



**The Florida State University  
Facility Program**

**for**

**Indoor Practice Facility**

**FS-273**

**November 2010**

**Prepared by:**

**The Facilities Department  
Facilities Planning Section**

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**Exhibit 1 – Project Location Map**

**Exhibit 2 - Site Natural Features**

**Exhibit 3 - Site Utilities**


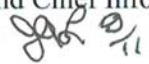
**Exhibit 4 - Site Photographs**

### III. Signature Sheet

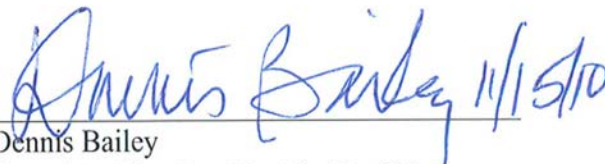
In accordance with the provisions of the standard practice, the following signatures have been obtained as evidence of the required University approvals.

1.   
\_\_\_\_\_  
Randall Spetman  
Director of Athletics

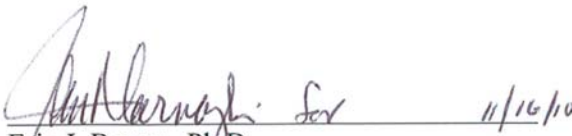
Signature signifies recommendation of the Department for the submittal of this facility program.

2.   
\_\_\_\_\_  
Michael Barrett  
Associate Vice President and Chief Information Officer for Information  
Technology Services (ITS) 

Signature signifies that all ITS program requirements have been met.

3.   
\_\_\_\_\_  
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 facilities programs.

4.   
\_\_\_\_\_  
Eric J. Barron, Ph.D.  
President

Signature signifies the President's approval of this facility program

## **IV. Introduction**

This introduction provides a general overview of the proposed Indoor Practice Facility, including descriptive information about it and the site location, 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**

The State of Florida is well known for its climate of sun and to a lesser extent rain and lightning storms. However, Florida is notably known as the lightning capital of the world and with good reason as it is the state with the greatest number of flash densities. Tallahassee normally receives over 65 inches of rain annually which equates to nearly one in three days a year receiving rain. More severe are the June-July-August summer months which happen to lead up to football season. Normally these three months receive two-thirds of this annual rainfall which translates into nearly half of the days of this rainy season receiving rainfall. Dealing with the elements of rain or lightning or a combination thereof has been historically a source of frustration to the coaches.

Over the past few years, the idea of an Indoor Practice Facility has been investigated and discussed by the Athletics Department. With the inaugural year of a new football administration at hand, the Florida State University is beginning to transform this dream into a reality.

### **B. Project Description**

This facilities program describes a project to construct an indoor practice facility within the footprint of the existing outside football practice fields located on the west side of the Main Campus of the Florida State University. The remaining outdoor fields that will not be absorbed in this enclosure will be improved as part of the project described in this facility program.

### **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 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 D/B team shall be invited to meet with representatives of the Facilities Department and the Athletics Department 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 football practice structures and fields, 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 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. 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 football practice structures and fields. 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 football practice structures and fields, 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 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. The University executed an update of the development agreement with the City of Tallahassee on February 6, 2009. 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 the construction of an indoor practice facility and improvements to existing outdoor football practice fields. There are no academic programs to be housed or operated in this facility; 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.**

Currently, all the football practice fields are outside; there are no indoor football practice fields. Pre-season as well as season practices are routinely hampered by inclement weather. Players and coaches are brought inside to wait for the weather to clear, sometimes practice is cancelled. Other competitive universities have, are building or making plans for indoor football practice facilities. There is no space of this kind in the area so using or leasing a similar space is not an option.

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

The University does not have an indoor football practice facility and there are no facilities available on this campus or anywhere in the area that meet this need.

- 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, the size of the site, and industry standards for this type of facility. In undertaking this project, the Athletic Department acknowledges the fact that the budget for this project is \$17,800,000. This amount was derived from recent studies on building these types of facilities.

Using industry standards, this project was then sized to determine its programmed square footage. 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**

On June 13, 2008, the Florida State University Board of Trustees adopted the current University Campus Master Plan. It was subsequently amended, by direction of the Trustees, in September 2009. The process leading up to this adoption validated a previous series of long range planning goals that include provisions for land expansion, future facility development, major vehicular and pedestrian circulation improvements, and expansion of the University's central utility/infrastructure systems, just to name a few.

Following master planning guidelines originally promulgated by the former Board of Regents, the University has incorporated several key elements in the Campus Master Plan that speak to the need to provide suitable facilities that will enable The Florida State University to better fulfill its mission. These elements contain specific descriptive goal, objective, and policy language that speaks to the intent of this project.

The adopted Campus Master Plan considers projects such as these to be supportive of the University's core operations. Accordingly, it has been categorized as a support project and is discussed in "Element 6 Support Facilities" in the first volume of the adopted Plan. In this particular element, one would expect to find references to goals, objectives and policies that describe how athletic (and recreational) facilities will be developed to support larger, broader University goals.

This project has also been included in "Element 14 Capital Improvements". Its inclusion in this section signifies that it was considered in the negotiations that were conducted between the City of Tallahassee and the University in preparation for the execution of the current Campus Development Agreement. Therefore, all concurrency costs associated with this project have been accounted for.

Beyond the jot and tittle of the perfunctory project references in the master plan, there are a number of real life planning issues that this project must address. The following is a brief description of the larger, more obvious issues.

### **A. Scale**

At its greatest configuration, the building contemplated in this project is large; no, make that huge. The sheer volume of the proposed space suggests that this building may be one of the largest indoor spaces on campus. The University's architectural and design guidelines simply were never intended for projects of this size. That is not to suggest however that these guidelines are not applicable. Instead, their careful application and use on this project will be essential to ensure that this building fits into the campus fabric.



Though architectural design is typically not a master planning issue, there are several design issues that cross the line into the larger arena of the Campus Master Plan. For instance, the siting of this project will affect several current projects and operations as well as touch upon several important planning concepts.

For years the master plan has recognized the importance of Pensacola Street as an entrance into the Main Campus. Though this entrance is less grand than say the promenade offered on College Avenue, the scale of it is large. Motorists get an initial impression of campus by the vista that is offered at the raised “T-intersection” at Stadium Drive West and Pensacola Street. (Note that pedestrians and bicyclists are not offered the same opportunity since their entrance along Pensacola Street is underneath the intersection and does not afford them the same view.) It would be tragic to lose this view if the Indoor Practice Facility was placed in such a location that it created an initial visual barrier. That is not to suggest however that this building can be easily and discretely tucked away into a corner away from other buildings. That will not be the case regardless of where it is sited simply because of its size. However, it is possible that by carefully siting the building and attempting to integrate it into the massing of either the adjacent baseball stadium or womens softball/soccer complex, for example, that the building’s visual dominance can be minimized.

## **B. Circulation**

Constructing this facility will be a challenge due to the busy activities that occur at the site and immediately adjacent to it. These activities are not just limited to the seasonal athletic events that occur at Howser Stadium or Doak Campbell Stadium or the women’s sports complex to the north. Those events will create their own special set of concerns. What this refers to are the daily interactions and activities that occur on a college campus, especially in and near this particular site.

For instance, there is a major pedestrian/bicycle entrance that leads into the campus from beneath Pensacola Street. Each day, hundreds if not thousands of trips are made to and from campus along this path. Because this pathway is located immediately south of the project site, it is easy to understand how the potential exists that this project could affect travel along this route. Even if the pathway remains open, think of the continual movement across it that will occur as machinery, materials and manpower are brought into the site each day. Needless to say, the D/B team will be responsible for maintaining the safe operation of this pathway.

It is also possible that the site could, depending upon the siting and design of the indoor facility, cause the site to bulge to the south. It is possible that this

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pathway could be nudged to the south in order to create a larger football practice area. However, that starts a domino effect as the relocated pathway bumps into the existing surface parking and so on and so on. It is certainly a goal of this project, as it is with all projects done on the Main Campus, to minimize the loss of existing parking. If, however, a better project design can be achieved by reducing parking, then it should be discussed with various University departments, including Facilities, Parking and Transportation Services, and Athletics.

This project involves more than just the design of an indoor practice facility. The D/B team must extend the design problem to look beyond the edges of this site and assist the University in fully understanding the impacts of this project on this area of the Main Campus, including pedestrian and vehicular circulation, stormwater management, utility systems, and any other system or activity that is affected by this project.

## **VIII. Site Analysis**

### **A. General**

The Indoor Practice Facility will be located at the western edge of the University's Main Campus in Tallahassee. The project site is located at the parcel containing the existing outdoor football practice facility, just northeast of the intersection of Stadium Drive and West Pensacola Street. **See Appendix Exhibit 1-A.** The site is bounded by Stadium Drive to the west, Women's Soccer-Softball to the north, Howser Baseball Stadium to the east and the Sod Cemetery and Pensacola Street Pedestrian Way to the south. It is comprised of approximately 6.25 acres. **See Appendix Exhibit 1-B.** The existing outdoor football practice fields consist of three full size NCAA regulation football fields. There are two towers on this parcel, one for filming practices, (No. 71) and the other is an observation tower (No. 448). A row of trees aligned with the towers separates the westernmost practice field from the middle practice field.

Near the southeast corner of the facility is a single story white building (No. 90) known as the Practice Facility Training Room (PFTR). This facility contains a small medical preparation area for dispensing medications, a taping table, an ice machine, drink supplements and other essentials. Connected to the PFTR is a small but secure storage area.

There are several pieces of training equipment on the fields, some fastened to the ground, others that are portable. In the southwest corner there is a sandpit used for training.

Only the easternmost practice field has lighting for nighttime practice (Musco Lights). There are water sources (both for drinking and irrigation), electrical outlets, fencing and windscreens and perimeter landscaping bushes. Perimeter drainage in the form of French drains is present, but these perform poorly.

There are two major entrances, large enough for emergency vehicles to enter and exit. The main entrance has an ornamental arch made of the tunnel material of the former Pensacola Street tunnel that was the traditional entrance to this practice facility.

To the south and outside the fenced fields, but still considered part of the Practice Facility is a memorial tree and sod cemetery. The memorial tree and its associated plaque are dedicated to a former student athlete who lost his life while participating in team drills. A sod cemetery has historical significance to the football program.

(<http://floridastate.rivals.com/content.asp?SID=1061&CID=99984>)

The information that follows is a summary outline of the known physical conditions of the proposed site. The Design/Build (D/B) team shall be expected to provide as part of basic services a more detailed site analysis.

## **B. Project Site**

### **1. Site Topography and Soil Conditions**

According to the contours indicated on the Tallahassee-Leon County GIS map, Stadium Drive is at 100 Feet (ft) Above Mean Sea Level (AMSL) which is 10 ft above the western perimeter of the project site. The elevation on the west side of the site, at the bottom of Stadium Drive structural retaining wall is 90 ft Above Mean Sea Level (AMSL) and it slopes uniformly down towards the east side of the site to an elevation of 76 ft AMSL. The project site realizes a difference in elevation of 14 ft. The west and center field's topography include a "crowning" feature for proper field drainage. See Appendix Exhibit 2-A.

According to University documentation, the proposed site contains only one prominent soil type, "49 - Urban Land", which is primarily characterized by being covered by buildings, streets, parking lots, etc.

At the time of this programming effort there has been no sub-surface soil testing performed in conjunction with this project. Because this project involves the construction of a new facility, 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 existing site conditions provide a large percentage of pervious area. The construction of an indoor practice facility on this site is expected to increase the need for storm water management. The northeast corner of the site lies within relative proximity of the 100 year-flood prone area. The Central Drainage Ditch downstream of Varsity Drive is a currently a FEMA mapped floodway. The proposed indoor practice facility site is immediately to the west of the floodway.

Stormwater mitigation is another major design criterion and compensatory calculations may be required for development within the boundaries of this site and for conveying the stormwater off-site. This requirement will be discussed in greater detail in the following section; however, one of the most basic issues that must be solved in the design of this project involves stormwater considerations.

The D/B team shall become sufficiently familiar with the components of the stormwater drainage system that serve this area of the Main Campus so that the design and construction of the practice facility does not adversely impact this system. In order to assist this understanding, all existing University information on this system shall be made available.

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.

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

Access to this facility is primarily for the Athletic Department for team practices and to the University's maintenance crews. This site is surrounded by a network of major and minor vehicular roadways and major and minor pedestrian pathways that must be carefully considered by the D/B team. The following is a brief recap of the existing conditions. **See Appendix Exhibit 2-B.**

Further discussion of these issues is contained in the Program Area section.

#### a. Vehicular Access

The site has two limited vehicular access entrances, one is on the south and accommodates emergency vehicles as well as pedestrian access. The other entrance is on the north side and accommodates mainly maintenance vehicles. Since the function of this site is primarily for Athletic Practice, public vehicular access is not accommodated.

Directly west of the site is the major vehicular roadway – Stadium Drive. It receives heavy traffic as it serves as part of the “Outer Loop” of Main Campus vehicular circulation as well as its western boundary. Existing traffic volume on Stadium Drive is significant, though no University data exists on the volume of traffic that it currently carries. Although adjacent to the project site, this road does not have a direct connection or access to it.

Stadium Drive and West Pensacola Street are important components of the local transportation network that serve the periphery of the campus at the southwest boundaries and to points beyond.

b. Pedestrian, Bicycle and Skate Board Circulation

This area is part of a pedestrian/bicycle and skate board network that connects residential areas on the west side of Stadium Drive with campus. There is a major tunnel under Stadium Drive. This tunnel has clearly designated incoming and outgoing bike paths and a central pedestrian designated path. This tunnel is a convergence point for various pathways west of Stadium Drive. Heading to the north there are two pathways, one leading to a nearby housing complex and the other path is part of the St. Marks Trail. It is a beautiful tree-lined path that crosses Chapel Dr. and leads to Heritage Grove housing. This path has light poles and emergency blue lights along the way. Heading to the east there are two pathways that emerge to the street level. These pathways connect to each sidewalk of West Pensacola St. Heading south, there is another path that connects the tunnel with another housing complex, the Burt Reynolds Hall.

Upon stepping out of the tunnel on the east side of Stadium Drive, one immediately is presented with a gateway image of the FSU Main Campus as one connects directly to the Pensacola Street pedestrian way. This pedestrian way is a major east – west pedestrian pathway. It distributes pedestrians, bicyclists and skaters to minor pathways around the project site. These minor pathways lead to various parts of campus such as the University Center, the Howser Baseball Stadium and the rest of campus.

It is a fact that a growing number of students, faculty and staff will utilize either their feet, bicycles or other alternative means of transport to travel to, from and within the University. The University, as part of an evolving planning concept, is attempting to shift emphasis away from automobiles to alternative methods of transport such as bicycles and walking. The design of this project must thoroughly and sensitively consider these alternative forms of transportation in order to promote this concept.

4. Site Vegetation

The proposed site does not feature any significant vegetation other than its well maintained turf extending though the entire surface area. There is one Live Oak between the west and center field and there are eight other minor trees along the same location. **See Appendix Exhibit 2-C.** This vegetation will likely be removed or relocated for the purpose of developing a suitable and efficient project. While it is the University's general intent to preserve

trees and plants, the D/B team shall develop a project design that is appropriate for the facility and determine what permanent impacts, if any, this project has on the existing vegetation. These impacts shall be presented, evaluated and approved by the Grounds Section of the Facilities Department.

As mentioned before, to the south of the site there is the Sod Cemetery and a Memorial Tree that will need to be maintained or relocated as determined by the project design.

Such preservation also extends to the construction phase. The D/B team shall consider the impacts that construction activity may have on existing vegetation and incorporate whatever reasonable methods of protection are necessary.

During the construction phase, it is expected that the D/B team shall assist the University in protecting any on-site or adjacent vegetation that is desired to be preserved. During the design phase, the D/B team shall work with the Facilities Department to determine the optimum location for the staging of construction activities. Vegetation in these areas shall also be adequately protected.

#### 5. 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.

This portion of the campus has never been developed by the University, other than the existing practice training fields, and therefore the type, number and amount of utility services that the University maintains in the area is limited. The only known active utilities are storm sewer inlets, pipes and related structures, and power poles serving lighting for the parking lots.

Partial utility maps are included in the **Appendix Exhibits 3-A through 3-I** of this document. These drawings provided in these Appendix sections are

included for reference purposes only. The D/B team shall ultimately be responsible for identifying the location and size of all utility systems that serve the project site. This information should be analyzed to determine any negative impacts created by the construction of this building. While utility consumption and efficiency are important project issues, it is also worth noting that system delivery and transmission issues are also important. The D/B team shall make recommendations for any improvements necessary to mitigate any adverse impacts of this project on these utility systems and for coordinating all mitigation work with the appropriate utility provider. The D/B team shall ensure that this project adequately addresses the necessary relocation of all utility lines and, in doing so, limits the interruption of service to an absolute minimum.

a. Domestic Water

The field is currently served for domestic water by a 4-inch irrigation line to the east and another to the south.

**See Exhibit 3-A.**

b. Sanitary Sewer

The Practice Facility Training Room (PFTR) receives sanitary sewer service from a 4-inch line at the east and connects to a 6-inch line in front of Howser Baseball Field.

**See Exhibit 3-B.**

c. Chilled Water

The campus distribution system does not supply chilled water to the current Football Practice Field area.

**See Exhibit 3-C.**

d. Steam

The campus distribution system does not supply steam to the current Football Practice Field area.

**See Exhibit 3-D.**

e. Electric

The east practice field is the only one that has lighting for night time practice. It is fed by the W75 campus circuit.



**See Exhibit 3-E.**

f. Storm Water

Storm water capacity for this site is included in the regional storm water facility to the south of campus. Storm water conveyance for the site can be done through taps connected to the existing 12” storm water pipe at the northwest side of the existing fields and/or to the 8” storm water pipe to the southwest.

**See Exhibit 3-F.**

g. Natural Gas

Natural gas is available to the west and to the north of the football practice fields. Currently the football practice fields are not provided with natural gas service.

**See Exhibit 3-G.**

h. Telecommunications

There is an existing duct bank to the north of the fields and one conduit infrastructure to the west of the fields. The D/B team should coordinate all voice, video, data security and telephone work with Information Technology Services.

**See Exhibit 3-I.**

6. 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.

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.

There are no architecturally significant buildings located on the proposed building site. Directly to the south of the site is the DeVoe L. Moore University Center complex. This is a very prominent complex of buildings on the Main Campus that conforms well to the current design model of collegiate gothic adopted by the University. Right next to and east of the site is Howser

Baseball Stadium.

8. 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.

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

## **IX. Program Area**

Simply stated, this project involves the construction of a new indoor practice facility and site improvements to the adjacent football practice fields. As with most University projects however, simple definitions do not describe the full intent and scope of a project. This section of the facilities program outlines the program needs of this project as well as the subtle but significant program requirements, execution of which are necessary to make this a successful project.

The information contained in this particular section describes this project's program requirements. This section contains a summary of specific spatial and design requirements for the facility. This project does involve several very important building design problems and there are several site and master plan issues which must also 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 obvious and not-so-obvious problems that must be solved with this project. These concerns are described below in this section.

### **A. Specific Program Requirements**

#### **1. General Description:**

This project entails the design and construction of a permanent, enclosed indoor facility within the footprint of the three existing outdoor football practice fields. A full regulation size football field is required for the indoor facility. Additionally, providing two outdoor football fields within the footprint of the existing triple field site is expected, but not necessarily in the exact configuration that exists now.

It is expected that the building could be a pre-engineered steel building with minimum interior volume of 48-feet at the eaves and 65-feet clear at the peak. The outdoor design should utilize elements such as precast concrete construction with a brick and stone exterior to complement the campus' existing architectural vocabulary, particularly those elevations exposed to outside viewing.

#### **2. Facility Usage:**

The primary use of this facility will be an indoor football practice facility, without spectator space. This facility may include other sports or recreation activities. In addition the facility could accommodate summer camps and athletic booster functions within occupant load and activity restrictions.

### 3. Architectural Design

It is essential that this structure, because of its size and location, be designed to fit the context of the Main Campus and provide an architecturally significant image befitting this site. Please see Chapter VII for a discussion on intended exterior appearance of this new facility.

## **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. Parking, Pedestrian, Bicycles and Public Transit Improvements

There are not expected to be any parking or public transportation improvements associated with this project as current facilities in the general area are deemed generally adequate. Additional bicycle parking should be evaluated and discussed during the early design phases of this project to serve this project as well as nearby sport venues. Pedestrian circulation leading to the facility and to the perimeter gates of the facility should likewise be reviewed during the early design phases of the project. Pedestrian foot traffic of marked outside practice fields should be minimized, channeling it to the perimeter by design and layout.

Approach to the practice complex will likely be on foot from pedestrians already on campus at the DeVoe L. Moore University Center or the campus at large. Others will be arriving from surrounding parking lots.

### 2. 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 entire practice complex is expected to be secured by a combination of brick pilasters and screened chain-link fencing and landscape.

Appropriate ambient lighting and the University's "Blue Light" security system however, are important.

### 3. Proposed Site

The proposed site is located at the western edge of the Main Campus, at the existing football practice fields.. Stadium Drive is to the west, Howser Baseball Stadium and field to the east and Women's Soccer and Softball to the north. The proposed building and outside fields should be sited no closer than 20-feet from the Stadium Drive wall. There is reason to think that the best location for the proposed building may be to move it as far east and as far north as possible so the view of the Howser Stadium Building may be preserved.

#### 4. Building and Outside Practice Field Footprint

It is expected that the interior practice field will be a full-sized football field. Previous studies commissioned by the Athletic Department indicate that the size and orientation of the outdoor fields may have to be adjusted to maximize the use of the available land.

The balance of the site after the building is placed will contain improved outside practice fields. These fields could be oriented north-south or east-west or one of each. Consideration of sunlight requirements for growing turf should be considered when orienting these fields and proposed building.

The existing observation towers indicated on the University space file as Buildings #71 and #448 are expected to be demolished as part of this project. Due to the increasing preference for observation from portable lifts for the outside fields, these towers may or may not be rebuilt as freestanding towers. Alternatively, these observation areas can be built into the proposed facility. The indoor practice field is expected to have overhead cameras, manipulated by digitally controlled observation equipment..

Building #90 known as the PFTR, or Practice Facility Training Room, is expected to be demolished and recreated in the new facility, either as a freestanding building or incorporated as part the new Indoor Practice Facility. The PFTR is used for storage, restrooms, medical prep equipment, ice storage/distribution, and storage of similar safety supplies and equipment.

#### 5. Interior Features

The interior of this facility is expected to be "bare bones". Polycarbonate skylights may be used to admit natural diffused light to the interior. The interior floor surface could be made of synthetic athletic turf surface with polypropylene fibers and rubber infill granules, all this could be installed over porous asphalt and sub-drainage. Cameras are not expected to be used on the sidelines of the interior facility but rather are expected to be overhead and

movable by computer operated manipulation. Interior finishes are expected to be utilitarian and easily maintained. More importantly, they should also be durable given the nature of the activities planned for the facility. For example, in a previous visit to the University of Central Florida's indoor football facility, it was noticeable how poorly the batt insulation on the exterior walls was holding up. In conversations with athletic department staff, it was learned that the tears in the materials were due to errant kicks and passes and other such activities.

Interior lighting will also be important both to the quantity and type. Skylights were mentioned earlier as one means of providing more natural light. Clerestory windows might work equally well. At this time, it is not certain what lighting levels will be required (for television broadcast or similar recording). The D/B team shall work with the Athletic Department to make that determination.

#### 6. Approach/Entrance

As there are few other options, the primary entrance to this practice complex will likely remain on the south side of the building and the site. If a new layout necessitates a change in the location of the existing entrance gate, then consideration to relocating the sod cemetery and pedestrian approaches will also be necessary. If the entrance gate needs to be relocated, the entry elements such as the arch and letters denoting "Al Dunlap Seminole Practice Fields" are expected to be recreated in the new gate entry.

#### 7. Outside Practice Fields

The remaining area of the football practice fields that is not used to develop the building will nevertheless be improved. The remainder of the site shall be reconfigured into two natural turf practice fields. In order to do so, these fields will need to be re-graded to address the topography. It is expected that they will be at the same general level as the indoor facility. The two new re-configured fields will be slightly crowned and include full sub-grade drainage as well as new irrigation systems in an engineered root-zone and drainage field. Each field will be provided with sports lighting for night practices. The grass on these fields will be Bermuda and will require a minimum of 12 weeks growing time before being used. It may be over seeded with rye.

#### 8. Maintenance of Existing Operations

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. The University fulfills a critical educational, research and public service mission on a daily basis; anything that unnecessarily detracts from this mission is unacceptable.

Another goal of this project therefore is to minimize disruptions that could impact these functions. To accomplish this goal, it is important that the D/B team work carefully with the University to execute this project's scope of work. It is expected that all parties 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 in surrounding facilities. 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.

As evidenced in the schedule seen later in this document, interruption of the football season and practice season is expected to be minimized. Adhering strictly to the limited window of time set aside to construct this facility is expected.

#### 9. 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.

#### 10. Practical Maintenance Provisions

Many projects often overlook provisions for practical maintenance items and, if not carefully considered, the design of this Practice Facility will most likely fall within this category. While it may be easy to think of this project as

nothing more than a practice facility, 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.

#### 11. Aesthetics / Architectural Design Guidelines / Landscape Design Guidelines

It may be hard to categorize an indoor practice facility as an aesthetic improvement, but this is exactly how this project is envisioned. Though not described in such terms in the Campus Master Plan, the 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, even those perceived to be “uninteresting” like an indoor practice facility.

In fact, the size and prominence that this practice 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.

Because project funding levels are often in conflict with design features, the Project Budget Summary incorporates an allowance to allow for these design guidelines. While this allowance is not overly generous, it should be sufficient to provide a good quality design.

#### 12. LEED Certification

The Florida State University Design Guidelines require LEED (Leadership in Energy and Environmental Design) certification on all new buildings and



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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.

## **X. Utilities Impact Analysis**

For purposes of this preliminary utility impact analysis, the proposed Indoor Practice Facility is presumed to be located on the existing outdoor football practice fields, immediately west of Howser Baseball Stadium. At the preliminary programming stage the size and other details of this facility have yet to be determined, and the connected loads for utility service will depend on further development of the project requirements.

The following is a preliminary description of the mechanical, electrical and plumbing requirements for a new Indoor Practice Facility.

### **1. Mechanical**

At the current programming stage the size of the facility has yet to be finalized. In addition, it is also not clear as to the maximum and minimum temperatures to be maintained in the indoor Practice Facility. 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 requirements of the HVAC system.

The campus has an existing underground chilled water distribution system. However, since the required HVAC capacity is indeterminate at this time, it is not known whether it would be more cost effective to connect to the existing campus central chilled water system or to provide a stand-alone chiller at the new building.

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 campus chilled water system to the cost of utilizing stand-alone chillers. The mechanical engineers shall compare an air-cooled stand-alone chiller with a water-cooled stand-alone chiller. Under the water-cooled stand-alone option there is an existing well water condenser water supply and return water system that could be utilized. The condenser water supply is located on the south side of Howser Baseball Stadium and the condenser water return is located on the south side of the existing football practice fields.

During this investigation of HVAC options, the D/B team shall also be aware that the adjacent Women's Soccer/Softball Complex is currently experiencing mechanical issues. Solutions that might address these issues shall be explored as part of this Indoor Practice Facility project and, if deemed practical, incorporated into the project.

Depending on the heating requirements, steam is available from an existing steam line located on the south side of Howser Baseball Stadium.

## **2. Plumbing**

Potable water shall be provided by the City of Tallahassee. There are existing potable water lines available near the southeast corner of the existing practice fields.

A City approved meter and reduced pressure backflow preventer shall be provided the potable water supply to the structure. The existing practice field irrigation system will need to be reconfigured depending on the final location of the new structure and the possible reconfiguring of the existing outdoor practice fields. Any irrigation systems are to be connected to the existing irrigation system backflow.

Sanitary sewer service is provided by the City. There is an existing 8" sewer line located near the southeast corner of the practice fields that is likely to have sufficient capacity for the new indoor facility. However, the required capacity is unknown at this time; therefore, the engineers shall coordinate the actual sewer connection location with the City once the required capacity is determined.

## **3. Fire Protection**

At the present time, 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.

## **4. Electrical (Power)**

The Indoor Practice Facility's electrical service will be supplied by the 12.47 KV electrical distribution system. Circuit 13 routes through manholes W74 and W75. These manholes are located between the Women's Soccer/Softball complex and the existing practice fields. This is the nearest location to the University's 15KV system. Circuit 13 has the capacity to adequately serve the electrical load for the new practice facility. An electrical duct bank can be extended from W75 to a new transformer to serve the facility. An additional 15KV switch will be required to connect to the existing distribution system.

There is not sufficient load information available at this time to project the electric demand load for the facility. A pad mount transformer shall be provided on the site to supply the service voltage of 480/277 volt, 3-phase, 4 wire. The meter shall be

installed at the building and connected to FSU's Siemens automation system. Step down transformers shall be provided within the building to provide 208/120 volt, 3 phase service as required.

A diesel powered emergency generator and an automatic transfer switch shall be provided for emergency lighting, elevator power and life safety requirements. The estimated generator capacity is approximately 100 KW.

Emergency power circuits shall be installed to all Blue Light locations within and around the facility.

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.

A Master Label lightning protection system shall be provided for the structure.

## **5. Electrical (Lighting)**

Each outside field will be provided with sports lighting for night practices. Site lighting shall be provided around the facility by campus standard fixtures with high pressure sodium lamps. The outside lighting shall be controlled with a photocell for optimum performance. Lighting levels shall meet campus standards as identified in the Campus Design Guidelines.

## **6. Communications/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 the telecommunications infrastructure is provided on the south and west perimeter of the site designated for the outdoor and indoor practice facility.

## **7. Stormwater**

The new outdoor football practice fields will be of natural turf. These fields will be at a contiguous grade with the indoor practice facility. The two natural turf fields will include full sub-grade drainage, and irrigation systems in an engineered root zone and drainage field.

## **XI. Information/Communication Resource Requirement**

The construction of this Indoor Practice Facility is not expected to have any significant impact on any existing information or communication resource system in this area of campus. Currently, there is no such service to the site nor are there any existing lines on site which will be disturbed by this project.

Unlike other University projects, the need for “Information Technology Resources” are expected to be minimal. The D/B team shall meet with the Athletic Department 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. For training and documenting purposes, overhead and perimeter cameras are expected to be implemented in the Indoor Practice Facility operated remotely from fixed or movable control centers.

Programmatic requirements for new information or communication systems for the Practice 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 Department, 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 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 (especially with regards to the development of the site), 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.

#### **A. Project Schedule**

##### **2010**

Nov.	15	Facilities program completed and approved;
Nov.	15	Design/Build team selection process expected to begin.

##### **2011**

Feb.	15	D/B team selection process expected to be completed; D/B contract negotiated and executed; Notice to Proceed with design issued.
Aug.	15	Building Design Completed.
Sep.	15	Construction bids received. Existing fields in remain in use and pre-construction commences.
Dec.	15	Existing practice fields now available. Construction proceeds unimpeded.

##### **2012**

May	01	Substantial completion expected.
June	01	Final completion expected.

#### **XIV. Program Funds**

This project shall be accomplished utilizing \$17,800,000 in Athletic Department funds and private funds that are being raised for this project.

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

Planning	\$1,219,000
Construction	\$16,531,000
Furnishings/Equipment	\$50,000
<b>TOTAL</b>	<b>\$17,800,000</b>

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 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.

### **B. Building Construction Costs**

The scope of this project constitutes the construction of a new Indoor Practice Facility. The square footage as well as the cost per square foot was derived from recent consultant study estimates.

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 obviously some amount of the existing site that will be affected by this project, so normal construction activities, such as site work (grading, excavation), site utilities (relocating existing or extending new service), and site improvements are expected.

### **C. Construction Related Costs**

Like most major capital projects, the cost of completing this project contains a variety of construction related costs. 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 a few items that may be necessary to be purchased for the operation of the Indoor Practice 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 at approximately 5.4% of the construction costs to cover unforeseen conditions and impacts to the project.

<b>Budget Summary</b>				
<b>PROJECT DESCRIPTION:</b>				
<b>Facility/Space Type</b>	<b>Gross Area (GSF)</b>	<b>Unit Cost (Cost/GSF)</b>	<b>Total Cost</b>	
Enclosed Practice Building	92,000	133	12,236,000	
Improvements to Outdoor Practice Fields			1,500,000	
<b>TOTALS</b>	<b>92,000</b>		<b>13,736,000</b>	
	<b>Planning</b>	<b>Construction</b>	<b>Equipment</b>	<b>Total</b>
<b>SCHEDULE OF PROJECT COMPONENTS</b>				
<b>1. Construction Components (Basic Construction Cost)</b>				
a. Construction Cost (from above)		13,736,000		13,736,000
b. Site Development and Improvements		750,000		750,000
c. Communications - Outside Plant (OSP)		56,000		56,000
<b>(1) Total Basic Construction Costs</b>		<b>14,542,000</b>		<b>14,542,000</b>
<b>2. Other Project Components (Other Project Costs)</b>				
a. Bond Issuance Cost		0		0
b. Professional Fees (D/B)				
Basic Services (Group D)	780,000			780,000
Design Contingency (10% Bas.Serv.)	78,000			78,000
c. Preconstruction Services	125,000			125,000
d. Fire Marshal Fees (.0025)	37,000			37,000
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	45,000			45,000
f. Insurance Consultant (.0006)	9,000			9,000
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		0	50,000	50,000
i. Chiller Charge		200,000		200,000
j. Communications		425,000		425,000
k. Infrastructure Assessment (2%)		291,000		291,000
l. Project Contingency 5.4%		793,000		793,000
<b>(2) Total - Other Project Costs</b>	<b>1,219,000</b>	<b>1,989,000</b>	<b>50,000</b>	<b>3,258,000</b>
<b>ALL COSTS (1) + (2)</b>	<b>1,219,000</b>	<b>16,531,000</b>	<b>50,000</b>	<b>\$17,800,000</b>

## **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.

**A. Exhibit 1: Project Site Location**

1. Main Campus Map – Site Location
2. This exhibit illustrates the location of the proposed site and its relationship to the surrounding sites.

**B. Exhibit 2: Site Natural Features**

1. This exhibit illustrates the site's topographic and vegetation features. It also illustrates the current vehicular and pedestrian circulation patterns on the site.

**C. Exhibit 3: Site Utilities**

1. This exhibit contains illustrations that identify the locations of existing site utilities.

**D. Exhibit 4: Site Photographs**

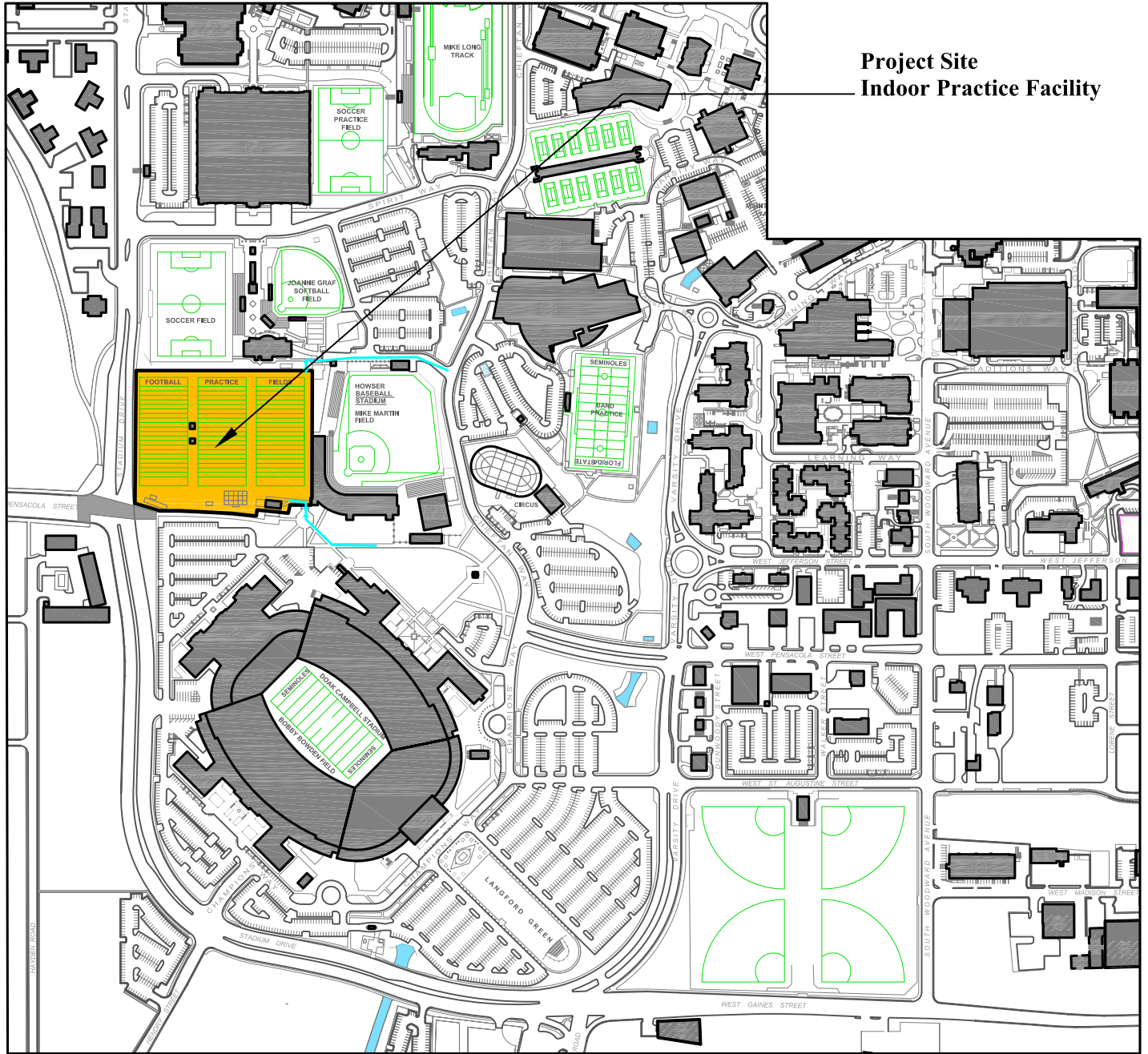
1. This exhibit contains photographs of the proposed site.

**Exhibit 1**

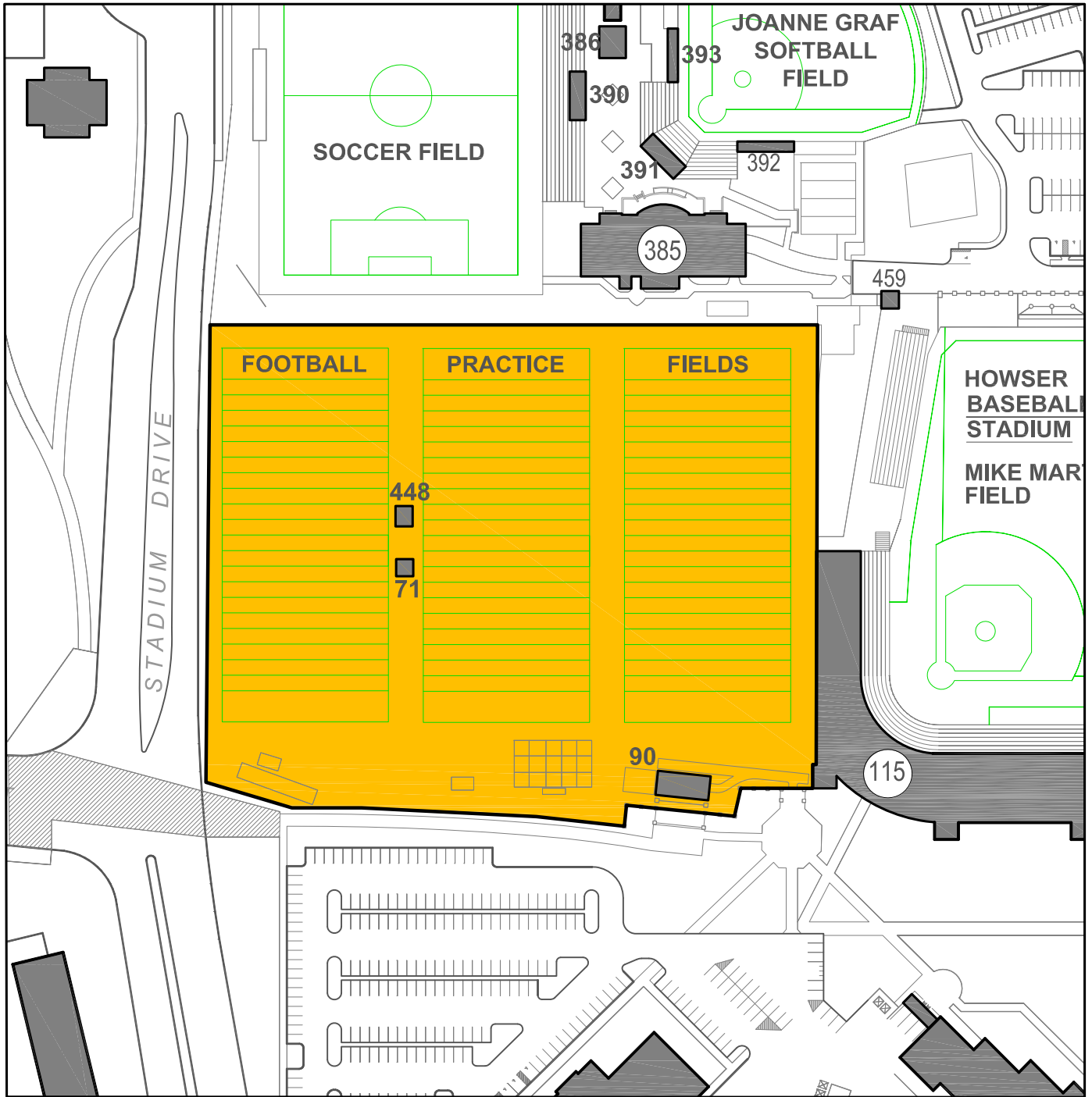
**Project Location Map**

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





**Main Campus Map  
Site Location**

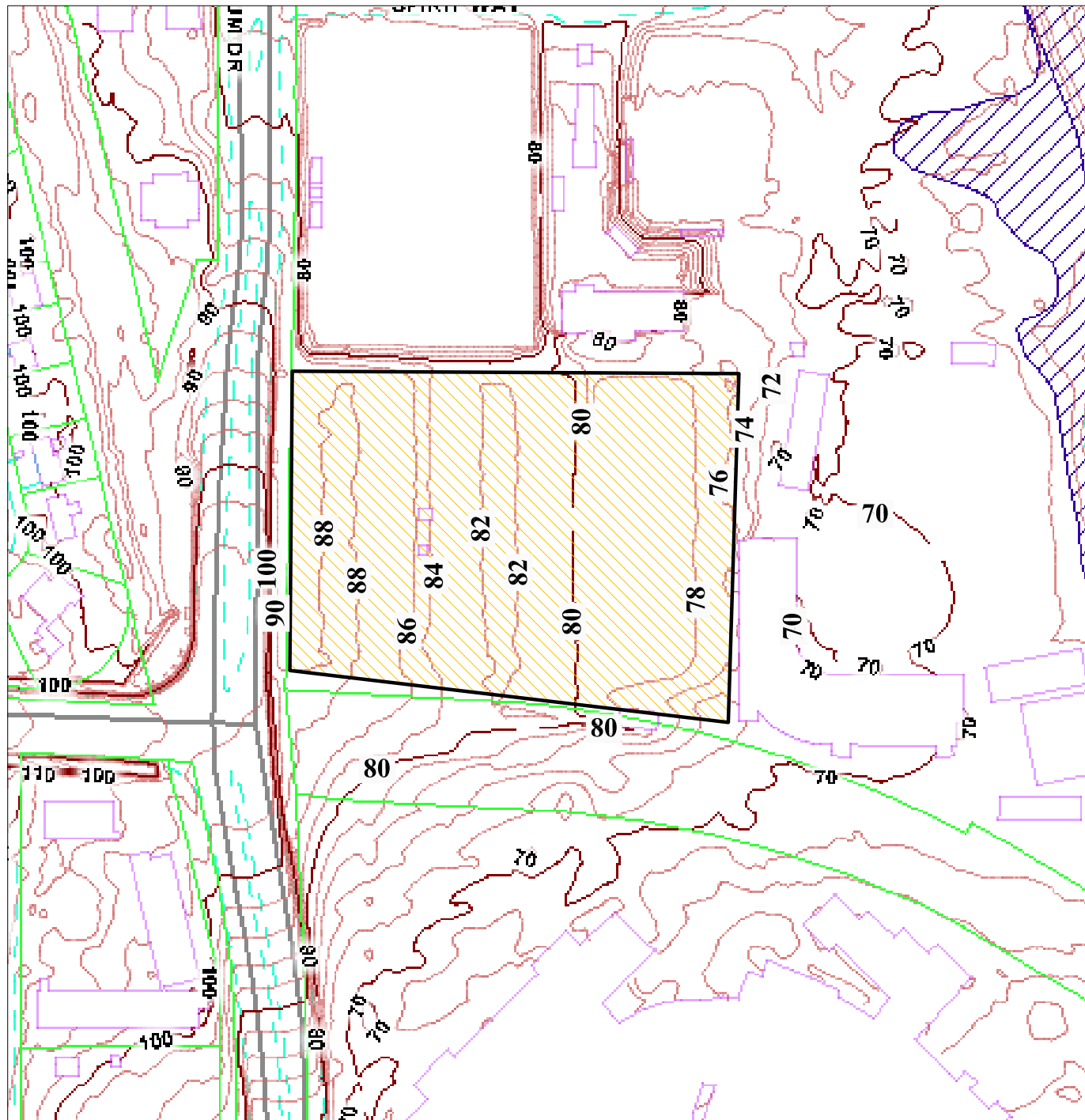


**Project Site Location**

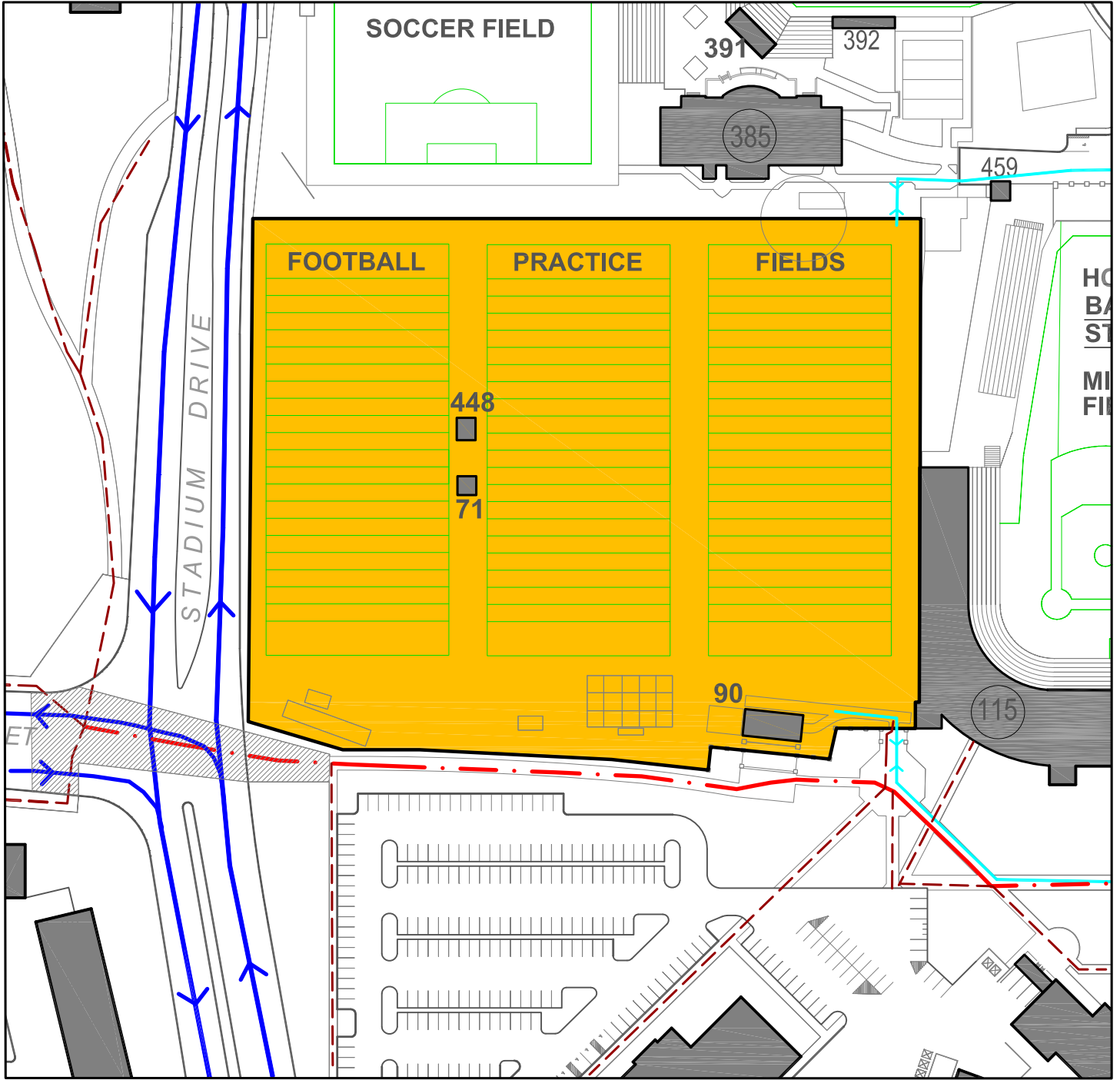
## **Exhibit 2**

### **Site Natural Features**

This exhibit illustrates the site's topographic and vegetation features. It also illustrates the current vehicular and pedestrian circulation patterns on the site.



Site Topographic Map



**Vehicular and Pedestrian Circulation**



Tunnel under Stadium Drive



Vehicular Major



Vehicular Minor

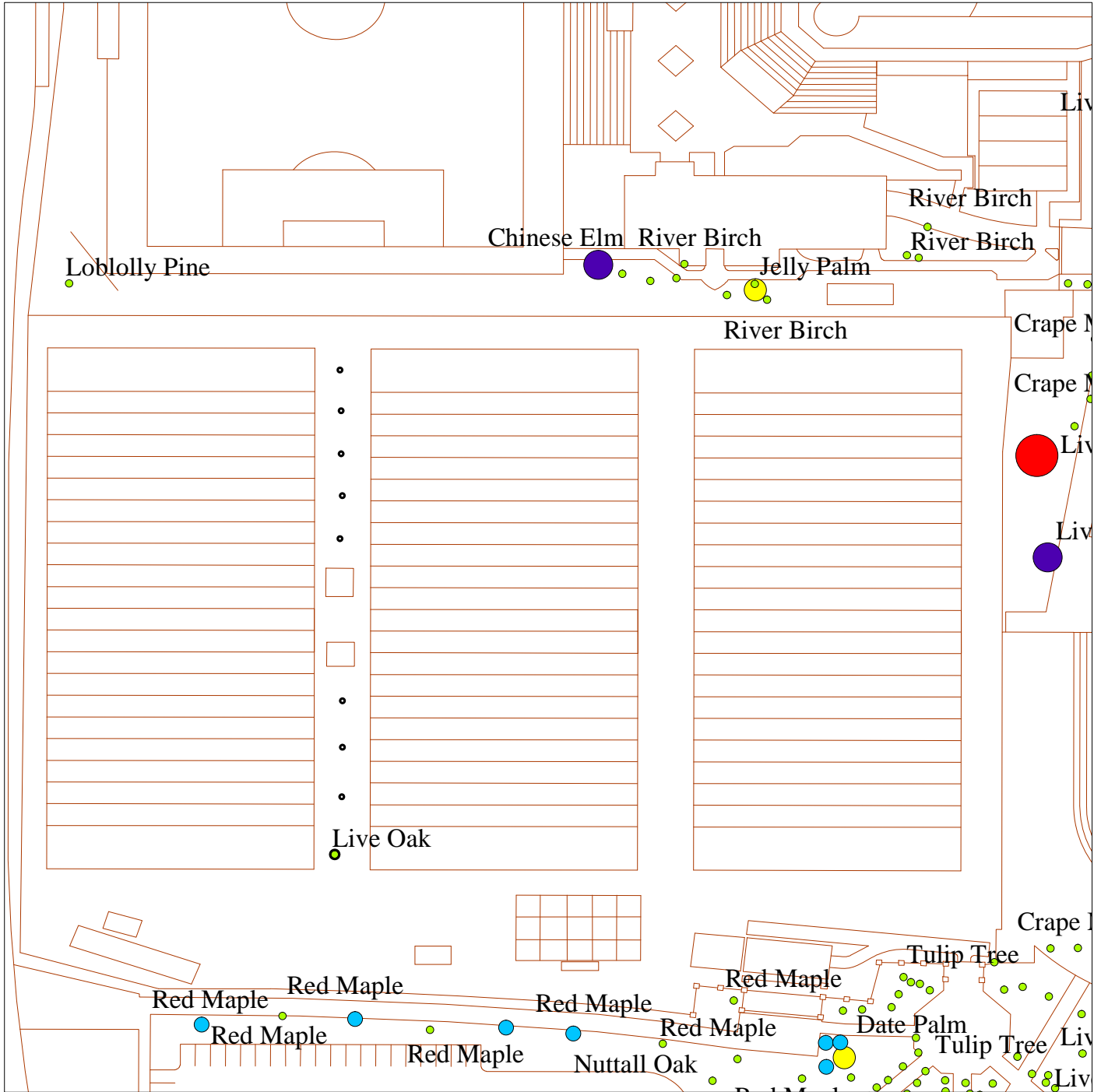


Pedestrian Major



Pedestrian Minor

**Exhibit 2-B**

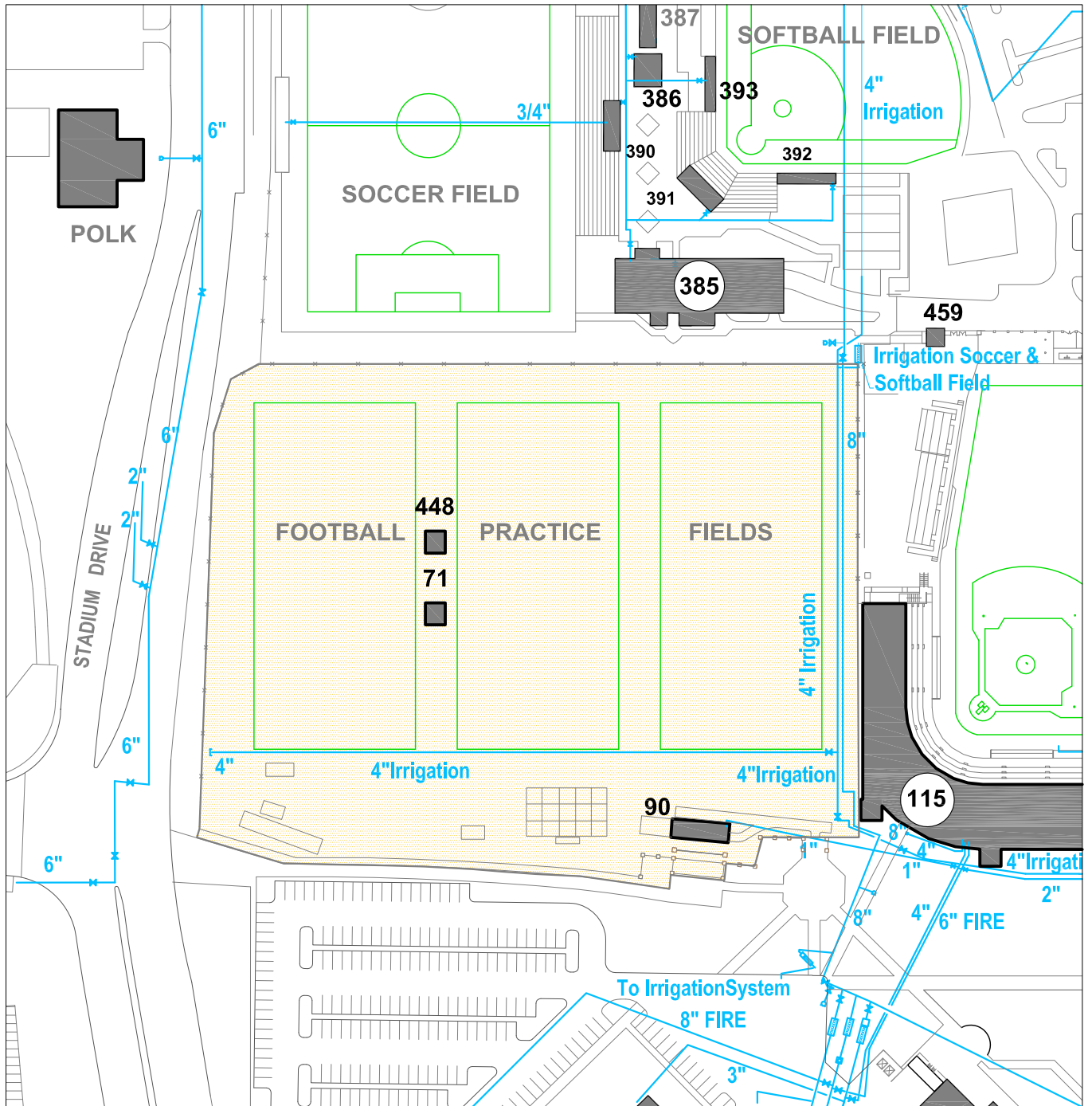


Site Vegetation Map

### **Exhibit 3**

#### **Site Utilities**

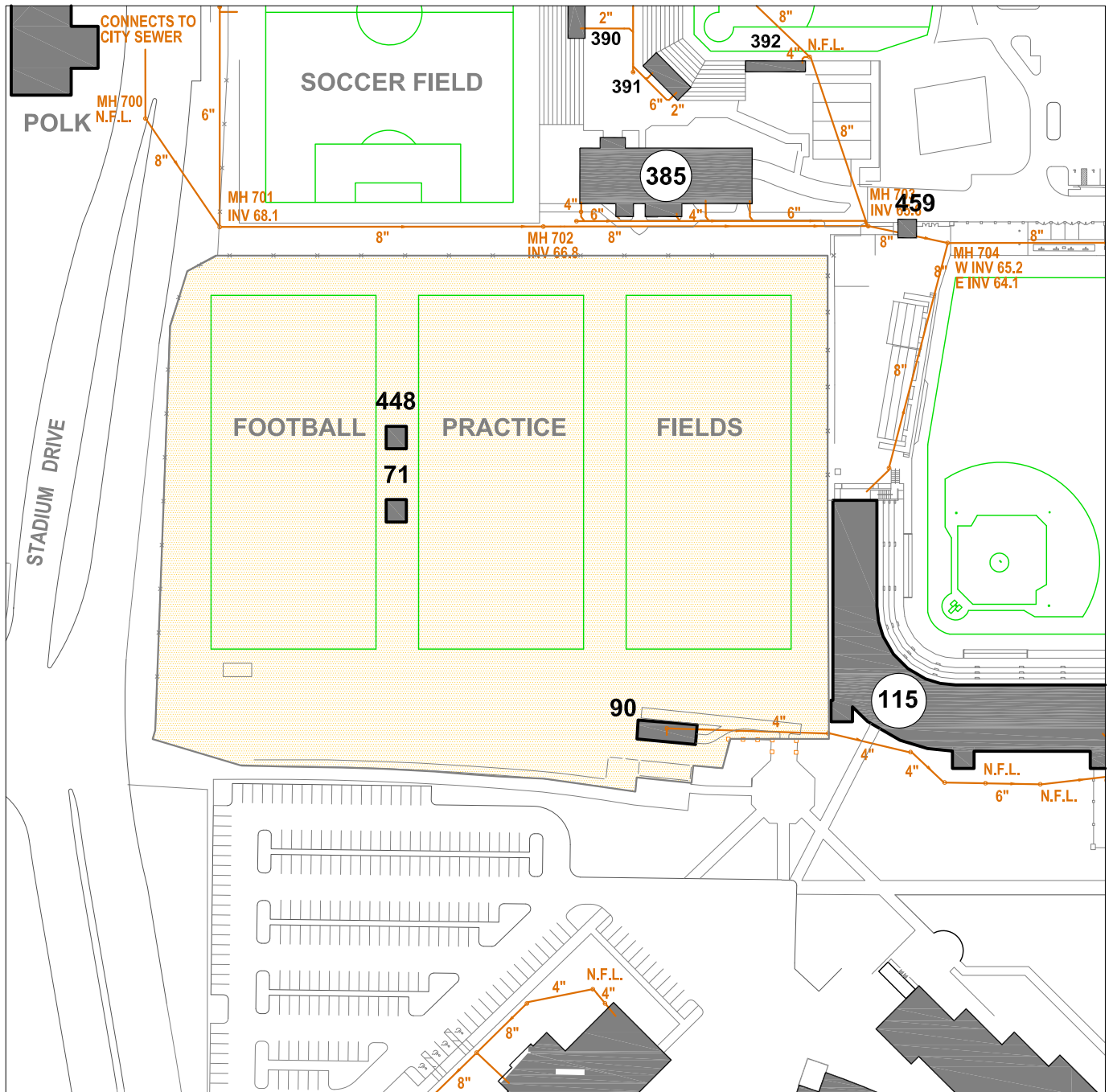
This exhibit contains illustrations that identify the location of known utilities in the general area of the site. It is worth noting that this utility information is not necessarily complete, accurate or current and that the D/B team shall be responsible for identifying the location of all utilities in the area of the site.



Domestic Water

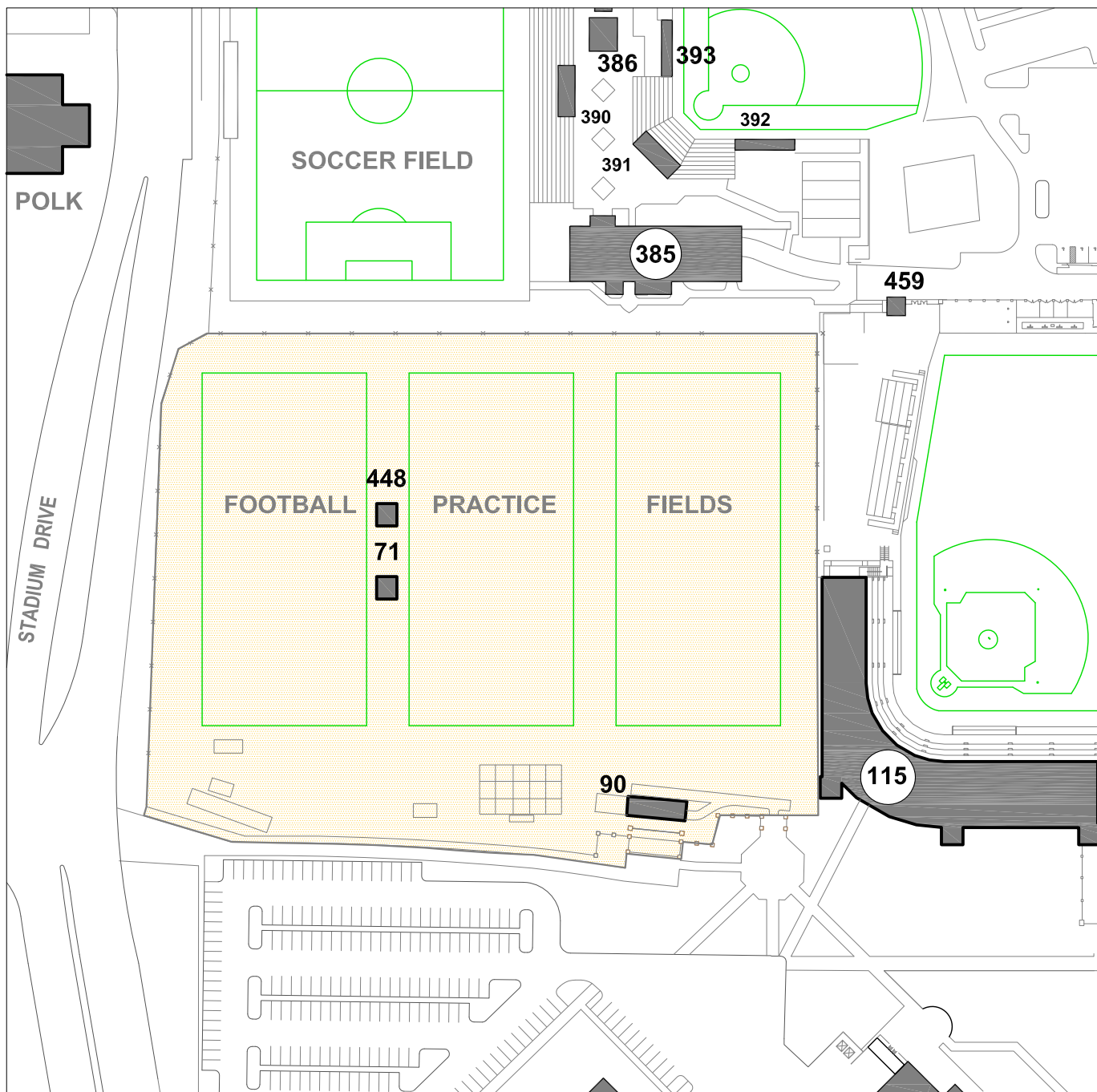
**Exhibit 3-A**





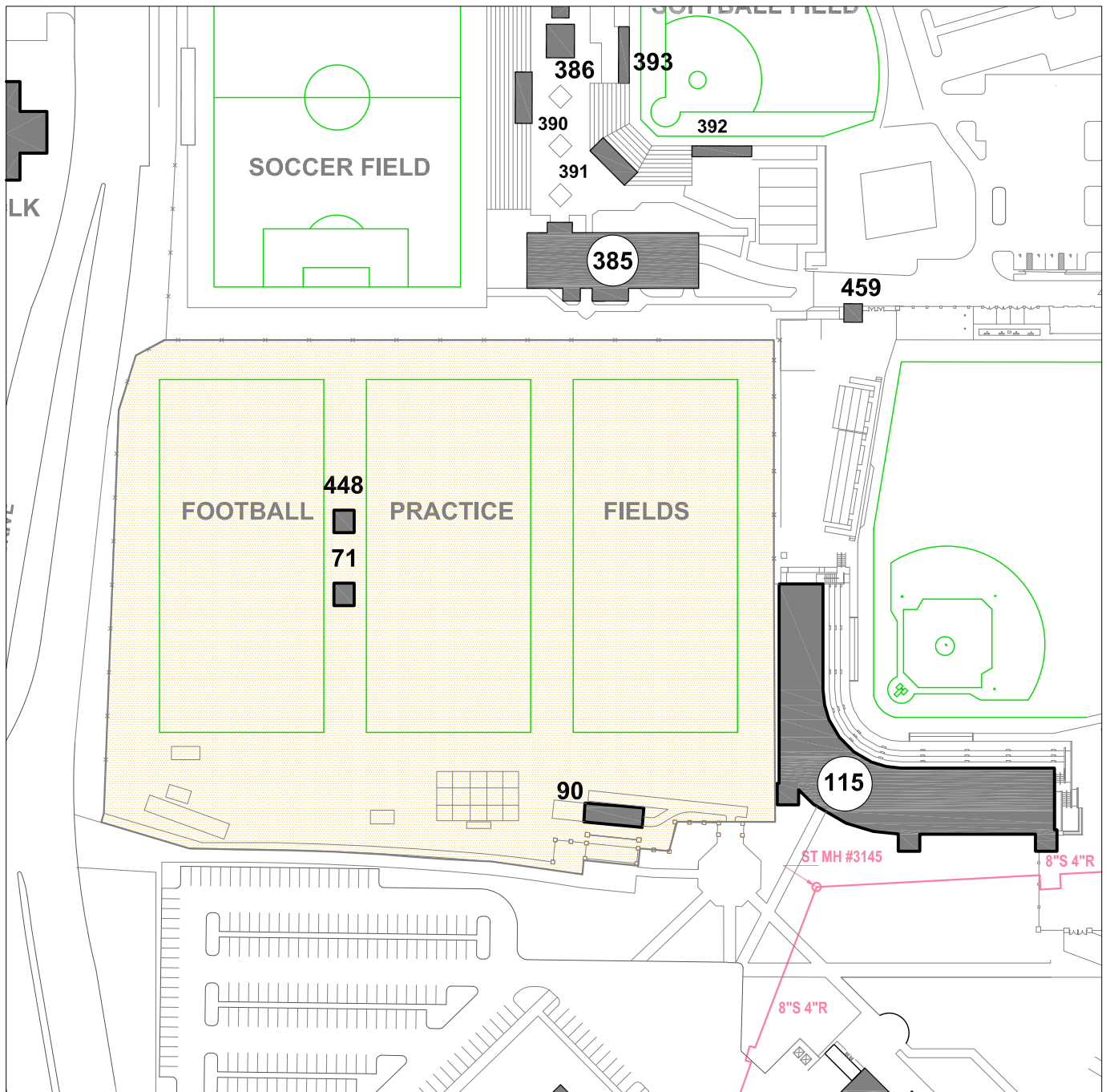
Sanitary Sewer

Exhibit 3-B



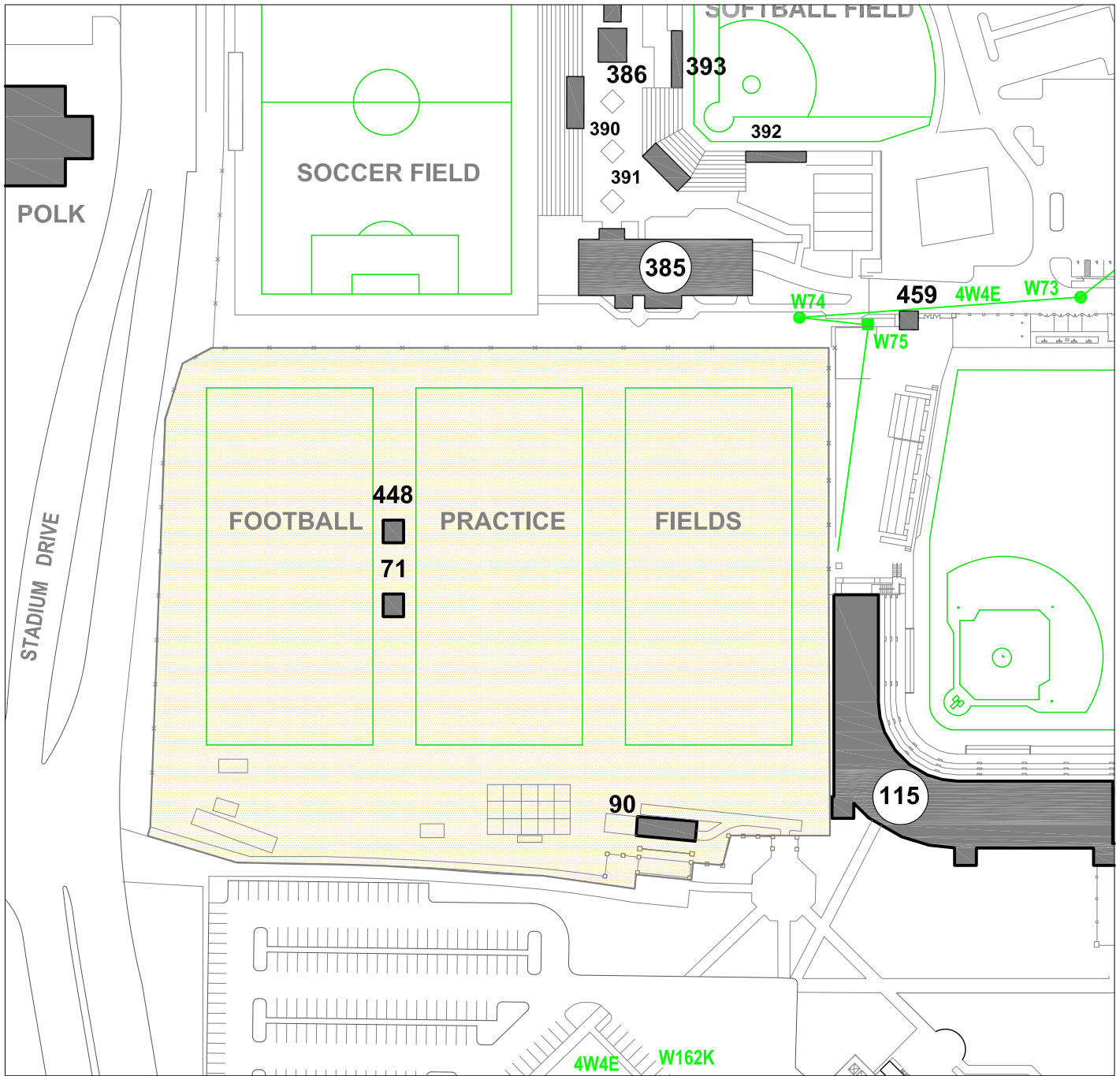
Chilled Water

Exhibit 3-C



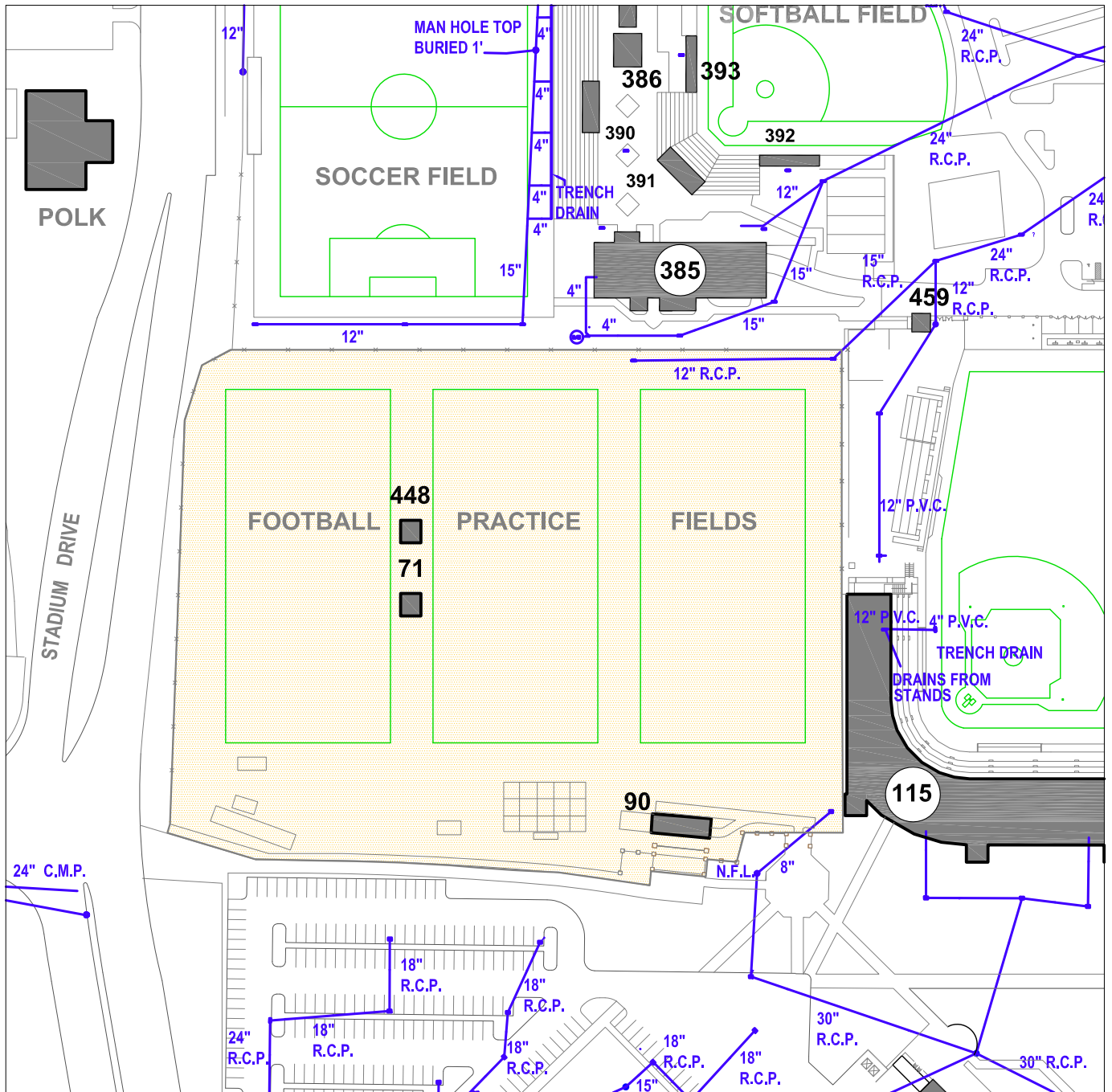
Steam

**Exhibit 3-D**



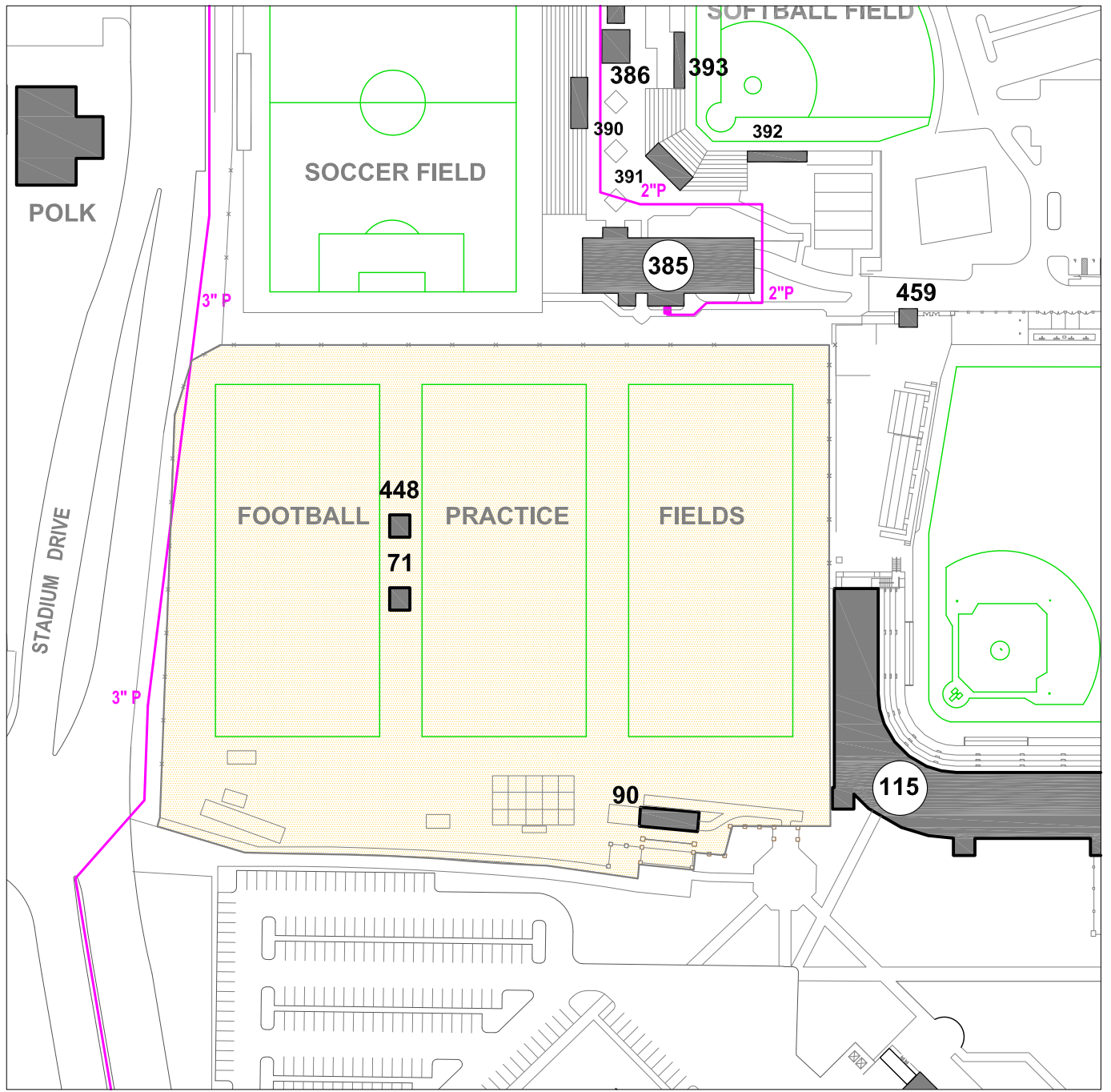
Electric

**Exhibit 3-E**



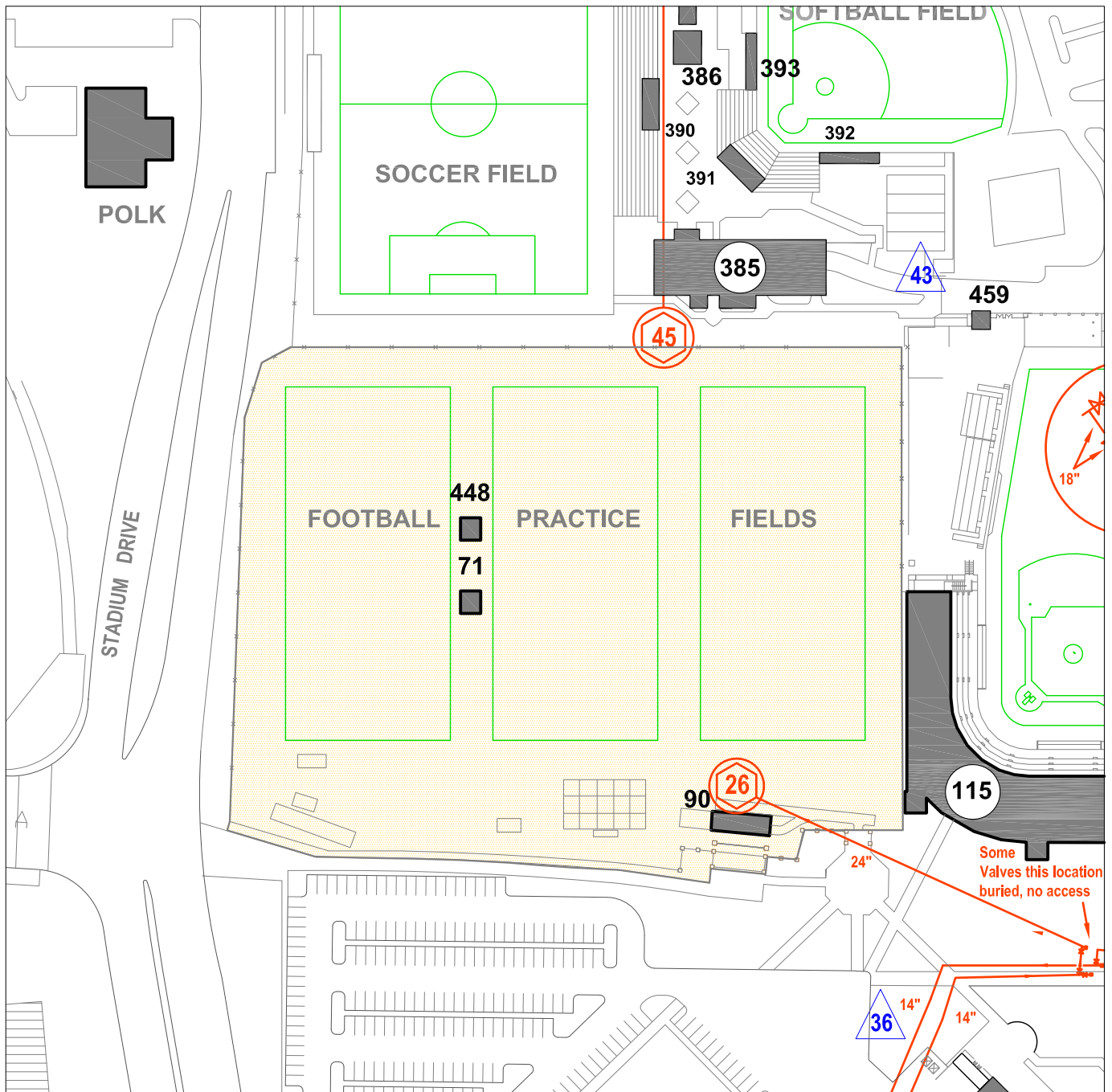
**Storm Water**

**Exhibit 3-F**



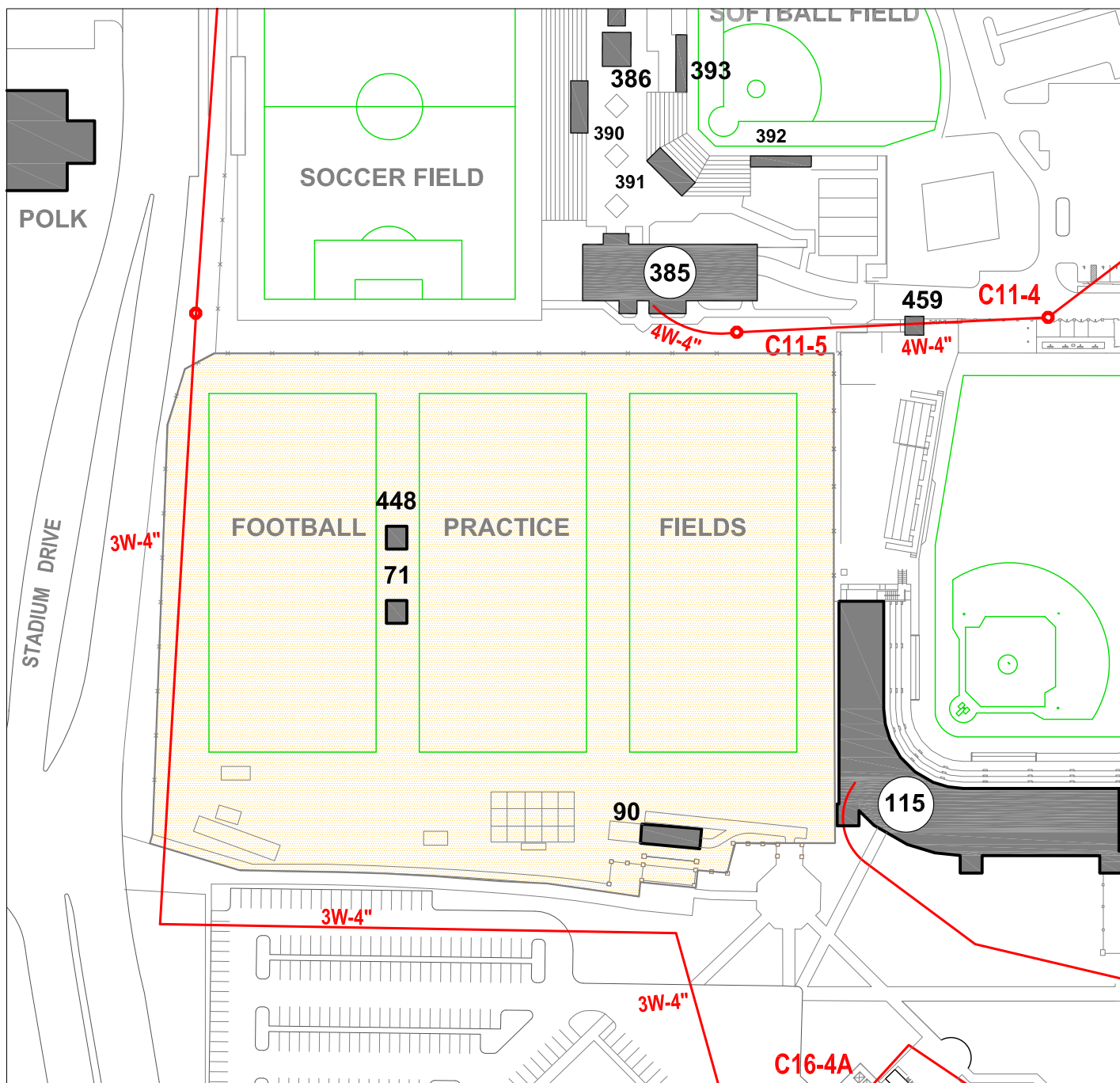
Natural Gas

**Exhibit 3-G**



Irrigation meter locations / AC Wells

**Exhibit 3-H**



Telecommunications

Exhibit 3-I



**Exhibit 4**

**Site Photographs**

This exhibit contains photos of the proposed site.



Entrance arch to Practice Fields. To the right is the southwest tower of Howser Stadium.



Fence securing Sod Cemetery. Entry to Practice Fields is not shown but would be to the right of this picture. In the distance is a rolling lift used for coaching observation during practice.



Three Practice Fields from east looking west. Easternmost practice field in foreground. Middle ground is center field. Beyond row of trees and towers is the westernmost practice field, adjacent to Stadium Drive retaining wall.



Filming tower to left and observation tower to right. Stadium Drive retaining wall in the background.





From observation tower looking southwest at westernmost practice field. Stadium Drive retaining wall in background.



From observation tower looking northwest at westernmost practice field. Women’s soccer field and Stadium Drive are in the distance.

*Indoor Practice Facility (FS-273) Facility Program - November 2010*



From observation tower looking northeast toward center field and easternmost field. Stiles-Smith building for Women’s Soccer-Softball is in the background.



Goalposts and netting to protect Women’s Soccer-Softball and the Stiles-Smith building beyond.



*Indoor Practice Facility (FS-273) Facility Program - November 2010*



From observation tower looking east. Middle practice field is in the foreground while easternmost practice field is in background. Howser Stadium is in distant background.



From observation tower looking southeast. Middle practice field is in the foreground. Easternmost field is on the left with Howser Stadium beyond that. In background, left of center is a single story white building known as the PFTR. In the distant background is the multi-story brick complex known as the DeVoe L. Moore University Center.



The Practice Facility Training Room (PFTR) with Ice Machine and detached storage shed outside. The building complex in the distance is the DeVoe L. Moore University Center.



In the foreground is the easternmost practice field. The row of trees and the two towers separate this field from the middle field beyond.