



Program Study

## Intercollegiate Athletics

Laker Hall

April 2017



Proposed Main Entry



Proposed Lobby









Program Study  
**Intercollegiate Athletics**  
Laker Hall

April 2017

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# *Executive Summary*

# 1

## **Introduction**

The renovation of Laker Hall will create an athletic facility that better supports the needs of Intercollegiate Athletics and helps attract student athletes to SUNY Oswego. This program study evaluates the condition and suitability of Laker Hall and makes recommendations for strategic improvements to exterior building components, interior spaces, and building systems. It includes an assessment of existing conditions, analysis of existing space utilization, and development of space programs, design concepts, and cost estimates.

## **Methodology**

The primary goal of the study was to provide recommendations for a phased renovation of Laker Hall, so the building can better accommodate the current and future space needs of Intercollegiate Athletics. In general, the scope of work included the following:

- Review of the condition and suitability of Laker Hall to identify critical maintenance projects, building code issues, and accessibility concerns
- Meetings with administrators and staff to gain an understanding of current and future space needs
- Development of space programs for all departments affected by the renovations
- Development of test fit diagrams that explored how the building can accommodate the identified space needs of Intercollegiate Athletics
- Preparation of final concept plans, space programs, phasing strategies, and cost estimates

## **Building Conditions Assessment**

A detailed review of Laker Hall was completed to assess the physical condition of the building, identify functional challenges, and catalogue issues related to critical maintenance, building code, and accessibility. Major findings of the assessment include the following:

- Laker Hall does not have air-conditioning and is very uncomfortable for students and staff that utilize the building during the summer.



Main Entrance



Gymnasium



Swimming Pool



Locker Room



Fitness Center

- Staff reported that several spaces in the building (including the squash courts, racquetball courts, and student lounge) are underutilized.
- Large areas in the basement are currently being used as storage space for departments that are not located in Laker Hall.
- Staff reported that the current configuration of the locker rooms does not adequately support the number and size of the athletic teams.
- Existing single-glazed windows are in fair to poor condition. All windows should be replaced with double-glazed, energy-efficient units.
- Staff reported acoustic issues in the gymnasium. A new sound system should be provided and acoustic wall panels should be installed to help control unwanted noise.
- The operable partition in the gymnasium does not work properly. It should be replaced with a high-quality, operable partition that will provide better acoustic separation when the gymnasium is being used by multiple groups.
- Building systems are operational but are outdated and do not meet current low-flow and energy efficiency requirements.

### Space Needs Analysis

The planning team made a concerted effort to fully engage members of the College community throughout the planning process. The consultants met with administrators and staff in formal interviews with the goal of understanding and prioritizing the space needs of all departments affected by the proposed renovations. The information gathered during the interviews formed the basis for the space program.

The following space program summary includes the existing and proposed net assignable square feet (NASF) by space type. The total amount of NASF in Laker Hall is adequate to support the needs of Intercollegiate Athletics, but needs to be redistributed among the space types. The additional space required for administrative offices, coaches offices, and locker rooms can be created by repurposing racquetball courts, squash courts, and storage areas in the basement that are currently used by departments not located in Laker Hall. The space program is included in its entirety in Appendix A.

Space Type	Existing NASF	Proposed NASF	Delta
Activity/Competition	57,884	54,147	(3,737)
Administration	6,973	8,208	1,235
Coaching Staff	3,730	5,164	1,434
Locker Rooms	13,745	16,990	3,245
Sports Medicine	2,533	2,533	0
Storage/Support	10,440	7,699	(2,741)
<b>Total</b>	<b>95,305</b>	<b>94,741</b>	<b>(564)</b>

Space Program Summary

### Preliminary Concept Options

The planning team developed multiple options for the renovation of Laker Hall. The goal of each was to establish parameters for future growth, provide Intercollegiate Athletics with an appropriate amount of space, and determine the most effective way to renovate the building.



# Recommendations

Once the College selected the preferred option, concept plans and cost estimates were developed. In addition to feedback from the College, the final recommendation is based on programmatic requirements, institutional priorities, functional adjacencies, and the overall project budget.

## Final Concept

The final concept plans are included on the following pages. As part of the renovations, the exterior wall assembly on the northwest and southwest corners of the building will be replaced with an aluminum curtainwall system. This will provide an opportunity to update the appearance of the building; engage the first floor student lounge with the main entrance; and provide natural light and views from first and second floor offices. The cementitious wall board around the perimeter of the building will also be replaced with a window system to provide natural light into the gymnasium and swimming pool.



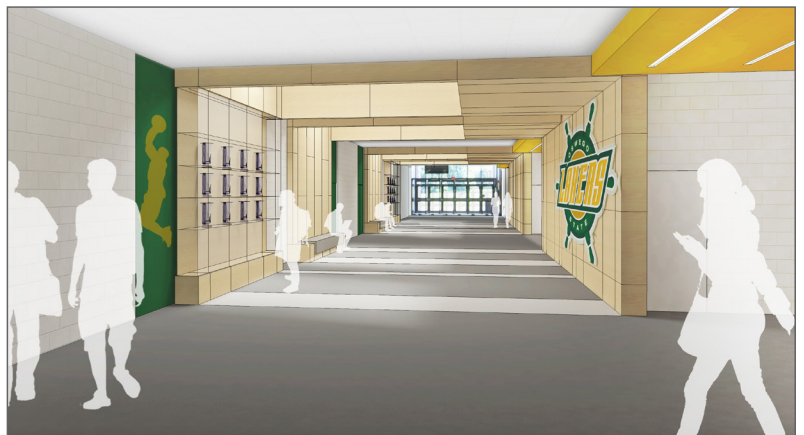
Proposed Main Entrance

The basement will be fully renovated to provide locker rooms for each home team; four locker rooms for visiting teams; staff locker rooms; and locker rooms for officials. The fitness center will be expanded; a large classroom will be provided for team meetings; and additional space for general and equipment storage will be created.

Renovations to the first floor will include the construction of new locker rooms, lounge space, and study space. All spaces that support the swimming team (swimming pool, diving training room, locker rooms, offices, and storage) will be consolidated at the north end of the building. New skylights, display cases, and finishes will be installed in the lobby to provide a more welcoming atmosphere.



Existing Lobby



Proposed Lobby

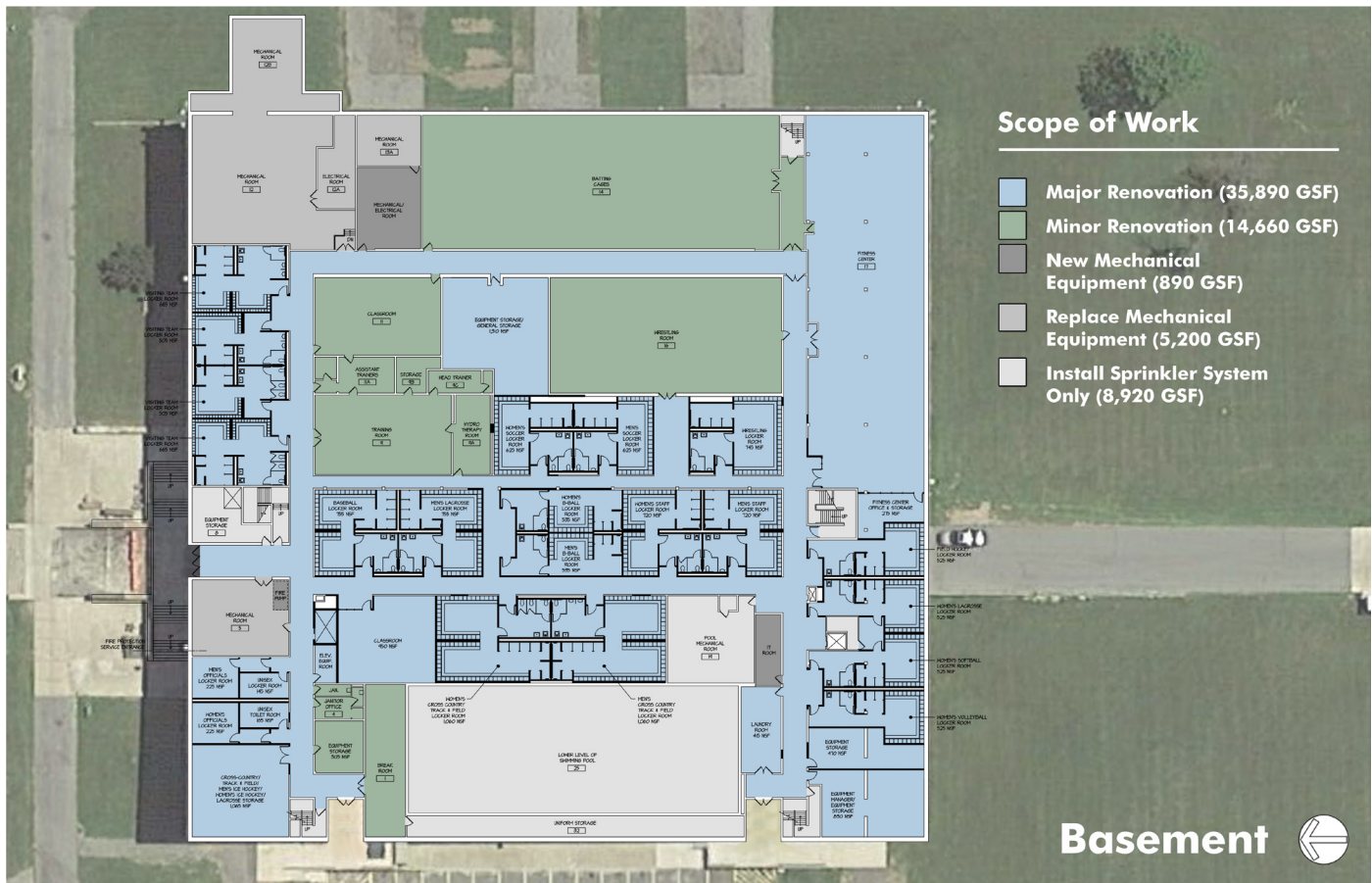
First floor renovations will also include upgrades to the gymnasium and toilet rooms. An interior door will be installed in Storage Room 116 so that it can be utilized as a “half-time” room during athletic competitions.

Second floor renovations will include office and support space for administration, coaches, and assistant coaches. The College requested that all offices be located on the second floor. To accommodate this request, additional space was provided on the second floor by installing a new floor structure in the existing racquetball and squash courts. In addition to office and support space, new toilet rooms and space for future growth will be created.

An 800 NASF space will be created at the south end of the building for meetings and events. Soft seating areas and small meeting rooms will be provided along the corridors to promote informal meetings and collaboration. To provide space for future expansion, these spaces will be sized so they can be converted to additional coaches offices, if needed. The complete scope of work, including proposed interior finishes and building systems, is included in Appendix B.

Space Type	Existing NASF	Proposed NASF	Preferred Option	Delta Existing	Delta Proposed
Activity/Competition	57,884	54,147	54,222	(3,662)	75
Administration	6,973	8,208	8,996	2,023	788
Coaching Staff	3,730	5,164	5,340	1,610	176
Locker Rooms	13,745	16,990	16,145	2,400	(845)
Sports Medicine	2,533	2,533	2,533	0	0
Storage	10,440	7,699	7,868	(2,572)	169
<b>Total</b>	<b>95,305</b>	<b>94,741</b>	<b>95,104</b>	<b>(201)</b>	<b>363</b>

Space Program Summary - Preferred Option

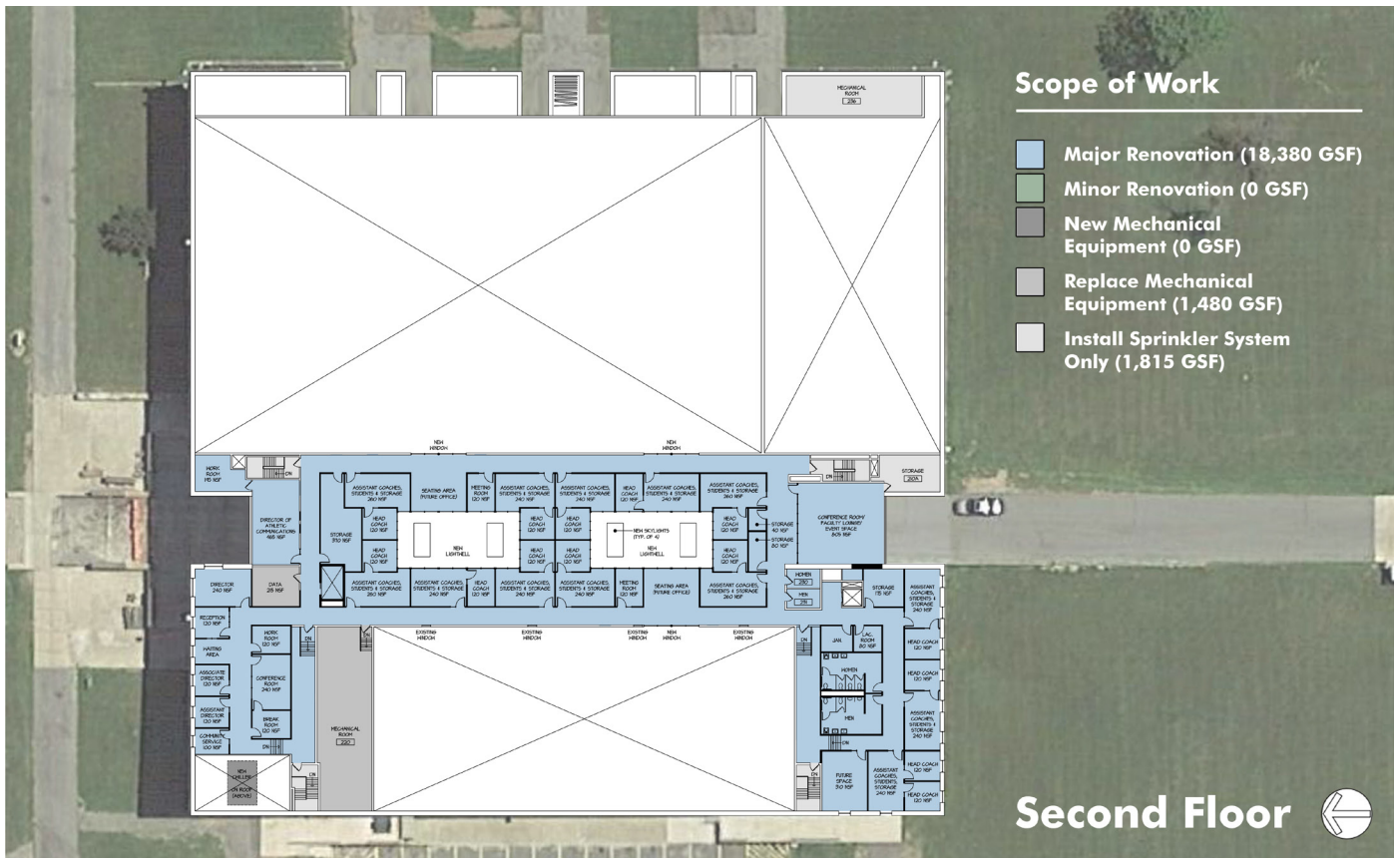


Proposed Basement Floor Plan





Proposed First Floor Plan

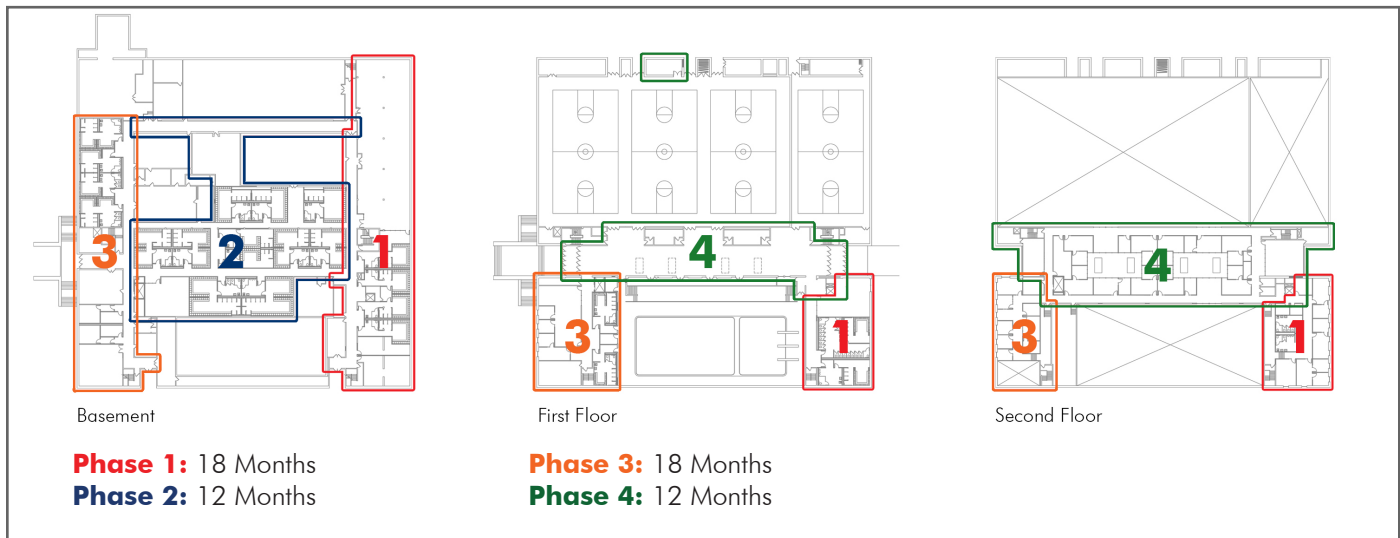


Proposed Second Floor Plan

# Phasing

Ideally, the renovations will be completed in a single phase of construction. It may not be practical, however, to provide temporary swing space for all functions currently housed in the building. In addition, funding may not be available to complete the project in a single phase. A phased renovation will minimize the amount of swing space required, distribute the required investment over several years, and allow the College to maintain a portion of the program spaces during each phase of construction.

The overall phasing strategy, including the proposed length of each phase, is included in the diagram below. The first phase includes creating home team locker rooms, expanding the fitness center, consolidating the laundry/equipment rooms, infilling the racquetball courts, and relocating coaches offices from the basement to the second floor. The remaining home locker rooms will be created during the second and third phases. The third phase will also include creating visiting team locker rooms, infilling the squash courts, and consolidating administrative offices. Renovations to the lobby, toilet rooms, and the remainder of the second floor offices will be completed in the final phase. The planning team assumed 18 months in between phases to provide adequate time to relocate staff, secure funding, complete the bid documents, and bid the work.



Proposed Phasing Strategy

# Cost Estimates

Cost estimates were developed for three phasing scenarios. In the first scenario, the building will be renovated in a single-phase. Phasing Scenario 2 assumes that air-conditioning will be provided to areas of the building as those areas are renovated. In Phasing Scenario 3, a 600 SF penthouse will be constructed on the roof of the building and air-conditioning will be installed prior to the building renovations. The single-phase project is the most cost effective. Phasing Scenario 2 will result in four projects that are each under \$8,000,000 but the premium to phase the work will be approximately \$5,595,000. Installing air-conditioning prior to the renovations (Phasing Scenario 3) will result in an additional increase of approximately \$6,280,000.

Phasing Scenario 1 Single-Phase Project		Phasing Scenario 2 Phased Renovation		Phasing Scenario 3 Phased Renovation	
Major Renovations	\$18,245,000	Phase 1	\$7,389,000	Install A/C	\$7,480,000
Minor Renovations	\$3,843,000	Phase 2	\$6,871,000	Phase 1	\$6,574,000
Escalation (2019)	\$1,657,000	Phase 3	\$6,197,000	Phase 2	\$6,752,000
<b>Construction Cost</b>	<b>\$23,745,000</b>	Phase 4	\$5,904,000	Phase 3	\$6,039,000
Soft Costs (35%)	\$8,311,000	Additional Work	\$11,290,000	Phase 4	\$5,473,000
<b>Project Cost</b>	<b>\$32,056,000</b>	<b>Project Cost</b>	<b>\$37,651,000</b>	Additional Work	\$11,612,000
		<b>Project Cost</b>		<b>Project Cost</b>	<b>\$43,930,000</b>



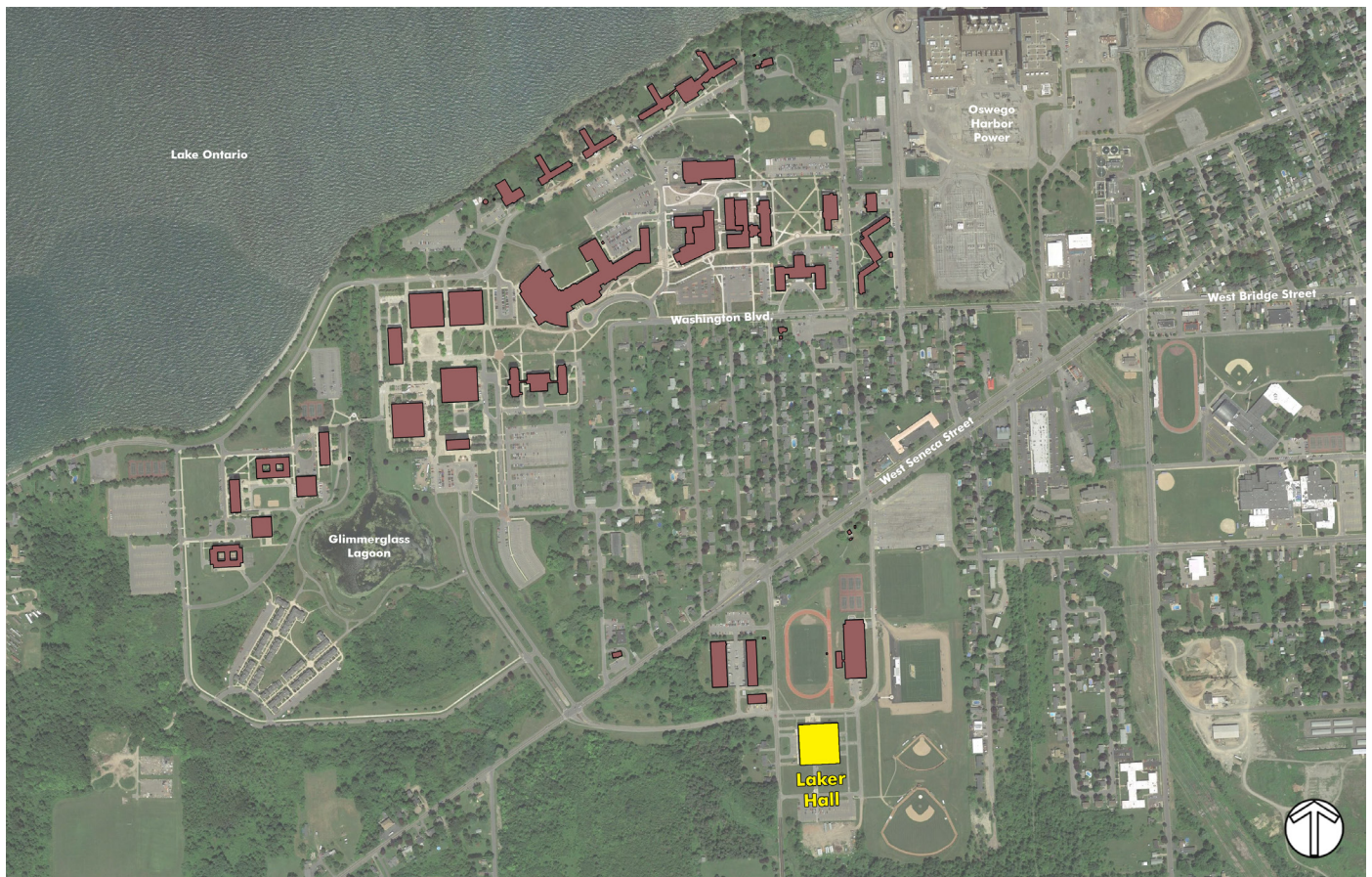
# *Building Conditions Assessment*

# 2

## **Introduction**

As part of the program study, the planning team conducted an analysis of Laker Hall to better understand site and building challenges. The analysis included a review of data provided by the State University Construction Fund and SUNY Oswego; interviews with administrators and staff; review of existing drawings; and building walkthroughs.

The building assessment focused on the condition of building components and systems; suitability of existing space for Intercollegiate Athletics; and compliance with the New York State Uniform Fire Prevention and Building Code, New York State Energy Conservation Construction Code, and 2010 ADA Standards for Accessible Design.

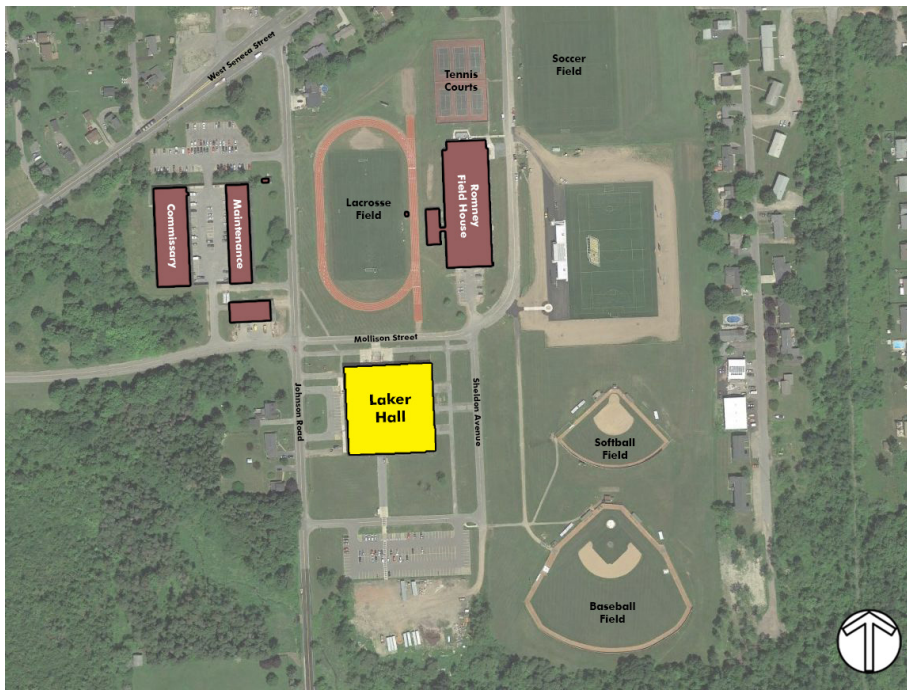






# Laker Hall

Constructed 1968  
145,935 GSF



## Building History

Since it was constructed in 1968, Laker Hall has been the home of Intercollegiate Athletics at SUNY Oswego. The building supports 22 intercollegiate athletics teams including baseball, basketball, cross country, field hockey, lacrosse, soccer, softball, swimming and diving, tennis, track and field, volleyball, and wrestling. Laker Hall is the primary building in the Laker Athletic Complex, which is separated from the campus by a large residential neighborhood and West Seneca Street (Route 104).

## Functional Analysis

The first floor includes a large gymnasium, swimming pool, and racquetball/squash courts. Locker rooms are located in the basement and coaches offices are located on the second floor.

- Laker Hall does not have air-conditioning and is reportedly very uncomfortable during the summer months.
- Staff reported that several spaces in the building, including the racquetball and squash courts, are underutilized.
- Large areas in the basement are currently being used as storage space for departments that are not located in Laker Hall. Storage that is not related to Intercollegiate Athletics should be moved out of the building.
- Staff reported that the current configuration of locker rooms does not provide support for all of the athletic teams.
- The Wrestling Locker Room (Room 7D) does not have plumbing fixtures. Students on the wrestling team currently use the sinks, toilets, and showers in the locker room across the hallway.
- One of the squash courts has been converted to a diving training room. Due to the height and location of the room, it is well suited for this purpose and should be maintained.
- The racquetball courts are also used for lacrosse “wall-ball.” At least one racquetball court should be maintained on campus.
- Golf carts are currently stored in the basement (Room 22). They should be relocated to an exterior storage facility.



Main Entrance



Main Lobby



Locker Room

# Building Condition Assessment

## Program Study for Intercollegiate Athletics

Building Name: Laker Hall  
Construction Year: 1968

Floors Above/Below: 2/1  
GSF: 145,935

Building Component	Condition (%)				Building Component	Condition (%)			
	E	G	F	P		E	G	F	P
<b>Building Exterior</b>					<b>Building Electrical</b>				
Foundations		100			Fire Alarm System		75	25	
Exterior Walls		75	25		Emergency Power/Lighting Systems		25	75	
Building Framing		100			Lighting Systems		25	25	50
Windows/Louvers			50	50	Electrical Distribution			25	75
Doors/Frames/Hardware		100			Power Wiring			25	75
Roof		100			Tel/Data Systems			50	50
<b>Building Interior</b>					Specialty Systems			50	50
Floors		75	25		Building Component	Compliance			
Walls		100				C	PC	NC	
Ceilings		75	25		<b>NYS/ADA</b>				
Doors/Frames/Hardware		75	25		Exterior Doors	X			
Built-In Furnishings		75	25		Interior Doors		X		
Stairs		100			Horizontal Circulation (Corridors)	X			
Elevators/Escalators		100			Horizontal Circulation (Ramps)	X			
Specialty Systems		50	50		Vertical Circulation (Stairs)		X		
<b>Building Heating/Cooling</b>					Vertical Circulation (Elevators)	X			
HVAC Distribution & Controls			50	50	Toilet Rooms		X		
AHU/Controls					Locker Rooms		X		
Chiller/Controls					Drinking Fountains	X			
Boiler/Heat Exchanger/Controls			75	25	Signage	X			
Pumps/Motors/Compressors			75	25	Assembly Areas		X		
Fire Sprinkler/Standpipe Systems					Sales and Service Areas				
Plumbing Systems/Fixtures			50	50	Dining Areas				
Specialty Systems									

 Not applicable

- E - Excellent Conditions at a "like new" level. Exemplary maintenance and appropriate funding required to maintain this level.
- G - Good Conditions at an acceptable level. Routine maintenance and appropriate funding required to maintain this level.
- F - Fair Conditions at a minimally acceptable level. Improvements, involving greater than routine maintenance, are required.
- P - Poor Conditions are below minimally acceptable levels and require substantial funding and/or considerable maintenance effort to be improved.
- C - Compliant Conforms with the New York State Uniform Fire Prevention and Building Code (NYS) and 2010 ADA Standards for Accessible Design (ADA).
- PC - Partially Compliant Partially conforms with the New York State Uniform Fire Prevention and Building Code (NYS) and 2010 ADA Standards for Accessible Design (ADA).
- NC - Non-Compliant Does not conform with the New York State Uniform Fire Prevention and Building Code (NYS) and 2010 ADA Standards for Accessible Design (ADA).



# Code Summary

## Program Study for Intercollegiate Athletics

### Occupancy Classification

A-3 Assembly: Gymnasium

A-4 Assembly: Swimming Pool

B Business: Offices, Classrooms, Support Space

### Construction Classification

Assume Type IIA Construction

### Allowable Height and Building Area

A Assembly: 65 Feet Above Grade; 3 Stories Above Grade; 54,250 SF Building Area

B Business: 65 Feet Above Grade; 5 Stories Above Grade; 131,250 SF Building Area

Building Area		Number of Occupants	
Basement	65,560 GSF	Basement	1,264 Occupants
First Floor (A-3 Occupancy)	29,785 GSF	First Floor (A-3 Occupancy)	2,956 Occupants
First Floor (A-4 Occupancy)	11,230 GSF	First Floor (A-4 Occupancy)	676 Occupants
First Floor (B Occupancy)	22,275 GSF	First Floor (B Occupancy)	204 Occupants
Second Floor	17,085 GSF	Second Floor	119 Occupants
<b>TOTAL</b>	<b>145,935 GSF</b>	<b>TOTAL</b>	<b>5,219 Occupants</b>

### Fire-Resistance Rating

Structural Frame: 1-hour rating

Exterior Bearing Walls: 1-hour rating

Interior Bearing Walls: 1-hour rating

Exterior Nonbearing Walls: See Table 602

Interior Nonbearing Walls: 0-hour rating

Floor Construction: 1-hour rating

Roof Construction: 1-hour rating

### Common Path of Egress Travel

A Assembly: 75'-0"

B Business: 75'-0"

### A Assembly: Interior Finish Requirements

Exit Enclosures/Exit Passageways: Class A

Corridors: Class A

Rooms and Enclosed Spaces: Class C

### Automatic Sprinkler Systems

Required (Not Provided)

### Allowable Area of Openings

Unlimited

### Minimum Corridor Width

44 inches

### Minimum Stairway Width

44 inches

### Maximum Travel Distance

A Assembly: 200'-0"

B Business: 200'-0"

### B Business: Interior Finish Requirements

Exit Enclosures/Exit Passageways: Class A

Corridors: Class B

Rooms and Enclosed Spaces: Class C

Required Number of Fixtures	Group A-3	Group A-4	Group B	Total
Water Closets: Male	12	5	21	38
Water Closets: Female	23	9	21	53
Lavatories: Male	8	2	14	24
Lavatories: Female	8	3	14	25
Drinking Fountains	6	1	16	23
Service Sinks	1	1	1	3
Envelope Requirements		Fenestration Requirements (U-Factor)		
Roof	U-0.039	Vertical Fenestration (Fixed)		0.38
Walls, Above Grade (Mass)	U-0.078	Vertical Fenestration (Operable)		0.45
Walls, Above Grade (Framed)	U-0.064	Vertical Fenestration (Entrance Doors)		0.77
Walls, Below Grade	C-0.119	Skylights		0.50
Floors (Mass)	U-0.074	Fenestration Requirements (SHGC)		
Floors (Framed)	U-0.033	Vertical Fenestration		0.40
Slab-on-Grade Floors (Unheated)	F-0.54	Skylights		0.40
Slab-on-Grade Floors (Heated)	F-0.58			



Existing single-glazed windows are in fair to poor condition.



Building signage is difficult to read and should be replaced.



Staff reported acoustic issues in the main gymnasium.



Wood bleachers in the swimming pool are in fair to poor condition.

## Building Exterior

Exterior walls consist primarily of concrete and aggregate panels and are in good to fair condition. An inspection of the roof was not included as part of this assessment. The 2010 Facilities Master Plan indicated that the roof is in good condition.

- Existing single-glazed windows are in fair to poor condition. Evidence of past leaks was discovered at the second floor light wells. All windows should be replaced with double-glazed, energy-efficient units.
- Building signage is dated and difficult to read. It should be replaced with new signage that is visible from the adjacent road and parking lot.
- SUNY Oswego has detailed records that indicate asbestos is present in exterior wall insulation and water proofing. An allowance for abatement should be included for all areas that are renovated. The bulk sample report is included in Appendix C.

## Building Interior

Interior finishes in the basement consist primarily of concrete masonry walls, concrete floors, and concealed spline ceilings. Finishes on the first and second floors include concrete masonry walls, carpet, vinyl floor tile, concealed spline ceilings, and acoustic tile ceilings. Interior doors are primarily wood and hollow metal doors in metal frames. They are in good to fair condition.

- Staff reported acoustic issues in the main gymnasium. A new sound system should be provided and acoustic wall panels should be installed to improve acoustics.
- The operable partition in the main gymnasium does not work properly. It should be replaced with a high-quality, operable partition that will provide better acoustic separation when the gymnasium is being used by multiple groups.
- Staff reported that an ongoing gutter issue often results in ponding on the deck of the pool.
- The wood bleachers in the swimming pool are in fair to poor condition and should be replaced. Accessible seating areas should be created as part of the project.
- Some of the ceramic floor tile in the swimming pool is failing and should be replaced.
- Deteriorating carpet in the basement and vinyl floor tile on the second floor should be replaced.
- Concealed spline ceilings on the second floor should be replaced.
- One of the stalls in the first floor men's toilet room was converted to a janitor's closet. A separate janitor's closet should be created on the first floor to eliminate the storage of chemicals in the stall.
- SUNY Oswego has detailed records of asbestos sampling in Laker Hall that indicates asbestos is present in mechanical rooms, floor tile, mastic, duct insulation, pipe insulation, spray-on insulation, and spray-on fireproofing. An allowance for abatement should be included for all areas that are renovated. The bulk sample report is included in Appendix C.

## Mechanical

### *Mechanical Systems*

The mechanical systems are operational, but outdated, at the end of their useful life, and do not meet the low-water flow requirements currently required by code.

#### Mechanical Room

The mechanical room houses two steam boilers that serve the building. The first is a Hurst Steam Boiler with a capacity of 5,175 #/HR and a heating surface of 750 square feet. It was built in 2010 and is powered by natural gas. The second is a Cleaver Brooks 700 HP, 15 PSIG, Model CB--700-150, skid-mounted, horizontal, 4-pass fire tube boiler that is also powered by natural gas. The date on the unit is 5/25/1987. The mechanical room also includes a condensate receiver, boiler feed water, and chemical feed equipment that support the boilers. The steam system serves the heating and ventilating units (HV), unit heaters (UH), and cabinet unit heaters (CH) throughout the building.

#### Cooling Systems

Building cooling is achieved by decentralized units, such as window or floor-mounted standalone packaged units.

#### Air Distribution Systems

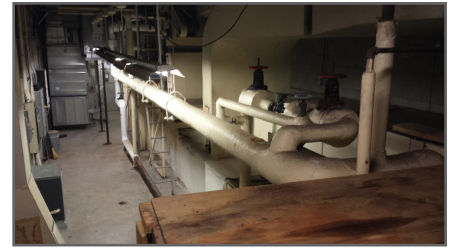
Air distribution from the heating and ventilating units to the respective areas of the building is through galvanized supply ductwork and terminates with supply diffusers that deliver air to each space. Ductwork in is fair condition. Insulation on various sections of the duct runs is damaged or missing, which leads to a loss of energy and efficiency of the system.

#### Piping Systems

Steam from the boilers is distributed to the heating and ventilating units by steam piping. Each main and branch is sized to capacity and terminates at the respective coils in the units. The piping in is fair condition. Insulation on various sections of the pipe mains and branches in damaged or missing, which leads to a loss of energy and efficiency of the system.

#### Control Systems

The heating and ventilating systems in the building are controlled through a pneumatic/electronic control system. The system is operational but outdated. Parts for these types of systems will become more difficult and expensive to replace. Any leaks in the pneumatic system will directly affect the performance of the heating and ventilating systems. There are costs associated with both the heating and ventilating systems and compressor system that allows the pneumatic system to operate.



Mechanical Room



Steam Boilers



Heating and Ventilating Unit Behind Main Gymnasium



Exhaust Fan



Exhaust Fan

## ***Mechanical Equipment***

### Heating and Ventilating Units

All heating and ventilating (HV) equipment is operational, but beyond its thirty year useful life. Units, coils, piping, and insulation are in fair condition. All units and controls need repair and updating to operate effectively and efficiently.

- HV-1 is a 10,000 CFM, 756 MBTU heating only unit with a functioning supply fan and heating coil with filter section that serves the swimming pool.
- HV-2 is a 20,975 CFM, 1,900 MBTU heating only unit with a functioning supply fan and heating coil with filter section that serves the basement.
- HV-3 is a 13,850 CFM, 1,270 MBTU heating only unit with a functioning supply fan and heating coil with filter section that serves the basement.
- HV-4, HV-5, and HV-6 are 30,000 CFM, 1,588 MBTU heating only units with functioning supply fans and heating coils with filter sections that serve the main gymnasium.
- HV-7 is a 29,000 CFM, 940 MBTU heating only unit with a functioning supply fan and heating coil with filter section that serves the auxiliary gymnasium.
- HV-8 is a 10,000 CFM, 1,168 MBTU heating only unit with a functioning supply fan and heating coil with filter section that serves the swimming pool.
- HV-9 is a 7,800 CFM, 853 MBTU heating only unit with a functioning supply fan and heating coil with filter section that serves the racquetball courts, squash courts, and diving training room.
- HV-10 is a 6,975 CFM, 204 MBTU heating only unit with a functioning supply fan and heating coil with filter section that serves spaces on the second floor.
- HV-11 is a 10,000 CFM, 372 MBTU heating only unit with a functioning supply fan and heating coil with filter section that serves the main entrance.

### Exhaust Fans

Exhaust fan (EF) equipment is beyond its thirty year useful life. Units and controls need repair and updating to operate effectively and efficiently.

- EF-1 is a 19,000 CFM, 7.5HP fan unit with a functioning fan that is interlocked to operate when unit HV-2 is operational.
- EF-2 is a 16,000 CFM, 5HP fan unit with a functioning fan that is interlocked to operate when unit HV-3 is operational.
- EF-3 is a 10,000 CFM, 3HP fan unit with a functioning fan that is interlocked to operate when unit HV-8 is operational.
- EF-4 is a 4,100 CFM, 1.5HP fan unit with a functioning fan that serves toilet rooms and runs on an occupied/unoccupied schedule.
- EF-5 is a 4,200 CFM, 1.5HP fan unit with a functioning fan that serves the racquetball courts and is controlled on an occupied/unoccupied schedule.
- EF-6 is a 3,800 CFM, 1.5HP fan unit with a functioning fan that serves the squash courts and is controlled on an occupied/unoccupied schedule.

### Cabinet Unit Heaters

Cabinet unit heater (CH) equipment is beyond its thirty year useful life. Units and associated controls need repair and updating to operate effectively and efficiently.

- CH-1 is a 450 CFM, 15 MBTU heating only cabinet unit heater that serves the basement.
- CH-2 is a 150 CFM, 8 MBTU heating only cabinet unit heater that serves the basement.
- CH-3 is a 150 CFM, 8 MBTU heating only cabinet unit heater that serves the basement.



- CH-4 is a 940 CFM, 50 MBTU heating only cabinet unit heater that serves the first floor.
- CH-5 is a 940 CFM, 50 MBTU heating only cabinet unit heater that serves the first floor.

#### Unit Heaters

Unit heater (UH) equipment is also beyond its thirty year useful life. Units and associated controls need repair and updating to operate effectively and efficiently.

- UH-1 is a 360 CFM, 24 MBTU heating only unit heater that serves the basement.
- UH-2 is a 360 CFM, 24 MBTU heating only unit heater that serves the basement.
- UH-3 is a 360 CFM, 24 MBTU heating only unit heater that serves Storage Room 107C.
- UH-4 is a 360 CFM, 24 MBTU heating only unit heater that serves Storage Room 116.
- UH-5 is a 360 CFM, 24 MBTU heating only unit heater that serves Storage Room 117.

## **Plumbing and Fire Protection**

The plumbing systems are operational, but outdated, at the end of their useful life, and do not meet the low-water flow requirements currently required by code.

### ***Domestic Cold Water Service***

Domestic service water is provided by a six-inch line located in Mechanical Room 5. It has a water meter and bypass valve. This line divides into two parallel lines: one has a backflow device and one has an isolation valve in-line. Each of these lines provide distribution to the building. The domestic cold water service supplies cold water to toilet rooms and locker rooms.

### ***Domestic Hot Water Service***

The domestic water feeds two hot water storage tanks that utilize the steam system to provide hot water to the building. The storage and heating tanks are operated on a lead/lag basis, with one operational during odd years and the other operational during even years. The domestic hot water service supplies hot water to toilet rooms and locker rooms.

### ***Sanitary System***

The eight-inch sanitary system that serves the building is piped and routed to all fixtures that require a sanitary connection and removal from the building. The sanitary system connects to floor drains, water closets, urinals, sinks, showers, locker rooms, and pool systems.

### ***Storm System***

The twelve-inch storm system that serves the building is piped and routed to all roof leaders that shed water off the roof. The storm system is also fed by a sump system that collects from floor drains in the mechanical room.

### ***Fire Protection***

There is no fire protection system in the building.



Water Heaters



Filtration System



Unit Substation in Electric Room 12A



Emergency Generator in Electric Room 12A

## Electrical

### ***Normal Power Distribution System***

- The main electrical service for Laker Hall is fed from an outdoor medium-voltage substation located adjacent to the athletic fields.
- The primary feeder consists of one set of 4#4/0, 5kV cables routed through a series of underground power manholes (PMH-1 through PMH-7) from the outdoor medium-voltage substation to an indoor unit substation located in Electrical Room 12A.
- The primary feeder terminates in a 5kV load interrupter switch in the indoor unit substation.
- The 5kV load interrupter switch feeds the primary of a transformer located in an adjacent section of the indoor unit substation. This transformer is rated 750kVA, 4160V primary, 480Y/277V secondary.
- The secondary of the transformer feeds the main circuit breaker located in an adjacent section of the indoor unit substation. The main circuit breaker is 3-Pole, 1400 Amps.
- The main circuit breaker feeds the distribution section of the indoor unit substation that distributes power to the panelboards located throughout the building, including the Motor Control Center, 480Y/277V, 3-Phase panelboards located in the basement, first floor, and second floor.
- These 480Y/277V, 3-Phase panelboards feed lighting loads and provide power to adjacent transformers, which have various kVA ratings with 480V primary, 208Y/120V secondary. The secondary of these transformers feed 208Y/120V, 3-Phase panelboards.
- These 208Y/120V, 3-Phase panelboards feed lighting loads, receptacle loads, and additional equipment loads.
- The majority of the normal distribution system appears to be original to the building. This includes, but is not limited to, the indoor unit substation; 480Y/277V, 3-Phase panelboards; 208Y/120V, 3-Phase panelboards; and associated transformers, feeders, and branch circuits. Although the distribution system appears to have been maintained through the years, this equipment has passed the useful life and should be replaced.

### ***Emergency Power Distribution System***

- Laker Hall also contains an indoor natural gas emergency generator manufactured by Olympian (G50F3) in 2007. The generator is rated 45kW/56.3kVA, 480Y/277 Volts, 3-Phase, 68 Amps.
- The emergency generator feeds an automatic transfer switch located adjacent to the generator.
- The transfer switch receives a normal feed from the unit substation distribution section and an emergency feed from the generator. This transfer switch feeds panelboard H-EM, which feeds panelboard L-EM through a 30kVA transformer. These panelboards are located in Mechanical Room 12.
- The emergency system appears to feed select lighting circuits, exit signage, sump pump, and some receptacles in Mechanical Room 12.
- The emergency generator and transfer switch appear to have been installed in 2007 and are in good condition.
- Panelboards H-EM, L-EM, and the associated transfer appear to be original to the building and are passed the useful life of the equipment.
- It is recommended that separate automatic transfer switches be provided for the separation of life safety, legally required, and optional standby load types per article 700, 701, and 702 of the New York State Uniform Fire Prevention and Building Code.

## **Lighting**

### General

- With the exception of the gymnasium and swimming pool, lighting fixtures will likely need to be replaced with higher efficiency fixtures and additional lighting controls in order to meet the watts per square foot requirements in the latest edition of the New York State Energy Conservation Construction Code.
- Exit signs are required to consume a maximum of 5 Watts per face, therefore, replacement will likely be required to meet the requirements in the latest edition of the New York State Energy Conservation Construction Code.

### Basement

- In general, lighting in the basement consists of a combination of recessed and surface-mounted fluorescent fixtures. It appears that over the years, original fixtures have been retrofitted with new ballasts and lamping. The lamping is 4 foot, 32-Watt Fluorescent T8 for the majority of the basement.
- The weight room was renovated in 2005 and the lighting was replaced with pendant-mounted direct/indirect type fixtures with 4 foot, 32-Watt Fluorescent T8 lamping and electronic ballasts.
- The locker rooms were renovated in 1996 and provided with 2x4 recessed troffers and compact fluorescent downlights.
- In general, lighting is controlled by line voltage switching.
- Exit signage appears to be fluorescent lamping type.

### First Floor

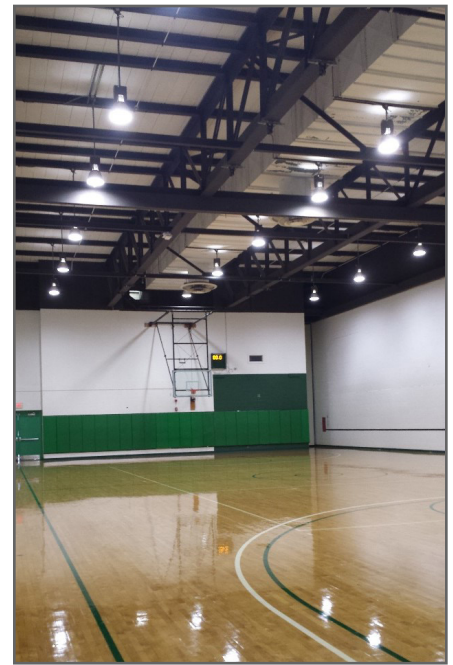
- Gymnasium lighting appears to have been upgraded to metal halide pendant-mounted fixtures in the original lighting fixture locations.
- Swimming pool lighting consists of a surface-mounted truss system with LED fixtures that illuminate the pool. Staff reported that this was installed within the last few years.
- In general, lighting is controlled by line voltage switching. Gymnasium and swimming pool circuits are routed through contactors located in second floor mechanical spaces with local override of these contactors in the local area.
- Exit signage appears to be fluorescent lamping type.

### Second Floor

- In general, lighting on the second floor consists of a combination of recessed and surface-mounted fluorescent fixtures. It appears that over the years, original fixtures have been retrofitted with new ballasts and lamping. The lamping is 4 foot, 32-Watt Fluorescent T8 for the majority of the second floor.
- In general, lighting is controlled by line voltage switching.
- Exit signage appears to be fluorescent lamping type.

## **Fire Alarm System**

- The head-end fire alarm system was upgraded in 1999 to a Simplex 4020 system. This is a conventional, programmable, microprocessor-based, zone-type system. A separate Simplex 4003 voice control panel is located adjacent to the fire alarm control panel.
- The system appears to have new visual notification devices located throughout the building.
- The system appears to utilize existing bells and speakers for voice notification. These devices are tied into the new head-end control panel.



Gym Lighting



Pool Lighting



Fire Alarm Control Panel in Main Lobby





Data Rack/Telecommunications Backboard in Electric Room 12A

- Some areas are provided with smoke detection. The swimming pool has beam-type smoke detectors that provide coverage for the pool area.
- HVAC units appear to utilize duct-type smoke detection with automatic shutdown upon detection.
- The system is in good working condition.

### **Telecommunications System**

- The telecommunications system is located in Electrical Room 12A. The system consists of wall-mounted demarcation equipment.
- The demarcation equipment feeds fiber-optic cabling to a single data rack located adjacent to the demarcation equipment. This rack feeds data device locations throughout the building.
- A wall-mounted punchdown block distributes telephone throughout the building.
- The system equipment is in good condition, but should be relocated to a separate room that has a dedicated air-conditioning unit.

### **Building Code/Accessibility**

The College has made significant progress improving accessibility throughout the building:

- Locker rooms and toilet rooms have been updated with fully accessible fixtures.
- Fully accessible drinking fountains have been installed.
- Some interior doors are equipped with fully accessible lever hardware.
- Signage throughout the building has recently been replaced.

The following items, however, do not conform to the New York State Uniform Fire Prevention and Building Code or 2010 ADA Standards for Accessible Design. While updates are not required at this time, these issues should be addressed when the building is renovated.

- There are three public entrances to the building. The main entrance, on the south side of the building, provides an accessible route from the public transportation stop and adjacent parking lot to the main lobby. The other entrances are not accessible. The New York State Building Code requires at least 60 percent of public entrances to be accessible. A ramp should be installed at the north entrance to provide an accessible route to the athletic fields and meet the minimum requirement for number of accessible entrances.
- At least one accessible means of entry is required at swimming pools with less than 300 linear feet of swimming pool wall. An accessible lift should be installed in Swimming Pool 110 to comply with these requirements.
- Guardrails exceed the maximum baluster spacing permitted by the New York State Building Code. They should be modified or replaced with fully-compliant guardrails.
- All portions of the minimum width or required capacity of a stairway shall be within 30 inches of a handrail. Due to the width of some exterior stairways, intermediate handrails are required.
- Handrails do not have the required extensions and should be replaced.
- Locker rooms and toilet rooms have been updated, but require additional modifications to bring them into full compliance with current ADA requirements.
- Some interior doors, including doors to classrooms and offices, are equipped with knob hardware that does not comply with current ADA standards. All knob hardware should be replaced with fully-compliant lever hardware.



Toilet rooms have been updated, but require additional modifications to bring them into full compliance with ADA requirements.



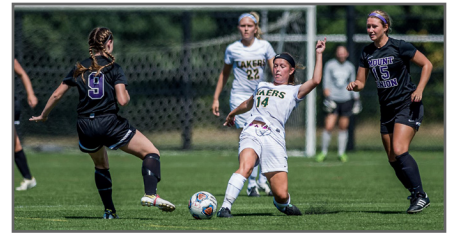
# Space Needs Analysis 3

The space programs used to develop the design concepts and phasing strategies were based on information gathered during project meetings and programming interviews. They represent the current and projected space needs of Intercollegiate Athletics, as well as other departments that occupy space in Laker Hall. Summaries of the programming interviews are included in Appendix E.

## Space Program

The space program was developed using information gathered during the programming interviews and meetings with the Steering Committee. It represents the needs of Intercollegiate Athletics based on the current and projected number of athletic teams, student athletes, coaches, and staff. The program will need to be adjusted if the College decides to change the number or size of the athletic teams.

The following space program summary includes the existing and proposed net assignable square feet (NASF) by space type. The total amount of existing space in the building is adequate to support the needs of Intercollegiate Athletics, but needs to be redistributed among the space types. The additional space required for administrative offices (1,235 NASF), coaches offices (1,434 NASF), and locker rooms (3,245 NASF) can be acquired by repurposing racquetball courts, squash courts, and storage areas that are currently used by departments that are not housed in Laker Hall. The space program is included in its entirety in Appendix A.



Space Type	Existing NASF	Proposed NASF	Delta
Activity/Competition	57,884	54,147	(3,737)
Administration	6,973	8,208	1,235
Coaching Staff	3,730	5,164	1,434
Locker Rooms	13,745	16,990	3,245
Sports Medicine	2,533	2,533	0
Storage/Support	10,440	7,699	(2,741)
<b>Total</b>	<b>95,305</b>	<b>94,741</b>	<b>(564)</b>

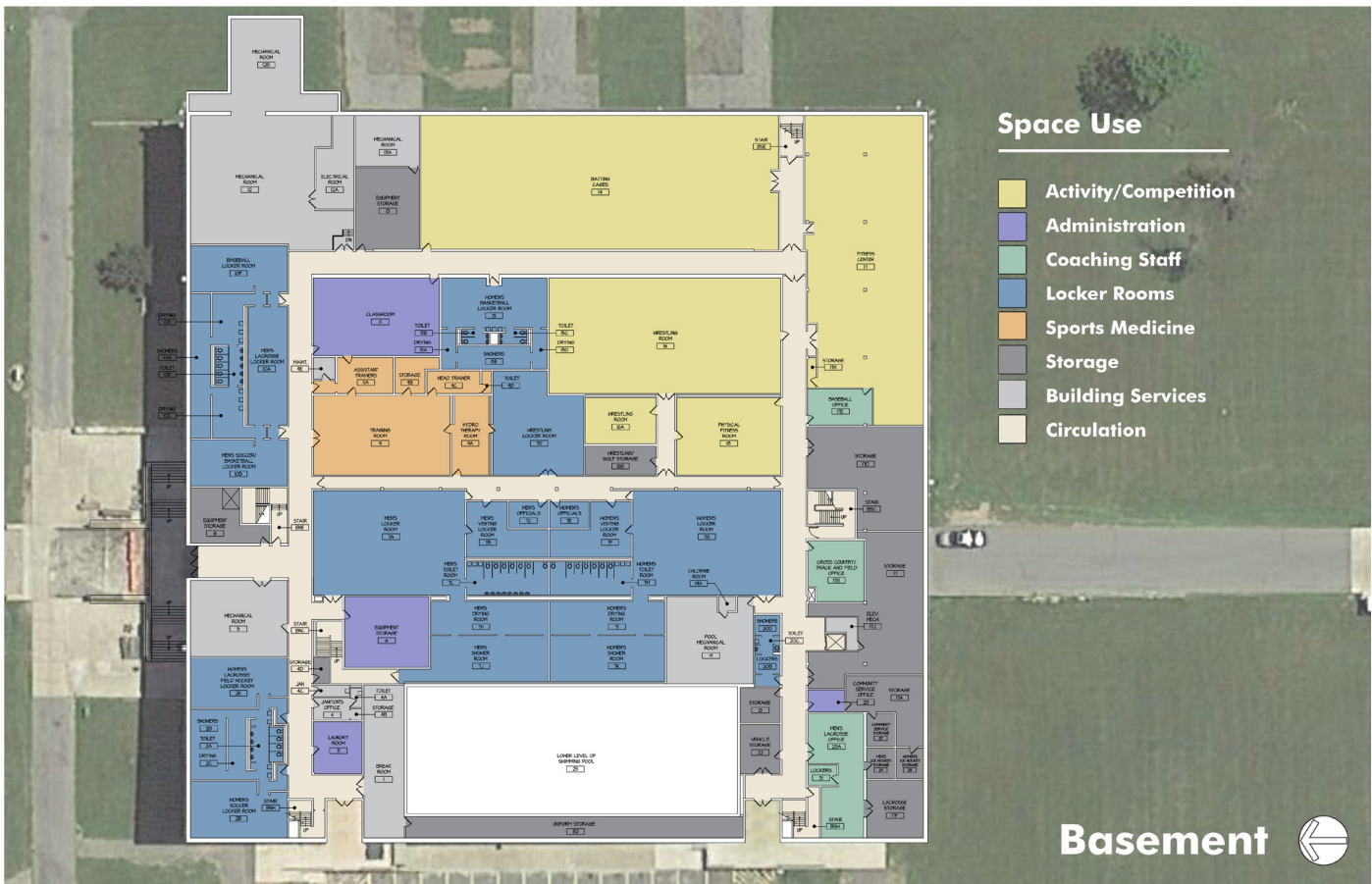
Space Program Summary

# Existing Floor Plans

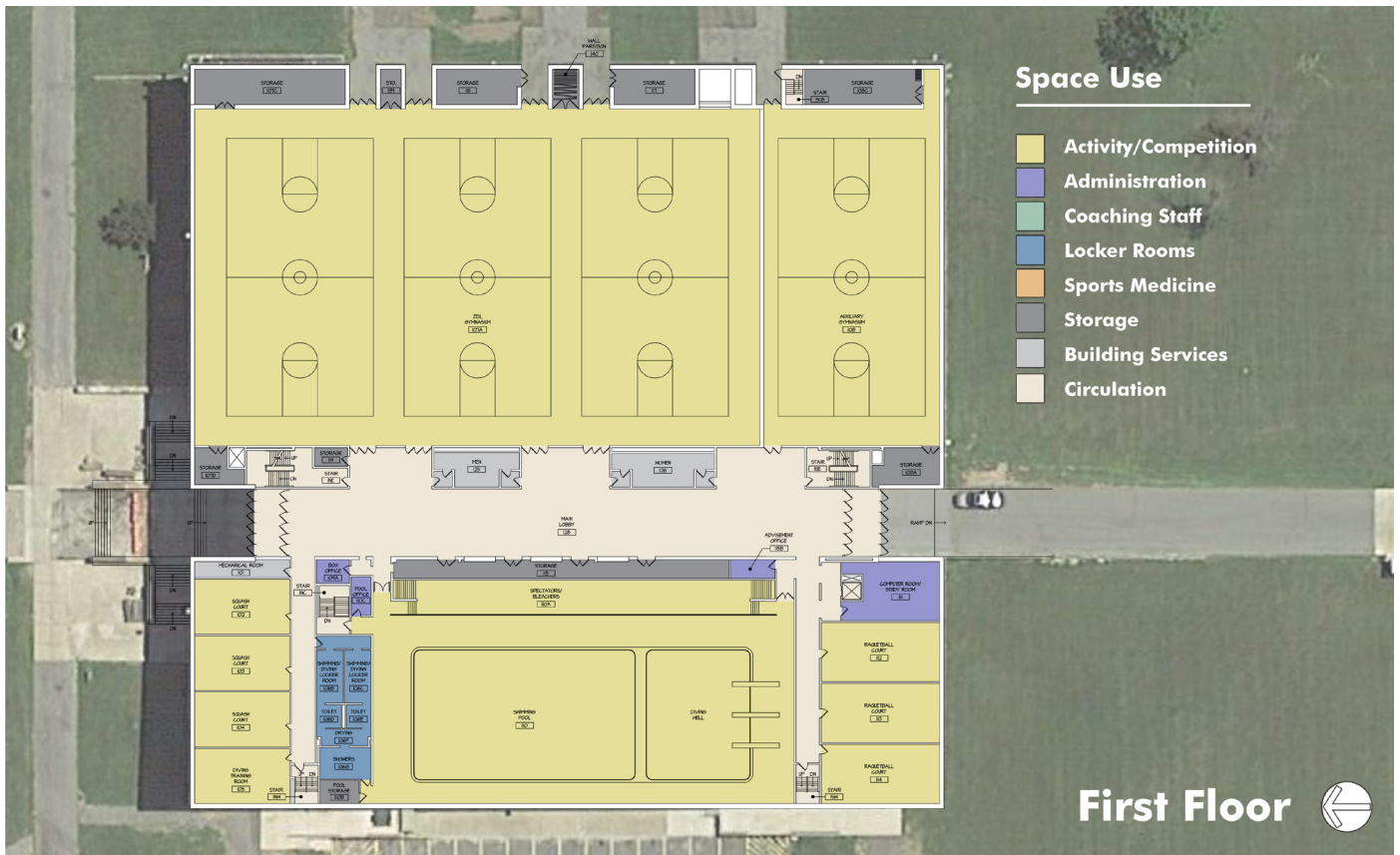
The existing floor plans shown below and on the following page show the current distribution of space throughout the building. The basement includes general locker rooms, home team locker rooms, visiting team locker rooms, the fitness center, wrestling room, training room, batting cages, and other support spaces. The primary competition spaces (gymnasium and swimming pool) are located on the first floor with direct access from the main lobby. The second floor primarily contains office space for administration, staff, and coaches.

The following spaces were identified as underutilized or spaces that could be repurposed:

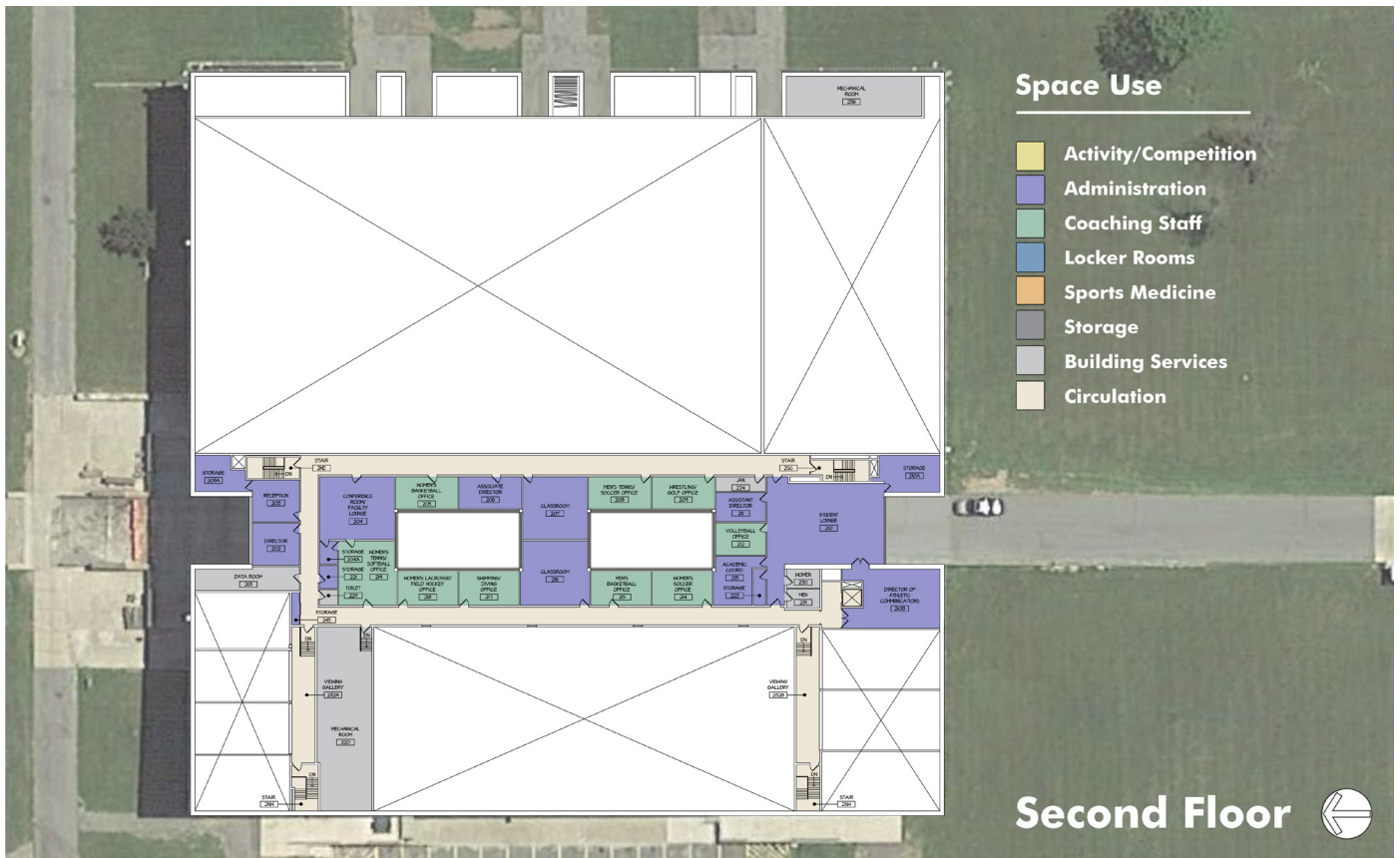
- Racquetball Courts - The College reported that the racquetball court in Lee Hall is adequate to meet current and future demand
- Squash Courts - The College reported that the squash court in Lee Hall is adequate to meet current and future demand
- General Locker Rooms - The general locker rooms are oversized and should be located on the first floor adjacent to the gymnasium
- Faculty/Staff Lounge - The College reported that the faculty/staff lounge on the second floor is underutilized
- Storage - Storage for departments that are not located in Laker Hall should be relocated to another campus building



Existing Basement Floor Plan



Existing First Floor Plan



Existing Second Floor Plan





# 4

## *Preliminary Concept Options*

The planning team developed multiple renovation options for Laker Hall. The goal of each was to provide Intercollegiate Athletics with appropriate space, establish parameters for future growth, and determine the most effective way to complete the work.

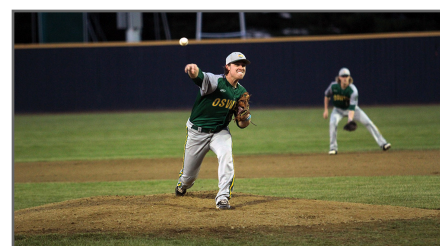
### **Concept Options**

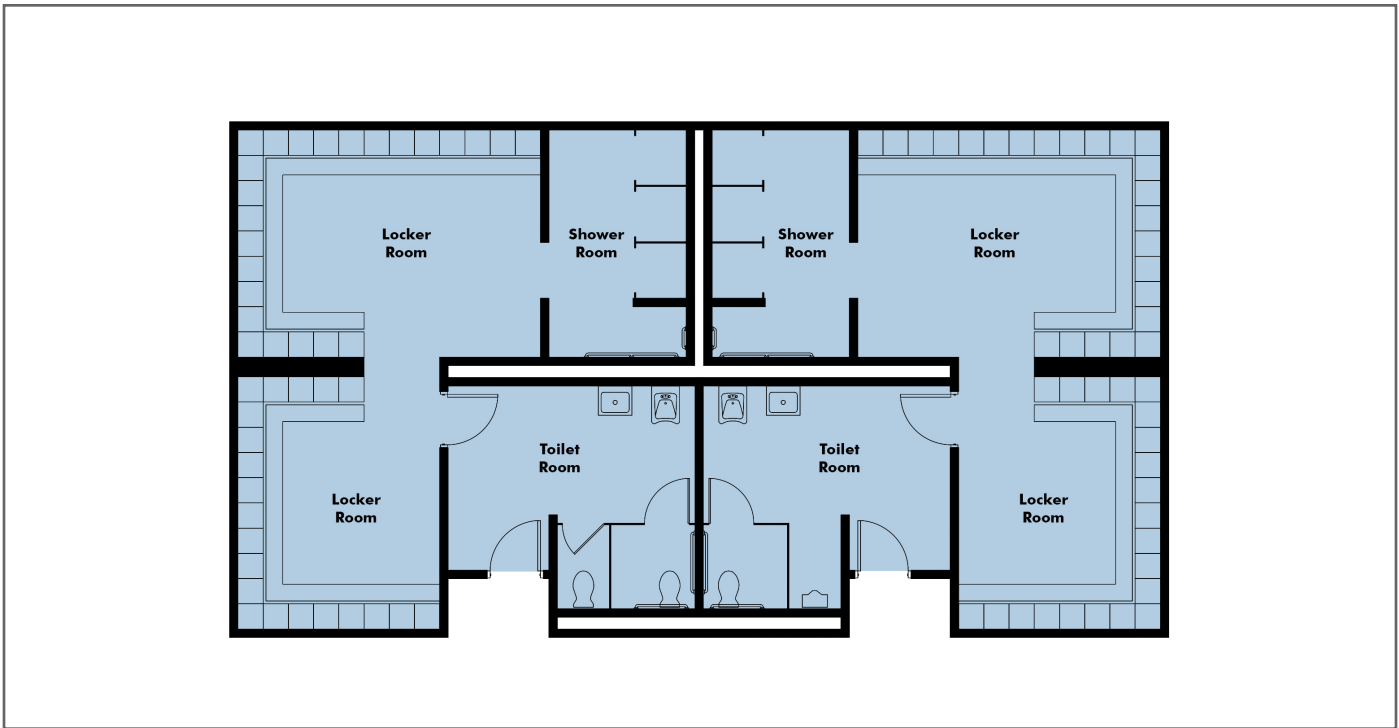
The following exterior wall and renovation options were presented to the Steering Committee on 11 October 2016. Each option was based on information gathered during the building conditions assessment and programming interviews. Levels of Renovation are defined as follows:

- Major Renovations - Major renovations include the reconfiguration of space and the installation of new interior finishes, heating and cooling systems (including air-conditioning), fire protection systems, lighting, power devices, and plumbing fixtures.
- Minor Renovations - Minor renovations include identified facilities maintenance projects, new heating and cooling systems (including air-conditioning), new fire protection systems, and new ceilings (as required).
- New Mechanical Equipment - Installation of new mechanical equipment in spaces not currently used as a mechanical room.
- Replace Mechanical Equipment - Replacement of existing mechanical equipment with similar units.
- Install Sprinkler System Only - Installation of surface-mounted fire protection system.

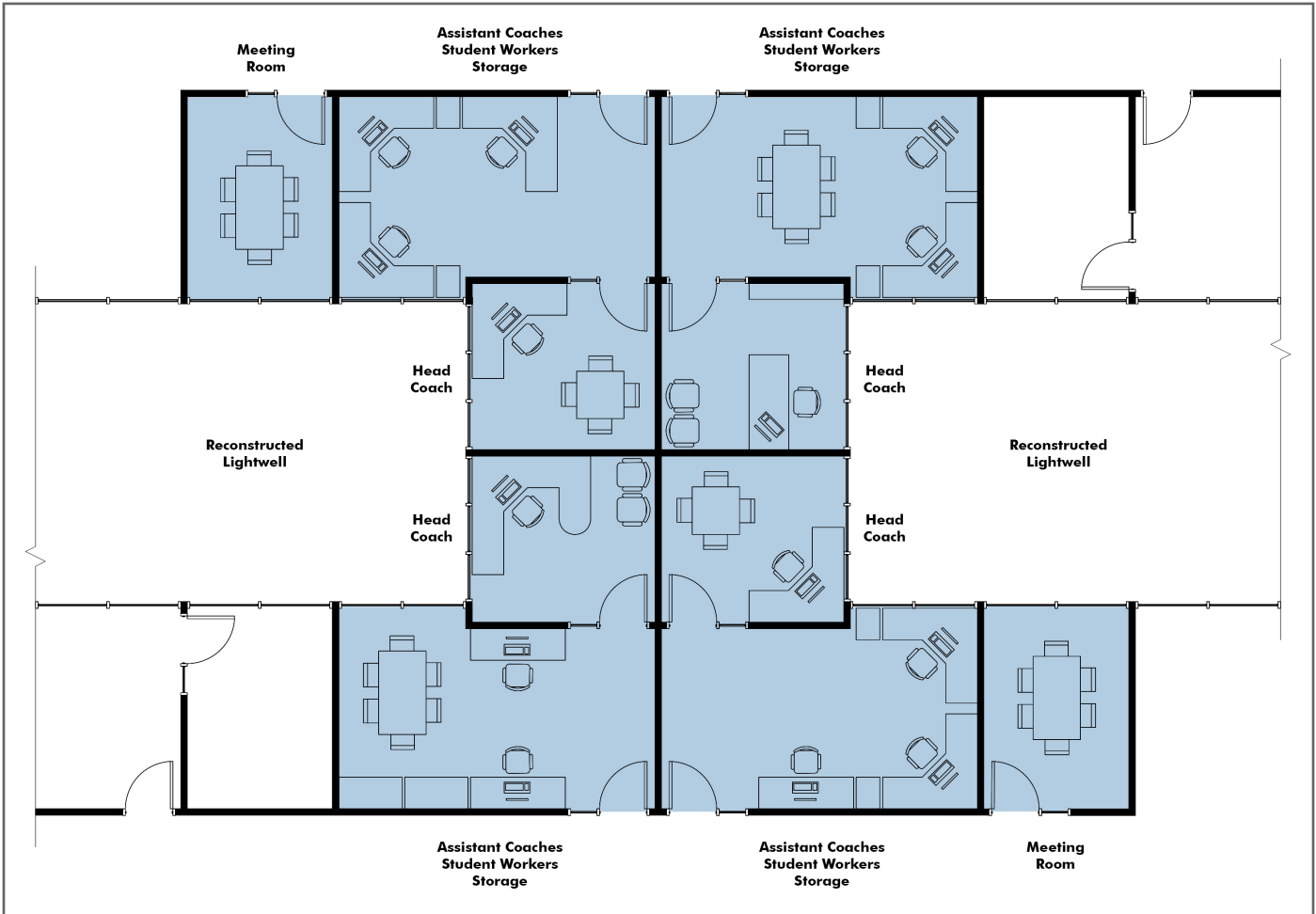
Due to the large competition spaces in the building, a large number of plumbing fixtures are required. The locker rooms are shown with intermediate doors between the toilet rooms and locker areas. This configuration allows the locker areas to be secured so the public can use the toilet rooms during large events.

Coaches offices can be configured in multiple ways to support the various staffing and storage needs of the athletic teams housed in the building. The assistant coaches office can accommodate as many as three assistant coaches and/or students, in addition to a conference table and storage space.





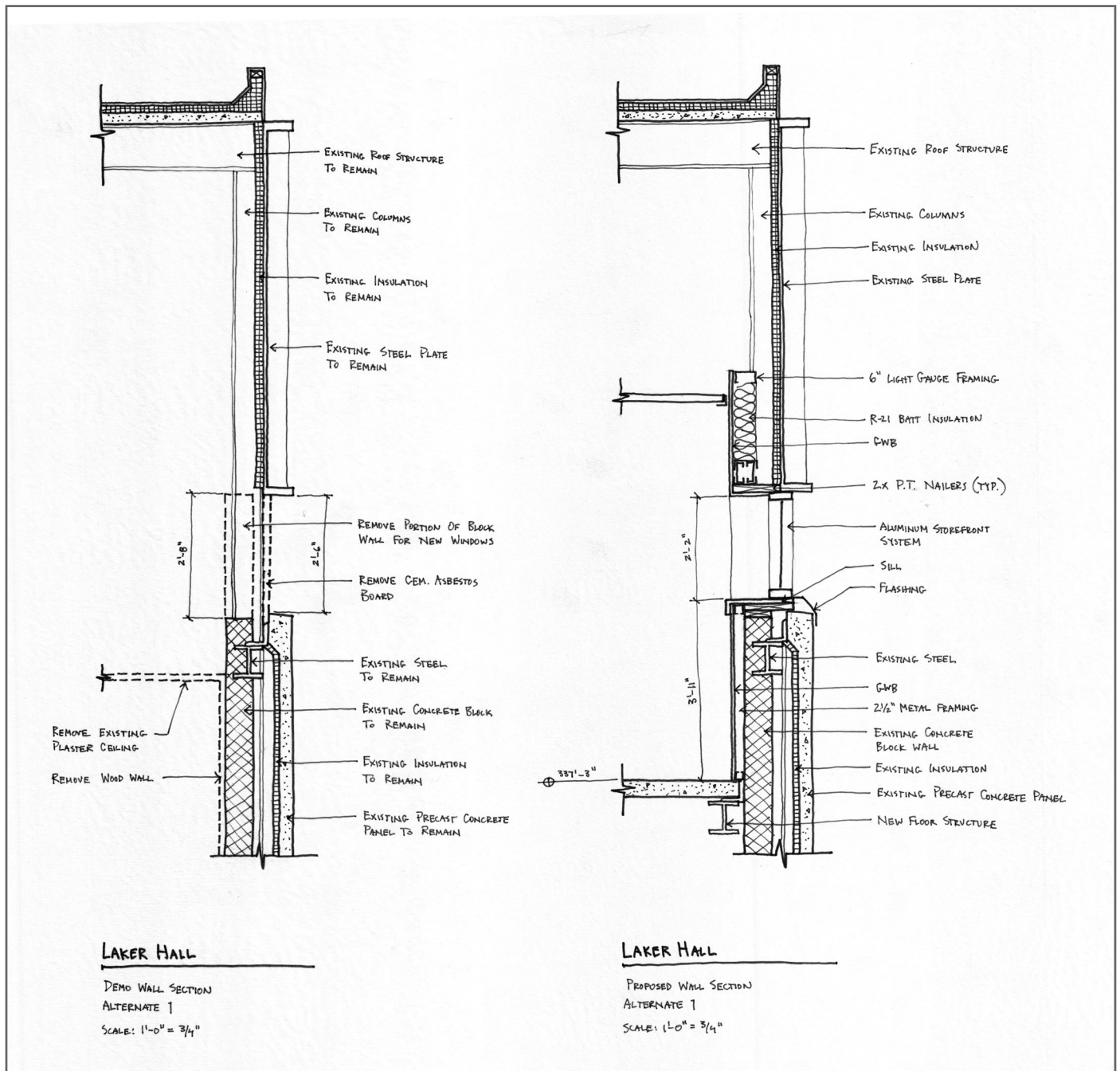
Locker Room Template



Office Template

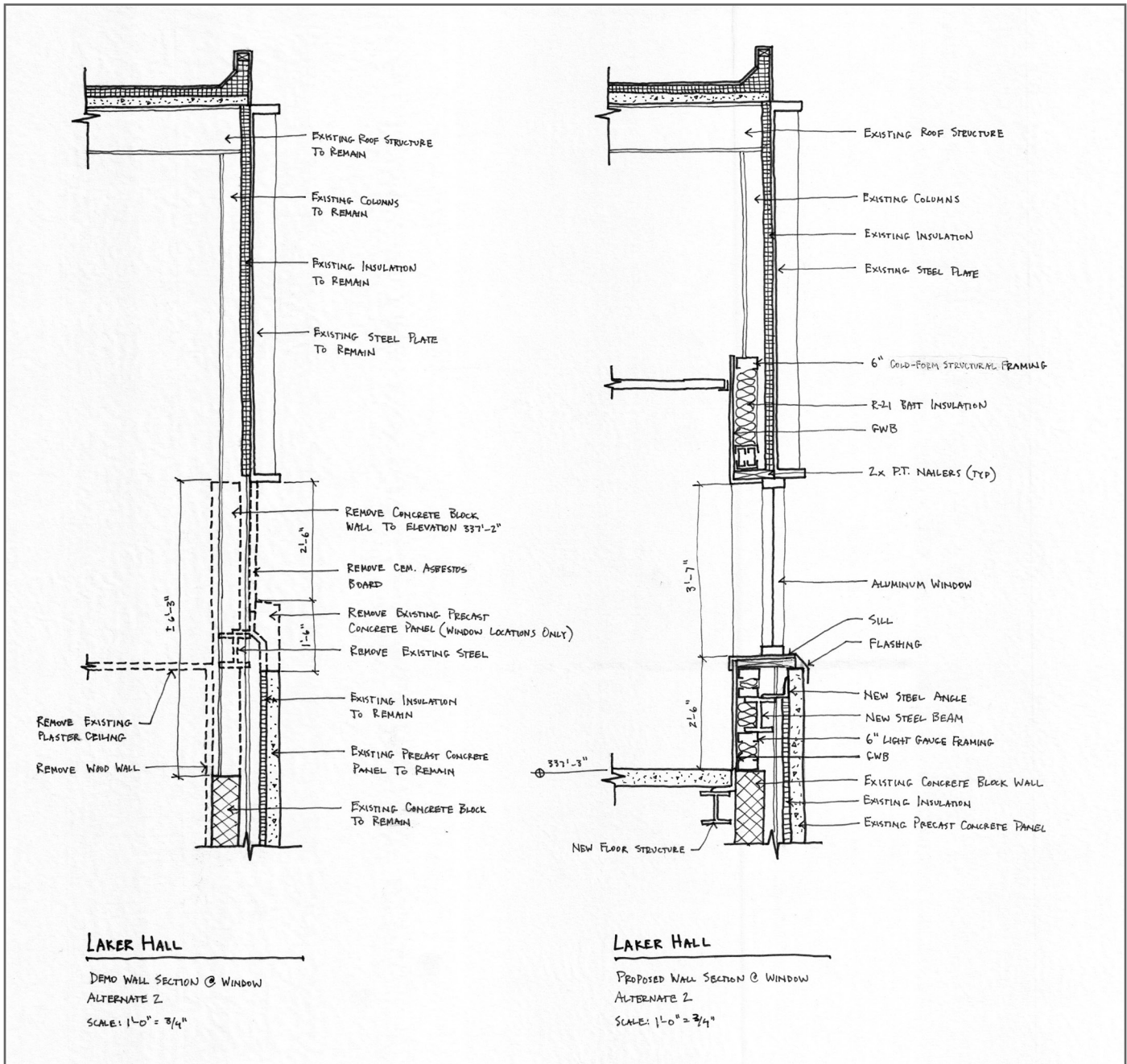
Due to the configuration of the building, few spaces have access to natural light. Many studies have shown that natural light can improve sleep quality, physical activity, and quality of life for building occupants. The replacement of cementitious exterior wall board around the perimeter of the building with a new window or Kalwall system will provide natural light into the gymnasium and swimming pool.

To provide additional natural light and views in second floor offices at the existing racquetball and squash courts, the planning team explored three options for the installation of a window system. In Option 1, the cementitious wall panels will be removed, a portion of the concrete block wall behind the panels will be demolished, and an aluminum storefront system will be installed. At an estimated cost of \$40,000, this option will be the most economical. The sill of the windows, however, will be 3'-11" above the floor and will limit exterior views.



Option 1 - Proposed Exterior Wall Section

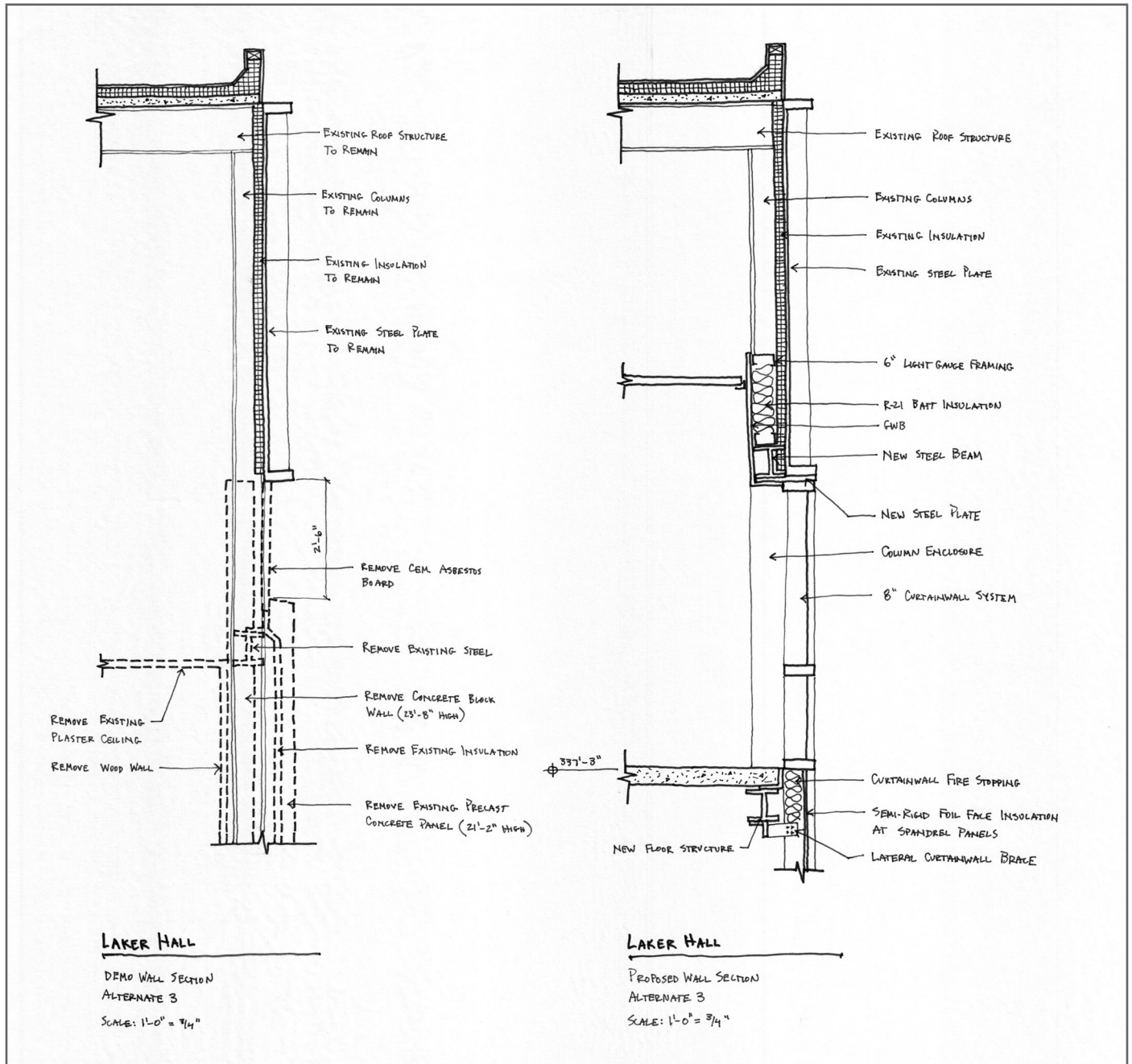
The cementitious exterior wall panel will also be removed in Option 2. In this option, however, the sill will be lowered to 2'-6" above the floor to provide a much larger window with views to the exterior. This will be achieved by removing a portion of the precast concrete panels and lowering the existing structural steel. This option will require detailed structural drawings for temporarily supporting the top of the concrete panels so the existing steel can be removed, installing a structural frame on the back of the concrete panels where the new windows will be located, and providing a new steel structure. The estimated cost for this work is \$205,000.



Option 2 - Proposed Exterior Wall Section



Option 3 includes the removal of the entire exterior wall assembly and installation of a new curtainwall system. This option will be the most expensive (\$525,000) but will have the most dramatic impact on the appearance of the building, provide the most flexibility in terms of the size and location of windows, and make it easier to renovate the interior spaces. **This is the option that was selected by the College.**



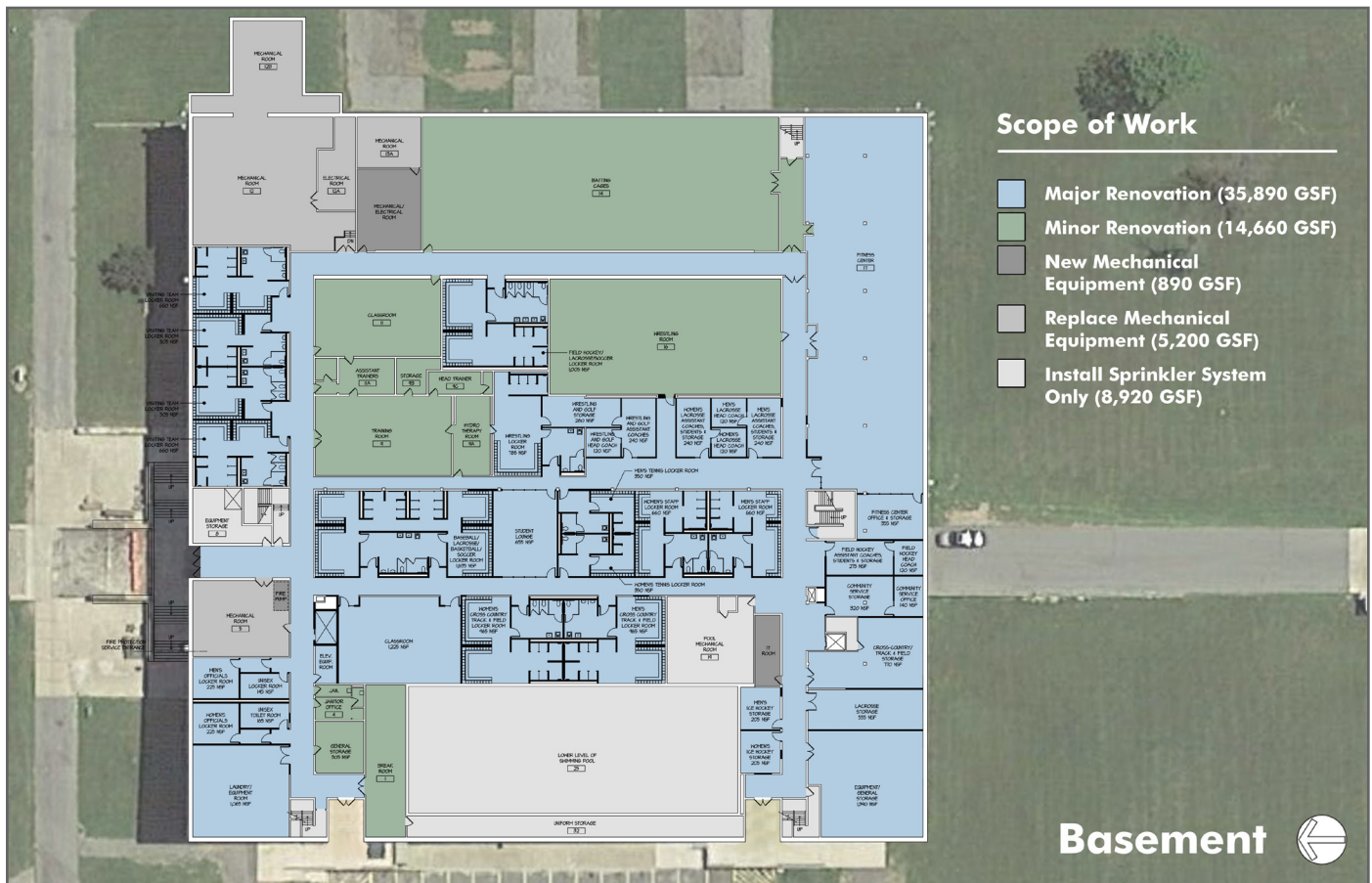
Option 3 - Proposed Exterior Wall Section

# Option A1

- Provide new elevator adjacent to north entrance
- Reconstruct existing lightwells
- Eliminate two racquetball courts and two squash courts (infill second floor)
- Expand locker rooms in basement
- Expand fitness center in basement
- Create student lounge in basement
- Relocate classroom to basement
- Renovate gymnasium, swimming pool, and main lobby
- Relocate general locker rooms to first floor
- Expand office and support space on second floor
- Create computer lab and study room on second floor

Space Type	Existing NASF	Proposed NASF	Option A1 NASF	Delta Existing	Delta Proposed
Activity/Competition	57,884	54,147	55,634	(2,250)	1,487
Administration	6,973	8,208	8,721	1,748	513
Coaching Staff	3,730	5,164	5,645	1,915	481
Locker Rooms	13,745	16,990	13,975	230	(3,015)
Sports Medicine	2,533	2,533	2,533	0	0
Storage	10,440	7,699	8,473	(1,967)	774
<b>Total</b>	<b>95,305</b>	<b>94,741</b>	<b>94,981</b>	<b>(324)</b>	<b>240</b>

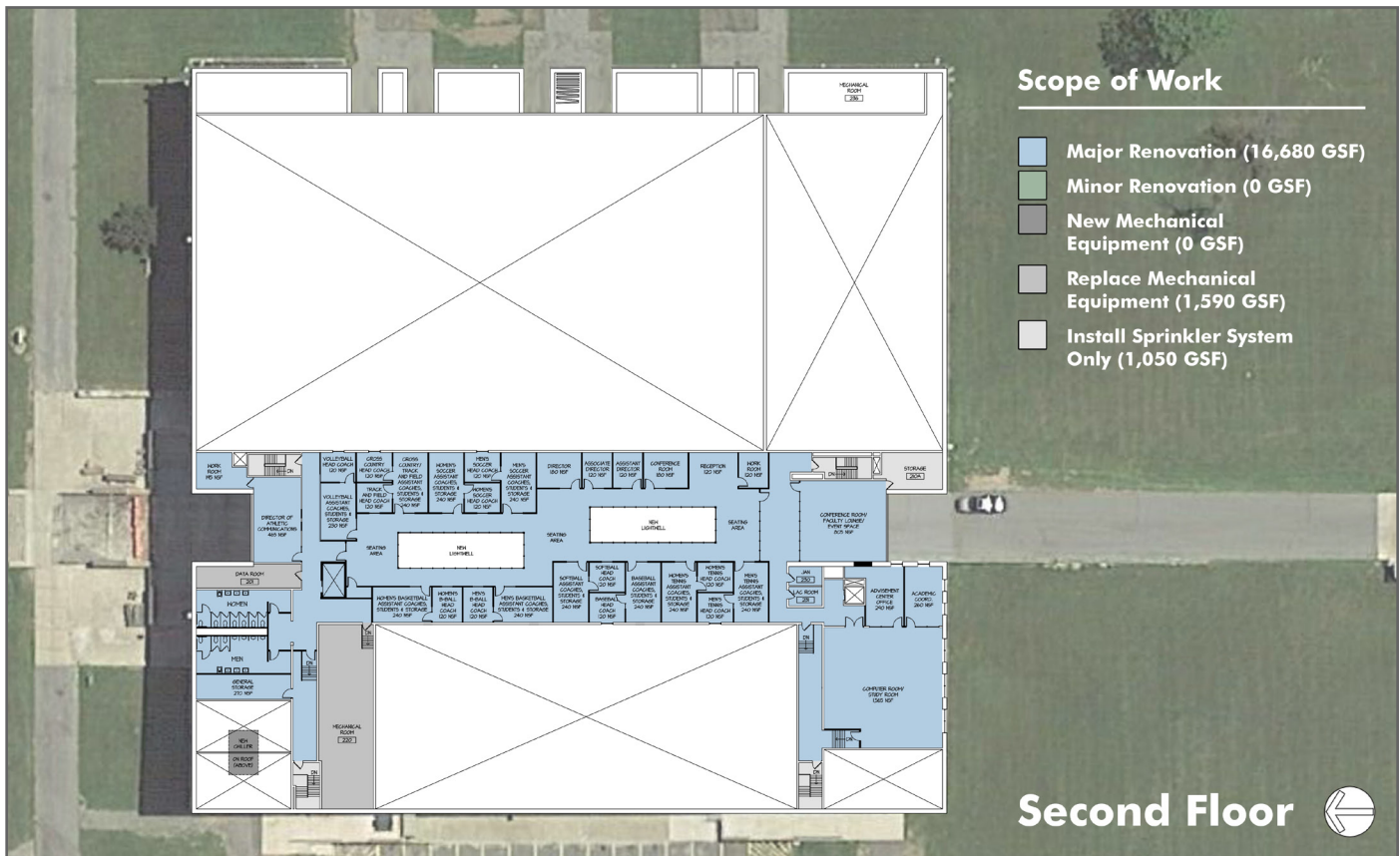
Option A1 - Space Program Summary



Option A1 - Basement Floor Plan



Option A1 - First Floor Plan



Option A1 - Second Floor Plan



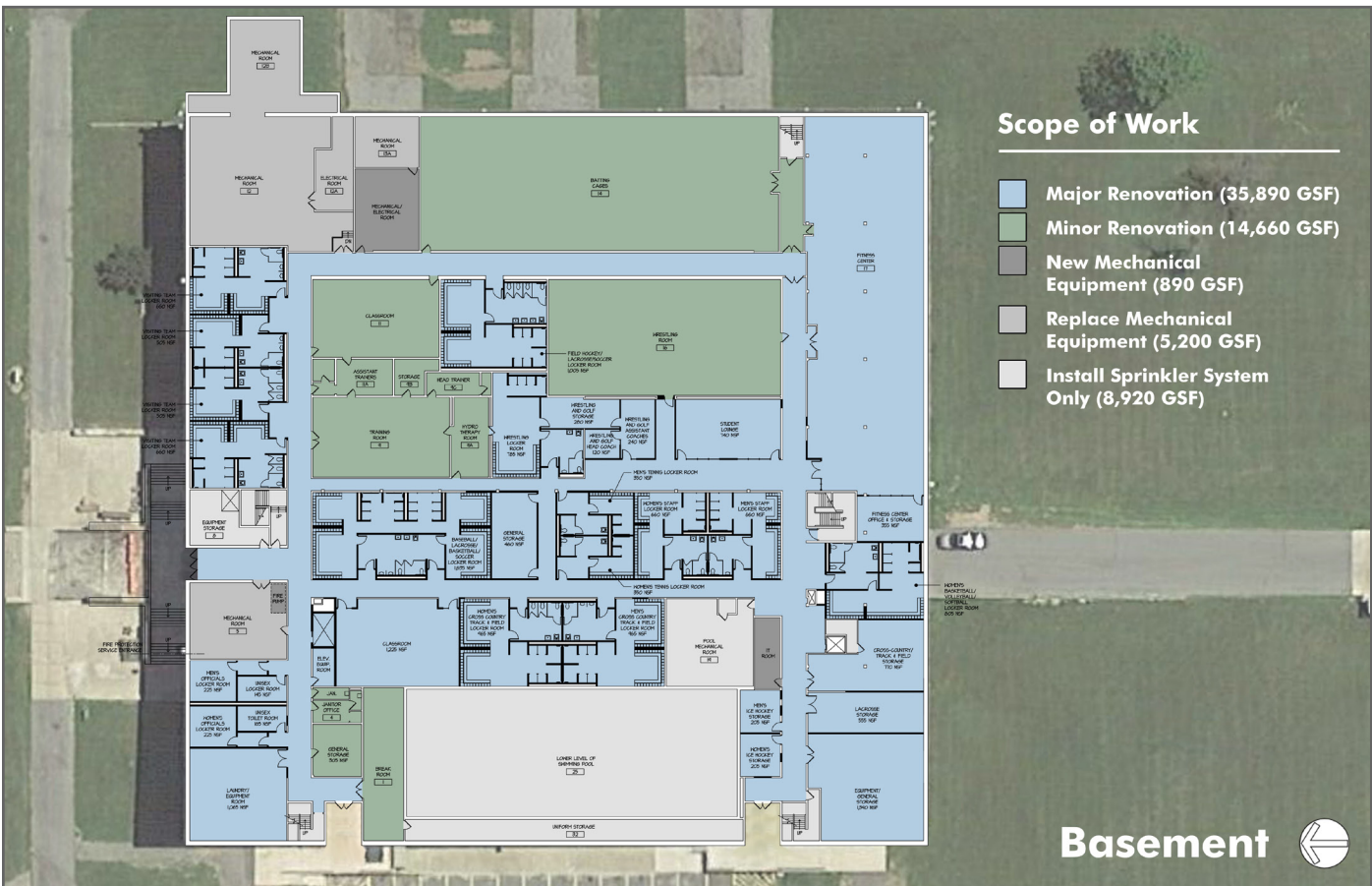
## Option A2

- Provide new elevator adjacent to north entrance
- Reconstruct existing lightwells and extend to main lobby
- Eliminate two racquetball courts and two squash courts (infill second floor)
- Expand locker rooms in basement
- Expand fitness center in basement
- Create student lounge in basement
- Relocate classroom to basement
- Renovate gymnasium, swimming pool, and main lobby
- Create computer lab and study room on first floor
- Relocate general locker rooms to first floor
- Expand office and support space on second floor

**The College selected components of Option A2 and Option B1 as the preferred option**

Space Type	Existing NASF	Proposed NASF	Option A2 NASF	Delta Existing	Delta Proposed
Activity/Competition	57,884	54,147	55,634	(2,250)	1,487
Administration	6,973	8,208	7,971	998	(237)
Coaching Staff	3,730	5,164	5,620	1,890	456
Locker Rooms	13,745	16,990	14,110	365	(2,880)
Sports Medicine	2,533	2,533	2,533	0	0
Storage	10,440	7,699	8,273	(2,167)	574
<b>Total</b>	<b>95,305</b>	<b>94,741</b>	<b>94,141</b>	<b>(1,164)</b>	<b>(600)</b>

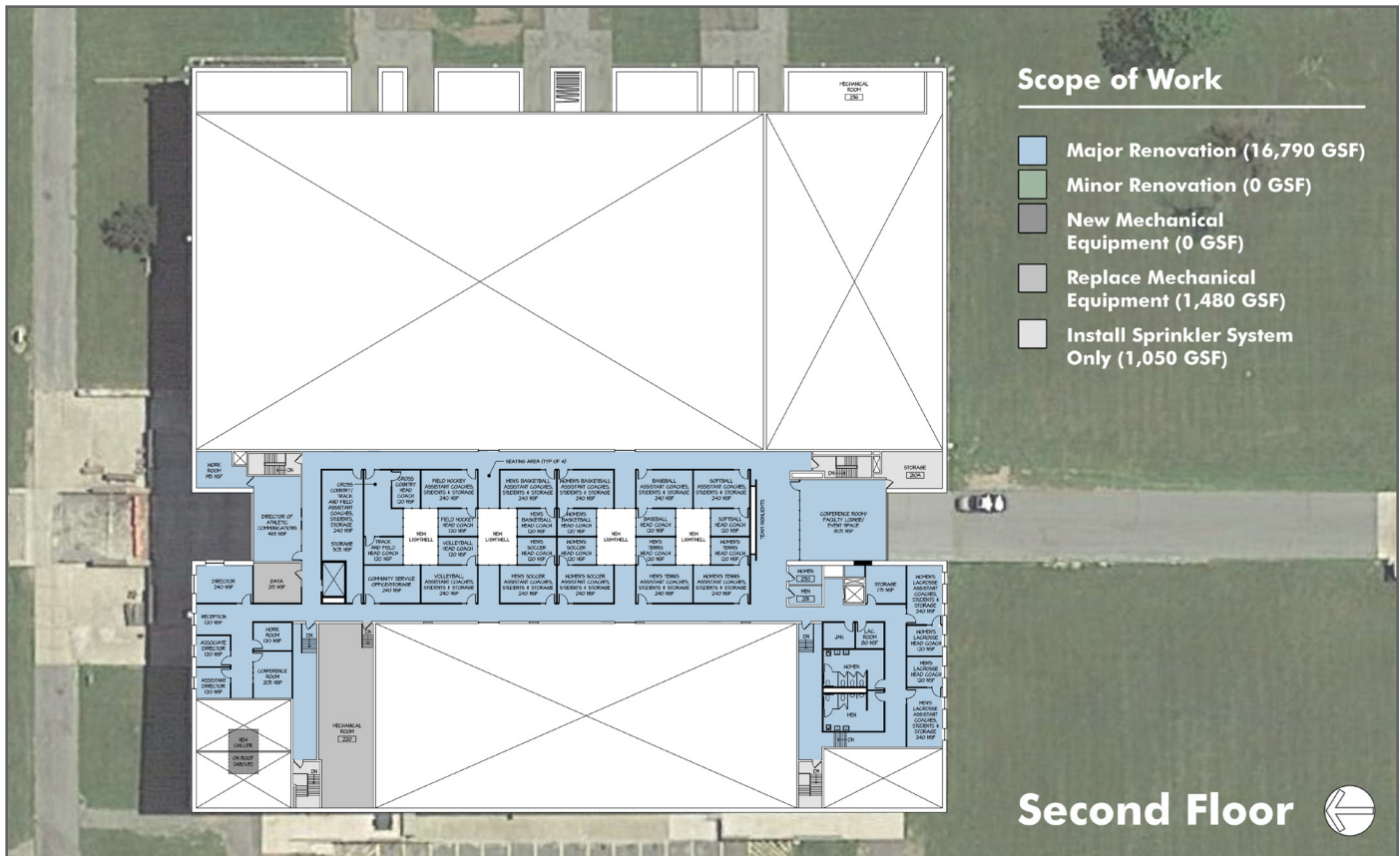
Option A2 - Space Program Summary



Option A2 - Basement Floor Plan



Option A2 - First Floor Plan



Option A2 - Second Floor Plan



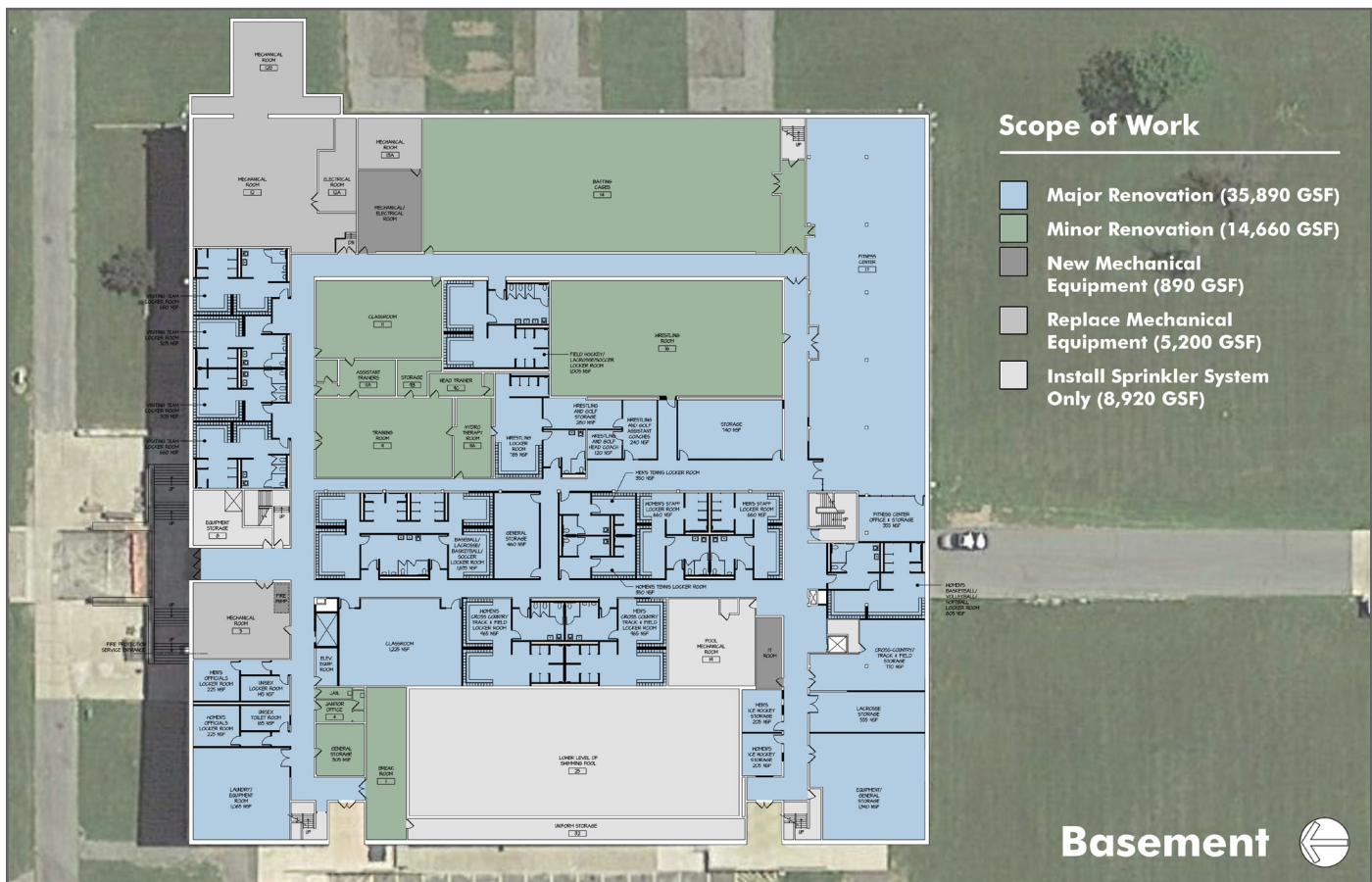
## Option B1

- Provide new elevator adjacent to north entrance
- Reconstruct existing lightwells and extend to main lobby
- Eliminate all racquetball courts and squash courts (infill second floor)
- Expand locker rooms in basement
- Expand fitness center in basement
- Relocate classroom to basement
- Renovate gymnasium, swimming pool, and main lobby
- Create student lounge, computer lab, and study room on first floor
- Relocate general locker rooms to first floor
- Expand office and support space on second floor

**The College selected components of Option A2 and Option B1 as the preferred option**

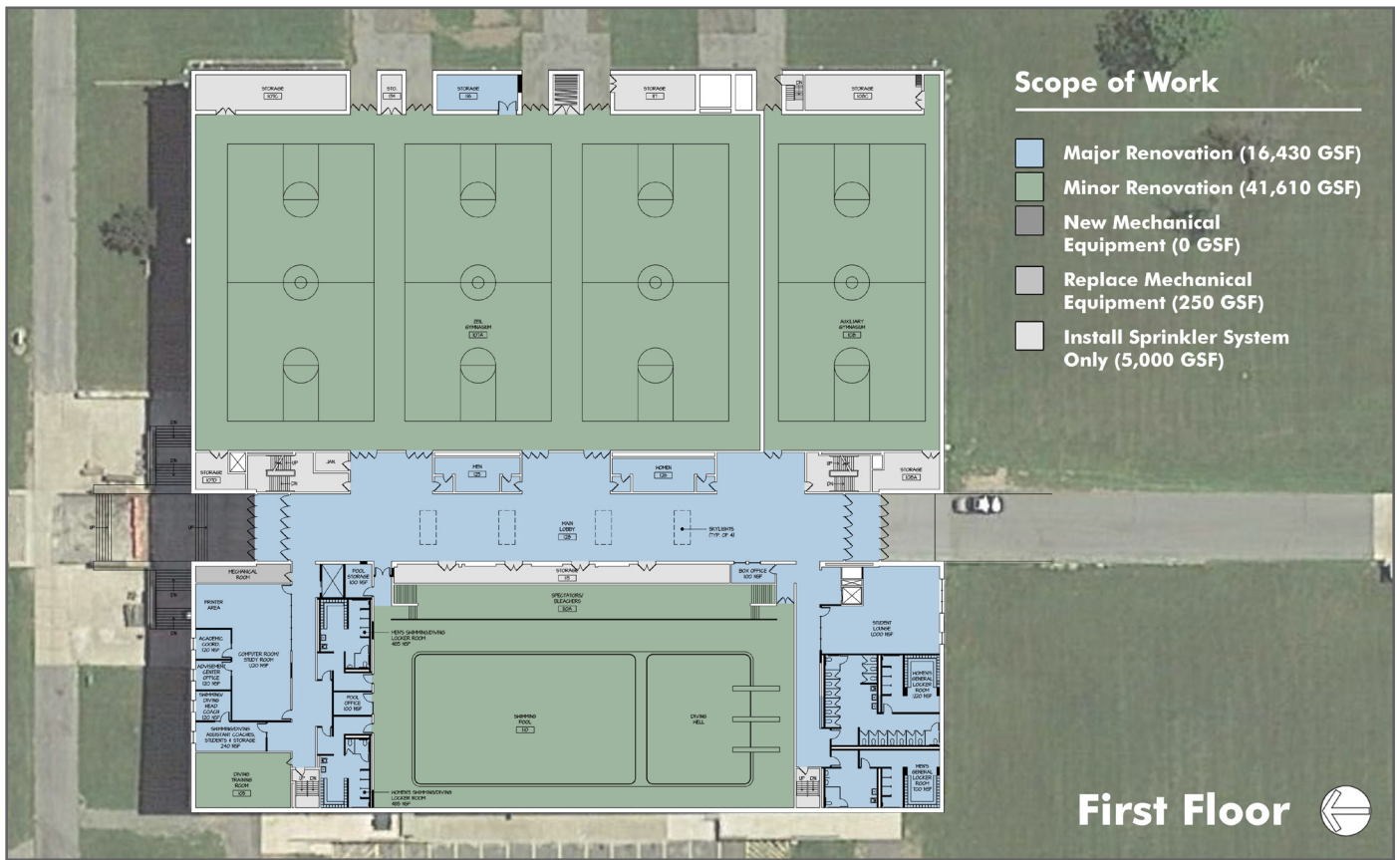
Space Type	Existing NASF	Proposed NASF	Option B1 NASF	Delta Existing	Delta Proposed
Activity/Competition	57,884	54,147	54,247	(3,637)	100
Administration	6,973	8,208	9,421	2,448	1,213
Coaching Staff	3,730	5,164	5,870	2,140	706
Locker Rooms	13,745	16,990	14,060	315	(2,930)
Sports Medicine	2,533	2,533	2,533	0	0
Storage	10,440	7,699	9,003	(1,437)	1,304
<b>Total</b>	<b>95,305</b>	<b>94,741</b>	<b>95,134</b>	<b>(171)</b>	<b>393</b>

Option B1 - Space Program Summary

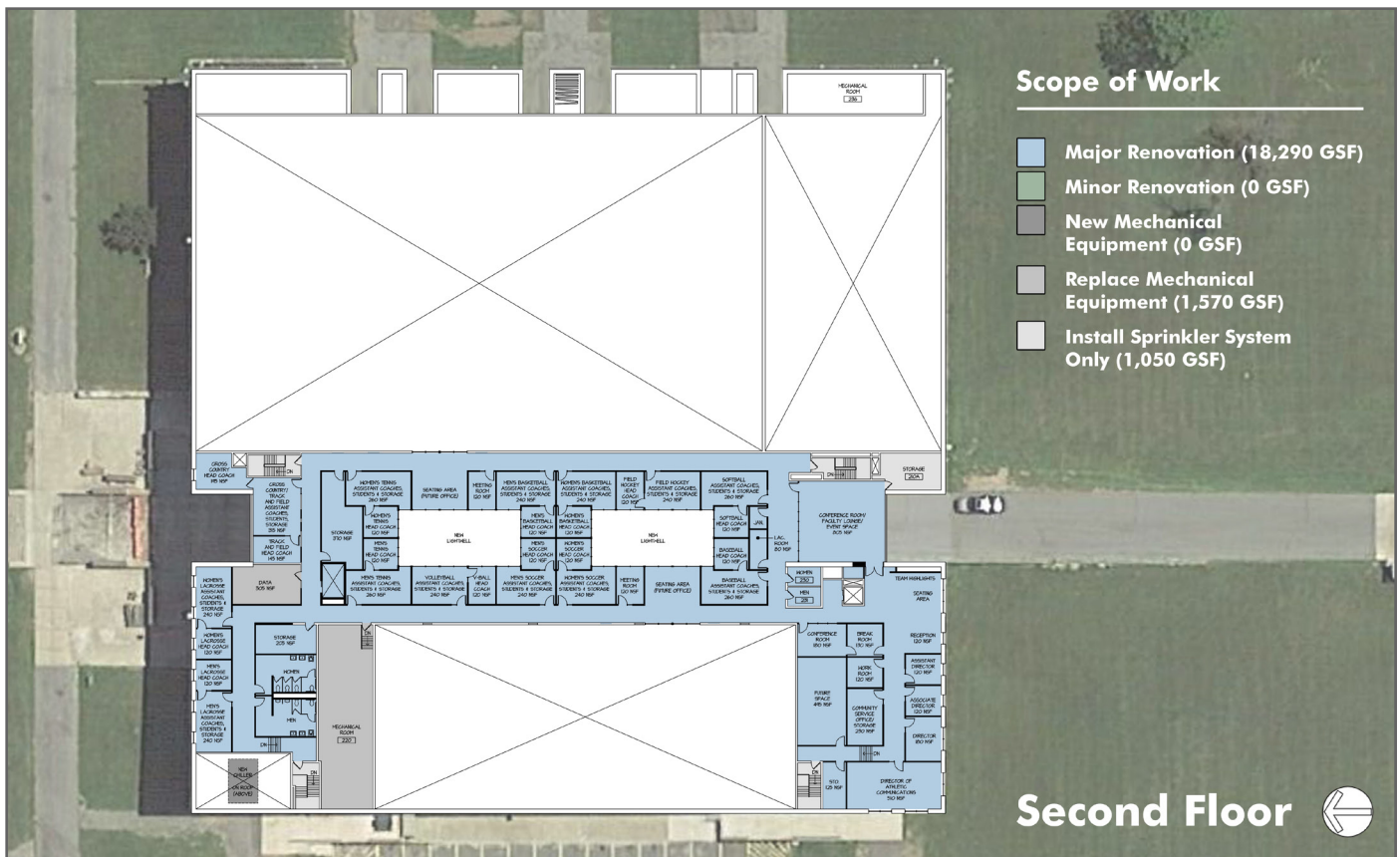


Option B1 - Basement Floor Plan





Option B1 - First Floor Plan



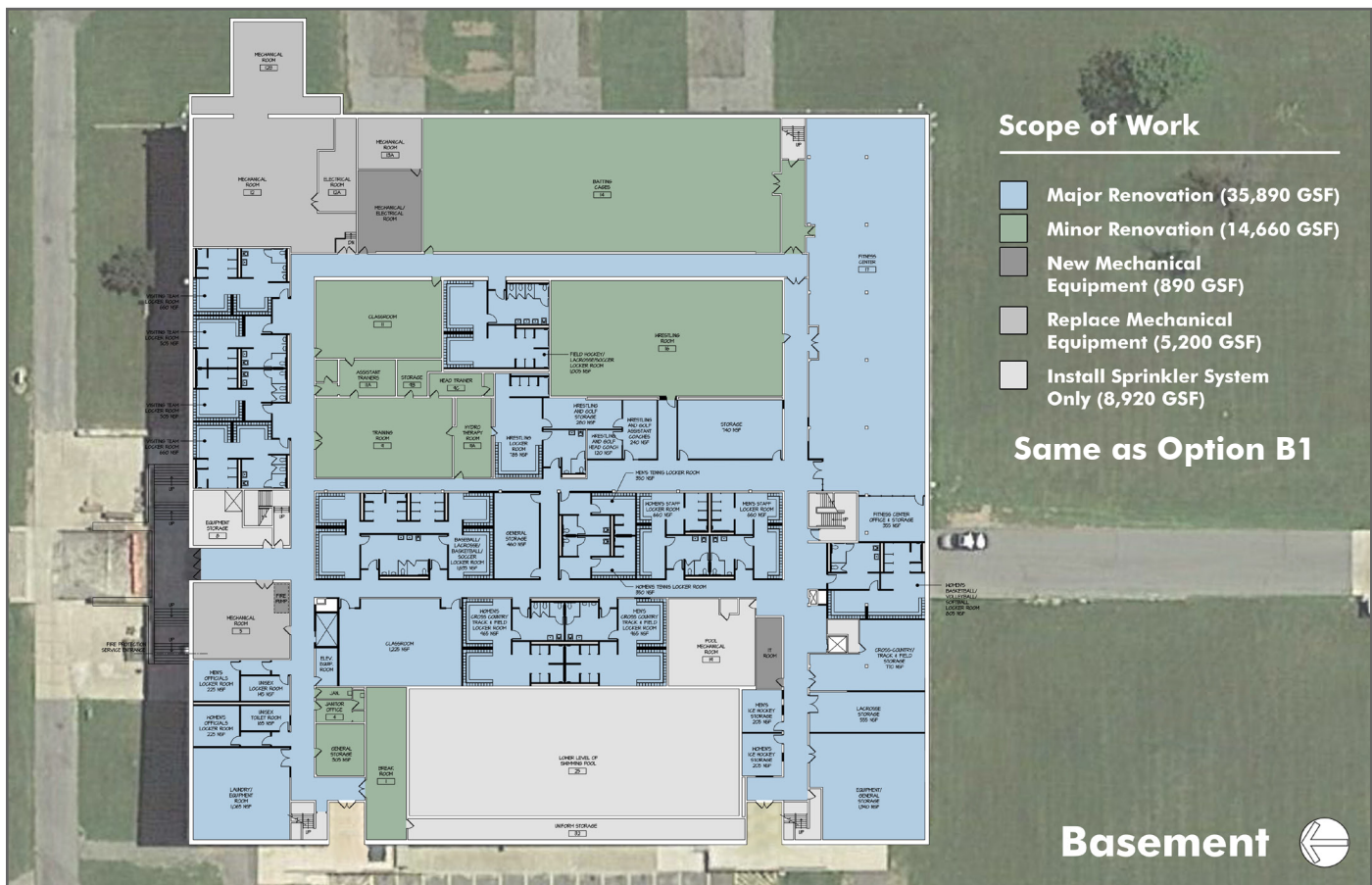
Option B1 - Second Floor Plan

## Option B2

- Provide new elevator adjacent to north entrance
- Reconstruct existing lightwells and extend to main lobby
- Eliminate all racquetball courts and squash courts (infill second floor)
- Expand locker rooms in basement
- Expand fitness center in basement
- Relocate classroom to basement
- Renovate gymnasium, swimming pool, and main lobby
- Create student lounge, computer lab, and study room on first floor
- Relocate general locker rooms to first floor
- Expand office and support space on second floor

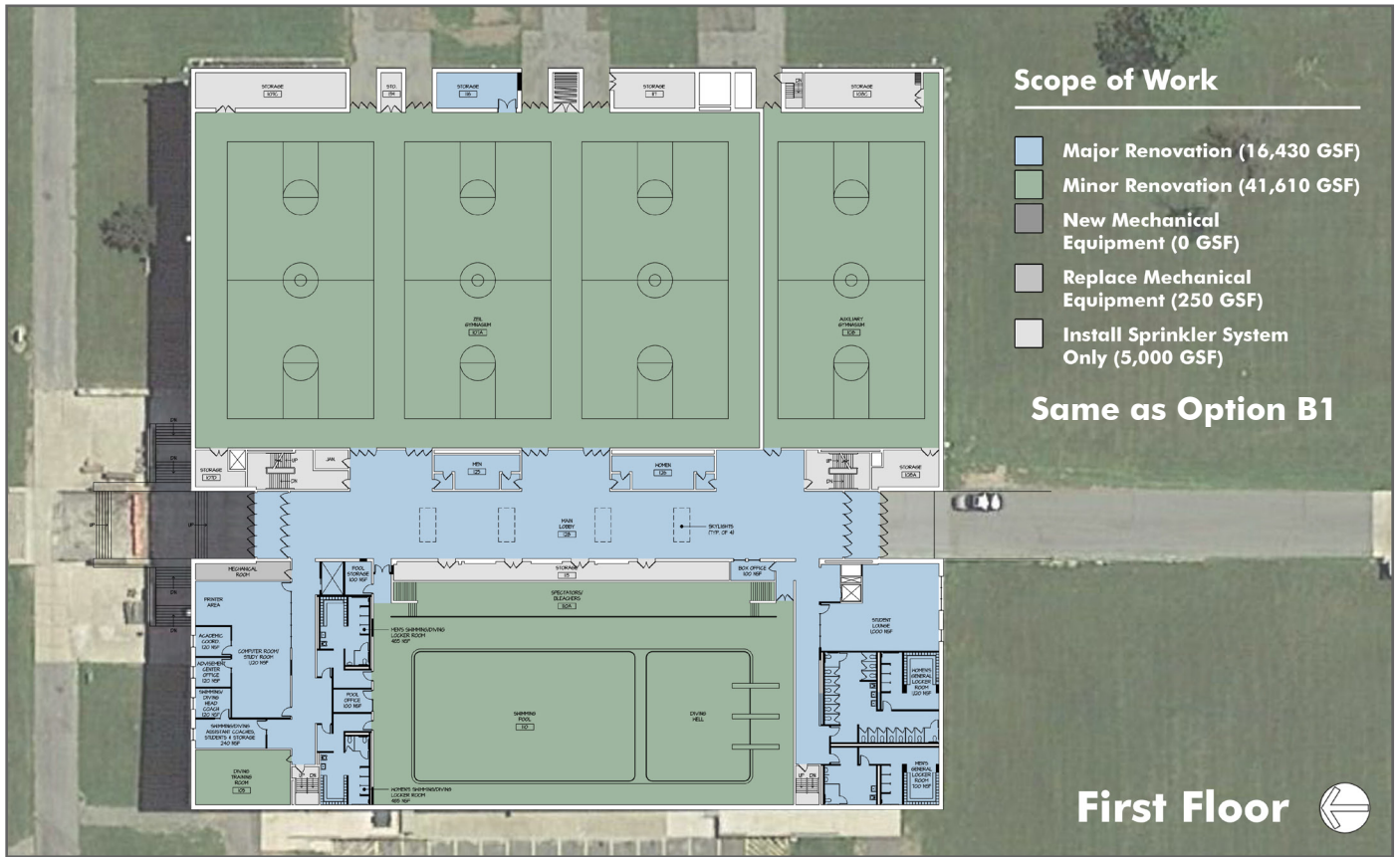
Space Type	Existing NASF	Proposed NASF	Option B2 NASF	Delta Existing	Delta Proposed
Activity/Competition	57,884	54,147	54,247	(3,637)	100
Administration	6,973	8,208	10,691	3,718	2,483
Coaching Staff	3,730	5,164	5,790	2,060	626
Locker Rooms	13,745	16,990	14,060	315	(2,930)
Sports Medicine	2,533	2,533	2,533	0	0
Storage	10,440	7,699	9,003	(1,437)	1,304
<b>Total</b>	<b>95,305</b>	<b>94,741</b>	<b>96,324</b>	<b>1,019</b>	<b>1,583</b>

Option B2 - Space Program Summary

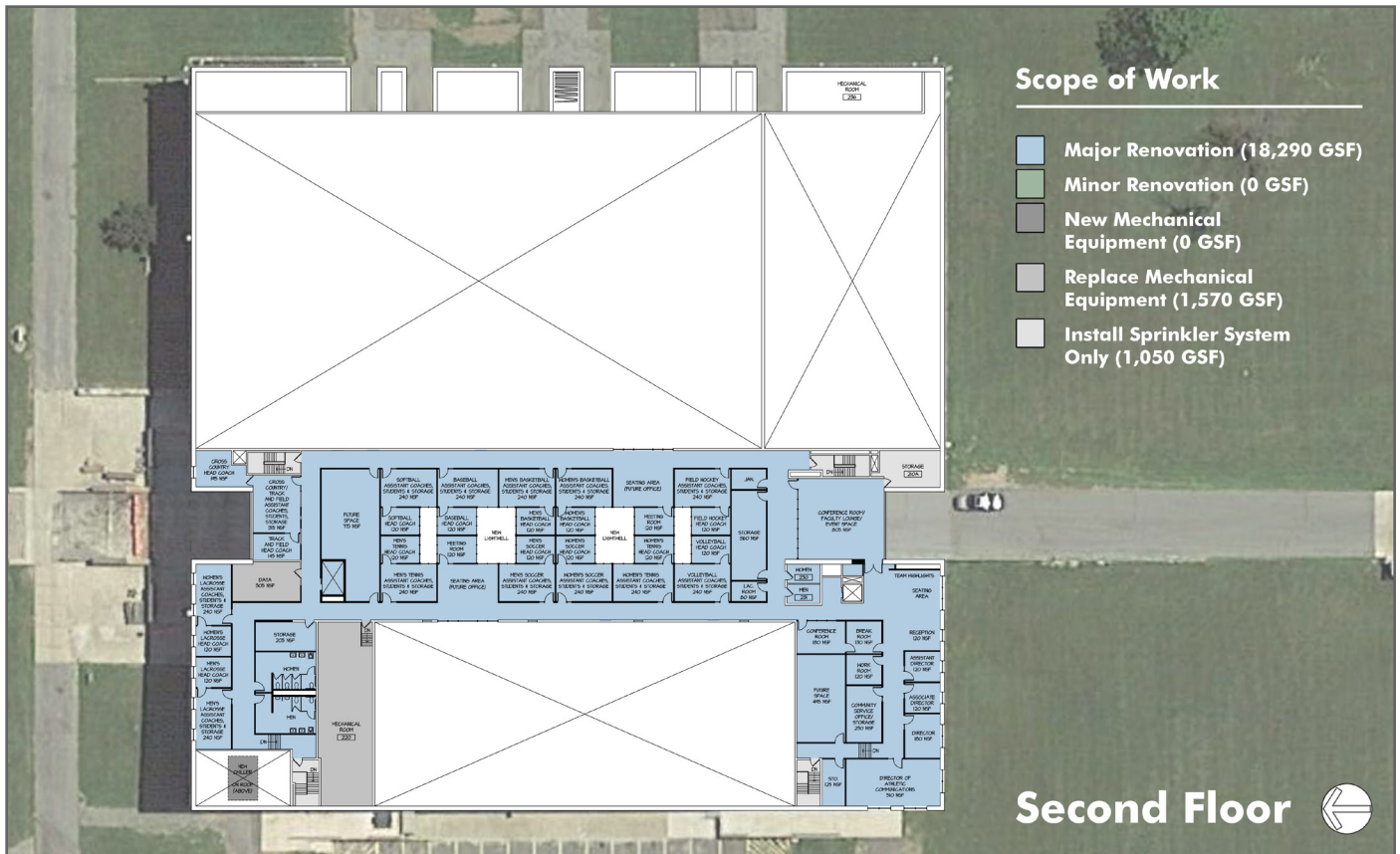


Option B2 - Basement Floor Plan





Option B2 - First Floor Plan



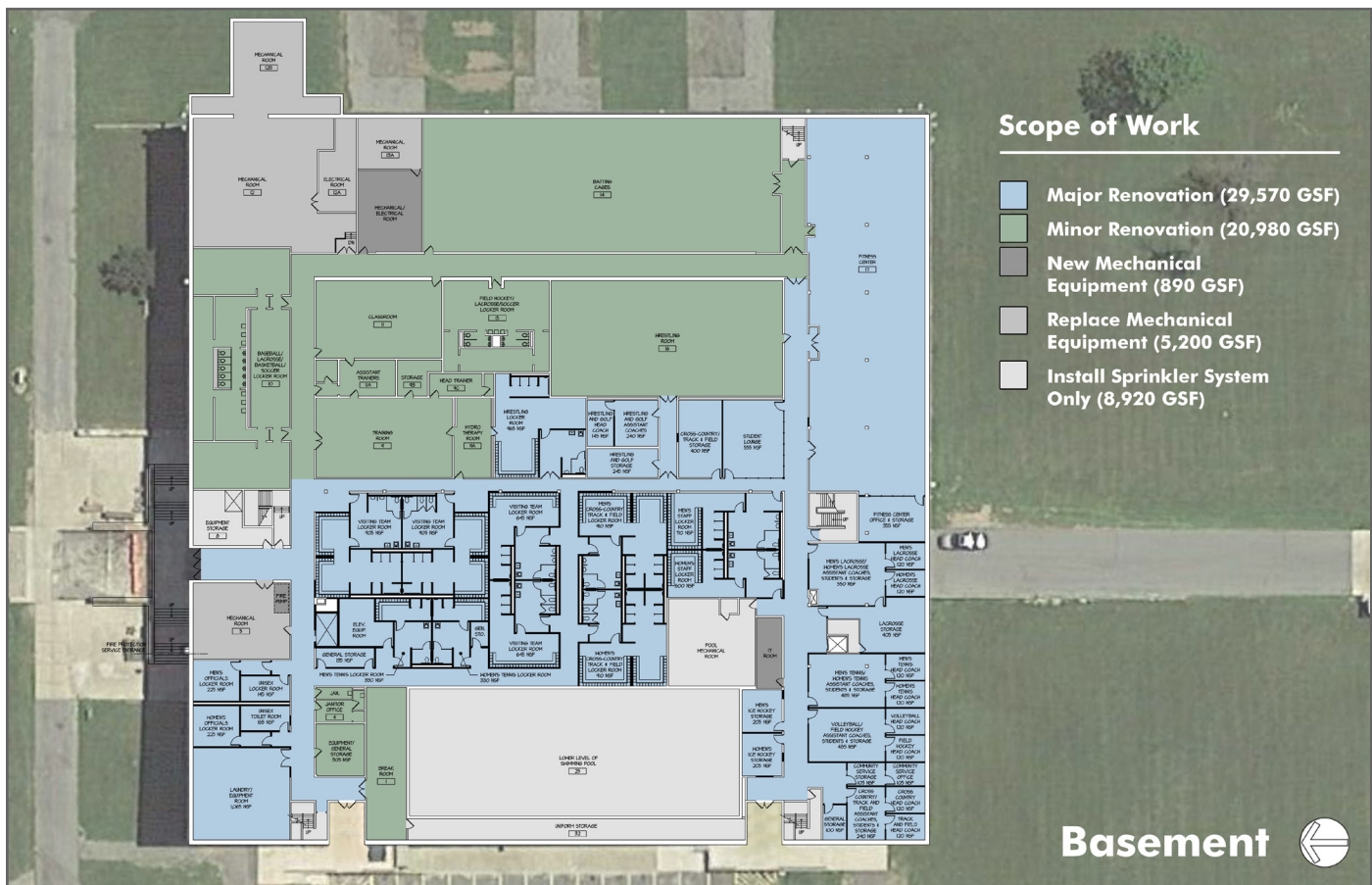
Option B2 - Second Floor Plan

## Option C - Minimal Build-Out

- Provide new elevator adjacent to north entrance
- Reconstruct existing lightwells
- Eliminate two racquetball courts and two squash courts (do not infill second floor)
- Expand locker rooms in basement and first floor
- Expand offices and support space in basement, first floor, and second floor
- Expand fitness center in basement
- Create student lounge in basement
- Renovate gymnasium and swimming pool
- Update toilet rooms to meet current accessibility requirements
- Create computer lab and study room on second floor

Space Type	Existing NASF	Proposed NASF	Option C NASF	Delta Existing	Delta Proposed
Activity/Competition	57,884	54,147	55,689	(2,195)	1,542
Administration	6,973	8,208	6,276	(697)	(1,932)
Coaching Staff	3,730	5,164	5,815	2,085	651
Locker Rooms	13,745	16,990	15,774	2,029	(1,216)
Sports Medicine	2,533	2,533	2,533	0	0
Storage	10,440	7,699	6,598	(3,842)	(1,101)
<b>Total</b>	<b>95,305</b>	<b>94,741</b>	<b>92,685</b>	<b>(2,620)</b>	<b>(2,056)</b>

Option C - Space Program Summary

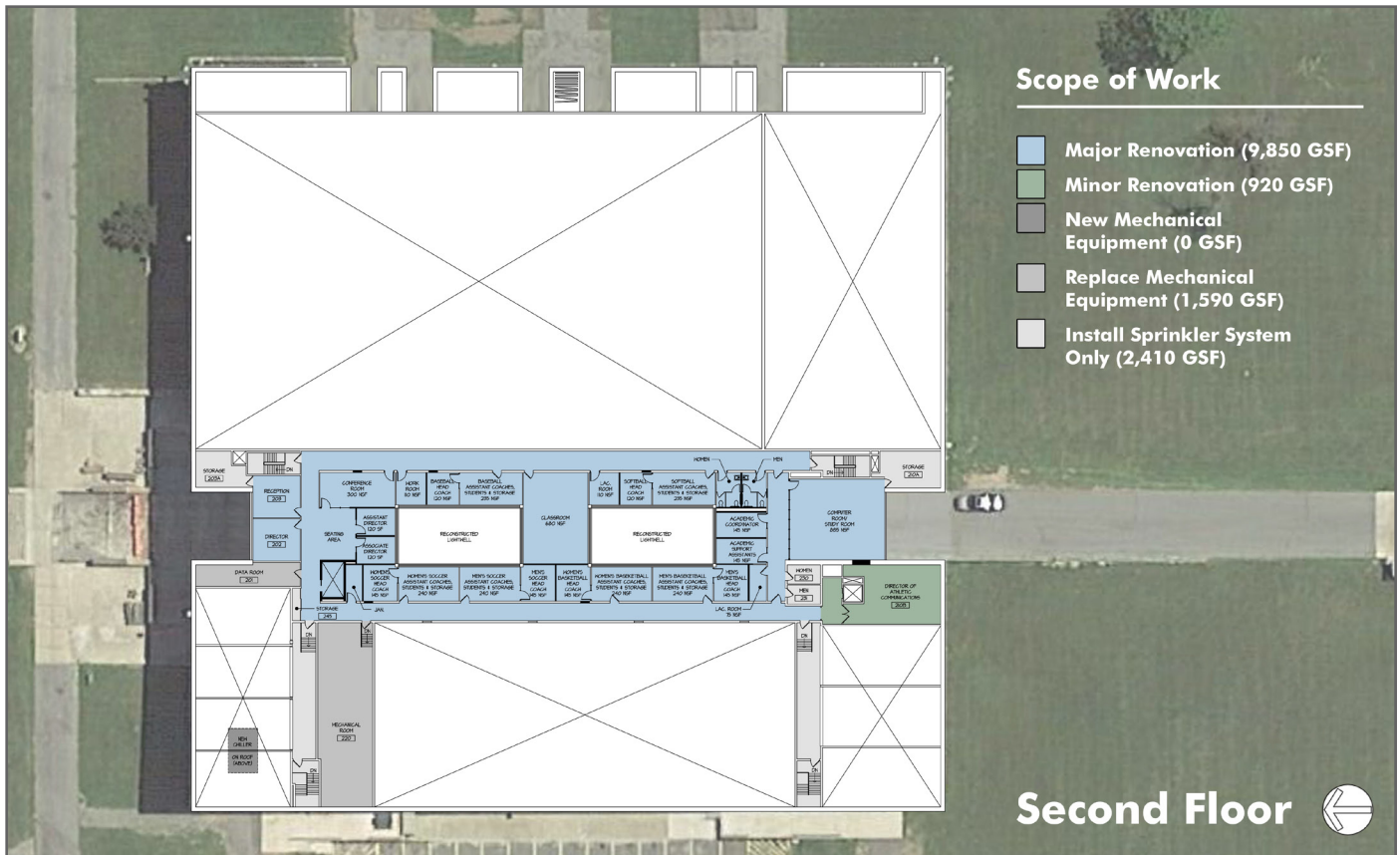


Option C - Basement Floor Plan





Option C - First Floor Plan



Option C - Second Floor Plan





# *Recommendations* 5

Once the College selected the preferred option, the final concept plans, phasing plans, and cost estimates were developed. In addition to feedback from the College, the final recommendations are based on programmatic requirements, institutional priorities, functional adjacencies, funding realities, and the overall project budget.

## **Final Concept**

The final concept includes renovations to the interior and exterior of the building. Images of the proposed renovations are included below and on the following page. The exterior wall assembly on the northwest and southwest corners of the building will be replaced with an aluminum curtainwall system and the cementitious exterior wall board around the perimeter of the building will be replaced with a window or Kalwall system that will provide natural light into the gymnasium and swimming pool.

Removing the wall assembly prior to the interior renovations will make it easier and less expensive to install the concrete foundations and structural steel that will be necessary for the second floor infill at the racquetball and squash courts. The new curtainwall system will provide an opportunity to improve the appearance of the building; engage the first floor student lounge with the main entrance; and provide natural light and views from first and second floor offices.

To improve accessibility from the building to the athletic fields, an additional elevator will be installed adjacent to the north entrance and a ramp will be provided to create an accessible route from the main lobby and locker rooms in the basement.



Proposed Main Entrance

The basement of Laker Hall will be fully renovated to provide individual locker rooms for each home team, four locker rooms for visiting teams, staff locker rooms, and locker rooms for officials. Each athlete will be provided with an 18" X 18" full-height locker for the entire year. Since the women's tennis team does not currently require a locker room and men's tennis is not a SUNYAC sport, locker rooms have not been provided for these teams. If lockers are required in the future, they will share lockers with the basketball teams. The fitness center will be upgraded and expanded to include an area for physical fitness, an office, and storage. A large classroom will be provided for team meetings and other scheduled activities. Additional space for general and equipment storage will also be provided in the basement.

The general locker rooms will be reduced in size and relocated to the first floor. The associated toilet rooms will be available for spectator use during athletic competitions and other events. A student lounge will be created adjacent to the south entrance with direct access from the main lobby. The lounge will be available for student athletes and serve as support space for large events in the gymnasium. All spaces that support the swimming team (diving training room, locker rooms, offices, and storage) will be consolidated on the north end of the building. The door to the diving training room will be enlarged to provide better access to the space. An expanded computer/study room and associated offices will also be located on the north end of the building.

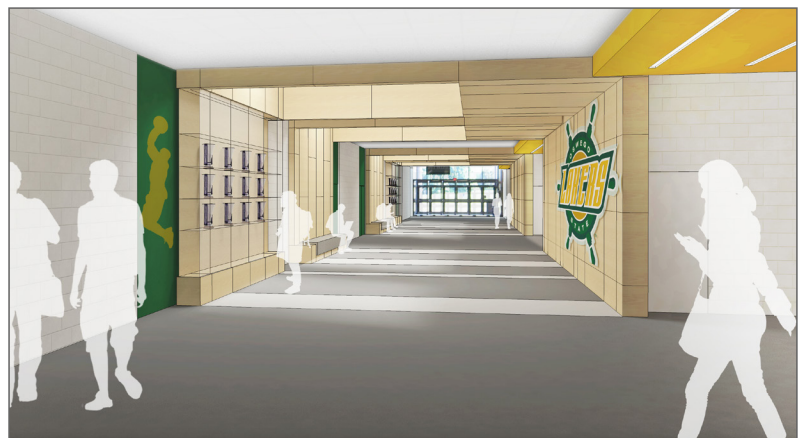
Renovations to the first floor will also include upgrades to the lobby, gymnasium, swimming pool, and toilet rooms. Skylights, display cases, and new interior finishes will be installed in the lobby to provide a more welcoming atmosphere. An interior door will be installed in Storage Room 116 so that it can be utilized as a "half-time" room during athletic competitions.

Second floor renovations will include office and support space for the Director, Associate Director, Assistant Director, Athletic Communications, and Community Service. Dedicated offices spaces will be provided for all coaching staff. The College requested that all offices be located on the second floor. To accommodate this request, additional space was provided by infilling the existing racquetball and squash courts. In addition to office and support space, this area will include toilet rooms and space for future growth.

A large meeting room will be provided on the south side of the building. Soft seating areas and small meeting rooms will be provided along the corridors to promote informal meetings and collaboration among coaches and athletes. Additional interior windows will be installed to provide views into the gymnasium and swimming pool from these collaborative areas. To provide space for future expansion, the seating areas and meeting rooms are sized so that they can be converted to additional coaches offices. Renovations will also include a new aluminum storefront system at the existing lightwells. The complete scope of work, including proposed interior finishes and building systems, is included in Appendix B.



Existing Lobby



Proposed Lobby



# Program Study

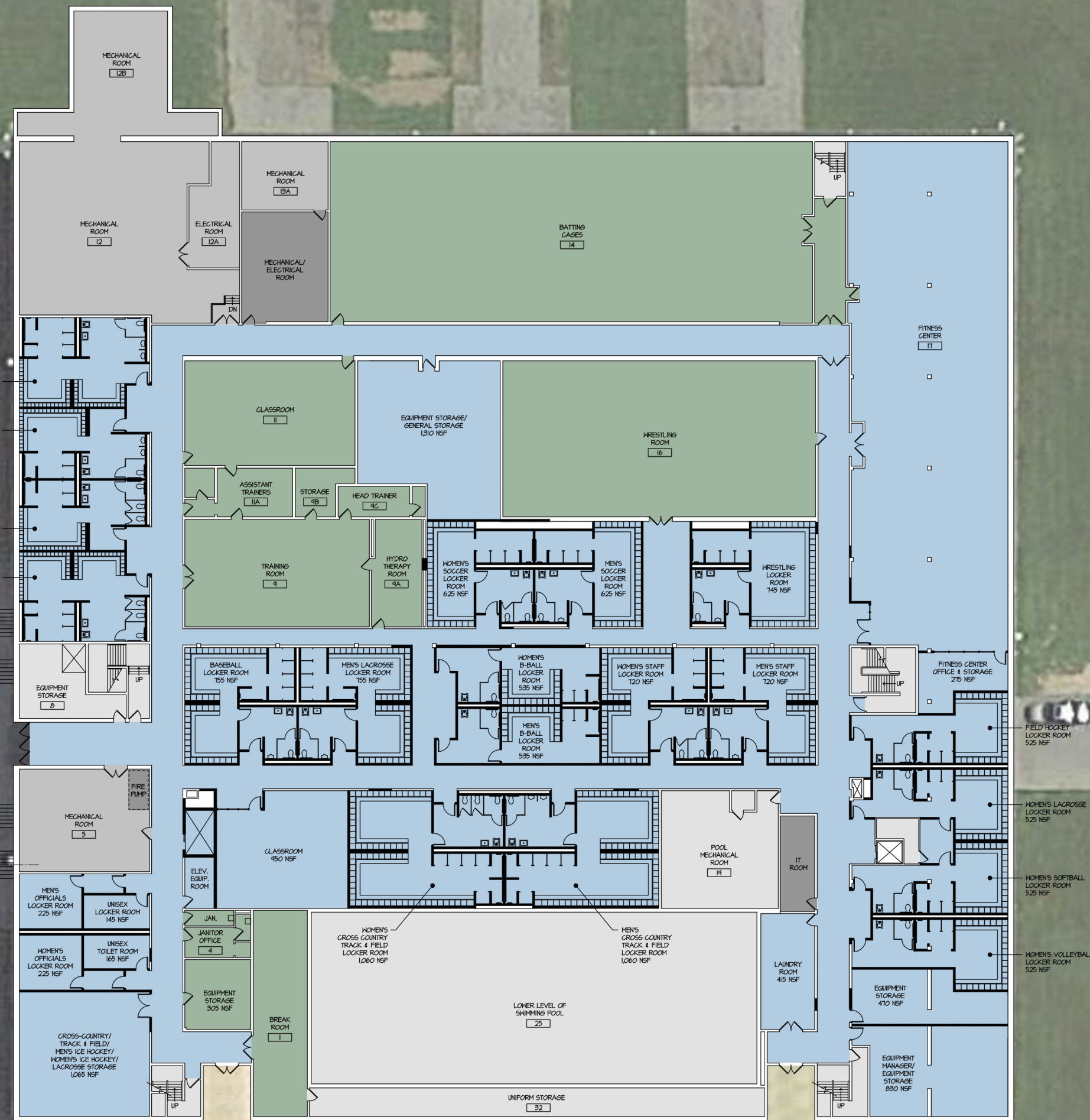
## Intercollegiate Athletics

### Legend

- Existing Partition
- New Partition
- New Window
- Existing Door
- New Door

### Scope of Work

- Major Renovation: 35,890 GSF
- Minor Renovation: 14,660 GSF
- Provide New Mechanical Equipment: 890 GSF
- Replace Existing Mechanical Equipment: 5,200 GSF
- Install Sprinkler System Only: 8,920 GSF



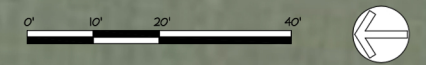
# Laker Hall

## Proposed Floor Plans

### Basement

Preferred Option  
April 2017

State University Construction Fund  
JMZ Architects and Planners












# Program Study

## Intercollegiate Athletics

### Legend

-  Existing Partition
-  New Partition
-  New Window
-  Existing Door
-  New Door

### Scope of Work

-  Major Renovation: 16,430 GSF
-  Minor Renovation: 41,610 GSF
-  Provide New Mechanical Equipment: 0 GSF
-  Replace Existing Mechanical Equipment: 250 GSF
-  Install Sprinkler System Only: 5,000 GSF



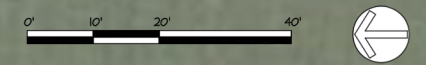
# Laker Hall

## Proposed Floor Plans

### First Floor

Preferred Option  
April 2017

State University Construction Fund  
JMZ Architects and Planners












# Program Study

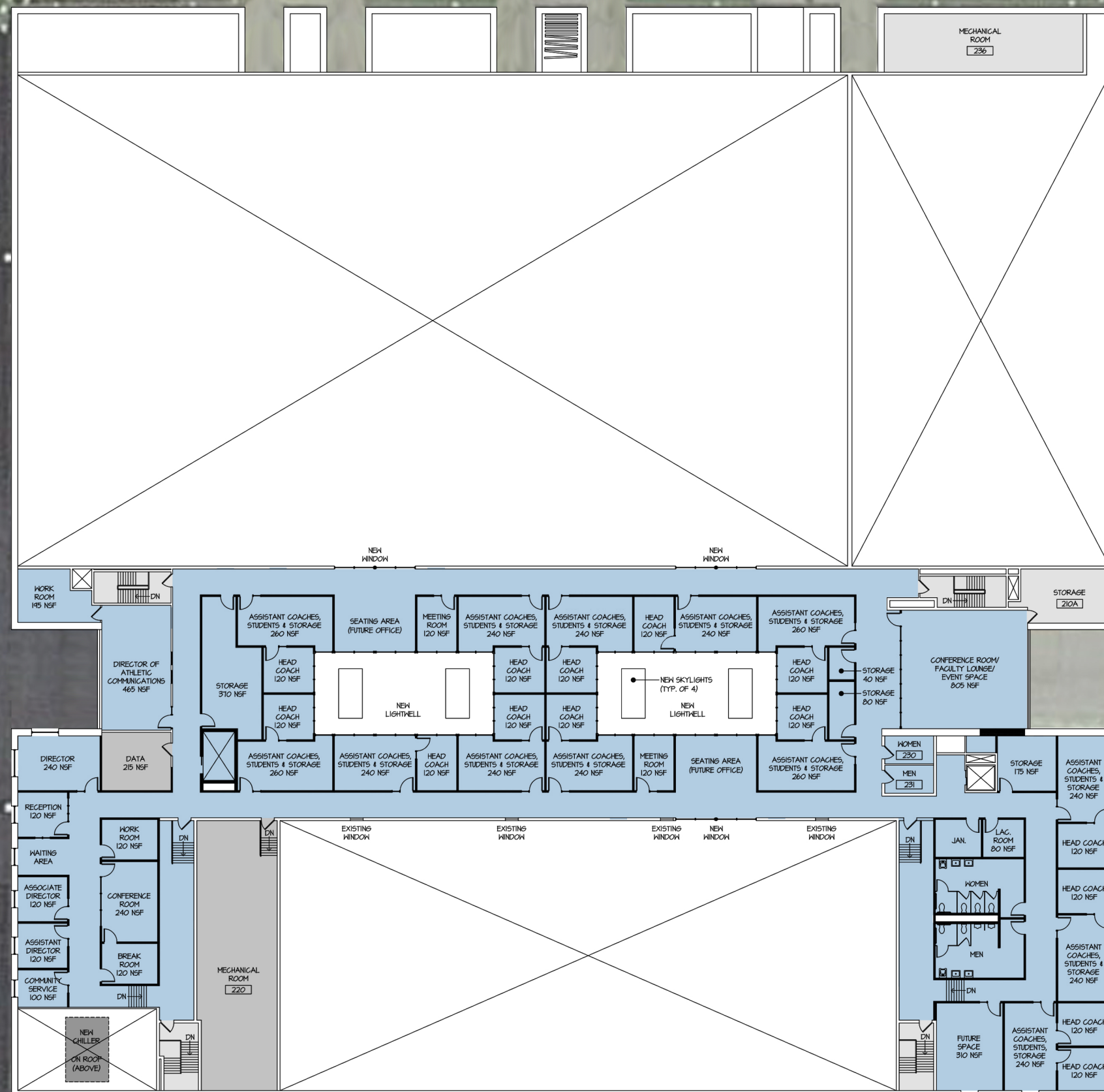
## Intercollegiate Athletics

### Legend

-  Existing Partition
-  New Partition
-  New Window
-  Existing Door
-  New Door

### Scope of Work

-  Major Renovation: 18,380 GSF
-  Minor Renovation: 0 GSF
-  Provide New Mechanical Equipment: 0 GSF
-  Replace Existing Mechanical Equipment: 1,480 GSF
-  Install Sprinkler System Only: 1,815 GSF



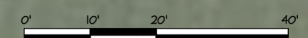
# Laker Hall

## Proposed Floor Plans

### Second Floor

Preferred Option  
April 2017

State University Construction Fund  
JMZ Architects and Planners







# Phasing

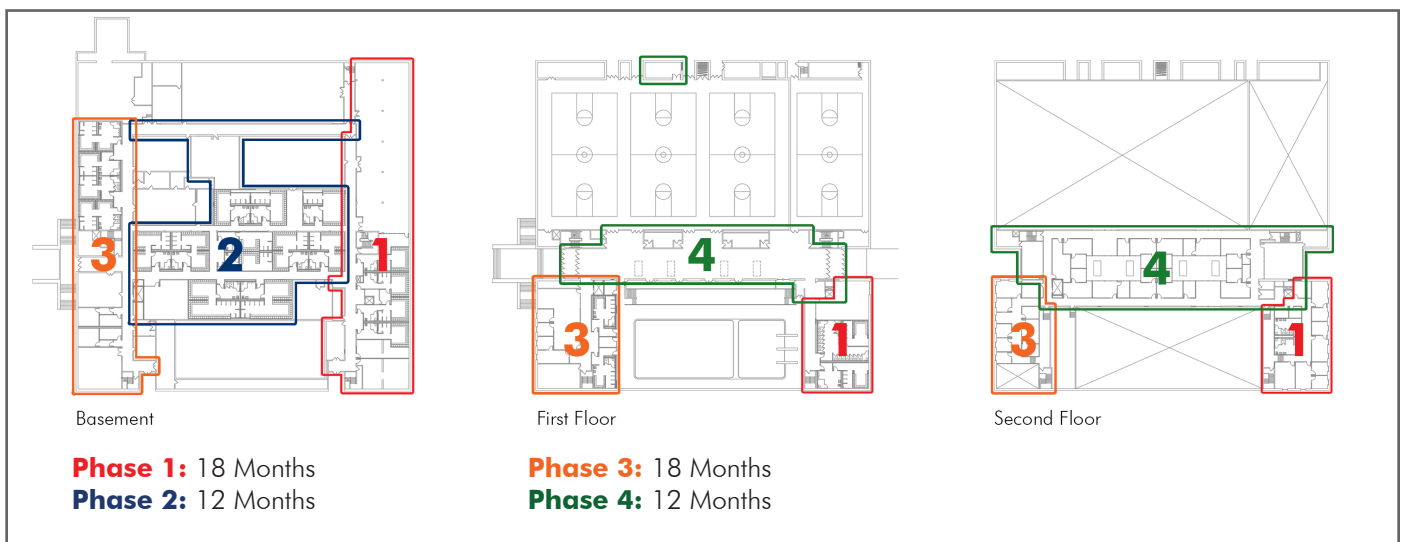
Ideally, the renovations would be completed in a single phase of construction. While this approach would be the most cost effective, it may not be practical to provide temporary swing space for all functions currently housed in the building and funding may not be available to renovate 70,000 NASF of space at one time. A phased renovation will minimize the amount of swing space required, distribute the required investment over several years, and allow the College to maintain a portion of the activity spaces during each phase of construction.

The phasing plans are based on construction requirements and limitations; the configuration of existing building systems; and the following priorities identified by the College:

1. Building Systems
  - Replace Mechanical Equipment
  - Provide Air-Conditioning
2. Basement Level Renovations
  - Home Team Locker Rooms
  - Fitness Center
  - Laundry/Equipment Rooms
  - Visiting Team Locker Rooms
3. Second Floor Renovations
4. First Floor Renovations
5. Building Exterior

The overall phasing strategy, including the proposed length of each phase, is included in the diagram below. The first phase includes creating home team locker rooms, expanding the fitness center, consolidating the laundry/equipment rooms, infilling the racquetball courts, and relocating all coaches offices currently in the basement to the second floor. Since the second floor infill will require new foundations, all three floors of the building must be renovated during this phase.

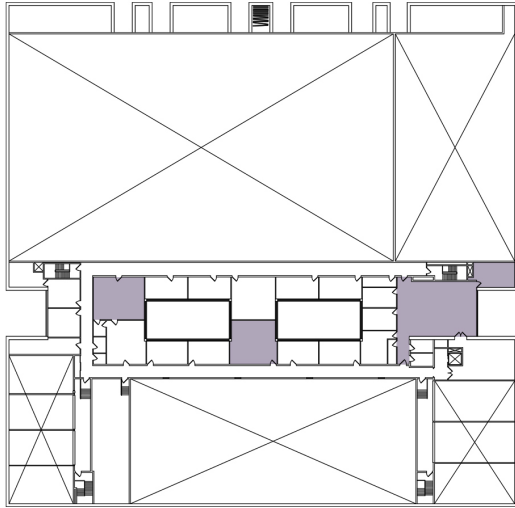
The remaining home locker rooms will be created during the second and third phases. The third phase will also include creating visiting team locker rooms, infilling the squash courts, and consolidating administrative offices on the north side of the building. Renovations to the lobby, toilet rooms, and remainder of the second floor offices will be completed in the final phase. Swing space will be required in this phase to renovate the second floor. For the purposes of the cost estimates, the planning team assumed 18 months in between phases to provide adequate time to relocate staff, secure funding, complete the bid documents, and bid the work.



Proposed Phasing Strategy

# Underutilized/Not Required

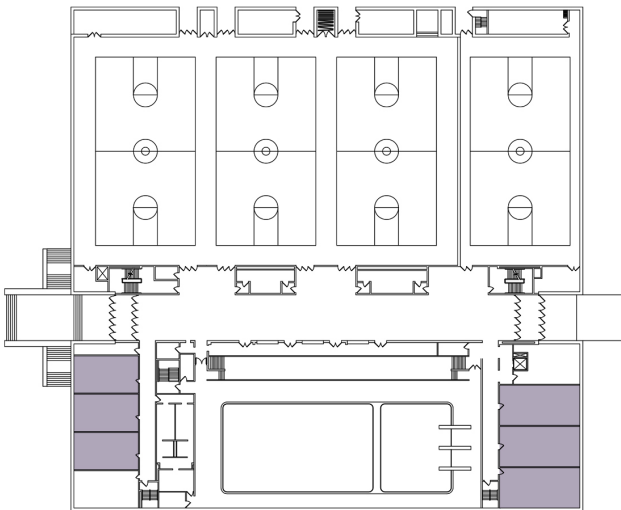
## Second Floor



Underutilized Space: 2,400 NSF

- Classroom 216
- Staff Lounge
- Student Lounge

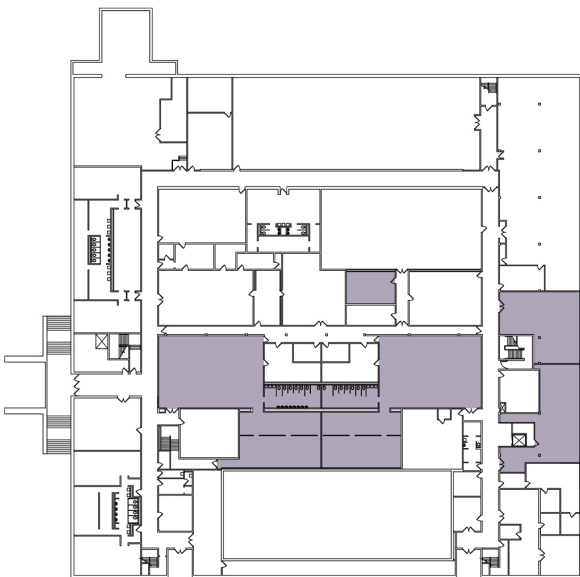
## First Floor



Underutilized Space: 4,160 NSF

- Racquetball Courts
- Squash Courts

## Basement



Underutilized Space: 9,300 NSF

- General Locker Rooms
- Wrestling Hot Room
- Central Storage

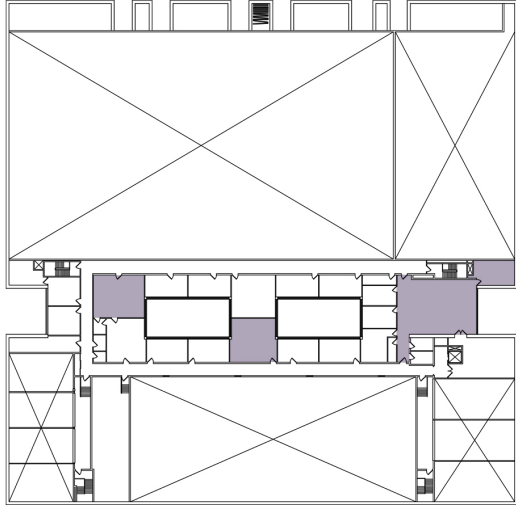
## Legend

- |                            |                               |
|----------------------------|-------------------------------|
| Underutilized/Not Required | Major Renovations             |
| Spaces to be Relocated     | Minor Renovations             |
| Temporary Space            | Replace Mechanical Equipment  |
|                            | Install Sprinkler System Only |



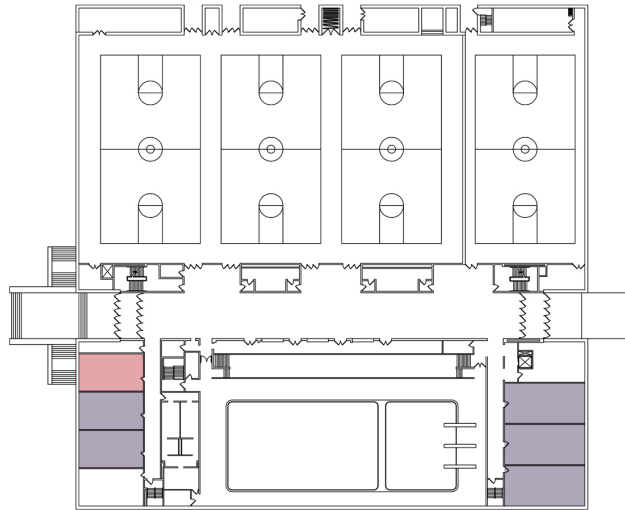
# Relocate Storage Space

## Second Floor



## First Floor

- Temporarily relocate equipment storage from basement to Squash Court 102 (600 NSF)



## Basement

- Temporarily relocate equipment storage from basement to Squash Court 102 (600 NSF)



## Legend

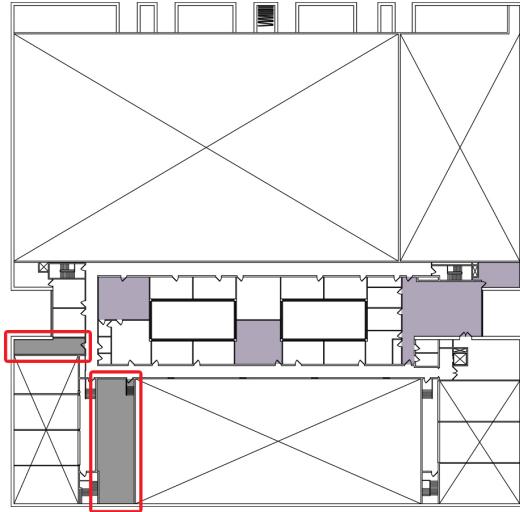
- Underutilized/Not Required
- Spaces to be Relocated
- Temporary Space
- Major Renovations
- Minor Renovations
- Replace Mechanical Equipment
- Install Sprinkler System Only





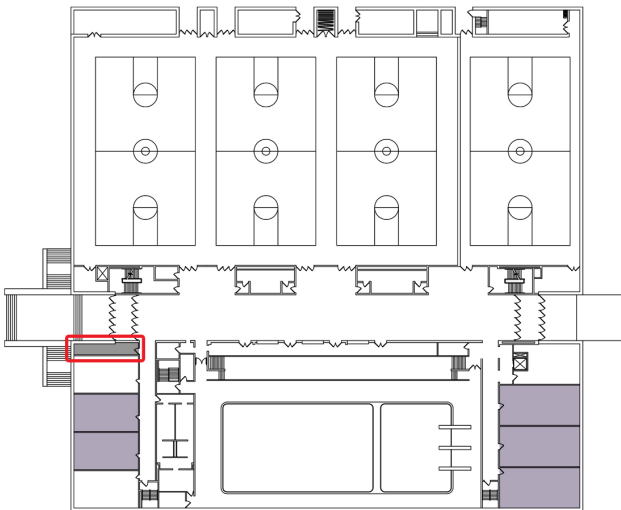
# Mechanical Space

## Second Floor



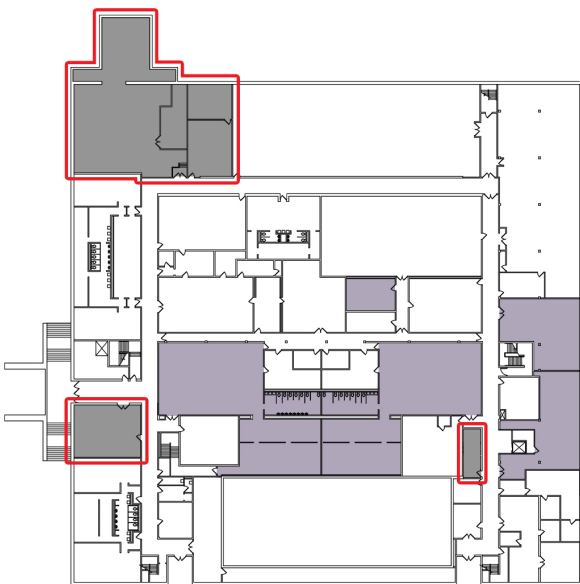
- Provide air-conditioning
- Replace mechanical equipment (size systems for new building layout)

## First Floor



- Provide air-conditioning
- Replace mechanical equipment (size systems for new building layout)

## Basement



- Provide air-conditioning
- Replace mechanical equipment (size systems for new building layout)
- Install new electrical service and generator
- Install new sprinkler system and fire pump

## Legend

	Underutilized/Not Required		Major Renovations
	Spaces to be Relocated		Minor Renovations
	Temporary Space		Replace Mechanical Equipment
			Install Sprinkler System Only



All mechanical equipment will be replaced as the associated building areas are renovated. HV-2, HV-3, and HV-9 serve spaces in multiple phases and will be phased as follows:

## **Phase 1B**

### HV-2

- Replace mechanical equipment based on zoning requirements and inclusive of cooling operations.
- Install front end controls associated with the operation of HV-2.
- Ductwork modifications in Mechanical Room 13A include disconnecting existing HV-2 unit from 90" X 20" distribution ductwork and reconnecting new HV-2 unit.
- Connect new HVAC work in associated zone - make sure existing zones are designed to be continuously connected for operation through upcoming phases.
- Provide zone related controls connected and integrated with HV-2 operations.

### HV-9

- Replace mechanical equipment based on zoning requirements and inclusive of cooling operations.
- Install front end controls associated with the operation of HV-9.
- Ductwork modifications in Mechanical Room 220 include disconnecting existing HV-9 unit from 24" x 20" and 22" x 20" distribution ductwork and reconnecting new HV-3 unit.
- Connect new HVAC work in associated zone - make sure existing zones are designed to be continuously connected for operation through upcoming phases.
- Provide zone related controls connected and integrated with HV-9 operations.

## **Phase 2B**

### HV-2

- Connect new HVAC work in associated zone - make sure existing zones are designed to be continuously connected for operation through upcoming phases.
- Provide zone related controls connected and integrated with HV2, HV-3, and HV-9 operations.

### HV-3

- Replace mechanical equipment based on zoning requirements and inclusive of cooling operations.
- Install front end controls associated with the operation of HV-3.
- Ductwork modifications in Mechanical Room 5 include disconnecting existing HV-3 unit from 78" x 18" distribution ductwork and reconnecting new HV-3 unit.
- Connect new HVAC work in associated zone - make sure existing zones are designed to be continuously connected for operation through upcoming phases.
- Provide zone related controls connected and integrated with HV-3 operations.

## **Phase 3B**

### HV-2, HV-3, and HV-9

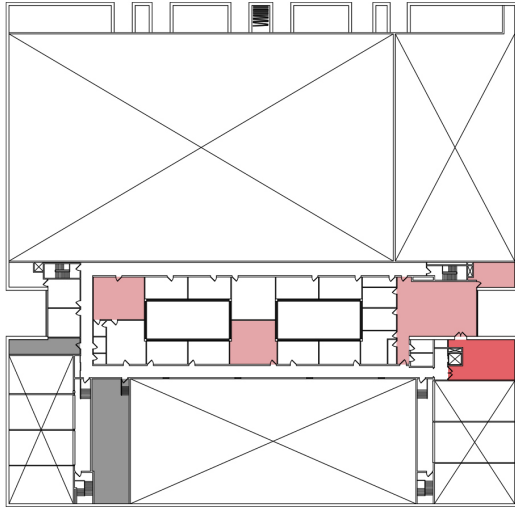
- Connect new HVAC work in associated zone - make sure existing zones are designed to be continuously connected for operation through upcoming phases.
- Provide zone related controls connected and integrated with HV2, HV-3, and HV-9 operations.

## **Phase 4B**

### HV-3 and HV-9

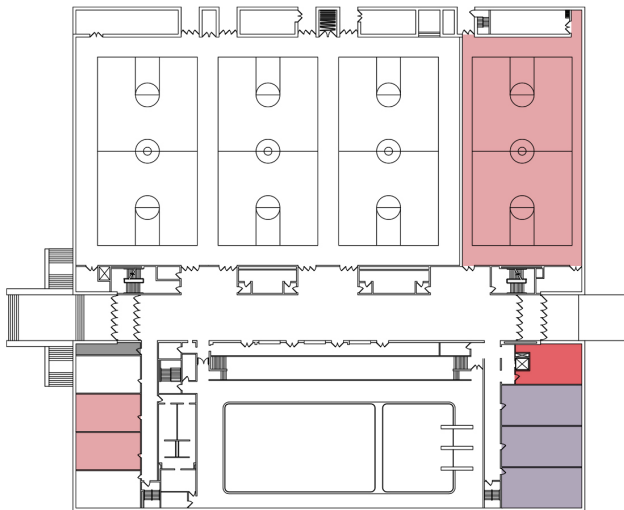
- Connect new HVAC work in associated zone - make sure existing zones are designed to be continuously connected for operation through upcoming phases.
- Provide zone related controls connected and integrated with HV-3 and HV-9 operations.

# Phase 1A



## Second Floor

- Temporarily relocate office and support space for baseball, men's lacrosse, cross country/track & field, and community service from basement to Student Lounge 210 (1,220 NSF)
- Temporarily relocate Computer Room/Study Room from first floor to Classroom 216 (500 NSF)
- Temporarily relocate office and support space for Athletic Communications to Faculty Lounge 204 (520 NSF)



## First Floor

- Temporarily relocate Computer Room/Study Room from first floor to Classroom 216 (500 NSF)
- Temporarily relocate Fitness Center and Physical Fitness Room from basement to Gymnasium 108 (5,400 NSF)
- Temporarily relocate equipment storage to from basement to Squash Courts 103 and 104 (1,200 NSF)



## Basement

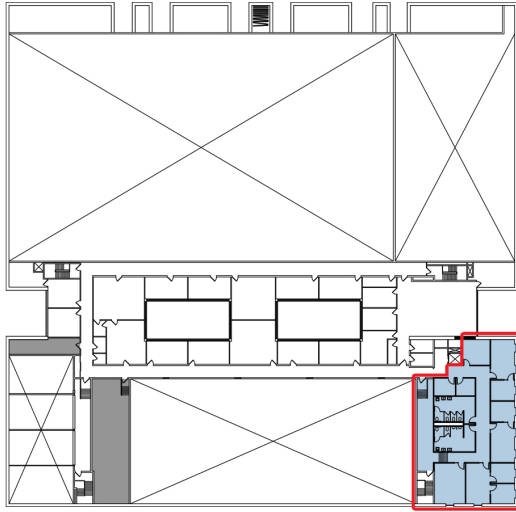
- Temporarily relocate office and support space for baseball, men's lacrosse, cross country/track & field, and community service from basement to Student Lounge 210 (1,220 NSF)
- Temporarily relocate Fitness Center and Physical Fitness Room from basement to Gymnasium 108 (5,400 NSF)
- Temporarily relocate equipment storage to from basement to Squash Courts 103 and 104 (1,200 NSF)

## Legend

 Underutilized/Not Required	 Major Renovations
 Spaces to be Relocated	 Minor Renovations
 Temporary Space	 Replace Mechanical Equipment
	 Install Sprinkler System Only



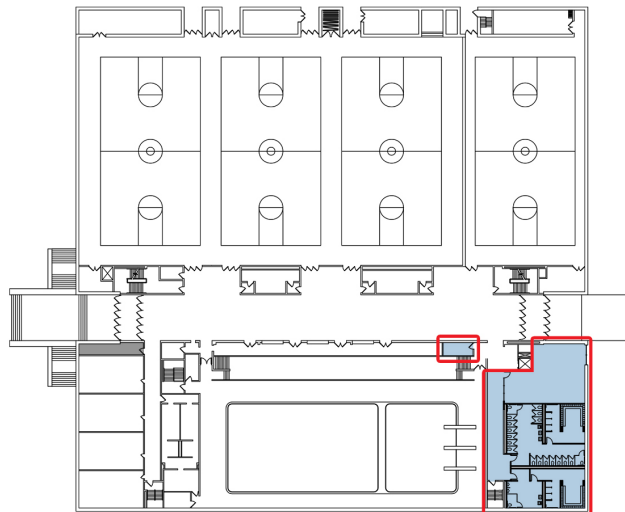
## Phase 1B



### Second Floor

Phase 1B Renovations: 3,700 GSF

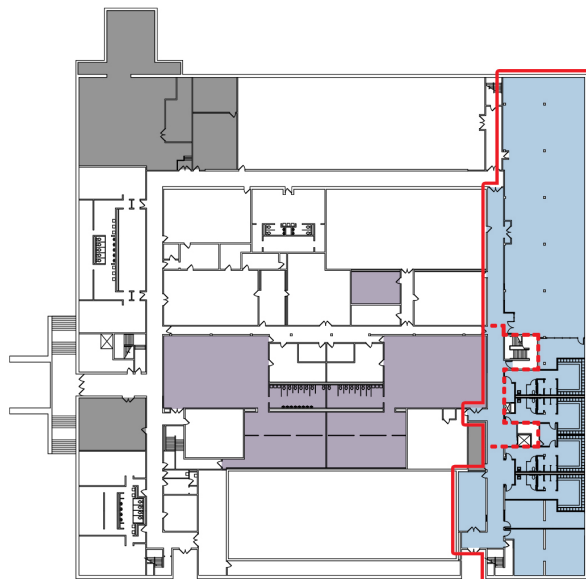
- Provide new floor structure to infill existing first floor racquetball courts
- Replace exterior wall assembly with new curtainwall system
- Renovate portion of second floor for office and support space



### First Floor

Phase 1B Renovations: 4,000 GSF

- Provide new floor structure to infill existing first floor racquetball courts
- Replace exterior wall assembly with new curtainwall system
- Renovate portion of first floor for student lounge, box office, and locker rooms



### Basement

Phase 1B Renovations: 12,350 GSF

- Provide foundations for new floor structure
- Expand Fitness Center
- Renovate portion of basement for locker rooms, laundry room, and equipment storage
- Maintain access to stair and elevator during construction

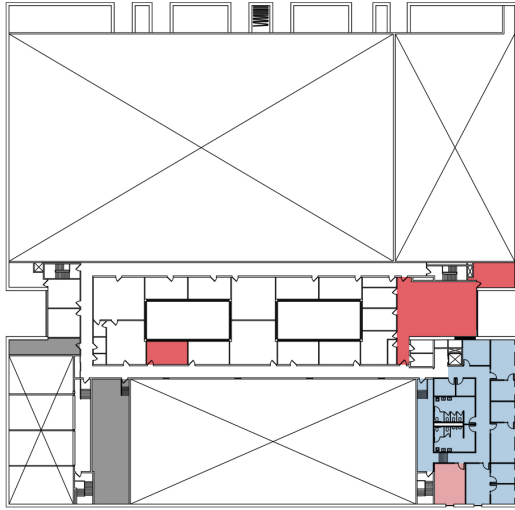
### Legend

 Underutilized/Not Required	 Major Renovations
 Spaces to be Relocated	 Minor Renovations
 Temporary Space	 Replace Mechanical Equipment
	 Install Sprinkler System Only





## Phase 2A



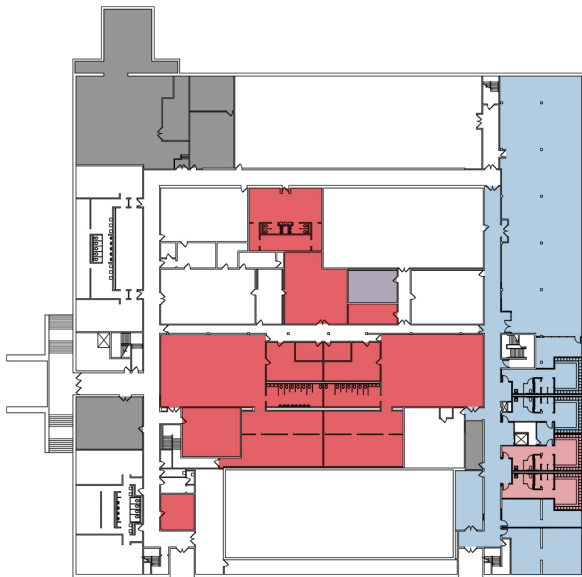
### Second Floor

- Relocate office and support space for men's lacrosse, women's lacrosse, and cross country/track & field to permanent space on second floor (1,120 NSF)
- Temporarily relocate office and support space for baseball and community service to available space on second floor (460 NSF)
- Provide lactation room and general storage space



### First Floor

- Relocate general locker rooms to permanent space on first floor (1,840 NSF)
- Relocate Fitness Center and Physical Fitness Room to permanent space in basement (5,400 NSF)
- Relocate equipment storage to permanent space in basement (600 NSF)
- Relocate box office to permanent space in on first floor (100 NSF)
- Utilize general locker rooms for visiting teams during construction



### Basement

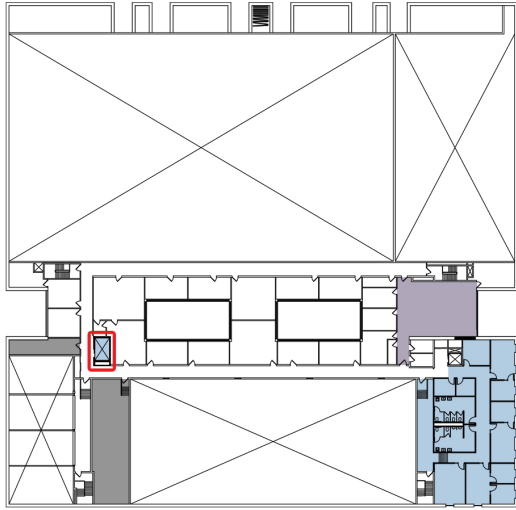
- Relocate general locker rooms to permanent space on first floor (1,840 NSF)
- Relocate Fitness Center and Physical Fitness Room to permanent space in basement (5,400 NSF)
- Relocate equipment manager, equipment storage, laundry room, and locker rooms for softball and volleyball to permanent space in basement (2,650 NSF)
- Temporarily relocate locker rooms for women's basketball and wrestling to available space in basement (1,050 NSF)

### Legend

	Underutilized/Not Required		Major Renovations
	Spaces to be Relocated		Minor Renovations
	Temporary Space		Replace Mechanical Equipment
			Install Sprinkler System Only



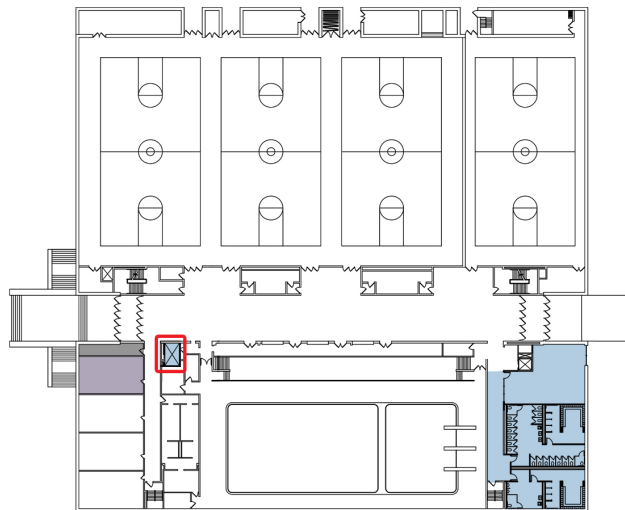
## Phase 2B



### Second Floor

Phase 2B Renovations: 130 GSF

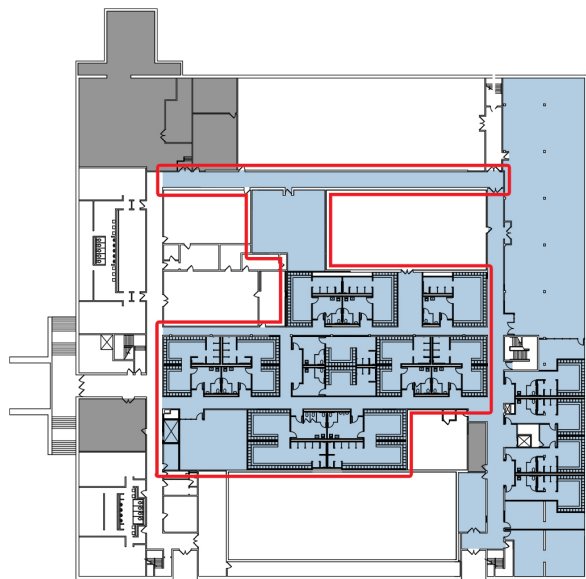
- Install new elevator adjacent to north entrance



### First Floor

Phase 2B Renovations: 130 GSF

- Install new elevator adjacent to north entrance



### Basement

Phase 2B Renovations: 16,200 GSF

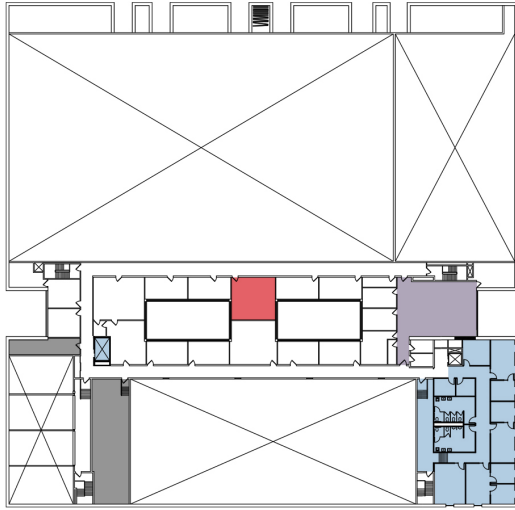
- Install new elevator adjacent to north entrance
- Renovate portion of basement for locker rooms, instructional space, and storage

### Legend

 Underutilized/Not Required	 Major Renovations
 Spaces to be Relocated	 Minor Renovations
 Temporary Space	 Replace Mechanical Equipment
	 Install Sprinkler System Only



## Phase 3A



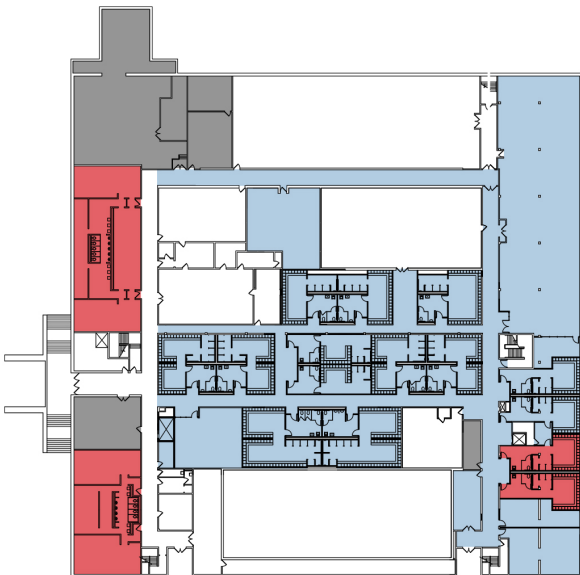
### Second Floor

- Relocate Classroom 207 from second floor to permanent space in basement (950 NSF)



### First Floor

- Relocate equipment storage from first floor to permanent space in basement (1,200 NSF)
- Temporarily relocate Diving Training Room, Pool Office, and Pool Storage to swing space (800 NSF)
- Utilize general locker rooms for swimming/diving during construction



### Basement

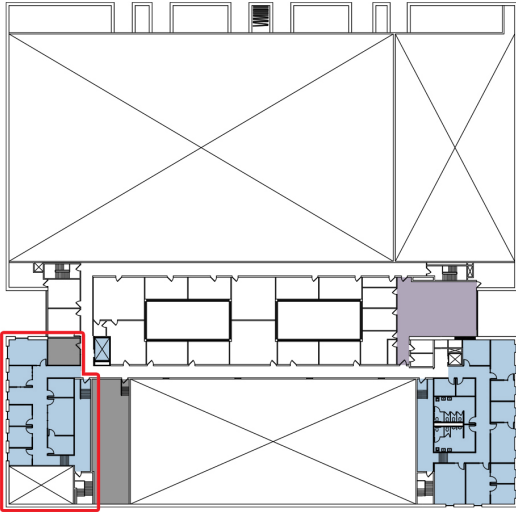
- Relocate locker rooms for baseball, cros country/track & field, field hockey, wrestling, basketball, lacrosse, and soccer to permanent space in basement (7,745 NSF)
- Provide locker rooms for staff (1,440 NSF)
- Relocate Classroom 207 from second floor to permanent space in basement (950 NSF)
- Relocate equipment storage from first floor to permanent space in basement (1,200 NSF)
- Utilize staff locker rooms for visiting teams during construction

### Legend

 Underutilized/Not Required	 Major Renovations
 Spaces to be Relocated	 Minor Renovations
 Temporary Space	 Replace Mechanical Equipment
	 Install Sprinkler System Only



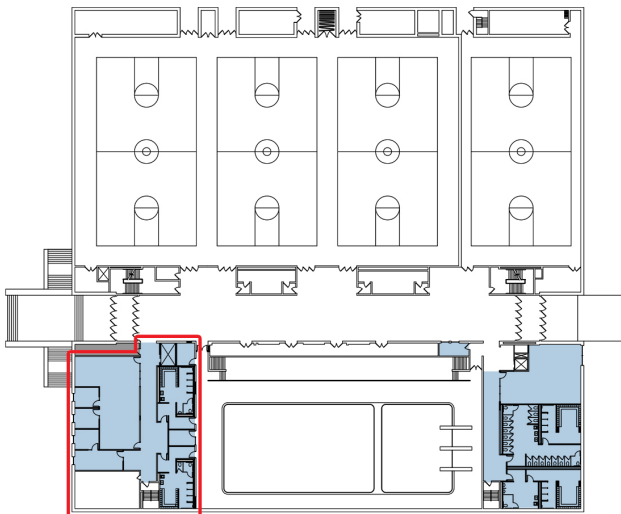
## Phase 3B



### Second Floor

Phase 3B Renovations: 2,400 GSF

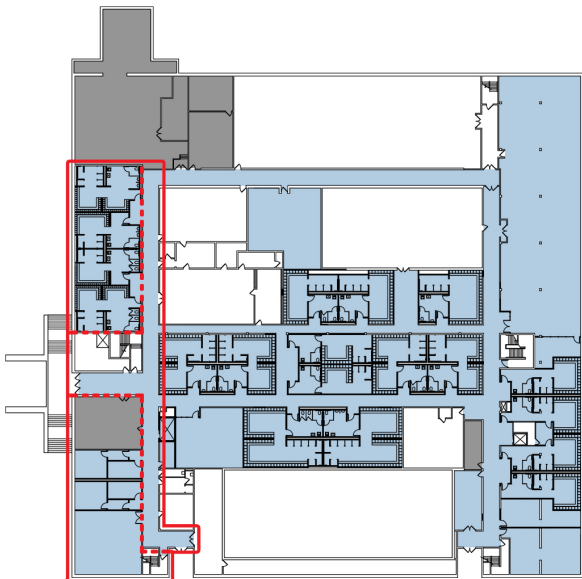
- Provide new floor structure to infill existing first floor squash courts
- Replace exterior wall assembly with new curtainwall system
- Renovate portion of second floor for office and support space



### First Floor

Phase 3B Renovations: 4,200 GSF

- Provide new floor structure to infill existing first floor squash courts
- Replace exterior wall assembly with new curtainwall system
- Renovate portion of first floor for office and support space
- Maintain access to elevator during construction



### Basement

Phase 3B Renovations: 7,340 GSF

- Provide foundations for new floor structure
- Renovate portion of basement for locker rooms and equipment storage
- Maintain access to elevator and building entrance during construction

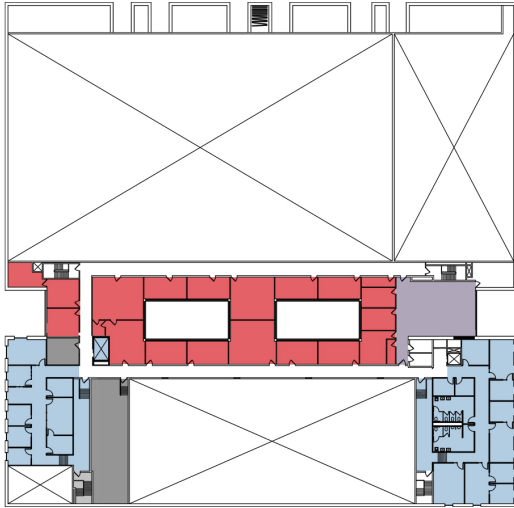
### Legend

Underutilized/Not Required	Major Renovations
Spaces to be Relocated	Minor Renovations
Temporary Space	Replace Mechanical Equipment
	Install Sprinkler System Only



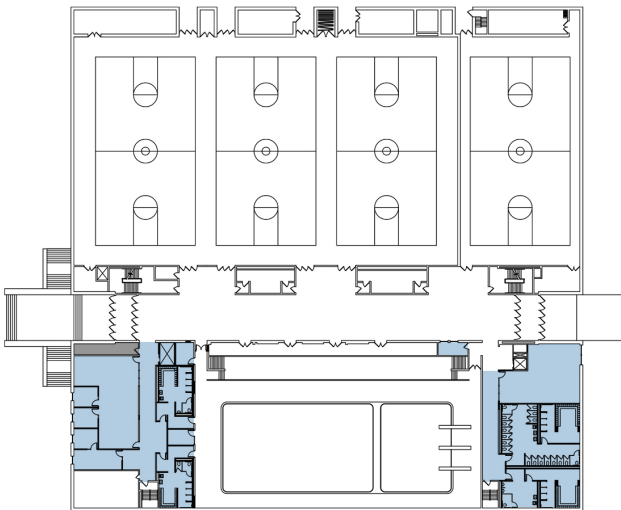


## Phase 4A



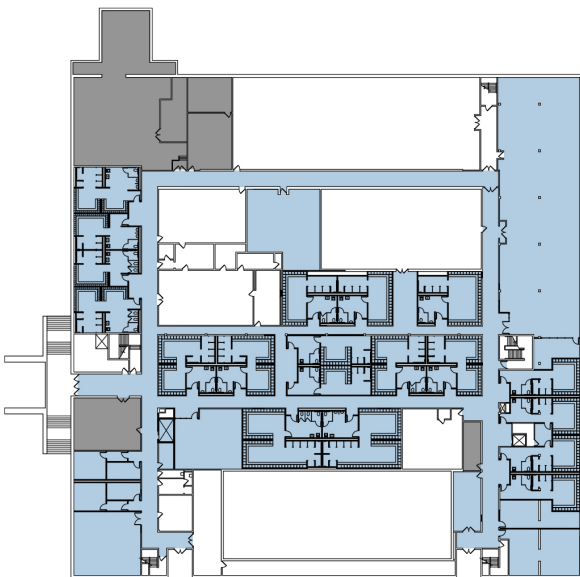
### Second Floor

- Relocate office and support space for Administration to permanent space on second floor (1,180 NSF)
- Relocate Computer Room/Study Room from second floor to permanent space on first floor (1,120 NSF)
- Relocate office and support space for Academic Coord, Academic Support Assistants, and swimming/diving from second floor to permanent space on first floor (600 NSF)
- Temporarily relocate office and support space for Athletic Communications, field hockey, softball, volleyball, wrestling, men's basketball, women's basketball, men's soccer, and women's soccer to swing space



### First Floor

- Relocate Computer Room/Study Room from second floor to permanent space on first floor (1,120 NSF)
- Relocate office and support space for Academic Coord, Academic Support Assistants, and swimming/diving from second floor to permanent space on first floor (600 NSF)
- Diving Training Room, Pool Office, and Pool Storage move to permanent space on first floor
- Provide locker rooms for swimming/diving (970 NSF)



### Basement

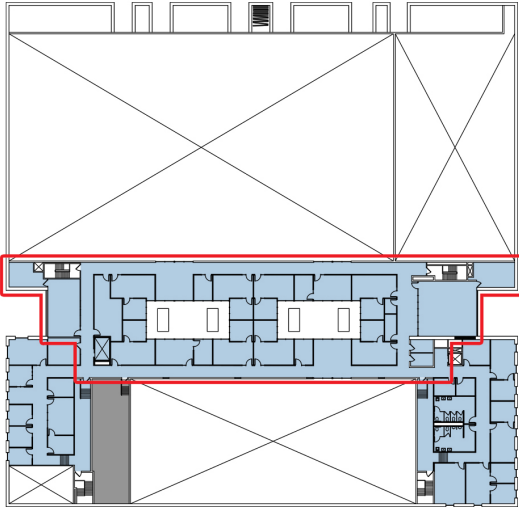
- Provide locker rooms for visiting teams (2,340 NSF)
- Provide locker rooms for officials (450 NSF)
- Provide equipment/general storage space (1,065 NSF)

### Legend

	Underutilized/Not Required		Major Renovations
	Spaces to be Relocated		Minor Renovations
	Temporary Space		Replace Mechanical Equipment
			Install Sprinkler System Only



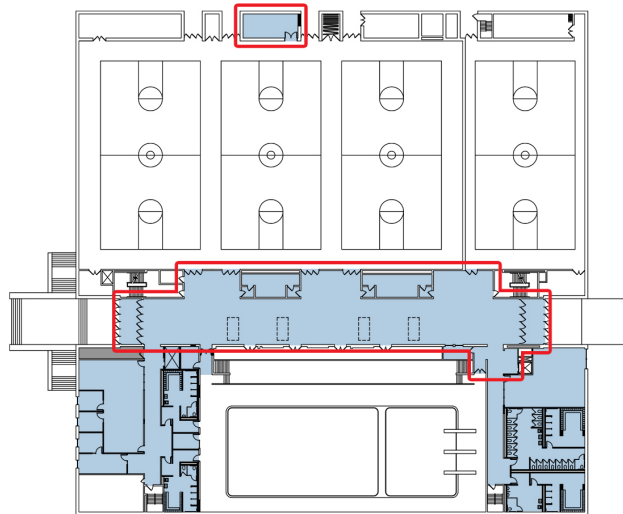
## Phase 4B



### Second Floor

Phase 4B Renovations: 12,150 GSF

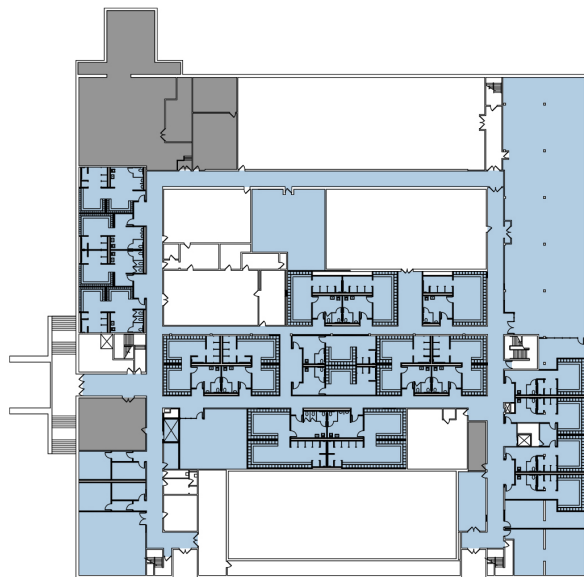
- Reconstruct existing light wells
- Remove portion of roof structure to provide skylights into lobby below
- Renovate portion of second floor for office and support space (two phases may be required to maintain egress from occupied offices)



### First Floor

Phase 4B Renovations: 8,100 GSF

- Renovate lobby and toilet rooms (two phases may be required to maintain egress from gymnasium, swimming pool, and locker rooms)
- Install interior door in Storage Room 116



### Basement

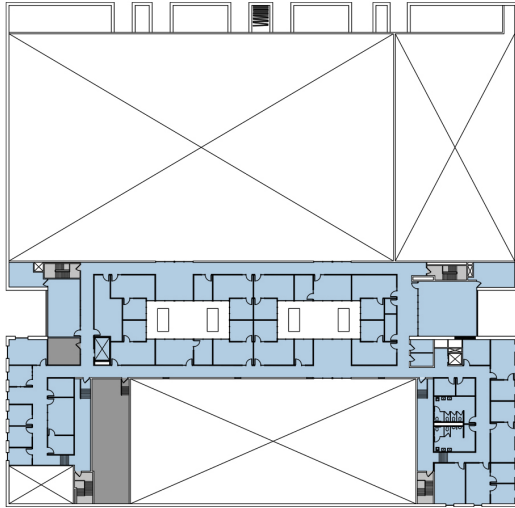
#### Legend

Underutilized/Not Required	Major Renovations
Spaces to be Relocated	Minor Renovations
Temporary Space	Replace Mechanical Equipment
	Install Sprinkler System Only



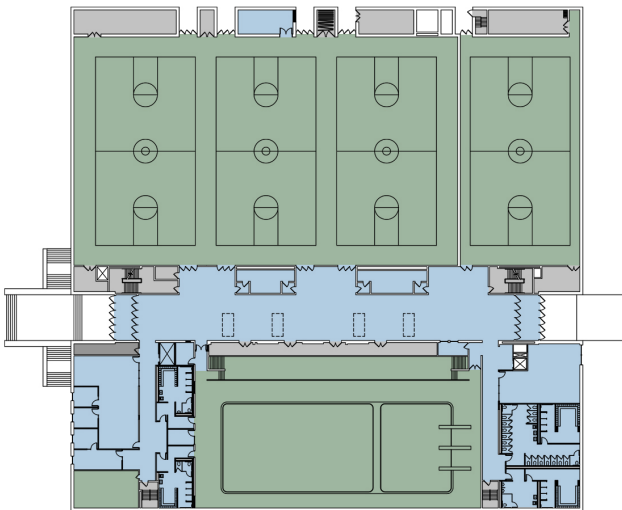
# Proposed Scope of Work

## Second Floor



Major Renovations: 18,380 GSF  
 Mechanical Equipment: 1,480 GSF  
 Install Sprinkler System: 1,815 GSF

## First Floor



Major Renovations: 16,430 GSF  
 Minor Renovations: 41,610 GSF  
 Mechanical Equipment: 250 GSF  
 Install Sprinkler System: 5,000 GSF

## Basement



Major Renovations: 35,890 GSF  
 Minor Renovations: 14,660 GSF  
 Mechanical Equipment: 6,090 GSF  
 Install Sprinkler System: 8,920 GSF

## Legend

- |                            |                               |
|----------------------------|-------------------------------|
| Underutilized/Not Required | Major Renovations             |
| Spaces to be Relocated     | Minor Renovations             |
| Temporary Space            | Replace Mechanical Equipment  |
|                            | Install Sprinkler System Only |



# Cost Estimates

Cost estimates were developed by the planning team using their best professional judgement and knowledge of the construction industry. They are based on a competitively bid, single-prime contract using New York State prevailing wages for Oswego County. Each estimate assumes standard work shifts for tradesman and normal working hours and conditions - no premium for a condensed construction schedule is included.

The cost estimate for each phasing scenario includes an allowance for soft costs and escalation to the mid-point of construction. Soft costs include professional fees, contingencies, fixtures, furnishings, and equipment. Escalation was calculated at a rate of 3.5 percent per year. Due to the volatility of the construction market, it is difficult to predict costs several years into the future. All cost estimates should, therefore, be reviewed prior to obtaining funding for the renovations.

The following construction costs were used to calculate the total construction cost of the renovations:

Square Foot Costs		Other Costs	
Infill Racquetball/Squash Courts	\$250/SF	Reconstruct Light Wells	\$208,000
Fitness Center	\$115/SF	New Skylights	\$151,000
Instructional Space	\$140/SF	New Curtainwall System	\$525,000
Office and Support Space	\$155/SF	New Elevator	\$275,000
Locker Rooms/Toilet Rooms	\$325/SF	Replace Wall Panels	\$168,000
Circulation Space	\$90/SF	New Windows @ North Wall	\$20,000
Mechanical System	\$55/SF	New Windows @ South Wall	\$34,000
Sprinkler System	\$5/SF	Interior Windows	\$25,000
Hazardous Materials Abatement	\$12/SF	Reinforce Roof for Mechanical Equip.	\$50,000
		New Electrical Service	\$375,000

Cost estimates were developed for three phasing scenarios. In the first scenario, the building will be renovated in a single-phase. Phasing Scenario 2 assumes that air-conditioning will be provided to areas of the building as those areas are renovated. In Phasing Scenario 3, a 600 SF penthouse will be constructed on the roof of the building and air-conditioning will be installed prior to the building renovations.

The additional work identified in the cost summaries includes upgrades to the gymnasium, swimming pool, diving training room, wrestling room, batting cages, and classrooms; as well as new mechanical equipment, fire protection, and hazardous material abatement in areas not addressed as part of the renovations. This work can be completed at any time during the project.

Phasing Scenario 1 Single-Phase Project		Phasing Scenario 2 Phased Renovation		Phasing Scenario 3 Phased Renovation	
Major Renovations	\$18,245,000	Phase 1	\$7,389,000	Install A/C	\$7,480,000
Minor Renovations	\$3,843,000	Phase 2	\$6,871,000	Phase 1	\$6,574,000
Escalation (2019)	\$1,657,000	Phase 3	\$6,197,000	Phase 2	\$6,752,000
<b>Construction Cost</b>	<b>\$23,745,000</b>	Phase 4	\$5,904,000	Phase 3	\$6,039,000
Soft Costs (35%)	\$8,311,000	Additional Work	\$11,290,000	Phase 4	\$5,473,000
<b>Project Cost</b>	<b>\$32,056,000</b>	<b>Project Cost</b>	<b>\$37,651,000</b>	Additional Work	\$11,612,000
				<b>Project Cost</b>	<b>\$43,930,000</b>

The single-phase project is the most cost effective. Phasing Scenario 2 will result in four projects that are each under \$8,000,000 but the premium to phase the work will be approximately \$5,595,000. Installing air-conditioning prior to the renovations (Phasing Scenario 3) will result in an additional increase of approximately \$6,280,000.



## Future Considerations

The following items should be considered as part of any future project:

- Detailed construction phasing plans should be developed that include contractor staging, egress requirements, location of temporary construction walls, and mechanical system phasing.
- This program study assumes that the number of athletic teams remains constant. The space program and associated floor plans will need to be adjusted if the number of teams changes.
- Intercollegiate Athletics should be notified one year prior to losing use of the auxiliary gymnasium to swing space to allow for the rescheduling of athletic competitions and other events.
- A comprehensive hazardous materials survey should be completed prior to the work.
- A pressure test will be required prior to the design of the project to determine the water pressure and inform the design of the fire protection system.
- The College should consider increasing the size of the generator to include additional life safety loads (fire alarm system, egress lighting) and standby loads (IT, HVAC). If the generator is sized to accommodate all loads in the building, Laker Hall could be used as an emergency holding/housing area for the surrounding community.

*Appendix A*  
*Proposed Space Program*



## Intercollegiate Athletics

Summary	Existing NASF	Projected NASF	Proposed NASF	Delta Existing NASF	Delta Projected NASF
Administration/Staff	6,973	8,208	8,996	2,023	788
Sports Medicine	2,533	2,533	2,533	0	0
Coaching Staff	3,730	5,164	5,340	1,610	176
Competition/Activity Space	57,884	54,147	54,222	(3,662)	75
Locker Rooms	13,745	16,990	16,145	2,400	(845)
Storage Space	9,869	7,299	7,453	(2,416)	154
Support Space	571	400	415	(156)	15
<b>Intercollegiate Athletics Total</b>	<b>95,305</b>	<b>94,741</b>	<b>95,104</b>	<b>(201)</b>	<b>363</b>

Administration	Existing HC	Projected HC	Existing NASF	Projected NASF	Proposed NASF	Delta Existing NASF	Delta Projected NASF
Director of Athletics	1	1	252	180	240	(12)	60
Associate Director of Athletics	1	1	235	120	120	(115)	0
Assistant Director of Athletics-Facilities/Game Management/Marketing	1	1	172	120	120	(52)	0
Academic Coordinator	1	1	220	120	120	(100)	0
Academic Support Assistants (Advisement Office)	2	2	125	120	120		
						(5)	0
Director of Athletic Communications	1	1	510	180	240	(270)	60
Athletic Communications Assistant	1	1	0	120	120	120	0
Athletic Communications Work Room	0	0	0	140	140	140	0
Athletic Communications Student Worker Stations	2	2	0	80	160	160	80
Reception	1	1	202	120	120	(82)	0
Community Service (Part Time)	1	1	148	100	100	(48)	0
	<b>12</b>	<b>12</b>	<b>1,864</b>	<b>1,400</b>	<b>1,600</b>	<b>(264)</b>	<b>200</b>





## Intercollegiate Athletics

	Existing HC	Projected HC	Existing NASF	Projected NASF	Proposed NASF	Delta Existing NASF	Delta Projected NASF
<b>Administration Support Space</b>							
Computer Room/Study Room	0	0	573	1,000	1,120	547	120
Classroom/Video Viewing Room 11	0	0	1,208	1,200	1,208	0	8
Classroom 207	0	0	458	720	950	492	230
Classroom 216	0	0	506	0	0	(506)	0
Student Lounge	0	0	1,110	1,000	1,000	(110)	0
Conference Room/Lounge/Event Space	0	0	533	800	805	272	5
Small Conference Room	0	0	0	180	240	240	60
Meeting Room	0	0	0	120	120	120	0
Meeting Room	0	0	0	120	120	120	0
Box Office/Vestibule	0	0	118	100	100	(18)	0
Lactation Room	0	0	0	80	80	80	0
Storage	0	0	39	0	0	(39)	0
Storage	0	0	248	248	248	0	0
Storage	0	0	177	400	565	388	165
Storage	0	0	45	0	0	(45)	0
Storage	0	0	40	0	0	(40)	0
Storage	0	0	54	0	0	(54)	0
Seating Areas	0	0	0	600	600	600	0
Break Room	0	0	0	120	120	120	0
Workroom	0	0	0	120	120	120	0
			<b>5,109</b>	<b>6,808</b>	<b>7,396</b>	<b>2,287</b>	<b>588</b>
<b>Administration Total</b>			<b>6,973</b>	<b>8,208</b>	<b>8,996</b>	<b>2,023</b>	<b>788</b>
<b>Sports Medicine</b>							
Head Athletic Trainer	1	1	132	132	132	0	0
Assistant Athletic Trainers	2	2	297	297	297	0	0
			<b>429</b>	<b>429</b>	<b>429</b>	<b>0</b>	<b>0</b>
<b>Sports Medicine Support Space</b>							
Training Room	0	0	1,326	1,326	1,326	0	0
Hydro Therapy Room	0	0	533	533	533	0	0
Storage	0	0	200	200	200	0	0
Toilet/Shower	0	0	45	45	45	0	0
			<b>2,104</b>	<b>2,104</b>	<b>2,104</b>	<b>0</b>	<b>0</b>
<b>Sports Medicine Total</b>			<b>2,533</b>	<b>2,533</b>	<b>2,533</b>	<b>0</b>	<b>0</b>



## Intercollegiate Athletics

	Existing HC	Projected HC	Existing NASF	Projected NASF	Proposed NASF	Delta Existing NASF	Delta Projected NASF
<b>Coaching Staff</b>							
<b>Basketball</b>							
Women's Basketball Head Coach	1	1	235	120	120	(115)	0
Women's Basketball Assistant Coach	2	2	0	160	160	160	0
Women's Basketball Student Worker Station	1	1	0	35	35	35	0
Women's Basketball Storage	0	0	0	45	45	45	0
Men's Basketball Head Coach/Instructor	1	1	245	120	120	(125)	0
Men's Basketball Assistant Coach	1	1	0	80	80	80	0
Men's Basketball Student Worker Station	2	2	0	70	70	70	0
Men's Basketball Storage	0	0	0	90	90	90	0
<b>Soccer</b>							
Women's Soccer Head Coach/Transportation	1	1	245	120	120	(125)	0
Women's Soccer Assistant Coach	1	1	0	80	80	80	0
Women's Soccer Student Worker Station	2	2	0	70	70	70	0
Women's Soccer Storage	0	0	0	90	90	90	0
Men's Soccer Head Coach	1	1	235	120	120	(115)	0
Men's Soccer Assistant Coach	1	1	0	80	80	80	0
Men's Soccer Student Worker Station	2	2	0	70	70	70	0
Men's Soccer Storage	0	0	0	90	90	90	0
<b>Baseball</b>							
Baseball Head Coach/Strength & Conditioning Coordinator	1	1	333	120	120	(213)	0
Baseball Assistant Coach	3	3	0	240	260	260	20
<b>Softball</b>							
Women's Softball Head Coach/Academic Support Assistant	1	1	428	120	120	(308)	0
Women's Softball Assistant Coach	2	2	0	160	160	160	0
Women's Softball Student Worker Station	1	1	0	35	35	35	0
Women's Softball Storage	0	0	0	45	65	65	20
<b>Tennis/Golf</b>							
Tennis/Golf Head Coach	1	1	0	120	120	120	0
Tennis/Golf Assistant Coach	0	1	0	80	80	80	0
Tennis/Golf Student Worker Station	1	1	0	35	35	35	0
Tennis/Golf Storage	0	0	0	125	145	145	20
<b>Wrestling</b>							
Wrestling Head Coach	1	1	235	120	120	(115)	0
Wrestling Assistant Coach	3	3	0	240	260	260	20
<b>Volleyball</b>							
Volleyball Head Coach/Academic Support Assistant	0	1	200	120	120	(80)	0
Volleyball Manager	1	1	0	80	80	80	0
Volleyball Assistant Coach	1	1	0	80	80	80	0
Volleyball Storage	0	0	0	80	80	80	0





## Intercollegiate Athletics

	Existing HC	Projected HC	Existing NASF	Projected NASF	Proposed NASF	Delta Existing NASF	Delta Projected NASF
<b>Coaching Staff</b>							
<b>Swimming and Diving</b>							
Men's & Women's Swimming and Diving Head Coach	1	1	243	120	120	(123)	0
Men's & Women's Swimming and Diving Coach	1	1	0	80	80	80	0
Men's & Women's Swimming and Diving Assistant Coach	1	1	0	80	80	80	0
Swimming and Diving Storage	0	0	0	80	80	80	0
Swimming Pool Office	2	2	84	84	100	16	16
<b>Field Hockey</b>							
Field Hockey Head Coach	1	1	204	120	120	(84)	0
Field Hockey Assistant Coach	1	1	0	80	80	80	0
Field Hockey Student Worker Station	2	2	0	70	70	70	0
Field Hockey Storage	0	0	0	90	90	90	0
<b>Lacrosse</b>							
Women's Lacrosse Head Coach	0	1	0	120	120	120	0
Women's Lacrosse Assistant Coach	1	1	0	80	80	80	0
Women's Lacrosse Student Worker Station	2	2	0	70	70	70	0
Women's Lacrosse Storage	0	0	0	90	90	90	0
Men's Lacrosse Head Coach	1	1	575	120	120	(455)	0
Men's Lacrosse Assistant Coach	2	2	0	160	160	160	0
Men's Lacrosse Student Worker Station	1	1	0	35	35	35	0
Men's Lacrosse Storage	0	0	0	45	45	45	0
Men's Lacrosse Coach Lockers	0	0	88	0	0	(88)	0
<b>Track &amp; Field and Cross Country</b>							
Track & Field Head Coach	1	1	380	120	120	(260)	0
Track & Field Assistant Coach	1	1	0	80	120	120	40
Cross Country Head Coach	1	1	0	120	120	120	0
Cross Country Assistant Coach (Future Position)	0	1	0	80	120	120	40
<b>Coaching Staff Total</b>	<b>51</b>	<b>55</b>	<b>3,730</b>	<b>5,164</b>	<b>5,340</b>	<b>1,610</b>	<b>176</b>



## Intercollegiate Athletics

	Existing HC	Projected HC	Existing NASF	Projected NASF	Proposed NASF	Delta Existing NASF	Delta Projected NASF
<b>Competition/Activity Space</b>							
Wrestling Room	0	0	3,151	3,151	3,151	0	0
Wrestling Hot Room	0	0	366	0	0	(366)	0
Fitness Center	0	0	3,650	4,200	4,240	590	40
Fitness Center Office and Storage	0	0	0	240	275	275	35
Physical Fitness Room (Stretching)	0	0	960	960	960	0	0
Gym 107A	0	0	14,022	14,022	14,022	0	0
Gym 107B	0	0	6,457	6,457	6,457	0	0
Auxiliary Gym 108	0	0	6,809	6,809	6,809	0	0
Swimming Pool 110	0	0	9,680	9,680	9,680	0	0
Spectator Seating	0	0	2,394	2,394	2,394	0	0
Racquetball Courts	0	0	2,391	0	0	(2,391)	0
Squash Courts	0	0	1,770	0	0	(1,770)	0
Diving Training Room	0	0	590	590	590	0	0
Batting Cages	0	0	5,644	5,644	5,644	0	0
<b>Competition/Activity Space Total</b>			<b>57,884</b>	<b>54,147</b>	<b>54,222</b>	<b>(3,662)</b>	<b>75</b>

	Existing HC	Projected HC	Existing NASF	Projected NASF	Proposed NASF	Delta Existing NASF	Delta Projected NASF
<b>Locker Rooms</b>							
<b>Locker Room Suite 106: Women's Swimming</b>							
Women's Swimming Locker Room Vestibule	0	0	76	0	0	(76)	0
Women's Swimming Locker Room	0	0	174	0	0	(174)	0
Women's Swimming Locker Room	0	0	174	0	0	(174)	0
Women's Swimming Toilet Room	0	0	72	0	0	(72)	0
Women's Swimming Toilet Room	0	0	72	0	0	(72)	0
Women's Swimming Drying Room	0	0	70	0	0	(70)	0
Women's Swimming Shower Room	0	0	122	0	0	(122)	0
Women's Swimming Locker Room/Toilet Room/Showers	0	0	0	515	485	485	(30)
Men's Swimming Locker Room/Toilet Room/Showers	0	0	0	515	485	485	(30)
<b>Men's Cross Country and Women's Indoor/Outdoor Track</b>							
Cross Country and Indoor/Outdoor Track Locker Room	0	0	0	1,110	1,060	1,060	(50)
<b>Women's Cross Country and Women's Indoor/Outdoor Track</b>							
Cross Country and Indoor/Outdoor Track Locker Room	0	0	0	1,110	1,060	1,060	(50)





## Intercollegiate Athletics

	Existing HC	Projected HC	Existing NASF	Projected NASF	Proposed NASF	Delta Existing NASF	Delta Projected NASF
<b>Locker Rooms</b>							
<b>Locker Room Suite 2: Women's Field Hockey/Lacrosse/Soccer</b>							
Shared Toilet Room	0	0	121	0	0	(121)	0
Women's Soccer Locker Room	0	0	508	0	0	(508)	0
Soccer Storage	0	0	153	0	0	(153)	0
Shared Shower Room	0	0	276	0	0	(276)	0
Women's Lacrosse and Field Hockey Locker Room	0	0	434	0	0	(434)	0
Women's Field Hockey Locker Room	0	0	0	520	525	525	5
Women's Lacrosse Locker Room	0	0	0	520	525	525	5
Women's Soccer Locker Room	0	0	0	640	625	625	(15)
<b>Wrestling Locker Room</b>							
Wrestling Locker Room	0	0	1,033	690	745	(288)	55
<b>Men's General Locker Room</b>							
Men's Locker Room	0	0	1,939	0	0	(1,939)	0
Men's Drying Room	0	0	266	0	0	(266)	0
Men's Showers	0	0	660	0	0	(660)	0
Men's Toilet Room	0	0	0	0	0	0	0
Men's General Locker Room	0	0	0	680	710	710	30
<b>Men's Tennis Locker Room</b>							
Men's Tennis Locker Room	0	0	0	360	0	0	(360)
<b>Women's Tennis Locker Room</b>							
Women's Tennis Locker Room	0	0	0	360	0	0	(360)
<b>Women's General Locker Room</b>							
Women's Locker Room	0	0	1,939	0	0	(1,939)	0
Women's Drying Room	0	0	266	0	0	(266)	0
Women's Showers	0	0	660	0	0	(660)	0
Women's Toilet Room	0	0	0	0	0	0	0
Women's General Locker Room	0	0	0	1,160	1,130	1,130	(30)
<b>Visiting Team/Referee Locker Rooms</b>							
Men's Visiting Team Locker Room	0	0	385	0	0	(385)	0
Women's Visiting Team Locker Room	0	0	385	0	0	(385)	0
Men's Referee Locker Room	0	0	121	0	0	(121)	0
Women's Referee Locker Room	0	0	121	0	0	(121)	0
Men's Visiting Team Locker Room	0	0	0	750	665	665	(85)
Men's Visiting Team Locker Room	0	0	0	550	505	505	(45)
Women's Visiting Team Locker Room	0	0	0	750	665	665	(85)
Women's Visiting Team Locker Room	0	0	0	550	505	505	(45)



## Intercollegiate Athletics

	Existing HC	Projected HC	Existing NASF	Projected NASF	Proposed NASF	Delta Existing NASF	Delta Projected NASF
<b>Locker Rooms</b>							
<b>Locker Room Suite 10: Men's Baseball/Basketball/Lacrosse/Soccer</b>							
Men's Lacrosse Locker Room	0	0	517	0	0	(517)	0
Men's Soccer and Men's Basketball Locker Room	0	0	512	0	0	(512)	0
Men's Drying Room	0	0	204	0	0	(204)	0
Men's Toilet Room	0	0	136	0	0	(136)	0
Men's Drying Room	0	0	204	0	0	(204)	0
Baseball Locker Room	0	0	574	0	0	(574)	0
Men's Showers	0	0	332	0	0	(332)	0
Men's Baseball Locker Room	0	0	0	770	755	755	(15)
Men's Basketball Locker Room	0	0	0	450	535	535	85
Men's Lacrosse Locker Room	0	0	0	820	755	755	(65)
Men's Soccer Locker Room	0	0	0	640	625	625	(15)
<b>Locker Room Suite 15: Women's Basketball/Softball/Volleyball</b>							
Women's Basketball Locker Room	0	0	657	0	0	(657)	0
Women's Drying Room	0	0	51	0	0	(51)	0
Women's Toilet Room	0	0	54	0	0	(54)	0
Women's Toilet Room	0	0	60	0	0	(60)	0
Women's Drying Room	0	0	61	0	0	(61)	0
Women's Showers	0	0	172	0	0	(172)	0
Women's Basketball Locker Room	0	0	0	450	535	535	85
Women's Softball Locker Room	0	0	0	520	525	525	5
Women's Volleyball Locker Room	0	0	0	470	525	525	55
<b>Staff Locker Rooms</b>							
Men's Staff Locker Room	0	0	0	740	720	720	(20)
Women's Staff Locker Room	0	0	0	640	720	720	80
<b>Official's Locker Room</b>							
Locker Room	0	0	62	0	0	(62)	0
Toilet Room	0	0	52	0	0	(52)	0
Shower Room	0	0	70	0	0	(70)	0
Men Official's Locker Room	0	0	0	220	225	225	5
Women's Official's Locker Room	0	0	0	220	225	225	5
<b>Unisex Locker Room</b>							
Locker Room	0	0	0	110	145	145	35
Unisex Toilet Rooms (2)	0	0	0	160	165	165	5
<b>Locker Rooms Total</b>			<b>13,745</b>	<b>16,990</b>	<b>16,145</b>	<b>2,400</b>	<b>(845)</b>





## Intercollegiate Athletics

	Existing HC	Projected HC	Existing NASF	Projected NASF	Proposed NASF	Delta Existing NASF	Delta Projected NASF
<b>Storage</b>							
Equipment Manager/Equipment Storage	0	0	730	800	830	100	30
Storage	0	0	51	0	0	(51)	0
Wrestling/Golf Equipment Storage Room	0	0	232	0	0	(232)	0
Central Storage Facility	0	0	2,501	0	0	(2,501)	0
Central Storage Facility	0	0	700	0	0	(700)	0
Men's Lacrosse Storage	0	0	390	400	400	10	0
Storage	0	0	31	31	0	(31)	(31)
Swimming Pool Storage	0	0	156	156	100	(56)	(56)
TV & Radio Equipment/Basketball Storage	0	0	188	188	188	0	0
Storage	0	0	136	136	0	(136)	(136)
Wrestling and Volleyball Storage	0	0	339	339	339	0	0
Chair Storage	0	0	72	72	72	0	0
Storage	0	0	329	329	329	0	0
Storage/Partition Enclosure	0	0	72	72	72	0	0
Track & Field/Facilities Storage	0	0	326	326	326	0	0
Cheerleading Storage	0	0	468	468	468	0	0
Men's & Women's Basketball Storage	0	0	255	255	255	0	0
Soccer Equipment Storage	0	0	402	400	402	0	2
Equipment Storage	0	0	640	600	600	(40)	0
Equipment Storage	0	0	520	0	0	(520)	0
Cross-Country/Track & Field Storage	0	0	0	400	400	400	0
Concessions Storage/Table & Chair Storage	0	0	440	440	440	0	0
Community Service Program Storage	0	0	100	100	100	0	0
Men's Ice Hockey Storage	0	0	101	100	130	29	30
Women's Ice Hockey Storage	0	0	103	100	130	27	30
Uniform Storage	0	0	387	387	387	0	0
General Storage	0	0	200	1,200	1,485	1,285	285
<b>Storage Total</b>			<b>9,869</b>	<b>7,299</b>	<b>7,453</b>	<b>(2,416)</b>	<b>154</b>
<b>Support Space</b>							
Laundry Room	0	0	326	400	415	89	15
Toro Utility Vehicle Storage	0	0	245	0	0	(245)	0
<b>Support Space Total</b>			<b>571</b>	<b>400</b>	<b>415</b>	<b>(156)</b>	<b>15</b>



*Appendix B*  
*Proposed Scope of Work*



## Major Renovations

Major renovations include the reconfiguration of space and the installation of new interior finishes, heating and cooling systems (including air-conditioning), fire protection systems, lighting, power devices, and plumbing fixtures. An allowance for abatement should be included for all projects.

### Special Considerations

- Reconstruct existing light wells.
- Remove portion of roof structure at existing light wells to provide skylights into lobby below.
- Provide floor structure to infill existing racquetball and squash courts.
- Replace existing storefront systems.
- Install new elevator adjacent to the north entrance.
- Remove cementitious wall board, insulation, and a portion of the concrete block wall above the precast concrete panel along the perimeter of the building. Provide 2'-6" high storefront or Kalwall system to provide natural light in gymnasium and swimming pool.
- Remove existing precast concrete panel, insulation, and concrete block wall along north and south walls of the building (in location of existing squash and racquetball courts). Provide 24'-0" high curtainwall system attached to existing steel structure.
- Provide new windows from second floor corridors into gymnasium and swimming pool, as shown on proposed floor plans.
- Provide additional structure to support new rooftop mechanical equipment.

### Fitness Center

- Floors - Remove existing flooring; prepare concrete slab; provide athletic flooring and vinyl base
- Walls - Remove existing concrete masonry and stud walls; provide new concrete masonry walls; one coat primer; two coats paint
- Doors - Remove existing doors and frames; provide aluminum storefront system
- Ceilings - Clean and paint existing structure; one coat primer; two coats paint
- Provide new heating and cooling system (see MEP narrative for additional information)
- Provide new fire protection system (see MEP narrative for additional information)
- Provide new lighting and power devices (see MEP narrative for additional information)

### Instructional Space

- Floors - Remove existing flooring; prepare concrete slab; provide carpet and vinyl base
- Walls - Remove concrete masonry walls; provide gypsum wallboard on metal framing; one coat primer; two coats paint
- Doors - Remove existing doors and frames; provide solid core wood doors in metal frames
- Ceilings - Remove concealed spline ceiling; provide suspended acoustic ceiling tile system
- Equipment/Fixtures - Provide wall-mounted monitors, ceiling-mounted speakers, and whiteboards at teaching wall
- Provide new heating and cooling system (see MEP narrative for additional information)
- Provide new fire protection system (see MEP narrative for additional information)
- Provide new lighting and power devices (see MEP narrative for additional information)

### Office and Support Space

- Floors - Remove existing flooring; prepare concrete slab; provide carpet and vinyl base in office spaces; provide vinyl composition tile and vinyl base in support spaces
- Walls - Remove concrete masonry walls; provide gypsum wallboard on metal framing; one coat primer; two coats paint
- Doors - Remove existing doors and frames; provide solid core wood doors in metal frames
- Ceilings - Remove concealed spline ceiling; provide suspended acoustic ceiling tile system
- Provide new heating and cooling system (see MEP narrative for additional information)
- Provide new fire protection system (see MEP narrative for additional information)
- Provide new lighting and power devices (see MEP narrative for additional information)

### Locker Rooms

- Floors - Remove existing flooring; prepare concrete slab; provide new ceramic floor tile and base
- Walls - Remove existing concrete masonry walls; provide new concrete masonry walls; one coat primer; two coats paint



- Doors - Remove existing doors and frames; provide hollow metal doors in metal frames
- Ceilings - Remove concealed spline ceiling; provide suspended acoustic ceiling tile system
- Equipment/Fixtures - Provide lockers, benches, sinks, toilets, urinals, showers, toilet partitions, and accessories as indicated on proposed floor plans; reuse existing lockers (if possible)
- Provide new heating and cooling system (see MEP narrative for additional information)
- Provide new fire protection system (see MEP narrative for additional information)
- Provide new lighting (see MEP narrative for additional information)

#### Toilet Rooms

- Floors - Remove existing flooring; prepare concrete slab; provide new ceramic floor tile and base
- Walls - Remove existing concrete masonry walls; provide new concrete masonry walls; one coat primer; two coats paint
- Doors - Remove existing doors and frames; provide hollow metal doors in metal frames
- Ceilings - Remove concealed spline ceiling; provide gypsum wallboard ceiling system
- Equipment/Fixtures - Provide sinks, toilets, urinals, toilet partitions, and accessories as indicated on proposed floor plans
- Provide new heating and cooling system (see MEP narrative for additional information)
- Provide new fire protection system (see MEP narrative for additional information)
- Provide new lighting (see MEP narrative for additional information)

#### Lobby

- Floors - Remove existing flooring; prepare concrete slab; provide rubber sheet flooring and base
- Walls - One coat primer; two coats paint
- Ceilings - Remove acoustic tile ceiling; provide new suspended acoustic ceiling tile system
- Provide new heating and cooling system (see MEP narrative for additional information)
- Provide new fire protection system (see MEP narrative for additional information)
- Provide new lighting and power devices (see MEP narrative for additional information)

#### Corridors

- Floors - Remove existing flooring; prepare concrete slab; provide rubber sheet flooring and base in basement and on first floor; provide vinyl composition tile and vinyl base on second floor
- Ceilings - Remove concealed spline ceiling; provide suspended acoustic ceiling tile system
- Provide new heating and cooling system (see MEP narrative for additional information)
- Provide new fire protection system (see MEP narrative for additional information)
- Provide new lighting and power devices (see MEP narrative for additional information)

## **Minor Renovations**

#### Gymnasium

- Floors - Existing to remain
- Walls - Provide acoustic wall panels, as necessary, to control unwanted noise
- Ceilings - Provide acoustic ceiling panels, as necessary, to control unwanted noise
- Equipment/Fixtures - Replace operable partition
- Provide new heating and cooling system (see MEP narrative for additional information). Extend new heating and cooling system into Storage 116.
- Provide new fire protection system (see MEP narrative for additional information)

#### Swimming Pool

- Floors - Repair ceramic floor tile
- Walls - Existing to remain
- Doors - Provide corrosion resistant hollow metal doors in metal frames
- Ceilings - Existing to remain
- Equipment/Fixtures - Replace wood bleachers; provide accessible lift
- Provide new heating and cooling system (see MEP narrative for additional information)
- Provide new fire protection system (see MEP narrative for additional information)

### Diving Training Room

- Floors - Existing to remain
- Walls - Existing to remain
- Doors - Replace existing squash court door with new 3'-0" X 7'-0" door
- Provide new heating and cooling system (see MEP narrative for additional information)
- Provide new fire protection system (see MEP narrative for additional information)
- Provide new lighting (see MEP narrative for additional information)

### Wrestling Room

- Floors - Existing to remain
- Walls - Existing to remain
- Ceilings - Remove concealed spline ceiling; provide suspended acoustic ceiling tile system
- Provide new heating and cooling system (see MEP narrative for additional information)
- Provide new fire protection system (see MEP narrative for additional information)
- Provide new lighting (see MEP narrative for additional information)

### Batting Cages

- Floors - Existing to remain
- Walls - Existing to remain
- Ceilings - Existing to remain
- Provide new heating and cooling system (see MEP narrative for additional information)
- Provide new fire protection system (see MEP narrative for additional information)
- Provide new lighting (see MEP narrative for additional information)

### Instructional Space

- Floors - Existing to remain
- Walls - One coat primer; two coats paint
- Ceilings - Remove concealed spline ceiling; provide suspended acoustic ceiling tile system
- Equipment/Fixtures - Provide wall-mounted monitors, ceiling-mounted speakers, and whiteboards at teaching wall
- Provide new heating and cooling system (see MEP narrative for additional information)
- Provide new fire protection system (see MEP narrative for additional information)
- Provide new lighting (see MEP narrative for additional information)

### Office and Support Space

- Floors - Existing to remain
- Walls - One coat primer; two coats paint
- Ceilings - Remove concealed spline ceiling; provide suspended acoustic ceiling tile system
- Provide new heating and cooling system (see MEP narrative for additional information)
- Provide new fire protection system (see MEP narrative for additional information)
- Provide new lighting (see MEP narrative for additional information)

### Toilet Rooms

- Floors - Existing to remain
- Walls - One coat primer; two coats paint
- Ceilings - Remove concealed spline ceiling; provide gypsum wallboard ceiling system
- Provide new heating and cooling system (see MEP narrative for additional information)
- Provide new fire protection system (see MEP narrative for additional information)
- Provide new lighting (see MEP narrative for additional information)

## Corridors

- Floors - Remove existing flooring; prepare concrete slab; provide rubber sheet flooring and base in basement and on first floor; provide vinyl composition tile and vinyl base on second floor
- Ceilings - Remove concealed spline ceiling; provide suspended acoustic ceiling tile system
- Provide new heating and cooling system (see MEP narrative for additional information)
- Provide new fire protection system (see MEP narrative for additional information)
- Provide new lighting and power devices (see MEP narrative for additional information)

## Provide New Mechanical Equipment

New mechanical spaces will be created as part of the renovations to accommodate the new building systems described in this narrative.

## Replace Existing Mechanical Equipment

In these spaces, existing mechanical equipment will be replaced with new units.

## Mechanical

### Existing Conditions

Heating for the existing building is provided from eleven heating and ventilating units. Each unit is ducted to its respective zone and has a sensor to control that zone. There is no cooling for any of the heating and ventilating units.

All existing heating and ventilating systems will be removed in their entirety including, but not limited to, units, controls, ductwork, and exhaust systems. These systems are all beyond their useful life and are no longer functionally efficient or energy efficient.

### Heating and Cooling System

Laker Hall will be served by new built-up HVAC units that provide heating and cooling to the building. The systems will consist of the following:

- Heating Medium: Steam (from existing steam boilers)
- Cooling Medium: Chilled Water (from new roof-mounted, air-cooled chiller)
- HVAC Units: Consisting of Fan System with Variable Speed Drives, Mixed Air Plenum, Steam Heating Coil, Chilled Water Coil, and Filter Sections
- Incorporate Energy Recovery to Meet Energy Code Requirements
- Steam Piping
- Chilled Water Piping
- Supply and Return Ductwork (chased throughout the building)
- Supply and Return Piping Insulation
- Ductwork Insulation
- VAV Boxes with Reheat Coils for Proper Zoning (as required)
- Supply and Return Reheat Coil Piping
- Diffusers
- Building Management System (BMS) with Direct Digital Controls

Each of the systems will have a corresponding exhaust system that will consist of the following:

- Exhaust Fan
- Exhaust Ductwork
- Direct Digital Controls tied into BMS

Each system shall be zoned per requirements and needs of Laker Hall.

Code - 2016 New York State Fire Prevention and Building Code

## Provide Air-Conditioning Prior to Renovations (Phasing Scenario 2)

This scenario will include the installation of a Variable Refrigerant (VRF) System. This system will be independent of the steam heating system and will operate in warmer months when cooling is required.

The VRF system will be sized based on the usable area of the building and total 200 tons of cooling. The areas of the building will be zoned with individual sensors and controls. All priority areas will have a dedicated zone. Office and support areas will have a maximum of three offices or areas per zone (all with the same exterior exposure). The maximum area per zone will be 2,000 square feet.

The gymnasium and swimming pool will operate off the system scheduled to be replaced as part of this scope of work.

## **Plumbing**

### Domestic Cold Water System

Laker Hall is served by a 6-inch water service located in the building mechanical room. The service and all piping will remain to serve areas and fixtures to remain or to be replaced. All devices and fixtures to be removed will be removed in their entirety and piping will be removed back to the main. The domestic cold water system will serve the following:

- Home Team Locker Rooms
- Visiting Team Locker Rooms
- General Locker Rooms
- Staff Locker Rooms
- Official Locker Rooms
- All Gender Locker Rooms
- First and Second Floor Toilet Rooms
- Pool Systems

*Code - 2016 New York State Fire Prevention and Building Code*

### Domestic Hot Water System

The domestic hot water system is a centralized system that feeds two hot water storage tanks that provide hot water to the building. The hot water storage tanks are fed by the steam system. The service and all piping will remain to serve areas and fixtures to remain or to be replaced. All devices and fixtures to be removed will be removed in their entirety and piping will be removed back to the main. The domestic hot water system will serve the following:

- Home Team Locker Rooms
- Visiting Team Locker Rooms
- General Locker Rooms
- Staff Locker Rooms
- Official Locker Rooms
- All Gender Locker Rooms
- First and Second Floor Toilet Rooms
- Pool Systems

*Code - 2016 New York State Fire Prevention and Building Code*

### Natural Gas System

The existing 6-inch gas service and meter in the View Passage Area will remain. All gas serving the rooftop units will also remain. All equipment that requires gas and is scheduled to remain will be left in place and operational. All equipment that requires gas and is scheduled to be removed will be removed in their entirety and piping will be removed back to the main.

*Code - 2016 New York State Fire Prevention and Building Code*

*Code - NFPA 54*

## Sanitary System

The existing sanitary systems will remain in place. Any fixtures to be removed will be removed in their entirety and piping will be removed, capped flush with the floor, and patched. New flooring will cover removals. For any new fixtures requiring sanitary services, existing floors will be trenched and new piping will be installed, backfilled, and covered to serve new the fixtures. New flooring will cover new installations.

*Code - 2016 New York State Fire Prevention and Building Code*

## **Fire Protection**

Laker Hall does not currently have a fire sprinkler system and there are no fire area separations between occupancy types. Due to the multiple occupancy classifications and the total area of the building, Laker Hall will require a sprinkler system throughout the facility. A new fire service with backflow will be brought into Mechanical Room 5 and a wet-type fire suppression system will be designed and installed. Assume a six-inch service for estimating purposes. Service size and fire pump requirements will be based on current water pressure at the main and any losses from the system. The new fire pump will require a 10'-0" x 15'-0" footprint.

*Code - 2016 New York State Fire Prevention and Building Code*

*Code - NFPA 13*

## **Electrical**

### Lighting System

- Areas of renovation shall be designed using an energy efficient approach that meets the new Energy Conservation Code of New York State (ECCNYS) adopted on March 9, 2016.
- It is recommended that LED technology be utilized throughout the renovated areas.
- All private offices, classrooms, conference rooms, copy/print rooms, lounges, lunch/break rooms, restrooms, storage rooms, janitor closets, locker rooms, and similar spaces of 300 square feet or less, shall be provided with vacancy type sensors with a maximum time delay of 20 minutes.
- All spaces not controlled by occupancy/vacancy sensors shall be provided with multi-level controls that allow the occupant to adjust the lighting to multiple levels and with a means of automatic shutdown, through a time-based control solution.
- All areas with natural light shall be provided with a daylight harvesting system to capture additional energy savings, as well as meet the new requirements of the energy code.

*Code - 2016 New York State Fire Prevention and Building Code*

### Power System

- New power devices and branch circuits shall be provided in renovated areas.
- New branch circuits, disconnect switches, and motor controllers shall be provided to all new mechanical and plumbing equipment, as required.
- The existing electrical service contains an owner metering system that communicates with the I/T network. This data is critical to determine the current peak demand of the facility. With the addition of air-conditioning and the likelihood that a fire pump will be installed, a new electrical service upgrade will probably be required.
- There are multiple options for the electrical service upgrade:
  - The new electrical service could be installed in the existing main electrical room. This would require the system to be disconnected, removed, and replaced. If downtime is not an option, temporary generation could be provided to support the existing load while the new switchgear is installed.
  - The new electrical service could be installed in a new main electrical room. The new main electrical room would be roughly 20'-0" x 30'-0". The location would need to be in the vicinity of the existing main electrical room.
  - The primary feeder will need to be investigated to determine if the existing size is adequate for the new electrical service.



- In the event that a fire pump is required, a generator to provide life safety power to the fire pump will also be required:
  - Since the electrical service will be larger than 1000 Amps, a separate room will be required to house an emergency switchboard, life safety automatic transfer switch, legally required automatic transfer switch (if required), and optional standby automatic transfer switch (if required).
  - The new emergency electrical room will require approximately 15'-0" x 20'-0" of space and will likely be located in the vicinity of the main electrical room.
  - The size of the generator will be determined by the load requirements, which will be defined by the owner. Loads to consider include:
    - Life Safety Loads: Lighting, fire pump, fire alarm panels, etc.
    - Legally Required Loads: Means of egress elevators, smoke control systems, etc.
    - Optional Standby Loads: Refrigeration equipment, telecommunications equipment, etc.

*Code - 2016 New York State Fire Prevention and Building Code*

#### Fire Alarm System

- Existing fire alarm panels will be modified to accept new devices in the renovated area.
- Battery capacity will be expanded to accept new devices in the renovated area.

*Code - 2016 New York State Fire Prevention and Building Code*

#### Telecommunications System

- The existing telecommunications equipment is located in the main electrical room. This equipment should be located in a separate, conditioned room that is free from dirt and debris. A main telecommunications closet will be provided in the basement to support the building. This room will be roughly 10'-0" x 10'-0" and will be located near its current location.
- An additional wiring closet will be provided on the opposite side of the building to reduce wiring runs. This room will be roughly 6'-0" x 10'-0".
- Both rooms will be provided with the following:
  - Cable trays, as required for the space.
  - A telecommunications ground bar that is connected to the building service grounding system.
  - Fire retardant plywood on all walls for wall-mounted equipment.
  - Data racks, as required to support the new addition. These racks will have a backbone tied between the telecommunications closet.

*Code - 2016 New York State Fire Prevention and Building Code*



*Appendix C*  
*Bulk Sample Report*



# Laker Asbestos Samples

Sort by ACM

Floor	Room	Area	Material	Asbestos %	Types	Friable/ Non-Friable	Year Sampled
	Room 12 Front Burner Door - Boiler	Door	White Gasket	80	Chrysotile		2010
	Room 12 Front Fan Door - Boiler	Door	White Gasket	80	Chrysotile		2010
Exterior	Boiler Room duct work throughout	Insulation	Duct insulation	66.7	Chrysotile		2008
Exterior	Outside Facia	Wall	Insulation	60	Chrysotile		1986
Exterior	W. Landfill		Insulation	50	Chrysotile	Non-Friable	1986
Exterior	South Wall 30 FT East of Entrance	Wall	Water Proofing	36.3	Chrysotile		2008
1	Mechanical Room #5 Middle I Beam	Beam	Spray-On Insulation	36	Chrysotile	Friable	2008
Exterior	South Wall Center	Wall	Water Proofing	34.2	Chrysotile		2008
Exterior	South Wall East Corner	Wall	Water Proofing	34.2	Chrysotile		2008
1	Mechanical Room #5 Middle I Beam	Beam	Spray-On Insulation	33	Chrysotile	Friable	2008
1	Mechanical Room #5 Middle I Beam	Beam	Spray-On Insulation	33	Chrysotile	Friable	2008
1	Rm. 5, Mech. Rm. - Steel Beams	Beam	Fire Proofing	23.5	Chrysotile	Friable	2006
1	Boiler Room abandoned water tank	Insulation	Thermal insulation	15	Amosite		2008
1	Boiler Room abandoned water tank	Insulation	Thermal insulation	10	Chrysotile		2008
2	Room 203	Floor	9 x 9 Beige Floor Tile	6.5	Chrysotile		2011
1	NE Corner of Pool-Behind Vertical Gutter	Gutter	Black Tar	5.7	Chrysotile		2012
2	Room 203	Floor	9 x 9 Beige Floor Tile	5	Chrysotile		2011
1	NE Corner of Pool-Behind Vertical Gutter	Gutter	Black Tar	4.9	Chrysotile		2012
1	NE Corner of Pool-Under Horizontal Floor Tile	Floor	Black Tar	4	Chrysotile		2012
2	Room 203	Floor	Black Mastic	2.2	Chrysotile		2011
2	Room 203	Floor	Black Mastic	2.1	Chrysotile		2011
1	Boiler Room HWS-HWR lines	Pipe	Mudded elbow	1.8	Chrysotile		2008
1	Mechanical Room #5 Hot Water Recirc Line	Pipe	Mud Fitting Insulation	1.6	Chrysotile	Friable	2008
1	Boiler Room back wall water line	Pipe	Mudded elbow	1.5	Chrysotile		2008
1	Mechanical Room #5 Domestic Water Line	Pipe	Mud Fitting Insulation	1.4	Chrysotile	Friable	2008
	Mechanical Room #5 Low Pressure Return Line	Pipe	Mud Fitting Insulation	1.3	Chrysotile	Friable	2008
	Mechanical Room #5 Low Pressure Steam Line	Pipe	Mud Fitting Insulation	1.2	Chrysotile	Friable	2008
	Mechanical Room #5 Condensate Line	Pipe	Mud Fitting Insulation	1.1	Chrysotile	Friable	2008
	Mechanical Room #5 Tank #2	Tank	Tank Insulation	1.1	Chrysotile	Friable	2008
	Boiler Room LPS line	Pipe	Mudded elbow	0.5	Chrysotile		2008
Exterior	Boiler Room back wall water line	Pipe	Mudded elbow	0.5	Chrysotile		2008
Exterior	Boiler Room abandoned water tank	Pipe	Mudded elbow	0.3	Chrysotile		2008
Exterior	Boiler Room abandoned water tank	Pipe	Mudded elbow	<0.25	Chrysotile		2008
Exterior	Boiler Room LPS line	Pipe	Mudded elbow	0.3	Chrysotile		2008
Exterior	Boiler Room LPS line	Pipe	Mudded elbow	0.5	Chrysotile		2008
Exterior	Boiler Room back wall water line	Pipe	Mudded elbow	0.3	Chrysotile		2008
Exterior	Rm. 17F, Custodial Office - Steel Beams	Beam	Fire Proofing	0		Friable	2006
1	Rm. 17F, Custodial Office - Steel Beams	Beam	Fire Proofing	0		Friable	2006
1	Boiler Room TSI debris inside green jacket at green boiler	Boiler	Boiler debris	0			2008
Ground	Boiler Room TSI debris inside green jacket at green boiler	Boiler	Boiler debris	0			2008
Ground	Boiler Room TSI debris inside green jacket at green boiler	Boiler	Boiler debris	0			2008
Ground	Kewanee Boiler	Boiler	Gray Fire Brick	0			2011
Basement	Room 12 Back Interior Wall South - Boiler	Boiler	Outer Brown Refractory Brick	0			2010



# Laker Asbestos Samples

Sort by ACM

Floor	Room	Area	Material	Asbestos %	Types	Friable/ Non-Friable	Year Sampled
Basement	Room 12 Back Interior Wall North - Boiler	Boiler	Outer Brown Refractory Brick	0			2010
Basement	Room 12 Back Interior Wall South - Boiler	Boiler	Inner Brown Refractory Brick	0			2010
Basement	Room 12 Back Interior Wall South - Boiler	Boiler	Inner Brown Refractory Brick	0			2010
1	Electrical Room	Ceiling	Debris on Duct Work	0		Friable	2007
2	Mechanical Room I-beam Above Table	Ceiling	Spray-On Fireproofing	0		Friable	2007
2	Mechanical Room I-beam Above Tank 2	Ceiling	Spray-On Fireproofing	0		Friable	2007
2	Room 218 SE corner at window	Ceiling	Plaster	0			2010
2	Room 215 NE corner at window	Ceiling	Plaster	0			2010
2	Room 18-Ceiling Center	Ceiling	White painted ceiling tile debris	0			2010
2	Room 18-Ceiling North	Ceiling	White painted ceiling tile	0			2010
Basement	Room 7	Ceiling	2 x 4 Ceiling Tile, Radar	0			2011
Basement	Room 7	Ceiling	2 x 4 Ceiling Tile, Radar	0			2011
1		Ceiling	2 x 2 Ceiling Tile, Radar-Off White/Tan	0			2012
1		Ceiling	2 x 2 Ceiling Tile, Radar- White/Tan	0			2012
1	South Hallway	Ceiling	12 x 12 Ceiling Tile, F Fissure- White/Off White	0			2012
1	South Hallway	Ceiling	12 x 12 Ceiling Tile, F Fissure- White/Off White	0			2012
1	South Hallway	Ceiling	12 x 12 Ceiling Tile-Painted Dots- White/Tan	0			2012
1	South Hallway	Ceiling	12 x 12 Ceiling Tile-Painted Dots- White/Tan	0			2012
1		Ceiling	2 x 2 Ceiling Tile-Deep Radar- White/Tan	0			2012
1		Ceiling	2 x 2 Ceiling Tile-Deep Radar- White/Tan	0			2012
2	2nd Floor Mechanical 2' x 6' Duct	Cloth	Olive Green Vibration Cloth- Brown/Off White	0			2012
2	2nd Floor Mechanical 2' x 2' Duct	Cloth	Olive Green Vibration Cloth- Brown/Off White	0			2012
1	Pool 4" Diameter Core-Top-Tile Set	Core	Light Grey Tile Set 1.25"	0			2012
1	Pool 4" Diameter Core-Top-Metalic Membrane	Core	Grey Metalic Membrane 1.25"	0			2012
1	Pool 4" Diameter Core-Vapor Barrier	Core	Grey Thin Vapor Barrier	0			2012
1	Pool 4" Diameter Core-Bottom-Tile Set	Core	Light Grey Tile Set 1.25"	0			2012
1	Pool 4" Diameter Core-Bottom-Metalic Membrane	Core	Grey Metalic Membrane 1.25"	0			2012
1	Pool 4" Diameter Core-Bottom-Vapor Barrier	Core	Brown Thin Vapor Barrier	0			2012
1	Room 12 Back Door by Rope Gasket - Boiler	Door	White Caulk	0			2010
1	Mechanical Room #5 Air Unit and Duct	Duct	Vibration Damper Cloth	0		Friable	2008
1	Mechanical Room #5 Between Air Units	Duct	Vibration Damper Cloth	0		Friable	2008
Basement	Mechanical Room #5 Air Handler	Duct	Old Duct Insulation	0		Friable	2008
1	Mechanical Room #5 Air Handler	Duct	Old Duct Insulation	0		Friable	2008
1	S.E. Main Gym, Mech. Space HV-6	Fan	Exhaust Vibration Cloth	0		Friable	2006
1	Room 17A Near Gray Desk	Floor	Tan floor carpet mastic	0			2010
1	Room 17A Near Door	Floor	Tan floor carpet mastic	0			2010
1	Room 219 Near Window	Floor	Tan wall cove base mastic	0			2010
1	NE Corner of Pool-Under Horizontal Floor Tile	Floor	Black Tar	0			2012
1	NE Corner of Pool-Behind Vertical Gutter	Gutter	Fabric	0			2012

# Laker Asbestos Samples

Sort by ACM

Floor	Room	Area	Material	Asbestos %	Types	Friable/ Non-Friable	Year Sampled
1	NE Corner of Pool-Behind Vertical Gutter	Gutter	Fabric	0			2012
1	Boiler Room abandoned water tank	Insulation	Thermal insulation	0			2008
Basement	Boiler Room duct work throughout	Insulation	Duct cloth	0			2008
Basement	Boiler Room duct work throughout	Insulation	Duct cloth	0			2008
Basement	Boiler Room duct work throughout	Insulation	Duct cloth	0			2008
1	Boiler Room blue boiler duct connection	Insulation	Duct insulation	0			2008
Basement	Boiler Room blue boiler duct connection	Insulation	Duct insulation	0			2008
1	Boiler Room blue boiler duct connection	Insulation	Duct insulation	0			2008
1	Boiler Room on beams above entrance to boiler room	Insulation	Spray on insulation	0			2008
1	Boiler Room on beams above entrance to boiler room	Insulation	Spray on insulation	0			2008
1	Boiler Room on beams above entrance to boiler room	Insulation	Spray on insulation	0			2008
1	Boiler Room duct work throughout	Insulation	Duct insulation	0			2008
Basement	Boiler Room duct work throughout	Insulation	Duct insulation	0			2008
Basement	Boiler Room HWS-HWR lines	Insulation	Fiberglass insulation	0			2008
Basement	Boiler Room HWS-HWR lines	Insulation	Fiberglass insulation	0			2008
Basement	Mechanical Room #5 Hot Water Return Line	Pipe	Fiberglass Pipe Insulation	0		Friable	2008
Basement	Mechanical Room #5 Steam Line	Pipe	Fiberglass Pipe Insulation	0		Friable	2008
Basement	Mechanical Room #5 Low Pressure Return Line	Pipe	Fiberglass Pipe Insulation	0		Friable	2008
1	Mechanical Room #5 Domestic Water West Wall	Pipe	Penetration Sealant	0		Friable	2008
1	Mechanical Room #5 Domestic Water West Wall	Pipe	Penetration Sealant	0		Friable	2008
1	Boiler Room abandoned water tank	Pipe	Gasket	0			2008
1	Boiler Room abandoned water tank	Pipe	Gasket	0			2008
1	Boiler Room HWS-HWR lines	Pipe	Mudded elbow	0			2008
1	Boiler Room HWS-HWR lines	Pipe	Mudded elbow	0			2008
1	Mechanical Room #5 Tank #1	Tank	Tank Insulation	0		Friable	2008
1	Mechanical Room #5 Tank #1	Tank	Tank Insulation	0		Friable	2008
1	Equipment Rm. Front	Wall	Plaster	0			1993
1	Equipment Rm. Back	Wall	Plaster	0			1993
1	N.W. Hallway	Wall	Plaster	0			1993
Basement	N.E. Hallway	Wall	Plaster	0			1993
Basement	N. Hall	Wall	Plaster	0			1993
Basement	Print Storage Room - Vent	Wall	Insulation	0			1993
Basement	Office - Vent	Wall	Insulation	0			1993
Basement	South Corridor - W. End	Wall	Insulation	0			1993
Basement	Fire Safety Office - Vent	Wall	Insulation	0			1993
Basement	Lock Shop - Vent	Wall	Insulation	0			1993
Basement	South Center Corridor - Vent	Wall	Insulation	0			1993
Basement	Men's Locker Room	Wall	Insulation	0			1993
Basement	Wrestling Room - Vent	Wall	Insulation	0			1993
Basement	Physical Plant Storage	Wall	Insulation	0			1993
Basement	Surplus Storage Room - Vent	Wall	Insulation	0			1993
Basement	South Corridor - E. End	Wall	Insulation	0			1993
Basement	East Corridor Center - Vent	Wall	Insulation	0			1993
Basement	Women's Locker Room - Vent	Wall	Insulation	0			1993
Basement	Fan Room, HV-2 - Straight	Wall	Insulation	0			1993
Basement	Fan Room, HV-2 - Right	Wall	Insulation	0			1993

# Laker Asbestos Samples

Sort by ACM

Floor	Room	Area	Material	Asbestos %	Types	Friable/ Non-Friable	Year Sampled
Basement	Windows	Wall	Caulk	0		Non-Friable	1996
Basement	S. Exterior, S.E. End - Vertical Run	Wall	Caulk	0		NOB	2005
Basement	S. Exterior, S.E. End - Horizontal Run	Wall	Caulk	0		NOB	2005
Basement	S. Exterior, Center - Nr. Entry, Vertical Run	Wall	Caulk & Insulation Backing	0		NOB	2005
Basement	S. Exterior, S.W. End - Vertical Run	Wall	Caulk & Insulation Backing	0		NOB	2005
Basement	S. Exterior, S.W. End - Horizontal Run	Wall	Caulk	0		NOB	2005
2	S. Fishbowl	Wall	Seam Caulk	0		Non-Friable	2005
2	N. Fishbowl	Wall	Seam Caulk	0		Non-Friable	2005
2	Room 215	Wall	Plaster - White/Gray	0		Friable	2006
2	Room 208	Wall	Plaster - White	0		Friable	2006
2	Room 214	Wall	Plaster-White/Off White	0		Friable	2006
2	Room 215	Wall	Plaster - White	0		Friable	2006
2	Room 217	Wall	Plaster - White	0		Friable	2006
2	Room 211 Left Wall	Wall	Plaster - Gray	0		Non-Friable	2006
Basement	Boiler Room pipe penetration wall patch near chimney	Wall	Wall penetration	0			2008
Basement	Boiler Room pipe penetration wall patch near chimney	Wall	Wall penetration	0			2008
2	Room 204 Near Window	Wall	Tan wall cove base mastic	0			2010
2	Room 214-South Wall	Wall	Glue Puck-Gray Mastic	0			2010
2	Room 214-South Wall	Wall	Glue Puck-Gray Mastic	0			2010
Basement	Room 11 -South Wall	Cove	Tan Mastic Behind Black Cove Base	0			2011
1	Room 115B	Cove	Tan Mastic Behind Black Cove Base	0			2011
2	Room 212	Cove	Light Brown Mastic Behind Black Cove Base	0			2011
2	Room 219 Near Window	Cove	Tan and Brown Mastic Behind Cream Cove Base	0			2011
Basement	E. Landfill		Insulation	0		Friable	1986
2	Room 208 Ceiling Soffit By Window	Ceiling	White Plaster	0			2012
2	Room 209 Ceiling Soffit By Window	Ceiling	White Plaster	0			2012
2	Room 215 Ceiling Soffit By Window	Ceiling	White Plaster	0			2012
Basement	Room 17A	Vent	Dust	5	Chrysotile		1993
Exterior	Roof-SW Corner-Along Roof Flashing	Roof	Tar and Pebbles	0			1989
Exterior	Center of Roof	Roof	Tar and Pebbles	0			1989
Basement	North Pipe Corridor	Pipe	Grey Slurry	0			2012
Basement	North Pipe Corridor	Pipe	Grey Slurry	0			2012
Basement	North Pipe Corridor	Pipe	Grey Slurry	0			2012
2	Mechanical Room 12' Up By Door	Duct	Vibration Cloth From 4' Round Duct-Brown	0			2012
2	Mechanical Room 12' Up By Center	Duct	Vibration Cloth From 4' Round Duct-Brown	0			2012
1	Pool Bulkhead Between Grout & Poured Concrete	Pool	Black Membrane	0			2012
1	Pool Bulkhead Between Grout & Poured Concrete	Pool	Black Membrane	0			2012
	NE Stairwell-Top of Roof Hatch	Roof Hatch	Wall Plaster/White/Gray	0			2012
	NE Stairwell-Top of Roof Hatch	Roof Hatch	Wall Plaster/White/Gray	0			2012
	N Fishbowl Under Window Flashing	Wall	White Exterior Caulk	0			2013
	N Fishbowl Under Window Flashing	Wall	White Exterior Caulk	0			2013
	N Fishbowl Between Corner Window	Wall	Brown Exterior Caulk	0			2013
	N Fishbowl Between Corner Window	Wall	Brown Exterior Caulk	0			2013
	N Fishbowl Above Window	Wall	Brown Exterior Caulk	0			2013
	N Fishbowl Expansion Joint by Ladder	Wall	Brown Exterior Caulk	0			2013
	N Fishbowl Top Bead Coping-Ladder	Wall	White Exterior Caulk	0			2013

# Laker Asbestos Samples

Sort by ACM

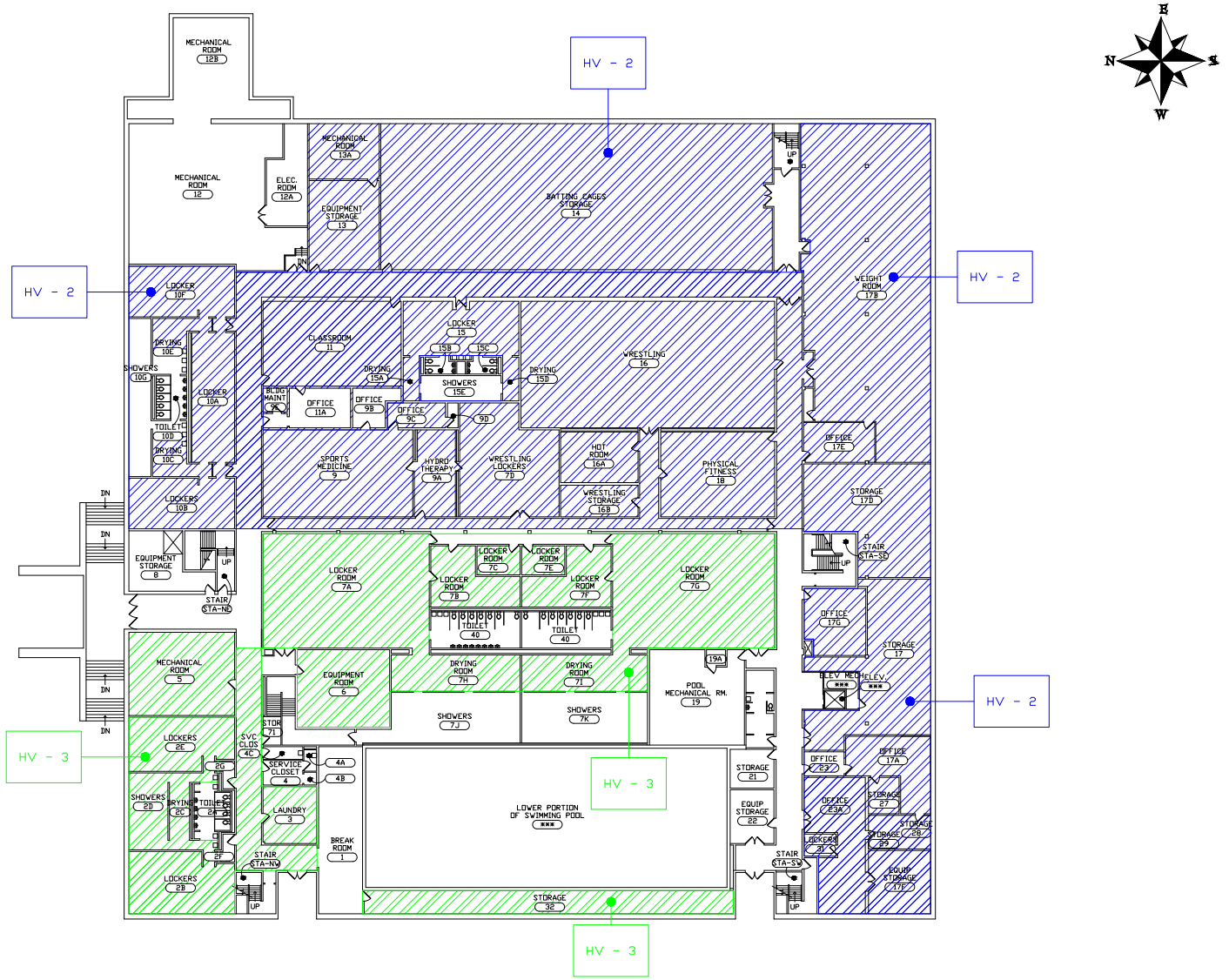
Floor	Room	Area	Material	Asbestos %	Types	Friable/ Non-Friable	Year Sampled
	N Fishbowl Top Bead Coping-Ladder	Wall	Gray Exterior Caulk	0			2013
	S Fishbowl Top Bead on Coping	Wall	White Exterior Caulk	0			2013
	S Fishbowl Top Bead on Coping	Wall	Black Edge Caulk	1.6	Chrysotile		2013
	S Fishbowl Top Bead on Coping	Wall	Gray Exterior Caulk	0			2013
	S Fishbowl Top Bead on Coping	Wall	Black Edge Caulk	1.1	Chrysotile		2013
Exterior	Roof South Fishbowl NE Corner	Roof	Flashing Cement Brown/Black	15.5	Chrysotile		2013
Exterior	Roof South Fishbowl SE Corner	Roof	Flashing Cement Brown/Black	3	Chrysotile		2013
Exterior	Roof South Fishbowl SE Corner	Roof	Flashing Cement Brown/Black	10	Chrysotile		2013
Exterior	Roof South Fishbowl SW Corner	Roof	Corner Flashing Cement Brown/Black	0			2013
Exterior	Roof North Fishbowl SW Corner	Roof	Corner Flashing Cement Brown/Black	1.5	Chrysotile		2013
Exterior	Roof North Fishbowl SE Corner-2' Down	Roof	Flashing Cement Brown/Black	1.5	Chrysotile		2013
Exterior	Roof North Fishbowl SE Corner	Roof	Caulk Brown/Black	1.4	Chrysotile		2013
Exterior	Roof North Fishbowl SE Corner	Roof	Mastic Brown Black	14.7	Chrysotile		2013
Exterior	Roof North Fishbowl NE Corner	Roof	Roof Tar Brown/Black	20.8	Chrysotile		2013
1	Lobby-Middle Storage Closet	Wall	Door Replacement Construction Debris-Off White	0			2013
2	Room 213 Bulletin Board	Wall	Glue Puck-Grey	0			2014
2	Room 213 Bulletin Board	Wall	Glue Puck-Grey	0			2014
Basement	Batting Cages-Beam In Center Of Room	Ceiling	Spray-On Fireproofing-Gray	0			2014
Basement	Batting Cages-Overspray On Wires-Center Of Room	Ceiling	Spray-On Fireproofing-Gray	0			2014
Basement	Batting Cages-Beam In Fan Room	Ceiling	Spray-On Fireproofing-Green	0			2014
Basement	Batting Cages-Beam In Fan Room	Ceiling	Spray-On Fireproofing-Green	0			2014
Exterior	N Basement Exit Overhang		Black Vapor Barrier Above Concrete Deck-Thin Layer	0			2015
Exterior	N Basement Exit Overhang		Black Vapor Barrier Above Concrete Deck-Thick Layer	NR			2015
Exterior	N Basement Exit Overhang		Black Vapor Barrier Above Concrete Deck-Thin Layer	0			2015
Exterior	N Basement Exit Overhang		Black Vapor Barrier Above Concrete Deck-Thick Layer	0			2015
Exterior	West Side	Wall	Caulk on Transite Panel-Grey	0			2015
Exterior	West Side	Wall	Caulk on Transite Panel-Grey	0			2015
Exterior	West Side	Wall	Caulk on Transite Panel-Tan	0			2015
Exterior	West Side	Wall	Caulk on Transite Panel-Tan	0			2015
Exterior	West Side	Wall	Caulk-White	0			2015
1	Pool Bleachers	Floor	Floor Tile Grout-Off White	0			2015
1	Pool Bleachers	Floor	Floor Tile Grout-Off White	0			2015
2	Room 205 Behind Bulletin Board	Wall	Glue Puck-Brown	0			2015
2	Room 205 Behind Bulletin Board	Wall	Glue Puck-Brown	0			2015
Basement	Room 6 Entrance Vestibule W	Ceiling	Spray on Fire Proofing-Light Gray	0			2015
Basement	Room 6 Entrance Vestibule E	Ceiling	Spray on Fire Proofing-Light Gray	0			2015
Basement	Room 6 Entrance Vestibule W	Ceiling	Spray on Fire Proofing-Light Gray	0			2015
Basement	Room 6 Entrance Vestibule E	Ceiling	Spray on Fire Proofing-Light Gray	0			2015
1	115 North Storage	Floor	Black Mastic Under 9 x 9 FT	10	Chrysotile		2016
1	115 North Storage	Floor	White 9 x 9 FT	4.8	Chrysotile		2016
1	115 North Storage	Floor	Black Mastic Under 9 x 9 FT	SAFP			2016
1	115 North Storage	Floor	White 9 x 9 FT	SAFP			2016



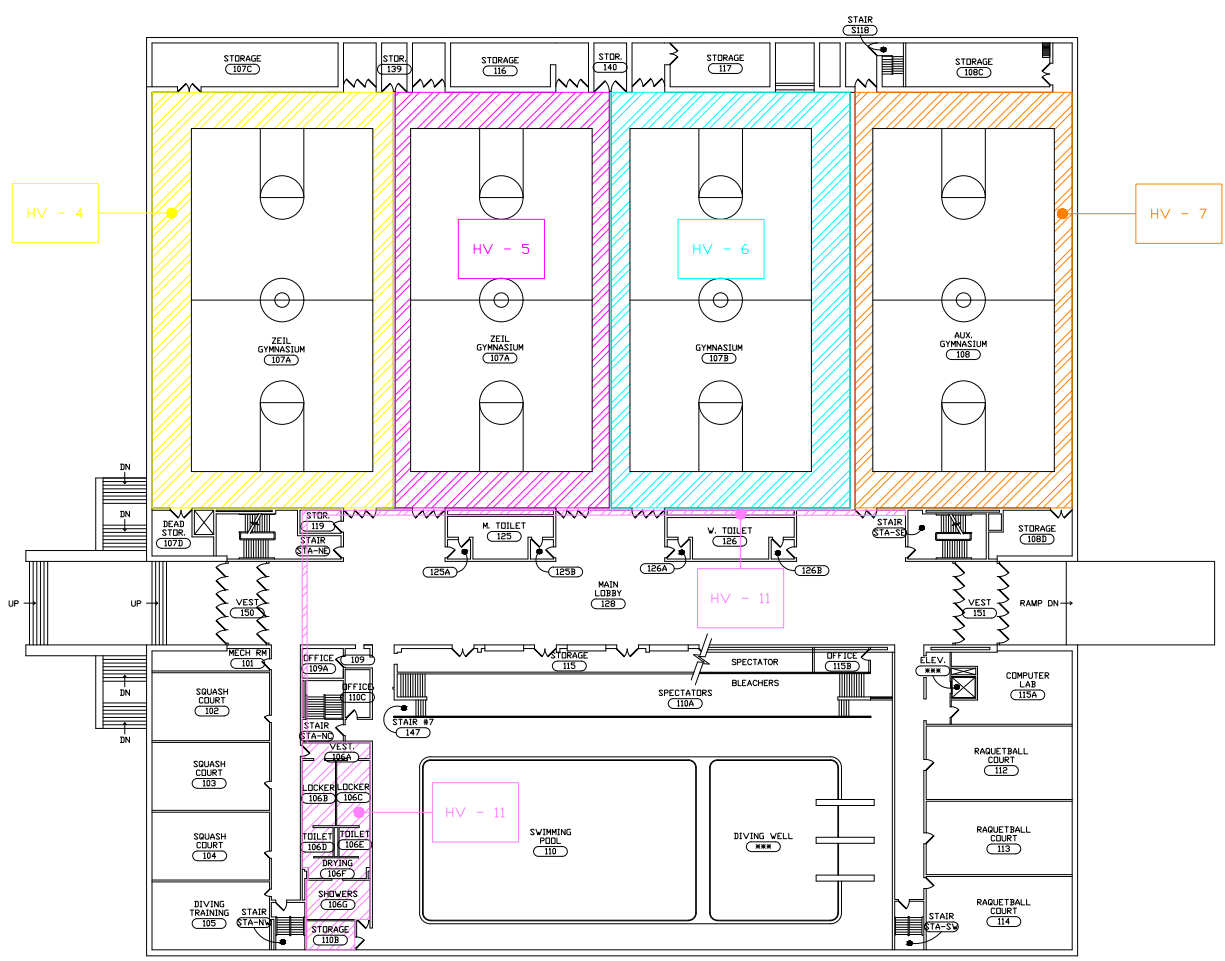
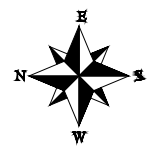


*Appendix D*  
*HVAC Zones*

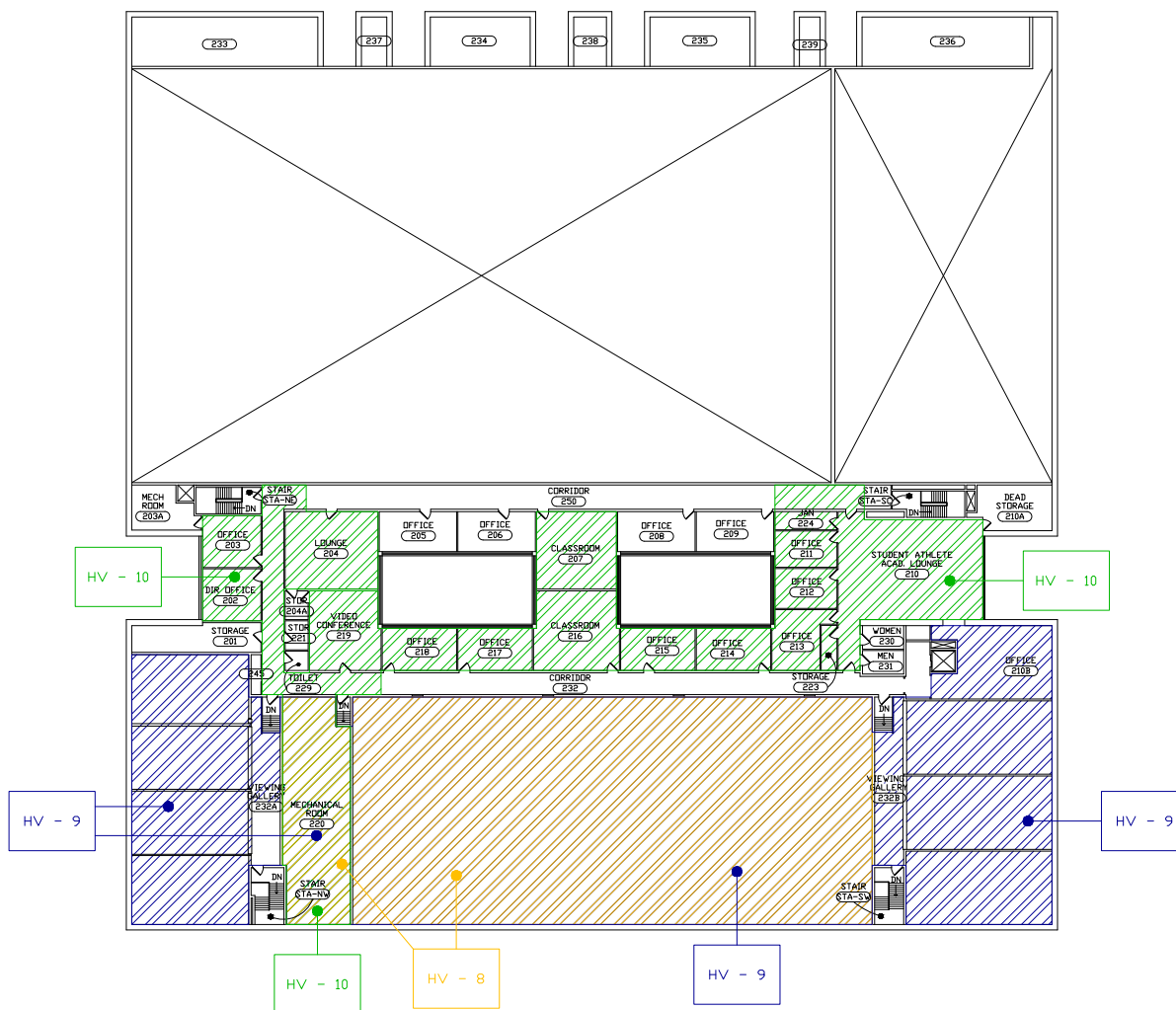
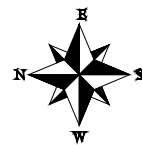




Laker Hall - Basement Floor



Laker Hall - First Floor



Laker Hall - Second Floor





*Appendix E*  
*Interview Summaries*



# Interview Summaries

The planning team made a concerted effort to fully engage members of the College community throughout the planning process. The consultants met with administrators and staff in formal interviews with the goal of understanding and prioritizing the space needs for all departments affected by the renovation of Laker Hall.

## Intercollegiate Athletics

### Meeting Participants

Mitch Fields - Associate Vice President for Facilities Services

Mary DePentu - Director for Maintenance & Operations

Linda Paris - Planning Coordinator

Sue Viscomi - Director of Athletics

Eric Summers - Associate Director of Athletics

Malcolm Huggins - Assistant Director of Athletics

Tracy Bruno - Head Women's Basketball Coach

John Inman - Capital Program Manager; SUCF

Jean Stark - Principal; JMZ Architects

Jason Henault - Associate; JMZ Architects

### Project Overview

- This study is the first step in the process of identifying the space needs for Intercollegiate Athletics and determining how Laker Hall can be renovated to best serve those needs.
- The planning team will develop detailed space programs that include all of the spaces required to support existing programs.
- Due to funding constraints, the renovation of Laker Hall may have to be phased. The planning team will develop a phasing strategy based on the proposed scope of work, configuration of existing building systems, and priorities identified by the College.
- Projects to renovate the main lobby and exterior of the building are currently on hold. This study may inform the design of both projects.
- Mitch Fields reported that there is currently no funding available for renovation/construction projects. By conducting this study now, the need for renovated space will be documented and SUNY Oswego will be prepared to move forward with the renovation of Laker Hall when funding becomes available.

### Pressing Challenges

#### Challenge #1: Insufficient Locker Room Space

- The existing locker rooms were designed to support eight men's athletic teams. SUNY Oswego currently has 22 men's and women's athletic teams. The College intends to maintain the current number of teams and does not anticipate additional teams in the future.
- There are not enough locker rooms to accommodate the current number of athletic teams.
- There are currently no "All Gender" locker rooms or toilet rooms in the building.
- The locker rooms need a facelift - they are not included on facility tours for potential recruits unless they specifically ask to be shown the locker rooms.
- The general locker rooms are much larger than required. The number of lockers and showers could be reduced.
- Locker Rooms 7C, 7D, and 7E do not have toilets or showers, which reduces their functionality.



Main Lobby



There are not enough locker rooms to support the number of athletic teams.



Additional storage space is required.



Romney Field House is used as a practice facility.



The swimming pool is in good condition.

### Challenge #2: Environmental Conditions in Laker Hall

- There is no air-conditioning in the building. Many spaces reportedly get very hot during summer months, especially the second floor offices.
- Intercollegiate Athletics hosts summer camps and the competition spaces are extremely uncomfortable due to heat.
- Ventilation throughout the building is poor.

### Challenge #3: Head Coaches Responsible for More than One Sport

- Ideally, each team should have a dedicated head coach. Due to funding constraints there are four individuals who act as head coaches for multiple sports, which makes it difficult to retain staff.
  - Field Hockey and Women's Lacrosse (Brandi Lusk)
  - Men's Soccer and Tennis (Bob Friske)
  - Wrestling and Golf (Mike Howard)
  - Men's and Women's Indoor/Outdoor Track (Derek Rousseau)
- Ideally, head coaches should have private offices.

### Challenge #4: Insufficient Storage Space

- Some teams use lockers to store equipment.
- Lockable storage at the fields would be appropriate for some equipment. Moving these items out of Laker Hall would provide more space in the building for other functions.

### Challenge #5: Overall Condition of Laker Hall

- Potential recruits are shown the new turf field and competition spaces, but other areas of the building are not included on the tour because they need to be refreshed.
- There are no spaces in Laker Hall for student athletes to socialize. When the building is renovated, lounge/study space should be provided.

### Discussion

- The College indicated that it is difficult to properly support 22 athletic teams and provide them all with the space, equipment, and other support they need given the current funding situation.
- The Romney Field House is used as a practice facility by several sports, including indoor track. The locker rooms in the field house are in poor condition, have humidity/moisture issues, and are no longer used by Intercollegiate Athletics.
- The swimming pool deck was recently repaired, but there is ponding in some areas. The pool is in good condition, but would require the addition of two lanes to be used for competitions.
- The swimming pool bleachers are not ADA compliant.
- The women's locker room has direct access to the pool, but the men's locker room is located in the basement. Ideally, both locker rooms should have direct access to the pool.
- The racquetball and squash courts are underutilized and not required for any team sport. There is a racquetball and a squash court in Lee Hall that could be used by those who currently use the facilities in Laker Hall. The three squash courts and three racquetball courts occupy approximately 4,200 NASF that could be repurposed to create additional locker room and office space. The insertion of a second floor would add an additional 4,200 NASF of occupiable space to the building.
- Wrestling appears to have more space than required. The Wrestling Room is appropriately sized and in good condition. The hot room is equipped with

spinning bikes that could be relocated to an expanded fitness center, allowing them to be used by all athletes.

- The batting cages in the basement are reportedly heavily used.
- Sports Medicine has sufficient space and is well located.
- The building needs an additional elevator.
- Card swipe access at exterior doors and locker rooms should be provided to increase security.
- Gymnasium:
  - The operable partition in the gymnasium is not functional. A new operable partition should be installed to improve the functionality of the space.
  - New sound equipment and acoustic wall treatments are needed to improve the sound quality in the gymnasium.
  - The bleachers are manually operated - only a few individuals are qualified and allowed to operate them. Staff indicated they would like new, electrically operated bleachers. Only one set of bleachers is frequently used (both are used once a year) so it may only be necessary to upgrade/replace one set of bleachers.
  - The student-run television station assembles a temporary press box in the bleachers to broadcast games. The bleachers should be modified to provide a permanent platform with all the necessary power connections needed for broadcasts.
  - SUNY Oswego would like to convert Storage Room 116 into an indoor storage space by adding a door from the gymnasium.
  - The auxiliary gym is primarily used by outside groups and to accommodate overflow from the main gym.
- Offices:
  - Offices are generally shared by a head coach and staff. Head coaches should have private offices.
  - Assistant coaches could share workstations in an open office area.
  - The light wells on the second floor provide light to what would otherwise be dark interior offices, but they are also the source of water infiltration, solar gain, and heat loss in colder months. They should be replaced.
  - The offices should ideally remain on the second floor.

### Space Needs/Requests

- Four visiting team locker rooms - there are currently two
- Two staff locker rooms
- Two locker rooms for officials
- "All Gender" locker room/toilet room
- A lounge for athletes should be provided (there are approximately 420 athletes that use the facilities each season).
- Relocate the study room and provide appropriate furnishings to make it a welcoming study space. Provide office and support space adjacent to the study room for staff who monitor the students.
- One additional classroom that will accommodate up to 30 students and is equipped with projection equipment will be required.
- The laundry room and equipment room should be combined so staff can manage both simultaneously.
- The fitness center is near capacity between 2:00 and 4:00 PM. It should be expanded into the adjacent storage room. The functions in the physical fitness room could be moved into the expanded fitness center. The fitness center office should be moved to the end of the room to provide a more useful area for activities.
- Storage Rooms 17 and 17D are currently used by other departments for storage of items, such as furniture and air filters. These items should be moved to a more appropriate location outside of Laker Hall.



Sports Medicine has sufficient space and is well located.



The operable partition and bleachers in the gymnasium should be replaced.



Offices are generally shared by a head coach and other staff.





The classroom in the basement is used for meetings and viewing films.



The fitness center should be expanded.

- The classroom in the basement is used extensively for meetings and viewing films. A room that will accommodate up to 50 students and is equipped with projection equipment must be maintained. Staff indicated it would be helpful to have a refrigerator located near the classroom since the space is sometimes used for events.
- The staff/faculty lounge should have a refrigerator, microwave, and sink.
- Lactation Room – this function must have a dedicated space; it cannot be located in a toilet room or locker room area.
- The utility vehicles should be moved out of Storage Room 22 to a more appropriate location, such as an exterior shed.
- A portion of Storage Room 115 is used to store concessions equipment that is rolled into the lobby when needed. Intercollegiate Athletics staff do not want to dedicate any more space to concessions.
- The press box at the baseball and softball fields is “sub-par” and should be replaced.
- There is a drainage problem at the baseball field.
- The tennis courts need to be resurfaced.

## **Student Affairs**

### Meeting Participants

Linda Paris - Planning Coordinator  
Jerald Woolfolk - Vice President of Student Affairs and Enrollment Management  
Jeri Howland - Associate Vice President of Student Affairs and Dean of Students  
John Inman - Capital Program Manager; SUCF  
Jean Stark - Principal; JMZ Architects  
Jason Henault - Associate; JMZ Architects

### Project Overview

- This study is the first step in the process of identifying the space needs for Intercollegiate Athletics and determining how Laker Hall can be renovated to best serve those needs.
- The planning team will develop detailed space programs that include all of the spaces required to support existing programs.
- Due to funding constraints, the renovation of Laker Hall may have to be phased. The planning team will develop a phasing strategy based on the proposed scope of work, configuration of existing building systems, and priorities identified by the College.

### Pressing Challenges

- Upgrade old and outdated facilities
- Improve accessibility
- Optimize existing space to support existing programs

### Discussion

- SUNY Oswego wants to maintain the current level of enrollment. The residence halls are full and the classrooms are at capacity.
- At this time, there are no plans to reduce the number of intercollegiate sports.
- There are no plans to add additional Intercollegiate Athletics staff.
- The fitness centers will remain in the residence halls.
- SUNY Oswego has roughly 8,000 students - 4,000 live on campus. There should be space dedicated to student programs, so that recreation facilities are always available and students are more likely to stay on campus when they are not in class.



- Student space, such as the ballroom in Hewitt Hall, is often used for academics or events. This limits the time that these spaces are available to students.
- The ballroom in Hewitt Hall will, reportedly, no longer be available for student use. Instead, it will be permanently dedicated to the School of Communication, Media, and the Arts (SCMA). This will result in the loss of a large student space at a time when the need for spaces that accommodate up to 400 individuals is growing. Students will have to rent space off-campus for large events, such as award ceremonies, which is not always possible due to funding constraints. Student events should be held on campus to increase student engagement and entice the outside community to come to the campus.
- Students have expressed some concern about safety within buildings, especially at night.

## **University Police**

### Meeting Participants

Linda Paris - Planning Coordinator

Kevin Velzy - Assistant Chief

John Inman - Capital Program Manager; SUCF

Jean Stark - Principal; JMZ Architects

Jason Henault - Associate; JMZ Architects

### Discussion

- The planning team explained the intent of the study and the reason for the meeting - to discuss safety and security issues related to Laker Hall.
- There are no security cameras in Laker Hall - SUNY Oswego recently started to install cameras around the campus. Brian Clyne of Campus Technology Services is leading that effort. He is responsible for the access control systems, CCTV, and emergency notification programs on campus.
- All building checks are done by police officers working twelve-hour shifts. Academic buildings are locked at 11:00 PM every night. Staff in residence halls check people into buildings until 3:00 AM.
- The primary security issue on campus is theft from unsecured lockers and unlocked residence hall rooms.
- SUNY Oswego is an open campus. Members of the college community have access to the Oswego Guardian App on their phone. This app allows people to contact University Police for help, if necessary.
- The addition of card swipe security systems at exterior doors and locker rooms would improve building safety.

