormwater, sanitary sewer and natural gas located directly below or very close by.

5. Archaeological History

The University does not have any documentation of archaeological sites located in the vicinity of the project site. Per the University's "Professional Services Guide," the D/B team shall be responsible for petitioning, on behalf of the University, the Florida Department of State, and Division of Historical Resources for an assessment of the proposed site to verify this determination of historical or cultural resources.

6. 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 DeVoe L. Moore University Center complex is an extremely prominent complex of buildings on the Main Campus and conforms to the current Jacobethan style referenced in the University's design guidelines.

7. Any Unusual Site Condition which may Impact the Cost or Design of the Project

At the present time, there are no known site conditions which may impact the cost or design of the project that have not already been discussed. As previously mentioned, there have been no investigations of the soils in this area. In the event that unforeseen subsurface soil conditions are encountered, the D/B team shall make recommendations to mitigate any subsurface deficiencies.

8. 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 and south. It is not expected that prevailing winds shall have a significant impact on the design of this project.

IX. Program Area

This project involves the improvements to the Doak Campbell Stadium and the DeVoe L. Moore University Center in order to improve the football fan experience and properly maintain the existing facility. A handful of sub-projects packaged together form the facility program for this project. This section outlines the program needs and requirements.

This project involves important building design problems and some site issues which must be addressed in the design phase. These issues cover a wide range of topics and are presented to assist the D/B team in understanding the problems that must be solved with this project.

A. **Specific Program Requirements**

1. South Club / South End Zone (SEZ) Seating:

The following features are expected with these improvements:

a) Club Seating: conversion of bench seats in the SEZ area to chair seating extending around the existing southeast and southwest towers and to the lower cross-aisle in an upper and lower club deck configuration.

b) Indoor Club Space: provision of a conditioned indoor space known as "South Club" supporting the new exterior chair seating area. The new Club will consist of an upper Club and Lower Club.

c) Upgrades to the (existing) terrace areas: includes upgrades to the existing terrace access, exiting, support space and terrace roof canopy covers.

d) Access elevator-stair towers: New vertical circulation, in the form of elevator-stair towers, directly serving expanded club and terrace areas.

e) A full code study: As part of this project, entire stadium will need an ingress/egress code study and modeling.

A major component of this proposed sub-project is development of a club seating section in front of the existing University Center Club (Building B), extending from the southeast corner to the southwest corner existing stair towers. This would replace approximately 10,000 existing bench seats with approximately 7,000 chair seats, organized in an upper club deck and lower club deck

arrangement. The front of the lower club seating would match the existing lower cross-aisle in the SEZ.

The new Club is an expansion of the ballroom at the third floor and an upper Club level coincides with existing Upper Concourse (and 4th floor academic level). The upper Club level will extend to the existing southeast and southwest towers but will not access the 4th floor academic level. Stairs and elevator towers will allow access to the 5th floor banquet level above and the 3rd floor lower Club level below. It would also add conditioned space to the existing ballroom within the third floor Building B which would match the existing Upper Concourse; this new space would be "carved out" under the new club seating upper deck. The combination of the expanded ballroom level Club and the new upper Club level would add approximately 44,000 s.f. of club space. Improvements to the existing southeast and southwest terrace areas would also be implemented, consisting of added access, spectator support facilities and new additional egress provisions. Access to the University Center Club (*6th Floor*), the ballroom Club level and the new upper club level (*at Academic Level, 4th floor*) and terraces is expected to be augmented by the provision of up to 6 new elevators, as the new club spaces increase the number of people desiring access to the club from about 1,800 (*Terraces at 1,400 plus 400 in the Club*) to about 8,600 (*4,000 in the new club at the ballroom level in a new "Lower Club Deck", 3000 in the new Upper Club Deck, 1,200 terrace levels and 400 in the 6th floor University Center Club*).

There is an appendix item in this facility program showing schematic plan and section drawings of spaces to be added and modified for the South Club and SEZ seating. There is also a recent thorough study, separate from this facility program, on how improvements could be implemented.

2. Skyboxes Windowall and HVAC Improvements:

This sub-project endeavors to improve the game day experience, with viewing and auditory enhancements, by making windows in nearly all of the skyboxes operable. This will therefore require that HVAC improvements be made so the thermal comfort level of fans will not be significantly compromised.

Existing skybox conditions may require structural modifications or combination of window types to fit the size of the existing opening. Operable windows installed where wall height at the front row seats is less than 26-inches will require safety barriers which can be either fixed glass or handrails. Where stairs step down to operable glass, a 36-inch barrier will be required at the stair location.

This project will modify mechanical systems in order to increase comfort of the patrons even during the time when the windows are open. This solution has its limitations and the new system will not entirely overcome high heat and humidity conditions. However, if the patron can open and close the windows, they will have more control over thermal comfort conditions. The following spaces and

(room numbers) are expected to be affected:

- Level 7 East: 22 Skyboxes (A7001-22)
- Level 8 East: 16 Skyboxes (A8001-16) + Booster Skybox (A8100/A8101)
- Level 7 West: 20 Skyboxes (C7001-20) + Presidents' Private Skybox (C7100/C7101)
- Level 8 West: 27 Skyboxes (C8001-27)
- Level 3 Northeast: 7 Skyboxes (D3401-07 also known as NE01-07)
- Level 4 Northeast: 7 Skyboxes (D4402-08 also known as NE08-14)
- Level 3 Northwest: Varsity Club Skybox (D3500/D3500A)
- Level 4 Northwest: Varsity Club Skybox (D4500/D4500A)

Please note that this project window system replacement does not include any window system work for Booster Skybox, and does not include any work for Level 9 West.

There is an appendix item in this facility program which graphically shows in plan form the skyboxes included in this scope of work. Additionally, there is also a recent thorough study, separate from this facility program, on how these improvements could be implemented.

3. Sideline Concourse Improvements (*No Construction Funding Included*)

Currently, the existing sideline concourses with spectator support facilities are provided primarily on the east and west side of the Stadium on two levels: the ground and an upper concourse. The upper concourse corresponds to the lower cross-aisle in the south end zone and to the Building B's third floor. This proposed project expects that the sideline concourse improvements would be "carved out" of the existing structure of the Stadium.

This proposed project would include additional toilets to meet current codes and additional concession space to improve accessibility and the game experience. New finishes to restrooms and concourse areas are desired.

Please note that the budget in this facility program only includes preliminary design work and nothing is allotted for construction of these sideline concourse improvements at this time.

There is also a recent study, separate from this facility program, on how these improvements could be implemented.

4. Miller Hall Access Improvements

Miller Hall is an existing third floor meeting room within the Building C of the DeVoe L. Moore University Center, located on the west side of the Stadium, on the third floor. It is approximately 3,500 s.f and is capable of providing VIP gathering space for up to 4,000 users on game day. However, its floor level is not aligned with any floor level within the Stadium. It is positioned approximately 8-feet below the Upper Concourse and 25-feet above grade. The proposed improvement involves providing new stair and elevator access from the upper concourse to Miller Hall, allowing some season ticket holders to conveniently access that level of Miller Hall.

5. Structural and Painting Maintenance

Lastly, a sub-project has been outlined to handle structural & painting maintenance for the Stadium.

a) Bleacher Tread & Riser Corrosion

Areas showing evidence of rust and coating failure are a top priority. Severe areas are to be sandblasted to remove existing primer and coatings, down to the bare metal. Mild areas that are just surface/topical rust are to be cleaned, scraped and high pressure washed to remove affected areas. All benches and attachments need to be removed during the process and reinstalled with new fasteners as needed. Prepared surfaces shall be coated with premium primer and pedestrian traffic coating systems. Heavily deteriorated areas need to be replaced where steel is thin (internal damage) or have existing holes need to be cut out and a new attachment welded to existing. Additional areas, such as concrete decks, landings, and exterior concourse areas should be high pressure washed and waterproofed with pedestrian deck coating for a nonskid surface. It is recommended that all non affected areas receive a maintenance coat.

b) Synthetic Rubber Mat

Synthetic mats should be removed. Many areas underneath the mats are heavily corroded and need to be treated. Severely deteriorated areas need to be sandblasted, others need to be cleaned, scraped, and high pressure washed. Prepared surfaces then need to be primed and coated.

c) Bleacher Support & Connection Bracket

Rusted bleacher support brackets are to be removed, cleaned, scraped, and pressure washed. Severely deteriorated brackets need to be sandblasted to bare metal. Prepared brackets are to be primed and coated. Damaged or deteriorated brackets are to be replaced as needed. Fasteners/bolts are also to be recoated or replaced as needed.

d) Expansion Joints

The bladder expansion joints that are damaged with holes need to be replaced with new joints that are installed looser than the current expansion joints. The current bladder joints are ripped because they are installed too tightly, and do not allow enough flexibility of movement. Rusting steel plated expansion joints/covers should be removed for sandblasting, cleaning, priming and painting. Rubber flush expansion joint covers should be installed to prevent water intrusion and abrasion, and eliminate existing safety hazards.

e) Field Wall

Spalled concrete in the field wall need to be patched and smoothed to proper texture and color to match existing. Cut out and reseal all joints with backer rod/bond breaker tape and silicone sealant. Cracking in the wall also needs to be sealed, filled and smoothed as required. All walls need to be cleaned and pressure washed.

f) Steel Closure Plates

Affected closure plates with slight corrosion are to be scraped, cleaned, primed, and coated. Severely corroded areas are to be removed for sandblasting and then primed and coated. Deteriorated plates need to be replaced as needed.

g) Floor Slabs Beneath Bleachers

Spalled concrete floor slabs need to be patched and smoothed to proper texture and color to match existing. Cracks are to be filled and smoothed as required. Damaged joints need to be resealed as required.

h) Bleacher Connection Plates

Rusted steel connection plates are to be removed for scraping, cleaning, priming, and painting. Rusted bolts and fasteners also need to be cleaned, coated, or replacing as needed.

i) Underneath the Bleachers

Rusted areas are to be fully scraped, cleaned, and washed followed by applying primer and paint coatings. Severely corroded areas will need to be sandblasted to the bare metal and then primed and painted. Damaged concrete pedestal supports need to be patched and smoothed as needed, corroded connections need to be scraped, cleaned, primed, and painted. It is recommended that all unaffected areas be cleaned (pressure washed) for maintenance.

j) Spaces for Persons with Disabilities

More areas designated for persons with disabilities need to be constructed. There are currently only 220 spots while 835 are required. All these areas must have proper markings and signage.

k) Miscellaneous

Areas where paint and top coatings are peeling (handrails, steel structure, wall, etc.) need to be recoated as needed. Rusting steel (decks, structure, connection, etc.) are to be scraped cleaned, primed, and painted. Severely corroded areas are to be sandblasted as needed, primed and coated. Small items such as damaged guard fences need to be repaired as required. Miscellaneous spalling and cracks are to be patched, sealed, and smoothed as needed. Rusted fasteners are to be cleaned and coated or replaced as needed. Damaged bleachers and other miscellaneous features need to be replaced as required. Ponding areas to be leveled out and the flow directed towards correct runoff and drain location

B. Design Issues and Opportunities

In addition to the space needs mentioned above, there are several major design issues that must be addressed in this project. These issues are briefly explained below. It is expected that the D/B team shall take into serious consideration each of these issues and assist in the development and incorporation of solutions into the project design

1. Transportation

D/B team shall meet with Transportation & Parking, Campus Police and Facilities Department to determine the construction project impact and necessary mitigation. Much concern has been expressed for game day impact of the construction, but the Doak Campbell Stadium and the DeVoe L. Moore University Center is a vast multi-use center with both routine and special activities nearly every day of the year. Building B with the University Center Club, visitor's center and the sports fan shop receives visitors at an on-going basis. Transportation concerns include but are not limited to the following: public transportation, Seminole Express, private busses, private vehicles, bicycles, pedestrians and persons with disabilities.

a) Vehicular Access

The proposed elevator-stair towers at Building B will impact spectator seating entries and service vehicles. The new westernmost elevator-stair tower will affect the loading dock and dumpster access for Building B.

b) Busses

Private busses, both large and small visit the University Center and frequently park or stand at the pull-off area outside of Building B. The Seminole Express campus circulator as well as buses serving the off-campus apartment complexes utilize circular drives outside of Building A and Building C, respectively for pick-up and drop-off.

c) Pedestrian and Bicycle Circulation

The proposed elevator-stair towers at Building B will affect pedestrian access during football games as well as during everyday University Center functions. The handicapped ramps serving Building B will likely be affected during construction and permanently modify existing pedestrian access once complete. Currently, pedestrians traveling between Building B and C leave the concrete sidewalk and walk through Building B's dumpster and loading dock area. This foot traffic through this shortcut is expected to increase tremendously as the bus routes change and riders will be expected to walk from Building A to C as they

transfer from on-campus circulator busses to off-campus busses and *vice versa*.

2. Stair-Elevator Towers Footprints

This program mentions a requirement for two additional elevator-stair towers for ingress and egress necessary to construct the South Club expansion and south end zone seating improvements. These vertical circulation towers are likely to be the only aspect of this project which changes the footprint of the University Center as all other aspects carved-out of the existing structure of the University Center and Stadium. This feature will be a prominent feature of Building B's façade and should be afforded the proper attention to design. Proper care needs to be taken to ensure full operation of the varied University Center functions during the construction process.

3. 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 construction area, where appropriate, is expected to be secured by with screened chain-link fencing. An appropriate ambient lighting and the University's "Blue Light" security system however, are important.

4. Maintenance of Existing Operations during Construction

The largest events, of course, the home football games. Typically there are 5 or 6 weekends from mid-August through December 1 when home football games are scheduled. Construction shall not interfere with operations during Friday, Saturday and Sunday of these weekends. Tickets for spectator seating are sold well in advance and no seats can be lost because of the construction. As evidenced in the schedule seen later in this document, interruption of the football season is expected to be minimized.

Ideally, this project would be developed in such a manner that impacts to existing University operations, adjacent property owners, and surrounding traffic flow would be negligible. Though the University recognizes the near impossibility of this ideal, it is not unrealistic to assume that such impacts can be kept to a minimum. In addition to home football games, numerous events occur in the Stadium and at the DeVoe L. Moore University Center. The University Center as well as the entire University fulfills a critical educational, research and public service mission on a daily basis; anything that unnecessarily detracts from this mission is unacceptable.

The D/B team work carefully with the University, with its expectedly numerous representatives of this complex multi-use facility, to execute this project's scope of work. It is expected that the D/B team will carefully coordinate construction activities so as to minimize any distractions, interruptions, and threats to the safety of the campus population that operate in this area of the Main Campus. Most impacts are expected to result in disruptions to daily vehicular and pedestrian traffic flow around the site and noise experienced at the University Center. All reasonable steps should be undertaken to minimize these and other impacts. All project phasing plans and construction activities must be approved by the Facilities Department prior to the commencement of the construction phase.

5. Visual Clutter

As with many construction projects, there are a certain number of building system components that are typically visible on the exterior of a building or elsewhere on a project site. These components, which include devices such as backflow preventers, transformers, switchgear, condenser units, and waste dumpsters, usually detract from a building's design if not appropriately handled. The D/B team therefore shall exercise special care to ensure that these types of devices do not impact or detract from the project's appearance.

There are several means by which this can be achieved. Ideally, the offending device can be incorporated into a project's design in such a manner that it is not conspicuous. Other types of concealment, such as screening walls or landscaping, should be utilized where appropriate. It is essential however that all methods of concealment comply with all applicable codes.

6. Practical Maintenance Provisions

Many projects often overlook provisions for practical maintenance items and, if not carefully considered, the design of these facility improvements will most likely fall within this category. It is foolish to suggest that it does not have its own unique set of maintenance issues. For instance, given the fact that there will likely be exterior light poles, a means should be provided that will facilitate the replacement of light bulbs.

Other items that follow this example and should be considered include the installation of irrigation systems in landscape areas, signage, security phones, access for maintenance and emergency vehicles, provisions for persons with disabilities, site lines, and adequate lighting. This is not an exhaustive list and this program requirement is mentioned primarily to illustrate to the D/B team that care should be exercised in the design and specification of even the most mundane (and often overlooked) items.

7. Aesthetics / Architectural Design Guidelines / Landscape Design Guidelines

Aesthetic considerations of this and other nearby projects contemplated for development will have a profound effect on the appearances of this area of the Main Campus.

In recognition of the positive aesthetic impacts that these types of projects generate, the University adopted as part of the Campus Master Plan a series of architectural and landscape design guidelines to promote and encourage good design. These guidelines are applicable to all projects.

In fact, the size and prominence of this facility requires good design. Therefore, the University's Architectural Design Guidelines and Landscape Design Guidelines should be followed. The exterior design should utilize elements such as precast concrete construction with a brick and stone exterior to complement the campus' existing architectural vocabulary, particularly those visible exterior elevations.

8. LEED Certification

The Florida State University Design Guidelines require LEED (Leadership in Energy and Environmental Design) certification on all new buildings and major remodeling projects. The Design Guidelines ask that the D/B team strive toward "Silver" level where practical while allowing the "Certified" level as the bare minimum. Commissioning is a prerequisite to LEED certification and is a line item in this project's budget.

9. Temperature and Humidity Control of Skyboxes

While potentially enhancing the game day experience, operable windows intended for use while also operating the HVAC system pose certain risks. Some of the risks include condensation on cool surfaces during on high humidity days, the potential for mold formation on room surfaces, and fogging of glass. The design should identify how these problems will be resolved. Given the large energy waste associated with operating the HVAC system with the windows open, the design should include a scheduling function to insure the system operates during the event, but only briefly prior to and after the event.

X. Utilities Impact Analysis

For purposes of this preliminary utilities impact analysis, the proposed Doak Campbell Stadium Improvement project is considered to be fully contained within the existing University Center / Stadium complex site. At the preliminary programming stage, the full load requirements have yet to be determined and the connected loads for utility service are dependent upon further development of the project requirements.

The following is a preliminary description of the mechanical, electrical, and plumbing requirements for the Doak Campbell Stadium Improvements project.

A. Mechanical

At the current programming stage, the minimum and maximum temperatures and humidity for the skyboxes, due to the inclusion of operable windows, has not been determined. Therefore, no estimate for the size of the HVAC system is provided in the program. The selection of the HVAC system will depend on the economics once sufficient information is available to determine the capacity of the HVAC system.

The University Center complex has an existing chilled water plant with four 550 ton chillers. However, since the required HVAC capacity is indeterminate at this time, it is not known whether if sufficient capacity is available in the existing chiller plant or if other options are required.

Since the D/B team will be required to run three life cycle studies, it is recommended that the mechanical engineers compare the life cycle cost of connecting to the existing chilled water plant to the cost of a stand-alone chiller. If the HVAC load exceeds the current chilled water plant capacity, the option of increasing the capacity of the chilled water plant shall also be reviewed. The mechanical engineers shall also compare an air-cooled stand-alone chiller with a water-cooled stand-alone chiller. The water-cooled stand-alone chiller option shall not be considered unless it is determined that water from an existing well water condenser supply is available.

Depending upon the heating requirements, steam is available from an existing steam line located in the University Center chilled water plant.

B. Plumbing

Potable water shall be provided by the City of Tallahassee. There are existing potable water supply lines in the existing University Center complex.

A City approved meter and reduced pressure backflow preventer shall be provided for the potable water supply to the structure unless the line being accessed is already on the customer side of an existing City meter. If the connection point is after the city meter, a

Utilities & Engineering Services approved sub-meter shall be provided and installed in an acceptable location.

Sanitary sewer service is provided by the City. The D/B team will be required to determine if the University Center existing sewer connections have the capacity to meet the anticipated load. If an additional sewer connection is required, the engineers shall coordinate the actual sewer connection with the City once the required capacity is determined.

C. Fire Protection

At the present time, the fire protection needs for this project have not been fully identified. The D/B team shall work with the University's Building Code Official and other appropriate University and State officials to ensure that all life safety and building code requirements are fully determined and met. To accomplish this, the D/B team shall meet with the University's Building Code Official at the very outset of the project to ensure a mutual understanding of the project and all code requirements. It is expected that this dialogue shall continue throughout the life of the project.

D. Electrical (Power)

The electrical connection points for the Doak Campbell Stadium Improvements project are not defined. The University Center complex is fed by two 12.47 kV electrical distribution lines (Circuits 17 & 23) that land in a medium voltage switchgear. Note that both the primary and secondary feeds share the same duct bank. If there is a duct bank issue, both feeds could be lost, rendering the stadium without power. If a higher level of reliability is required for this project, the D/B team should explore an alternate route for the secondary electrical feed to the complex.

There is not sufficient load information available at this time to project the electric demand load for the facility. The electric demand load will drive the decision regarding where and how to connect to the existing distribution system. Due to project complexity, temporary power requirements and metering for construction activities will need to be approved by the Utilities & Engineering Services Sr. Electrical Engineer prior to the start of construction.

The capacity of the existing life safety generator shall be reviewed by the D/B team's electrical engineers for sufficiency to meet the current existing building loads and anticipated new Doak Campbell Stadium Improvements project loads. The emergency generator and automatic transfer switches shall be provided for emergency lighting, elevator power, and life safety requirements.

Emergency power circuits shall be installed to all blue light locations within and around the facility.

The D/B team shall review the expansion capabilities of the existing building fire alarm system. If system expansion is not an option, a microprocessor based addressable fire alarm system shall be provided to transmit general alarm, trouble and supervisory conditions to the FSUPD station via a Keltron transmitter.

E. Electrical (Lighting)

Any additions to interior or exterior lighting shall comply with lighting levels and aesthetic requirements identified in the Campus Design Guidelines.

F. Communication / Telecommunications

See Section XI: Information/Communication Requirements of this program.

Communications and telecommunication systems are not expected to be typical to other buildings as this is a unique facility.

Blue light locations shall be coordinated with campus police. This requirement shall be discussed further with the D/B team prior to the commencement of design.

At this point, it is anticipated that the existing telecommunication infrastructure of the University Center complex can be expanded for this project.

G. Storm water

The D/B team shall ensure that the Doak Campbell Stadium Improvements project complies with the campus storm water operating permit.

H. Energy

The D/B team shall determine the projected EUI (kBtu/sqft) of the project and review with the Utilities & Engineering Services prior to the commencement of construction. The information should include the estimated consumption during a typical occupied mode (active event) and unoccupied mode (no event).

I. Process Simplification

Modern buildings have become overly complex. Complex equipment or operation sequences must be reviewed by Utilities & Engineering Services prior to incorporation into the design. Systems must be simple, energy efficient, reliable, and maintainable.

J. Utilities Metering

For all billable utilities, the D/B team must develop a sub-metering plan and obtain approval from Utilities and Engineering Services. Metered utilities include electric, chilled water, steam, and water.

XI. Information/Communication Resource Requirement

As with other University projects, the need for "Information Technology Resources" is expected. The D/B team shall meet with all involved parties at the outset of the project to verify their 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 Closed Circuit Television (CCTV) applications; possible Data/Wireless for facility users and fiber optic cabling for any 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 are computer hardware, and peripheral equipment, such as personal computers, mini-computers, file servers, printers, scanners, front-end processors, etc. Standard specifications for data networking equipment are not considered applicable to this project. If it becomes evident that there is the need for such installations, then the D/B team shall follow guidelines promulgated by Information Technology Services campus wide policies and best practices. This office 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 D/B team shall work closely with the Technology Service and Support (TSS) 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 Information Technology Services (ITS) to assist the D/B team with the design of such improvements.

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. Because 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 the Florida State University, regardless of whether they fall within the category of either a major or minor project, are administered by the Facilities Department; specifically within the Facilities Planning Section and then the Facilities Design and Construction Section. 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 statutes, standard practices and policies that the D/B team shall follow in developing this project. This list may not be entirely complete nor does it absolve the D/B team from any legal or contractual responsibilities. It should also be noted that the D/B team 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 D/B team shall also insure that all codes utilized during the design process shall be the most currently adopted.

A. Florida Statutes

The D/B team 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- 1013 K-20 Education Code

B. Codes and Standards

The D/B team 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 Building Code 2007 with 2009 Supplements.
- Florida Department of Environmental Protection.
- Department of Education Space Standards, State Requirements for Educational Facilities.
- Florida Elevator Safety Code, Department of Business Regulation.
- Rules of the Department of Business Regulation.
- Rules and Regulations of the Division of Health, Department of Health and Rehabilitative Services.
- Rules of the Florida Department of Labor and Employment Security.
- Florida Lifestyles Energy Evaluation Technique.
- Rules of the Area Water Management District.
- Environmental Protection Agency.
- Federal "Americans with Disabilities Act" (ADAAG Guidelines).
- Florida Fire Prevention Code.
- ASHRAE Standard 62-1989.
- Appropriate ANSI regulations.
- Appropriate OSHA standards during construction.
- State University System "Professional Services Guide", and the "Florida State University Design Guidelines and Specifications" including the Florida State University "Architectural Design Guidelines" and "Landscape Design Guidelines".
- National Collegiate Athletic Association (NCAA)
- Any other regulatory codes or standards that apply to this type of project.

The D/B team shall also be responsible for following the requirements of the development agreement between the City of Tallahassee and the University concerning growth management issues.

It is worth noting again that the Florida State University Building Code Administration Section, a unit of the University's Environmental Health and Safety Group, ensures that all building erections, 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 permitting, plans examination and inspection program in all University buildings, including projects such as the one described in this program. When the Building Code Administrator is satisfied that all code requirements have been met, a certificate will be issued that allows completed buildings to be occupied.

It is the responsibility of the D/B team and the University's construction 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 D/B team 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 football athletics. 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 D/B team needs to be cognizant of approvals needed from the Board of Trustees and Board of Governors at various project milestones.

Complicating execution of this project is the fact that the Stadium, Ballroom as well as all University Center operations and activities should not be hampered because of this construction project. The University Center Club must be available for all Fall home football games. Additionally, there is a Spring Game, for which either the east or west stands should be available for spectator use.

The schedule that is listed below is 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 D/B team should be able to meet the schedule indicated. The D/B team is encouraged to make reasonable recommendations to meet the project schedule or to accelerate the completion date.

Project Schedule

2014

June 01	D/B Team Selection Process Begins
Aug. 01	D/B Team Selected, D/B Contract negotiated and executed, NTP for Design issued
Nov. 01	Scope of Work Finalized of Work to be Determined

2015

June 01	100% CD's Complete
Dec. 01	Mobilize on Site/Construction Begins

2016

Aug. 01	Substantial Completion
Sept. 01	Final Completion

XIV. Program Funds

This project shall be funded by a combination of sources, but predominately with Bonds procured by the Seminole Boosters. Other funding sources will contribute their prorated share.

A summary of the current funding sources is provided below describing the timing and the amount of each appropriation.

Year	Source	Booster	Other	Total
FY 2014-15	Boosters	3,000,000		3,000,000
FY 2014-15	C7100/7101*			-
FY 2014-15	Varsity			-
FY 2014-15	Athletic		666,730	666,730
FY 2015-16	Boosters	59,310,000		59,310,000
FY 2015-16	C7100/7101*		1,056,000	1,056,000
FY 2015-16	Varsity		2,244,000	2,244,000
FY 2015-16	Athletic		8,333,270	8,333,270
TOTAL		**62,310,000**	**12,300,000**	**74,610,000**

*A separate funding source will be used to fund work for Skybox C7100/7101.

The proposed breakdown of this funding into the major project categories of Planning, Construction and Furnishings/Equipment is as follows:

Project Phase	Boosters	Others
Planning	$4,343,013	$883,530
Construction	$56,964,987	$11,416,470
Furnishings/Equipment	$1,002,000	$0
TOTAL	$62,310,000	$12,300,000

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

XV. Project Budget Summary

A. General

This project's estimated Project Budget Summary can be found on the following page and includes a breakdown of all project costs necessary for the design and construction phases. The D/B team shall be responsible for verifying this estimate and making recommendations for adjustments, where necessary.

All costs outlined in the Project Budget Summary are based upon the dollar value of next fiscal year. No other inflationary factors have been utilized in developing either construction or administrative costs. The following is a brief explanation of the various budgetary components that were considered in the development of this Summary.

As mentioned previously in this document, this project consists of five separate sub-projects. An overall project budget summary is provided in this section of the facility program. Additionally, there are Sub-Project budget summaries, for all but the sideline concourse improvements, which are not expected to be constructed as part of this project. An "economy of scale" is expected to be realized as these Sub-Projects are combined into one, yielding savings to be put back into the project.

B. Building Construction Costs

The scope of this project constitutes improvements to the Doak Campbell Stadium and DeVoe L. Moore University Center as described in this facility program. The square footage as well as the cost per square foot was derived from estimates provided by recent consultant studies

There are no known Additional/Extraordinary cost items that have been identified to date. Outside Plant Communication fees have been reserved and include, but are not limited to, telecommunication outside plant pathway and content (wiring). There is also a minimal amount of the existing site that will be affected by this project.

C. Construction Related Costs

Like most major capital projects, the cost of completing this project contains a variety of construction related costs. Use of individual Sub-Project budget categories may vary dependent upon scope of each. These are briefly described as follows:

1. Professional fees

These fees are expected to cover all design costs, including a small amount identified as a design contingency. No fees have been reserved for specialty consultants.

2. Pre-Construction Services

Funds have been reserved to provide preconstruction services that will be accomplished by the Design-Build team.

3. Fire Marshal fees

Funds have been reserved for plans review by the Office of the State Fire Marshal.

4. Inspection services

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

a) Commissioning + LEED: Funds have been reserved for documentation and commissioning related items needed for LEED certification.

b) Construction Review Architect: Funds have been reserved for an independent architect to review the construction process as the owner's agent. Services will be contracted separately (outside of D/B contract).

c) Threshold Inspection: Depending upon the final height and/or occupancy of the structure, the services of a threshold inspector may be required; therefore, funds have been reserved for this purpose.

d) Roof Inspection: Funds have likewise been reserved for the services of the required roof inspector.

e) Plan Review/Inspections: Funds have been reserved to cover the cost of plans review and inspections by the University's Building Code Official.

5. Insurance Consultant

Funds have been reserved for the required insurance consultant.

6. Surveys and 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, stormwater compliance material testing, test and balancing.

7. Equipment

While there are no programmatic requirements for traditional furnishings/equipment, there are items that may be necessary to be purchased for the operation of this facility.

8. Chiller

An allowance has been set aside for the acquisition of another chiller to provide additional cooling capacity.

9. Communications

Funds have been set aside for telecommunication and communication needs. This will provide voice, video, data, infrastructure and networking needs. This includes but is not limited to wiring, instruments, security, network computer equipment and core network equipment.

10. Infrastructure Assessment

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

11. Project Contingency

A project contingency has been established for each Sub-Project to cover unforeseen conditions and impacts to the project.

Total Project Budget Summary

Sub-Project Description	Planning (P)	Construction (C)	Equipment (E)	TOTAL PROJECT COSTS (P + C + E)
Booster Costs				
South Club (South Endzone Improvements)	2,327,000	34,673,000	1,000,000	38,000,000
Skybox Windowall and HVAC Improvements (Private & Booster)	642,700	7,557,300	0	8,200,000
Sideline Concourse Improvements*	260,000	0	0	260,000
Miller Hall Access Improvements	28,200	319,800	2,000	350,000
Structural & Painting Maintenance (Portion)	1,085,113	14,414,887	0	15,500,000
SUB-TOTAL COSTS: BOOSTERS Only	**4,343,013**	**56,964,987**	**1,002,000**	**62,310,000**
Costs by Others				
Skyboxes: C7100/7101 & Varsity (32% & 68% respectively)**	216,800	3,083,200	0	3,300,000
Structural & Painting Maintenance (Portion)	666,730	8,333,270	0	9,000,000
SUB-TOTAL COSTS: OTHERS Only	**883,530**	**11,416,470**	**0**	**12,300,000**
TOTAL COSTS: BOOSTERS + OTHERS	**5,226,543**	**68,381,457**	**1,002,000**	**74,610,000**

* No Construction at this time, Includes 20% of Total Design Fees Only.

**Project Costs are based on costs from recent studies and applying prorated construction costs percentages.

Sub-Project Budget Summary

Sub-Project Description	Total Cost
South Club (South End Zone Improvements):	31,000,000
Construct southeast & southwest elevator-stair towers, expanded to club & terrace.	
Convert bench seats to chair seating in an upper and lower Club deck configuration.	
Provide indoor Club space supporting chair seating at ballroom level (3rd level) and at academic level (4th level).	
Upgrade existing terrace areas: access, exiting, support space and roof canopy.	
Provide a full code study and modeling for Stadium ingress and egress.	
TOTALS	**31,000,000**

	Planning	Construction	Equipment	**Total**
a. Construction Cost (from above)		31,000,000		31,000,000
b. Site Development and Improvements		200,000		200,000
c. Communications - Outside Plant (OSP)		0		0
(1) Total Basic Construction Costs		**31,200,000**		**31,200,000**
2. Other Project Components (Other Project Costs)				
a. Bond Issuance Cost	0			0
b. Professional Fees (D/B)				
Basic Services (Group B)	1,600,000			1,600,000
Design Contingency (10% Bas.Serv.)	160,000			160,000
c.Preconstruction Services	125,000			125,000
d.Fire Marshal Fees (.0025)	78,000			78,000
e.Inspection Services				
Commissioning + LEED	75,000			75,000
Construction Review Architect		75,000		75,000
Threshold Inspection		85,000		85,000
Roof Inspection		20,000		20,000
Plans Review/Inspection	100,000			100,000
f.Insurance Consultant (.0006)	19,000			19,000
g.Surveys & Tests				0
Surveys: Topography	30,000			30,000
Geotechnical Investigation	35,000			35,000
Stormwater Compliance	5,000			5,000
Testing and Lab Analysis during Construction		100,000		100,000
h. Equipment			1,000,000	1,000,000
i. Chiller Charge		220,000		220,000
j. Communications		7,000		7,000
k. Infrastructure Assessment (2%)		62,000		62,000
l. Project Contingency 9.3%		2,904,000		2,904,000
m. Ingress/Egress /Code Study and Modeling	100,000			100,000
(2) Total - Other Project Costs	**2,327,000**	**3,473,000**	**1,000,000**	**6,800,000**
ALL COSTS (1) + (2)	**2,327,000**	**34,673,000**	**1,000,000**	**$38,000,000**

Sub-Project Budget Summary

Sub-Project Description	Total Cost
Improvements to Skyboxes	
New windowalls and HVAC improvements and for 99 Skyboxes. Booster Skybox (room A8100/A8101) will receive no windowall improvements, only HVAC improvements.	6,700,000
Skybox C7100/C7101 Windowall + HVAC improvements (Alternate 2b from Study)	900,000
Varsity Club Skyboxes (D3500/D3500A and D4500/D4500A): Windowall + HVAC improvements (Alternate 4b from Study)	1,900,000
TOTALS	**9,500,000**

	Planning	Construction	Equipment	**Total**
SCHEDULE OF PROJECT COMPONENTS				
1. Construction Components (Basic Construction Cost)				
a. Construction Cost (from above)		9,500,000		9,500,000
b. Site Development and Improvements		0		0
c. Communications - Outside Plant (OSP)		0		0
(1) Total Basic Construction Costs		**9,500,000**		**9,500,000**
2. Other Project Components (Other Project Costs)				
a. Bond Issuance Cost	0			0
b. Professional Fees (D/B)				
Basic Services (Group C)	650,000			650,000
Design Contingency (10% Bas.Serv.)	65,000			65,000
c.Preconstruction Services	9,500			9,500
d.Fire Marshal Fees (.0025)	24,000			24,000
e.Inspection Services				
Commissioning + LEED	75,000			75,000
Construction Review Architect		75,000		75,000
Threshold Inspection		85,000		85,000
Roof Inspection		0		0
Plans Review/Inspection	30,000			30,000
f.Insurance Consultant (.0006)	6,000			6,000
g.Surveys & Tests				0
Surveys: Topography	0			0
Geotechnical Investigation	0			0
Stormwater Compliance	0			0
Testing and Lab Analysis during Construction		100,000		100,000
h. Equipment			0	0
i. Chiller Charge		0		0
j. Communications		0		0
k. Infrastructure Assessment (2%)		0		0
l. Project Contingency 9.2%		880,500		880,500
(2) Total - Other Project Costs	**859,500**	**1,140,500**	**0**	**2,000,000**
ALL COSTS (1) + (2)	**859,500**	**10,640,500**	**0**	**$11,500,000**

Sub-Project Budget Summary

Sub-Project Description	Total Cost
Miller Hall Access Improvements	200,000
Provide new Stair and Elevator access from Upper Concourse	
TOTALS	**200,000**

	Planning	Construction	Equipment	**Total**
SCHEDULE OF PROJECT COMPONENTS				
1. Construction Components (Basic Construction Cost)				
a. Construction Cost (from above)		200,000		200,000
b. Site Development and Improvements		0		0
c. Communications - Outside Plant (OSP)		0		0
(1) Total Basic Construction Costs		**200,000**		**200,000**
2. Other Project Components (Other Project Costs)				
a. Bond Issuance Cost	0			0
b. Professional Fees (D/B)				
Basic Services (Group B)	18,000			18,000
Design Contingency (10% Bas.Serv.)	2,000			2,000
c.Preconstruction Services	5,000			5,000
d.Fire Marshal Fees (.0025)	1,000			1,000
e.Inspection Services				
Commissioning + LEED	0			0
Construction Review Architect		20,000		20,000
Threshold Inspection		50,000		50,000
Roof Inspection		0		0
Plans Review/Inspection	1,200			1,200
f.Insurance Consultant (.0006)	1,000			1,000
g.Surveys & Tests				0
Surveys: Topography	0			0
Geotechnical Investigation	0			0
Stormwater Compliance	0			0
Testing and Lab Analysis during Construction		15,000		15,000
h. Equipment			2,000	2,000
i. Chiller Charge		0		0
j. Communications		15,000		15,000
k. Infrastructure Assessment (2%)		0		0
l. Project Contingency 9.9%		19,800		19,800
(2) Total - Other Project Costs	**28,200**	**119,800**	**2,000**	**150,000**
ALL COSTS (1) + (2)	**28,200**	**319,800**	**2,000**	**$350,000**

Sub-Project Budget Summary

Sub-Project Description	Total Cost
Structural and Painting Maintenance	
Quadrant I (North Endzone)	1,172,700
Quadrant II (South Endzone)	4,216,000
Quadrant III (East Stands)	7,727,000
Quadrant IV (West Stands)	7,727,000
TOTALS	**20,842,700**

	Planning	Construction	Equipment	**Total**
SCHEDULE OF PROJECT COMPONENTS				
1. Construction Components (Basic Construction Cost)				
a. Construction Cost (from above)		20,842,700		20,842,700
b. Site Development and Improvements		0		0
c. Communications - Outside Plant (OSP)		0		0
(1) Total Basic Construction Costs		**20,842,700**		**20,842,700**
2. Other Project Components (Other Project Costs)				
a. Bond Issuance Cost	0			0
b. Professional Fees (D/B)				
Basic Services (Group C)	1,400,000			1,400,000
Design Contingency (10% Bas.Serv.)	140,000			140,000
c.Preconstruction Services	20,843			20,843
d.Fire Marshal Fees (.0025)	53,000			53,000
e.Inspection Services				
Commissioning + LEED	75,000			75,000
Construction Review Architect		75,000		75,000
Threshold Inspection		85,000		85,000
Roof Inspection		0		0
Plans Review/Inspection	50,000			50,000
f.Insurance Consultant (.0006)	13,000			13,000
g.Surveys & Tests				0
Surveys: Topography	0			0
Geotechnical Investigation	0			0
Stormwater Compliance	0			0
Testing and Lab Analysis during Construction		100,000		100,000
h. Equipment			0	0
i. Chiller Charge		0		0
j. Communications		0		0
k. Infrastructure Assessment (2%)		0		0
l. Project Contingency 7.9%		1,645,457		1,645,457
(2) Total - Other Project Costs	**1,751,843**	**1,905,457**	**0**	**3,657,300**
ALL COSTS (1) + (2)	**1,751,843**	**22,748,157**	**0**	**$24,500,000**

XVI. Appendix

The following exhibits represent additional information relating to the programming and design of this project. They are included for information purposes only; questions relating to their content should be addressed to the construction project manager. The following is a brief description of each exhibit.

Exhibit 1: Project Location Map

Exhibit 2: Site Photographs

Exhibit 3: South End Zone and South Club Drawings

Exhibit 4: Windowall and HVAC Improvements for Skyboxes

Exhibit 1

Project Location Map

This exhibit illustrates the location of the proposed site and its relationship to the surrounding sites.

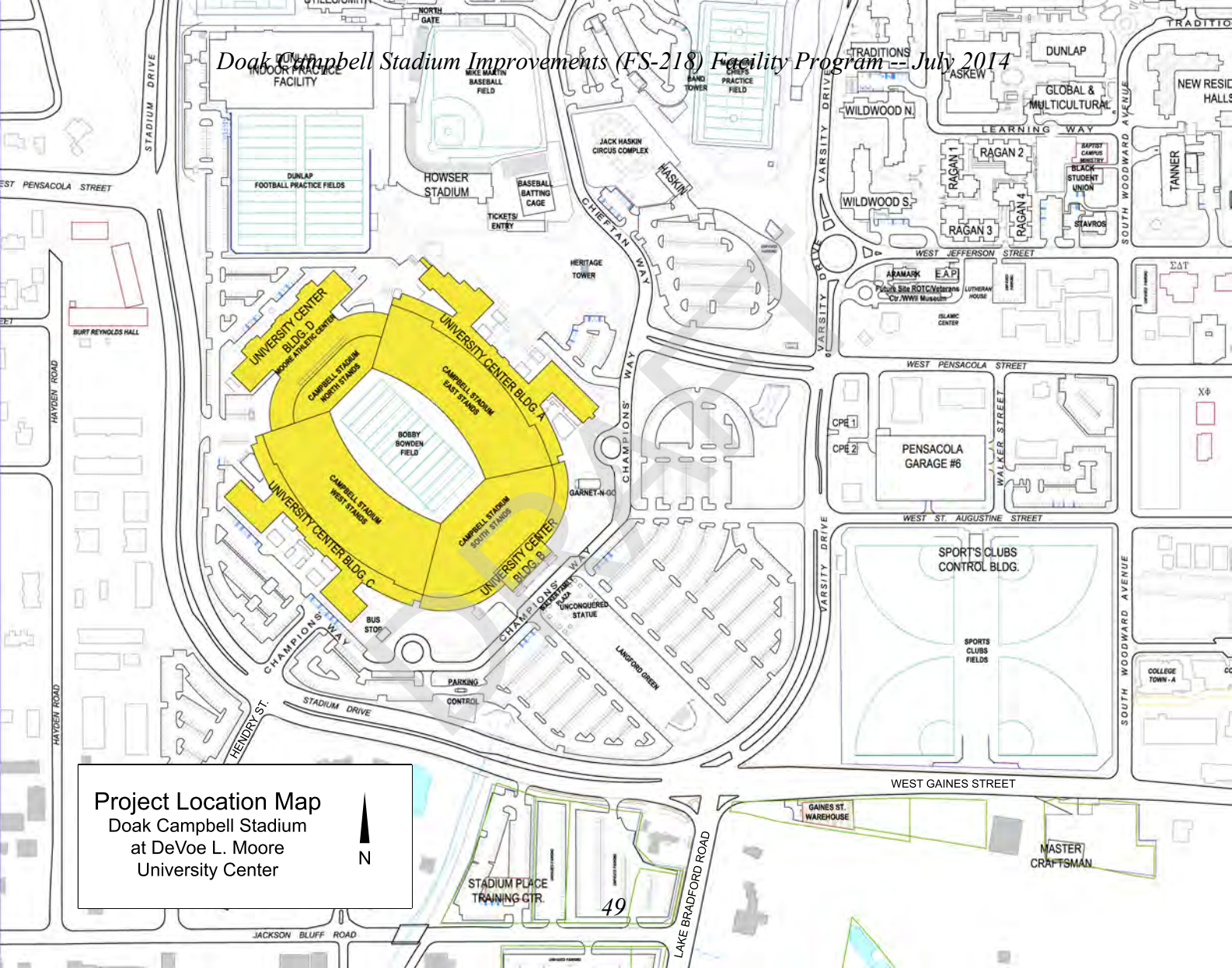

Project Location Map
Doak Campbell Stadium
at DeVoe L. Moore
University Center
N
STADIUM DRIVE
DUNLAP INDOOR PRACTICE FACILITY
DUNLAP FOOTBALL PRACTICE FIELDS
MIKE MARTIN BASEBALL FIELD
HOWSER STADIUM
BASEBALL BATTING CAGE
TICKETS/ ENTRY
JACK HASKIN CIRCUS COMPLEX
HASKIN
BAND TOWER
CHIEFS PRACTICE FIELD
CHIEFTAN WAY
HERITAGE TOWER
UNIVERSITY CENTER BLDG. D
MOORE ATHLETIC CENTER
CAMPBELL STADIUM NORTH STANDS
UNIVERSITY CENTER BLDG. A
CAMPBELL STADIUM EAST STANDS
BOBBY BOWDEN FIELD
CAMPBELL STADIUM WEST STANDS
UNIVERSITY CENTER BLDG. C
CAMPBELL STADIUM SOUTH STANDS
UNIVERSITY CENTER BLDG. B
GARNET-N-GO
CHAMPIONS WAY
BUS STOP
SECRETARIAT
PUMA UNCONQUERED STATUE
LANGFORD GREEN
PARKING CONTROL
HENDRY ST.
BURT REYNOLDS HALL
HAYDEN ROAD
JACKSON BLUFF ROAD
STADIUM PLACE TRAINING CTR.
LAKE BRADFORD ROAD
WEST PENSACOLA STREET
WEST GAINES STREET
WEST ST. AUGUSTINE STREET
WEST JEFFERSON STREET
LEARNING WAY
VARSITY DRIVE
SOUTH WOODWARD AVENUE
TRADITIONS
ASKEW
DUNLAP
GLOBAL & MULTICULTURAL
NEW RESIDENCE HALLS
WILDWOOD N.
WILDWOOD S.
RAGAN 1
RAGAN 2
RAGAN 3
RAGAN 4
BAPTIST CAMPUS MINISTRY
BLACK STUDENT UNION
STAVROS
TANNER
ARAMARK
E.A.P.
Future Site ROTC/Veterans Ctr./WWII Museum
LUTHERAN HOUSE
ISLAMIC CENTER
CPE 1
CPE 2
PENSACOLA GARAGE #6
WALKER STREET
SPORT'S CLUBS CONTROL BLDG.
SPORTS CLUBS FIELDS
COLLEGE TOWN - A
GAINES ST. WAREHOUSE
MASTER CRAFTSMAN
ΣΔΤ
ΧΦ

Exhibit 2

Exterior Photographs

This exhibit contains exterior photos of potential areas to be impacted by the construction of this project.

Building B of the DeVoe L. Moore University Center behind the Unconquered Statue. Stadium Improvements Study suggest constructing elevator-stair towers on southeast and southwest corner of the building.

Southwest corner of Building B of the DeVoe L. Moore University Center. To the right is the covered loading dock area serving this building. To the left is Gate F for the Campbell Stadium used to access spectator seating. This area will be directly affected if elevator-stair towers are constructed as indicated in the Stadium Improvements Study

Service Drive including dumpsters for DeVoe L. Moore University Center. This area will be both directly and directly impacted by construction of elevator-stair addition outlined in the Stadium Improvements Study.

Southewest corner of Building B of the DeVoe L. Moor University Center. To the left is the covered loading dock serving the area. To the right ADA accessible ramp serving the building. This area will be directly affected if the elevator-stair towers are constructed as indicated in the Stadium Improvements Study.

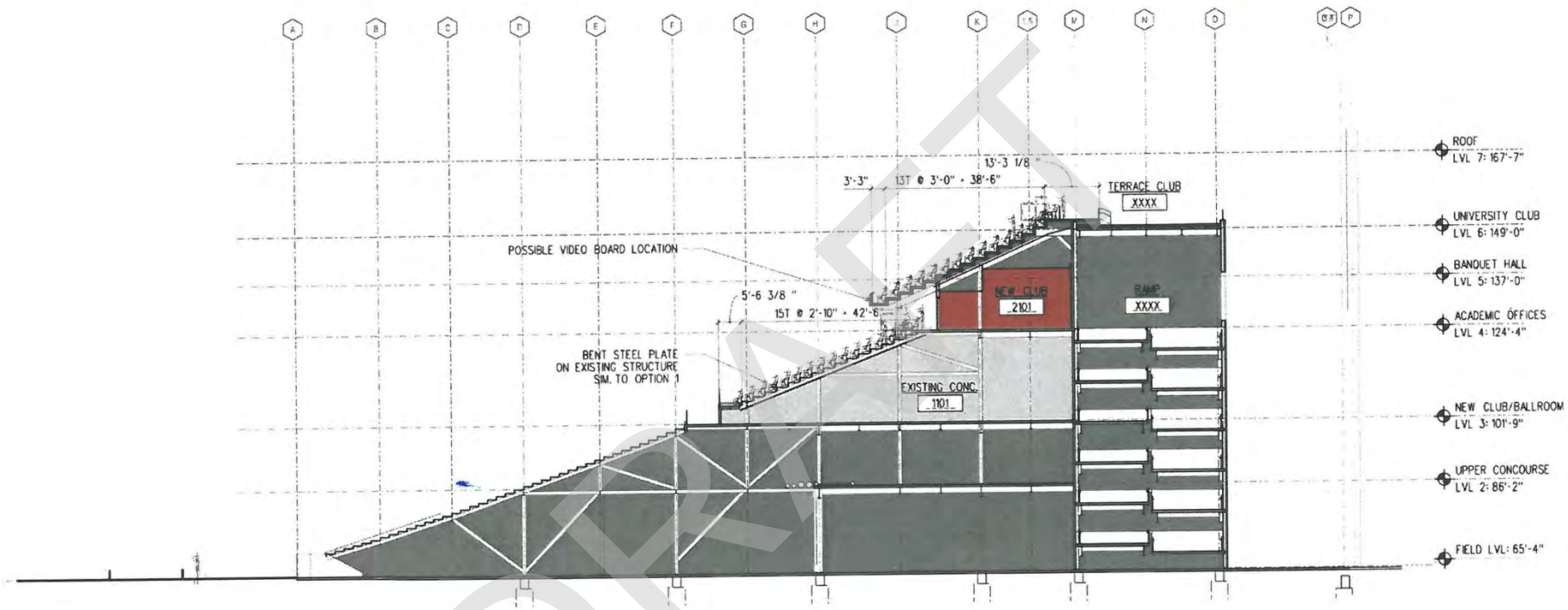
Southeast corner of Building B of the DeVoe L. Moore University Center. Left of the golf cart is the ADA accessible ramp serving the building. This area will be directly affected if the elevator-stair towers are constructed as indicated in the Stadium Improvements Study.

The southeast corner of Building B of the DeVoe L. Moore University Center featuring Gate G entrance to spectator seating for Campbell Stadium. This area will be directly affected if the elevator-stair towers are constructed as indicated in the Stadium Improvements Study.

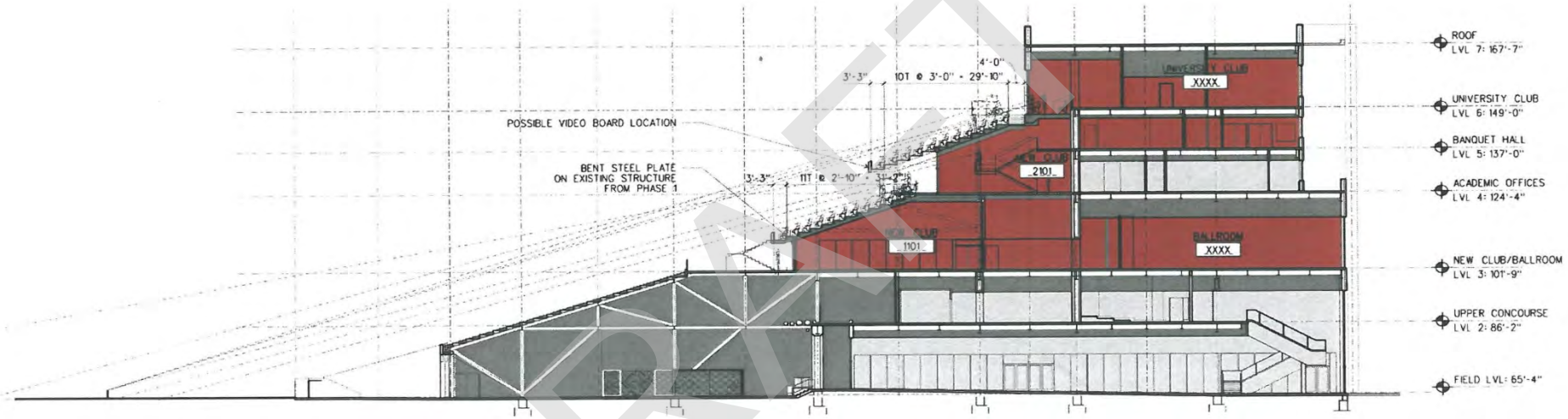
Exhibit 3

South End Zone and South Club Drawings

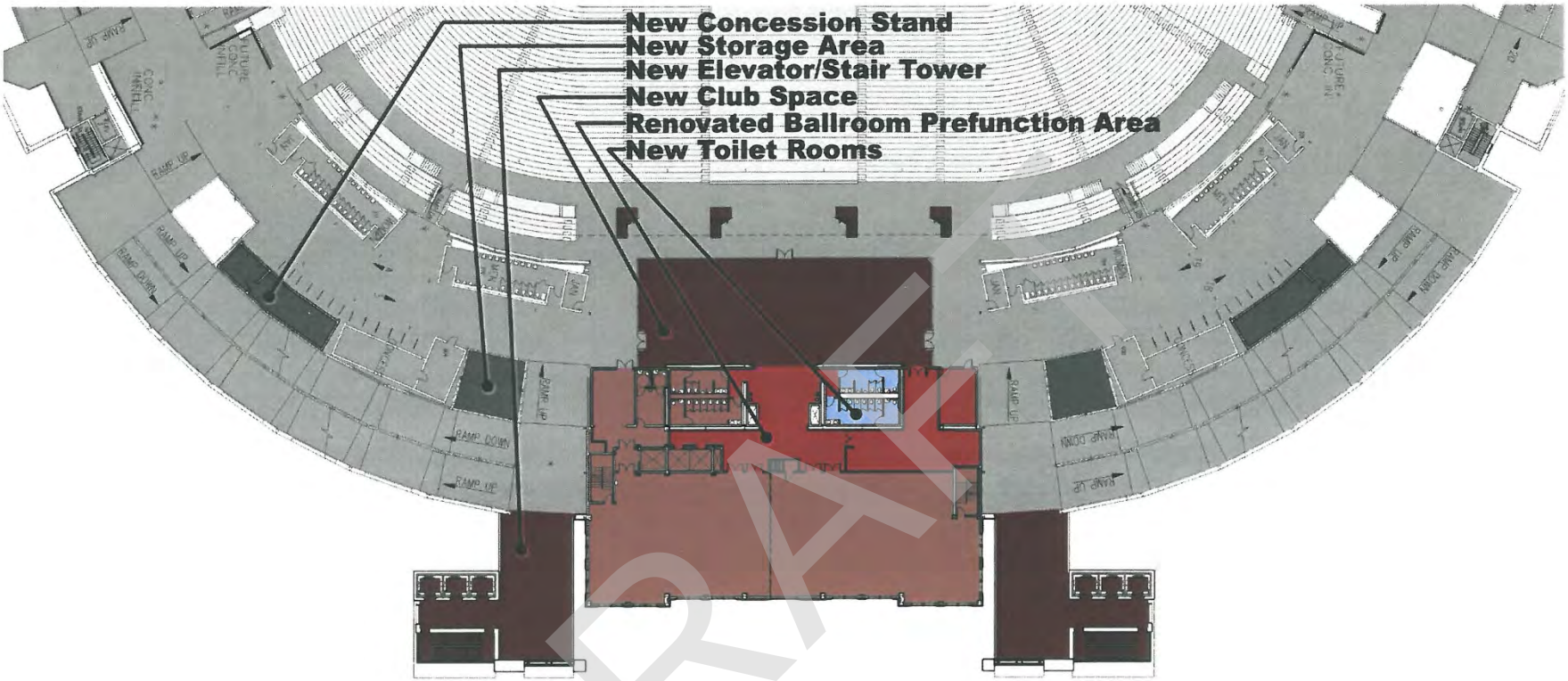
This exhibit features excerpt drawings from a recent Stadium Improvements Study. The intent of this exhibit is not to dictate a literal design, but help illustrate the scope of work for the project outlined in this facility program.



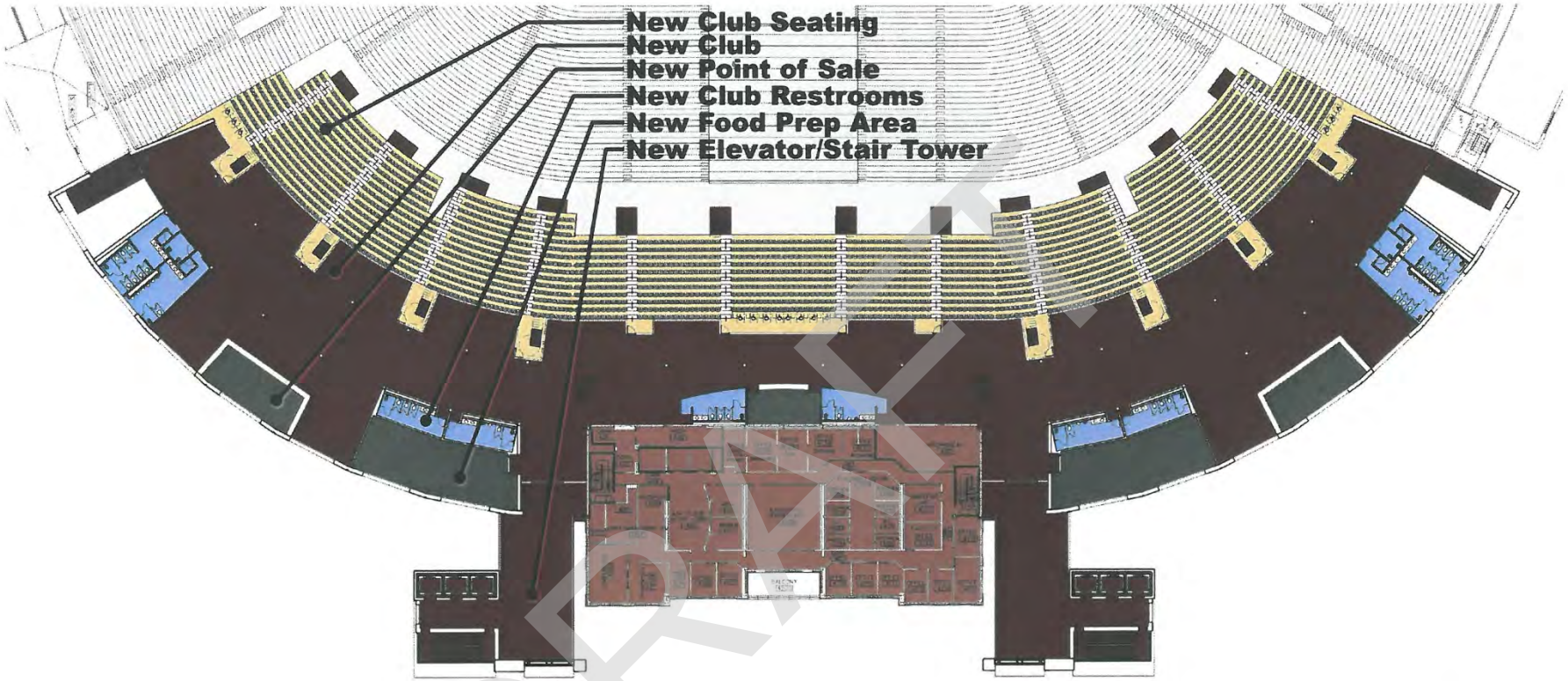
Section through Terrace Area (Canopy not shown). Red area indicates new and existing Club construction.



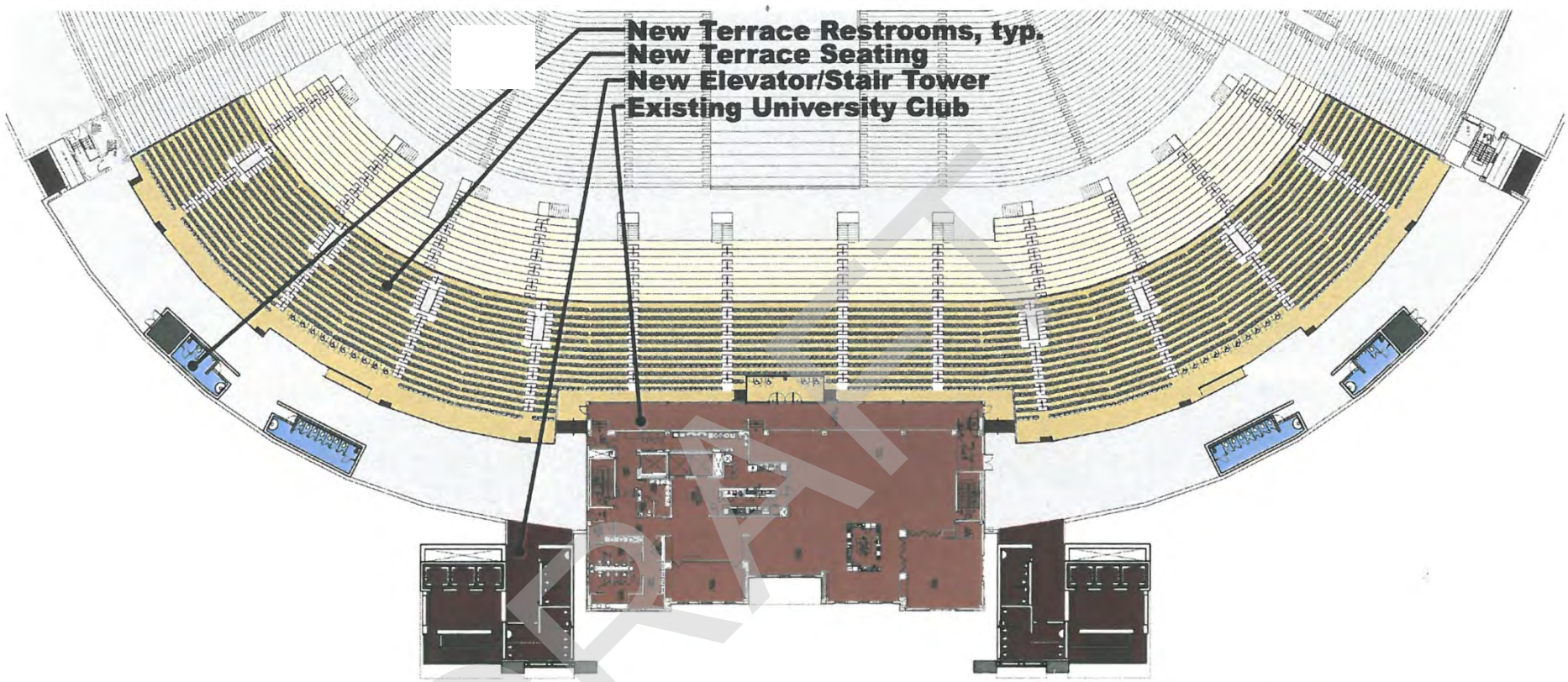
Section through Main Club Area showing double club deck, ballroom expansion, banquet level connection and University Club level. The new club is an expansion of the Ballroom at the third floor and an upper club level which coincides with the existing upper concourse (and the academic level). Red area indicates new and existing Club construction.



The Ballroom Level Plan. This plan identifies new areas (shaded dark red) and their connection to the existing ballroom spaces (shaded mauve). Areas to be renovated are shown in lighter red, while new toilet rooms are shown in blue.



The Upper Club Level Plan. This plan identifies new areas (shaded dark red) and their connection to the existing ballroom spaces (shaded mauve). Areas to be renovated are shown in lighter red, while new toilet rooms are shown in blue.

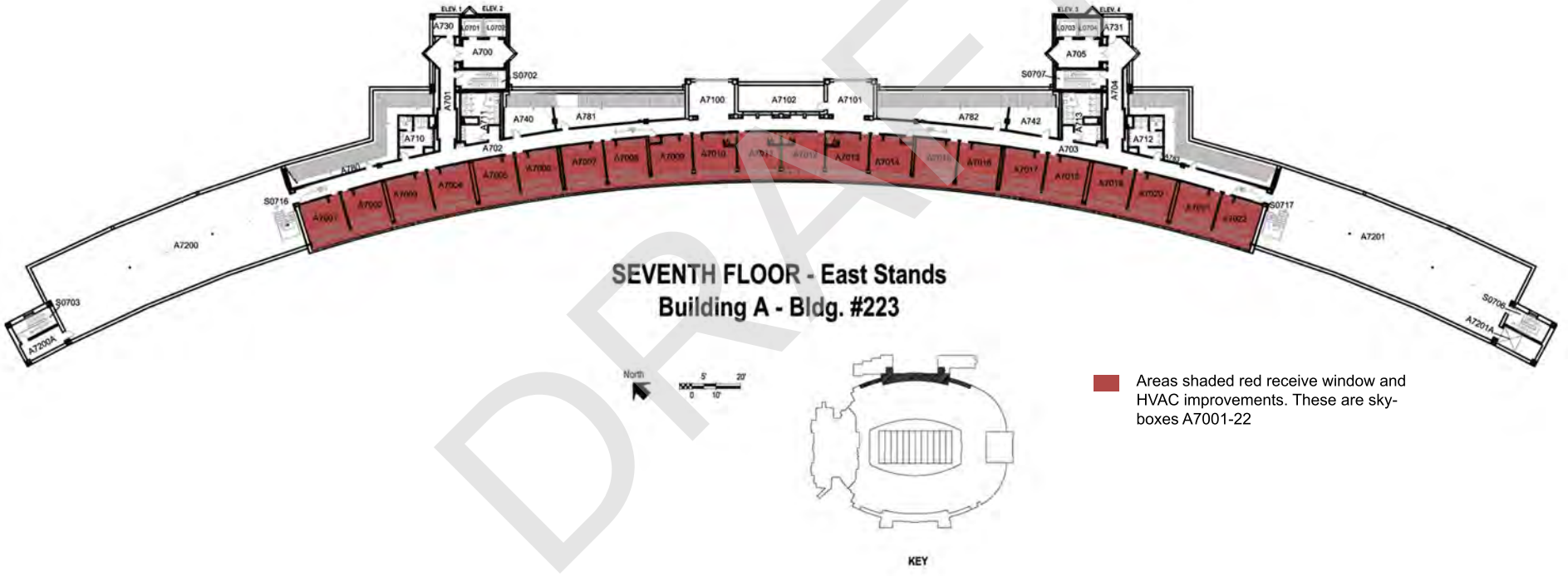


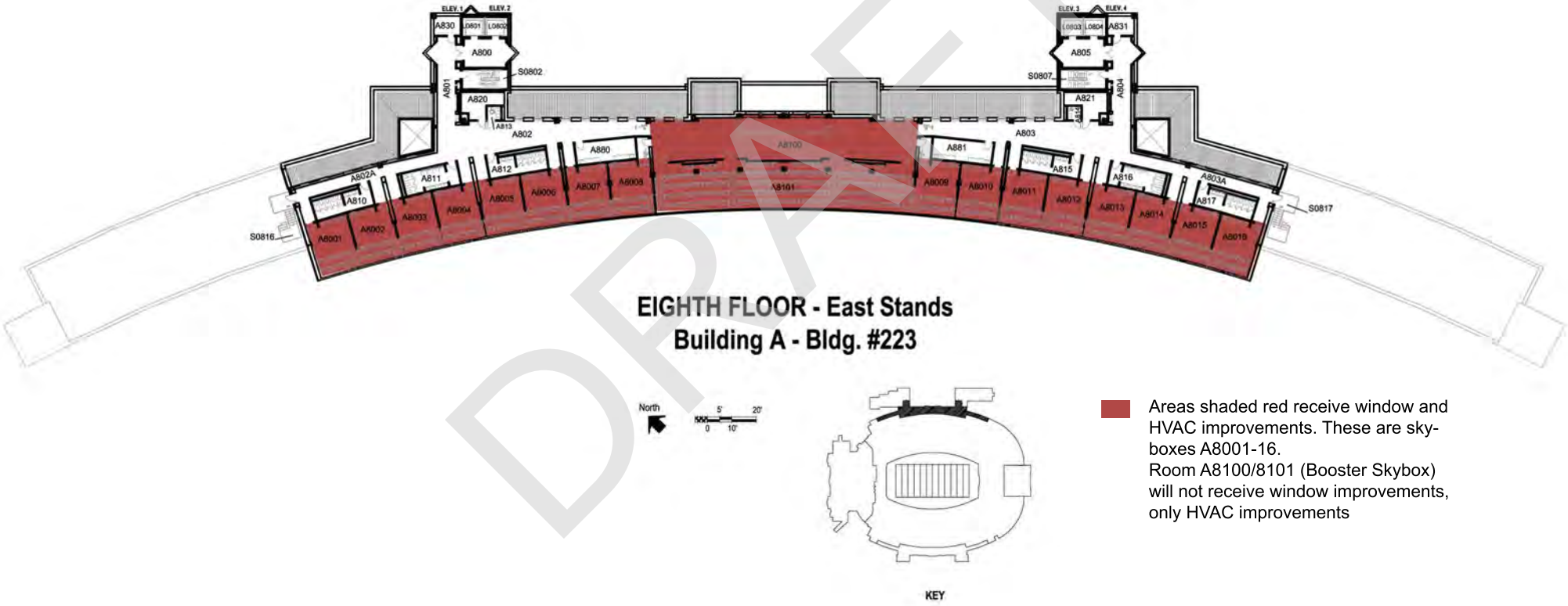
The Upper Club seating Deck and Terrace Level Plan. This plan identifies new areas (shaded dark red) and their connection to the existing ballroom spaces (shaded mauve). Areas to be renovated are shown in lighter red, while new toilet rooms are shown in blue.

Exhibit 4

Windowall and HVAC Improvements for Skyboxes

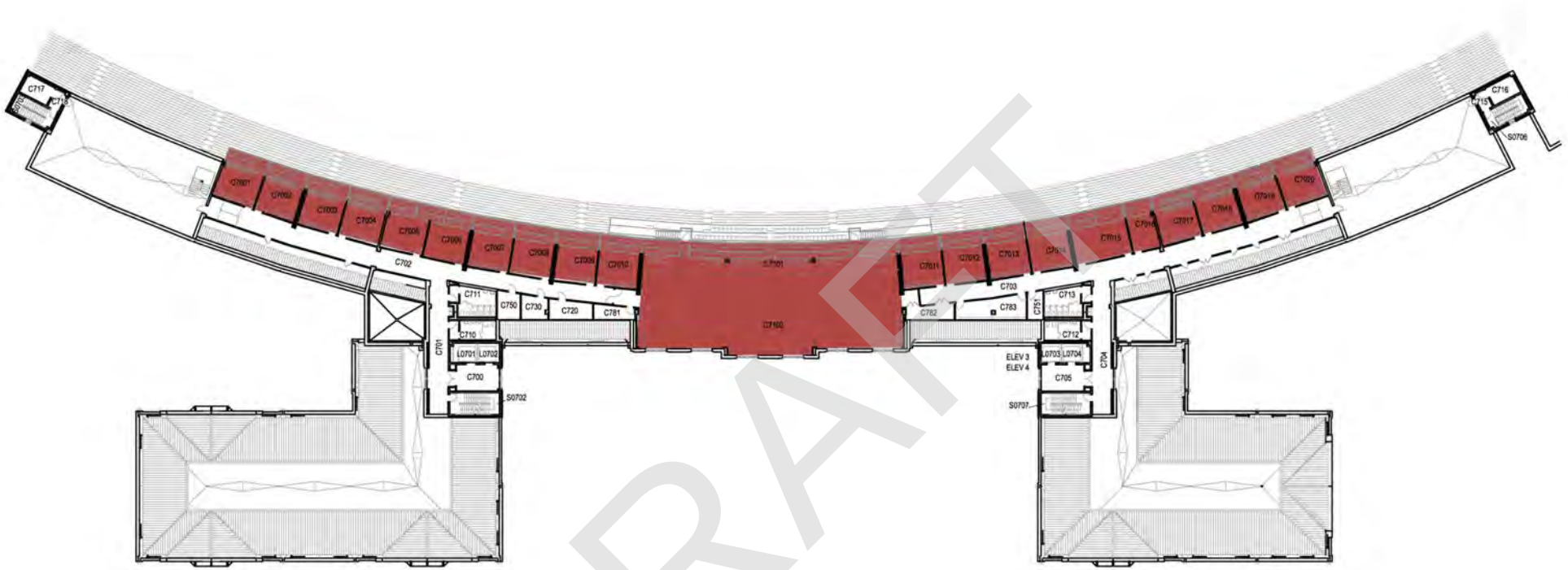
This exhibit graphically illustrates in a series of floor plans the location of skyboxes to receive windowall and HVAC improvements.


SEVENTH FLOOR - East Stands
Building A - Bldg. #223
North
KEY
Areas shaded red receive window and HVAC improvements. These are sky-boxes A7001-22

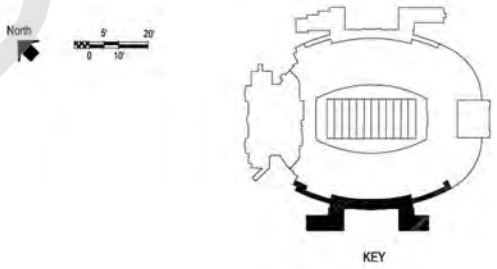


EIGHTH FLOOR - East Stands
Building A - Bldg. #223

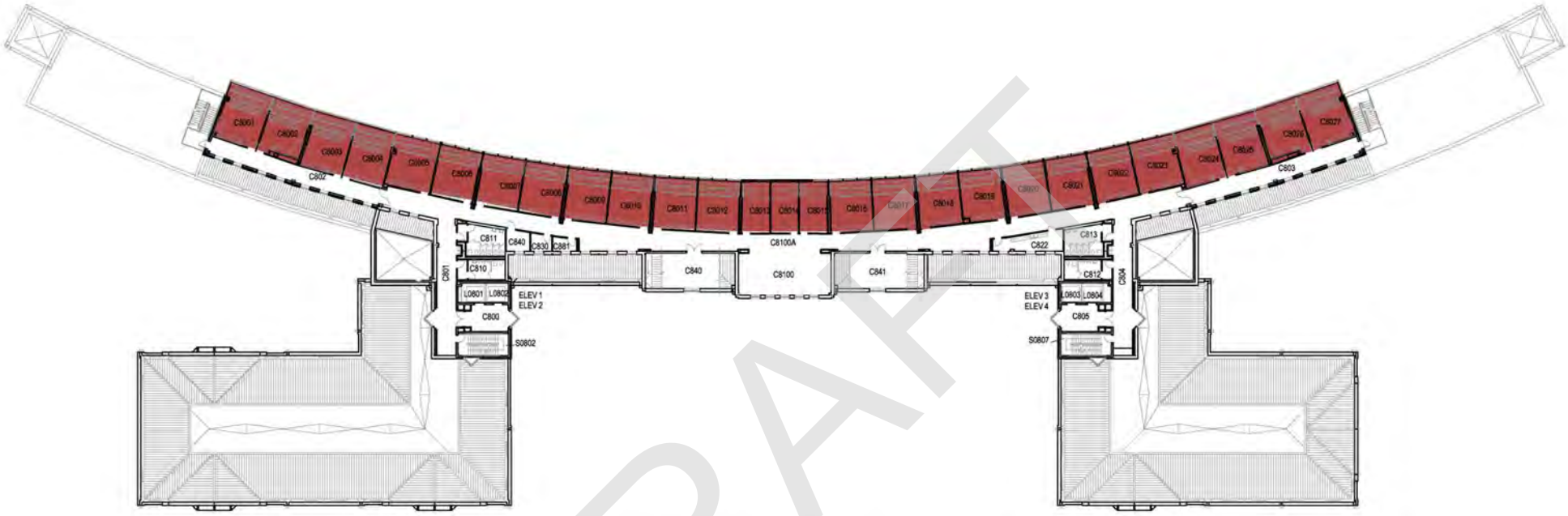
Areas shaded red receive window and HVAC improvements. These are sky-boxes A8001-16.
Room A8100/8101 (Booster Skybox) will not receive window improvements, only HVAC improvements



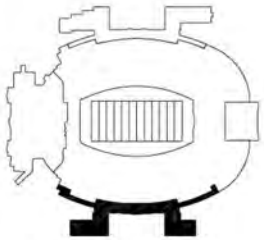
SEVENTH FLOOR - West Stands
Building C - Bldg. #225



Areas shaded red receive window and HVAC improvements. These are sky-boxes C7001-20 and C7100/7101 (President's skybox).

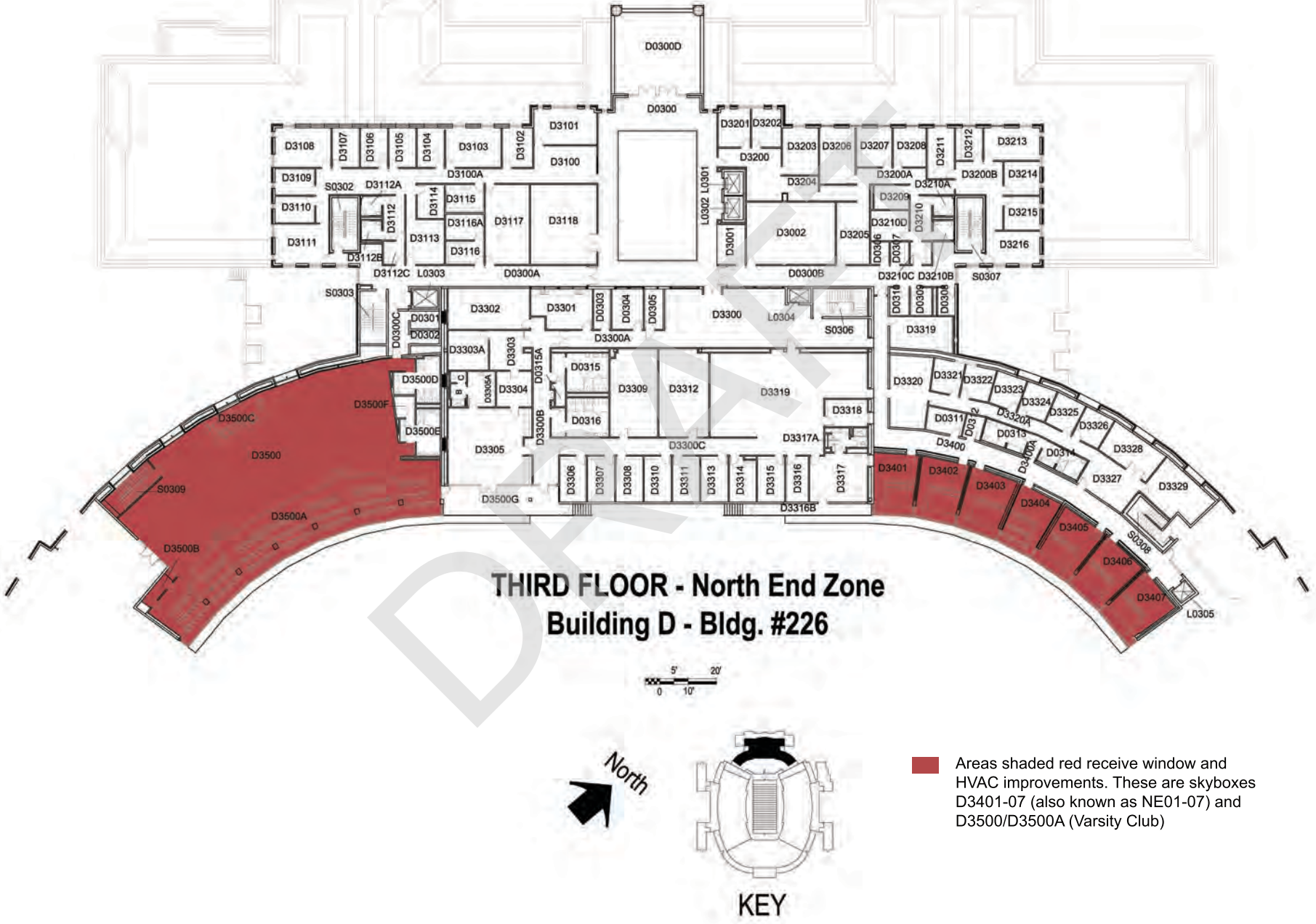


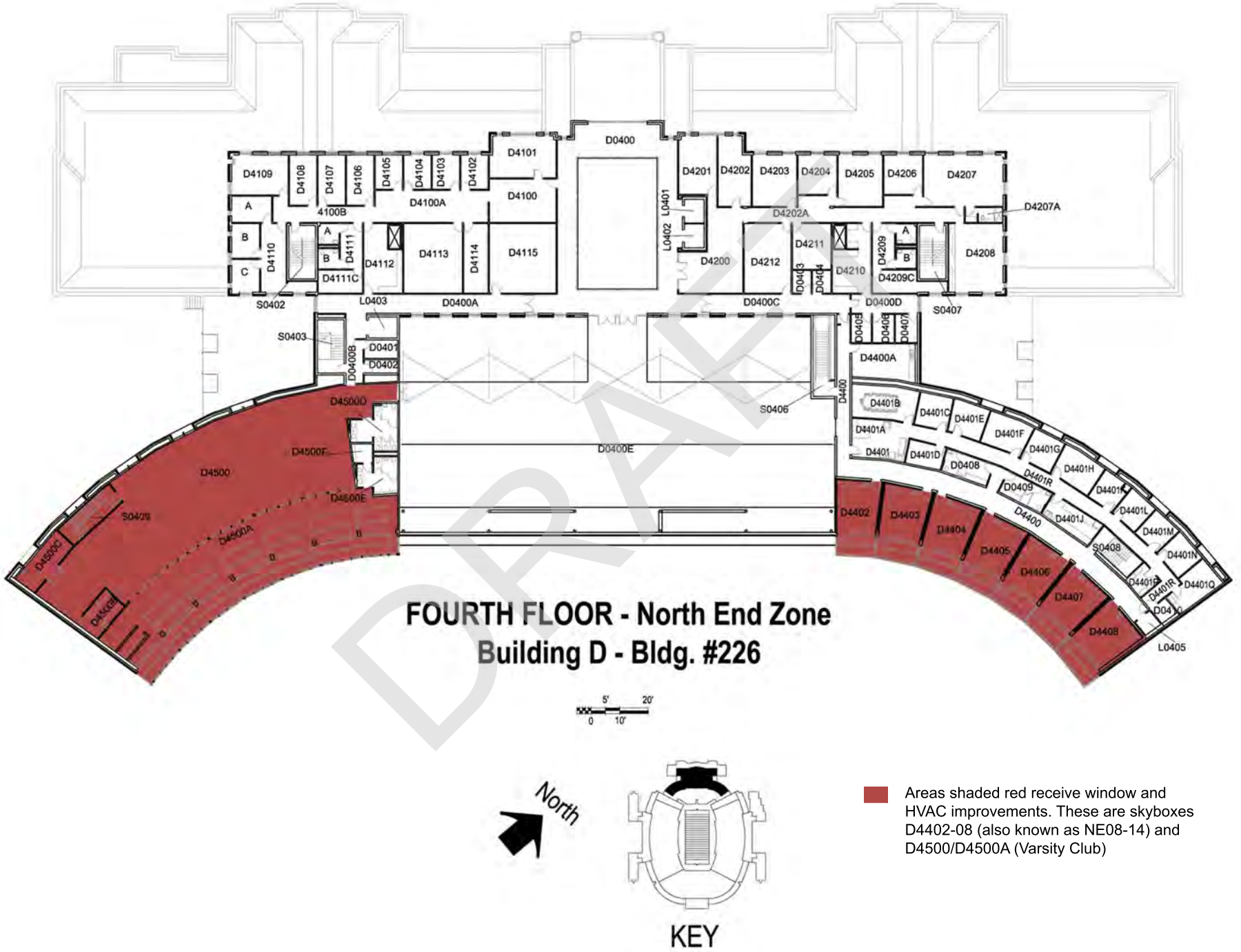
EIGHTH FLOOR - West Stands
Building C - Bldg. #225



KEY

Areas shaded red receive window and HVAC improvements. These are sky-boxes C8001-27.


THIRD FLOOR - North End Zone
Building D - Bldg. #226
North
KEY
Areas shaded red receive window and HVAC improvements. These are skyboxes D3401-07 (also known as NE01-07) and D3500/D3500A (Varsity Club)
DRAFT



FOURTH FLOOR - North End Zone
Building D - Bldg. #226

Areas shaded red receive window and HVAC improvements. These are skyboxes D4402-08 (also known as NE08-14) and D4500/D4500A (Varsity Club)