



**The Florida State University  
Facility Program**

**for**

**College of Business Building  
(Legacy Hall)**

**FS-206**

**October 2017**

**Prepared by:**

**The Facilities Department  
Facilities Planning and Space Management Section**

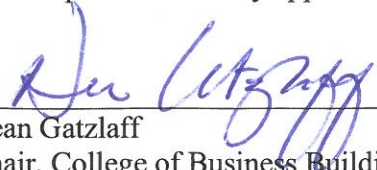
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### III. Signature Sheet

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

1.

  
Dean Gatzlaff  
Chair, College of Business Building Committee

Signature signifies the Building Committee's approval of this facility program.

2.

  
Michael Hartline  
Dean, College of Business

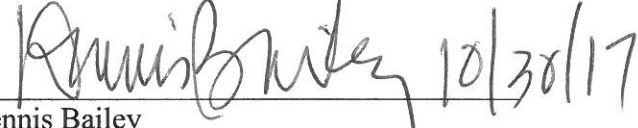
Signature signifies the Dean's approval of this facility program.

3.

 for Michael Burnett 10/24/17  
Michael Barrett  
Associate Vice President and Chief Information Officer  
Information Technology Services (ITS)

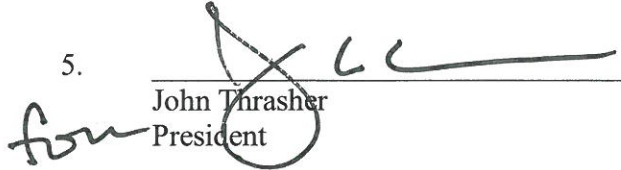
Signature signifies that all ITS program requirements have been met.

4.

 10/30/17  
Dennis Bailey  
Associate Vice President for Facilities

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

5.

  
John Thrasher  
President

Signature signifies the President's approval of this facility program

## IV. Introduction

This introduction provides a general overview of the proposed new College of Business, also known as Legacy Hall, including descriptive information about the building, the site, the proposed project delivery system and the designer's scope of work. Additional information about each of these topics can be found elsewhere in this program.

### A. Project Background

Founded in 1950, the College of Business at Florida State University has grown to be one of the nation's largest with an enrollment of approximately 6,000 students. Consistently ranked among the nation's top 40 business schools at public universities by *U.S. News and World Report*, several of its programs rank among the nation's top 10. The College of Business is proud of its international reputation and the individual attention it provides to its students. Its vision is to be a preeminent College of Business in the areas of teaching, research, and service.

The College of Business is comprised of six academic departments (units): The Department of Accounting; The Department of Business Analytics, Information Systems and Supply Chain; The Department of Finance; The Department of Management; The Department of Marketing; and The Department of Risk Management, Real Estate, and Legal Studies.

Across its departments the College of Business offers 11 majors within its undergraduate bachelor's programs (approx. 5,000 students), seven majors at the master's level (approx. 450 students), and seven majors within its doctoral program (approx. 60 students).

| Majors Offered                              | Bachelor's | Master's | Doctoral |
|---------------------------------------------|------------|----------|----------|
| Accounting                                  | yes        | yes      | yes      |
| Business Administration                     |            | yes      |          |
| Business Analytics                          | yes        | yes      |          |
| Finance                                     | yes        | yes      | yes      |
| Human Resource Management                   | yes        |          |          |
| Management                                  | yes        |          |          |
| Management Information Systems              | yes        | yes      | yes      |
| Marketing                                   | yes        | yes      | yes      |
| Organizational Behavior and Human Resources |            |          | yes      |
| Professional Sales                          | yes        |          |          |
| Real Estate                                 | yes        |          |          |
| Retail Management                           | yes        |          |          |
| Risk Management/Insurance                   | yes        | yes      | yes      |
| Strategic Management                        |            |          | yes      |

International coursework in business is offered in the U.K., France, Switzerland, Spain, China, Japan, Central and South America and Australia. International business program offerings are coordinated with the university's International Programs' office.

The College of Business houses 11 centers and institutes. The centers and institutes, each with its own mission, play a featured and important role of raising the global stature of the college. Several of the centers support funded staff and provide supplemental resources to the college. The centers and institutes are: The BB&T Center for Free Enterprise; The Carl DeSantis Center for Executive Education; The Center for Global Supply Chain Management; The Center for Human Resource Management; The Center for Insurance Research; The FSU Real Estate Center; The Florida Catastrophic Storm Risk Management Center; The Gene Taylor/Bank of America Center for Banking & Financial Studies; The Institute for Applied Business Research; The Jim Moran Institute for Global Entrepreneurship; and The Sales Institute.

The College of Business has grown significantly since its inception. Some three decades after the Rovetta Business Building opened in 1956, the college had outgrown it and the Rovetta Business Annex was built. The expanded facility was completed in 1984 when student enrollments numbered 3,000. Today, that number is 6,000 and growing. Space in Rovetta Building has been rearranged and reconfigured, but the college is now at a point where every room and office is occupied, sometimes uncomfortably so. Future growth is constrained to the point that student learning, student placement, faculty recruitment, alumni events, and fundraising activities are all negatively affected.

Legacy Hall is dedicated to student success, as defined by quality employment upon graduation. It will enable the College of Business to meet its course offerings in high demand majors and to provide expanded offerings in several of the critical workforce needs areas noted in the Board of Governors' gap analysis.

## **B. Project Description**

Since its inception FSU's College of Business has been located in the Rovetta Building, near to what is now the center of the FSU Main Campus. Over the years the college has handled its tremendous growth by adding another building, contiguous to Rovetta and by utilizing classroom facilities elsewhere on campus. Now with well over 6,000 students, faculty and staff and the realization of existing facility limitations, the College of Business is ready for a move to a state-of-the-art building worthy of the College of Business' national status. The new facility will be located in the developing and evolving 20-acre "Arena District". Envisioned in the Arena District is a variety of academic, retail, restaurant, hotel and student housing facilities. Legacy Hall will be located one block south of the Tucker (Leon County Civic) Center, on the block commonly known as the O'Connell property. This will form the new southeastern gateway into the Main Campus of Florida State University, placing it near downtown Tallahassee businesses, state and local government administration offices, as well as concerts and sporting events. The location of Legacy Hall near this burgeoning complex gives College of Business

students, staff, and faculty ample opportunity to collaborate with civic leaders, corporate partners, and other academic units in a variety of exciting initiatives.

It should be noted that the Dedman School of Hospitality, formerly a part of the College of Business is housed in Building B of the Moore University Center and will not be part of Legacy Hall. The Jim Moran Institute is a unit within the College of Business. Its primary offices will be housed within the JM School in a new facility on Monroe Street in 2019, but will maintain a satellite office in Legacy Hall.

With a gross building size of approximately 200,000 (gross) square feet, Legacy Hall will provide a large increase in instructional space, along with the technology and collaborative spaces needed to provide tomorrow's business education. It will be designed to provide space for students to develop their ideas for a new business venture, to learn investment strategies from Wall Street insiders, to practice sales calls in a state-of-the-art lab, or to conduct research on current and emerging business issues. With Legacy Hall, a nationally preeminent business school will prosper in a new world-class facility. The new facility will not only define the college's future to the students, faculty and alumni, but to the business community at large. As a member of the building committee stated, "We are building a college, not just a building."

## **C. Goals and Objectives**

The building committee for Legacy Hall has developed goals and objectives to guide the subsequent vision strategies, programming and design of the project. The goals have been developed around six components of the culture: 1) Mission, 2) Values, 3) Practices, 4) People, 5) Narrative and 6) Place.

### **1. Mission**

The mission of this project can best be described as to create a place where students, faculty, alumni and the business community experience inspired learning through connection and collaboration.

### **2. Values**

Values established for this project include providing a student focused environment, as well as a sense of connection and belonging to FSU and its Main Campus. A student focused environment will be established providing an academic home through student choice of diverse and decentralized student open spaces supporting different kinds of study and work. A diverse set of resources and amenities will be provided to support learning, wellness and recharge opportunities and, of course, opportunities for learning everywhere. Furnishings and space supporting informal and spontaneous interaction and collaboration will also be provided. In some instances, a "third" place will be created, supporting activities encouraging longer stays. A sense of connection and belonging to FSU will be accomplished by making a strong tie to the entrepreneurial university as well as providing visual cues of FSU's image and identity.

### 3. Practices

Enabling collaboration and creating connections, as well as building on the working culture of the college, are among the third set of goals revolving around practices. Collaboration and creating connections will be enabled by having the building be a connector by focusing on networking and social spaces and providing a string of connective social space. Additionally, team-based technologies will be installed, and flexible arrangements of space and furnishings will be created and designed along with special openness and visibility. The working culture of the college will be reflected in the cultural accessibility and openness of the design. Faculty offices will be arranged in a decentralized/mixed fashion. The design professional will work with the building committee to look at ways department offices may be centralized in order to share resources and amenities while still maintaining an identity, image and brand for each individual department. The centralized concept is expected to extend and evolve the culture of the college.

### 4. People

Celebrating the successes of the college is the basis of the fourth set of goals. Not only will the history of the college--its legacy of the past--be honored, but recent student successes will also be celebrated. A hall of fame will be established. Contributions of faculty and staff will be celebrated and donors will be recognized. A timeline of “telling the story” may also be incorporated in the facility as the College of Business “honors the past to inspire the future”.

### 5. Narrative

The fifth goal is conveying the importance of business today, and this will become the narrative of this new facility. Unique programs will be showcased in order to create identity to both the external and internal community and its points of distinction, and these showcases will be located in high-traffic and visible locations. Active, technology-rich visible work space (with necessary acoustical separation) will support this concept of not just displaying but actually “seeing the doing”. Spatial connectivity and views of activities throughout are expected to be provided, reflecting and enabling inter working and social connectivity. Visitors to this new facility will always see students engaged and doing things. The narrative will impress that business is the connector across multiple disciplines.

### 6. Place

Capitalizing on the unique assets of the site as well as creating an inspirational building are among the sixth set of goals, and these relate to “sense of place”. Legacy Hall will be one that looks outward more than it does inward.

It seeks to capitalize on the central and accessible location near to the state legislature, state government administration, and mixed use retail and to serve as a

connector to the community, businesses and alumni. The building will act as a spatial connector--in other words, connecting from, to and through Legacy Hall. The building, responding to a string of connected social space, may in fact be shaped around its connecting spaces of pedestrian paths. It also seeks to do its part to complete the whole of the Arena District and FSU Main Campus, be part of this community, and fit in with this “new crowd.” It will link to and support connections to activities as well as pedestrian and vehicular travel routes in the district. This location with its high level visibility, motor and foot traffic will embrace active edges where appropriate, designing responsive edges where pedestrians interact with the building, and otherwise “play well” with its neighbors. The activity in this area will also allow the university to capitalize on revenue generating opportunities, many utilizing student human resources, thus allowing “hands-on-learning” for the students.

The signature building envisioned will be inspirational, iconic, and a standout among its Jacobethan peers. With this location, the college’s presence will be expanded, and a new campus edge will be defined as this new facility becomes a cornerstone and a gateway to FSU. Currently the site is an “island” seeking to be joined to the “peninsular” which is the rest of the Main Campus. Visual cues should be utilized throughout the district to expand FSU’s presence.

The building seeks to capture the “green” chain of parks as a foreground to its building while capitalizing on its prominent location. Consideration should be given to utilizing a central atrium to connect the green park to the College of Business and actually incorporate the city green into the building design.

#### **D. Project Delivery**

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

#### **E. Design Professional’s Scope of Work**

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



this project, including pursuit of LEED Silver certification. Any additional consulting services, which may be necessary, will be provided by the design professional.

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

1. Program Review

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

2. Site Analysis and Design

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

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

3. Architectural Design

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

4. Engineering Design

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

5. Cost Control

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

6. Project Delivery and Construction Administration

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

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

- a) Assist in the solicitation and review of all Guaranteed Maximum Price (GMP) proposals and provide recommendations of award to the university.
- b) Provide contract administrative services.
- c) Provide inspection of work in progress to the extent that the design professional can certify the work is being accomplished in strict compliance with the contract documents. Services of a qualified roofing inspector may be employed.
- d) Provide for the inspection of completed work and certify without qualification that the work has been completed in

accordance with the contract documents.

- e) Provide an acceptable construction schedule that minimizes the impact of related construction noises, disruptions, and inconveniences on adjacent properties. Work schedules shall be closely developed and coordinated with the Facilities Department.

#### 7. Governmental Interaction

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

#### 8. Building Code Administration

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

### **F. Construction Manager's Scope of Work**

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

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

approved construction documents.

1. Pre-Construction Services

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

a) Program Review

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

b) Cost Estimating Services

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

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

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

c) Design Reviews

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

d) Project Schedule

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

e) Other Services

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

2. Construction Services

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

a) Construction

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

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

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

safe jobsite, the construction manager shall provide for adequate project security.

b) Construction Administration

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

## V. Academic Plan

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

The program is consistent with the master plan for the State University System, with the Florida State University Master Plan, and the Strategic Plan for its College of Business.

### **C. 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.**

In the Spring of 2015, Quality Enhancement Reviews (QERs) were conducted for the program areas in each department of the college. As part of the process, external reviewers from peer institutions provided comments on the strengths and weaknesses of the program areas. The reviewer comments that spoke to the adequacy and needs of the existing facilities are listed below:

*The external reviewer for Accounting and Finance stated, “Lastly, in order to be a world-class business school you really need a world class facility. This world class facility needs to handle all types of active learning capabilities; it needs to have different room sizes and capabilities; it needs to be faculty friendly; it needs to have many team rooms and open areas for networking; and it also has to have the technology capabilities this generation demands and that faculty require to have a high quality teaching environment. Having personally gone through a move to a new business building in the last five years, it is truly a transformational experience. Regarding a new business building, I would also recommend that you think about building it bigger than you are currently thinking because our building is already filled to capacity.”*

*The external reviewer from Management and Entrepreneurship, Strategy, and Information Systems (ESIS) stated, “The learning and engagement paradigms have changed in contemporary schools of business, and facilities have become ever more important to keep pace with peers and aspirants. This reviewer observed on the building tour and was told about some of the limitations of the current building. The list of contemporary capabilities needed is long and includes such things as students needing work areas for individual study and group projects; faculty needing behavioral research labs; career services being located within the schools, especially for graduate services; and learning laboratories have become commonplace.”*

*The external reviewer for Marketing stated, “The current COB buildings provide inadequate support for active, engaged, collaborative learning. Most of the classrooms seem to be designed for traditional lecture methods, with inflexible seating arrangements. These designs impede more effective learning approaches. This is especially important given the AACSB’s emphasis on student engagement. The current buildings also lack non-classroom student spaces, such as meeting spaces and breakout rooms. These spaces are important for collaborative learning and community building. Because of this, it is*

*important that the COB's plans for a new space move forward."*

The external reviewer for Risk Management, Insurance, Real Estate and Legal Studies (RMI) stated, *"The building and infrastructure needs of the college are substantial. The faculty, students, and staff are performing admirably within a cramped, outdated structure. Built in the 1950s/1980s, and renovated periodically, the building is clearly out of step with the new interaction patterns of millennials and new forms of experiential instruction. The space needs of the college (and department) are considerable and will only get worse. A new building is under serious consideration. It is imperative that the college and university pursue this with all means available to them."*

In 2013, the College of Business prepared its accreditation maintenance report for the Association to Advance Collegiate Schools of Business (AACSB), its accreditation body. The report states that *"The (College of Business) strategic plan focuses on moving the College to preeminence by building on the base of excellent scholarship and teaching. To do this, significant improvements in facilities and funding are needed including naming and endowing the college."* Furthermore, it states that one of the critical challenges faced by the college is *"coping with its current space and building limitations."*

The report goes on to say that Legacy Hall will be transformative for the college's students, faculty, alumni, and business partners. As envisioned, it will provide space for students to develop their ideas for new business ventures, to learn investment strategies from Wall Street professionals, to practice sales presentations in a state-of-the-art lab, and to conduct research on current and emerging business issues. It will open avenues for collaborative research among the college's faculty and bolster efforts to recruit world-class faculty. It will allow the College of Business to meet the training and continuing education needs of its alumni and business partners. Finally, it will enable Florida State University to increase its impact on business in Florida, the nation, and the world.

**D. List the recommendations of the review consultant.**

This is addressed in the previous section.

**E. 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.**

Construction of a new College of Business building is consistent with the State University System Master Plan, the master plan for the Florida State University, and the Strategic Plan for the College of Business.



## **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 Florida State University College of Business, one of the ten largest business schools in the nation, is at a crossroads. Today's business world demands graduates who can think critically and creatively, collaborate to solve problems and produce results that benefit both the firm and society at large. The history of the college records remarkable success in these areas through a combination of top students, cutting-edge faculty, and engaged alumni and business partners. The future of the college, however, is less clear. While it continues to enjoy the strengths of students, faculty and alumni, the college's ability to integrate them into a seamless business education community is at risk.

The simple truth is the College of Business has outgrown its current space. Dating from the 1950's and 1980's, the Rovetta Building was completed when the college enrolled 3,000 students. Today, that number is 6,000 and growing. In addition, Rovetta lacks sufficient space for faculty, staff, labs and entrepreneurial space; as well as the collaborative and technology enabled spaces needed for today and tomorrow. There is a lack of meeting and event space to host the networking and education events that help student move beyond the classroom.

Most of the academic programs in the College of Business are limited in size by the inadequate and antiquated education spaces in Rovetta A & B. The college's highest demand programs are Professional Sales, Master's in Finance, and Master's in Accounting. All are constrained by available classroom space. In balancing the needs of growing programs such as Risk Management and Insurance as well as Real Estate, it is sometimes difficult to secure appropriate classroom space. Further, given the nature of training needed outside of traditional classrooms, highly ranked specialty programs are often constrained by space. This is true for business analytics, sales, finance (trading room). As planned, the new College of Business facility known as Legacy Hall provides a 77% increase of instructional, collaborative, and entrepreneurial space, in addition to larger spaces to accommodate growth in our internship and professional development programs.

The development of a new building complex for the College of Business will provide a significant increase in instructional space, along with the technology and collaborative spaces needed to provide tomorrow's business education. Originally envisioned to be constructed at the corner of Dewey and Tennessee Streets, it has been determined that the new, evolving Arena District is a more suitable and accessible site.

The increase in educational, collaborative, and entrepreneurial space will allow the College of Business to increase student degree production in a number of high demand majors. The college will be able to produce more graduates to help fill critical workforce needs in the following areas from the Board of Governors' gap analysis: 52.0301 Accounting; 52.0801 Finance, General; 52.0803 Banking and Financial Support Services; 52.1001 Human Resources Management/Personnel Administration, General; 52.1701

Insurance; 52.0304 Accounting and Finance; and 52.0305 Accounting and Business Management.

Legacy Hall will be transformative for students, faculty, alumni and business partners. It is planned to provide space for students to develop their ideas for new business ventures, to learn investment strategies from Wall Street insiders, to practice sales calls in a state-of-the-art lab, or to conduct research on current and emerging business issues. The focus of Legacy Hall is student success through increased job placement upon graduation.

Legacy Hall will lead to the following partnership enhancements: (1) a significant increase in student/executive mentorships; (2) a significant increase in the number of business executives interacting with business students, both in and out of the classroom; (3) a significant increase in the number of companies that recruit students both on campus and via distance learning technologies; (4) a significant increase in the number of students obtaining full time employment upon graduation and three months after graduation; and (5) a significant increase in starting salaries for graduates of the college.

Additionally, it will open new avenues for collective research among the college's faculty and allow the college to meet the training and continuing education needs of alumni and business partners. Finally, it will allow Florida State University to increase its impact on the art and science of business in Florida, our nation and our world.

**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 College of Business has outgrown its current space in the Rovetta Buildings, A and B. Dating from the 1950's and 1980's, the Rovetta Buildings cannot be further upgraded to support the college's vision for the 21<sup>st</sup> century business education. The current structures inhibit the university's ability to create business graduates with the skills demanded by today's corporations. In short, the FSU College of Business is a great business school in need of a more contemporary, effective learning environment.

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

The spaces were sized according to the 2014 version of the State Requirements for Educational Facilities and specific input from the building committee. The types of spaces were determined by needs expressed by the college.

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

The College of Business Facility (Rovetta A and B) was not included in the last completed educational plant survey.

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

### Preface:

On June 13, 2008, the Florida State University Board of Trustees adopted the university's current Campus Master Plan. It was subsequently amended, by direction of the Trustees, in September 2009, again in June 2011, June 2015 and once again in June 2016. 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.

The amendments in 2009, 2011, 2015 and 2016, on the other hand, are considered to be "minor" in terms of their scope and intent; each were attempts to incorporate recently developed concepts as well as facility and property acquisitions into the Plan so that certain projects could proceed. The university's acquisition of a number of parcels was the impetus for the 2015 minor amendment along with the more substantial acquisitions of the Donald L. Tucker Civic Center.

While the 2005 Campus Master Plan Update indicated a College of Business Expansion adjacent to the Conradi Building, near the intersection of Call St. and Dewey St., the 2011 amendment indicated an entire new College of Business (replacement) building at the site of a demolished Conradi building. Now the idea has matured further and it has been determined that the new, evolving Arena District (Tucker Center) is a more suitable and accessible site. The newly acquired O'Connell parcel, located one block south of the Tucker Center, forms the southeast corner of the Arena District as well as the university. This new prime location will allow the College of Business to anchor a new gateway into the Main Campus.

The significance of this proposed site should not be overlooked. As a major entrance into the Main Campus, the O'Connell site is likely one of the most visible sites at Florida State University and its use as a platform for the construction of a major academic building is as much symbolic as it is a design challenge. This potential is described in greater detail later in this element.

### Campus Master Plan Documents:

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 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 the development of the new College of Business Building (Legacy Hall) to be supportive of two of the university's core operations: academics and research. Accordingly, it has been categorized as an academic project, which is generally discussed in "Element 5 Academic 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 academic facilities will be developed to support the university's larger, broader academic goals.

This project has also been included in "Element 14 Capital Improvements" in both the 2015 and the previous 2011 minor amendments, when it was proposed for the corner of Call and Dewey Streets. Although the Development Agreement from the most recent (2015 and 2016) minor amendments is not at this time complete, a new College of Business Building was included in the 2011 Minor Amendment and its April 11, 2012 Development Agreement, albeit at a different location on the Main Campus. 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 should be accounted for.

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

#### **A. Prominence of the Site and Campus Gateway:**

The proposed project is on the campus perimeter site and on relatively high ground of the campus. Forming the southeast corner of both the Arena District and campus, this new prime location will allow Legacy Hall to anchor a new gateway into the Main Campus. This site is quite appropriate for one of the ten largest business schools in the nation. Its perimeter location helps engage the business community, alumni and other business partners. All the more reason for this building to have an outward focus and recognize the opportunity for promoting campus hospitality.

The location across from Burnette Park Chain of Parks, the newly enhanced Gaines Street and the proposed north/south pedestrian connector Macomb Walk all promote prominence in their own right.

The college's perimeter campus location is not without its challenges. Although the Tucker Center, Turnbull Center and the College of Law are well established facilities, there is concern that Legacy Hall, if not carefully designed, would feel isolated from the balance of the Main Campus. The fact that many of the other pieces of the Arena District, such as the Hotel and New Conference Center, likely would not be in place could exacerbate the feeling of isolation in the immediate future.

Although the timeline for completion of the Arena District is not known, it will have an impact on the new College of Business facility. Designers and everyone associated with this project should be cognizant of the evolving world around them.

#### **B. Other Master Planning / Project Design Concerns**

There are myriad other concerns that fall somewhat in both the category of overall master planning and the specific design of the project. These include but are not limited to

issues such as pedestrian/bicycle/transit access (some of which has been described above), sustainability (which likewise is mentioned elsewhere in this document), future building expansion, utility and infrastructure system improvements, and building massing, just to name a few. It is not the intent of this particular reference to drill down deeply into each. Instead, this item refers to how the design professional considers each. For instance, in the past, it has been customary for project impact to be considered only as far as an individual parcel. On a campus as small as Florida State University's, the ripples that emanate from a project as large as the new College of Business building are significant. Therefore, the design professional shall look beyond the immediate boundaries of the building project to see what impacts might be created. While this may seem self-evident and obvious, there are too many examples of major project development that failed to consider all of the "downstream" effects. That will not happen with the College of Business project.

## **VIII. Site Analysis**

### **A. General**

The proposed site for Legacy Hall is the southeast corner of both the planned Arena District and Florida State University's Main Campus, providing opportunities as well as challenges. Currently, the site commonly known as the O'Connell parcel has a peaceful park-like aura about it. In fact, Google map incorrectly shows this parcel as part of Burnette Park. This site has a chain-link fence at its north, east and west sides, however the east side fence is in poor repair and has overgrown vegetation covering it. This site as well as this entire area of campus is planned and poised to dramatically change as elements of the Arena District Master Plan evolve and are developed. The Arena District Master Plan envisions a vibrant, connected, and mixed-use district where Florida State University and the downtown City of Tallahassee meet. Proceeding as outlined in the construction schedule, rather than reacting to what is currently built, Legacy Hall will need to anticipate what will be built as well as be a pacesetter for this district.

Legacy Hall will be an important element of the Arena district and its location on the eastern edge of the O'Connell Block, along with the College of Law a couple of blocks to the north, serves as eastern bookends for two potential demand drivers of the Arena District's proposed Conference Center. The College of Business, known as Legacy Hall, will be located on the highest point of the O'Connell Block.

Gaines Street forms the southern perimeter of the Legacy Hall site; it is a destination district in the heart of Tallahassee, a connection between the two universities close to downtown which endeavors to be the hub of arts and culture in Tallahassee. The Gaines St. Revitalization Plan's goal was to create a pedestrian friendly street and improve infrastructure to help develop a destination district that would be a home to a blend of commercial, residential and cultural uses. With infrastructure now in place the district is in various stages of revitalization. Business interests have responded to this investment with over \$250 million in new residential and commercial construction, including several thousand new housing units. The southern edge of Legacy Hall naturally should have an active edge to respond with the vision and recent development.

The west side of the proposed site is currently vacant, but a parking garage is master planned for some time in the future. The proximity to the Legacy Hall site suggest pedestrian connectivity between the two. Of course, appropriate visual screening of the garage's utilitarian function should be incorporated. On the west and south sides of the proposed garage retail and perhaps academic liner buildings could serve as visual screens as well as promote active edge interest for Macomb Walk as well as Gaines Street.

To the north of the O'Connell parcel is the Basketball Training Center (BTC) and the Tucker Civic Center. FSU Athletics, particularly basketball, is a major presence in the Arena District and an expansion of the BTC is planned. In order to mitigate the impact of the BTC on the quality of the Madison St. streetscape and preserve the opportunity for an eastern access plaza to the Civic Center, the plan proposes the consolidation of some of the program. The existing driveway west of the current BTC will remain, opening into a

shared service area for the Civic Center and proposed Conference Center, as well as a small parking area for the Civic Center and Athletics staff. The Tucker Civic Center is the largest capacity arena in the Florida Panhandle, and dominates the Arena District visually and functionally. Originally built in 1977, this recently acquired university facility currently does not reinforce the university's architectural character.

## **B. Project Site**

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

The topography contours on the entire parcel from MLK Blvd. to Macomb St. range from site ranges 128-ft. above mean sea level (AMSL) on the southeast corner to 88-ft. (AMSL) in the northwest corner. Of course, only half the parcel is expected to be used for Legacy Hall and although the slope will be significant, it will be considerably less--perhaps only a 24 to 28-foot drop from the southeast to the northwest. The slopes are not uniform, but are somewhat terraced, most likely because of the earlier subdivisions of the parcel in the years past.

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

According to the Tallahassee-Leon GIS Natural Features Map (I-Maps) the proposed site is not in a Federal Emergency Management Agency (FEMA) Floodway Special Flood Hazard Area (100-Year).

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

Four StarMetro City Buses serve the area, but only the Tall Timbers line actually serves along the parcel's border. The Tall Timbers line travels in the east-west direction along Gaines St., then travels west along Pensacola St. to Tallahassee Community College. It also travels east along Lafayette and St. Augustine to Capital Circle S.E. The Moss lines stops east and west of the Legacy Hall site and the line travels in a north and south direction. The SouthWood line is available east of the Legacy site, and travels primarily on Lafayette, Apalachee, then on Capital Circle SE to SouthWood. The Dogwood line stops east of the site and travels to the Southwest Campus and Innovation Park. As this is an urban area and the C.K. Steele Plaza (Star Metro Main terminal) is in a several-block walking distance. All StarMetro lines listed above as well as the Heritage Line (Seminole Express Bus) mentioned in the paragraph below, travel to the C.K. Steel Plaza. <https://www.talgov.com/starmetro/starmetro-routes.aspx#weekday>

The Seminole Express Bus Service is in the area, but none of the lines border the site at the present time. The Heritage line services Jefferson St. 2-3 blocks north of the proposed site for Legacy Hall. The Garnet, Gold, and Renegade lines stop near the corner of Jefferson and Copeland. The Tomahawk stops near Copeland and Madison-St. Augustine and the Nite Nole stops near Jefferson and Railroad (<https://transportation.fsu.edu/bus-service>). Seminole Express Bus Service is expected to be responsive to the needs of the FSU Campus as it moves a

significant number of students, faculty and staff to the eastern perimeter of the Main Campus. Additionally FSU's Transportation Services offers a number of alternative transportation options (<https://transportation.fsu.edu/options>).

Automobile access is available through the city street grid, with Madison St./Saint Augustine St. offering one-way, eastbound travel only. Surface parking for FSU and Civic Center events are at the large parking lot west of the Civic Center. The Turnbull Conference Center at the corner of Railroad and St. Augustine offers covered structure parking. Additionally, nearly 40 more parking spaces are available along the site perimeter of MLK South Blvd, Gaines St. and Macomb St. in the form of metered parallel parking. By crossing Madison St. 16 more parallel parking spaces become available. Parallel parking is also available adjacent to Boulevard Park, southeast of the site.

Special bike friendly provisions are along Gaines St., Pensacola and St. Augustine/Madison. The one-way streets of Pensacola (westbound) and St. Augustine/Madison (eastbound) each have a protected bike lane. Macomb/Railroad has bike lanes on both sides of the street. Along Gaines St. and adjacent to the site, there is some limited bike parking, in the form of single hoop bike racks parallel to roadway, accommodating 12 bikes in total.

Pedestrian circulation is via concrete paved sidewalks adjacent to the street grid. While Gaines St. enjoys a generous 18-foot sidewalk adjacent to the site, there is no sidewalk adjacent to the site along Madison St. and MLK South Blvd. Macomb St. has a generous older sidewalk, however it is in need of weed maintenance. Currently, there are no pedestrian crossings from the site across Madison St. At Gaines St. there are pedestrian crossings at corners crossing Macomb St. and MLK South Boulevard. However there are no pedestrian corner crossings for Gaines St. itself, rather the official crossings are at mid-block, near Savannah's restaurant and at Burnette Park mid-block. The mid-block pedestrian crossings for Gaines St. have push-button pedestrian-activated signal beacons designed to stop automobile traffic to allow pedestrians to cross safely, however they do not appear to be effective in doing so.

#### 4. Site Vegetation

There are many large oak trees on this site creating significant shade. Some shrubberies and thick plantings exist on the eastern perimeter and the eastern half of the site, particularly the eastern perimeter which consequently has the densest shade. Algerian and English ivy climb many of the site's trees. The ground cover consists of a combination of turf and native vegetation and is kept mowed.

The western half of the parcel has numerous laurel oak, water oak, pecan, walnut, cherry laurel and (invasive) camphor trees. The eastern half of the site has many of the same types of trees as the western half, but also has black cherry, magnolia, mulberry, pindo palms and several live oak trees. One of the very large water oaks on the middle of the east half of the site has severe cavity issues. The



magnolias are nice but are all trimmed back, thus no branching on the lower trunk. Pindo and cabbage palms appear on the north and mostly eastern perimeter of the site. The nicest live oak specimen is on the southern edge of the eastern half of the site, near Gaines St. Special consideration should be given to preserving this tree. A couple of live oaks are on the northern perimeter of the site and a few are on the eastern perimeter of the site. Additionally, there are more live oaks in the eastern half portion of the site, centrally located. Most are healthy, but some are not well shaped.

## 5. Archaeological History

The recent infrastructure project on Gaines St. has brought about some introspection regarding the archaeological history of the area. Nine sites have been identified in the Gaines St. corridor, and it is highly likely that there are more to be discovered. The eastern end of the corridor has five identified sites. Of these, three are nineteenth and twentieth century refuse sites, one is undetermined, and the fifth is Cascades Park. At the western end of the corridor, three prehistoric campsites have been identified as well as a Fort Walton Period farmstead from c. 1000-1500 AD. It is highly likely that more sites exist, including additional nineteenth and early twentieth century historic refuse sites related to the residential development in the area, sites associated with many industrial facilities located in the area over its history, and additional evidence of prehistoric inhabitation. Additionally, at the end of the Civil War Union troops camped in the Gaines Street Corridor, and it is possible that artifacts associated with their encampment might also be discovered. There is also some documentary evidence that the Seminole Town of Tallahassa Taloofa or Tonaby's Town, as well as the mission of San Antonia De Bacgua may be situated within the Gaines St. Corridor area. <http://www.1000friendsofflorida.org/building-better-communities/historic-preservation/gaines-street-corridor-historic-preservation-report/>

With all this being said, the university is not aware of any archaeological sites within the immediate confines of the project site. Per the university's "Professional Services Guide," the design professional 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. Location of Exist. Utilities & Proximity of Utilities to Project Site

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

capacity of all city maintained utilities which serve the project site.

a) Steam

Due to its remote perimeter location, this parcel does not have access to university utility plant steam.

b) Potable Water and Fire Hydrant

According to the Tallahassee-Leon GIS web site, city potable water is available for this parcel.

A fire hydrant is near the southwest corner of the site.

c) Chilled Water

Due to its remote perimeter location, this site does not have access to university utility plant chilled water.

d) Sanitary Sewer and Storm Sewer

According to the Tallahassee-Leon GIS web site, city sanitary sewer is available for this site. A storm water manhole and drains are near the northwest corner of the site.

e) Natural Gas

According to the Tallahassee-Leon GIS web site, city natural gas is available for this site.

f) Power

Overhead utilities line the west side of Macomb Drive and the south side of Madison Street. Underground utilities are available from the Gaines Street side of the parcel.

g) Telecommunications

Underground publicly supplied telecommunication services along both Gaines St. and Madison St. appear to be available to this site. Fiber optic lines are marked on the proposed site along Gaines and Madison Streets. However, regarding university outside plant infrastructure in the area, there appears to be little to draw from. FSU telecommunications infrastructure in the area originates from the Diffenbaugh Bldg. and extends to the Law School in a radial distributed duct. This system is undersized and has minimal space for upgrades and has no space to accommodate future growth.

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.

Although not a building, the Doug Burnette Park to the east of the proposed building site is a significant site in that it is a remnant of a 200-foot wide buffer zone around the 1825 incorporated City of Tallahassee. The Gaines Street Park and the Park Avenue chain of seven parks are also part of that same original buffer. Burnette Park serves as an important green space for the neighborhood, and the design of Legacy Hall is expected to maximize the advantage of having this park so close.

The Tucker Civic Center to the north of the Legacy Hall site opened in 1981. Because of its public use and sheer size, it should be considered architecturally significant. The 12,500-seat multipurpose arena is located on the FSU campus has the largest capacity of any arena in the Florida panhandle. Unfortunately, in its current state this recently acquired university building does not provide much to offer to reinforce the university's architectural character. This whole area called the Arena district is expected to be redeveloped in the upcoming years with Legacy Hall one of the first buildings scheduled to be completed.

Another architecturally significant building is the Turlington Building. This 305 ft. height, 19-story building was built in 1990 and houses the Florida Department of Education. Because of its unusual polygon shaped floor plan and distinctive roof line it is something that "catches your eye" at all levels, from an aerial (airplane) view to a pedestrian and automobile view on the ground level.

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

The physical site realizes significant topographic changes which could help organize entrances and exits on different levels, but could also create some challenges for design and construction of this project. Significant grading is expected. Some remnants of earlier construction on this site when it was subdivided into dozens of individual parcels remain. This would include retaining walls, concrete islands and asphalt paving. Additionally, although the site is vehicular accessible from all four sides, it is an urban downtown area and may present some access difficulties because of that.

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

## **IX. Program Area**

The College of Business's Legacy Hall will officially be located on the FSU Main Campus. Students and faculty of Legacy Hall should not feel that they have "moved off campus". The site needs to look like a part of the university campus with populated green space and a sense of intimacy and connectivity; for example, visualize spaces in this facility, inside and out, filled with recruiters for a career fair.

Legacy Hall is expected to have more students and groups and overall be a bustling place. Upon entering the site, entrepreneurial activities will be front and center. Faculty, staff, students, and guests will linger and stay longer than they do in Rovetta, and this will be a place where the rest of the town and business community meet.

While some areas such as the Trading Floor, Sales Lab, Accounting Classroom, and the Real Estate War Room are not meant to be shared, Legacy Hall seeks to promote a holistic business school identity versus solely promoting individual departments.

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

This section identifies the traditional requirements for the various spaces and rooms in College of Business building, including an enumeration of the number of similar spaces, their size, and, where not obvious, their environmental requirements.

#### **1. Space Summary**

The Space Summary that is presented in the Appendix lists the spaces that are to be included in the design of this project. This summary quantitatively describes the spatial needs of the project as they are presently known. These figures are presented and totaled in tabular form. Included in this summary is a breakdown of the total square footage by space type (Room Use Code). The Room Use Code information is presented to assist in documenting this project's impact on the university's overall space inventory. It should be noted that this project was not presented for approval during the university's most recent Educational Plant Survey. Where appropriate, square footages have been based upon space and occupant design criteria found in the 2014 Space Requirements for Educational Facilities (SREF) standards.

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

#### **2. "Room or Space" Data Sheets**

The Space Summary represents only a partial image of this project's spatial needs. While it is critical to know the number, size and types of space, it is

equally important to understand the environmental and relationship needs of the spaces and their organization. To assist in the presentation of this information, a series of Space Data Sheets have been included in the Appendix of this document. These forms describe the individual spaces in terms of the activities that occur within them and their relationship to other spaces. Additionally, these forms also prescribe environmental needs such as acoustic, indoor climate, architectural finishes, communications, lighting, and accessibility.

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

## **B. Design Issues and Opportunities**

In addition to the 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 design professional shall take each of these issues into serious consideration and assist with the development and incorporation of solutions into the project design.

### **1. The Vision, Key Issues and Opportunities**

The Building Committee, in the August 2015 visioning document, outlined a number of issues and opportunities available in this unique project. The following are the key issues and opportunities which the site and the project present:

- a) Capitalize on the unique location of the project site as an easily accessible FSU front door.

As a new campus edge, Legacy Hall, with its site high on the hill looking out on downtown, will encourage students to engage the community and the community to engage in university activities. Opportunities to network with businesses and university, city, county, regional and state constituents will be provided. This is an opportunity to present a new face for FSU in the city while marking a new corner of the Main Campus.

- b) Connect to the University and the Campus

With the exception of the College of Law, the eastern portion of the campus has traditionally been Macomb St. Now that the university is expanding its contiguous Main Campus to the corner of Martin Luther King and Gaines Streets with the College of Business, there is a tremendous concern within the college of how this facility will be physically connected and perceived as a dynamic portion of the Main Campus. Physical and symbolic views, cues and references will be

provided in the design of this project. A connection to major and prominent walkways will extend to this facility. Tying this district to the Main Campus walkway system, through perhaps an eastern branch of Legacy Walk, will help to resolve this problem. Nevertheless, the design professional shall investigate ways to make this tie to the Main Campus strong and seamless. This will involve investing in upgrades outside the building site. Additionally, the design professional is expected to participate in discussions involving transportation means and modes to and from other parts of campus. In turn, this may involve providing facility features to enhance transportation and connectivity.

c) Play an instrumental role in the development of the Arena District

The facility will serve as a strong marker, signifying the edge of a new campus district (Arena District). Amenities will be added to support a vibrant pedestrian environment. With the proposed timing of this project, it will likely be the first project constructed since the Arena District was formed.

d) Provide connections to a broad set of new neighbors

Being in the Arena District with the convention center and hotel presents a whole set of opportunities. Connections could be made from, to, and through the College of Business, utilizing the building as a spatial connector. Responsive edges should be provided where pedestrians interact with the building. The facility should link and support connections to activities and pedestrian travel routes in the district, and could even be shaped around pedestrian paths. To the south, connecting to Gaines St. activities will only serve to further enhance the facility. And to the east, the Chain of Parks serves as stable, permanent green space at what could be the College of Business' front door. Legacy Hall will set the table for further development, much of it will respond to its outward reach.

e) Provide an academic home for all

A lively and engaging environment will be designed. It will be a place of choice for work, study, socializing and respite.

f) Capitalize on the slope of the site

Smart stacking of highly trafficked spaces will capitalize on the natural slope of the site. Ease of access and circulation between multiple entrances will be incorporated in the site.

## 2. Signature Building

The architecture of this facility is expected to define who the College of Business is and where it's going. This preeminent business school will prosper in this world-class facility, Legacy Hall. A magnificent new building will define the future of the college not only for the students, faculty, staff, and alumni, but the business community at large.

The college's vision is based on successes of the past paired with future business practice and education. This new facility ensures that the college and university can meet this challenge. This building will serve as a legacy for tomorrow.

While its mission alone would justify a signature building, its location magnifies this calling. The proposed site is a prominent one, on a high elevation, bounded by Martin Luther King, Gaines, and Madison Streets. One corner of the site forms the (new) southeast edge of the Main Campus as well as the evolving Arena District. It is unlikely that any future university building contiguous with the Main Campus will be east or south of this site. Furthermore, the proposed building's eastern face has the potential for an elegant presentation with the Chain of Parks' Burnette Park in its foreground. The committee has discussed having a prominent feature such as a corner clock tower.

## 3. Relationship to Adjacent Buildings / Facilities and the Arena District Master Plan

The proposed Legacy Hall building provides many opportunities as well as challenges. The Tucker Center currently does not provide much to offer to reinforce the university's character. Fortunately, this area of campus is planned and poised to dramatically change as elements of the Arena District Master Plan evolve and develop. Proceeding as outlined in the construction schedule, rather than reacting to what is currently built, Legacy Hall will need to anticipate what will be built as well as be a "trendsetter" for this district.

Ownership and management functions of the Tucker Civic Center were transferred to FSU in 2013. A master plan was soon commissioned to establish a vision and blueprint for the successful redevelopment of what is now being called the Arena District. Given its location and regionally significant anchor program, the Arena District represents a historic opportunity to further the integration of the physical, economic and cultural fabric of FSU with that of the City of Tallahassee. The Arena District Master Plan envisions a vibrant, connected, and mixed-use district where FSU and the downtown City of Tallahassee meet. *(from Arena District Master Plan, October 2014, Sasaki and Architects Lewis + Whitlock)* The 48-page master plan illustrates and outlines: a conference facility and hotel; retail, entrepreneurial, and future academic space; the basketball training facility expansion; surface and structured parking; and a new facility for the College of Business.



The new home of the College of Business will be an important element of the Arena District. With its location on the eastern edge of the O'Connell Block, it will serve with the College of Law two blocks north as an eastern bookend and potential demand driver of the Arena District's proposed Conference Center. Legacy Hall will be "located on the highest point of the O'Connell Block: embodying a forward looking, pro-business posture by simply being located close to Tallahassee's downtown. This multi-faceted corner site also has a prominent location along West Gaines Street which further reinforces the civic gesture made by reestablishing the western edge of the Chain of Parks. An impressive entry along this restored Chain of Parks at MLK Boulevard will complement other entries, existing and proposed, including the College of Law and Advocacy Center, the State Library of Florida, and the Civic Center. A restored Chain of Parks has the potential to become a new and beloved series of open spaces with Tallahassee, much like the Park Avenue Chain of Parks in downtown, with the College of Business as its exemplary new neighbor." (*from Arena District Master Plan, October 2014, Sasaki and Architects Lewis + Whitlock*).

The potential addition of ground-level retail within Legacy Hall would contribute further activity to the Gaines St. area. Planners once envisioned Gaines St. as a destination district in the heart of Tallahassee, connecting two universities close to downtown and endeavoring to be the hub of arts and culture in Tallahassee. The Gaines St. Revitalization Plan's goal was to create a pedestrian friendly street and improved infrastructure to help develop a destination district that would be a home to a blend of commercial, residential and cultural uses. Today, the infrastructure now in place, the district is in various stages of revitalization. (<http://www.1000friendsofflorida.org/building-better-communities/historic-preservation/gaines-street-corridor-historic-preservation-report/>) The market has responded enthusiastically to this investment with over \$250 million in new residential and commercial construction, including several thousand new housing units. The southern edge of Legacy Hall naturally should have an active edge to respond to the vision and structures along the evolving Gaines St. corridor and district.

The west side of the proposed site is currently vacant, but a parking garage is envisioned for some time in the future, after Legacy Hall is occupied. Naturally its adjacency and proximity to Legacy Hall suggest pedestrian connectivity to it as well as appropriate visual screening of the garage's utilitarian function. On the west and south sides of the proposed garage, retail and perhaps academic liner buildings could serve as visual screens as well as promote active edge interest for Macomb Walk as well as Gaines St. **As part of this project the design professional shall create a master plan of this site indicating a future parking garage and design a surface parking lot to serve immediate needs as part of this project.**

To the southeast of the proposed site, the 19-story Turlington Building (completed in 1990) provides administrative space for Florida Department of Education and is a prominent neighbor due to its function, design and size. To the north of the O'Connell parcel is the FSU Basketball Training Center (BTC) and the Tucker Civic Center. FSU Athletics, particularly basketball, is a major presence in the Arena District and an expansion of the BTC is planned. In order to mitigate the impact of the BTC on the quality of the Madison St. streetscape and preserve the opportunity for an eastern access plaza to the Tucker Center, the Arena District plan proposes the consolidation of some of the program. The existing driveway west of the current BTC will remain, opening into a shared service court for the Tucker Center and proposed conference center, as well as a small parking area for the Tucker Center and athletics staff.

#### **4. Site and Street Level Improvements**

The Arena District Master Plan proposes a balanced approach to mobility in the district, with the objective of reducing dependency on automobile use to the degree possible. Using the city's existing street grid and providing "complete streets" within, streets able to accommodate pedestrian, bicycle, transit and vehicular car movement.

The district's master plan endeavors to enhance pedestrian connectivity between the district and the surrounding areas, including the Madison Mile and the balance of the FSU Main Campus. Pedestrian activity would be encouraged by means of an expanding network of sidewalks featuring shade trees. Emphasis would be placed on encouraging walking among members of the FSU community. In addition to sidewalk improvements, Macomb Walk would serve to reconnect the city grid and bisect the existing Arena mega-block. Macomb Walk would be designed as a pedestrian and bicycle priority route framed by shops and restaurants shaded by rows of deciduous trees.

The Arena District Master Plan seeks to promote bicycle movement through the installation of bike lanes along the street corridors and Macomb Walk. Bicycle parking is proposed at key destinations throughout the district. The end goal is to encourage bicycle commuting to the District from the remainder of the FSU's Main Campus as well as other areas in the city.

The Arena District Master Plan anticipates transit stops at key areas throughout the district including the College of Business, perhaps on its west side. It is anticipated that many students will commute to the District by transit, especially when travelling to the College of Business from the core of the Main Campus or from commuter parking locations.

Automobiles will continue to be the primary means of access for the Arena District, especially for major events. Parking facilities are envisioned throughout the district, linked by safe and well-designed pedestrian routes. The goal is to encourage visitors to "park once" and visit the retail, food service, and other

amenities offered on foot. *(AL+W and Sasaki, Arena District Master Plan, October 2014)*

a) Site and Pedestrian Improvements

The enormity of the College of Business project provides opportunities on many fronts to enhance the pedestrian experience. As placed on the east side of the O'Connell property, this project will directly front three streets: Gaines St. to the south, Madison St. to the north, and Martin Luther King Blvd. and the Chain of Parks to the east. In many cases there is an opportunity to tie into an urban fabric that is already established or be part of a major new place-making urban project.

Gaines St., an important east-west thoroughfare connecting Stadium Dr. on its west end and Cascades Park on its east, has undergone a complete streets transformation, including the introduction of sharrows (specialized symbols indicating shared right-of-way between bikes and automobiles) and an expansion of sidewalks. Planted medians and bulb-outs as well as special paving activate the streetscape, creating a desirable environment for pedestrians. Of course, as a good neighbor, FSU should maintain, enhance and build upon this successful infrastructure project. The active edge designation, described elsewhere in this document, for this southern face of Legacy Hall will certainly provide an opportunity.

The success of Gaines St. indicates the importance of aligning sense of place, accessibility, and mixing of uses in order to create street-oriented development value and thus vibrant urban districts. In its 2013 Downtown Renaissance plan, the Tallahassee Community Redevelopment Agency highlights Madison St. as the next logical candidate for complete streets transformation in central Tallahassee. The "Madison Mile" concept establishes a strong pedestrian-friendly axis on Madison Street, connecting the FSU stadium, Tucker Center and the State Capitol Complex. While the north face of this project is viewed by many as having the least desirable view, making the best of the situation is a necessity. The northern edge of this project looks at non-academic facilities and functions that do not support the business school such as Basketball Training Facilities (new and future addition) and the loading area for the Tucker Center. It is likely that the service and other utilitarian functions of Legacy Hall will also front Madison St., but in a sensitive way that respects the Madison Mile/Madison St. pedestrian friendly vision. The Arena District Master Plan indicates that a new streetscape on W. Madison St. would include a shady alley of trees to connect patrons with parking, the Tucker Center and a newly formed Gateway Park, while carrying forward the "Madison Mile" concept. *(AL+W and Sasaki, Arena District Master Plan, October 2014)*

The Burnette Park & Boulevard Park Chain of Parks is a green boulevard system connecting Tallahassee's original park system and defines the eastern boundary of the site. The stately procession of Spanish moss-draped oaks provides a powerful image-forming backdrop for this site as well as the entire Arena District. *(AL+W*

and Sasaki, *Arena District Master Plan, October 2014*). Legacy Hall certainly intends to take advantage of this amenity and opportunity to create a pedestrian-friendly front door. Additionally, the design professional should investigate ways to make a direct pedestrian connection to the park and to incorporate the green space into the building design, perhaps with the position of the central atrium. The design professional may also want to investigate the possibility that the segment of Martin Luther King Blvd. adjacent to Legacy Hall's site will one day be closed to vehicular traffic.

Development of courtyard space is a must for this building for hosting events and everyday use, and it could possibly connect to the linear park system. A rooftop terrace could also be provided. Furnishings provided in both spaces need to be moveable. The design professional shall plan for catering to be provided at these outside spaces.

Lastly, the west face of Legacy Hall should be studied; because no development of street and sidewalk system is in place, it will likely require the most thought and decision making. An access drive has been discussed in the Arena District Master Plan for this western edge. Space could be provided for an FSU shuttle hub, connecting the Arena District to the Main Campus. While this project is proposing surface parking on the western portion of the Legacy Hall site, a new parking garage is envisioned for the future, mainly serving demand created by the College of Business as well as other Arena District uses.

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

Naturally, the building will have a common loading dock to service its occupants' departments, institutes, centers, event space, zone maintenance, and building services (housekeeping).

Twelve service parking spaces will be needed and should likely be provided near the loading dock for Zone Maintenance, Building Services and Classroom I.T. Support. It is also expected that this project may be a good candidate for a cell tower, which could utilize one of these parking spaces; a place to permanently store cellular telephone tower equipment next to the loading dock is needed. Additionally, an enclosed garage is needed to park two golf carts.

A parking drop-off for visitors and guest parking for up to 20 vehicles is needed. The design professional shall also allow space for drop-off and return for Valet Parking.

This project is expected to provide surface parking on the balance (western portion) of the block to serve faculty and staff. The design professional shall also master plan a parking garage on this same part of the site with active edges wraps to house retail and the like. While the parking lot and future parking garage is expected to respond to, serve, and connect to Legacy Hall, it should not be at the exclusion of others within FSU and the Arena District.

Significant parking issues are expected to be generated as a result of constructing Legacy Hall and while the surface parking portion of the project may alleviate some of these issues, many will remain. The design professional may be asked to participate in university discussions regarding this issue.

c) Trees and Landscape

The university recognizes that trees are living organisms and therefore have life expectancies. The design professional should balance the need to preserve trees with the appropriate site design. If the removal of trees becomes necessary, then that should be the design professional's recommendation to the university. In such an event, the project shall seek to plant appropriate new trees in locations where they can flourish and provide enjoyment for generations to come.

A sensitive and a well-conceived landscape plan is an important component of this project. Recommendations for irrigation and landscaping to achieve a cohesive and pleasing plan should be part of this project. It is expected that landscaping will be used to screen service areas, soften building masses, provide shade in seating areas, drives and pedestrian pathways, and organize and define exterior space.

It is generally assumed that the scope of this project shall not be compromised as a result of any existing vegetation and that, where necessary, trees or shrubs will be removed to accommodate the construction of the project. The design professional shall make the Facilities Department aware of any such situation. The project site contains landscaping such as shrubs and trees that have evolved over the years and has not benefited from a thoughtful, professional landscape analysis.

d) 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 design professional 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.

e) Exterior Building Signage: Freestanding and Attached to the Building

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

The building will receive an official name either before, during or after the construction is complete. The design professional shall consider in elevation studies how raised letters on the building (per FSU Signage Guidelines) will appear both for the opening day and if the facility naming happens to occur after the building is constructed.

This project is expected to fund all signage associated with it. The Facilities Sign Shop shall construct and install the freestanding wayfinding signs and wayfinding plaques.

5. Health, Safety, Security and Sustainability

a) Hazardous Material Abatement

An Environmental Site Assessment by a private company was provided in 2014. Arsenic was detected in the soil samples, but at a low enough level as not to require cleanup for Commercial/Industrial development. This full environmental site assessment report may be reviewed at FSU Facilities.

The design professional shall be responsible for reviewing and complying with all applicable portions of the Design Guidelines and Specifications: <https://www.facilities.fsu.edu/depts/designConstr/guidelines.php> then click on the following sequence: General Planning/General Construction Guidelines/Hazardous Material Abatement.

b) Security

As with all construction projects undertaken by the university, security, both in terms of personal safety and the protection of private and state property, is a very important issue. The design professional shall consider this issue in all matters of design, with special consideration given to any

exterior improvements that might compromise the safety of the occupants or persons walking nearby. A range of strategies should be considered by the design professional, but at a minimum enhanced exterior lighting, security phones, and a facility design that minimizes areas where crime can be committed. Security concerns were raised by the committee during the writing of this facility program; such as classroom exiting during a security crisis and having one door versus two doors for each, security “lockdown” procedures and concerns about a possible “fish bowl” effect when the building is used in the evening.

c) Emergency Operations

Campus Emergency Management has expressed an interest in utilizing the “Trading Room” as programmed in this facility as an Emergency Operations Center when the need arises. It is also entirely possible that another room in Legacy Hall would be better suited, as Emergency Management is looking for a multi-use space that would have multiple screens, computers, etc. to be used in the event of an emergency.

Additionally, Campus Emergency Management is always looking for opportunities to build hurricane hardened structures that will withstand a storm better than minimal building code requirements and potentially serve an emergency function. State Law requires all new buildings to be evaluated for potential Enhanced Hurricane Protection Area (EHPA) inclusion or seek exemption from Leon County Emergency Management.

d) Tobacco Free Campus

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

e) LEED Certification

Florida State University is committed to stewardship of the environment through the promotion of sustainable practices. Green buildings, especially on a university campus, can serve as living laboratories that highlight the application and intersection of science, technology, and sustainability.

Strategies that minimize the overall impact of the building on the campus environment and surrounding landscape should be incorporated throughout the design and construction processes. In order to match the sustainability goals of the university, construction projects shall seek to

promote community connectivity and increased use of alternative methods of transportation, reduce energy and materials consumption, improve water management techniques, and foster healthy interior and exterior spaces. Building systems should be designed to maximize energy and water conservation and efficiency efforts and focus on decreasing consumption per square foot of space.

At FSU, all new construction and renovation projects with budgets of \$2 million or more shall seek Leadership in Energy and Environmental Design (LEED) certification from the U.S. Green Building Council (USGBC).

Documentation shall incorporate the latest version of LEED and shall target a minimum level of LEED Silver. Project teams are further encouraged to explore the feasibility of achieving a higher level of LEED certification and/or the ability to meet the 2030 Challenge for reduction of carbon emissions.

Prior to the commencement of the Schematic Design phase, the design professional shall meet with the Facilities Department to determine a specific certification strategy. Historic data from previously certified FSU projects should be reviewed and utilized to determine new project boundaries, while preserving those of previous projects. In some cases, previously developed data may be available for use in certifying new projects. Also, note that Facilities Department can provide information and trends related to the achievement of many pre-requisites and potential credits.

Building commissioning (a prerequisite to LEED certification) shall follow all minimum requirements specified by the USGBC and shall also comply with the university's standard commissioning process as defined in the FSU Design Guidelines. The FSU Design Guidelines include a scope document intended to structure the work of the Commissioning Agent and ensure that all critical equipment and processes are reviewed for compliance with the university's requirements. The need for Enhanced Commissioning or Building Envelope Commissioning shall be reviewed during the initial LEED strategy meeting. These services will be implemented at the university's discretion.

For projects whose characteristics fail to meet the minimum project requirements for LEED certification, the design professional shall submit a letter documenting the conditions which preclude certification. To the extent possible, sustainable practices shall continue to be employed in the development of a non-certified project.



As a new College of Business, the business case for green building should be investigated. Generally, not just in the university environment, the overall top two reasons for building green are client demand and market demand (<http://www.usgbc.org/articles/business-case-green-building>). Special consideration should be given to making good sound business decisions. When incorporating design decisions and technologies, the return on investment (ROI) and the payback time for features should be carefully evaluated. The challenge, of course, is to strike a significant balance between cost and performance.

f) Green Office Certification

The entire college, or just certain departments and units may decide to seek Green Office Certification through FSU's Office of Sustainability, now or at some point in the future. Although many of the program's obtainable points revolve around daily practice, behavior and habits of its occupants, the design of Legacy Hall should not preclude the college or any portion thereof in seeking certification. Where possible, design organization, systems and features should be included in Legacy Hall to make certification easier and more practical to attain. Detailed information on this program administration through FSU Sustainable Campus may be found at: <http://sustainablecampus.fsu.edu/Our-Programs/Green-Office-Certification>

g) Reuse of Resources

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

h) Bicycling Amenities

The FSU Design Guidelines has a bike rack standard and these racks should be placed in appropriate quantity and locations to serve the expected cyclists. In addition to this, the design professional shall engage the building committee and determine whether other certain bicycle amenities should also be provided for bicycle commuters. Amenities could include but are not limited to showers, personal lockers and secure bike parking such as a bike room, bike cages, covered area bike racks and

bike lockers. At this time, the university has no management structure to furnish, rent and maintain secure bike parking and bicycle amenities, so this would necessitate a component of the College of Business administering these.

i) Timeless Building

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

6. Building Features

a) Heritage

The committee discussed finding ways to honor the history and heritage of the College of Business. For many years the steps on the southern entrance of Rovetta (B) served as a gathering place and holds a certain sentimentality among the alumni, particularly those who attended the college prior to the 1980's addition. Ways to symbolically incorporate these steps should be considered.

b) Donor Recognition

Donors have been a big part of the College of Business. This should be reflected in the building, even more so as the building will be built with 50% donor funds. A donor wall or display should be provided or another alternate way to recognize donors and this should be in such a way as so students will feel connected to these donors.

c) Wayfinding and Individual Recognition

Ways to personalize departments should be added. Offices should provide a name of the individual, while being readily modifiable. Combined or separate plaques to recognize donors on each space should be provided.

7. Building Spaces

a) Food Service and Convenience Store

Food Service and Convenience Store should be integral with the design of the building, with its primary customers the building occupants. Others on campus as well as the community at large may also access these facilities. The committee discussed having 2 brands, one being a high end coffee

concept and the other a lunch and (maybe) dinner concept and perhaps a street presence and outdoor dining. A “Panera Bread” type of facility at the northwest corner serving fresh and local items like chicken and salads was discussed with the committee. Notably, no fume hoods would be needed with a facility like this. A Starbucks could be part of an integrated facility with possible a direct street-sidewalk entrance. A convenience store with offerings similar to what is on campus at the “Garnet & Go” could also be provided. The design must carefully craft this space so it does not overpower the image Legacy Hall seeks to provide. Noises and odors inherent in food facilities need to be handled appropriately.

- b) Active edge and retail along Gaines Street and where Pedestrians interact with the Building.

Recent infrastructure investment, along Gaines St. and the new development that follows invites Legacy Hall to promote an active edge along Gaines St. and perhaps other perimeter space. The active edge may be a retail storefront or take the form of showcasing visually interesting activities within the College of Business, some of which are described in the paragraphs below. At the time of the writing of this facility program, a business plan has not been developed, but it is believed retail space could be provided for rent and use by outside companies that would support the university’s mission. The COB does not want to sacrifice its identity while providing this retail, rather the retailer can build on the FSU brand. The college could use the storefronts when they are between tenants with displays showcasing the college.

- c) Classrooms

As expected much of the space in Legacy Hall will be devoted to classrooms. When determining classroom needs an exclusively Monday/Wednesday and Tuesday/Thursday schedule to meet today’s needs were considered. Projections ten years into the future, based on increases in growth received the past ten years were considered as well. Due to its distant perimeter location, it is possible that some general education classes could be provided at Legacy Hall as a convenience to students already taking classes at Legacy Hall. Conversely, it is possible that popular elective courses for non-business majors could be offered elsewhere on the Main Campus. In general students taking 2000 level classes will have classes elsewhere on campus, while the 3000 level and above classes will stay only (or mostly) at the COB.

While substantial additions to the faculty are not expected in the near future, there is an emphasis on reducing class sizes from 60- and 75-seat classrooms to less than 50-seat. In addition, new honors programs will create a greater demand for smaller classrooms. The 500 seat classroom is the largest planned and on top of its regular use of a handful of classes,

it will be used for guest speakers and “town-gown” type of meetings. Notably, the vast majority of guest speakers will speak during the daytime hours. Possible classroom layouts were discussed with the building committee during the visioning study. Layouts for both center aisle and side aisle arrangements were considered and there appears to be a preference for maximizing seats in the center, and not having the aisle in the center. Classrooms less than 150 will typically have loose, movable seating while those with 150 and more will have a tiered arrangement.

While the smaller classrooms will only have one marker board and screen the largest ones will have three. White boards are preferred over glass boards. No projectors shall be mounted from the ceiling. Consideration should be given to providing two doors in classrooms (even though it may not be mandated by code) just to add future flexibility; for example, if the room becomes subdivided. Also the design professional shall look at electronically tying larger classrooms together for flexibility teaching extra-large classes. Use of moveable partitions should also be investigated to provide flexibility between semesters and in the years to come.

With the number of students in the College of Business there will be thousands of students in corridors during the change of classes. Ample room for students to wait and queue is absolutely necessary.

d) Atrium, Event, Institute, Centers, Collaboration, Networking, and Third Spaces

Legacy Hall will have numerous places where faculty, students, staff and community members learn, meet, collaborate and network. A flexible Multipurpose Event Space will host numerous events and dining for up to 480 or alternatively seating for up to 1,000. Spillover into the Atrium will add additional seating. Adjacent outdoor patio or terrace space will further enhance and make this event space more flexible. The Institutes and Centers, along with the Trading Room, Retail Experience Lab, and Business Incubators enhance the quality of education in so many ways and are a “natural” for being showcased to demonstrate the vibrancy of what this college has to offer. The Undergraduate and Graduate Collaboration Commons and Networking Commons along with the programed “third spaces” within the Atrium Space express the university’s and COB commitment to being a student focused institution.

The large Atrium programmed in this facility becomes many things. The high expectation is that upon entering Legacy Hall one will be “wowed” and impressed by a magnificent Atrium. A certain “energy” through programming, as well as, digital and physical storytelling will show where the college came from and where it is going and all the “doing” that this college has going on right now. The Atrium will become an organizer and meeting place, much like a “town square”. It would be a central and

connecting space for gatherings, events and people watching. Its grandeur will celebrate the importance of business. Many of the more active, unique and interesting program spaces, previously described, would be visible from high traffic areas and seen from the Atrium. There will be a sense of openness and connectivity, reflecting and enabling interworking and social connectivity

And lastly spaces within the programmed Atrium space may be “carved-out” to create a variation of comfortable “third spaces” for all to enjoy. Diverse and decentralized student open space would be available offering diverse settings for different kinds of study and work. As resources and amenities become available, the space would be able to support activities that would encourage longer stays. Furnishings and space would support informal and spontaneous interaction and collaboration.

#### 8. Facilities: Maintenance, Housekeeping and Building Services

Due to the size, facility use and location of Legacy Hall it is expected to have a dedicated Facilities personnel staff, rather than rely on the currently assigned maintenance zone. It is expected that 8-10 employees will serve the building days and evenings. An office suite within the building to house Facilities and Classroom support is needed. Storage space will be needed to maintain the building. While Facilities personnel can share open suite space, physical dividers between different facility units would be good. It would be prudent to be able to lock-up dedicated equipment, so it will not be removed from building for unintended use.

Housekeeping of this facility will need to be discussed during program verification and the design. There needs to be room for paper storage, and general storage for mop buckets and a wet/dry vacuum. Custodial closets are required to have wood shelves, deep sinks and hot and cold running water. Custodial Closet design standards are available in the General Planning and Data Design Section of the FSU Design Guidelines & Specifications

<https://www.facilities.fsu.edu/depts/designConstr/guidelines.php> .

For the toilet rooms, floor mounted partitions are not acceptable. Please discuss with building committee and Facilities Building Services regarding who will supply restroom accessories and waste containers.

#### 9. Accessibility

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

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

The design professional shall consider accessibility, in all forms, as a basic design issue and integrate necessary elements into the overall project to ensure that all areas of Legacy Hall are accessible in accordance with all applicable statutes and codes.

The design professional shall be aware of the varying needs and abilities of all individuals and whenever practical and feasible shall incorporate universal design principles. For example, although not mandated by code, the university has made it a standard practice to utilize features such as automatic door opening devices at the primary entrances as a means of integrating accessibility requirements into building designs. Another example would be to use a gently sloping walk, when space allows, accommodating all users in lieu of providing a separate stair and ramp. These are practical considerations that increase and ensure accessibility. The design professional shall consider and implement others.

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

It is important to realize that the design professional's responsibility for providing accessibility to this project does not begin at the building itself; rather, this project should connect and mesh with the evolving campus-wide accessible interconnected route network of sidewalks, transit stops, vehicle drop offs and parking.

It is essential that the existing accessible routes be maintained during the course of construction and in areas where it interfaces directly with this project be upgraded as needed. If a sidewalk must be blocked, then it must be properly noticed with beeping barricades and direct access to legitimate crosswalks must be provided.

The design professional shall consult with the university's Office of Disabled Student Services and the Building Committee during the design phase to determine what additional special considerations, if any, should be incorporated into the project.

The university has additional requirement for accessibility as outlined in the FSU Design Guidelines ([https://www.facilities.fsu.edu/depts/designConstr/New\\_Design\\_Guidelines/In\\_Progress/General%20Planning%20and%20Design%20Guidelines/Accessibility%20Guidelines.pdf](https://www.facilities.fsu.edu/depts/designConstr/New_Design_Guidelines/In_Progress/General%20Planning%20and%20Design%20Guidelines/Accessibility%20Guidelines.pdf)).

10. Wireless, Computer Technology, Computer/IT Space

Cellular signal strength in new, tightly constructed buildings such as Legacy Hall may be an issue and repeaters may be needed in the building. Wireless internet is expected at areas of congregation inside and out. Consideration for technology access should be given to bus stops and walking routes.

Although batteries are getting better and perhaps the time will come when devices will hold a charge all day, there still needs to be places to re-charge laptops. There should be consideration for outlets and USB charging stations with the expectation that wireless charging will be more common in the future.

Currently the COB offers classroom learning and distance learning combination classes, with the same professor alternating between Panama City and Main Campus. Consideration should also be given to what the Panama City Campus may need to be compatible and work with the new Legacy Hall. Every classroom should have the ability to record lectures. Please see Division 16 of the Design Guidelines and Specifications website:

<https://www.facilities.fsu.edu/depts/designConstr/guidelines.php>

New technology has emerged since the last time the FSU Classroom Specification was updated. An update is expected and will likely include adding Conference/Seminar Rooms and Active Learning Classrooms. ITS classroom staff will need and outpost in this building to include an office and some storage.

Video monitors versus projector/screen setup was discussed. Video monitors are preferred but are expensive and it is difficult to get monitors for large rooms. The Turnbull Center on campus uses walls of multiple monitors for video displays in its large seminar rooms. The drawback of this system is each presentation must be reviewed in advance to make sure display text and diagrams do not “fall-in-the-cracks”, so to speak. Until this drawback is resolved, it is not likely Legacy Hall will utilize a system exactly like the Turnbull Center. One thing for certain is the infrastructure to support video monitors and other technology in the future needs to be in place, if it does not go in Legacy Hall in the beginning.

There will need to be Telecommunications node room within Legacy Hall. This building may also be a good candidate for a cellular telephone tower. Some place to store cellular tower equipment permanently should be provided as well as a service parking space.

11. Artwork

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

To the maximum extent feasible or practical the Building Committee would like to be involved in this process. The design of the artwork should be complementary to the new facility design and disciplines of study within.

12. Project Schedule / Delivery

The procurement of all design and construction services shall be administered in accordance with the university's guidelines.

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



## **X. Utilities Impact Analysis**

Engineering design should be such as not to preclude future hook-up to a central chiller system and electrical loop feed. The Tucker Civic Center should be a good partner with the university for a future Satellite Utility Plant and as the Tucker Center's use is evening and weekend, while the College of Business in primarily daytime Monday through Friday use.

It would be good strategy to compartmentalize food vendor space and systems due to concerns of exhaust, sound, food smell etc., travelling through the rest of the building. Also consider compartmentalizing areas that have different or longer hours than the rest of the facility. Separate building entrances and HVAC routing should be considered.

Regarding equipment, no steam boilers are to be used for this project. Chillers selected must maintain efficient chilled water production over a variety of seasonal operating loads. Selected chillers should also meet the requirements of the Northwest Florida Regional Water Management District for the appropriate use of well water for condenser cooling.

Electrical redundancy is provided on most of the Main Campus and the university owns much of the utility infrastructure. Due to the relatively remote location, dual feed is not practical on the Legacy Hall site as it is on the rest of the Main Campus. Emergency generators are needed for all university facilities, this one even more so because of the likely lack of electrical feed redundancy.

Consideration should be given to stormwater low impact development strategies where cost effective to minimize stormwater impact fees and preserve regional stormwater facility capacity.

### **A. Chilled Water**

At present, air conditioning needs will be met with an appropriately sized central chiller system with a water cooled condenser. If unable to get a well permit, there will be a need to plan space for cooling towers. FSU is currently developing a utilities master plan for the Arena District that could potentially create an FSU owned chilled water distribution loop. The system would either connect the chiller plants in multiple buildings or receive chilled water from a central plant. If the loop is unavailable at the time of construction, provisions will need to be made for a future connection point.

### **B. Steam**

No steam is required for this project.

### **C. Potable Water and Sanitary Sewer**

The City of Tallahassee Utilities will provide the water for the site. The City of Tallahassee Utilities will also provide sewer service for the site. It is unknown if the City sewer mains are adequately sized for the increased capacity.

#### **D. Irrigation Water**

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

#### **E. Stormwater**

Stormwater capacity is available at the Lake Elberta Regional Stormwater Facility (RSF). Additional analysis of the conveyance between the site and the RSF will be required based on anticipated stormwater generated. Given the potential impact of stormwater and low impact development (LID) strategies selected, it is not able to be estimated at this time.

#### **F. Natural Gas**

Natural gas service is provided by the City of Tallahassee Utilities. The utilities are available in the area and are likely to meet the capacity requirements of the building.

#### **G. Well Water**

At the present time, well water service is not expected to be a requirement of the project. If the Northwest Florida Water Management District will allow the permitting of a new well for chiller condenser water cooling, a well may be considered.

#### **H. Electrical (Power):**

Power is provided by the City of Tallahassee Utilities. The utility company will provide transformers, switches, and cabling to transformers located in a service area acceptable to both City of Tallahassee Utilities and FSU Utilities & Engineering Services. The project will provide primary conduits routed underground from property line to the new service transformers; size and number of conduits to be determined. FSU is currently developing a utilities master plan for the Arena District that could potentially create a FSU owned 15kV medium voltage distribution system. In that event, FSU Utilities & Engineering Services would provide power to the building.

#### **I. Electrical (Lighting):**

Site lighting shall be provided around the site that conforms to campus safety and aesthetic standards. All new campus exterior lighting shall be specified as light-emitting diode (LED). Street lighting is currently provided by the City of Tallahassee. If there is a desire to modify the street lighting to conform to the campus lighting, we will need further involvement with the City of Tallahassee Utilities will be needed.

## **J. Telecommunications**

Conceptually, this project presents a much needed opportunity to expand the current campus telecommunications infrastructure and extend the campus fiber ring to the Arena District. Currently, there is little or no outside plant infrastructure in the area from which to draw. The telecommunications infrastructure in the area originates from the Diffenbaugh Building and extends to the Law School in radial distributed duct. This system is undersized and has minimal space for upgrades and has no space to accommodate future growth. Understanding that the site will need an umbilical cord back to the main campus with future growth capabilities, the design professional should investigate the cost and the environmental impact to extend the campus fiber backbone to this location. The duct system should be sized comparably to the current underground infrastructure system on the Main Campus which supports backbone cable infrastructure.

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

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

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

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

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

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

[https://www.facilities.fsu.edu/depts/designConstr/New\\_Design\\_Guidelines/In\\_Progress/Div%2016%20-%20Electrical%20and%20Telecommunications/div\\_16\\_networking\\_guidelines.pdf](https://www.facilities.fsu.edu/depts/designConstr/New_Design_Guidelines/In_Progress/Div%2016%20-%20Electrical%20and%20Telecommunications/div_16_networking_guidelines.pdf)

[https://www.facilities.fsu.edu/depts/designConstr/New\\_Design\\_Guidelines/In\\_Progress/Div%2016%20-%20Electrical%20and%20Telecommunications/div\\_16\\_telecommunications.pdf](https://www.facilities.fsu.edu/depts/designConstr/New_Design_Guidelines/In_Progress/Div%2016%20-%20Electrical%20and%20Telecommunications/div_16_telecommunications.pdf)

The design professional shall be expected to become thoroughly familiar with the contents of this specification and shall plan for the design of all telecommunication systems according to this specification. ITS must approve any departures from this standard specification.

ITS is generally responsible for the installation, operation and maintenance of these networks. ITS Network & Communication Technologies have the responsibility of closely overseeing design, development and approval of telecommunications systems. The Facilities Department

along with ITS Network & Communication Technologies will review design documents in several phases of completion to assure their compliance to local and national standards and codes. During the design phase, these reviews typically occur at the conclusion of the Schematic, Design Development, 50% Construction Document and 100% Construction Document milestones.

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

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

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

Conceptually, this project presents a much needed opportunity to expand the current campus telecommunications infrastructure and extend the campus fiber ring to the Arena District. Currently, there is little or no outside plant infrastructure in the area from which to draw. The telecommunications infrastructure in the area originates from the Diffenbaugh Bldg. and extends to the Law School in radial distributed duct. This system is undersized and has minimal space for upgrades and has no space to accommodate future growth. Understanding that the site will need an umbilical cord back to the main campus with future growth capabilities, the design professional should investigate the cost and the environmental impact to extend the campus fiber backbone to this location. The duct system should be sized comparably to the current underground infrastructure system on the Main Campus which supports backbone cable infrastructure.

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

## **XII. Codes and Standards**

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

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

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

### **A. Accreditation Credentials**

The Florida State College of Business is accredited by the Association to Advance Collegiate Schools of Business (AACSB) International.

### **B. Florida Statutes**

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

- |                      |                                               |
|----------------------|-----------------------------------------------|
| • Chapter 163        | Intergovernmental Programs                    |
| • Chapter 255        | Public Property & Publicly Owned Buildings    |
| • Chapter 287        | Procurement of Personal Property and Services |
| • Chapter 553        | Building Construction Standards               |
| • Chapter 663        | Fire Prevention and Control                   |
| • Chapter 1000-10013 | K-20 Education Code                           |
| • Chapter 489        | Construction Contracting                      |

### **C. Codes and Standards**

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

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

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

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

It is the responsibility of the design professional and the university's construction project

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



### **XIII. Project Schedule**

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

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

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

#### **Project Schedule**

|            |                                                                                                                                                                                                                                               |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Oct. 2017  | Architect/Engineer (A/E) selection expected to begin.                                                                                                                                                                                         |
| Dec. 2017  | Complete A/E Selection; Commence Design Phase.                                                                                                                                                                                                |
| Apr. 2018  | Begin Construction Manager (CM) Selection.                                                                                                                                                                                                    |
| June 2018  | Complete CM Selection; contract for Preconstruction services expected to be negotiated and executed; Notice to Proceed issued to commence preconstruction phase.                                                                              |
| Apr. 2019  | Guaranteed Maximum Price (GMP) proposal solicited and received from CM. Design phase expected to be completed, 100% Construction Documents submitted and reviewed, including review by the Office of the State Fire Marshall. Permits issued. |
| April 2021 | Construction Substantially Complete.                                                                                                                                                                                                          |
| June 2021  | Construction Final Completion.                                                                                                                                                                                                                |
| Aug. 2021  | Building Open and Ready for Use.                                                                                                                                                                                                              |

## XIV. Program Funds

This project has the potential to be funded from a variety of funding sources, some of which likely will involve appropriated funds. Traditionally, academic projects on university campuses have been developed utilizing Public Education Capital Outlay (PECO) funds. More recently, the availability and reliance on that funding mechanism has been marginalized. This creates, therefore, a sense of uncertainty as to how the construction activities and the furnishings/equipment acquisitions will be funded. For now, the university is still looking towards the Legislature and the possible resurgence of PECO, general revenue or other state appropriated funds to sustain this project. The following is a listing of the various funding requests that the university has made to date.

### Funding Requests:

| <u>Year</u>   | <u>Source</u>                          | <u>Amount</u> |
|---------------|----------------------------------------|---------------|
| Various Years | Private Funds                          | \$44,000,000  |
| FY 2017-2018  | PECO or Other State Appropriated Funds | \$ 5,000,000  |
| FY 2018-2019  | PECO or Other State Appropriated Funds | \$10,000,000  |
| FY 2019-2020  | PECO or Other State Appropriated Funds | \$25,650,000  |
| FY 2020-2021  | PECO or Other State Appropriated Funds | \$ 3,350,000  |

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

|                       |                     |
|-----------------------|---------------------|
| Planning              | \$7,000,000         |
| Construction          | \$74,000,000        |
| Furnishings/Equipment | \$7,000,000         |
| <b>TOTAL</b>          | <b>\$88,000,000</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 budget summary can be found on the page following this narrative explanation and includes a breakdown of all project costs necessary for the design and construction phases. The design professional and construction manager shall be responsible for verifying this budget summary and making recommendations for adjustments, where necessary.

All costs outlined in this budget summary are based upon a 2019 construction commencement. Any delay beyond this start date or disruptions in funding may affect the project cost. An escalation factor of 9% of the total basic constructions costs is indicated. The following is a brief explanation of the various budgetary components that were considered in the development of this summary.

### **B. Schedule of Project Components**

#### **1. Construction Components (Basic Construction Cost)**

##### **a. Construction Cost (from above)**

The cost of the building itself is taken directly from an extensive study provided by a campus services architect with consultation from a local contractor.

##### **b. Sitework**

An allowance has been identified in the project budget summary to provide for general site development costs that may be incurred by this project, including some site preparation, relocation or extension of any required utility lines and grading. This also includes pavement for a parking lot on the western portion of the proposed site.

##### **c. Site – Hardscape / Other**

An allowance has been identified to provide sidewalks, hardscapes and site furnishings.

##### **d. Landscape and Irrigation**

An allowance has been provided to allow for these items.

#### **2. Other Project Components (Other Project Costs)**

##### **a. Land/existing facility acquisition**

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

**b. Professional Fees**

- *Basic Services:* An estimate of professional fees for the design professional team has been included and is based upon the standard fee curve used by the university. These fees cover items normally associated with the basic services portion of the project.
- *Design Contingency:* A small design contingency has also been included. The university does not believe that the services of any specialty design consultants are required on this project.
- *Advanced Programming:* This program is preliminary in nature and an allowance has been set aside to cover the cost of providing advanced programming for this project.
- *Specialty Consultants:* An allowance has been set aside to cover the costs of Specialty Consultants.

**c. Preconstruction Services**

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

**d. Inspection Services**

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

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

Formerly provided by the State Fire Marshal, the university's Building Code Official now includes fire prevention review/inspection services.

- *Audit Consultant:* Funds have been reserved for the services of an independent audit consultant for this project.

**e. Insurance Consultant**

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

**f. Surveys & Tests**

Funds have been reserved for the accomplishment of various surveys, sampling, monitoring and tests that will be required to complete the

project. This includes but is not limited to topography, geotechnical investigation, testing during construction, material testing and HVAC test and balance. Additionally, an allowance has been set aside for documentation and commissioning related items needed for Leadership in Energy and Environmental Design (LEED) certification.

**g. Permit/Impact/Environmental Fees**

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

**h. Moving Expenses**

This is an allowance to cover moving expenses of the College of Business affected by this project.

**i. Artwork**

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

**j. Moveable Furnishings and Equipment**

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

**k. Classroom Technology**

A special allowance has been included to furnish and install special classroom, teaching lab, seminar room, conference room technology equipment and the trading floor, including projectors, computers, projection screens, control centers and the like.

**l. Telecommunications**

- *Outside Plant Pathway (Infrastructure):* This includes manholes with multiple 4-inch conduits encased in concrete then routed into the building or between multiple buildings.
- *Outside Plant Content (Wiring):* This item includes all the specialized wiring within the Outside Plant conduit system. Typically it includes copper cabling and fiber optic cabling required to receive services to the building.
- *Inside Cabling:* The necessary voice, video and data (including VoIP and wireless technologies) cabling needed to provide services throughout the building. It includes copper riser, fiber optic riser CATV and elevator phone cabling with all necessary hardware in the

telecommunications rooms;

- *Instruments:* The required typical office telephone instruments, limited emergency blue lights, some entrance phones and/or elevator telephones.
- *Security:* The required access system (doors/swipes) and associated hardware, CCTV and other security system devices.
- *Building Network Equipment:* Building entry switches (BES), wireless access points, battery back-up and other computer equipment as required.
- *Core Network Equipment:* Shared costs of a core router chassis, battery back-up and a 1 Gbps fiber optic data transport port.
- *Telecommunications Contingency:* This item is meant to provide for unforeseen conditions or potential upgrades.

**m. Infrastructure Assessment**

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

**n. Project Contingency**

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

**Add Alternates Not Included!**

The total cost on Budget Summary does not include shell space for Dining/Convenience or Retail Space. If the university elects to provide these shell spaces, additional funds will be necessary to provide either or both of the following:

10,000 GSF of Dining/Convenience  
18,000 GSF of (Other) Retail Space

## BUDGET SUMMARY

FLORIDA STATE UNIVERSITY  
COLLEGE OF BUSINESS  
Legacy Hall  
October 2017

| Facility/Space Type                   |                                                                 | Net Area (NASF) | Net to Gross Conversion | Gross Area (GSF)    | Unit Cost (Cost/GSF) | Total Cost          |
|---------------------------------------|-----------------------------------------------------------------|-----------------|-------------------------|---------------------|----------------------|---------------------|
| -                                     | New College of Business Space                                   | 132,585         | 1.50                    | 198,878             | 265.34               | 52,770,156          |
| <b>TOTALS</b>                         |                                                                 | <b>132,585</b>  |                         | <b>198,878</b>      |                      | <b>\$52,770,156</b> |
| <b>SCHEDULE OF PROJECT COMPONENTS</b> |                                                                 |                 |                         |                     |                      |                     |
| <b>1.</b>                             | <b>Construction Components (Basic Construction Cost)</b>        |                 | <b>Planning</b>         | <b>Construction</b> | <b>Equipment</b>     | <b>Total</b>        |
| a.                                    | Construction Cost (from above)                                  |                 |                         | 52,770,156          |                      | \$52,770,156        |
| b.                                    | Sitework                                                        |                 |                         | 7,783,955           |                      | 7,783,955           |
| c.                                    | Site/Hardscape/Other                                            |                 |                         | 81,750              |                      | 81,750              |
| d.                                    | Landscape & Irrigation                                          |                 |                         | 310,650             |                      | 310,650             |
| (1)                                   | <b>Total Basic Construction Costs</b>                           |                 | 0                       | 60,946,511          | 0                    | \$60,946,511        |
|                                       | Escalation @ 9% (Total Basic Construction Costs )               |                 |                         | 66,431,697          |                      | \$66,431,697        |
| <b>2.</b>                             | <b>Other Project Components (Other Project Costs)</b>           |                 | <b>Planning</b>         | <b>Construction</b> | <b>Equipment</b>     | <b>Total</b>        |
| a.                                    | Land/existing facility acquisition                              |                 |                         | 0                   |                      | 0                   |
| b.                                    | Professional Fees                                               |                 |                         |                     |                      |                     |
|                                       | Basic Services (Group A- Above Average Complexity)              |                 | 4,000,000               |                     |                      | 4,000,000           |
|                                       | Design Contingency Consultants (15% Bas.Serv.)                  |                 | 600,000                 |                     |                      | 600,000             |
|                                       | Advanced Programming                                            |                 | 100,000                 |                     |                      | 100,000             |
|                                       | Specialty Consultants                                           |                 | 400,000                 |                     |                      | 400,000             |
| c.                                    | Construction Manager                                            |                 |                         |                     |                      |                     |
|                                       | Preconstruction Services (1%)                                   |                 | 665,000                 |                     |                      | 665,000             |
| d.                                    | Inspection Services                                             |                 |                         |                     |                      |                     |
|                                       | Site Representation                                             |                 |                         | 150,000             |                      | 150,000             |
|                                       | Threshold Inspection                                            |                 |                         | 75,000              |                      | 75,000              |
|                                       | Roof Inspection                                                 |                 |                         | 50,000              |                      | 50,000              |
|                                       | Plans Review/Inspection (incl. fire fee)                        |                 | 370,000                 |                     |                      | 370,000             |
|                                       | Audit Consultant                                                |                 | 75,000                  |                     |                      | 75,000              |
| e.                                    | Insurance Consultant (.0006)                                    |                 | 40,000                  |                     |                      | 40,000              |
| f.                                    | Surveys & Tests                                                 |                 |                         |                     |                      |                     |
|                                       | Surveys/Topography/Geotechnical                                 |                 | 75,000                  |                     |                      | 75,000              |
|                                       | Materials Testing                                               |                 |                         | 80,000              |                      | 80,000              |
|                                       | Building Commissioning LEED 1%                                  |                 | 665,000                 |                     |                      | 665,000             |
|                                       | HVAC Testing/Balancing                                          |                 |                         | 110,000             |                      | 110,000             |
| g.                                    | Permit/Impact/Environmental Fees                                |                 |                         |                     |                      | 0                   |
| h.                                    | Moving / Relocation Expenses                                    |                 |                         |                     | 300,000              | 300,000             |
| i.                                    | Artwork (.005)                                                  |                 |                         | 100,000             |                      | 100,000             |
| j.                                    | Moveable Furnishings & Equipment 7%                             |                 |                         |                     | 4,651,000            | 4,651,000           |
| k.                                    | Classroom, Program Rooms, Conference Rooms Technology Equipment |                 |                         |                     | 1,500,000            | 1,500,000           |
|                                       | Technology Contingency                                          |                 |                         |                     | 100,000              | 100,000             |
| l.                                    | Telecommunications                                              |                 |                         |                     |                      |                     |
|                                       | Outside Plant Infrastructure                                    |                 |                         | 308,000             |                      | 308,000             |
|                                       | Outside Plant Wiring                                            |                 |                         | 19,000              |                      | 19,000              |
|                                       | Inside Cabling                                                  |                 |                         | 396,000             |                      | 396,000             |
|                                       | Instruments                                                     |                 |                         | 78,000              |                      | 78,000              |
|                                       | Security                                                        |                 |                         | 207,000             |                      | 207,000             |
|                                       | Building Network Equipment                                      |                 |                         | 255,000             |                      | 255,000             |
|                                       | Core Network Equipment                                          |                 |                         | 6,500               |                      | 6,500               |
|                                       | Telecommunications Contingency 10%                              |                 |                         | 126,950             |                      | 126,950             |
| m.                                    | Infrastructure Assessment (2%)                                  |                 |                         | 1,329,000           |                      | 1,329,000           |
| n.                                    | Project Contingency 7.1%                                        |                 | 10,000                  | 4,277,854           | 449,000              | 4,736,854           |
| (2)                                   | <b>Total - Other Project Costs</b>                              |                 | 7,000,000               | 7,568,304           | 7,000,000            | \$21,568,304        |
| <b>ALL COSTS (1) + (2)</b>            |                                                                 |                 | <b>\$7,000,000</b>      | <b>\$74,000,000</b> | <b>\$7,000,000</b>   | <b>\$88,000,000</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 related to their content should be addressed to the construction project manager. The following is a brief description of each exhibit.

|                  |                                  |
|------------------|----------------------------------|
| <b>Exhibit 1</b> | <b>Project Site Location Map</b> |
|------------------|----------------------------------|

This exhibit includes the current site location within the context of downtown and the Main Campus

|                  |                                |
|------------------|--------------------------------|
| <b>Exhibit 2</b> | <b>Topographic Information</b> |
|------------------|--------------------------------|

This exhibit shows the site's topographic features, boundaries, and roadways.

|                  |                              |
|------------------|------------------------------|
| <b>Exhibit 3</b> | <b>Graphic Site Analysis</b> |
|------------------|------------------------------|

This exhibit is a graphic representation of significant site issues.

|                  |                      |
|------------------|----------------------|
| <b>Exhibit 4</b> | <b>Space Summary</b> |
|------------------|----------------------|

This exhibit contains a copy of the Space Summary for this project.

|                  |                         |
|------------------|-------------------------|
| <b>Exhibit 5</b> | <b>Site Photographs</b> |
|------------------|-------------------------|

This exhibit contains photographs of the proposed site and its surroundings.

|                  |                         |
|------------------|-------------------------|
| <b>Exhibit 6</b> | <b>Room Data Sheets</b> |
|------------------|-------------------------|

This exhibit contains individual room data sheets.

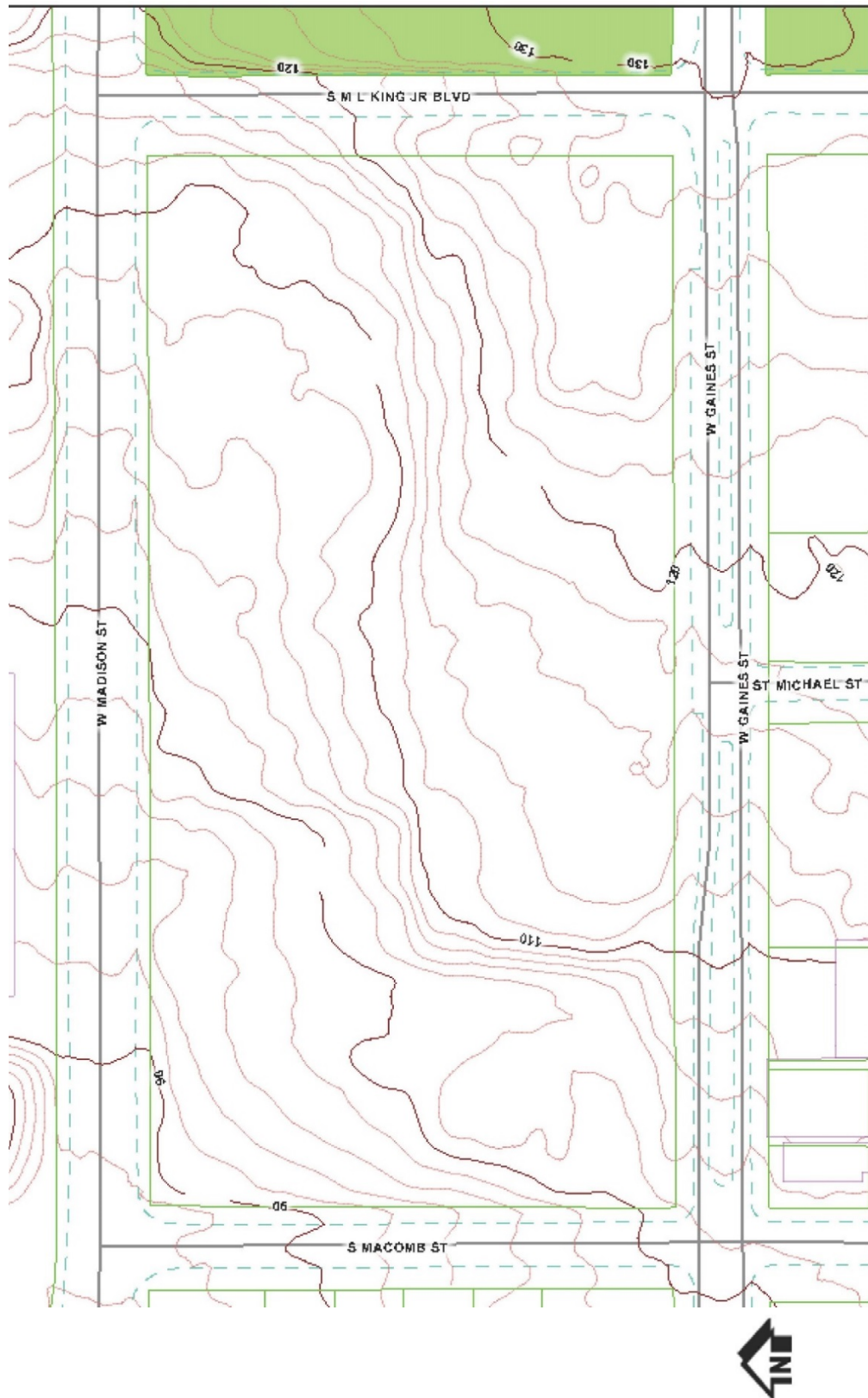




**Exhibit 1 – Project Site Location Map**

## **Exhibit 2 – Topographic Information**

This exhibit contains topographic information from the Tallahassee-Leon County GIS Department. Also shown are boundaries and roadways. It is general in nature and should not be construed as a legal survey.



### **Exhibit 3 – Site Analysis Graphic**

This exhibit is a graphic representation of significant site issues.





Exhibit 3 – Graphic Site Analysis

#### **Exhibit 4 – Space Summary**

This exhibit contains the Space Summary of the new College of Business which includes room use codes, net and gross s.f., and room numbers for reference in the facility program.

Please note that the Space Summary does not include shell space for Dining/Convenience or Retail Space. If provided, these spaces are expected to be integral to the building. Therefore, the university will need to make a decision prior to the commencement of design whether or not they will elect to build these shell spaces. The following is the allotted square footage:

10,000 GSF of Dining/Convenience  
18,000 GSF of (Other) Retail Space

*FSU College of Business Building - Legacy Hall (FS-206) Facility Program -- October 2017*

| Space Summary for FSU College of Business Building, Legacy Hall |                                                  |                                                   |          |           |            |                     |                  |                                                    |                           |
|-----------------------------------------------------------------|--------------------------------------------------|---------------------------------------------------|----------|-----------|------------|---------------------|------------------|----------------------------------------------------|---------------------------|
| Room Use Code                                                   | Space Number                                     | Space Name                                        | Quantity | NASF each | Total NASF | Net to Gross Factor | Total Gross Area | Notes                                              | Existing Comparable Space |
|                                                                 | <b>ADMINISTRATION &amp; FACULTY SPACE</b>        |                                                   |          |           |            |                     |                  |                                                    |                           |
| 310                                                             | AF-1 to 130                                      | <b>SUBTOTAL: Faculty Offices</b>                  | 130      | 140       | 18,200     | 1.5                 | 27,300           |                                                    |                           |
| 310                                                             | AF-131                                           | Visiting Scholar and/or Faculty Offices (6 desks) | 1        | 675       | 675        | 1.5                 | 1,013            | 10-12 workstations                                 | B2200B                    |
| 350                                                             | AF-132                                           | Conference Room                                   | 1        | 500       | 500        | 1.5                 | 750              | 20 seats                                           | B4108                     |
| 350                                                             | AF-133 to 134                                    | Conference Room                                   | 2        | 375       | 750        | 1.5                 | 1,125            | 15 seats                                           | RBA 4th/5th Fl./RBB 137   |
| 650                                                             | AF-135                                           | Faculty/Staff Wellness Center                     | 1        | 1,000     | 1,000      | 1.5                 | 1,500            |                                                    |                           |
| 650                                                             | AF-136                                           | Faculty Lounge                                    | 1        | 375       | 375        | 1.5                 | 563              |                                                    |                           |
| 655                                                             | AF-137                                           | Workroom/Kitchenette                              | 1        | 240       | 240        | 1.5                 | 360              |                                                    |                           |
|                                                                 | <b>SUBTOTAL: Faculty Support</b>                 |                                                   |          |           | 3,540      | 1.5                 | 5,310            |                                                    |                           |
| 310                                                             | AF-138                                           | Dean's Office                                     | 1        | 320       | 320        | 1.5                 | 480              | conf. space for 12 bath/chg. room                  | 314I                      |
| 310                                                             | AF-139                                           | Dean's Assistant Office                           | 1        | 130       | 130        | 1.5                 | 195              |                                                    | 314L                      |
| 350                                                             | AF-140                                           | Dean's Conference Room                            | 1        | 400       | 400        | 1.5                 | 600              |                                                    | 320                       |
| 310                                                             | AF-141 to 143                                    | Associate Dean's Office                           | 3        | 180       | 540        | 1.5                 | 810              |                                                    |                           |
| 310                                                             | AF-144-145                                       | Assistant Dean's Office                           | 2        | 180       | 360        | 1.5                 | 540              |                                                    |                           |
| 310                                                             | AF-146                                           | Associate Dean's Administr. Assistant Office      | 1        | 150       | 150        | 1.5                 | 225              |                                                    |                           |
| 350                                                             | AF-147                                           | Cliff and Lee Hinkle Board Room                   | 1        | 1,200     | 1,200      | 1.5                 | 1,800            | Seating up to 50, near Dean's Off. & Catering Kit. |                           |
|                                                                 | AF-148-153                                       | Not Used                                          |          |           |            |                     |                  |                                                    |                           |
| 310                                                             | AF-154 to 159                                    | Development Officer Office                        | 6        | 130       | 780        | 1.5                 | 1,170            |                                                    | B4126                     |
| 310                                                             | AF-160                                           | UBA Director Office                               | 1        | 150       | 150        | 1.5                 | 225              |                                                    |                           |
| 310                                                             | AF-161 to 164                                    | UBA Staff Office                                  | 4        | 130       | 520        | 1.5                 | 780              |                                                    | 314Q                      |
| 310                                                             | AF-165                                           | Accreditation Director Office                     | 1        | 150       | 150        | 1.5                 | 225              |                                                    |                           |
| 310                                                             | AF-166                                           | Open Area for Dean's Staff (4 cubicles)           | 1        | 225       | 225        | 1.5                 | 338              | 3 occupant open suite w/ cubicles                  | 314N                      |
| 310                                                             | AF-167                                           | Student Assistants (4/open office)                | 1        | 255       | 255        | 1.5                 | 383              | 4 occupant open suite w/ cubicles                  |                           |
| 315                                                             | AF-168                                           | Work Room                                         | 1        | 150       | 150        | 1.5                 | 225              |                                                    |                           |
| 315                                                             | AF-169                                           | Kitchenette                                       | 1        | 150       | 150        | 1.5                 | 225              |                                                    |                           |
| 315                                                             | AF-170                                           | File Room - Donor Files                           | 1        | 100       | 100        | 1.5                 | 150              |                                                    |                           |
| 315                                                             | AF-171                                           | Storage Room                                      | 1        | 150       | 150        | 1.5                 | 225              |                                                    |                           |
| 310                                                             | AF-172                                           | Dean's Office Reception                           | 1        | 250       | 250        | 1.5                 | 375              | 1 position (120 nsf) + 2-4 seating                 | 314                       |
|                                                                 | <b>SUBTOTAL: College Administrative Offices</b>  |                                                   |          |           | 5,980      | 1.5                 | 8,970            |                                                    |                           |
| 310                                                             | AF-173 to 179 (A to C)                           | 7 Departments (3 offices each)                    | 7        | 455       | 3,185      | 1.5                 | 4,778            |                                                    |                           |
| 310                                                             | AF-180                                           | Common Reception Area                             | 1        | 410       | 410        | 1.5                 | 615              | 2 recep. Pos. (165 nsf ea.) + 12 seating           |                           |
| 310                                                             | AF-181                                           | Student Assistant Open Office                     | 1        | 505       | 505        | 1.5                 | 758              | 10 asst. (120 nsf ea.), linked to com. recep.      |                           |
| 350                                                             | AF-182 to 184                                    | Conference Rooms                                  | 3        | 250       | 750        | 1.5                 | 1,125            | 10 seats each                                      |                           |
| 315                                                             | AF-185                                           | Common Work Room                                  | 1        | 150       | 150        | 1.5                 | 225              |                                                    |                           |
| 315                                                             | AF-186                                           | Copy/Mail Room                                    | 1        | 400       | 400        | 1.5                 | 600              | Copier, suppl., mail sort, secure stg.             |                           |
| 315                                                             | AF-187                                           | Kitchenette                                       | 1        | 200       | 200        | 1.5                 | 300              |                                                    |                           |
| 315                                                             | AF-188                                           | Storage Room                                      | 1        | 350       | 350        | 1.5                 | 525              |                                                    |                           |
|                                                                 | <b>SUBTOTAL: Depts. &amp; Common Area</b>        |                                                   |          |           | 5,950      | 1.5                 | 8,925            |                                                    |                           |
| 310                                                             | AF-189 to 192                                    | Alumni & Student Relations Office                 | 3        | 130       | 390        | 1.5                 | 585              |                                                    | RBA 314E                  |
| 310                                                             | AF-193                                           | Alumni Relations Director                         | 1        | 150       | 150        | 1.5                 | 225              |                                                    |                           |
| 310                                                             | AF-194 to 200                                    | Public Relations Office                           | 7        | 130       | 910        | 1.5                 | 1,365            |                                                    | RBA 314M                  |
| 310                                                             | AF-201                                           | Communications Director                           | 1        | 150       | 150        | 1.5                 | 225              |                                                    |                           |
| 315                                                             | AF-202 to 203                                    | General Storage                                   | 2        | 50        | 100        | 1.5                 | 150              |                                                    | RBB 137A                  |
|                                                                 | <b>SUBTOTAL: Alumni and Public Relations</b>     |                                                   |          |           | 1,700      | 1.5                 | 2,550            |                                                    |                           |
|                                                                 | <b>TOTAL: ADMINISTRATION &amp; FACULTY SPACE</b> |                                                   |          |           | 35,370     | 1.5                 | 53,055           |                                                    |                           |

*FSU College of Business Building - Legacy Hall (FS-206) Facility Program -- October 2017*

| Space Summary for FSU College of Business Building, Legacy Hall |                                                                |                                   |          |           |              |                     |                  |                                       |                           |
|-----------------------------------------------------------------|----------------------------------------------------------------|-----------------------------------|----------|-----------|--------------|---------------------|------------------|---------------------------------------|---------------------------|
| Room Use Code                                                   | Space Number                                                   | Space Name                        | Quantity | NASF each | Total NASF   | Net to Gross Factor | Total Gross Area | Notes                                 | Existing Comparable Space |
|                                                                 | <b>CENTERS &amp; INSTITUTES</b>                                |                                   |          |           |              |                     |                  |                                       |                           |
| 350                                                             | CI-1 to 2                                                      | Conference Rooms                  | 2        | 250       | 500          | 1.5                 | 750              | 10 occupants                          |                           |
| 315                                                             | CI-3                                                           | Work Room/Storage                 | 1        | 500       | 500          | 1.5                 | 750              |                                       |                           |
|                                                                 | <b>SUBTOTAL: Shared Space</b>                                  |                                   |          |           | <b>1,000</b> | <b>1.5</b>          | <b>1,500</b>     |                                       |                           |
|                                                                 | CI-4 to CI-11                                                  | Not Used                          |          |           |              |                     |                  |                                       |                           |
| 310                                                             | CI-12                                                          | Director's Office                 | 1        | 150       | 150          | 1.5                 | 225              |                                       |                           |
| 310                                                             | CI-13 to 18                                                    | Staff/Faculty Offices             | 6        | 140       | 840          | 1.5                 | 1,260            |                                       | RBB 222                   |
| 310                                                             | CI-19                                                          | Student Assistants Office         | 1        | 155       | 155          | 1.5                 | 233              |                                       |                           |
| 315                                                             | CI-20                                                          | Storage Room                      | 1        | 50        | 50           | 1.5                 | 75               |                                       |                           |
|                                                                 | <b>SUBTOTAL: Applied Business Research Office</b>              |                                   |          |           | <b>1,195</b> | <b>1.5</b>          | <b>1,793</b>     |                                       |                           |
| 310                                                             | CI-21                                                          | Director's Office                 | 1        | 150       | 150          | 1.5                 | 225              |                                       | RBB 221                   |
| 350                                                             | CI-22                                                          | Conference Room                   | 1        | 250       | 250          | 1.5                 | 375              | 10 seats                              |                           |
| 310                                                             | CI-23 to 24                                                    | Real Estate Center Offices        | 2        | 140       | 280          | 1.5                 | 420              |                                       | RBB 221A                  |
| 255                                                             | CI-25                                                          | Reception/Student Assistants Area | 1        | 300       | 300          | 1.5                 | 450              | 4 person suite w/ cubicles (255 nsf)  |                           |
| 250                                                             | CI-26                                                          | Real Estate Research Lab          | 1        | 250       | 250          | 1.5                 | 375              | 4-6 people: 2-3 computers             |                           |
| 315                                                             | CI-27                                                          | Storage                           | 1        | 50        | 50           | 1.5                 | 75               |                                       |                           |
|                                                                 | <b>SUBTOTAL: Center for Real Estate Education and Research</b> |                                   |          |           | <b>1,280</b> | <b>1.5</b>          | <b>1,920</b>     |                                       |                           |
| 310                                                             | CI-28                                                          | Reception Area                    | 1        | 240       | 240          | 1.5                 | 360              | 1 position at 120 nsf + seating for 6 |                           |
| 310                                                             | CI-29                                                          | Staff Office                      | 1        | 140       | 140          | 1.5                 | 210              |                                       |                           |
| 220                                                             | CI-30                                                          | Student Business Incubator        | 1        | 555       | 555          | 1.5                 | 833              | 10 cubicles, storage bins, cabinets   | RBB 117                   |
| 350                                                             | CI-31                                                          | Dever Conference Room             | 1        | 150       | 150          | 1.5                 | 225              | 6 seats                               |                           |
|                                                                 | CI-32                                                          | Not Used                          |          |           | -            | 1.5                 | -                |                                       |                           |
|                                                                 | <b>SUBTOTAL: Student Business Incubator/Resource Center</b>    |                                   |          |           | <b>1,085</b> | <b>1.5</b>          | <b>1,628</b>     |                                       |                           |
| 310                                                             | CI-33                                                          | Reception Area                    | 1        | 200       | 200          | 1.5                 | 300              |                                       | RBB 0226K                 |
| 310                                                             | CI-34                                                          | Director's Office                 | 1        | 150       | 150          | 1.5                 | 225              | 2 occupants                           |                           |
| 310                                                             | CI-35                                                          | Office                            | 1        | 140       | 140          | 1.5                 | 210              | 2 occupants                           | RBB 0226B                 |
| 350                                                             | CI-36                                                          | Conference Room                   | 1        | 200       | 200          | 1.5                 | 300              | 8 occupants                           |                           |
| 210                                                             | CI-37 to 46                                                    | Sales Lab (Interview Rooms)       | 10       | 80        | 800          | 1.5                 | 1,200            | 4 occupants                           | RBB 0226                  |
|                                                                 | <b>SUBTOTAL: Sales Institute</b>                               |                                   |          |           | <b>1,490</b> | <b>1.5</b>          | <b>2,235</b>     |                                       |                           |
| 310                                                             | CI-47                                                          | Director's Office                 | 1        | 150       | 150          | 1.5                 | 225              |                                       | RBB 0233B                 |
| 310                                                             | CI-48 to 49                                                    | Staff/Faculty Offices             | 2        | 140       | 280          | 1.5                 | 420              |                                       | RBB 0233A                 |
| 310                                                             | CI-50                                                          | Student Assistants Office         | 1        | 205       | 205          | 1.5                 | 308              |                                       | RBB 0233E                 |
| 315                                                             | CI-51                                                          | Storage Room                      | 1        | 50        | 50           | 1.5                 | 75               |                                       | RBB 0233F                 |
|                                                                 | <b>SUBTOTAL: Catastrophic Storm Risk Management Center</b>     |                                   |          |           | <b>685</b>   | <b>1.5</b>          | <b>1,028</b>     |                                       |                           |
|                                                                 | CI-52 to CI-61                                                 | Not Used                          |          |           |              |                     |                  |                                       |                           |
| 310                                                             | CI-62                                                          | Director's Office                 | 1        | 150       | 150          | 1.5                 | 225              |                                       |                           |
| 310                                                             | CI-63 to 64                                                    | Staff/Faculty Offices             | 2        | 140       | 280          | 1.5                 | 420              | Associate Dir., Visiting Faculty      |                           |
| 310                                                             | CI-65                                                          | Student Assistants Office         | 1        | 155       | 155          | 1.5                 | 233              | 3 occupants                           |                           |
|                                                                 | <b>SUBTOTAL: Future Center #1</b>                              |                                   |          |           | <b>585</b>   | <b>1.5</b>          | <b>878</b>       |                                       |                           |
| 310                                                             | CI-66                                                          | Director's Office                 | 1        | 150       | 150          | 1.5                 | 225              |                                       |                           |
| 310                                                             | CI-67 to 68                                                    | Staff/Faculty Offices             | 2        | 140       | 280          | 1.5                 | 420              | Associate Dir., Visiting Faculty      |                           |
| 310                                                             | CI-69                                                          | Shared Office                     | 1        | 155       | 155          | 1.5                 | 233              | 3 occupants                           |                           |
|                                                                 | <b>SUBTOTAL: Future Center #2</b>                              |                                   |          |           | <b>585</b>   | <b>1.5</b>          | <b>878</b>       |                                       |                           |
| 310                                                             | CI-70                                                          | Director's Office                 | 1        | 150       | 150          | 1.5                 | 225              |                                       |                           |
| 310                                                             | CI-71 to 72                                                    | Staff/Faculty Offices             | 2        | 140       | 280          | 1.5                 | 420              | Associate Dir., Visiting Faculty      |                           |
| 310                                                             | CI-73                                                          | Student Assistants Office         | 1        | 155       | 155          | 1.5                 | 233              | 3 occupants                           |                           |
|                                                                 | <b>SUBTOTAL: Future Center #3</b>                              |                                   |          |           | <b>585</b>   | <b>1.5</b>          | <b>878</b>       |                                       |                           |
|                                                                 | <b>TOTAL: CENTERS &amp; INSTITUTES</b>                         |                                   |          |           | <b>8,490</b> | <b>1.5</b>          | <b>12,735</b>    |                                       |                           |



*FSU College of Business Building - Legacy Hall (FS-206) Facility Program -- October 2017*

| Space Summary for FSU College of Business Building, Legacy Hall |                                                     |                                            |           |            |               |            |                |                                             |
|-----------------------------------------------------------------|-----------------------------------------------------|--------------------------------------------|-----------|------------|---------------|------------|----------------|---------------------------------------------|
| Room Use                                                        |                                                     |                                            |           |            | Net to Gross  |            | Total Gross    |                                             |
| Code                                                            | Space Number                                        | Space Name                                 | Quantity  | NASF each  | Total NASF    | Factor     | Area           | Notes                                       |
|                                                                 | <b>EVENT &amp; ACADEMIC SPACE</b>                   |                                            |           |            |               |            | -              | Existing Comparable Space                   |
| 610                                                             | EA-1                                                | Atrium/Event Space                         | 1         | 6,000      | 6,000         | 1.5        | 9,000          | 240 Students, recep. station & retail kiosk |
| 610                                                             | EA-2                                                | Multipurpose Event Space/Ballroom          | 1         | 7,500      | 7,500         | 1.5        | 11,250         | 500 occ., subdivided by operable part.      |
| 615                                                             | EA-3                                                | Chair/Table Storage                        | 1         | 500        | 500           | 1.5        | 750            |                                             |
| 615                                                             | EA-4                                                | Catering Kitchen                           | 1         | 1,000      | 1,000         | 1.5        | 1,500          |                                             |
|                                                                 | <b>SUBTOTAL: Reception/Lobby/Event Space</b>        |                                            |           |            | <b>15,000</b> | <b>1.5</b> | <b>22,500</b>  |                                             |
| 410                                                             | EA-5 to 6                                           | Networking Commons                         | 2         | 1,200      | 2,400         | 1.5        | 3,600          |                                             |
| 630                                                             | EA-7                                                | Retail Coffee/Food Vendor Prep Area        | 1         | 750        | 750           | 1.5        | 1,125          |                                             |
| 220                                                             | EA-8 to 11                                          | Team Collaboration Labs (Analytical)       | 4         | 200        | 800           | 1.5        | 1,200          | 8 occupants                                 |
| 220                                                             | EA-12-17                                            | Team Collaboration Labs                    | 6         | 100        | 600           | 1.5        | 900            | 4-5 occupants                               |
| 220                                                             | EA-18 to 19                                         | Undergraduate Collaboration Commons        | 2         | 750        | 1,500         | 1.5        | 2,250          | 50 occupants                                |
| 350                                                             | EA-20 to 31                                         | Breakout Rooms                             | 12        | 150        | 1,800         | 1.5        | 2,700          | 6 occupants                                 |
| 410                                                             | EA-32 to 33                                         | Masters Collaboration Commons              | 2         | 600        | 1,200         | 1.5        | 1,800          | 50 occupants                                |
| 350                                                             | EA-34 to 39                                         | Masters Breakout Rooms                     | 6         | 200        | 1,200         | 1.5        | 1,800          | 8 occupants                                 |
|                                                                 | <b>SUBTOTAL: Collaboration Space</b>                |                                            |           |            | <b>10,250</b> | <b>1.5</b> | <b>15,375</b>  |                                             |
| 310                                                             | EA-40                                               | Reception Area                             | 1         | 120        | 120           | 1.5        | 180            | 1 reception position                        |
| 350                                                             | EA-41                                               | Conference Room                            | 1         | 375        | 375           | 1.5        | 563            | 15 occupants                                |
| 310                                                             | EA-42                                               | Director's Office                          | 1         | 150        | 150           | 1.5        | 225            |                                             |
| 310                                                             | EA-43 to 55                                         | Undergraduate Advisor Office               | 13        | 130        | 1,690         | 1.5        | 2,535          |                                             |
| 315                                                             | EA-56                                               | Work Room                                  | 1         | 150        | 150           | 1.5        | 225            |                                             |
| 315                                                             | EA-57                                               | Kitchenette                                | 1         | 150        | 150           | 1.5        | 225            |                                             |
| 315                                                             | EA-58                                               | Primary Waiting Area                       | 1         | 300        | 300           | 1.5        | 450            | 20 occupants                                |
| 315                                                             | EA-59                                               | Undergraduate Advising Office File Storage | 1         | 50         | 50            | 1.5        | 75             |                                             |
|                                                                 | <b>SUBTOTAL: Undergraduate Programs</b>             |                                            |           |            | <b>2,985</b>  | <b>1.5</b> | <b>4,478</b>   |                                             |
| 310                                                             | EA-60                                               | Reception Area                             | 1         | 240        | 240           | 1.5        | 360            | 1 reception position (120 nsf), 6 seats     |
| 350                                                             | EA-61                                               | Conference Room                            | 1         | 375        | 375           | 1.5        | 563            | 15 seats                                    |
| 310                                                             | EA-62                                               | Director's Office                          | 1         | 150        | 150           | 1.5        | 225            |                                             |
| 310                                                             | EA-63 to 70                                         | Graduate Program Staff Office              | 8         | 130        | 1,040         | 1.5        | 1,560          |                                             |
| 310                                                             | EA-71 to 72                                         | Graduate Assistants                        | 2         | 255        | 510           | 1.5        | 765            | 4 occ. open office suite w/ cubicles        |
| 315                                                             | EA-73                                               | Storage Room                               | 1         | 50         | 50            | 1.5        | 75             |                                             |
|                                                                 | <b>SUBTOTAL: Graduate Programs</b>                  |                                            |           |            | <b>2,365</b>  | <b>1.5</b> | <b>3,548</b>   |                                             |
| 310                                                             | EA-74 to 108                                        | Shared Doctoral Offices                    | 35        | 140        | 4,900         | 1.5        | 7,350          | 2 person office                             |
|                                                                 | <b>SUBTOTAL: Doctoral Student Offices</b>           |                                            | <b>35</b> | <b>140</b> | <b>4,900</b>  | <b>1.5</b> | <b>7,350</b>   |                                             |
| 310                                                             | EA-109                                              | Accounting TA Shared Office                | 1         | 800        | 800           | 1.5        | 1,200          | 15 occ. open office suite w/ cubicles       |
|                                                                 | <b>SUBTOTAL: Master's Teaching Assistant Office</b> |                                            |           |            | <b>800</b>    | <b>1.5</b> | <b>1,200</b>   |                                             |
| 110                                                             | EA-110                                              | Seminar Room                               | 1         | 300        | 300           | 1.5        | 450            | 10 seats @ 30 nasf each                     |
| 110                                                             | EA-111 to 112                                       | Classroom (20 seat)                        | 2         | 600        | 1,200         | 1.5        | 1,800          | 20 seat @30 nasf each                       |
| 110                                                             | EA-113 to 114                                       | Classroom (30 seat)                        | 2         | 900        | 1,800         | 1.5        | 2,700          | 30 seat @ 30 nasf each                      |
| 110                                                             | EA-115 to 121                                       | Flat Classroom (40-Seat)                   | 7         | 1,120      | 7,840         | 1.5        | 11,760         | 40 seat @ 28 nasf each                      |
| 110                                                             | EA-122 to 125                                       | Flat Classroom (50-Seat)                   | 4         | 1,400      | 5,600         | 1.5        | 8,400          | 50 seat @28 nasf each                       |
| 110                                                             | EA-126 to 130                                       | Flat Classroom (100-Seat)                  | 4         | 2,400      | 9,600         | 1.5        | 14,400         | 100 seat @ 24 nasf each                     |
| 110                                                             | EA-131                                              | Tiered Lecture Hall (150 seat)             | 1         | 3,000      | 3,000         | 1.5        | 4,500          | 150 seat @ 20 nasf each                     |
| 110                                                             | EA-132                                              | Auditorium (500 seat)                      | 1         | 6,750      | 6,750         | 1.5        | 10,125         | 500 seat @ 13.5 nasf each                   |
|                                                                 | <b>SUBTOTAL: Classroom Space</b>                    |                                            | <b>22</b> |            | <b>36,090</b> | <b>1.5</b> | <b>54,135</b>  | Reduction of 13,028 gsf                     |
|                                                                 | <b>TOTAL: EVENT &amp; ACADEMIC SPACE</b>            |                                            |           |            | <b>72,390</b> | <b>1.5</b> | <b>108,585</b> |                                             |

*FSU College of Business Building - Legacy Hall (FS-206) Facility Program -- October 2017*

|          | Space Summary for FSU College of Business Building, Legacy Hall |                                                    |          |           |            |              |             |                                                      |                           |
|----------|-----------------------------------------------------------------|----------------------------------------------------|----------|-----------|------------|--------------|-------------|------------------------------------------------------|---------------------------|
| Room Use |                                                                 |                                                    |          |           |            | Net to Gross | Total Gross |                                                      |                           |
| Code     | Space Number                                                    | Space Name                                         | Quantity | NASF each | Total NASF | Factor       | Area        | Notes                                                | Existing Comparable Space |
|          | LABS, TECHNOLOGY & SUPPORT SPACE                                |                                                    |          |           |            |              | -           |                                                      |                           |
| 310      | LTS-1 to 10                                                     | Student Organizations Workspace                    | 10       | 100       | 1,000      | 1.5          | 1,500       |                                                      | RBA 102                   |
|          |                                                                 | SUBTOTAL: Student Organizations                    |          |           | 1,000      | 1.5          | 1,500       |                                                      |                           |
| 220      | LTS-11                                                          | Trading Room                                       | 1        | 1,500     | 1,500      | 1.5          | 2,250       | 50 occupants                                         | RBA 102                   |
|          |                                                                 | SUBTOTAL: Trading Room                             |          |           | 1,500      | 1.5          | 2,250       |                                                      |                           |
| 220      | LTS-12                                                          | Mitchell Mobile Tech. Lab (inside Sales Institute) | 1        | 750       | 750        | 1.5          | 1,125       | 20-25 occupants                                      | RBB 227 Mitchell          |
| 225      | LTS-13                                                          | Storage                                            | 1        | 50        | 50         | 1.5          | 75          | secure                                               |                           |
|          |                                                                 | SUBTOTAL: Sales Lab TOTAL                          |          |           | 800        | 1.5          | 1,200       |                                                      |                           |
| 220      | LTS-14                                                          | Research Behavioral Lab                            | 1        | 750       | 750        | 1.5          | 1,125       | 25 occupants                                         |                           |
| 220      | LTS-15 to 16                                                    | Breakout/Interview Rooms                           | 2        | 80        | 160        | 1.5          | 240         | 4 occupants                                          |                           |
| 225      | LTS-17                                                          | Kitchenette                                        | 1        | 150       | 150        | 1.5          | 225         | Ref./freez., sink w/ hot & cold water, prep. Station |                           |
|          |                                                                 | SUBTOTAL: Academic and Behavioral Research         |          |           | 1,060      | 1.5          | 1,590       |                                                      |                           |
| 250      | LTS-18                                                          | Flexible Retail Floor                              | 1        | 2,000     | 2,000      | 1.5          | 3,000       | 25 occupants                                         |                           |
|          |                                                                 | SUBTOTAL: Retail Experience Lab                    |          |           | 2,000      | 1.5          | 3,000       |                                                      |                           |
| 210      | LTS-19A                                                         | 40 pp Computer Teaching Classroom                  | 1        | 1,500     | 1,500      | 1.5          | 2,250       | 40 occupants                                         | RBB 113                   |
| 210      | LTS-19B                                                         | Analytics Lab                                      | 1        | 1,500     | 1,500      | 1.5          | 2,250       | 40 occupants                                         |                           |
|          |                                                                 | SUBTOTAL: Computer Lab                             |          |           | 3,000      | 1.5          | 4,500       |                                                      |                           |
| 310      | LTS-20                                                          | Reception/Waiting Area                             | 1        | 200       | 200        | 1.5          | 300         | 1 reception position (120 nsf) & 4 seats             |                           |
| 350      | LTS-21                                                          | Conference Room                                    | 1        | 375       | 375        | 1.5          | 563         | 15 occupants                                         |                           |
| 650      | LTS-22                                                          | Recruiter's Lounge                                 | 1        | 240       | 240        | 1.5          | 360         |                                                      |                           |
| 310      | LTS-23                                                          | Director's Office                                  | 1        | 150       | 150        | 1.5          | 225         | to match other Directors                             |                           |
| 310      | LTS-24                                                          | Assistant Director's Office                        | 1        | 130       | 130        | 1.5          | 195         |                                                      |                           |
| 310      | LTS-25 to 26                                                    | Internship/Professional Dev. Staff Offices         | 2        | 130       | 260        | 1.5          | 390         |                                                      |                           |
| 350      | LTS-27 to 34                                                    | Interview Rooms                                    | 8        | 80        | 640        | 1.5          | 960         |                                                      |                           |
|          |                                                                 | SUBTOTAL: Career Services                          |          |           | 1,995      | 1.5          | 2,993       |                                                      |                           |
| 310      | LTS-35                                                          | Director's Office                                  | 1        | 150       | 150        | 1.5          | 225         |                                                      |                           |
| 310      | LTS-36                                                          | Assistant Director's Office                        | 1        | 130       | 130        | 1.5          | 195         |                                                      |                           |
| 310      | LTS-37                                                          | Academic Technology Staff Office                   | 1        | 255       | 255        | 1.5          | 383         | 4 occupant open office suite w/ cubicles             | RBB 240                   |
| 115      | LTS-38                                                          | Distance Learning Recording Studio                 | 1        | 1,000     | 1,000      | 1.5          | 1,500       |                                                      | RBB 225                   |
|          |                                                                 | SUBTOTAL: Academic Tech and Distance Learning      |          |           | 1,535      | 1.5          | 2,303       |                                                      |                           |
| 310      | LTS-39                                                          | Director's Office                                  | 1        | 150       | 150        | 1.5          | 225         |                                                      | RBB 121B                  |
| 310      | LTS-40 to 42                                                    | I.T. Staff Office                                  | 3        | 130       | 390        | 1.5          | 585         |                                                      | RBB 121A                  |
| 310      | LTS-43                                                          | I.T. Staff Office - OPS                            | 1        | 155       | 155        | 1.5          | 233         | 2 Student Asst. Positions                            | RBB 121D/E                |
| 310      | LTS-44                                                          | I.T. Staff Main Office - Reception                 | 1        | 200       | 200        | 1.5          | 300         | 1 reception position (120) and 4 seats               | RBB 121                   |
| 315      | LTS-45                                                          | I.T. Storage Space                                 | 1        | 400       | 400        | 1.5          | 600         |                                                      | RBB 120                   |
| 315      | LTS-46                                                          | Kitchenette                                        | 1        | 150       | 150        | 1.5          | 225         |                                                      |                           |
| 315      | LTS-47                                                          | Work/Staging Room                                  | 1        | 400       | 400        | 1.5          | 600         |                                                      |                           |
|          |                                                                 | SUBTOTAL: Information Technology Center            |          |           | 1,845      | 1.5          | 2,768       |                                                      |                           |
| 315      | LTS-48                                                          | Receiving Area                                     | 1        | 300       | 300        | 1.5          | 450         |                                                      |                           |
| 315      | LTS-49                                                          | Storage for Golf Carts                             | 1        | 300       | 300        | 1.5          | 450         |                                                      |                           |
| XXX      | LTS-50                                                          | Building Services                                  | 1        | 1,000     | 1,000      | 1.5          | 1,500       |                                                      |                           |
|          |                                                                 | SUBTOTAL: Building Services                        |          |           | 1,600      | 1.5          | 2,400       |                                                      |                           |
|          | TOTAL: LABS, TECHNOLOGY & SUPPORT SPACE                         |                                                    |          |           | 16,335     | 1.5          | 24,503      | Additional 2,250 gsf                                 |                           |

*FSU College of Business Building - Legacy Hall (FS-206) Facility Program -- October 2017*

|                                  |                                                                 |            |          |           |            |              |             |       |                           |
|----------------------------------|-----------------------------------------------------------------|------------|----------|-----------|------------|--------------|-------------|-------|---------------------------|
|                                  | Space Summary for FSU College of Business Building, Legacy Hall |            |          |           |            |              |             |       |                           |
| Room Use                         |                                                                 |            |          |           |            | Net to Gross | Total Gross |       |                           |
| Code                             | Space Number                                                    | Space Name | Quantity | NASF each | Total NASF | Factor       | Area        | Notes | Existing Comparable Space |
|                                  |                                                                 |            |          |           |            |              | -           |       |                           |
| SUMMARY OF AREA TOTALS           |                                                                 |            |          |           |            |              |             |       |                           |
| ADMINISTRATION & FACULTY SPACE   |                                                                 |            |          |           | 35,370     | 1.5          | 53,055      |       |                           |
| CENTERS & INSTITUTES             |                                                                 |            |          |           | 8,490      | 1.5          | 12,735      |       |                           |
| EVENT & ACADEMIC SPACE           |                                                                 |            |          |           | 72,390     | 1.5          | 108,585     |       |                           |
| LABS, TECHNOLOGY & SUPPORT SPACE |                                                                 |            |          |           | 16,335     | 1.5          | 24,503      |       |                           |
| GRAND TOTALS                     |                                                                 |            |          |           | 132,585    | 1.5          | 198,878     |       |                           |

### **Exhibit 5 – Site Photographs**

This exhibit contains photographs of the proposed site and its surroundings.



On site looking northwest toward Turnbull Conference Center, Westcott Bldg. behind.



On site looking north toward the Basketball Practice Facility, Tucker Civic Center Plaza behind.





On site looking southeast toward Turlington Building.



On site looking east toward retail buildings.





On site looking west toward occupied and unoccupied industrial buildings and hotel in the distance.



Interior of site is serene resembles a park.





Interior of site has some shade from the large oak trees.



On site the densest shade is on the east.





The east end of site has retaining walls, remnant of previously subdivided parcel.



The west end of the site has remnant of past development, asphalt drives and concrete islands.





This live oak is on the eastern half of the site, along the southern perimeter, Gaines St. It is the finest tree specimen on site and design professional should make every effort to preserve it.



Live oak tree on eastern half of the site, along northern perimeter, Madison St.





Eastern perimeter with densest shade on site, palm trees, a live oak and other trees and vegetation.



Eastern perimeter with palm trees, a live oak and other trees and vegetation. Burnette Park is in the distance.





Healthy live oak tree in east half of site, near the center. Tree is poorly shaped.



Healthy live oak tree in east half of site, near the center. Tree is poorly shaped.





From northwest corner of site looking east down Madison Street carrying one-way eastbound traffic. The Basketball Practice Facility is on the left; Florida Capitol can be seen beyond. Parallel parking and sidewalks on north side of the street. South side of the street has utility poles carrying overhead utilities but no parallel parking or sidewalks.



Looking west down Madison St. Building site is on the left, Tucker Center exit to east drive is to the right in the foreground. Parallel parking and sidewalks on Tucker Center side of street only.





Looking north along MLK South Blvd. Site is on the left and Burnette Park is on the right. Metered parallel parking is on the west side of the street but there are no sidewalks on either side adjacent to the street. This road lines up with the east drive of the Tucker Center.



Looking south along MLK South Blvd. Site is on the right and Burnette Park is on the left.





Row of oaks along, eastern portion of Tucker Center site, west side of MLK Blvd. This open strip of land aligns with the chain of parks to its south: Burnette and Boulevard Parks.



South and ceremonial entrance to Doug Burnette Park. A sidewalk longitudinally traverses the park, mitigating the lack of sidewalks along MLK South Blvd.





South of Burnette Park is Boulevard Park with more on street metered parking seen on the left and businesses on the right. Sidewalk bisecting the park provides north-south pedestrian walkways. MLK South ends at the All Saints District, a recently transformed live-work area.



All Saints live-work district.





This northwest corner of MLK South and Gaines St. demonstrates good east-west sidewalk connectivity along Gaines Street.



Generous 18-foot sidewalks along Gaines forming the southern perimeter of the building site.



When walking across Gaines St, pedestrian marked crossings are not at corners, but rather midblock with pushbutton activated beacons. This shows a crossing from Burnette to Boulevard Park.



The proposed site as access to this midblock crossing. It also has a pushbutton activated beacon.





Landscape features along Gaines St. include bio-swales.



Landscape features along Gaines St. include islands with palm trees which are up-lit at night.





Gaines St. does not have bike lanes but is considered bicycle friendly with its low speed, single lanes and bike friendly signage.



Gaines St. offers bike amenities such as this bike parking facility on the perimeter of the building site.





Building site has fire hydrant in southwest corner. Middle ground shows handicapped ramp easing transition from at the northeast corner of Macomb and Gaines St. In the background is industrial area with hotel beyond.



Macomb St. ramp along Macomb St, near Gaines St. intersection.





Macomb St. looking south, building site is on the left. Sidewalks are in need of minor weed control. Parallel metered parking is on the east side of the street and overhead power lines are on the west side.



South east corner of Macomb and Madison Streets. Macomb St aligns with driveway of Tucker Center. Macomb St. sidewalk abruptly ends as it approaches Madison St. Stop sign carries the “All Saints District” finial.



### **Exhibit 6 –Room Data Sheets**

This exhibit contains individual room data sheets.

## ROOM DATA SHEET

**Space Number:** AF-1 to 130  
**Space Name:** Faculty Offices  
**Quantity:** 130  
**Program Area/Group:** Administration & Faculty

Number of Occupants: 1 + up to 2 guests  
 Area & Min/Max Dim.: 140 NSF  
 Ceiling Height: Standard  
 Activity Description: Office + small meetings  
 Adjacencies: Faculty/Staff offices  
 Proximities:  
 Other: Some storage space required for books, teaching materials, computers etc.

### Features

Fenestration: Interior door with no door lite. Office to have windows on exterior walls  
 Floor Finish: Carpet  
 Wall Finish: Standard painted  
 Ceiling Finish: Standard acoustical tile  
 Acoustical: Acoustical privacy to support confidential communication  
 Lighting: Standard LED  
 Other: Located with other offices such that faculty of different disciplines and departments can be located next to each other.

### System and Utility Requirements

Data / Voice: Wireless internet connection; two wired (phone/data) ports in each office  
 Audio Visual: None  
 Distance Learning: N/A  
 Ventilation / Exhaust: Standard for office use; occupant control  
 Temperature: Standard for office use  
 Humidity: Standard for office use  
 Piped Services: N/A  
 Electrical: Standard for office use  
 Security: Determine in design phase

| Furnishings and Equipment: |   |                  |
|----------------------------|---|------------------|
|                            | 1 | Office furniture |
|                            | 1 | Desk             |
|                            | 1 | Chair            |
|                            | 2 | Guest chairs     |
|                            | 1 | Bookshelf        |
|                            | 1 | Cabinet          |
|                            |   |                  |
|                            |   |                  |
|                            |   |                  |
|                            |   |                  |

## ROOM DATA SHEET

**Space Number:** AF-141 to 145;  
**Space Name:** Assistant/Associate Dean's Offices  
**Quantity:** 5  
**Program Area/Group:** Administration & Faculty; Labs, Technology & Support

Number of Occupants: 1 + up to 4 guests  
 Area & Min/Max Dim.: 180 NSF  
 Ceiling Height: Standard  
 Activity Description: Office + small meetings  
 Adjacencies:  
 Proximities:  
 Other:

### Features:

Fenestration: Interior door with narrow door lite; two wired (phone/data) ports in each office.  
 Floor Finish: Carpet  
 Wall Finish: Standard painted  
 Ceiling Finish: Standard acoustical tile  
 Acoustical: Acoustical privacy to support confidential communication  
 Lighting: Standard LED  
 Other:

### System and Utility Requirements

Data / Voice: Wireless internet connection  
 Audio Visual: None  
 Distance Learning: N/A  
 Ventilation / Exhaust: Standard for office use; occupant control  
 Temperature: Standard for office use  
 Humidity: Standard for office use  
 Piped Services: N/A  
 Electrical: Standard for office use  
 Security: Determine in design phase

| Furnishings and Equipment: |   |                        |
|----------------------------|---|------------------------|
|                            | 1 | Office furniture       |
|                            | 1 | Desk                   |
|                            | 1 | Chair                  |
|                            | 4 | Conference chairs      |
|                            | 1 | Small conference table |
|                            | 2 | Bookshelves            |
|                            | 2 | Cabinets               |
|                            |   |                        |
|                            |   |                        |
|                            |   |                        |
|                            |   |                        |

## ROOM DATA SHEET

**Space Number:** AF-160,165,193 & 201; CI-12,21,34,47,62,66,70; EA-42,62; LTS-23,35&39  
**Space Name:** Director's Office  
**Quantity:** 16  
**Program Area/Group:** Admin. & Faculty; Centers & Inst.; Event & Academic; and Labs,Tech.& Support;

Number of Occupants: 1 + up to 2 guests  
 Area & Min/Max Dim.: 150 NSF  
 Ceiling Height: Standard  
 Activity Description: Office + small meetings  
 Adjacencies: Staff offices  
 Proximities: Should be part of overall administrative office suite of rooms  
 Other:

### Features:

Fenestration: Interior door with narrow door lite. Office to have windows on exterior walls.  
 Floor Finish: Carpet  
 Wall Finish: Standard painted  
 Ceiling Finish: Standard acoustical tile  
 Acoustical: Acoustical privacy to support confidential communication  
 Lighting: Standard LED  
 Other:

### System and Utility Requirements

Data / Voice: Wireless internet connection; two wired (phone/data) ports in each office.  
 Audio Visual: None  
 Distance Learning: N/A  
 Ventilation / Exhaust: Standard for office use; occupant control  
 Temperature: Standard for office use  
 Humidity: Standard for office use  
 Piped Services: N/A  
 Electrical: Standard for office use  
 Security: Determine in design phase

| Furnishings and Equipment: |   |                  |
|----------------------------|---|------------------|
|                            | 1 | Office furniture |
|                            | 1 | Desk             |
|                            | 1 | Chair            |
|                            | 2 | Guest chairs     |
|                            | 2 | Bookshelves      |
|                            | 1 | Cabinet          |
|                            |   |                  |
|                            |   |                  |
|                            |   |                  |
|                            |   |                  |

## ROOM DATA SHEET

**Space Number:** See Space Summary, incl. remainder of indiv. offices not shown in previous sheets  
**Space Name:** Staff Offices and Assistant Director's Offices  
**Quantity:**  
**Program Area/Group:** Admin. & Faculty; Centers & Inst.; Event & Academic; Labs, Tech. & Support

Number of Occupants: 1 + up to 2 guests  
 Area & Min/Max Dim.: 130-140 NSF  
 Ceiling Height: Standard  
 Activity Description: Office + small meetings  
 Adjacencies:  
 Proximities:  
 Other:

### Features:

Fenestration: Interior door with narrow door lite; office to have windows on exterior walls; full lite doors to office suites  
 Floor Finish: Carpet  
 Wall Finish: Standard painted  
 Ceiling Finish: Standard acoustical tile  
 Acoustical: Acoustical privacy to support confidential communication  
 Lighting: Standard LED  
 Other:

### System and Utility Requirements

Data / Voice: Wireless internet connection; two wired (phone/data) ports in each office  
 Audio Visual: None  
 Distance Learning: N/A  
 Ventilation / Exhaust: Standard for office use; occupant control  
 Temperature: Standard for office use  
 Humidity: Standard for office use  
 Piped Services: N/A  
 Electrical: Standard for office use  
 Security: Determine in design phase

| Furnishings and Equipment: |   |                                                                                                                           |
|----------------------------|---|---------------------------------------------------------------------------------------------------------------------------|
|                            | 1 | Office furniture                                                                                                          |
|                            | 1 | Desk                                                                                                                      |
|                            | 1 | Chair                                                                                                                     |
|                            | 2 | Guest chairs                                                                                                              |
|                            |   | Bookshelf and file cabinet requirements for UBA, IT, and Development offices differ; requirements to be determined by CoB |
|                            |   |                                                                                                                           |
|                            |   |                                                                                                                           |
|                            |   |                                                                                                                           |



## ROOM DATA SHEET

**Space Number:** AF-172 &180; CI-25, 28, 33; EA-40, 58, 60; LTS-20, 44  
**Space Name:** Reception Area  
**Quantity:** 10  
**Program Area/Group:** Admin. & Faculty; Centers & Inst.; Event & Academic; and Labs, Tech. & Support;

Number of Occupants: See Space Summary  
 Area & Min/Max Dim.: See Space Summary  
 Ceiling Height: Standard  
 Activity Description: Office  
 Adjacencies: Offices, conference  
 Proximities: Should be part of overall administrative office suite of rooms  
 Other:

### Features:

Fenestration: Interior doors with door light, windows on exterior walls, windows to internal circulation  
 Floor Finish: Carpet  
 Wall Finish: Standard painted  
 Ceiling Finish: Standard acoustical tile  
 Acoustical: Standard  
 Lighting: Standard LED  
 Other:

### System and Utility Requirements

Data / Voice: Wireless internet connection; two wired (phone/data) ports in each office  
 Audio Visual: Area to use AV; data access needed  
 Distance Learning: N/A  
 Ventilation / Exhaust: Standard for office use; occupant control  
 Temperature: Standard for office use  
 Humidity: Standard for office use  
 Piped Services: N/A  
 Electrical: Standard for office use  
 Security: Determine in design phase

| Furnishings and Equipment: |   |                  |
|----------------------------|---|------------------|
|                            | 1 | Office furniture |
|                            | 1 | Desk             |
|                            | 1 | Chair            |
|                            | 2 | Bookshelves      |
|                            | 4 | Reception chairs |
|                            |   |                  |
|                            |   |                  |
|                            |   |                  |

## **ROOM DATA SHEET**

The following 4 room data sheets are for four different sizes of cubicles: 100, 80, 72 and 48 nsf. A particular size cubicle has not been assigned to a particular space, but the following spaces have been identified as candidates to receive cubicles. There may be others.

|             |                                  |
|-------------|----------------------------------|
| AF-166      | Open Area for Dean's Staff       |
| AF-167      | Student Assistants               |
| AF-181      | Student Assistant Open Office    |
| CI-30       | Student Business Incubator       |
| EA-71 to 72 | Graduate Assistants              |
| EA-109      | Accounting TA Shared Office      |
| LTS-37      | Academic Technology Staff Office |

## ROOM DATA SHEET

**Space Number:** To be determined  
**Space Name:** Cubicle  
**Quantity:** To be determined  
**Program Area/Group:** To be determined

Number of Occupants: 1 per unit  
 Area & Min/Max Dim.: 100 NSF  
 Ceiling Height: Standard  
 Activity Description: Office  
 Adjacencies:  
 Proximities:  
 Other:

### Features:

Fenestration: N/A  
 Floor Finish: Carpet  
 Wall Finish: Standard painted  
 Ceiling Finish: Standard acoustical tile  
 Acoustical: N/A  
 Lighting: Standard LED  
 Other:

### System and Utility Requirements

Data / Voice: One wired (phone/data) port in each cubicle not located in incubator space; cubicles in incubator space to have wireless internet connection.  
 Audio Visual: None  
 Distance Learning: N/A  
 Ventilation / Exhaust: N/A  
 Temperature: N/A  
 Humidity: N/A  
 Piped Services: N/A  
 Electrical: Standard for office use  
 Security: N/A

| Furnishings and Equipment: |   |                                 |
|----------------------------|---|---------------------------------|
|                            | 1 | Office furniture, some lockable |
|                            | 1 | Desk                            |
|                            | 1 | Chair                           |
|                            |   |                                 |
|                            |   |                                 |
|                            |   |                                 |
|                            |   |                                 |

## ROOM DATA SHEET

**Space Number:** To be determined  
**Space Name:** Cubicle  
**Quantity:** To be determined  
**Program Area/Group:** To be determined

Number of Occupants: 1 per unit  
 Area & Min/Max Dim.: 80 NSF  
 Ceiling Height: Standard  
 Activity Description: Office  
 Adjacencies:  
 Proximities:  
 Other:

### Features:

Fenestration: N/A  
 Floor Finish: Carpet  
 Wall Finish: Standard painted  
 Ceiling Finish: Standard acoustical tile  
 Acoustical: N/A  
 Lighting: Standard LED  
 Other:

### System and Utility Requirements

Data / Voice: One wired (phone/data) port in each cubicle not located in incubator space; cubicles in incubator space to have wireless internet connection.  
 Audio Visual: None  
 Distance Learning: N/A  
 Ventilation / Exhaust: N/A  
 Temperature: N/A  
 Humidity: N/A  
 Piped Services: N/A  
 Electrical: Standard for office use  
 Security: N/A

| Furnishings and Equipment: |   |                                 |
|----------------------------|---|---------------------------------|
|                            | 1 | Office furniture, some lockable |
|                            | 1 | Desk                            |
|                            | 1 | Chair                           |
|                            |   |                                 |
|                            |   |                                 |
|                            |   |                                 |

## ROOM DATA SHEET

**Space Number:** To be determined  
**Space Name:** Cubicle (Student Work Area in Flexible Centers)  
**Quantity:** To be determined  
**Program Area/Group:** To be determined

Number of Occupants: 1 per unit  
 Area & Min/Max Dim.: 72 NSF  
 Ceiling Height: Standard  
 Activity Description: Office  
 Adjacencies:  
 Proximities: Director's Office, Offices  
 Other:

**Features:**  
 Fenestration: N/A  
 Floor Finish: Carpet  
 Wall Finish: Standard painted  
 Ceiling Finish: Standard acoustical tile  
 Acoustical: N/A  
 Lighting: Standard LED  
 Other:

### System and Utility Requirements

Data / Voice: One wired (phone/data) port in each cubicle not located in incubator space; cubicles in incubator space to have wireless internet connection.  
 Audio Visual: None  
 Distance Learning: N/A  
 Ventilation / Exhaust: N/A  
 Temperature: N/A  
 Humidity: N/A  
 Piped Services: N/A  
 Electrical: Standard for office use  
 Security: N/A

| Furnishings and Equipment: |   |                                 |
|----------------------------|---|---------------------------------|
|                            | 1 | Office furniture, some lockable |
|                            | 1 | Desk                            |
|                            | 1 | Chair                           |
|                            |   |                                 |
|                            |   |                                 |
|                            |   |                                 |
|                            |   |                                 |

## ROOM DATA SHEET

**Space Number:** To be determined  
**Space Name:** Cubicle  
**Quantity:** To be determined  
**Program Area/Group:** To be determined

Number of Occupants: 1 per unit  
 Area & Min/Max Dim.: 48 NSF  
 Ceiling Height: Standard  
 Activity Description: Office  
 Adjacencies: Common Area  
 Proximities:  
 Other:

### Features:

Fenestration: N/A  
 Floor Finish: Carpet  
 Wall Finish: Standard painted  
 Ceiling Finish: Standard acoustical tile  
 Acoustical: N/A  
 Lighting: Standard LED  
 Other:

### System and Utility Requirements

Data / Voice: One wired (phone/data) port in each cubicle not located in incubator space; cubicles in incubator space to have wireless internet connection.  
 Audio Visual: None  
 Distance Learning: N/A  
 Ventilation / Exhaust: N/A  
 Temperature: N/A  
 Humidity: N/A  
 Piped Services: N/A  
 Electrical: Standard for office use  
 Security: N/A

| Furnishings and Equipment: |   |                                 |
|----------------------------|---|---------------------------------|
|                            | 1 | Office furniture, some lockable |
|                            | 1 | Desk                            |
|                            | 1 | Chair                           |
|                            |   |                                 |
|                            |   |                                 |
|                            |   |                                 |
|                            |   |                                 |



## ROOM DATA SHEET

**Space Number:** CI-37 to 46; LTS-15, 16, 27 to 34  
**Space Name:** Interview Rooms  
**Quantity:** 20  
**Program Area/Group:** Centers & Institutes (Sales Institute): Labs, Technology & Support

Number of Occupants: up to 4 per unit  
 Area & Min/Max Dim.: Min: 80 NSF  
 Ceiling Height: Standard  
 Activity Description:  
 Adjacencies:  
 Proximities:  
 Other:

### Features:

Fenestration: Flush door with no door lites  
 Floor Finish: Carpet  
 Wall Finish: Standard painted  
 Ceiling Finish: Standard acoustical tile  
 Acoustical: Acoustical privacy to support confidential communication  
 Lighting: Standard LED  
 Other:

### System and Utility Requirements:

Data / Voice: Wireless internet connection  
 Audio Visual: Port Connection to be determined by CoB;  
 Distance Learning: N/A  
 Ventilation / Exhaust: Standard for office use  
 Temperature: Standard for office use  
 Humidity: Standard for office use  
 Piped Services: N/A  
 Electrical: Determine in design phase  
 Security:

| Furnishings and Equipment: |   |                                 |
|----------------------------|---|---------------------------------|
|                            | 1 | Small conference table per unit |
|                            | 4 | Conference chairs per unit      |
|                            |   |                                 |
|                            |   |                                 |
|                            |   |                                 |
|                            |   |                                 |
|                            |   |                                 |
|                            |   |                                 |
|                            |   |                                 |

## ROOM DATA SHEET

**Space Number:** AF-132 to 134,140,182 to184; CI-1,2,22,31,36; EA-41, 61; LTS-21  
**Space Name:** 8-Person or more Conference Room  
**Quantity:** 13  
**Program Area/Group:** Administration & Faculty; Centers & Institutes; and Events & Academic

Number of Occupants: See Space Summary  
 Area & Min/Max Dim.: See Space Summary  
 Ceiling Height: 9 ft  
 Activity Description: Group Meetings  
 Adjacencies: Offices  
 Proximities:  
 Other:

### Features:

Fenestration: Interior door with narrow door light, windows on exterior walls.  
 Floor Finish: Carpet  
 Wall Finish: Standard painted  
 Ceiling Finish: Standard acoustical tile  
 Acoustical: Acoustical privacy to support confidential communication  
 Lighting: Standard LED  
 Other:

### System and Utility Requirements

Data / Voice: 1 each, wireless internet connection; 4 gigabit internet ports  
 Audio Visual: To be determined by College of Business  
 Distance Learning: N/A  
 Ventilation / Exhaust: Standard for office use; occupant control  
 Temperature: Standard for office use  
 Humidity: Standard for office use  
 Piped Services: N/A  
 Electrical: Standard for office use  
 Security: Determine in design phase

| Furnishings and Equipment: |   |                                   |
|----------------------------|---|-----------------------------------|
|                            | 1 | 8-person conference table or more |
|                            | 8 | Conference chairs                 |
|                            | 1 | Projector screen or smart board   |
|                            | 1 | Marker board                      |
|                            |   |                                   |
|                            |   |                                   |
|                            |   |                                   |
|                            |   |                                   |

## ROOM DATA SHEET

**Space Number:** EA-1  
**Space Name:** Atrium  
**Quantity:** 1  
**Program Area/Group:** Event & Academic Space

Number of Occupants: 400  
 Area & Min/Max Dim.: 6000 NSF  
 Ceiling Height:  
 Activity Description: Gathering/Circulation  
 Adjacencies: Multipurpose Event Space  
 Proximities: Catering Kitchen  
 Other: semi-public circulation space on ground floor

### Features:

Fenestration: Open to surrounding spaces  
 Floor Finish: Terrazzo  
 Wall Finish: Wood, tile  
 Ceiling Finish: Drywall  
 Acoustical: Wood acoustical panels  
 Lighting: Ambient lighting to be LED; additional accent lighting for donor recognition areas.  
 Other:

### System and Utility Requirements:

Data / Voice: Wireless internet connection; provide data access at digital signage and donor recognition areas.  
 Audio Visual: To be determined by College of Business  
 Distance Learning: N/A  
 Ventilation / Exhaust: Standard for public areas  
 Temperature: Standard for public areas  
 Humidity: Standard for public areas  
 Piped Services: Standard for public areas  
 Electrical: Standard for public areas; sufficient power/charging locations to be provided.  
 Security: Determine in design phase

| Furnishings and Equipment: |                        |
|----------------------------|------------------------|
|                            | Sofas                  |
|                            | Lounge chairs          |
|                            | End tables             |
|                            | Coffee tables          |
|                            | Standing-height tables |
|                            | Charging Stations      |
|                            |                        |
|                            |                        |
|                            |                        |
|                            |                        |

## ROOM DATA SHEET

**Space Number:** EA-2  
**Space Name:** Multipurpose Event Space  
**Quantity:** 1  
**Program Area/Group:** Event & Academic Space

Number of Occupants: 448 (at tables) or 1,000 (general seating with no tables)  
 Area & Min/Max Dim.: 7500 NSF  
 Ceiling Height:  
 Activity Description: Gathering/Event Space  
 Adjacencies: Atrium, Catering Kitchen  
 Proximities:  
 Other:

### Features:

Fenestration: spill-out to atrium  
 Floor Finish: Carpet  
 Wall Finish: Standard painted  
 Ceiling Finish: Standard acoustical tile  
 Acoustical: Standard acoustical  
 Lighting: Standard LED; flexible stage lighting to be added  
 Other: stage to be moveable panelized stage

### System and Utility Requirements:

Data / Voice: Wireless internet connection  
 Audio Visual: To be determined by CoB; Include an AV control booth.  
 Distance Learning: N/A  
 Ventilation / Exhaust: Standard for office use; occupant control  
 Temperature: Standard for office use  
 Humidity: Standard for office use  
 Piped Services: None  
 Electrical: Standard for office use  
 Security: Determine in design phase

| Furnishings and Equipment: |     |                                             |
|----------------------------|-----|---------------------------------------------|
|                            | 56  | Round, 8-person tables                      |
|                            | 448 | Chairs                                      |
|                            | 10  | Additional round, 8-person tables in atrium |
|                            | 80  | Additional chairs in atrium                 |
|                            | 500 | Additional chairs when tables are removed   |
|                            |     |                                             |
|                            |     |                                             |
|                            |     |                                             |
|                            |     |                                             |
|                            |     |                                             |

## ROOM DATA SHEET

**Space Number:** EA-4  
**Space Name:** Catering Kitchen  
**Quantity:** 1  
**Program Area/Group:** Event & Academic Space

Number of Occupants:  
 Area & Min/Max Dim.: 1000 NSF  
 Ceiling Height:  
 Activity Description: Event Catering  
 Adjacencies: Multipurpose Event Space  
 Proximities: Atrium and near Hinkle Board Room (AF-147)  
 Other:

### Features:

Fenestration: interior door to Multipurpose Event Space, separate openings for service  
 Floor Finish: Moisture resistant, non-slippery floor  
 Wall Finish: Moisture resistant  
 Ceiling Finish: Moisture resistant, fire resistant  
 Acoustical: Standard  
 Lighting: Bright LED  
 Other: Cabinets, countertops, shelves for storage, exhaust hood, food storage

### System and Utility Requirements:

Data / Voice: Standard for commercial kitchen  
 Audio Visual: None  
 Distance Learning: N/A  
 Ventilation / Exhaust: Standard for commercial kitchen  
 Temperature: Standard for commercial kitchen  
 Humidity: Standard for commercial kitchen  
 Piped Services: fresh water, natural gas  
 Electrical: Standard for commercial kitchen  
 Security: Determine in design phase

| Furnishings and Equipment: |  |                                             |
|----------------------------|--|---------------------------------------------|
|                            |  | To be supplied by College of Business       |
|                            |  | Equipment needs to be determined by the CoB |
|                            |  |                                             |
|                            |  |                                             |
|                            |  |                                             |
|                            |  |                                             |
|                            |  |                                             |
|                            |  |                                             |
|                            |  |                                             |
|                            |  |                                             |
|                            |  |                                             |

## ROOM DATA SHEET

**Space Number:** EA-5 to 6  
**Space Name:** Networking Commons  
**Quantity:** 2  
**Program Area/Group:** Event & Academic Space

Number of Occupants:  
 Area & Min/Max Dim.: 1200 NSF  
 Ceiling Height:  
 Activity Description: Networking / Social  
 Adjacencies: Breakout Rooms  
 Proximities: Atrium  
 Other:

### Features:

Fenestration: interior doors to breakout rooms  
 Floor Finish: Carpet  
 Wall Finish: Standard painted  
 Ceiling Finish: Standard acoustical tile  
 Acoustical: Standard  
 Lighting: Standard LED  
 Other:

### System and Utility Requirements:

Data / Voice: Wireless internet connection  
 Audio Visual: None  
 Distance Learning: N/A  
 Ventilation / Exhaust: Standard for office use; occupant control  
 Temperature: Standard for office use  
 Humidity: Standard for office use  
 Piped Services: None  
 Electrical: Standard for office use; power/charging locations to be provided for student work  
 Security: Determine in design phase

| Furnishings and Equipment: |                   |
|----------------------------|-------------------|
|                            | Sofas             |
|                            | Lounge Chairs     |
|                            | End tables        |
|                            | Coffee tables     |
|                            | Charging Stations |
|                            |                   |
|                            |                   |
|                            |                   |
|                            |                   |



## ROOM DATA SHEET

**Space Number** EA-18,19, 32 & 33  
**Space Name:** Undergrad and Graduate Collaboration Commons  
**Quantity:** 4  
**Program Area/Group:** Event & Academic Space

Number of Occupants:  
 Area & Min/Max Dim.: 600-750 NSF  
 Ceiling Height:  
 Activity Description: Gathering / Lounge / Group Work  
 Adjacencies: Breakout Rooms  
 Proximities: Atrium  
 Other:

### Features:

Fenestration: Interior doors to (12) adjacent Breakout Rooms  
 Floor Finish: Carpet  
 Wall Finish: Standard painted  
 Ceiling Finish: Standard acoustical tile  
 Acoustical: Standard acoustical  
 Lighting: Standard LED  
 Other:

### System and Utility Requirements:

Data / Voice: Wireless internet connection  
 Audio Visual: None  
 Distance Learning: N/A  
 Ventilation / Exhaust: Standard for office use; occupant control  
 Temperature: Standard for office use  
 Humidity: Standard for office use  
 Piped Services: None  
 Electrical: Standard for office use; power/charging locations to be provided for student work  
 Security: Determine in design phase

| Furnishings and Equipment: |                   |
|----------------------------|-------------------|
|                            | Sofas             |
|                            | Lounge Chairs     |
|                            | End tables        |
|                            | Coffee tables     |
|                            | Charging Stations |
|                            |                   |
|                            |                   |
|                            |                   |
|                            |                   |

## ROOM DATA SHEET

**Space Number:** EA-20 to 31, 34 to 39;  
**Space Name:** Breakout Room  
**Quantity:** 18  
**Program Area/Group:** Event & Academic Space; and Centers & Institutes

Number of Occupants:  
 Area & Min/Max Dim.: 150-200sf  
 Ceiling Height:  
 Activity Description: Small Meetings, Study  
 Adjacencies: Undergrad Collaboration Commons, Networking Commons  
 Proximities:  
 Other:

### Features:

Fenestration: Interior door with narrow door light  
 Floor Finish: Carpet  
 Wall Finish: Standard Painted; CoB to determine location and/or use of erasable paint surfaces.  
 Ceiling Finish: Standard acoustical tile  
 Acoustical: Acoustical privacy to support confidential communication  
 Lighting: Standard LED  
 Other:

### System and Utility Requirements:

Data / Voice: Wireless internet connection; provide 1 wired phone/data port for each breakout room  
 Audio Visual: None  
 Distance Learning: N/A  
 Ventilation / Exhaust: Standard for office use; occupant control  
 Temperature: Standard for office use  
 Humidity: Standard for office use  
 Piped Services: None  
 Electrical: Standard for office use; power/charging locations to be provided for student work  
 Security: Determine in design phase

| Furnishings and Equipment: |                                                 |
|----------------------------|-------------------------------------------------|
|                            | Diverse furnishings that vary from room to room |
|                            | Conference tables                               |
|                            | Lounge chairs                                   |
|                            | Conference chairs                               |
|                            | End tables                                      |
|                            | Marker board                                    |
|                            | Charging Stations                               |
|                            | Erasable paint to be considered                 |
|                            |                                                 |
|                            |                                                 |

## ROOM DATA SHEET

**Space Number:** EA-110  
**Space Name:** 10-Seat Seminar Room (Class I Classroom Standard)  
**Quantity:** 1  
**Program Area/Group:** Event & Academic Space

Number of Occupants: 10  
 Area & Min/Max Dim.: 300 NSF  
 Ceiling Height: See Class I Classroom Standard  
 Activity Description: Classroom  
 Adjacencies:  
 Proximities:  
 Other:

### Features:

Fenestration: See Class I Classroom Standard  
 Floor Finish: See Class I Classroom Standard  
 Wall Finish: See Class I Classroom Standard  
 Ceiling Finish: See Class I Classroom Standard  
 Acoustical: See Class I Classroom Standard  
 Lighting: See Class I Classroom Standard  
 Other:

### System and Utility Requirements:

Data / Voice: See Class I Classroom Standard, wireless internet  
 Audio Visual: See Class I Classroom Standard  
 Distance Learning: N/A  
 Ventilation / Exhaust: See Class I Classroom Standard  
 Temperature: See Class I Classroom Standard  
 Humidity: See Class I Classroom Standard  
 Piped Services: N/A  
 Electrical: See Class I Classroom Standard, provide laptop charging stations  
 Security: Determine in design phase; also see Class I Classroom Standard

| Furnishings and Equipment: |    |                                                          |
|----------------------------|----|----------------------------------------------------------|
|                            |    | See Class I Classroom Standard                           |
|                            | 10 | Movable seats                                            |
|                            |    | Student tables, vary in standard lengths for flexibility |
|                            | 1  | Lectern                                                  |
|                            | 1  | Marker board                                             |
|                            |    |                                                          |
|                            |    |                                                          |
|                            |    |                                                          |
|                            |    |                                                          |

## ROOM DATA SHEET

**Space Number:** EA-111 to 112  
**Space Name:** 20-Seat Classroom (Class I Classroom Standard)  
**Quantity:** 2  
**Program Area/Group:** Event & Academic Space

Number of Occupants: 20  
 Area & Min/Max Dim.: 600 NSF  
 Ceiling Height: See Class I Classroom Standard  
 Activity Description: Classroom  
 Adjacencies:  
 Proximities:  
 Other:

### Features:

Fenestration: See Class I Classroom Standard  
 Floor Finish: See Class I Classroom Standard  
 Wall Finish: See Class I Classroom Standard  
 Ceiling Finish: See Class I Classroom Standard  
 Acoustical: See Class I Classroom Standard  
 Lighting: See Class I Classroom Standard  
 Other:

### System and Utility Requirements:

Data / Voice: See Class I Classroom Standard, wireless internet  
 Audio Visual: See Class I Classroom Standard  
 Distance Learning: N/A  
 Ventilation / Exhaust: See Class I Classroom Standard  
 Temperature: See Class I Classroom Standard  
 Humidity: See Class I Classroom Standard  
 Piped Services: N/A  
 Electrical: See Class I Classroom Standard, provide laptop charging stations  
 Security: Determine in design phase; also see Class I Classroom Standard

| Furnishings and Equipment: |    |                                                          |
|----------------------------|----|----------------------------------------------------------|
|                            |    | See Class I Classroom Standard                           |
|                            | 20 | Movable seats                                            |
|                            |    | Student tables, vary in standard lengths for flexibility |
|                            | 1  | Lectern                                                  |
|                            | 1  | Marker board                                             |
|                            |    |                                                          |
|                            |    |                                                          |
|                            |    |                                                          |
|                            |    |                                                          |

## ROOM DATA SHEET

**Space Number:** EA-113 to 114  
**Space Name:** 30-Seat Classroom (Class I Classroom Standard)  
**Quantity:** 2  
**Program Area/Group:** Event & Academic Space

Number of Occupants: 30  
 Area & Min/Max Dim.: 900 NSF  
 Ceiling Height: See Class I Classroom Standard  
 Activity Description: Classroom  
 Adjacencies:  
 Proximities:  
 Other:

### Features:

Fenestration: See Class I Classroom Standard  
 Floor Finish: See Class I Classroom Standard  
 Wall Finish: See Class I Classroom Standard  
 Ceiling Finish: See Class I Classroom Standard  
 Acoustical: See Class I Classroom Standard  
 Lighting: See Class I Classroom Standard  
 Other:

### System and Utility Requirements:

Data / Voice: See Class I Classroom Standard, wireless internet  
 Audio Visual: See Class I Classroom Standard  
 Distance Learning: N/A  
 Ventilation / Exhaust: See Class I Classroom Standard  
 Temperature: See Class I Classroom Standard  
 Humidity: See Class I Classroom Standard  
 Piped Services: N/A  
 Electrical: See Class I Classroom Standard, provide laptop charging stations  
 Security: Determine in design phase; also see Class I Classroom Standard

| Furnishings and Equipment: |    |                                                          |
|----------------------------|----|----------------------------------------------------------|
|                            |    | See Class I Classroom Standard                           |
|                            | 30 | Movable seats                                            |
|                            |    | Student tables, vary in standard lengths for flexibility |
|                            | 1  | Lectern                                                  |
|                            | 1  | Marker board                                             |
|                            |    |                                                          |
|                            |    |                                                          |
|                            |    |                                                          |
|                            |    |                                                          |

## ROOM DATA SHEET

**Space Number:** EA-115 to 121  
**Space Name:** 40-Seat Classroom (Class I Classroom Standard)  
**Quantity:** 7  
**Program Area/Group:** Event & Academic Space

Number of Occupants: 40  
 Area & Min/Max Dim.: 1120 NSF  
 Ceiling Height: See Class I Classroom Standard  
 Activity Description: Classroom  
 Adjacencies:  
 Proximities:  
 Other:

### Features:

Fenestration: See Class I Classroom Standard  
 Floor Finish: See Class I Classroom Standard  
 Wall Finish: See Class I Classroom Standard  
 Ceiling Finish: See Class I Classroom Standard  
 Acoustical: See Class I Classroom Standard  
 Lighting: See Class I Classroom Standard  
 Other:

### System and Utility Requirements:

Data / Voice: See Class I Classroom Standard, wireless internet  
 Audio Visual: See Class I Classroom Standard  
 Distance Learning: N/A  
 Ventilation / Exhaust: See Class I Classroom Standard  
 Temperature: See Class I Classroom Standard  
 Humidity: See Class I Classroom Standard  
 Piped Services: N/A  
 Electrical: See Class I Classroom Standard, provide laptop charging stations  
 Security: Determine in design phase; also see Class I Classroom Standard

| Furnishings and Equipment: |    |                                                          |
|----------------------------|----|----------------------------------------------------------|
|                            |    | See Class I Classroom Standard                           |
|                            | 40 | Movable seats                                            |
|                            |    | Student tables, vary in standard lengths for flexibility |
|                            | 1  | Lectern                                                  |
|                            | 1  | Marker board                                             |
|                            |    |                                                          |
|                            |    |                                                          |
|                            |    |                                                          |
|                            |    |                                                          |



## ROOM DATA SHEET

**Space Number:** EA-122 to 125  
**Space Name:** 50-Seat Flexible Classroom (Class II Classroom Standard)  
**Quantity:** 4  
**Program Area/Group:** Event & Academic Space

Number of Occupants: 50  
 Area & Min/Max Dim.: 1400 NSF  
 Ceiling Height: See Class II Classroom Standard  
 Activity Description: Classroom  
 Adjacencies:  
 Proximities:  
 Other:

### Features:

Fenestration: See Class II Classroom Standard  
 Floor Finish: See Class II Classroom Standard  
 Wall Finish: See Class II Classroom Standard  
 Ceiling Finish: See Class II Classroom Standard  
 Acoustical: See Class II Classroom Standard  
 Lighting: See Class II Classroom Standard  
 Other:

### System and Utility Requirements:

Data / Voice: See Class II Classroom Standard, wireless internet  
 Audio Visual: See Class II Classroom Standard  
 Distance Learning: N/A  
 Ventilation / Exhaust: See Class II Classroom Standard  
 Temperature: See Class II Classroom Standard  
 Humidity: See Class II Classroom Standard  
 Piped Services: N/A  
 Electrical: See Class II Classroom Standard, provide laptop charging stations  
 Security: Determine in design phase; also see Class II Classroom Standard

| Furnishings and Equipment: |    |                                                          |
|----------------------------|----|----------------------------------------------------------|
|                            |    | See Class II Classroom Standard                          |
|                            | 50 | Movable seats                                            |
|                            |    | Student tables, vary in standard lengths for flexibility |
|                            | 1  | Lectern                                                  |
|                            | 1  | Marker board                                             |
|                            |    |                                                          |
|                            |    |                                                          |
|                            |    |                                                          |
|                            |    |                                                          |

## ROOM DATA SHEET

**Space Number:** EA-126 to 129  
**Space Name:** 100-Seat Classroom with flat floor (Adapt from Class III Classroom Standard)  
**Quantity:** 4  
**Program Area/Group:** Event & Academic

Number of Occupants: 100  
 Area & Min/Max Dim.: 2400 NSF  
 Ceiling Height: Adapt from Class III Classroom Standard  
 Activity Description: Classroom  
 Adjacencies:  
 Proximities:  
 Other: This room is tiered. Class III Classrooms are tiered, but are for 100+ students.

**Features:**  
 Fenestration: See Class III Classroom Standard (Adhere to Class III Classroom Standard with the exception of 75-student occupancy instead of 100+)  
 Floor Finish: Adapt from Class III Classroom Standard  
 Wall Finish: Adapt from Class III Classroom Standard  
 Ceiling Finish: Adapt from Class III Classroom Standard  
 Acoustical: Adapt from Class III Classroom Standard  
 Lighting: Adapt from Class III Classroom Standard  
 Other:

### System and Utility Requirements:

Data / Voice: Adapt from Class III Classroom Standard, wireless internet  
 Audio Visual: Adapt from Class III Classroom Standard  
 Distance Learning: N/A  
 Ventilation / Exhaust: Adapt from Class III Classroom Standard  
 Temperature: Adapt from Class III Classroom Standard  
 Humidity: Adapt from Class III Classroom Standard  
 Piped Services: N/A  
 Electrical: Adapt from Class III Classroom Standard, provide laptop charging stations  
 Security: Determine in design phase; also adapt from Class III Classroom Standard

| Furnishings and Equipment: |                                                          |
|----------------------------|----------------------------------------------------------|
|                            | Adapt from Class III Classroom Standard                  |
| 100                        | Movable seats                                            |
|                            | Student tables, vary in standard lengths for flexibility |
|                            | Lectern                                                  |
|                            | Marker boards                                            |
|                            |                                                          |
|                            |                                                          |
|                            |                                                          |
|                            |                                                          |

## ROOM DATA SHEET

**Space Number:** EA-130  
**Space Name:** 150-Seat Tiered Lecture Hall (Class III Classroom Standard)  
**Quantity:** 1  
**Program Area/Group:** Event & Academic Space

Number of Occupants: 150  
 Area & Min/Max Dim.: 3000 NSF  
 Ceiling Height: See Class III Classroom Standard  
 Activity Description: Classroom  
 Adjacencies:  
 Proximities:  
 Other:

### Features:

Fenestration: See Class III Classroom Standard  
 Floor Finish: See Class III Classroom Standard  
 Wall Finish: See Class III Classroom Standard  
 Ceiling Finish: See Class III Classroom Standard  
 Acoustical: See Class III Classroom Standard  
 Lighting: See Class III Classroom Standard  
 Other:

### System and Utility Requirements:

Data / Voice: See Class III Classroom Standard, wireless internet  
 Audio Visual: See Class III Classroom Standard  
 Distance Learning: N/A  
 Ventilation / Exhaust: See Class III Classroom Standard  
 Temperature: See Class III Classroom Standard  
 Humidity: See Class III Classroom Standard  
 Piped Services: N/A  
 Electrical: See Class III Classroom Standard, provide laptop charging stations  
 Security: Determine in design phase; also see Class III Classroom Standard

| Furnishings and Equipment: |                                  |
|----------------------------|----------------------------------|
|                            | See Class III Classroom Standard |
| 150                        | Tiered seats, movable            |
|                            | Fixed desk rows                  |
|                            | Lectern                          |
|                            | Marker boards                    |
|                            |                                  |
|                            |                                  |
|                            |                                  |
|                            |                                  |
|                            |                                  |

## ROOM DATA SHEET

**Space Number:** EA-131  
**Space Name:** 500-Seat Auditorium (Class V)  
**Quantity:** 1  
**Program Area/Group:** Event & Academic

Number of Occupants: 500  
 Area & Min/Max Dim.: 6750 NSF  
 Ceiling Height: See Class V Classroom Standard  
 Activity Description: Lecture/Performance Venue  
 Adjacencies:  
 Proximities:  
 Other:

### Features:

Fenestration: See Class V Classroom Standard  
 Floor Finish: See Class V Classroom Standard  
 Wall Finish: See Class V Classroom Standard  
 Ceiling Finish: See Class V Classroom Standard  
 Acoustical: See Class V Classroom Standard  
 Lighting: See Class V Classroom Standard  
 Other:

### System and Utility Requirements:

Data / Voice: See Class V Classroom Standard  
 Audio Visual: See Class V Classroom Standard  
 Distance Learning: N/A  
 Ventilation / Exhaust: See Class V Classroom Standard  
 Temperature: See Class V Classroom Standard  
 Humidity: See Class V Classroom Standard  
 Piped Services: N/A  
 Electrical: See Class V Classroom Standard; provide laptop charging stations  
 Security: Determine in design phase; also see Class V Classroom Standard

| Furnishings and Equipment: |     |                                                      |
|----------------------------|-----|------------------------------------------------------|
|                            |     | See Class V Classroom Standard                       |
|                            | 500 | Fixed auditorium seating with integral folding desks |
|                            |     | Marker boards                                        |
|                            |     |                                                      |
|                            |     |                                                      |
|                            |     |                                                      |
|                            |     |                                                      |
|                            |     |                                                      |
|                            |     |                                                      |
|                            |     |                                                      |

## ROOM DATA SHEET

**Space Number:** LTS-11  
**Space Name:** Trading Room  
**Quantity:** 1  
**Program Area/Group:** Labs, Technology & Support Space

Number of Occupants: 50  
 Area & Min/Max Dim.: 1500 NSF  
 Ceiling Height:  
 Activity Description: Classroom/Lab  
 Adjacencies: Main Entry/Exterior Wall,  
 prime corner  
 Proximities:  
 Other:

**Features:**  
 Fenestration: Views from exterior and interior of the building  
 Floor Finish: Carpet  
 Wall Finish: Standard painted  
 Ceiling Finish: Standard acoustical tile  
 Acoustical: Standard  
 Lighting: Standard LED  
 Other:

### System and Utility Requirements:

Data / Voice: wireless internet  
 Audio Visual: To be determined by College of Business  
 Distance Learning: N/A  
 Ventilation / Exhaust: Standard for computer lab  
 Temperature: Standard for computer lab  
 Humidity: Standard for computer lab  
 Piped Services: N/A  
 Electrical: Standard for computer lab  
 Security: Determine in design phase

| Furnishings and Equipment: |    |                                                   |
|----------------------------|----|---------------------------------------------------|
|                            |    |                                                   |
|                            | 50 | Movable seats                                     |
|                            | 5  | Rows of trading tables with two monitors per seat |
|                            | 1  | Lectern                                           |
|                            | 1  | Lecture table                                     |
|                            |    | Stock ticker along (2) walls of room              |
|                            |    |                                                   |
|                            |    |                                                   |
|                            |    |                                                   |
|                            |    |                                                   |

## ROOM DATA SHEET

**Space Number:** LTS-18 (portion)  
**Space Name:** Board Room  
**Quantity:** 1  
**Program Area/Group:** Retail Experience Lab

Number of Occupants: 12  
 Area & Min/Max Dim.: included in the Retail Experience Lab 2000 SF total

Ceiling Height:  
 Activity Description: Meeting  
 Adjacencies:  
 Proximities:  
 Other:

### Features:

Fenestration: interior door, windows to provide views into the space  
 Floor Finish: Carpet  
 Wall Finish: Stand  
 and painted  
 Ceiling Finish: Stand  
 and acoustical tile  
 Acoustical: Acoustical privacy to support confidential communication  
 Lighting: Standard LED  
 Other:

### System and Utility Requirements:

Data / Voice: Two wired (phone/data) ports  
 Audio Visual: To be determined by College of Business; data access required for AV  
 Distance Learning: N/A  
 Ventilation / Exhaust: Standard for office use; occupant control  
 Temperature: Standard for office use  
 Humidity: Standard for office use  
 Piped Services: N/A  
 Electrical: Standard for office use  
 Security: Determine in design phase

| Furnishings and Equipment: |    |                            |
|----------------------------|----|----------------------------|
|                            |    |                            |
|                            | 1  | 12-person conference table |
|                            | 12 | Conference chairs          |
|                            | 1  | Marker board               |
|                            |    |                            |
|                            |    |                            |
|                            |    |                            |
|                            |    |                            |
|                            |    |                            |



## ROOM DATA SHEET

**Space Number:** LTS-18 (portion)  
**Space Name:** Flexible Retail Floor  
**Quantity:** 1  
**Program Area/Group:** Retail Experience Lab

Number of Occupants: 25  
 Area & Min/Max Dim.: 2000 nsf  
 Ceiling Height:  
 Activity Description: Lab/Mock Retail Space  
 Adjacencies:  
 Proximities:  
 Other:

### Features:

Fenestration: display windows that provide views into the space  
 Floor Finish: Carpet  
 Wall Finish: Slat wall for display  
 Ceiling Finish: Standard acoustical tile  
 Acoustical: Standard  
 Lighting: Standard LED  
 Other:

### System and Utility Requirements:

Data / Voice: wireless internet; two wired (phone/data) ports.  
 Audio Visual: To be determined by College of Business; data access required for AV  
 Distance Learning: N/A  
 Ventilation / Exhaust: Standard for office use; occupant control  
 Temperature: Standard  
 Humidity: Standard  
 Piped Services: N/A  
 Electrical: Standard for office use  
 Security: Determine in design phase

| Furnishings and Equipment: |    |                        |
|----------------------------|----|------------------------|
|                            |    |                        |
|                            | 4  | Store fixtures         |
|                            | 11 | Merchandising displays |
|                            |    |                        |
|                            |    |                        |
|                            |    |                        |
|                            |    |                        |
|                            |    |                        |
|                            |    |                        |
|                            |    |                        |