OSWEGO
STATE UNIVERSITY OF NEW YORK

Program Study

Intramurals & Recreation

Lee Hall

April 2017

Architects and Planners, P.C.

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1 Executive Summary

Introduction

Studies have shown that involvement in extracurricular activities can boost student engagement, improve student success, and increase retention rates. The renovation of Lee Hall will make existing intramural and recreation programs at SUNY Oswego more attractive and accessible to students. This program study evaluates the condition and suitability of Lee Hall and makes recommendations for strategic improvements to exterior building components, interior spaces, and building systems. It includes an assessment of existing conditions, an analysis of existing space utilization, and the development of space programs, design concepts, and cost estimates.

Main Entrance

Methodology

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

- Review of the condition and suitability of Lee 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 Intramurals & Recreation
- Preparation of final concept plans, space programs, phasing strategies, and cost estimates

Building Conditions Assessment

A detailed review of Lee 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:

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

Gymnasium

Multi-Purpose Room

Locker Room

- The multiple levels and lack of an elevator make accessibility a major concern.
- Locker rooms are located in the basement and mezzanine. A stairway connects them to the swimming pool, but they are not easily accessible from the other activity spaces.
- Staff reported that the multi-purpose rooms on the second floor are appropriately sized and well-utilized, but are not always available recreation programs.
- Interior finishes are in fair to poor condition and many should be replaced.
- 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 is not adequate to support the needs of Intramurals & Recreations. Additional space is required for recreation activities, administrative offices, and equipment storage. The space program is included in its entirety in Appendix A.

Space Type	Existing NASF	Proposed NASF	Delta
Activity/Competition	30,062	44,462	14,400
Academic Space	378	0	(378)
Administration/Support	1,502	2,708	1,206
EH&S	1,236	1,350	114
Locker Rooms	5,494	3,920	(1,574)
Utilities Plant	10,292	10,392	100
Storage	2,550	4,471	1,921
Total	**51,514**	**67,303**	**15,789**

Space Program Summary

Preliminary Concept Options

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

Since there is currently not enough space in Lee Hall to accommodate the needs of Intramurals & Recreation, the options also included an addition on the north side of the building, an addition on the Campus Center, and a new building adjacent to the Hidden Fields.

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 Concepts

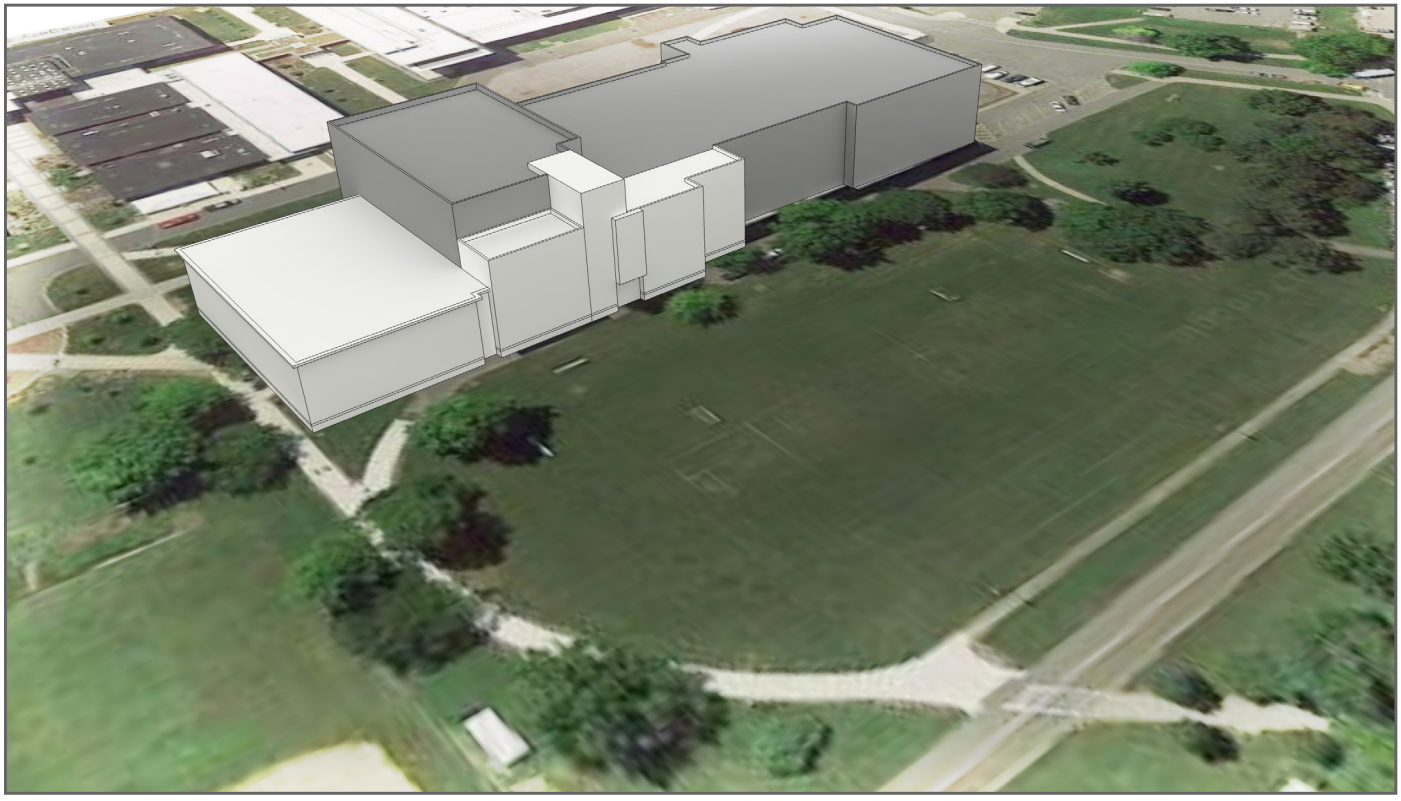
The final recommendation includes two options for meeting the programmatic needs of Intramurals & Recreation. Each option is summarized below and on the proposed floor plans. In both options, the gymnasium and locker rooms in the Campus Center will be maintained. The complete scope of work, including proposed interior finishes and building systems, is included in Appendix B.

Option A: Lee Hall Addition

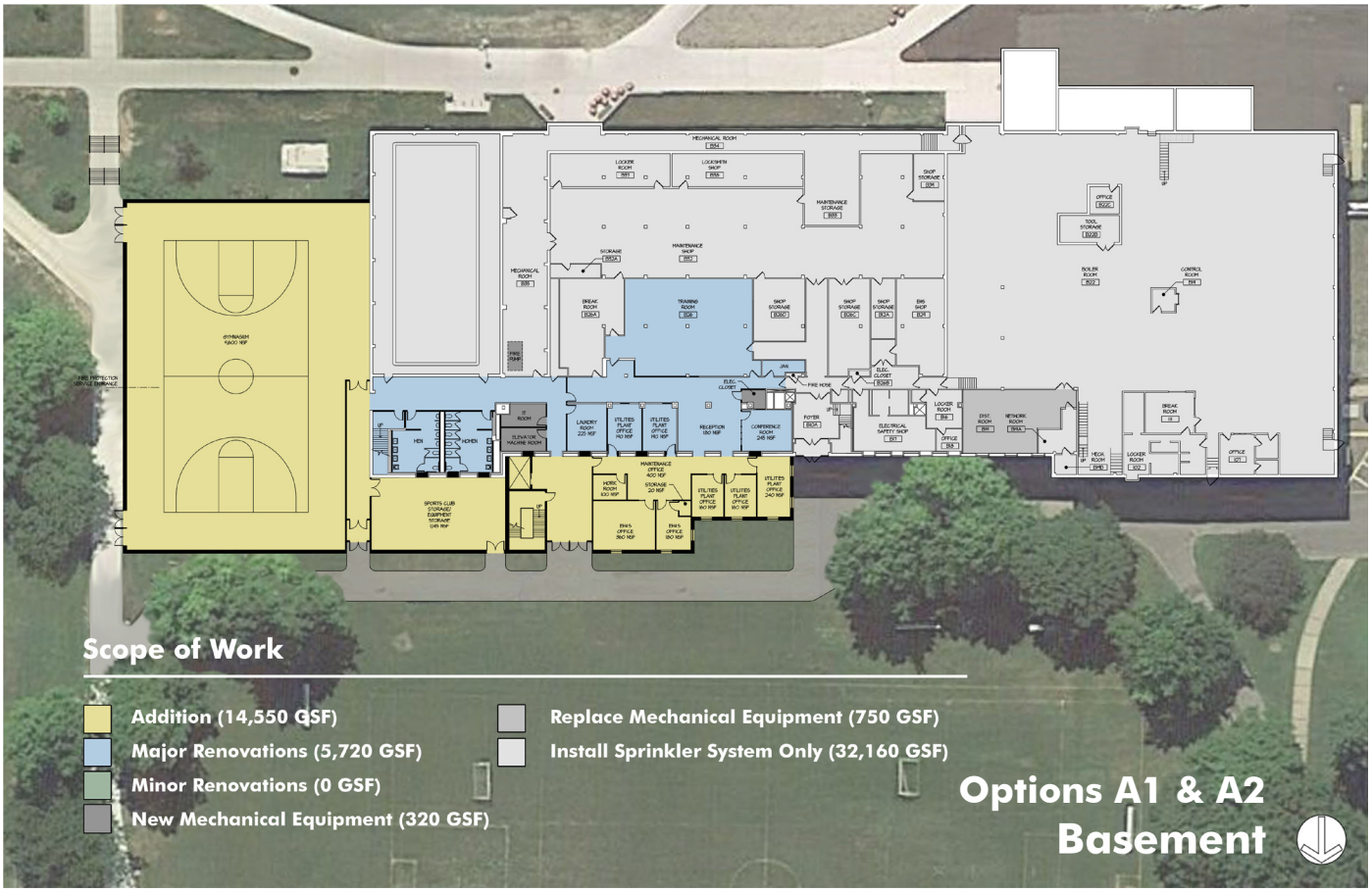
An option to consolidate Intramurals and Recreation in Lee Hall was developed. In this option, a large addition is constructed on the north and east sides of the building. The addition includes a gymnasium, multi-purpose rooms, student lounge, faculty/staff lounge, locker rooms, and office space for Intramurals & Recreation and Environmental Health & Safety. An elevator and stair connect all floors of the addition and provide an accessible route to all spaces in the building. Renovations include office space, storage space, toilet rooms, and additional multi-purpose space on the mezzanine level.

Option B: Intramurals & Recreation Building

In this option, the investment in Lee Hall will be limited to locker rooms, toilet rooms, and office space for Intramurals & Recreation and Environmental Health & Safety. A new elevator will be installed to provide an accessible route to all floors of the building. Additional space identified in the proposed space program will be provided in a new facility constructed adjacent to the Hidden Fields.



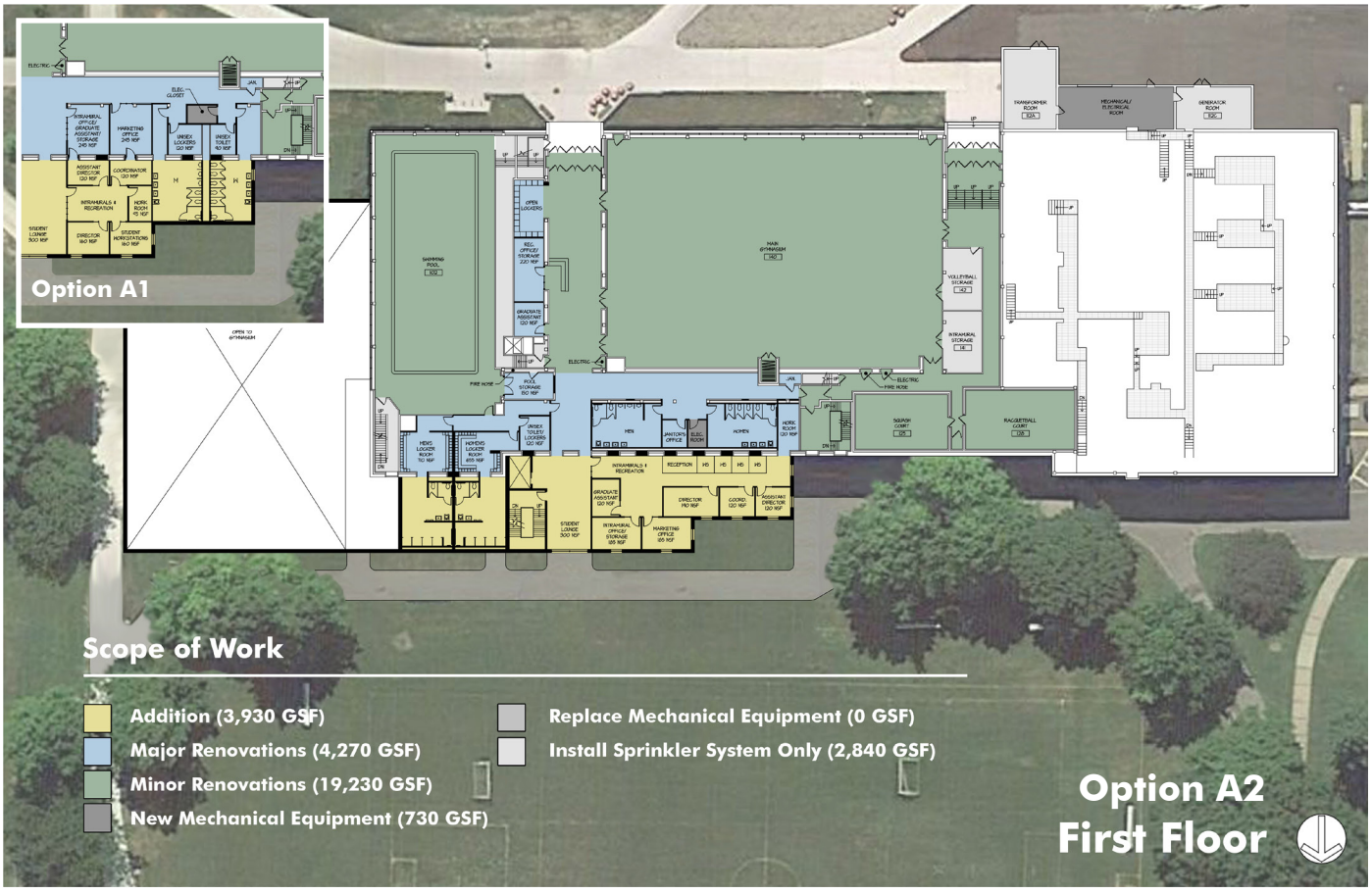
Proposed Massing Model for Lee Hall Addition



Scope of Work

- Addition (14,550 GSF)
- Major Renovations (5,720 GSF)
- Minor Renovations (0 GSF)
- New Mechanical Equipment (320 GSF)
- Replace Mechanical Equipment (750 GSF)
- Install Sprinkler System Only (32,160 GSF)

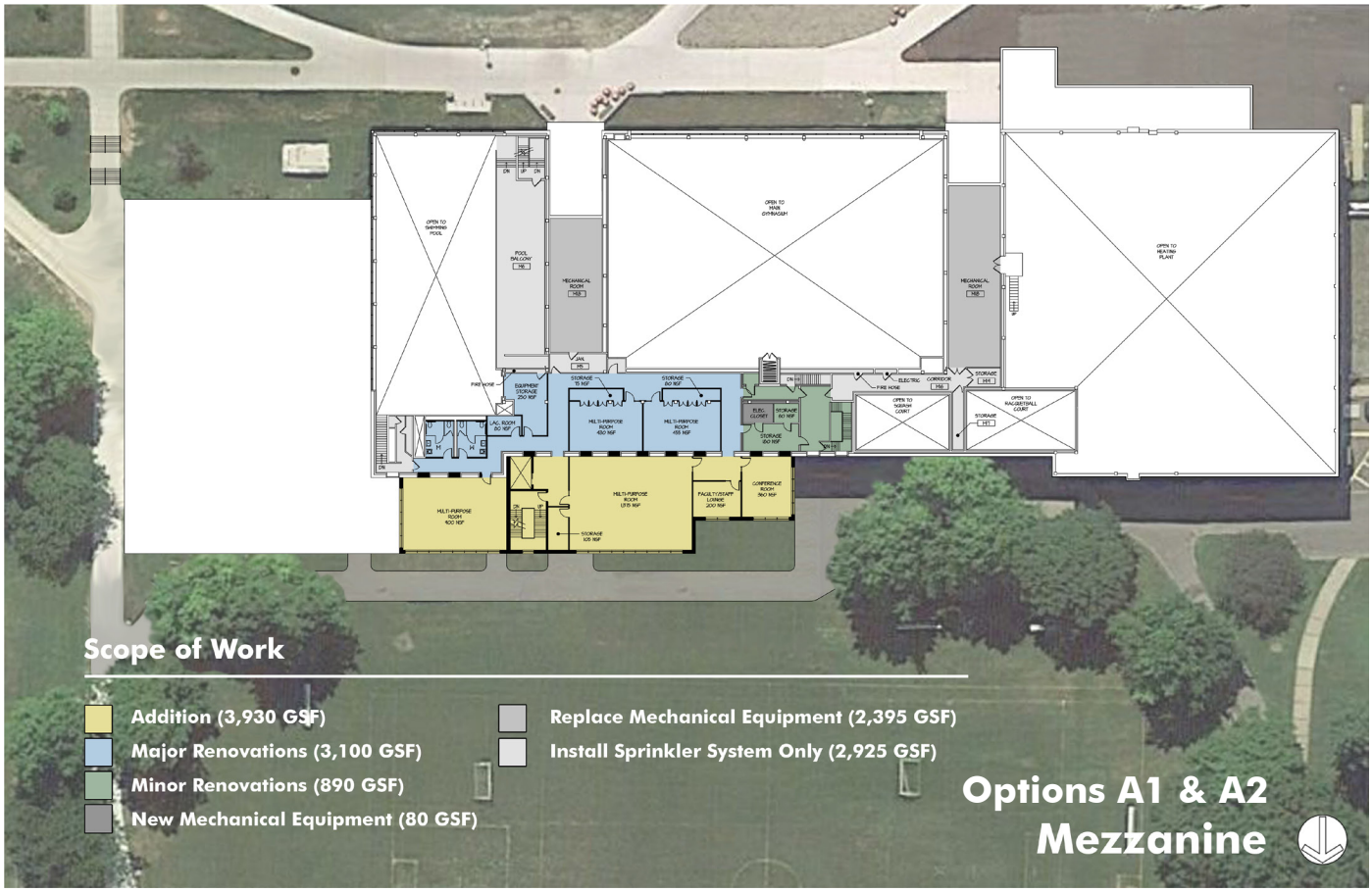
Options A1 & A2
Basement

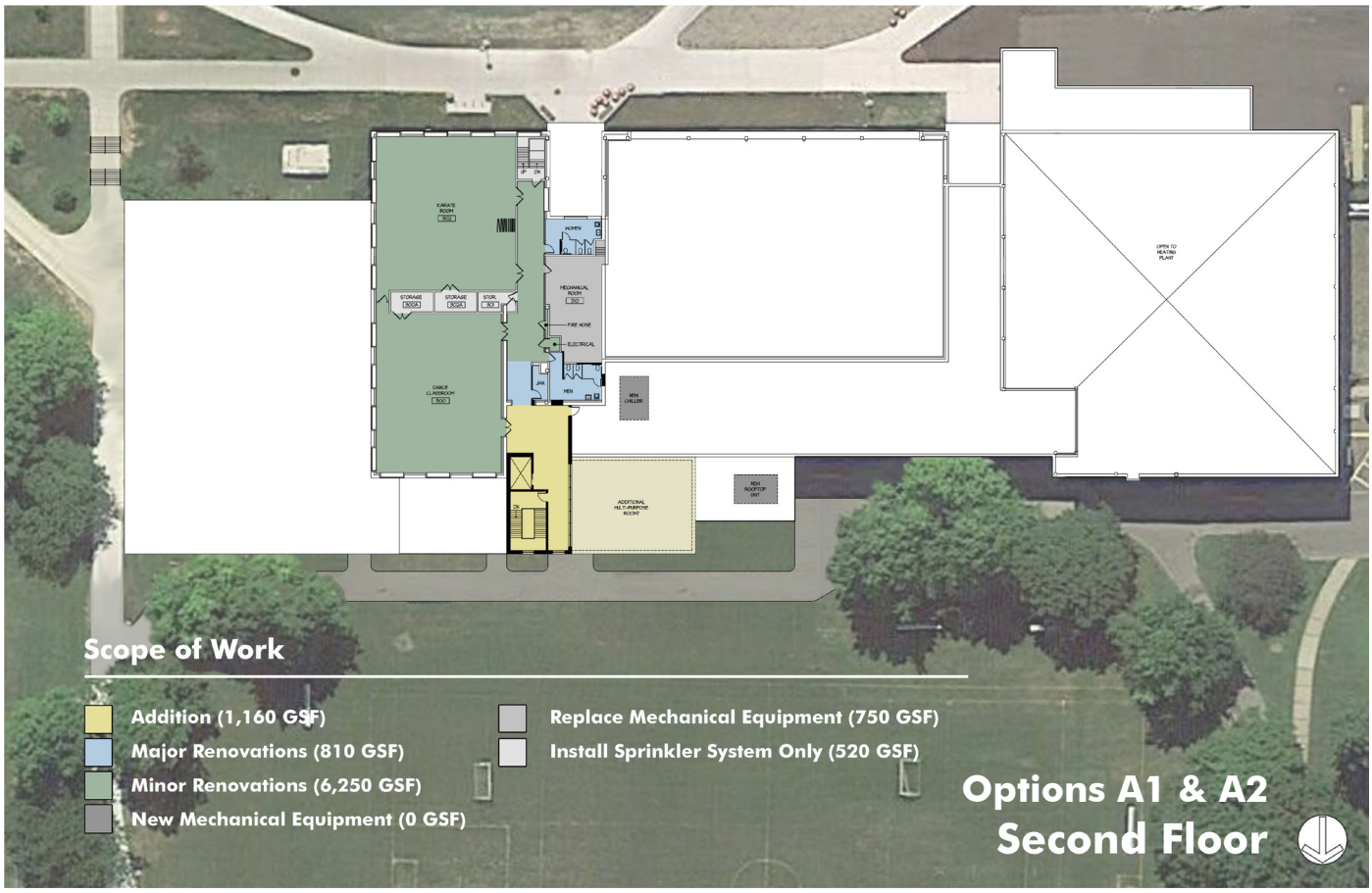


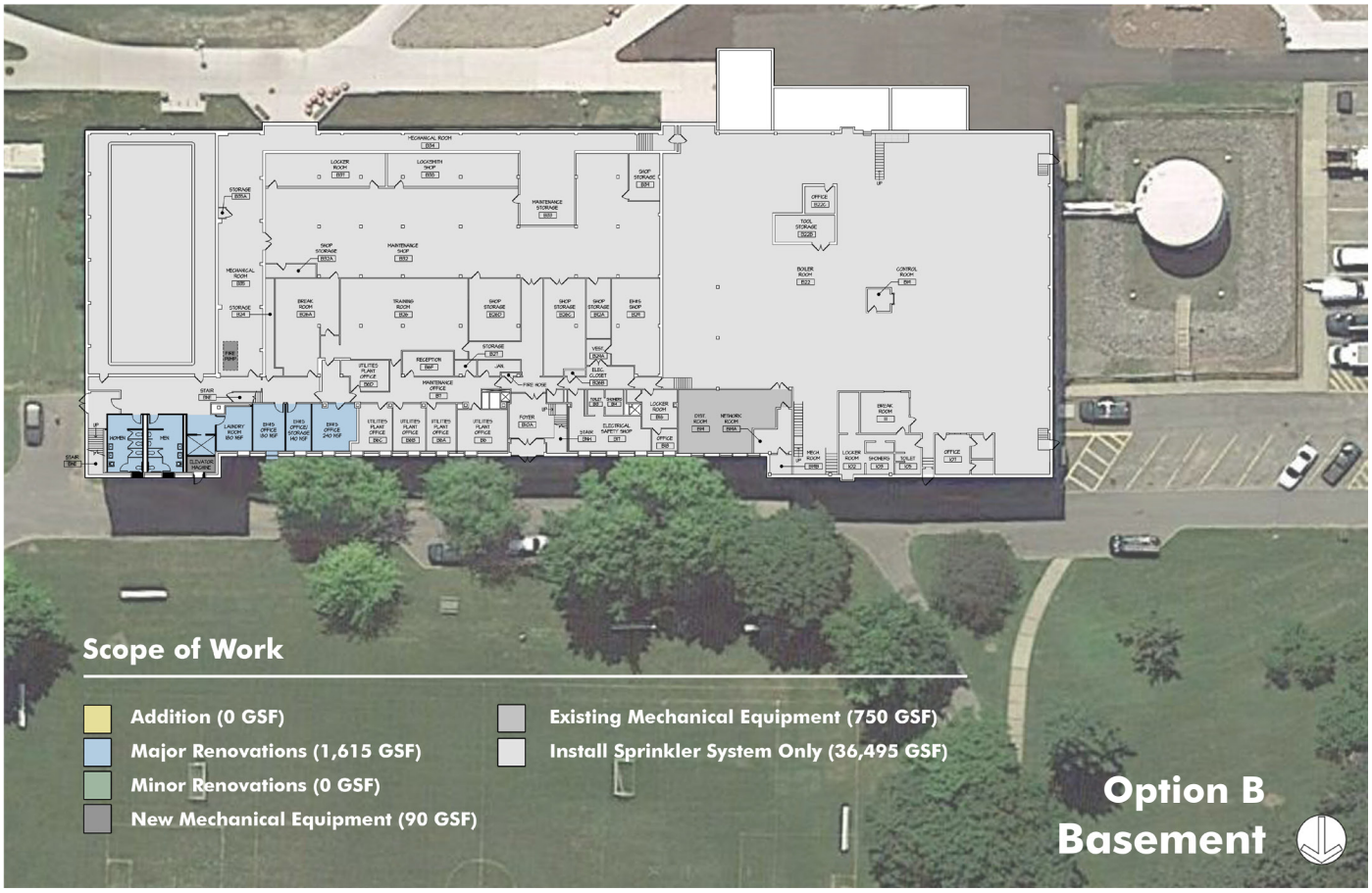
Scope of Work

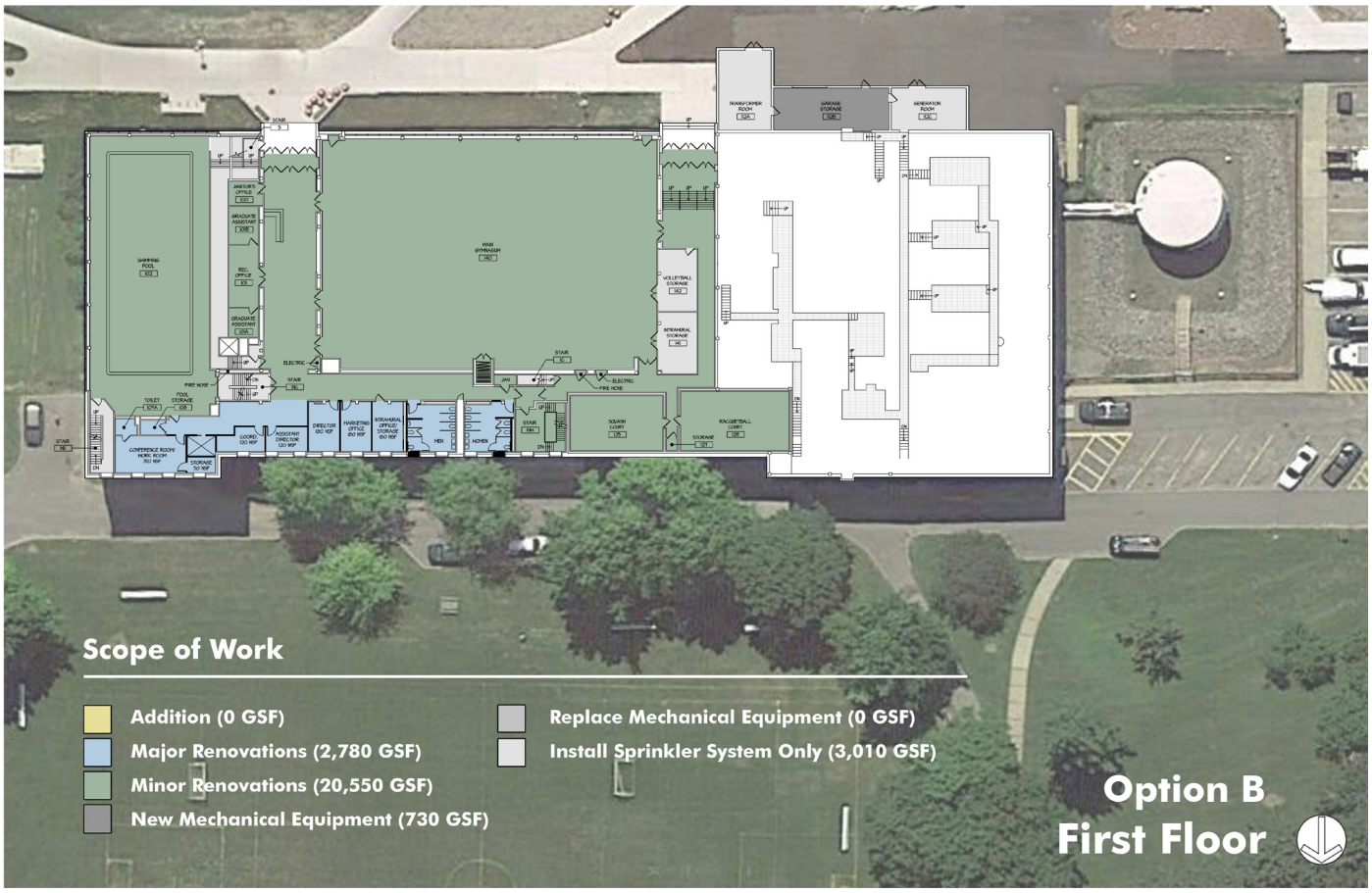
- Addition (3,930 GSF)
- Major Renovations (4,270 GSF)
- Minor Renovations (19,230 GSF)
- New Mechanical Equipment (730 GSF)
- Replace Mechanical Equipment (0 GSF)
- Install Sprinkler System Only (2,840 GSF)

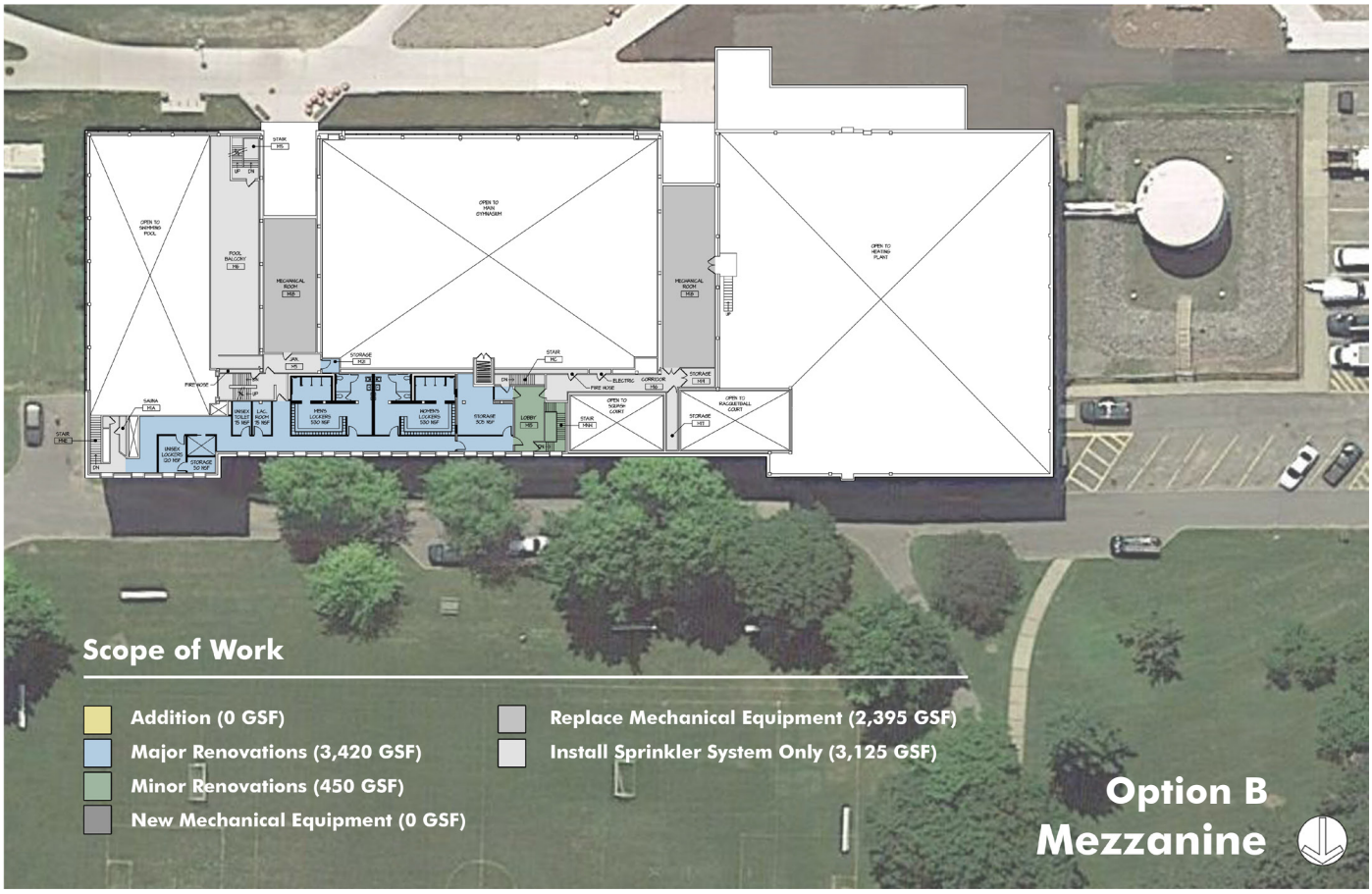
Option A2
First Floor

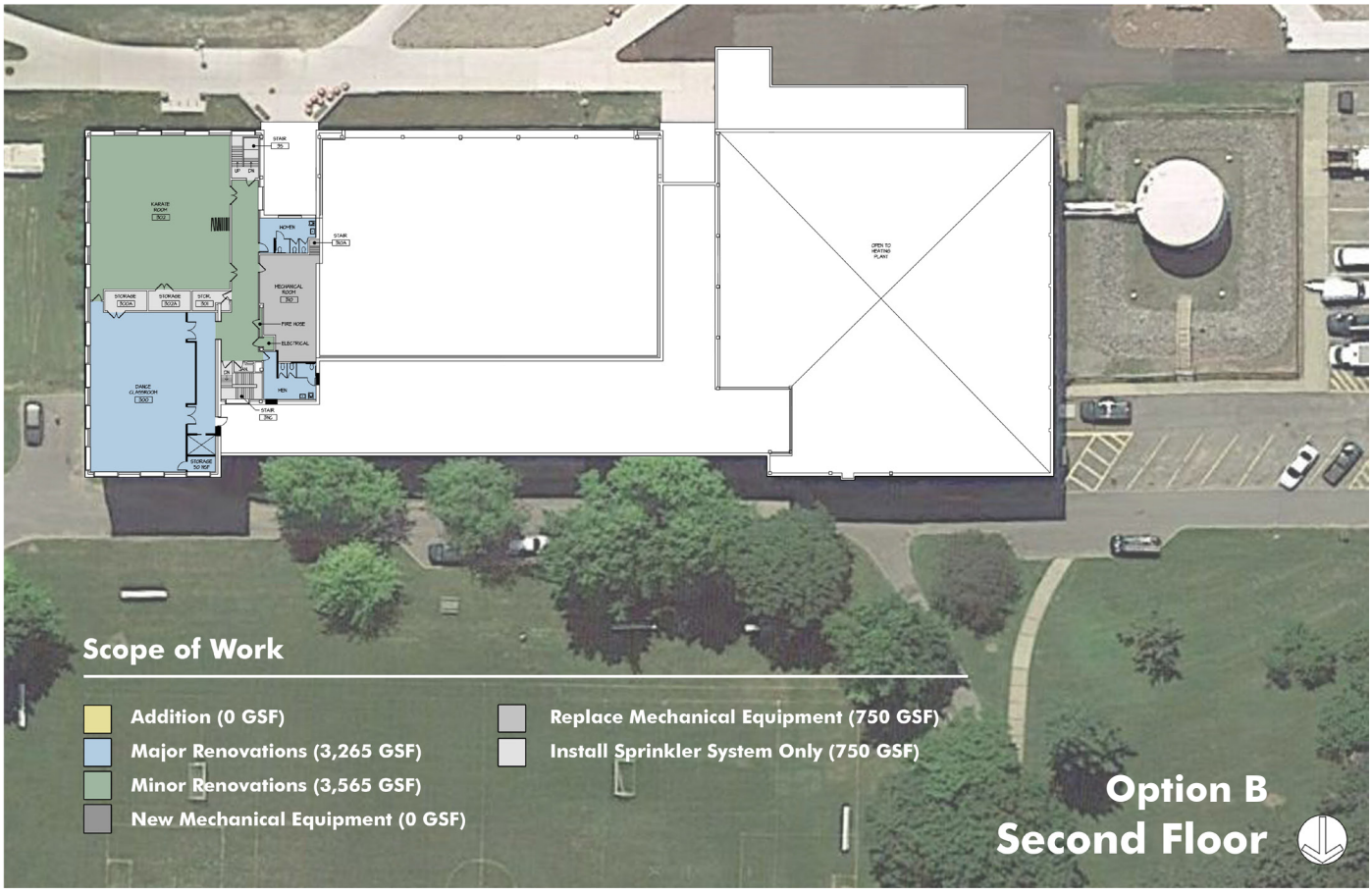

Scope of Work
Addition (3,930 GSF)
Major Renovations (3,100 GSF)
Minor Renovations (890 GSF)
New Mechanical Equipment (80 GSF)
Replace Mechanical Equipment (2,395 GSF)
Install Sprinkler System Only (2,925 GSF)
Options A1 & A2
Mezzanine


Scope of Work
Addition (1,160 GSF)
Major Renovations (810 GSF)
Minor Renovations (6,250 GSF)
New Mechanical Equipment (0 GSF)
Replace Mechanical Equipment (750 GSF)
Install Sprinkler System Only (520 GSF)
Options A1 & A2
Second Floor


Scope of Work
Addition (0 GSF)
Major Renovations (1,615 GSF)
Minor Renovations (0 GSF)
New Mechanical Equipment (90 GSF)
Existing Mechanical Equipment (750 GSF)
Install Sprinkler System Only (36,495 GSF)
Option B
Basement


Scope of Work
Addition (0 GSF)
Major Renovations (2,780 GSF)
Minor Renovations (20,550 GSF)
New Mechanical Equipment (730 GSF)
Replace Mechanical Equipment (0 GSF)
Install Sprinkler System Only (3,010 GSF)
Option B
First Floor

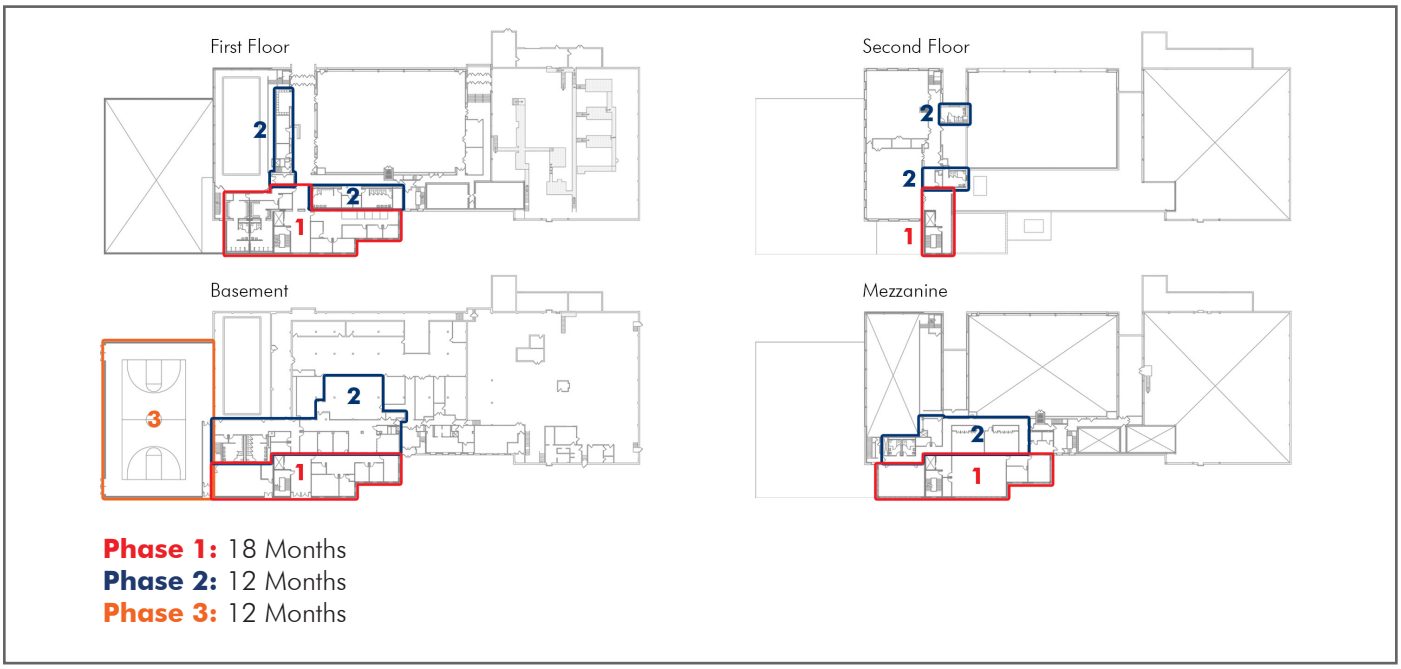

Scope of Work
Addition (0 GSF)
Major Renovations (3,420 GSF)
Minor Renovations (450 GSF)
New Mechanical Equipment (0 GSF)
Replace Mechanical Equipment (2,395 GSF)
Install Sprinkler System Only (3,125 GSF)
Option B
Mezzanine


Scope of Work
Addition (0 GSF)
Major Renovations (3,265 GSF)
Minor Renovations (3,565 GSF)
New Mechanical Equipment (0 GSF)
Replace Mechanical Equipment (750 GSF)
Install Sprinkler System Only (750 GSF)
Option B
Second Floor

Phasing (Option A Only)

Ideally, the addition and 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 north addition will be constructed in the first phase. The addition will provide new multi-purpose rooms, locker rooms, and office space. Once the addition is complete, all building occupants will permanently or temporarily move to the addition to enable the renovations. The new gymnasium 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 both options. For the Lee Hall Addition (Option A), three phasing scenarios were also developed. 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 400 SF penthouse will be constructed on the roof of the building and air-conditioning will be installed prior to the building renovations.

An addition to Lee Hall will be less expensive than constructing a new building. Phasing Scenario 2 will result in three projects that are each under $8,000,000 but the premium to phase the work will be approximately $2,341,000. Installing air-conditioning prior to the renovations (Phasing Scenario 3) will result in an additional increase of approximately $4,691,000.

Option A - Lee Hall Addition

Phasing Scenario 1
Single-Phase Project

New Construction	$6,978,000
Major Renovations	$6,768,000
Minor Renovations	$1,814,000
Escalation (2019)	$1,167,000
Construction Cost	**$16,727,000**
Soft Costs (35%)	$5,854,000
Project Cost	**$22,581,000**

Phasing Scenario 2
Phased Renovation

Phase 1	$7,180,000
Phase 2	$3,868,000
Phase 3	$5,226,000
Additional Work	$8,648,000
Project Cost	**$24,922,000**

Phasing Scenario 3
Phased Renovation

Install A/C	$4,543,000
Phase 1	$6,959,000
Phase 2	$3,696,000
Phase 3	$5,511,000
Additional Work	$8,904,000
Project Cost	**$29,613,000**

Option B - Intramurals & Recreation Building

Lee Hall Renovations

Major Renovations	$8,218,000
Minor Renovations	$1,790,000
Escalation (2019)	$751,000
Construction Cost	**$10,759,000**
Soft Costs (35%)	$3,766,000
Renovation Cost	**$14,525,000**

New Construction

New Building	$8,855,000
Associated Sitework	$1,500,000
Escalation (2021)	$1,657,000
Construction Cost	**$12,012,000**
Soft Costs (35%)	$4,204,0000
Construction Cost	**$16,216,000**

Project Total

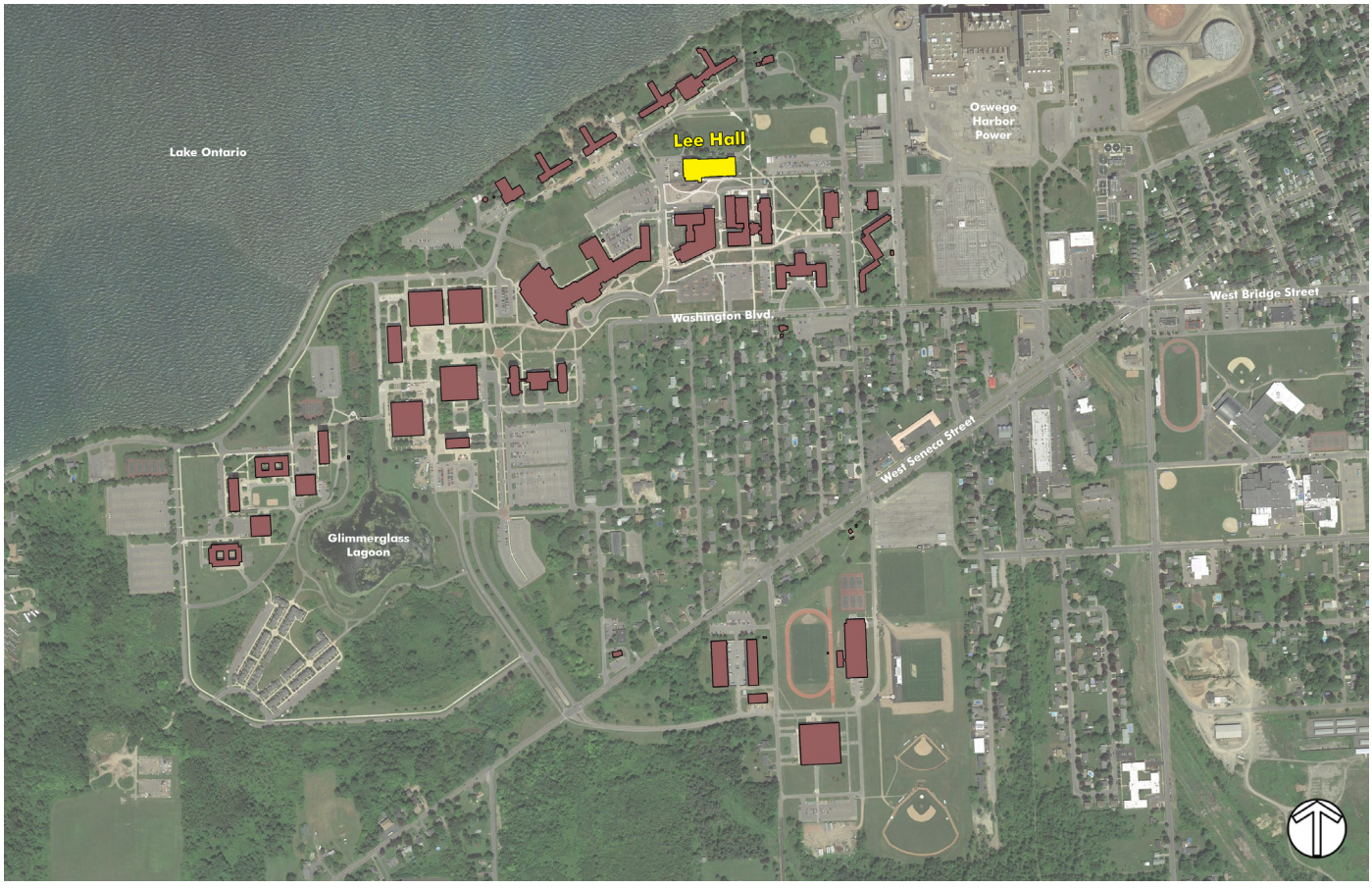
Lee Hall Renovations	$14,525,000
New Construction	$16,216,000
Project Cost	**$30,741,000**

2 Building Conditions Assessment

Introduction

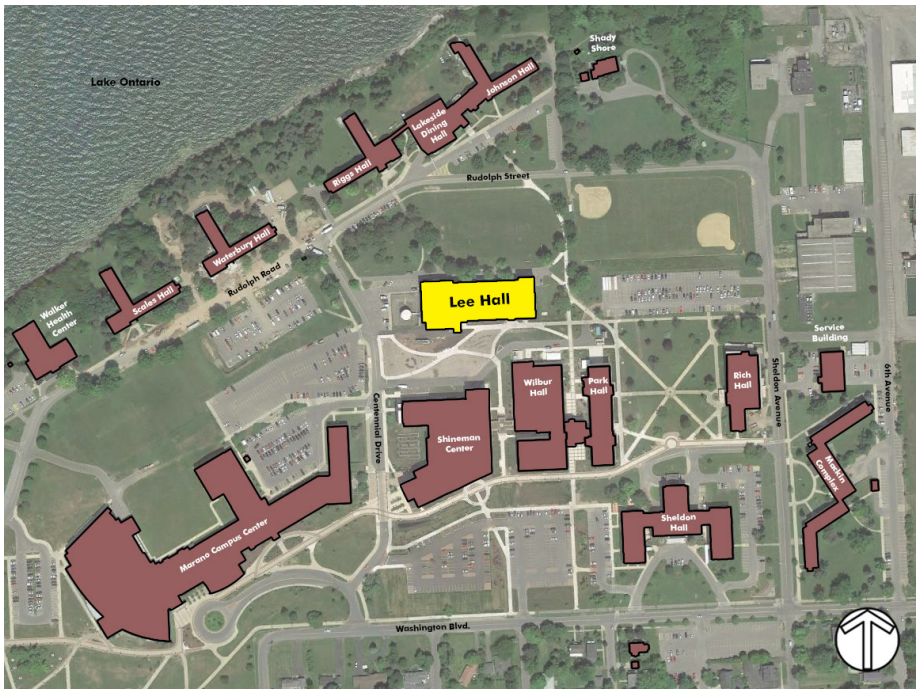
As part of the program study, the planning team conducted an analysis of Lee Hall to better understand site and building challenges. The analysis included a review of data provided by the State University Construction Fund and SUNY Oswego; interviews with administrators and staff; review of existing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

The building assessment focused on the condition of building components and systems; suitability of existing space for Intramurals & Recreation; 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.



Lee Hall

Constructed 1958
196,608 GSF



Building History

Lee Hall was constructed in 1958 for intramurals and recreation. It is located in the academic core along with the Campus Center, Shineman Center, Sheldon Hall, Wilber Hall, and most of the academic buildings on campus. Enrollment has grown since the building was constructed and staff reported that Lee Hall is no longer large enough to support the number of students that participate in programs currently offered at SUNY Oswego.

Functional Analysis

The first floor includes a gymnasium, swimming pool, racquetball/squash court, and office space. Two large multi-purpose rooms on the second floor are currently being used for aerobic activities, such as dance and karate. Office and support space for the facilities department are located in the basement.

- Lee Hall does not have air-conditioning and is reportedly very uncomfortable during the summer months.
- The multiple levels and lack of an elevator make accessibility a major concern.
- The men's locker room is in the basement and women's locker room is in the mezzanine. A stairway connects both locker rooms to the swimming pool, but neither are easily accessible from the other activity spaces.
- Staff reported that the multi-purpose rooms on the second floor are appropriately sized and well-utilized, but are not always available for recreation programs. Additional multi-purpose space should be provided.
- There are no toilet rooms in the basement. Facilities staff use the sinks and toilets in the men's locker room, which becomes an issue when the locker room is also being used by students or members of the local community.
- The laundry room is currently located in a basement corridor. An enclosed laundry room should be provided.
- Storage for the adjacent athletic fields is also located in a basement corridor. A dedicated storage space with access from the exterior should be provided for this equipment.

Main Lobby

Gymnasium

Swimming Pool

Building Condition Assessment

Program Study for Intramurals & Recreation

Building Name: Lee Hall
Construction Year: 1958

Floors Above/Below: 3/1
GSF: 83,720

Building Component	Condition (%)			
	E	G	F	P
Building Exterior				
Foundations		**100**		
Exterior Walls		**75**	**25**	
Building Framing		**100**		
Windows/Louvers				**100**
Doors/Frames/Hardware		**100**		
Roof			**100**	
Building Interior				
Floors		**75**	**25**	
Walls		**75**	**25**	
Ceilings		**75**	**25**	
Doors/Frames/Hardware		**100**		
Built-In Furnishings		**75**		**25**
Stairs		**100**		
Elevators/Escalators				
Specialty Systems		**100**		
Building Heating/Cooling				
HVAC Distribution & Controls			**50**	**50**
AHU/Controls				
Chiller/Controls				
Boiler/Heat Exchanger/Controls			**75**	**25**
Pumps/Motors/Compressors			**75**	**25**
Fire Sprinkler/Standpipe Systems				
Plumbing Systems/Fixtures			**50**	**50**
Specialty Systems				

Building Component	Condition (%)			
	E	G	F	P
Building Electrical				
Fire Alarm System		**75**	**25**	
Emergency Power/Lighting Systems		**25**	**50**	**25**
Lighting Systems			**25**	**75**
Electrical Distribution			**25**	**75**
Power Wiring			**25**	**75**
Tel/Data Systems			**50**	**50**
Specialty Systems			**100**	

Building Component	Compliance			
	C	PC	NC	
NYS/ADA				
Exterior Doors	**X**			
Interior Doors		**X**		
Horizontal Circulation (Corridors)	**X**			
Horizontal Circulation (Ramps)				
Vertical Circulation (Stairs)		**X**		
Vertical Circulation (Elevators)				
Toilet Rooms		**X**		
Locker Rooms		**X**		
Drinking Fountains	**X**			
Signage		**X**		
Assembly Areas		**X**		
Sales and Service Areas				
Dining Areas				

	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 Intramurals & Recreation

Occupancy Classification

A-3 Assembly: Gymnasium
A-4 Assembly: Swimming Pool
B Business: Offices, Classrooms, Support Space

Construction Classification

Assume Type IIB Construction

Allowable Height and Building Area

A Assembly: 55 Feet Above Grade; 2 Stories Above Grade; 49,875 SF Building Area
B Business: 55 Feet Above Grade; 3 Stories Above Grade; 120,750 SF Building Area

Building Area	
Basement	38,950 GSF
First Floor (A-3 Occupancy)	9,560 GSF
First Floor (A-4 Occupancy)	4,810 GSF
First Floor (B Occupancy)	12,700 GSF
Mezzanine	9,370 GSF
Second Floor	8,330 GSF
TOTAL	83,720 GSF

Number of Occupants	
Basement	222 Occupants
First Floor (A-3 Occupancy)	183 Occupants
First Floor (A-4 Occupancy)	276 Occupants
First Floor (B Occupancy)	56 Occupants
Mezzanine	65 Occupants
Second Floor	107 Occupants
TOTAL	909 Occupants

Fire-Resistance Rating

Structural Frame: 0-hour rating

Exterior Bearing Walls: 0-hour rating
Interior Bearing Walls: 0-hour rating

Exterior Nonbearing Walls: See Table 602
Interior Nonbearing Walls: 0-hour rating

Floor Construction: 0-hour rating
Roof Construction: 0-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	1	2	11	14
Water Closets: Female	2	4	11	17
Lavatories: Male	1	1	7	9
Lavatories: Female	1	1	7	9
Drinking Fountains	1	1	5	7
Service Sinks	1	1	1	3

Envelope Requirements	
Roof	U-0.039
Walls, Above Grade (Mass)	U-0.078
Walls, Above Grade (Framed)	U-0.064
Walls, Below Grade	C-0.119
Floors (Mass)	U-0.074
Floors (Framed)	U-0.033
Slab-on-Grade Floors (Unheated)	F-0.54
Slab-on-Grade Floors (Heated)	F-0.58

Fenestration Requirements (U-Factor)	
Vertical Fenestration (Fixed)	0.38
Vertical Fenestration (Operable)	0.45
Vertical Fenestration (Entrance Doors)	0.77
Skylights	0.50
Fenestration Requirements (SHGC)	
Vertical Fenestration	0.40
Skylights	0.40

Single-glazed windows are not energy-efficient and in poor condition.

Metal lockers are beginning to rust.

Campus Mechanical Room

Boilers

Building Exterior

Masonry walls are in good to fair condition. Single-glazed windows are not energy-efficient and in poor condition. A project to restore the building shell is listed in the Capital Plan and will address these issues. An inspection of the roof was not included as part of this assessment. The 2010 Facilities Master Plan indicated that the roof is in fair condition.

Building Interior

Interior finishes in the basement consist primarily of concrete masonry walls and concrete floors. Finishes on the other floors include concrete masonry walls, gypsum wallboard, carpet, terrazzo, vinyl floor tile, concealed spline ceilings, and acoustic tile ceilings. Locker rooms have concrete masonry walls, terrazzo floors, and concealed spline ceilings.

- Paint in the racquetball and squash courts is peeling. The walls should be scraped, primed, and repainted.
- Ceramic tile in the swimming pool has been patched and is in good condition.
- Ceramic tile in the toilet rooms is in fair condition and should be replaced.
- Stained acoustic ceiling tile should be replaced.
- Metal lockers in the locker rooms are beginning to rust and are in poor condition. They should be replaced.
- SUNY Oswego has detailed records that indicate asbestos is present in Plumbing Shop B32, Dance Classroom 300, Mechanical Room 310, and pipe insulation. 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.

Campus Mechanical Room

Attached to Lee Hall is the campus mechanical room, which houses the equipment used to provide steam generation and distribution to the campus. There are currently four steam boilers in the building, including a 30,000 #/HR steam boiler, 50,000 #/HR steam boiler, 50,000 #/HR steam boiler, and 53,000 #/HR steam boiler. All boilers are dual-fueled by natural gas and fuel oil. The mechanical room also includes condensate receivers, boiler feed water systems, boiler economizers, make-up air units, air compressors, and chemical feed equipment that support the boilers. The steam system serves the campus through a piping network that supplies steam to the campus and return condensate back from the campus.

Steam Service

Lee Hall is served off the mains from the campus mechanical room. Steam serves heating and ventilating throughout Lee Hall.

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.

Hot water convectors that are fed from a steam to hot water convertor are located throughout the building. They supply supplemental heating to the spaces that they serve. Each convector is controlled by a thermostat, which controls the flow of hot water through a valve in the convector.

Duct System

Steam Pipes

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, 820 MBTU heating only unit with a functioning supply fan and heating coil with filter section that serves the swimming pool.
- HV-2 is a 18,000 CFM, 1,400 MBTU heating only unit with a functioning supply fan and heating coil with filter section that serves the gymnasium.
- HV-3 is a 2,600 CFM, 190 MBTU heating only unit with a functioning supply fan and heating coil with filter section that serves several storage areas.
- HV-4 is a 2,520 CFM, 185 MBTU heating only unit with a functioning supply fan and heating coil with filter section that serves the women's locker room.
- HV-5 is a 1,250 CFM, 92 MBTU heating only unit with a functioning supply fan and heating coil with filter section that serves the squash court.
- HV-6 is a 1,250 CFM, 92 MBTU heating only unit with a functioning supply fan and heating coil with filter section that serves the racquetball court.
- HV-7 is a 3,390 CFM, 250 MBTU heating only unit with a functioning supply fan and heating coil with filter section that serves the men's locker room.
- HV-8 is a 3,170 CFM, 230 MBTU heating only unit with a functioning supply fan and heating coil with filter section that serves the basement.

Heating and Ventilating Unit

Exhaust Fan 2

Exhaust Fan 6

Potable Water

Exhaust Fans

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

- EF-1 is a 1,800 CFM, 3HP fan unit with a functioning two-speed fan that is interlocked to operate when unit HV-2 is operational.
- EF-2 is a 2,600 CFM, 1/2HP fan unit with a functioning fan that serves toilet rooms and runs on an occupied/unoccupied schedule.
- EF-3 is a 1,370 CFM, 1/4HP fan unit with a functioning fan that serves toilet rooms and runs on an occupied/unoccupied schedule.
- EF-4 is a 2,000 CFM, 1/3HP fan unit with a functioning fan that serves toilet rooms and runs on an occupied/unoccupied schedule.
- EF-5 is a 2,000 CFM, 1/3HP fan unit with a functioning fan that serves the racquetball courts and is controlled on an occupied/unoccupied schedule.
- EF-6 is a 10,000 CFM, 2HP fan unit with a functioning fan that serves the squash courts and is controlled on an occupied/unoccupied schedule.
- EF-7 is a 6,910 CFM, 1.5HP fan unit with a functioning two-speed fan that serves the gymnasium and is controlled on an occupied/unoccupied schedule.
- EF-8 is a 4,775 CFM, 3/4HP fan unit with a functioning two-speed fan that serves toilet rooms and runs on an occupied/unoccupied schedule.
- EF-9 is a 1,650 CFM, 1/3HP fan unit with a functioning fan that serves toilet rooms and runs on an occupied/unoccupied schedule.
- EF-10 is a 2,300 CFM, 1/3HP fan unit with a functioning two-speed fan that is interlocked to operate when units HV-5 and HV-6 are operational.
- EF-11 is a 1,850 CFM, 1/8HP fan unit with a functioning fan that serves toilet rooms and runs on an occupied/unoccupied schedule.
- EF-12 is a 150 CFM, 1/30HP fan unit with a functioning fan that serves toilet rooms and runs on an occupied/unoccupied schedule.

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 four-inch line located in the basement. It has a water meter and valve, but no backflow device. The piping network provides distribution to the building. The domestic cold water service supplies cold water to toilet rooms and locker rooms.

Domestic Hot Water Service

The domestic hot water service for the building is fed from the campus mechanical room through a steam to hot water convertor and storage tanks. The domestic hot water service supplies hot water to toilet rooms and locker rooms.

Sanitary System

The six-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 storm system that serves the building is piped from roof drains through storm leaders that exit the building in multiple locations. These leaders are connected to various man-holes around the perimeter of the building.

Fire Protection

There is no fire protection system in the building.

Filtration System

Electrical

Normal Power Distribution System

Unit Substation in Distribution Room B19

- Lee Hall contains medium-voltage switchgear that provides power to several buildings on campus including Lee, Riggs, Johnson, Lakeside, Piez, Swetman, Snygg, Wilber, Funnelle, Cooper, Hart, Culkin, Hewitt, Tyler, Seneca, Pathfinder, Waterbury, Scales, Walker, Service Building 20, Mackin, Rich, Park, Penfield, Lanigan, Mahar, Onondaga, Oneida, Littlepage, and Cayuga. This medium-voltage switchgear is rated at 13.2kV and is located in Transformer Room 112A.
- The building service for Lee Hall is located in Distribution Room B19. This room contains two unit substations.
- Both unit substations receive 13.2kV into a load interrupter switch. This switch feeds the primary of a transformer located in an adjacent section of the unit substation.
- One unit substation contains a 300kVA transformer that provides 208Y/120V from the secondary of the transformer. This secondary feeds the main circuit breaker located in an adjacent compartment within the unit substation. This main circuit breaker feeds the distribution section of the unit substation, which provides power to panelboards located throughout the building.
- 208Y/120V panelboards are located throughout the first floor, mezzanine, and second floor. They serve all lighting, power, and equipment loads.
- The other unit substation contains a 500kVA transformer that provides 480Y/277V from the secondary of the transformer. This secondary feeds the main circuit breaker located in an adjacent compartment within the unit substation. This main circuit breaker feeds Panel EPP-1 through an automatic transfer switch.
- 480Y/277V is distributed to mechanical equipment located in the boiler room including make-up air units, boilers, and Panel PP-4. This panel serves additional mechanical equipment.
- The majority of the normal distribution system appears to have been upgraded since the building was constructed in 1958. 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 located in the boiler room.
- Although some of the panelboards have been upgraded, the majority of panelboards on the first floor (other than the boiler room), mezzanine, and second floor appear to be original to the building. These panelboards and the associated feeders should be replaced.
- Both unit substations are manufactured by Westinghouse. Since parts for this manufacturer will likely not be available in the future, the unit substations should be replaced.

Emergency Generator in Generator Room 112C

Fluorescent Lighting

Emergency Power Distribution System

- Lee Hall also contains an emergency generator manufactured by Cummins. The generator is located in Generator Room 112C and rated 515kW/643.8kVA, 480Y/277 Volts, 3-Phase, 774.4 Amps.
- The emergency generator feeds an automatic transfer switch located in Distribution Room B19.
- 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 EPP-1, which feeds panelboard EPL-1 through a 225kVA transformer. These panelboards are located in Distribution Room B19.
- The emergency system feeds select loads in the boiler room, including panelboards EP-L1, EPL-2, DPS, PP-5, PP-3, and select mechanical equipment.
- The emergency generator and transfer switch appear to have been recently installed and are in good condition.
- 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

- 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.

First Floor

- In general, lighting on the first 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 first floor.
- Select offices have been upgraded to LED recessed troffers.
- In general, lighting is controlled by line voltage switching.
- Exit signage appears to be fluorescent lamping type.

Mezzanine

- In general, lighting in the mezzanine 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 mezzanine.
- In general, lighting is controlled by line voltage switching.
- 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 4100 system. It is located in Distribution Room B19A and appears to serve the boiler area only.
- An additional fire alarm control panel manufactured by EST is located in Foyer B10A that appears to serve the rest of the building.
- The boiler area appears to have carbon monoxide detection and alarm notification.
- The Simplex system appears to have new visual notification devices located throughout the boiler area.
- The EST system appears to utilize original building devices for notification and detection.
- HVAC units appear to utilize duct-type smoke detection with automatic shutdown upon detection.
- The EST system and associated devices should be replaced with a Simplex system to ensure interoperability with the system installed in the boiler area.

Simplex 4100 in Distribution Room B19

Telecommunications System

- The telecommunications system is located in Distribution Room B19A. The system consists of wall-mounted punchdown blocks for telephone distribution.
- The room also contains three data racks that feed data device locations throughout the building.
- The data racks and telephone equipment are fed from a separate electrical panel located within the space.
- The system equipment is in good condition.


EST Fire Alarm System in Foyer B10A

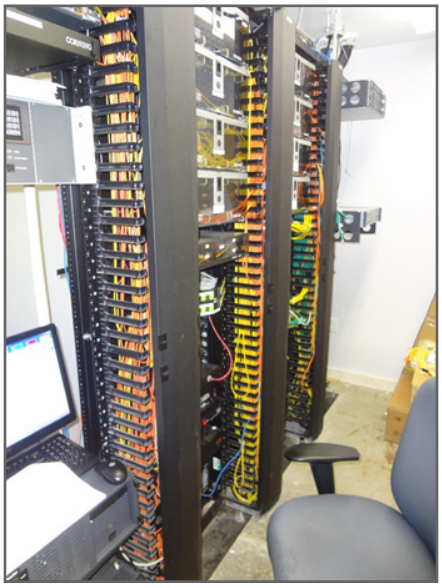
Building Code/Accessibility

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

- Toilet rooms have been updated with fully accessible fixtures.
- Fully accessible drinking fountains have been installed.
- 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.

- In spaces that require two exits, the distance between the exits must be at least one-half the length of the maximum diagonal dimension of the space. An additional exit is required at the south end of the swimming pool.
- 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 the swimming pool 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.
- 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.


Data Racks in Distribution Room B19

Toilet rooms require additional modifications to bring them into full compliance with current ADA requirements.

- Some interior doors are equipped with knob hardware that does not comply with current ADA standards. All knob hardware should be replaced with fully-compliant lever hardware.
- Signage has recently been replaced, but some code required signage is missing and should be installed.

3 Space Needs Analysis

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 Intramurals & Recreation, as well as other departments that occupy space in Lee 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 intramurals and recreation based on the current and projected number of programs, students, and staff. The program will need to be adjusted as enrollment and available programs change.

The following space program summary includes the existing and proposed net assignable square feet (NASF) by space type. The total amount of existing space is not adequate to support the needs of Intramurals & Recreation. Additional space is required for recreation activities, administrative offices, and equipment storage. The space program is included in its entirety in Appendix A.

Existing Floor Plans

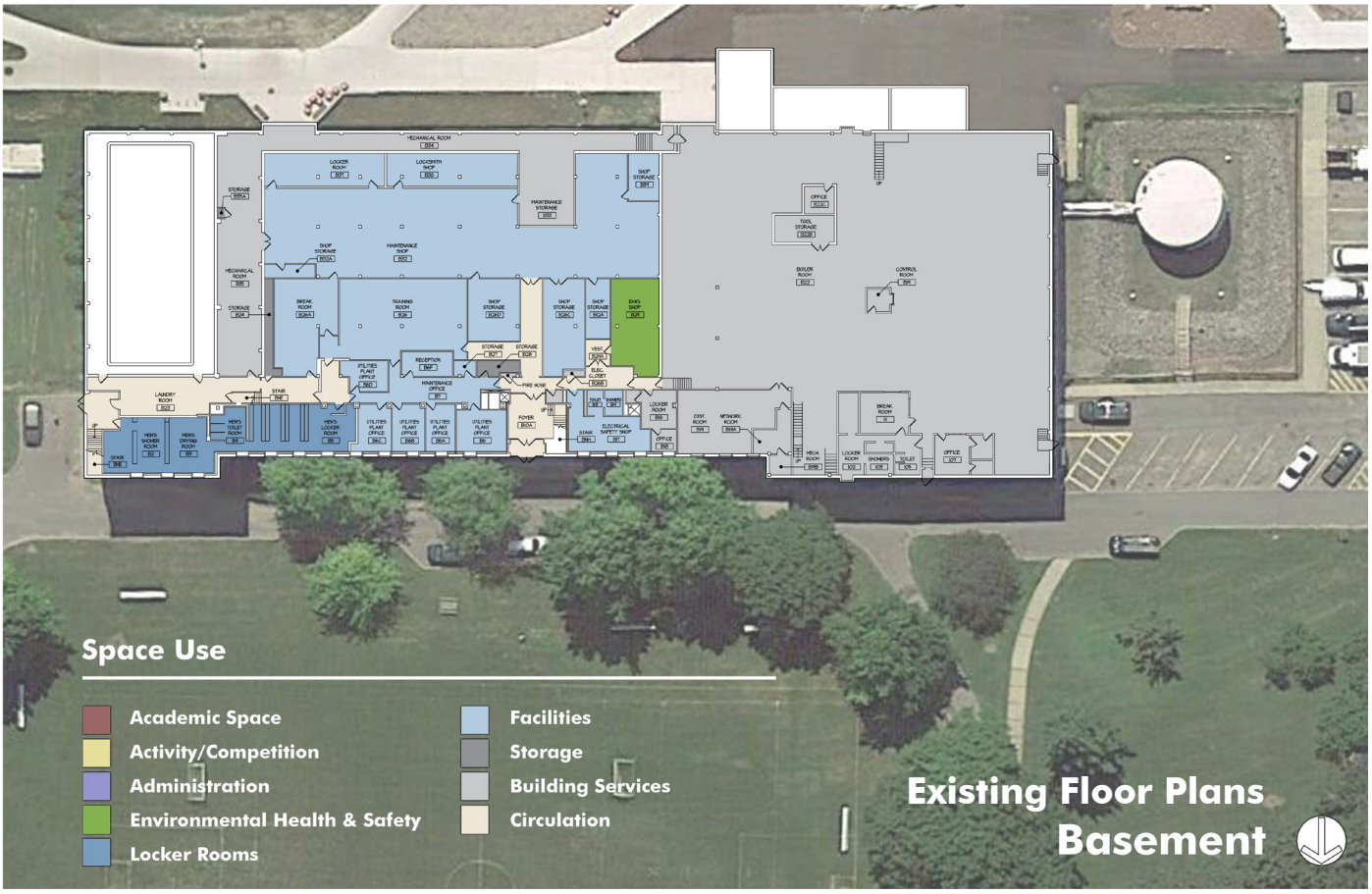
The existing floor plans shown on the following pages show the current distribution of space throughout the building. The primary activity spaces (gymnasium, swimming pool, racquetball court, squash court) are located on the first floor. Two large multi-purpose rooms on the second floor are appropriately sized and reportedly well-utilized. Locker rooms and other support spaces are located in the basement and mezzanine.

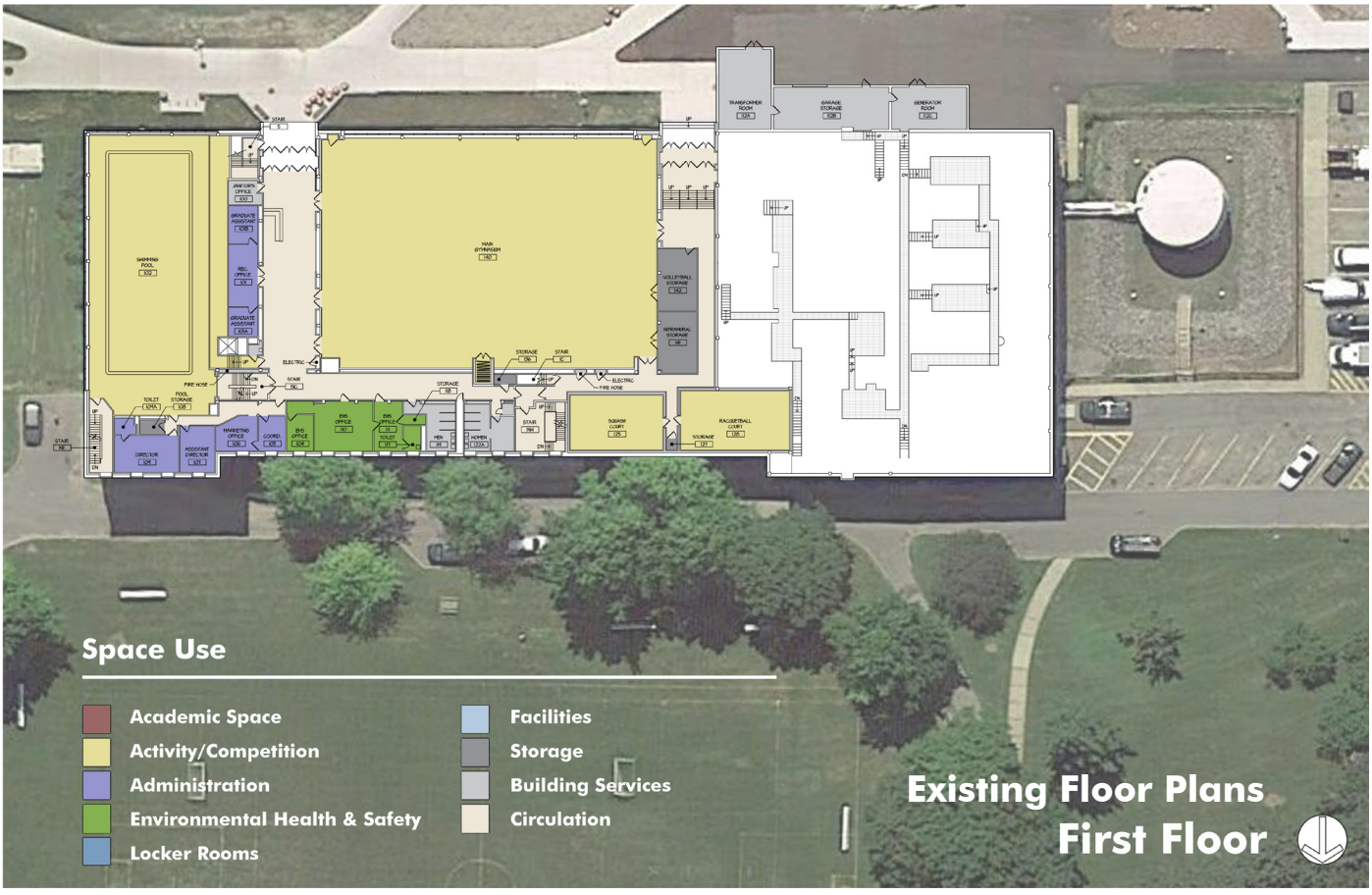
Space Type	Existing NASF	Proposed NASF	Delta
Activity/Competition	30,062	44,462	14,400
Academic Space	378	0	(378)
Administration/Support	1,502	2,708	1,206
EH&S	1,236	1,350	114
Locker Rooms	5,494	3,920	(1,574)
Utilities Plant	10,292	10,392	100
Storage	2,550	4,471	1,921
Total	**51,514**	**67,303**	**15,789**

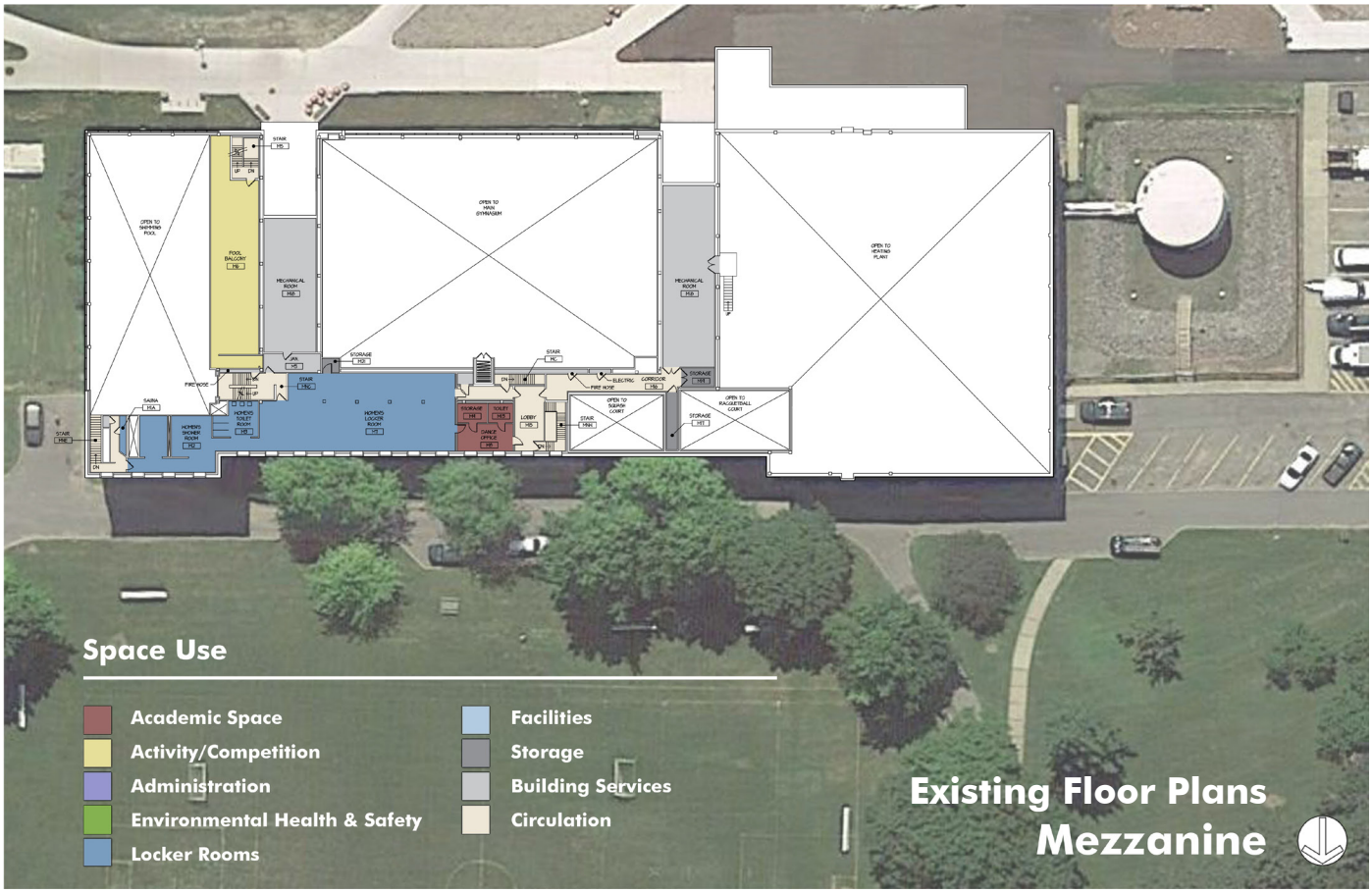
Space Program Summary

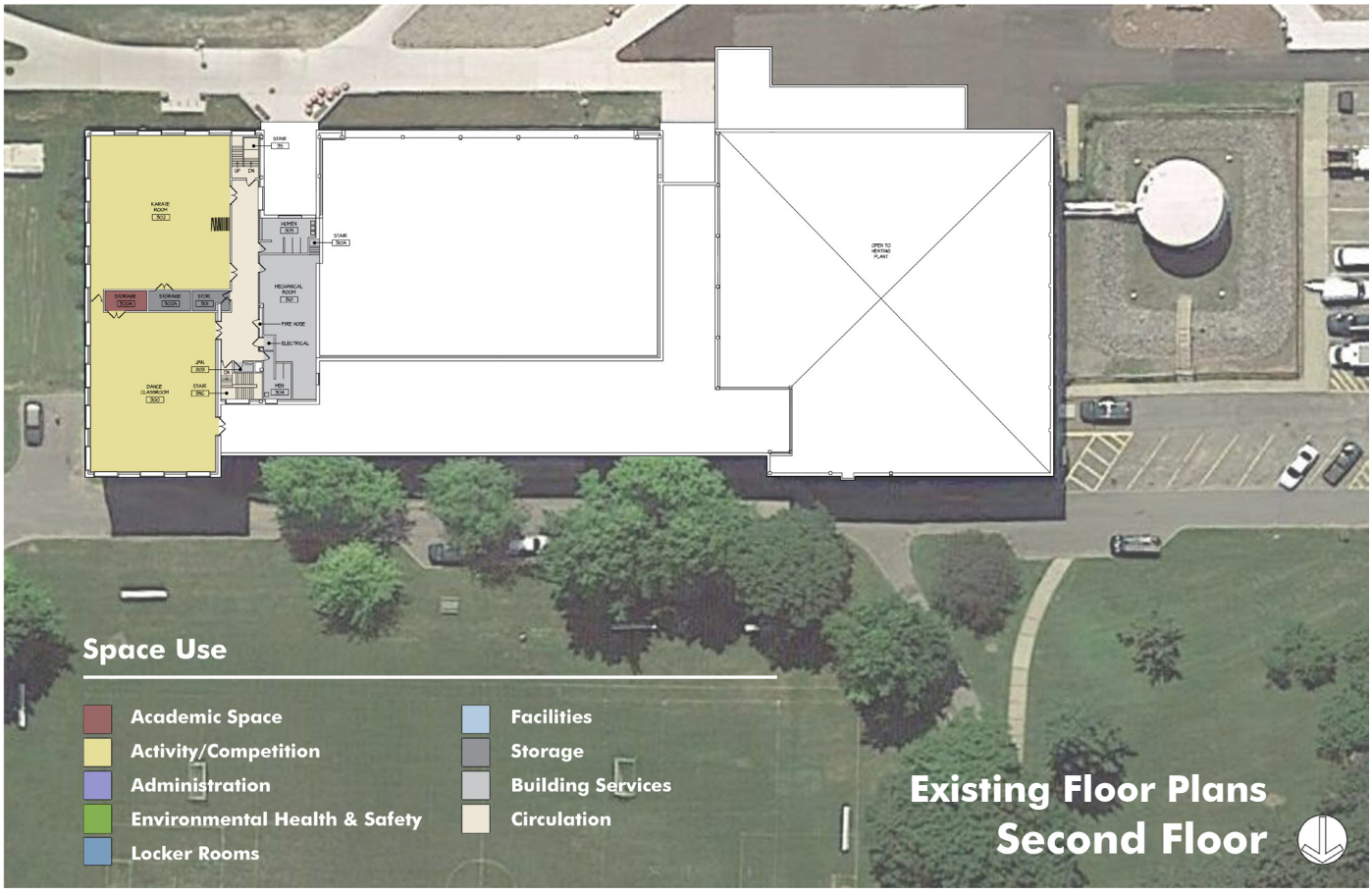
The following spaces were identified as underutilized or spaces that could move out of Lee Hall:

- Men's Locker Room
- Women's Locker Room
- Environmental Health & Safety
- Dance Office


Space Use
Academic Space
Activity/Competition
Administration
Environmental Health & Safety
Locker Rooms
Facilities
Storage
Building Services
Circulation
Existing Floor Plans
Basement


Space Use
Academic Space
Activity/Competition
Administration
Environmental Health & Safety
Locker Rooms
Facilities
Storage
Building Services
Circulation
Existing Floor Plans
First Floor


Space Use
Academic Space
Activity/Competition
Administration
Environmental Health & Safety
Locker Rooms
Facilities
Storage
Building Services
Circulation
Existing Floor Plans
Mezzanine


Space Use
Academic Space
Activity/Competition
Administration
Environmental Health & Safety
Locker Rooms
Facilities
Storage
Building Services
Circulation
Existing Floor Plans
Second Floor

4 Preliminary Concept Options

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

Concept Options

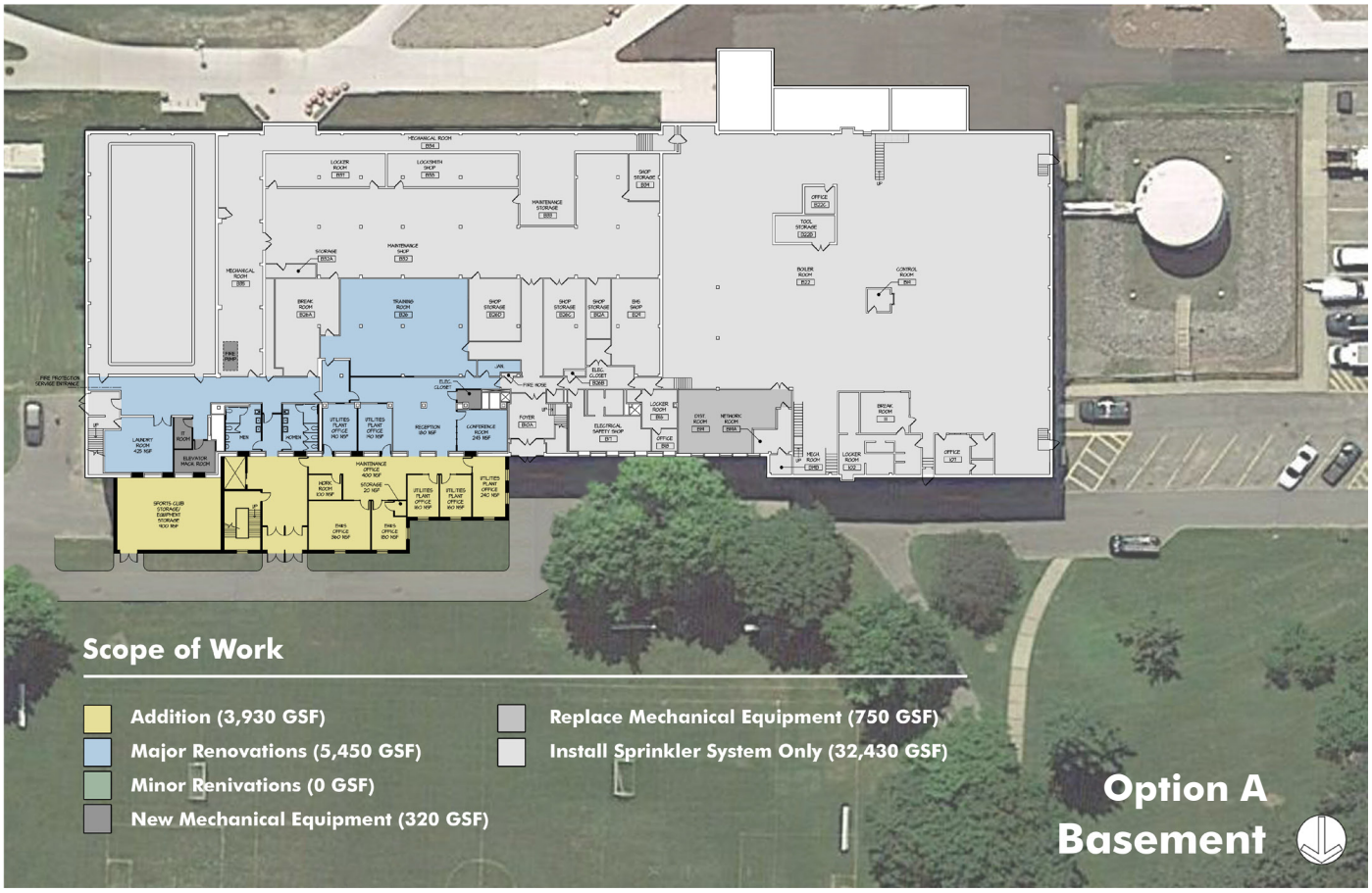
The following exterior wall and renovation options were presented to the Steering Committee on 11 October 2016. Each option was based on information gathered during the building conditions assessment and programming interviews. Levels of Renovation are defined as follows:

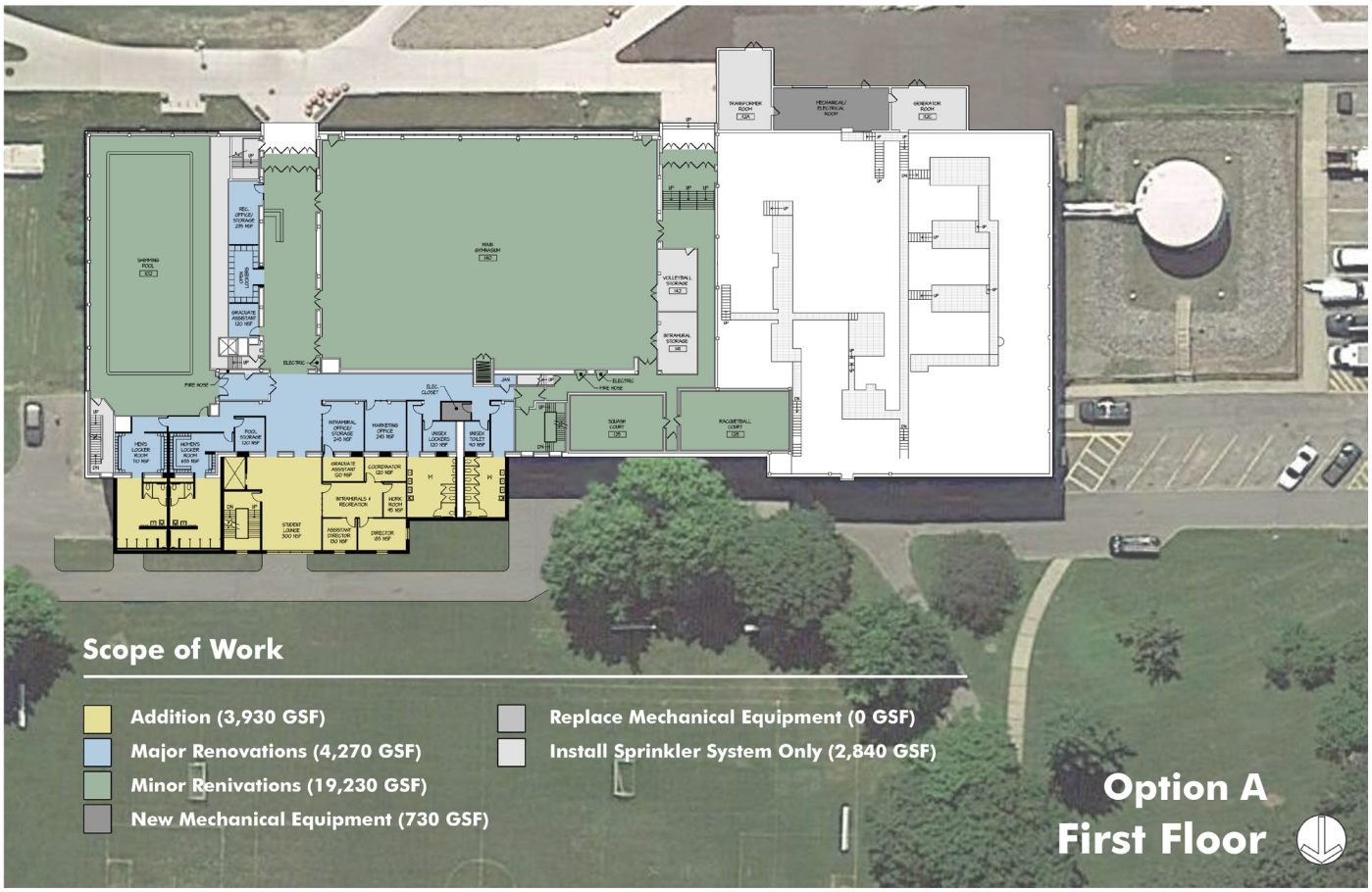
- Major Renovations - Major renovations include the reconfiguration of space and the installation of new interior finishes, heating and cooling systems (including air-conditioning), fire protection systems, lighting, power devices, and plumbing fixtures.
- Minor Renovations - Minor renovations include 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.

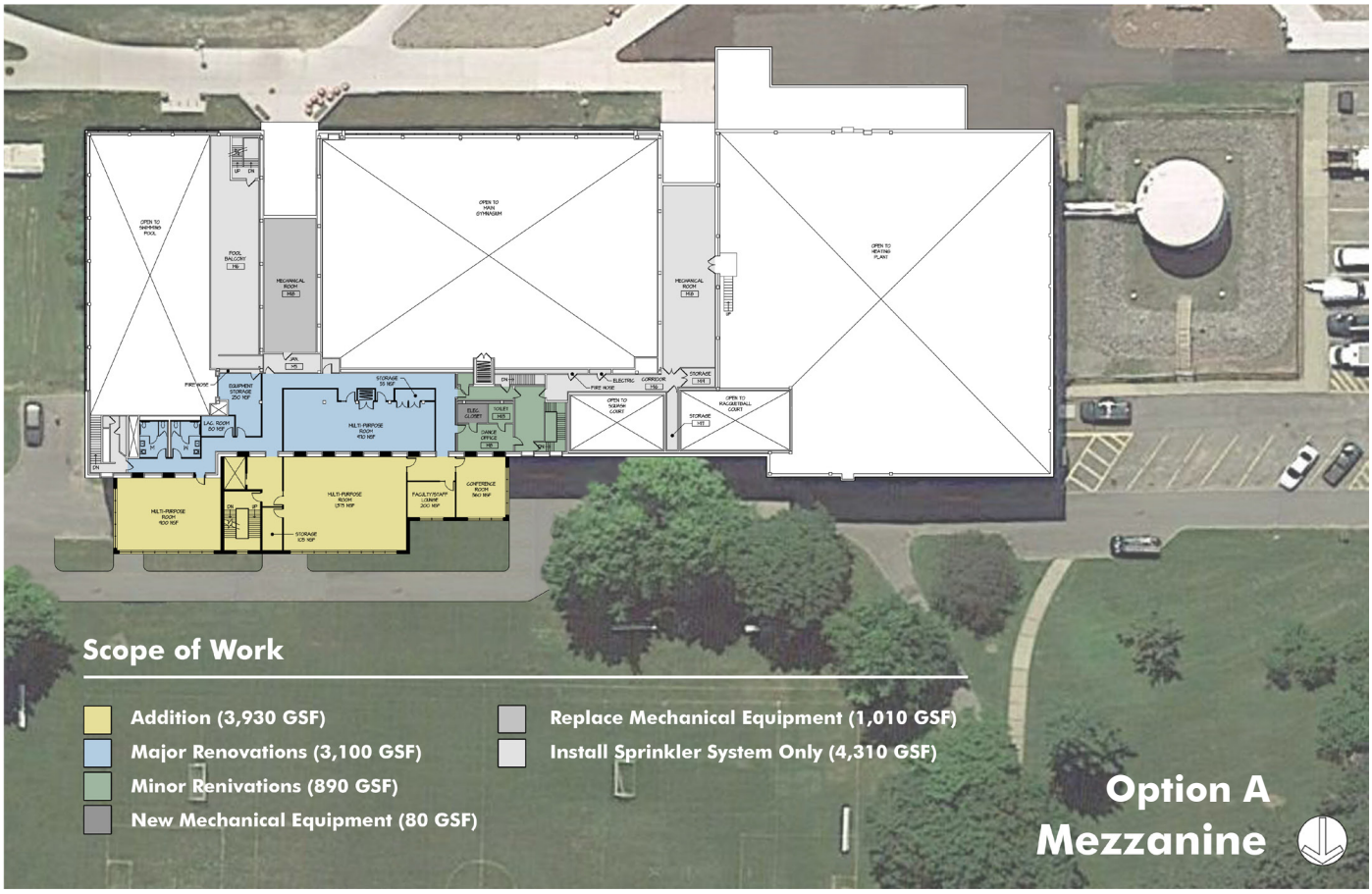
The first option (Option A) includes a 12,950 GSF addition on the north side of Lee Hall. The addition contains an elevator that provides an accessible route to all floors of the building, as well as multi-purpose rooms, locker rooms, lounge space, office space, and additional storage space that can be accessed from the adjacent athletic fields. Renovations to the existing building include a large multi-purpose room, reconfigured office space, and additional toilet rooms.

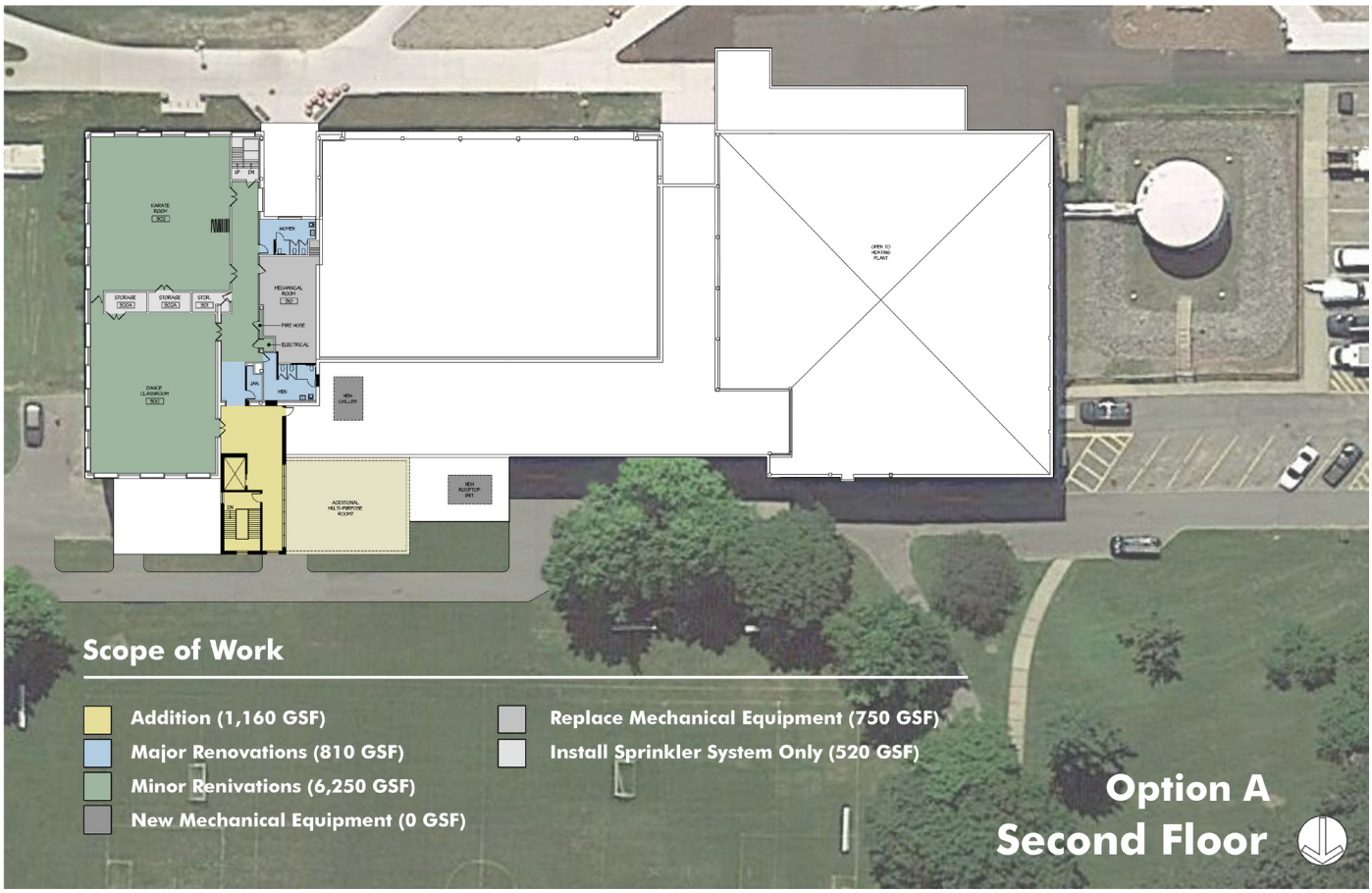
In Option B, the building is reorganized to maximize existing space and provide additional multi-purpose rooms and toilet rooms. A 4,890 GSF addition of the north side of the building includes an elevator, student lounge, faculty/staff lounge, conference room, and office space.

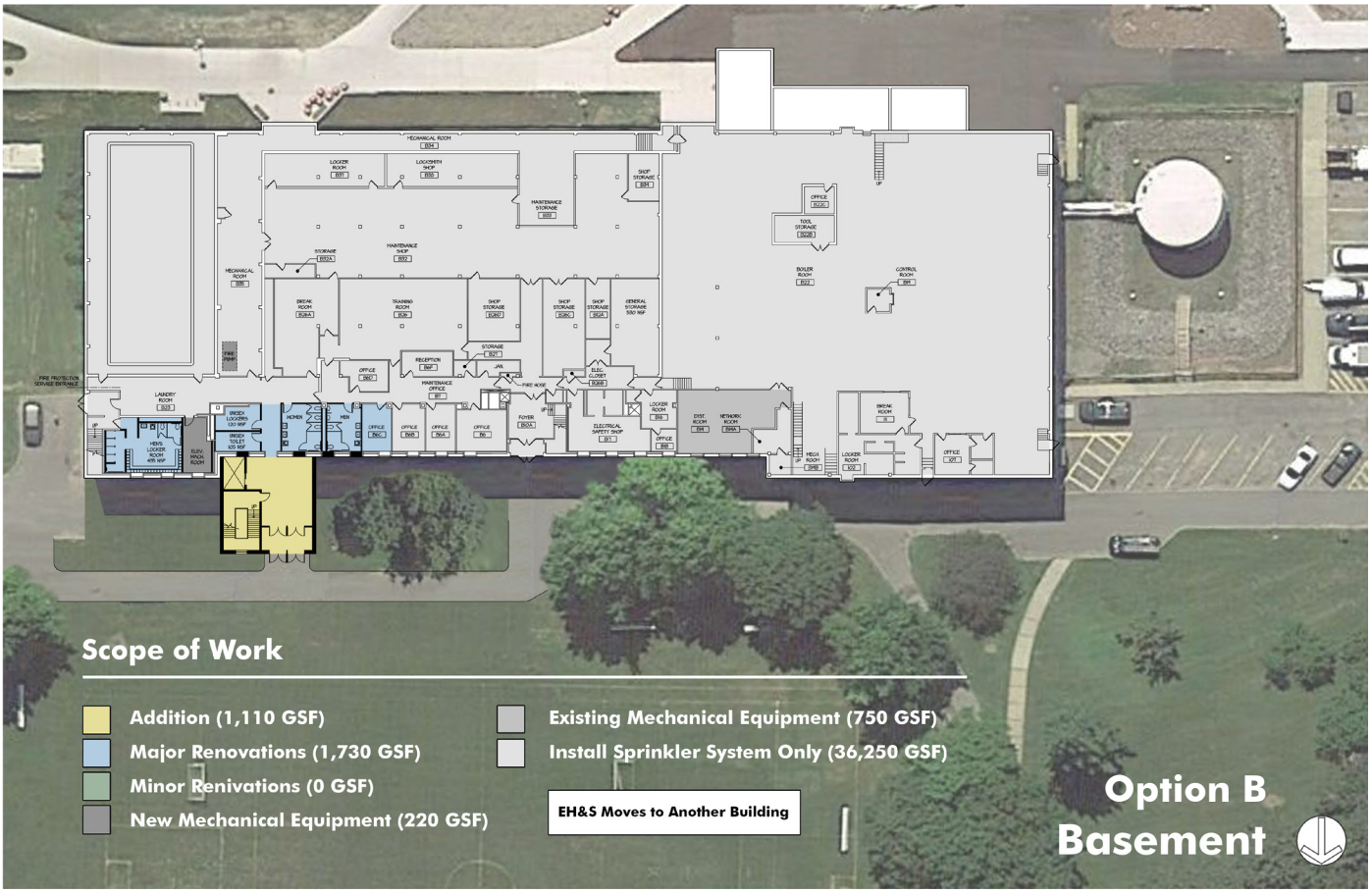
Option C assumes that the gymnasium, swimming pool, racquetball court, and squash court will be maintained in Lee Hall. New locker rooms will be created on the first floor adjacent to the swimming pool. The remainder of the spaces identified in the proposed space program will move to an addition on the north side of the Campus Center. The addition will be approximately 25,000 GSF (depending on the final layout) and include a gymnasium, multi-purpose rooms, locker rooms, administrative offices, and storage.

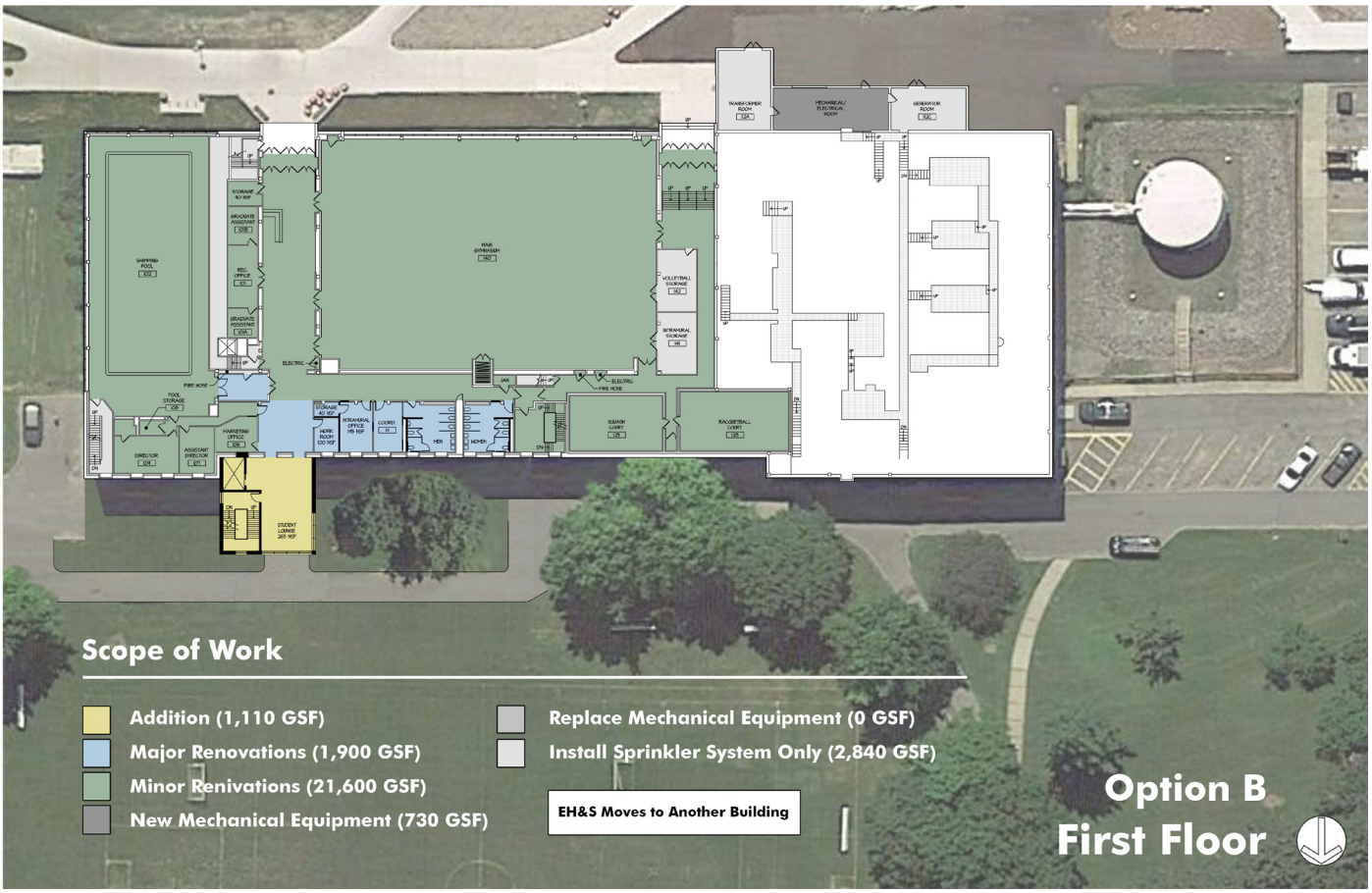

Scope of Work
Addition (3,930 GSF)
Major Renovations (5,450 GSF)
Minor Renivations (0 GSF)
New Mechanical Equipment (320 GSF)
Replace Mechanical Equipment (750 GSF)
Install Sprinkler System Only (32,430 GSF)
Option A
Basement

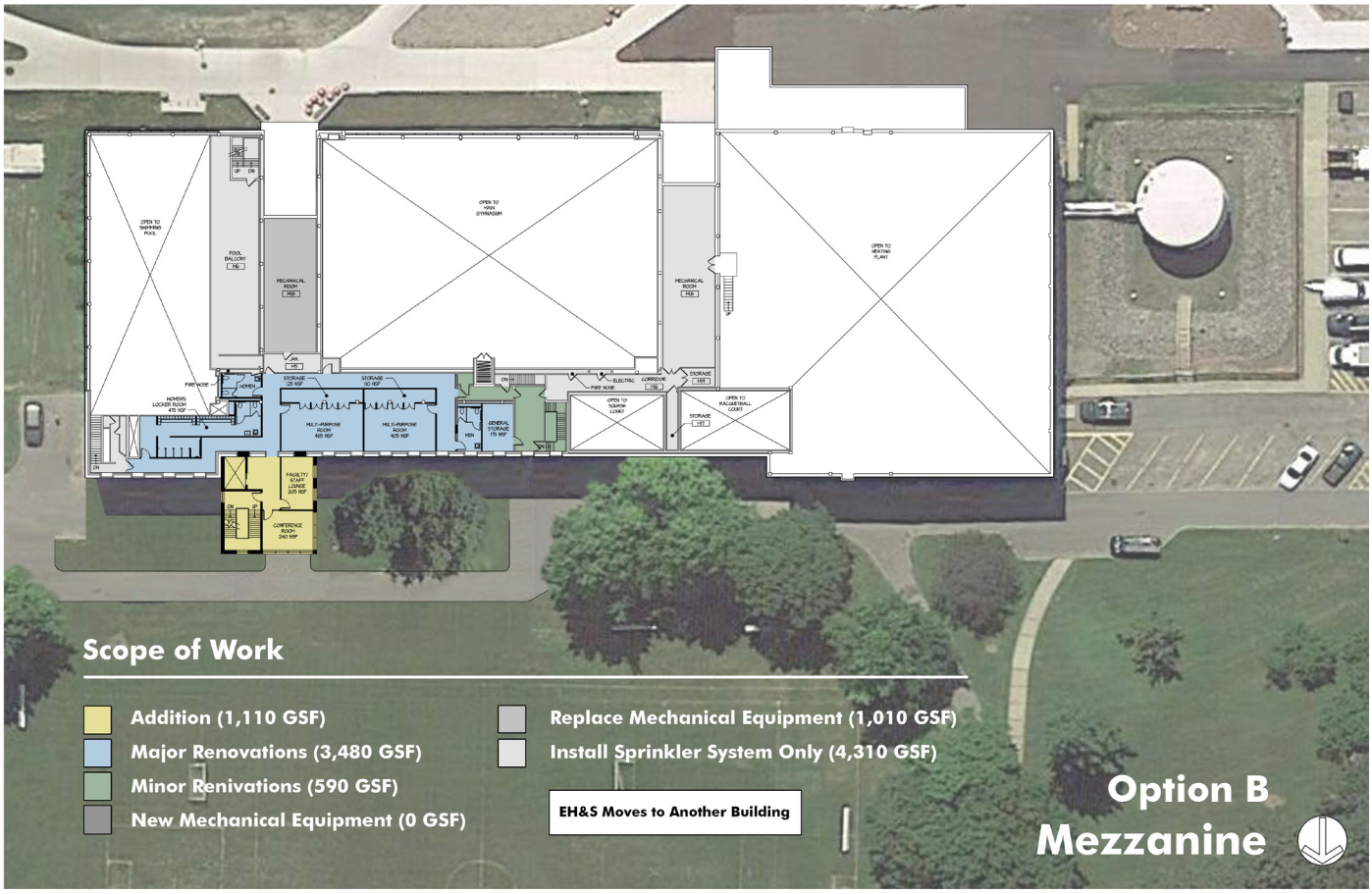

Scope of Work
Addition (3,930 GSF)
Major Renovations (4,270 GSF)
Minor Renivations (19,230 GSF)
New Mechanical Equipment (730 GSF)
Replace Mechanical Equipment (0 GSF)
Install Sprinkler System Only (2,840 GSF)
Option A
First Floor

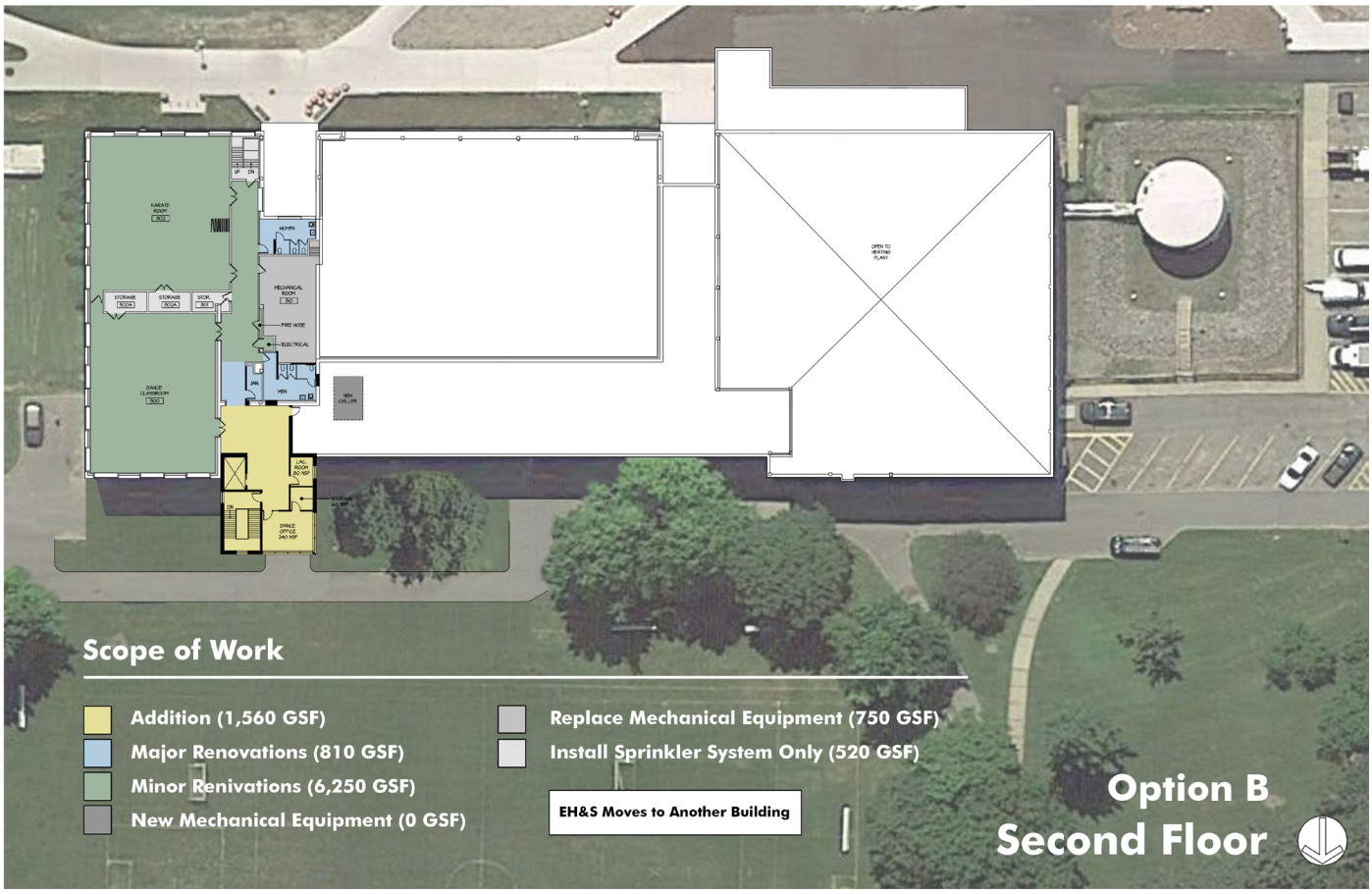

Scope of Work
Addition (3,930 GSF)
Major Renovations (3,100 GSF)
Minor Renivations (890 GSF)
New Mechanical Equipment (80 GSF)
Replace Mechanical Equipment (1,010 GSF)
Install Sprinkler System Only (4,310 GSF)
Option A
Mezzanine


Scope of Work
Addition (1,160 GSF)
Major Renovations (810 GSF)
Minor Renivations (6,250 GSF)
New Mechanical Equipment (0 GSF)
Replace Mechanical Equipment (750 GSF)
Install Sprinkler System Only (520 GSF)
Option A
Second Floor


Scope of Work
Addition (1,110 GSF)
Major Renovations (1,730 GSF)
Minor Renivations (0 GSF)
New Mechanical Equipment (220 GSF)
Existing Mechanical Equipment (750 GSF)
Install Sprinkler System Only (36,250 GSF)
EH&S Moves to Another Building
Option B
Basement


Scope of Work
Addition (1,110 GSF)
Major Renovations (1,900 GSF)
Minor Renivations (21,600 GSF)
New Mechanical Equipment (730 GSF)
Replace Mechanical Equipment (0 GSF)
Install Sprinkler System Only (2,840 GSF)
EH&S Moves to Another Building
Option B
First Floor

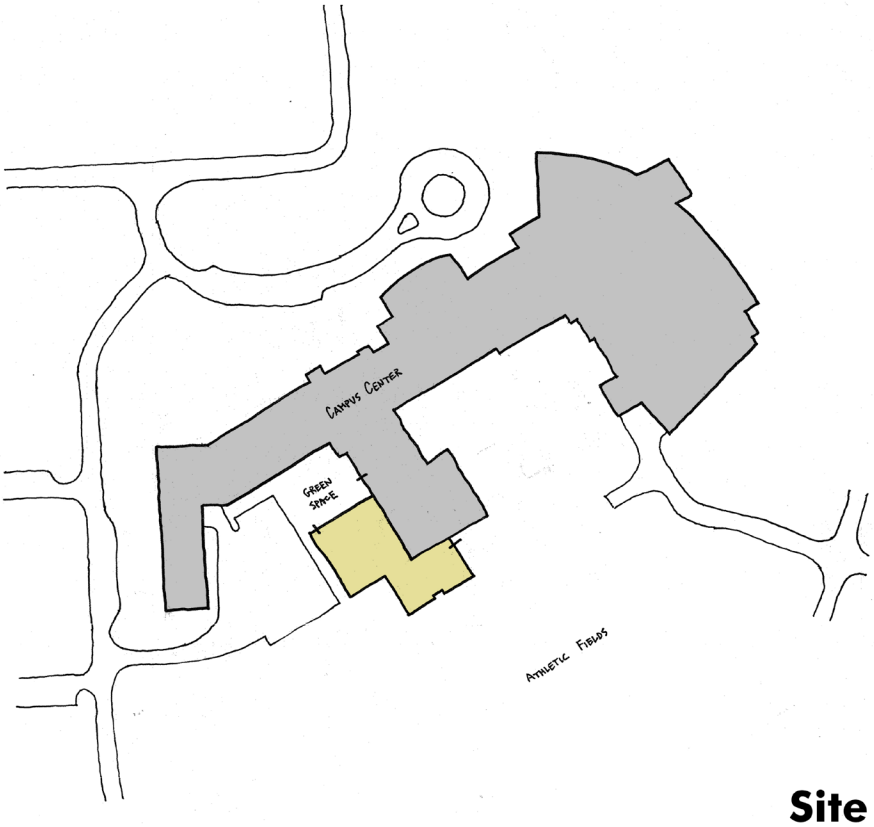

Scope of Work
Addition (1,110 GSF)
Major Renovations (3,480 GSF)
Minor Renivations (590 GSF)
New Mechanical Equipment (0 GSF)
Replace Mechanical Equipment (1,010 GSF)
Install Sprinkler System Only (4,310 GSF)
EH&S Moves to Another Building
Option B
Mezzanine


Scope of Work
Addition (1,560 GSF)
Major Renovations (810 GSF)
Minor Renivations (6,250 GSF)
New Mechanical Equipment (0 GSF)
Replace Mechanical Equipment (750 GSF)
Install Sprinkler System Only (520 GSF)
EH&S Moves to Another Building
Option B
Second Floor

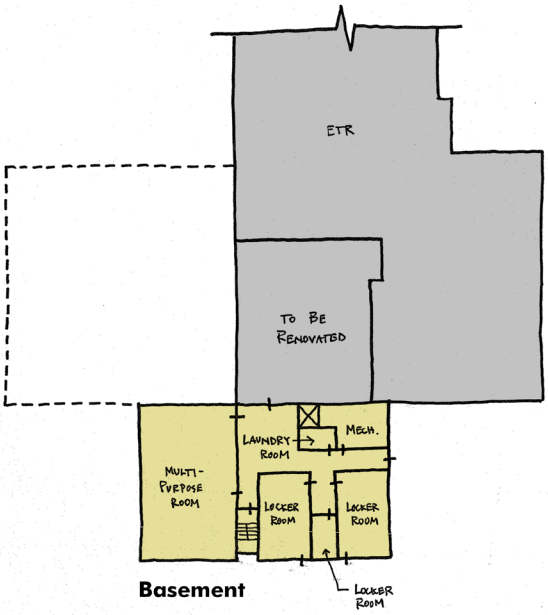
Option C1

Scope of Work

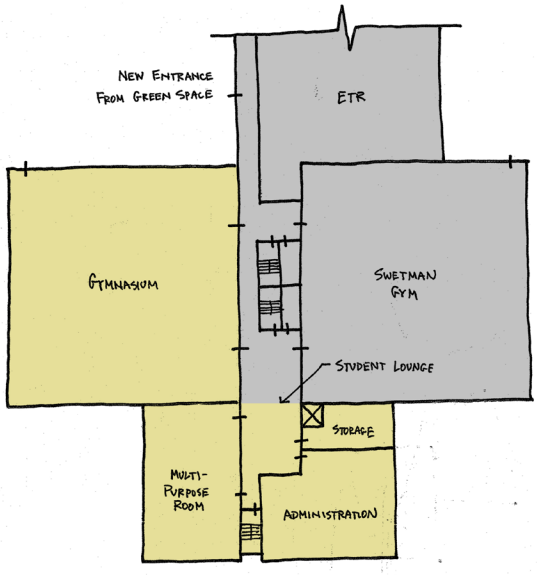
Addition (22,900 GSF)
Existing Building



Site Plan



Basement



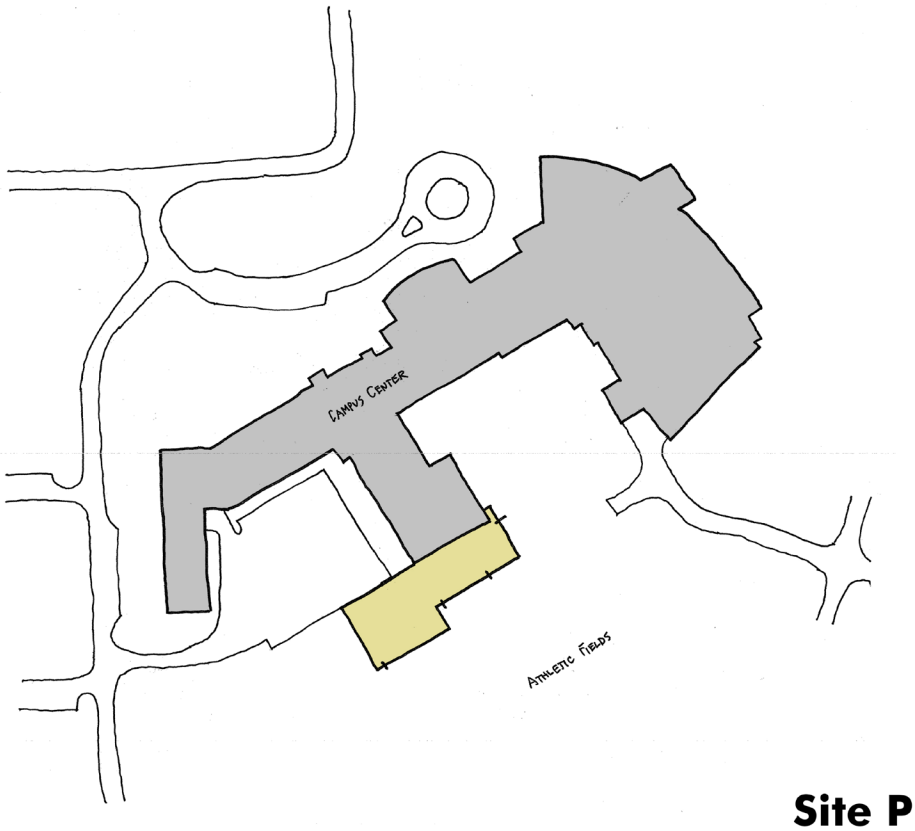
First Floor

Floor Plans

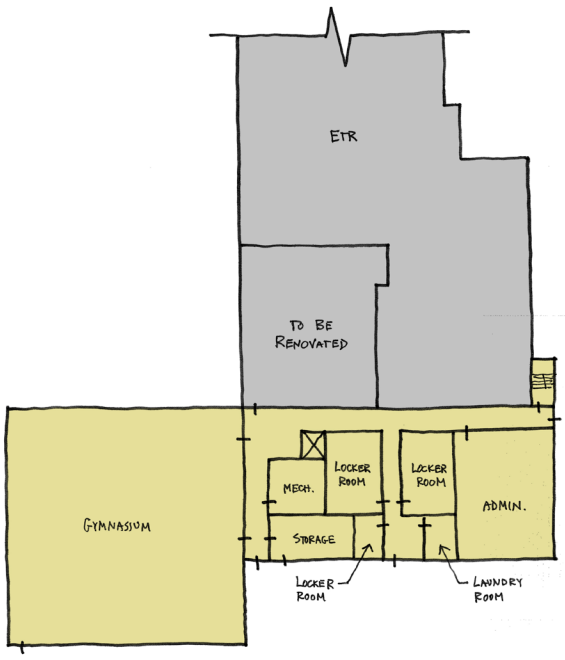
Option C2

Scope of Work

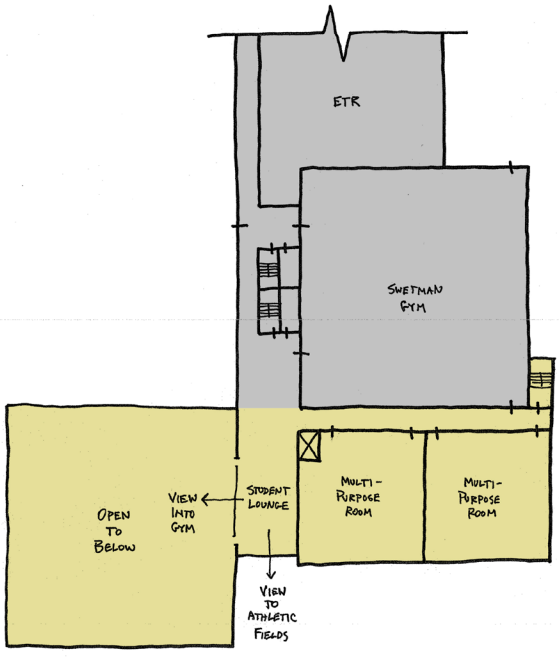
- Addition (25,800 GSF)
- Existing Building



Site Plan



Basement



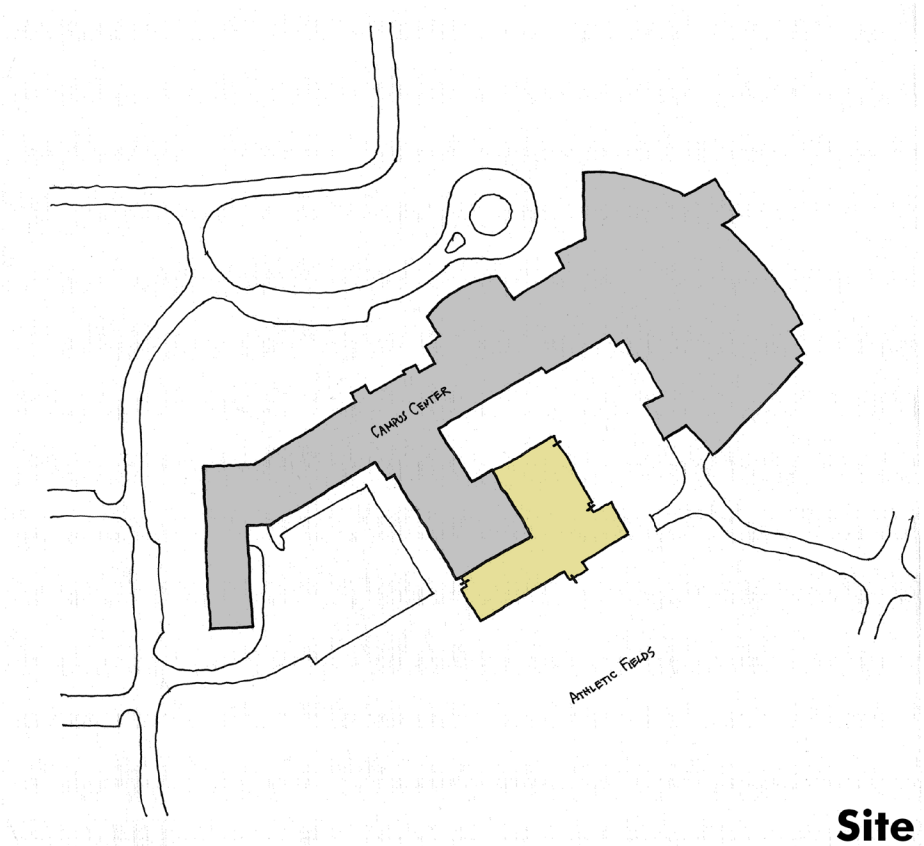
First Floor

Floor Plans

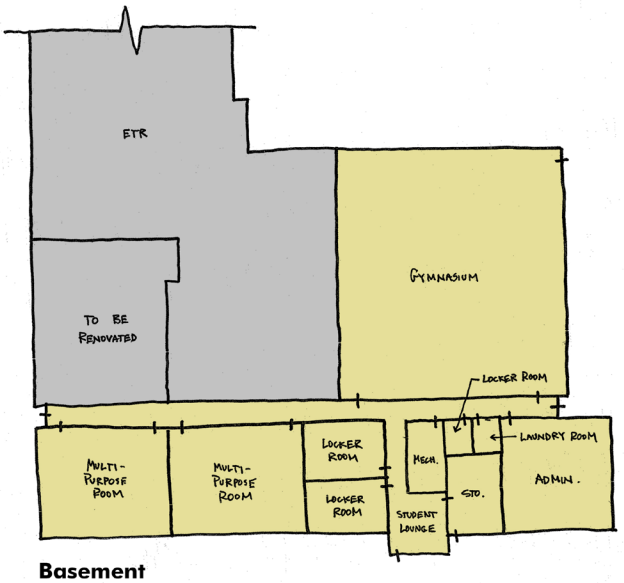
Option C3

Scope of Work

- Addition (22,800 GSF)
- Existing Building



Site Plan



Basement

Floor Plans

5 Final Recommendation

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. The complete scope of work, included proposed interior finishes and building systems, is included in Appendix B.

Final Concepts

The final recommendation includes two options for meeting the programmatic needs of Intramurals and Recreation. In both options, existing activity space in Lee Hall and Campus Center will be maintained. Each option is summarized below and on the proposed floor plans.

Option A - Lee Hall Addition

This option accommodates all spaces identified in the proposed space program by constructing an addition on Lee Hall. The addition includes a gymnasium, multi-purpose rooms, student lounge, faculty/staff lounge, locker rooms, office space, and support space. In the future, an additional multi-purpose space could be created on the second floor of the addition. An elevator and stair connect all floors of the addition and provide an accessible route to all spaces in the building. The gymnasium could be relocated to the first floor, but the cost estimate would need to be adjusted to include shell space or program space below the gymnasium and a corridor to connect the gymnasium with the main lobby.

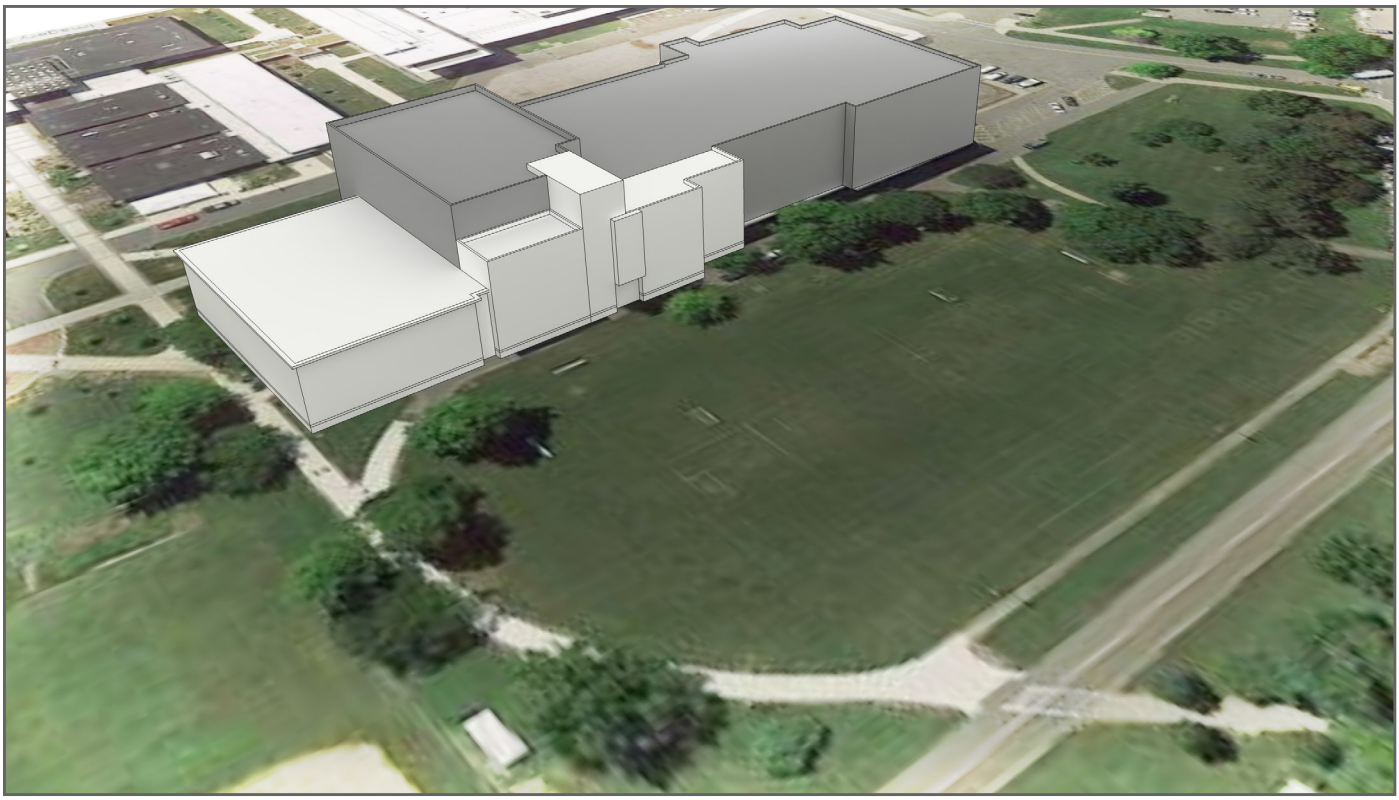
Renovations to the basement will include reconfiguring office space, expanding the training room, enclosing the laundry room, and creating toilet rooms for staff and student using the gymnasium and adjacent athletic fields. In order to address security concerns, access to the building from the adjacent athletic fields will be limited to the toilet rooms.

On the first floor, open lockers will be provided adjacent to the main entrance for students to store coats, boots, and other personal belongings. Recreation offices will be reconfigured so that staff have better access to the reception desk and improved visibility of the gymnasium. Office and support space for remaining staff will be consolidated in an office suite adjacent to the student lounge. Existing toilet

rooms will be expanded to meet current code requirements. Additional multi-purpose space, storage space, and toilet rooms will be created on the mezzanine level. Existing lockers in the second floor corridor will be maintained and toilet rooms will be expanded to meet current code requirements.

The proposed floor plans include two options for the office suite. In Option A1, existing toilet rooms are expanded and offices are consolidated within the existing building and addition. This layout provides better supervision of the gymnasium, but fewer offices have access to natural light and space is not provided for additional workstations. In order to provide internal circulation, some offices have two doors which reduces the usable square feet of those offices.

In Option A2, toilet rooms are created within the existing building and offices are relocated to the addition to improve internal circulation, increase access to natural light, and provide space for additional workstations. A shared conference room is located on the mezzanine level, but a small conference table could be located in the office suite for informal meetings.



Proposed Massing Model for Lee Hall Addition

Option B - Intramurals & Recreation Building

In this option, the investment in Lee Hall will be limited to locker rooms, toilet rooms, and office space. A new elevator will be installed to provide an accessible route to all floors of the building. Existing activity space will be maintained and new activity space will be provided adjacent to the Hidden Fields.

A portion of the basement will be renovated for Environmental Health & Safety. The laundry room will be enclosed and toilet rooms will be provided for Environmental Health & Safety, Facilities, and students using the adjacent athletic fields.

First floor renovations will include office and support space for Intramurals & Recreation. The new conference room will be shared by all departments in the building. A second means of egress will be provided from the swimming pool by installing a stair from the pool deck to the southeast stair, which exits directly to the exterior of the building. Existing toilet rooms will be expanded to meet current code requirements.

All locker rooms will be provided on the mezzanine level. A service corridor will connect the locker rooms to the northeast stair for access to the swimming pool, central stair for access to the gymnasium, and elevator. Additional storage space will be created adjacent to the lobby. This space could also be utilized for additional student workstations.

The dance classroom on the second floor will need to be reconfigured to accommodate the new elevator. The size of the classroom will be reduced from 2,366 NASF to 1,910 NASF. Existing toilet rooms on this floor will also be expanded to meet current code requirements.

A new 25,300 GSF Intramurals and Recreation Building will be constructed adjacent to the Hidden Fields. It will include all spaces identified in the proposed space program that will not be accommodated in Lee Hall. Sitework for the new building will include an access drive, parking lot, walkways, lighting, benches, bike racks, trash receptacles, and required signage. Site utilities will be from the nearest campus building (740 LF from the building site).

Intramurals and Recreation Building
Space Program

Gymnasium	9,600 NASF
Multi-purpose Rooms	4,800 NASF
Student Lounge	300 NASF
Locker Rooms	1,270 NASF
Equipment Storage	900 NASF
Total NASF	**16,870 NASF**
Grossing Factor (1.5)	
Total GSF	**25,300 GSF**

Proposed Building Site for Intramurals and Recreation Building

OSWEGO
STATE UNIVERSITY OF NEW YORK

Program Study
Intramurals & Recreation

Legend

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

Scope of Work

- Addition: 14,550 GSF
- Major Renovation: 5,720 GSF
- Minor Renovation: 0 GSF
- Provide New Mechanical Equipment: 320 GSF
- Replace Existing Mechanical Equipment: 750 GSF
- Install Sprinkler System Only: 32,160 GSF

Lee Hall
Proposed Floor Plans
Basement

Options A1 & A2
April 2017

State University Construction Fund
JMZ Architects and Planners

0' 10' 20' 40'

OSWEGO
STATE UNIVERSITY OF NEW YORK

Program Study
Intramurals & Recreation

Legend

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

Scope of Work

- Addition: 3,930 GSF
- Major Renovation: 4,270 GSF
- Minor Renovation: 19,230 GSF
- Provide New Mechanical Equipment: 730 GSF
- Replace Existing Mechanical Equipment: 0 GSF
- Install Sprinkler System Only: 2,840 GSF

Lee Hall
Proposed Floor Plans
First Floor

Option A1
April 2017

State University Construction Fund
JMZ Architects and Planners

0' 10' 20' 40'

OSWEGO
STATE UNIVERSITY OF NEW YORK

Program Study
Intramurals & Recreation

Legend

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

Scope of Work

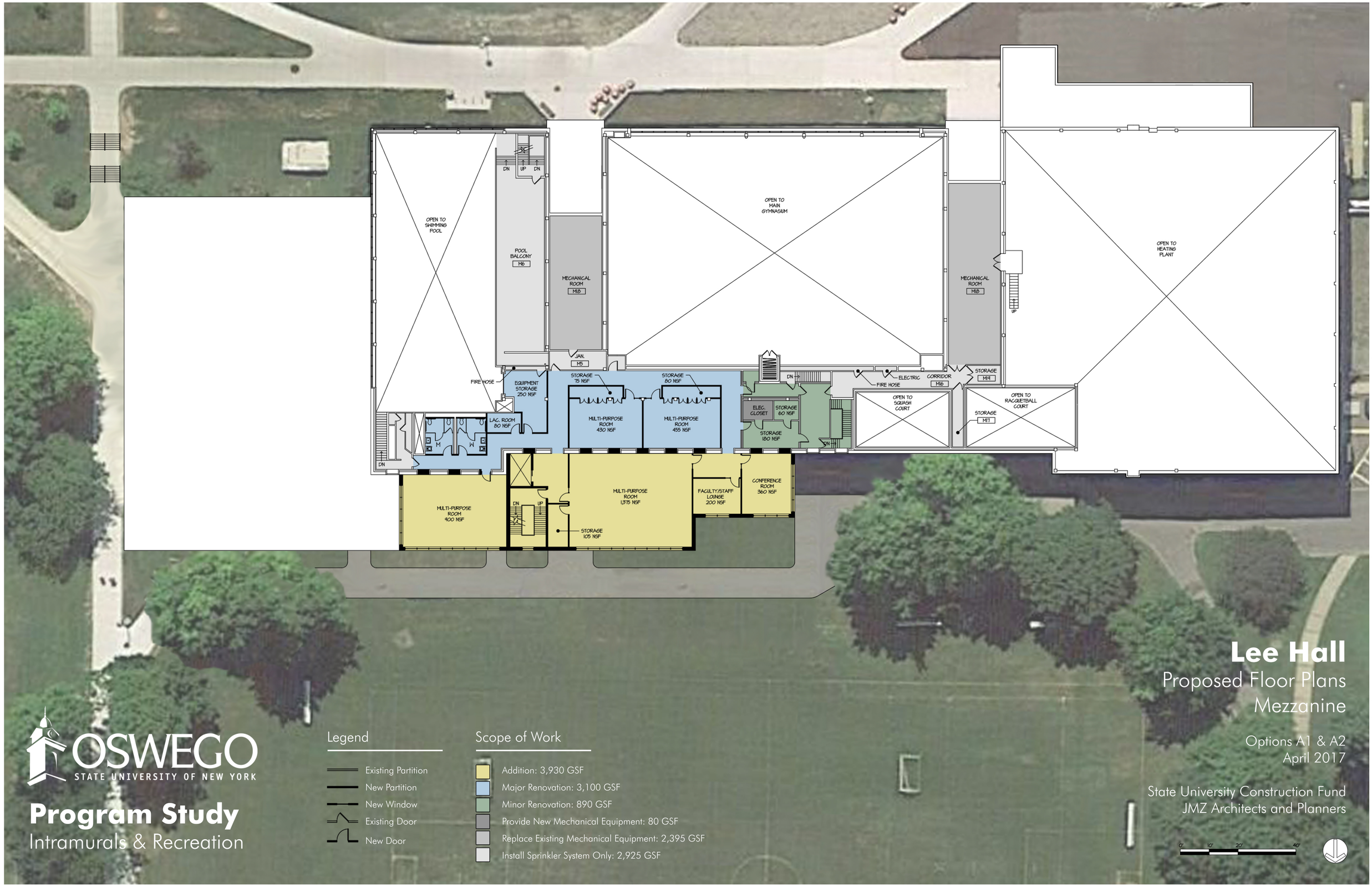
- Addition: 3,930 GSF
- Major Renovation: 4,270 GSF
- Minor Renovation: 19,230 GSF
- Provide New Mechanical Equipment: 730 GSF
- Replace Existing Mechanical Equipment: 0 GSF
- Install Sprinkler System Only: 2,840 GSF

Lee Hall
Proposed Floor Plans
First Floor

Option A2
April 2017

State University Construction Fund
JMZ Architects and Planners

0' 10' 20' 40'



OSWEGO
STATE UNIVERSITY OF NEW YORK

Program Study
Intramurals & Recreation

Legend

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

Scope of Work

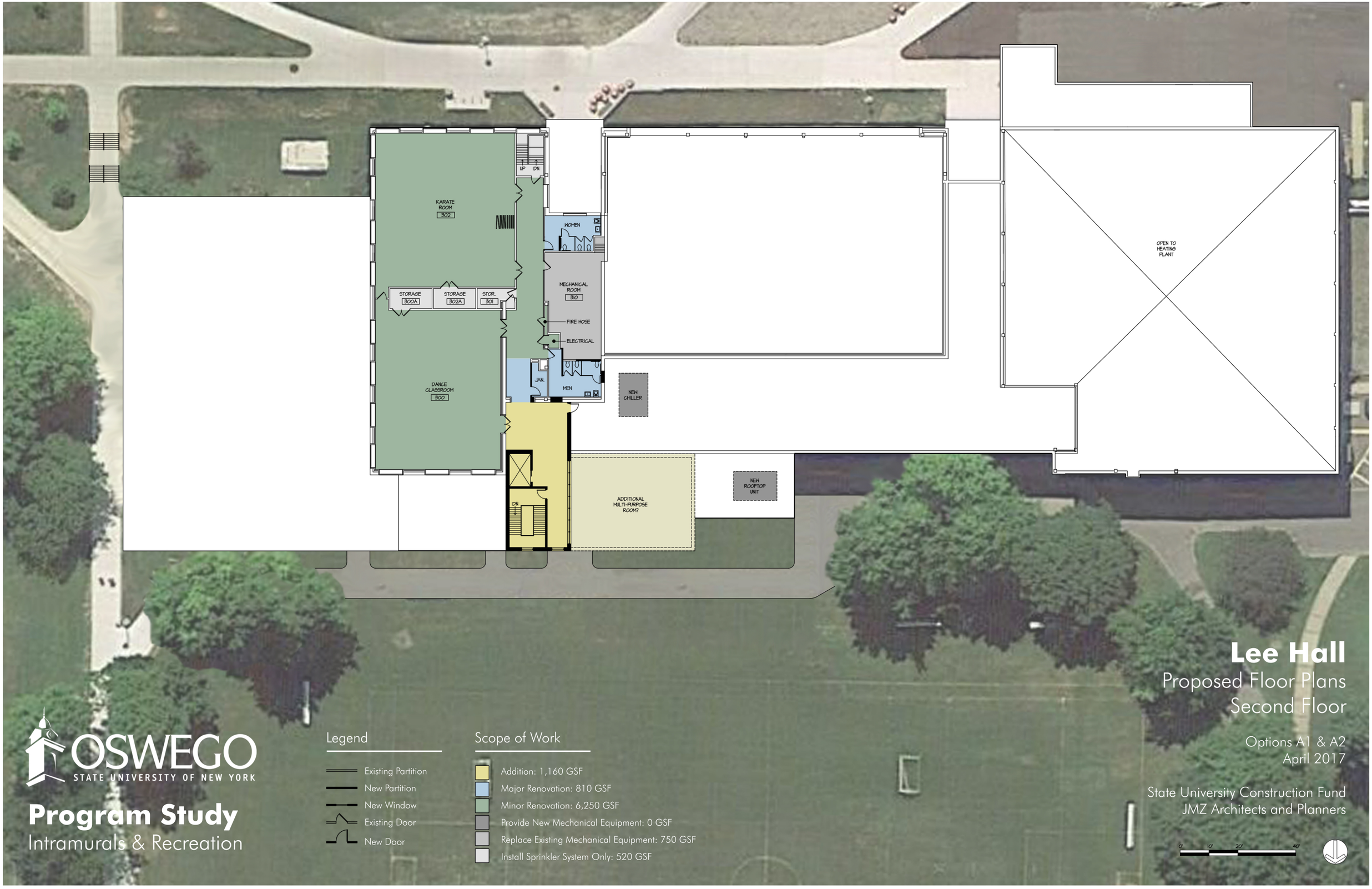
- Addition: 3,930 GSF
- Major Renovation: 3,100 GSF
- Minor Renovation: 890 GSF
- Provide New Mechanical Equipment: 80 GSF
- Replace Existing Mechanical Equipment: 2,395 GSF
- Install Sprinkler System Only: 2,925 GSF

Lee Hall
Proposed Floor Plans
Mezzanine

Options A1 & A2
April 2017

State University Construction Fund
JMZ Architects and Planners

0' 10' 20' 40'



OSWEGO
STATE UNIVERSITY OF NEW YORK

Program Study
Intramurals & Recreation

Legend

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

Scope of Work

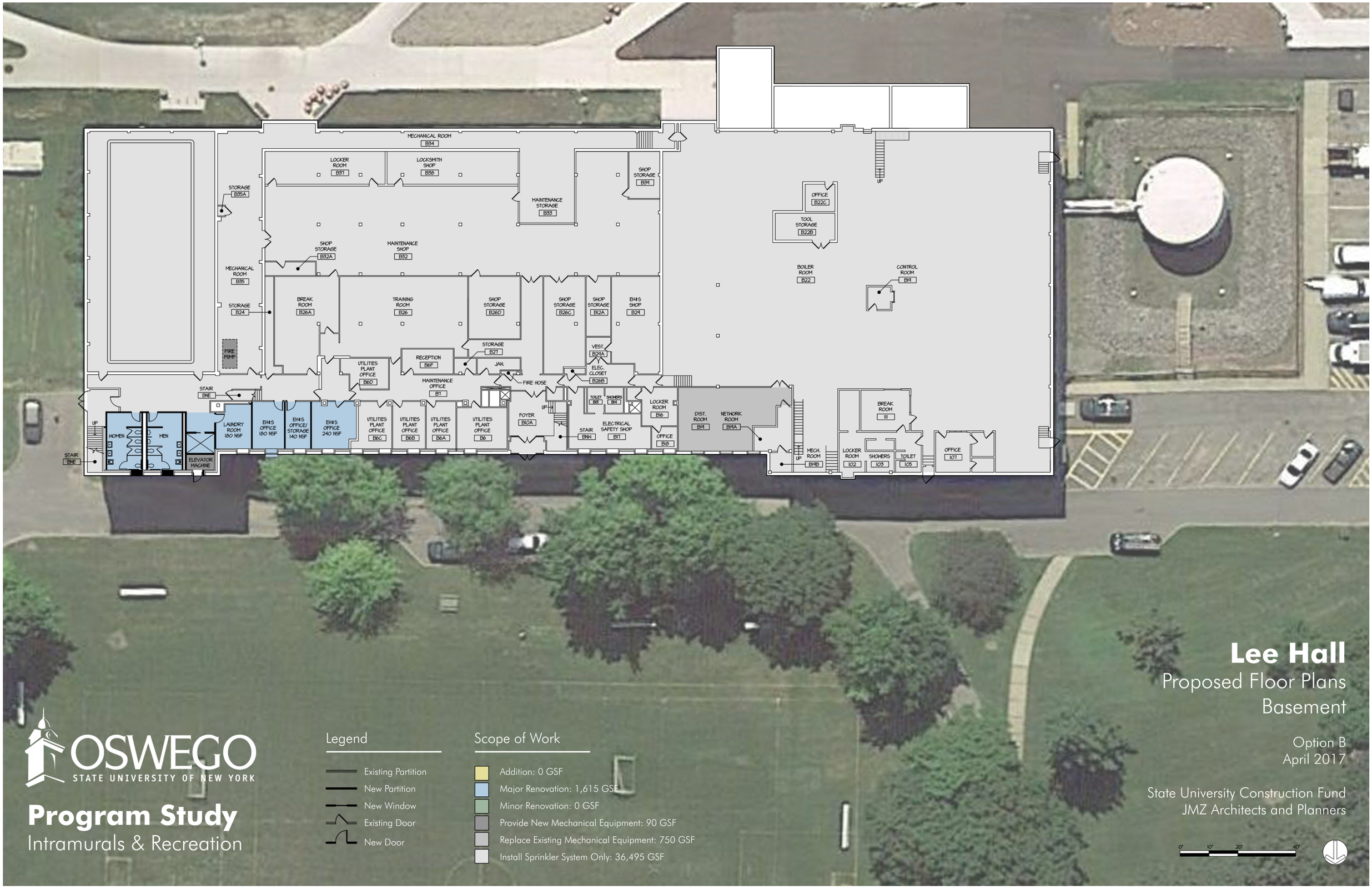
- Addition: 1,160 GSF
- Major Renovation: 810 GSF
- Minor Renovation: 6,250 GSF
- Provide New Mechanical Equipment: 0 GSF
- Replace Existing Mechanical Equipment: 750 GSF
- Install Sprinkler System Only: 520 GSF

Lee Hall
Proposed Floor Plans
Second Floor

Options A1 & A2
April 2017

State University Construction Fund
JMZ Architects and Planners

0' 10' 20' 40'



OSWEGO
STATE UNIVERSITY OF NEW YORK

Program Study
Intramurals & Recreation

Legend

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

Scope of Work

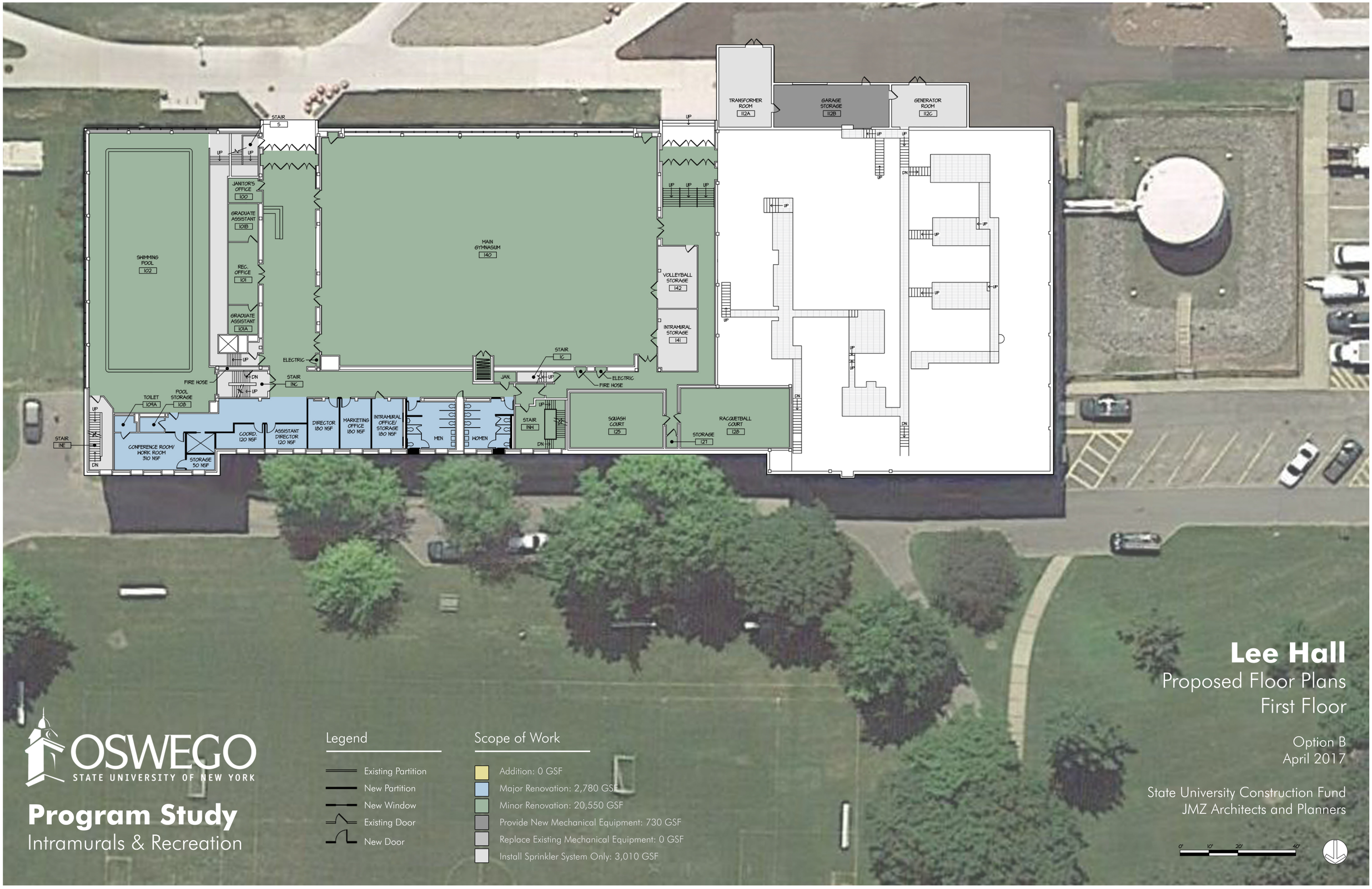
- Addition: 0 GSF
- Major Renovation: 1,615 GSF
- Minor Renovation: 0 GSF
- Provide New Mechanical Equipment: 90 GSF
- Replace Existing Mechanical Equipment: 750 GSF
- Install Sprinkler System Only: 36,495 GSF

Lee Hall
Proposed Floor Plans
Basement

Option B
April 2017

State University Construction Fund
JMZ Architects and Planners

0' 10' 20' 40'



OSWEGO
STATE UNIVERSITY OF NEW YORK

Program Study
Intramurals & Recreation

Legend

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

Scope of Work

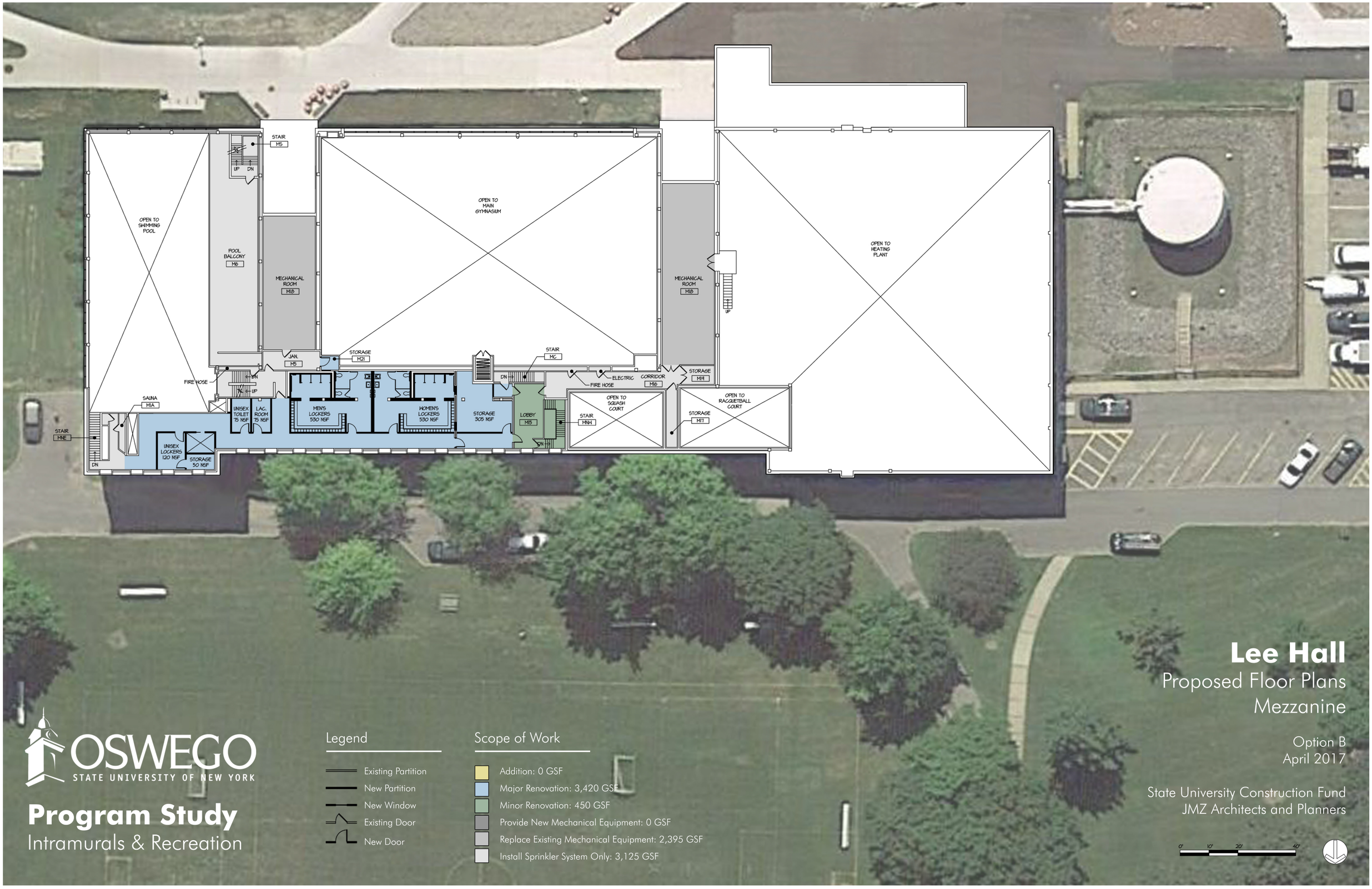
- Addition: 0 GSF
- Major Renovation: 2,780 GSF
- Minor Renovation: 20,550 GSF
- Provide New Mechanical Equipment: 730 GSF
- Replace Existing Mechanical Equipment: 0 GSF
- Install Sprinkler System Only: 3,010 GSF

Lee Hall
Proposed Floor Plans
First Floor

Option B
April 2017

State University Construction Fund
JMZ Architects and Planners

0' 10' 20' 40'



OSWEGO
STATE UNIVERSITY OF NEW YORK

Program Study
Intramurals & Recreation

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

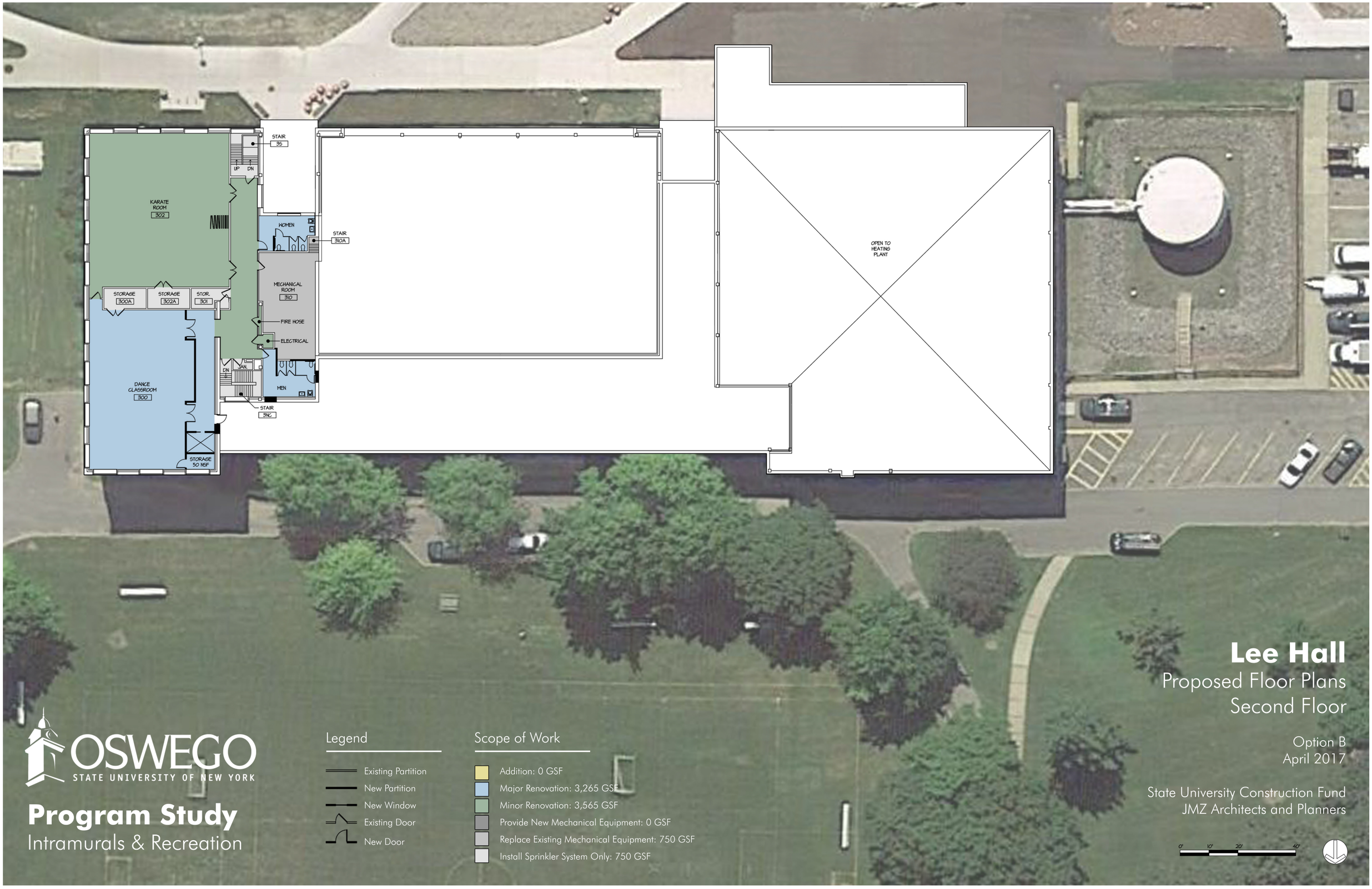
Scope of Work
- Addition: 0 GSF
- Major Renovation: 3,420 GSF
- Minor Renovation: 450 GSF
- Provide New Mechanical Equipment: 0 GSF
- Replace Existing Mechanical Equipment: 2,395 GSF
- Install Sprinkler System Only: 3,125 GSF

Lee Hall
Proposed Floor Plans
Mezzanine

Option B
April 2017

State University Construction Fund
JMZ Architects and Planners

0' 10' 20' 40'



OSWEGO
STATE UNIVERSITY OF NEW YORK

Program Study
Intramurals & Recreation

Legend

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

Scope of Work

- Addition: 0 GSF
- Major Renovation: 3,265 GSF
- Minor Renovation: 3,565 GSF
- Provide New Mechanical Equipment: 0 GSF
- Replace Existing Mechanical Equipment: 750 GSF
- Install Sprinkler System Only: 750 GSF

Lee Hall
Proposed Floor Plans
Second Floor

Option B
April 2017

State University Construction Fund
JMZ Architects and Planners

0' 10' 20' 40'

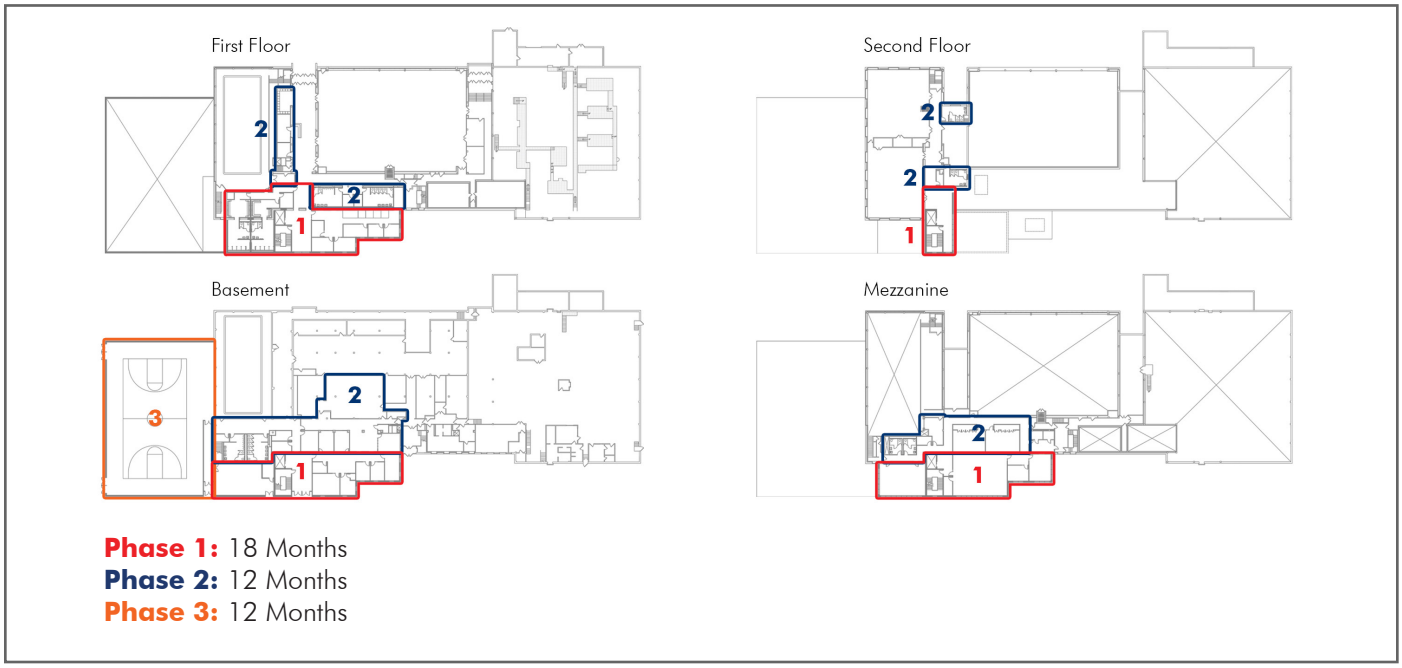
Phasing (Option A Only)

Ideally, the addition and 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 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 space 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. Upgrade Outdated Facilities
   - Upgrade Interior Finishes
   - Replace Mechanical Equipment
   - Provide Air-Conditioning
2. Accessibility
   - Install Elevator
   - Upgrade Locker Rooms
   - Upgrade Toilet Rooms
3. Provide Space to Accommodate Additional Programs
4. Provide Additional Storage Space

The overall phasing strategy, including the proposed length of each phase, is included in the diagram below. The north addition will be constructed in the first phase. Once the addition is complete, all building occupants will permanently or temporarily move to the addition to enable the renovations. All building systems will be replaced when the building is renovated. The new gymnasium will be completed in the final phase. 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.

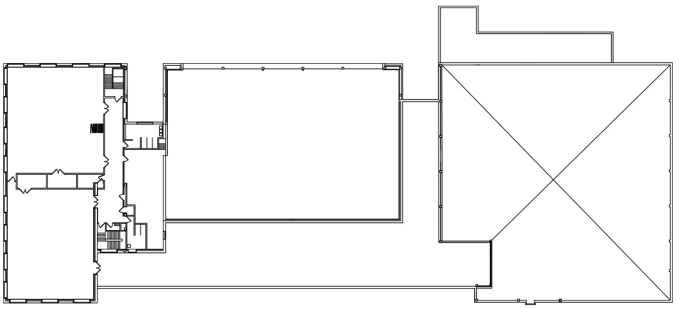


Proposed Phasing Strategy

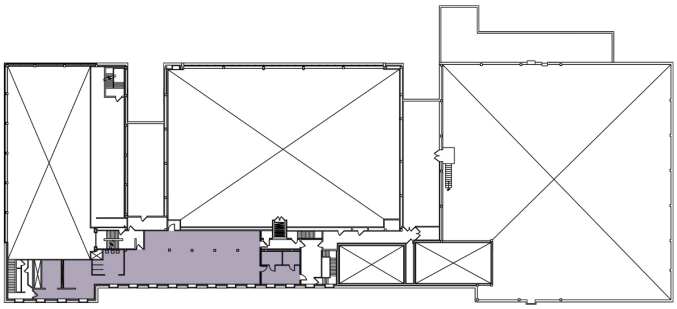
Underutilized/Not Required

Legend

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



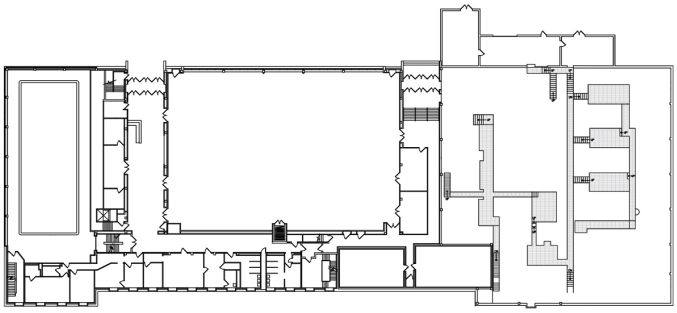
Second Floor



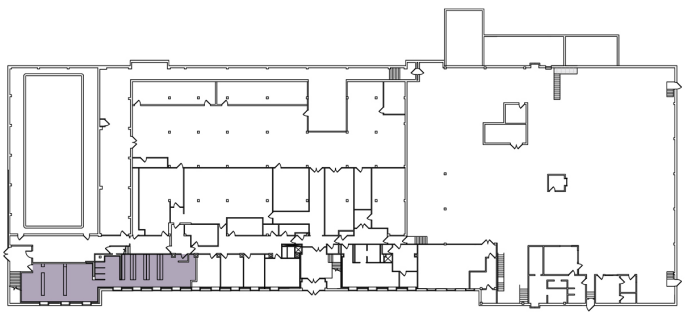
Mezzanine

Underutilized Space: 2,760 NSF

- Women's Locker Room
- Dance Office
- Dance Storage



First Floor



Basement

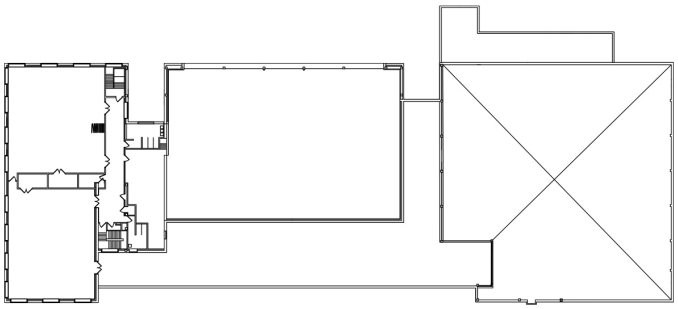
Underutilized Space: 1,440 NSF

- Men's Locker Room

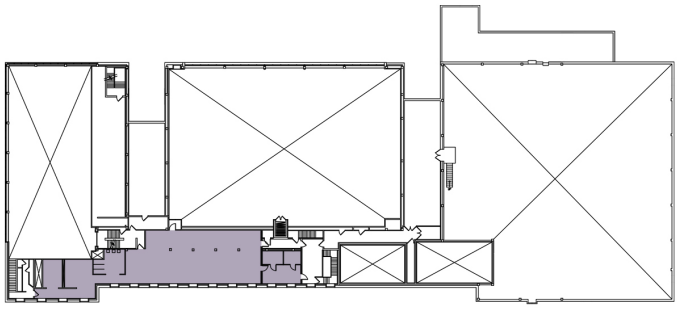
Relocate Storage Space

Legend

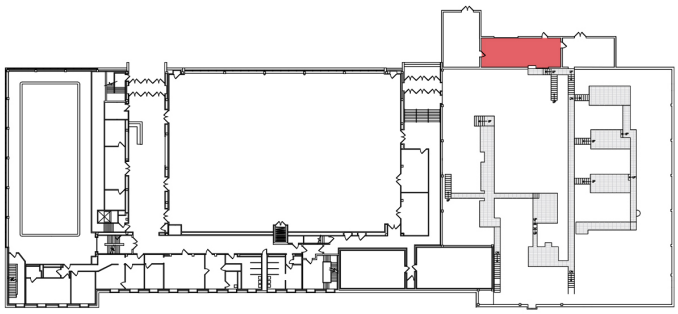
- Underutilized/Not Required
- Spaces to be Relocated
- Temporary Space
- Addition
- Major Renovations
- Minor Renovations
- Replace Mechanical Equipment
- Install Sprinkler System Only



Second Floor

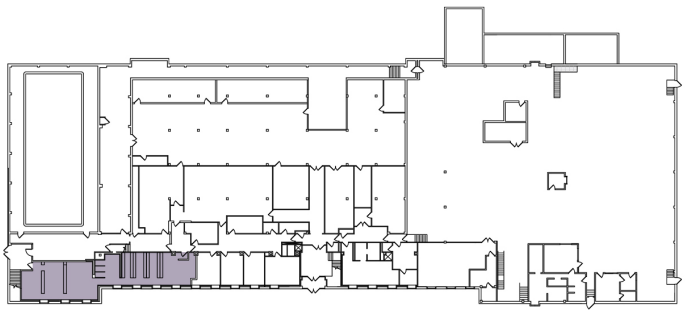


Mezzanine



First Floor

- Relocate garage storage (580 NSF)



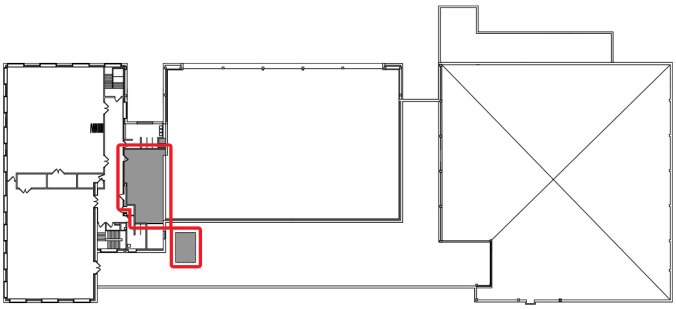
Basement

Mechanical Space

Mechanical equipment will be replaced as the associated building areas are renovated.

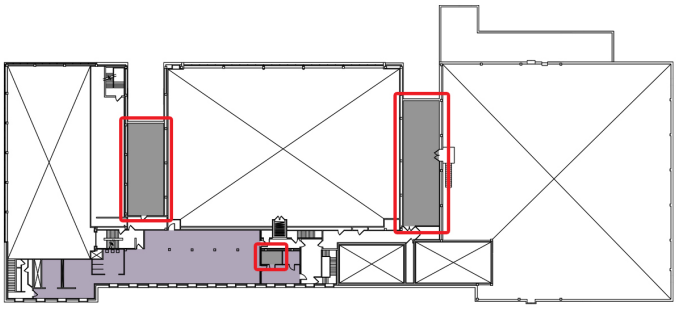
Legend

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



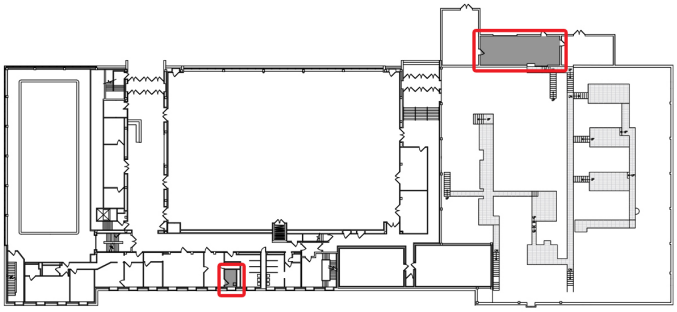
Second Floor

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



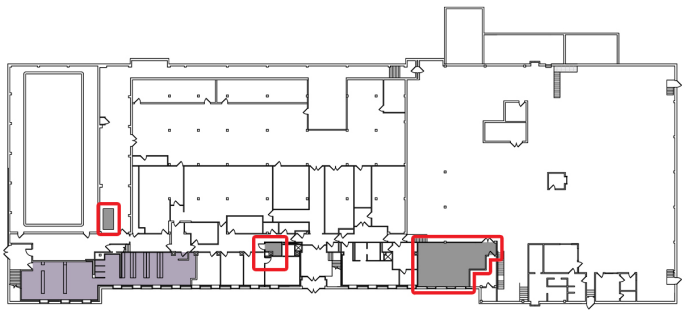
Mezzanine

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



First Floor

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



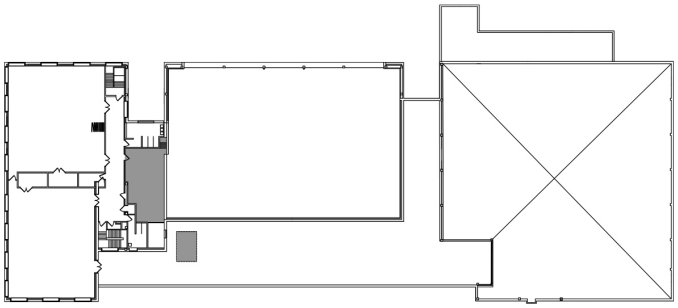
Basement

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

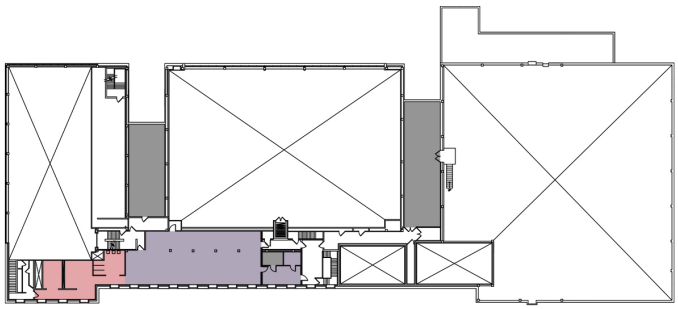
Phase 1A

Legend

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

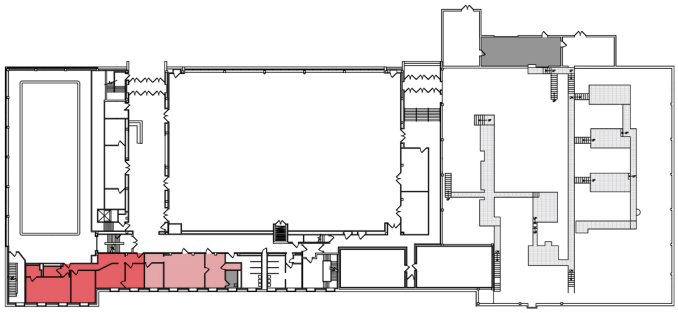


Second Floor



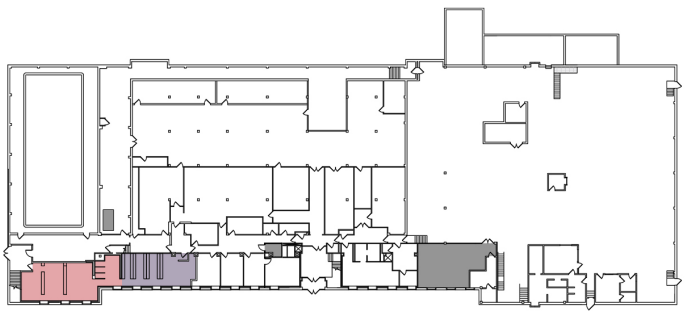
Mezzanine

- Install lockers in women's drying room to create temporary locker room



First Floor

- Temporarily relocate office and support space for EH&S from first floor to swing space (560 NSF)
- Temporarily relocate office and support space for Director, Assistant Director, Coordinator, and Marketing Office to first floor EH&S offices (600 NSF)



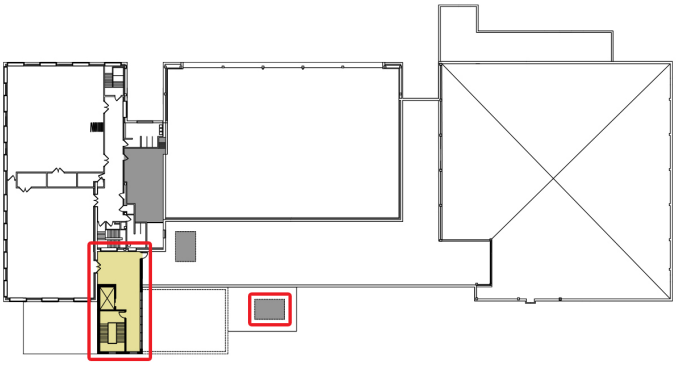
Basement

- Install lockers in men's drying room to create temporary locker room

Phase 1B

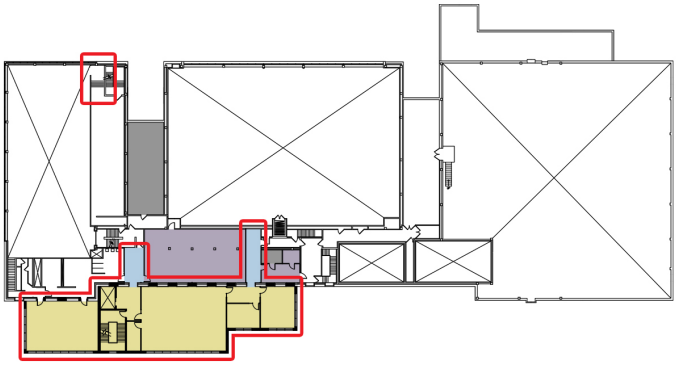
Legend

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



Second Floor

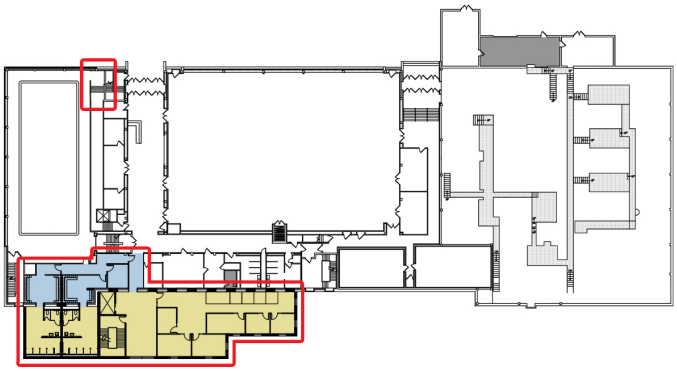
Construct Addition: 1,160 GSF



Mezzanine

Construct Addition: 3,930 GSF
Phase 1 Renovations: 435 GSF

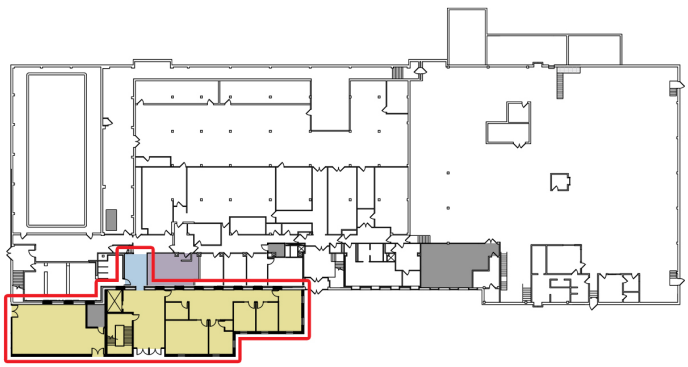
- Infill existing windows
- Renovate existing building to provide internal connnection to new addition
- Provide second means of egress from swimming pool



First Floor

Construct Addition: 3,930 GSF
Phase 1 Renovations: 1,250 GSF

- Infill existing windows
- Renovate portion of first floor for locker rooms and to provide internal connnection to new addition
- Provide second means of egress from swimming pool
- Maintain access to swimming pool during construction



Basement

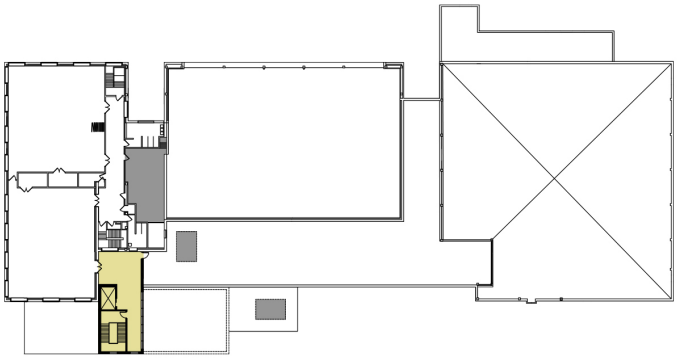
Construct Addition: 4,200 GSF
Phase 1 Renovations: 180 GSF

- Infill existing windows
- Renovate existing building to provide internal connnection to new addition

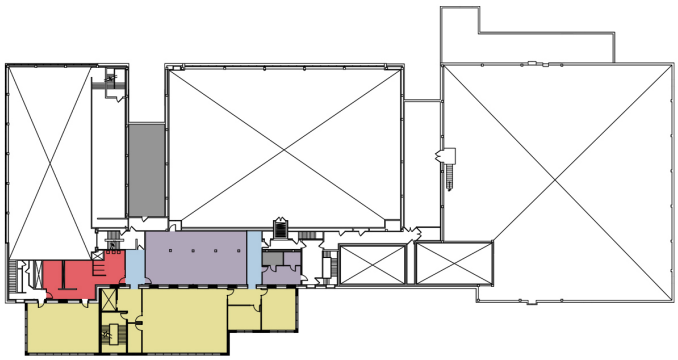
Phase 2A

Legend

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

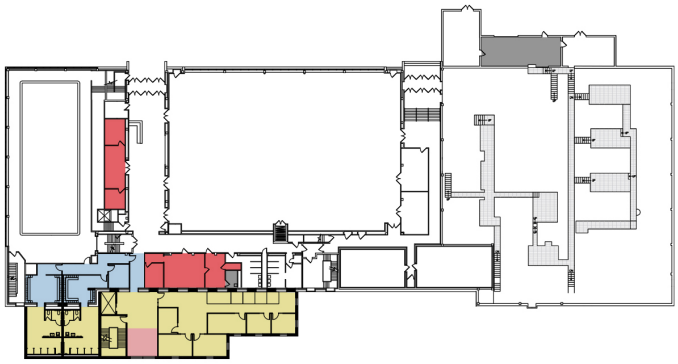


Second Floor



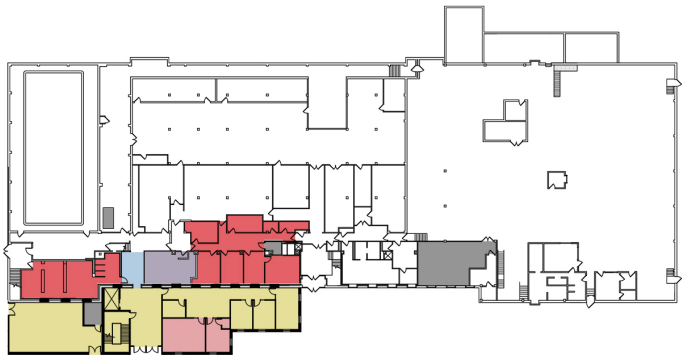
Mezzanine

- Relocate locker room to permanent space on first floor (655 NSF)



First Floor

- Relocate office and support space for Director, Assistant Director, Coordinator, Marketing Office, Intramural Office, and Graduate Assistant to permanent space in new addition (920 NSF)
- Temporarily relocate office and support space for Recreation Office and Graduate Assistant to new addition (340 NSF)



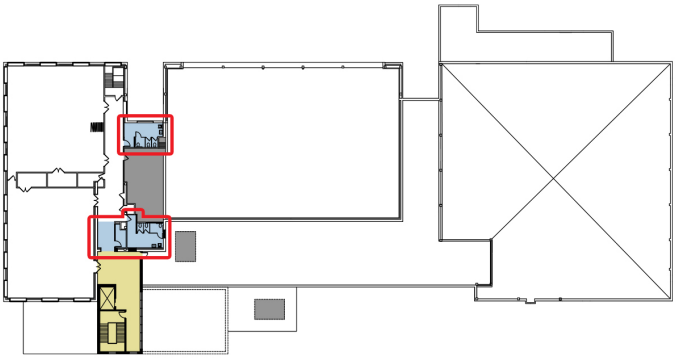
Basement

- Relocate locker room to permanent space on first floor (710 NSF)
- Relocate office and support space for Facilities to permanent space in new addition (1,060 NSF)
- Temporarily relocate office and support space for Facilities to new addition (560 NSF)

Phase 2B

Legend

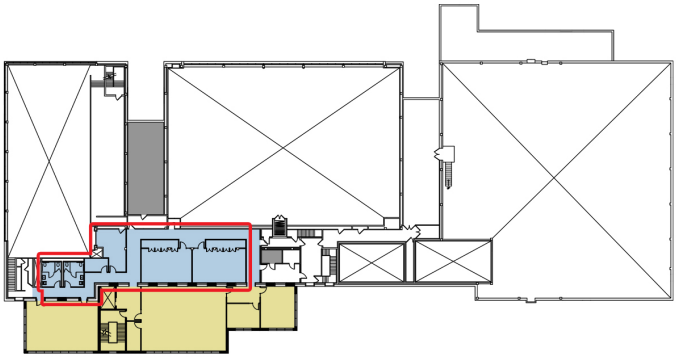
- Underutilized/Not Required
- Spaces to be Relocated
- Temporary Space
- Addition
- Major Renovations
- Minor Renovations
- Replace Mechanical Equipment
- Install Sprinkler System Only



Second Floor

Phase 2 Renovations: 810 GSF

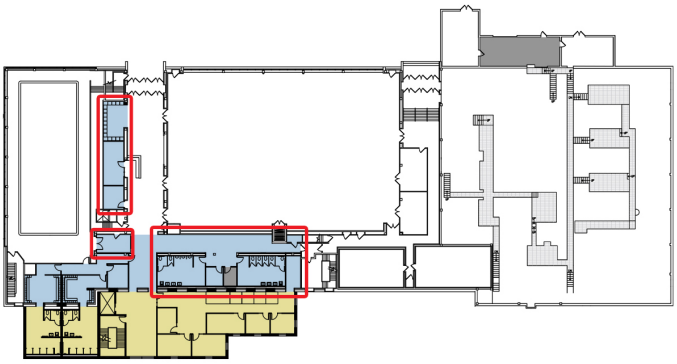
- Renovate portion of second floor for toilet rooms
- Provide temporary toilet rooms



Mezzanine

Phase 2 Renovations: 2,870 GSF

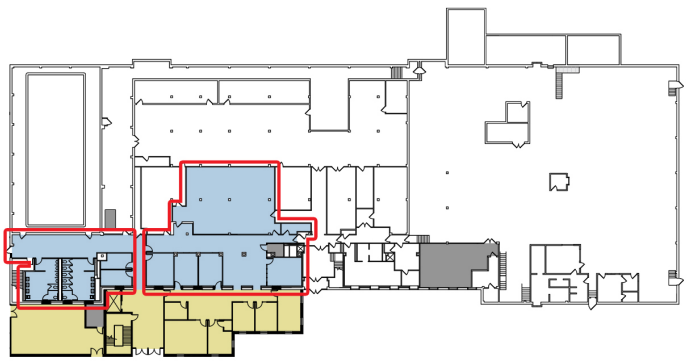
- Renovate portion of mezzanine for multi-purpose space, support space, and toilet rooms
- Provide temporary toilet rooms



First Floor

Phase 2 Renovations: 3,020 GSF

- Renovate portion of first floor for office space, support space, and toilet rooms
- Provide temporary toilet rooms



Basement

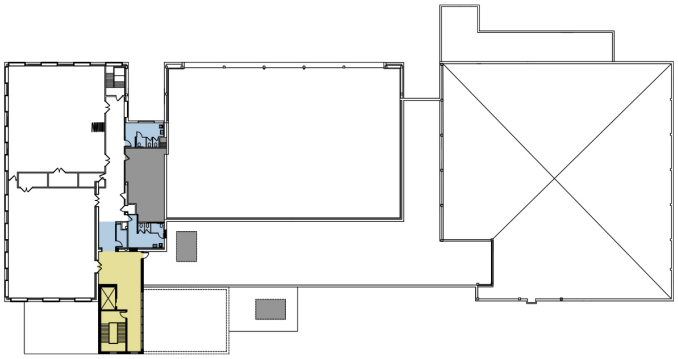
Phase 2 Renovations: 5,810 GSF

- Renovate portion of basement for office space, support space, laundry room, and toilet rooms
- Provide temporary toilet rooms

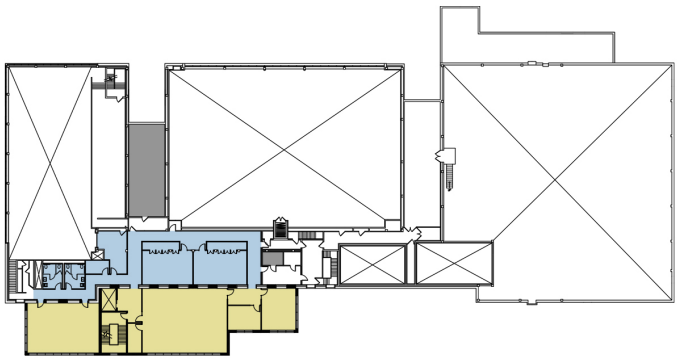
Phase 3A

Legend

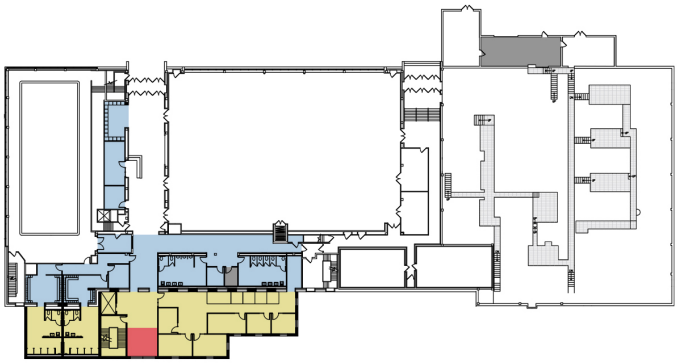
- Underutilized/Not Required
- Spaces to be Relocated
- Temporary Space
- Addition
- Major Renovations
- Minor Renovations
- Replace Mechanical Equipment
- Install Sprinkler System Only



Second Floor

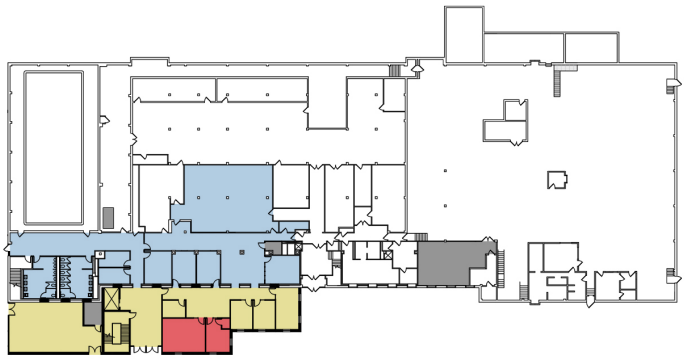


Mezzanine



First Floor

- Relocate office and support space for Recreation Office and Graduate Assistant to permanent space on first floor (340 NSF)



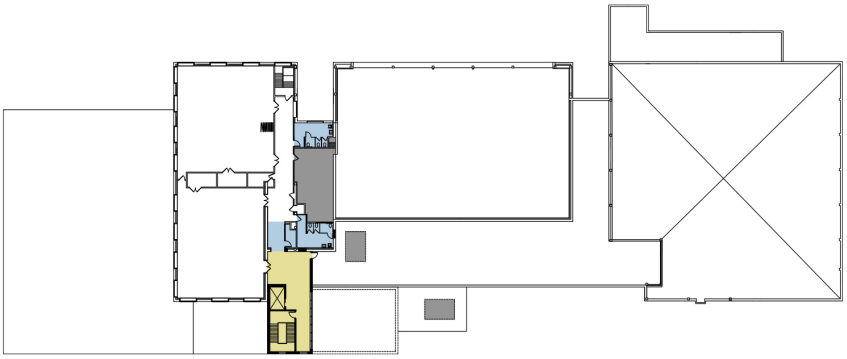
Basement

- Relocate office and support space for Facilities to permanent space in basement (560 NSF)
- Relocate office and support space for EH&S to permanent space in new addition (560 NSF)

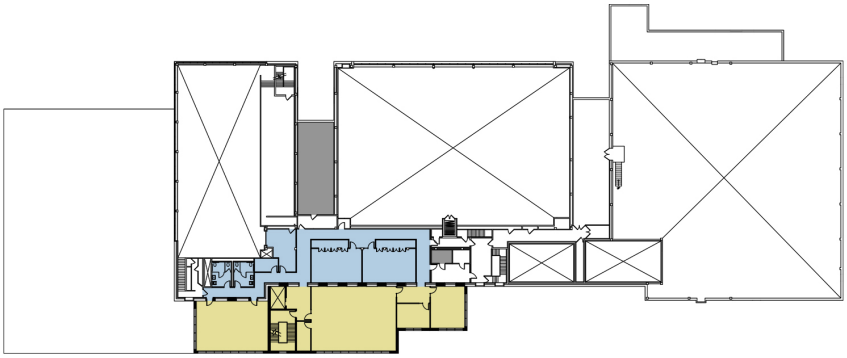
Phase 3B

Legend

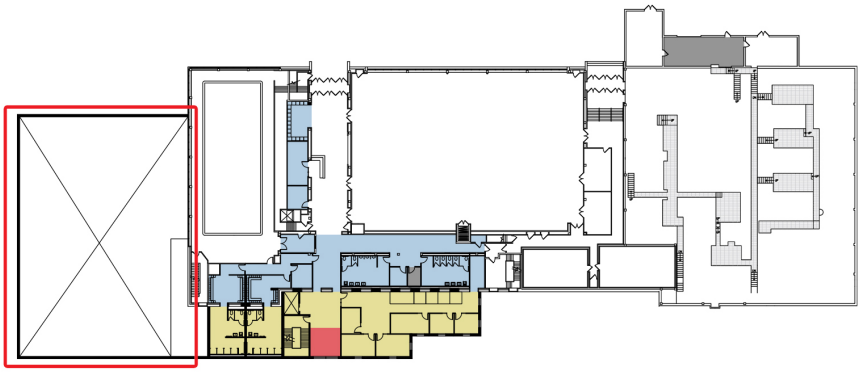
- Underutilized/Not Required
- Spaces to be Relocated
- Temporary Space
- Addition
- Major Renovations
- Minor Renovations
- Replace Mechanical Equipment
- Install Sprinkler System Only



Second Floor



Mezzanine



First Floor

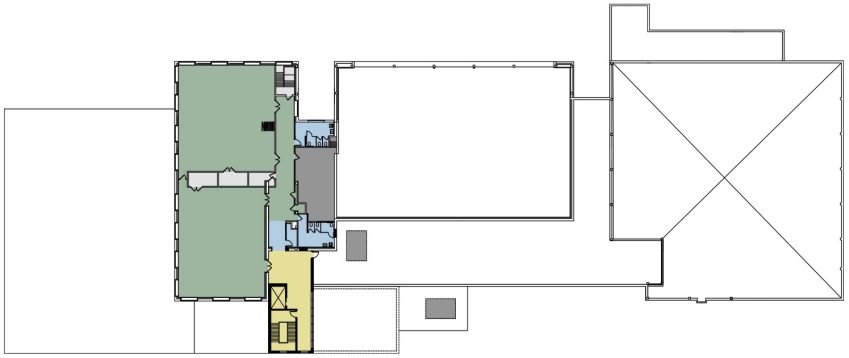
Basement

Construct Addition: 10,350 GSF

Proposed Scope of Work

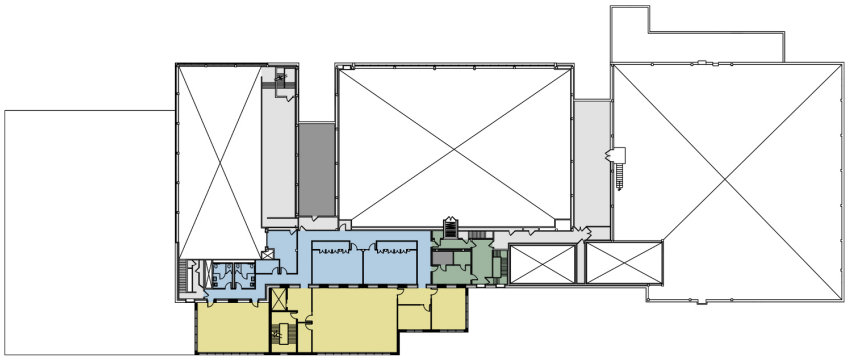
Legend

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



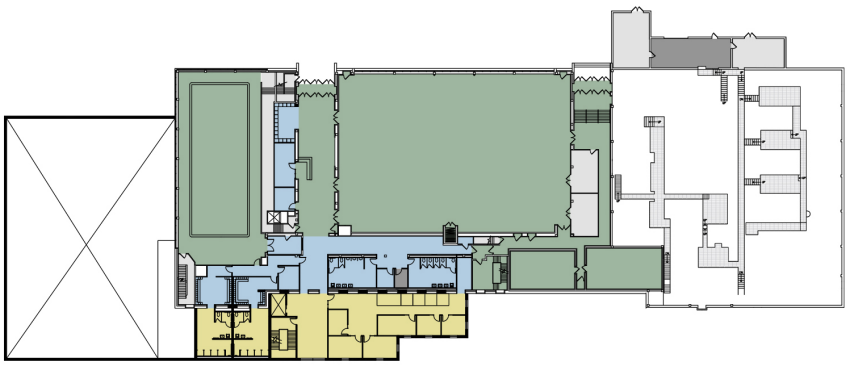
Second Floor

Addition: 1,160 GSF
Major Renovations: 810 GSF
Minor Renovations: 6,250 GSF
Mechanical Equipment: 750 GSF
Install Sprinkler System: 520 GSF



Mezzanine

Addition: 3,930 GSF
Major Renovations: 3,100 GSF
Minor Renovations: 890 GSF
Mechanical Equipment: 2,475 GSF
Install Sprinkler System: 2,925 GSF



First Floor

Addition: 3,930 GSF
Major Renovations: 4,270 GSF
Minor Renovations: 19,230 GSF
Mechanical Equipment: 730 GSF
Install Sprinkler System: 2,840 GSF

Basement

Addition: 14,550 GSF
Major Renovations: 5,720 GSF
Mechanical Equipment: 1,070 GSF
Install Sprinkler System: 32,160 GSF

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	
New Building	$350/SF
Phase 1 Addition	$290/SF
Phase 2 Addition	$275/SF
Multi-Purpose Rooms	$180/SF
Office and Support Space	$155/SF
Locker Rooms/Toilet Rooms	$325/SF
Equipment Storage	$100/SF
Circulation Space	$90/SF
Mechanical System	$55/SF
Sprinkler System	$5/SF
Hazardous Materials Abatement	$12/SF

Other Costs	
Sitework for New Building	$1,500,000
Sitework for Addition	$300,000
Remove Stair Adjacent to Pool	$30,000
Reinforce Roof for Mechanical Equip.	$50,000
New Electrical Service	$350,000

Cost estimates were developed for both options. For the Lee Hall Addition (Option A), three phasing scenarios were also developed. 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 400 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, racquetball court, squash court, and multi-purpose rooms; 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.

An addition to Lee Hall will be less expensive than constructing a new building. Phasing Scenario 2 will result in three projects that are each under $8,000,000 but the premium to phase the work will be approximately $2,341,000. Installing air-conditioning prior to the renovations (Phasing Scenario 3) will result in an additional increase of approximately $4,691,000.

Option A - Lee Hall Addition

Phasing Scenario 1 **Single-Phase Project**	
New Construction	$6,978,000
Major Renovations	$6,768,000
Minor Renovations	$1,814,000
Escalation (2019)	$1,167,000
Construction Cost	**$16,727,000**
Soft Costs (35%)	$5,854,000
Project Cost	**$22,581,000**

Phasing Scenario 2 **Phased Renovation**	
Phase 1	$7,180,000
Phase 2	$3,868,000
Phase 3	$5,226,000
Additional Work	$8,648,000
Project Cost	**$24,922,000**

Phasing Scenario 3 **Phased Renovation**	
Install A/C	$4,543,000
Phase 1	$6,959,000
Phase 2	$3,696,000
Phase 3	$5,511,000
Additional Work	$8,904,000
Project Cost	**$29,613,000**

Option B - Intramurals & Recreation Building

Lee Hall Renovations	
Major Renovations	$8,218,000
Minor Renovations	$1,790,000
Escalation (2019)	$751,000
Construction Cost	**$10,759,000**
Soft Costs (35%)	$3,766,000
Renovation Cost	**$14,525,000**

New Construction	
New Building	$8,855,000
Associated Sitework	$1,500,000
Escalation (2021)	$1,657,000
Construction Cost	**$12,012,000**
Soft Costs (35%)	$4,204,000
Construction Cost	**$16,216,000**

Project Total	
Lee Hall Renovations	$14,525,000
New Construction	$16,216,000
Project Cost	**$30,741,000**

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.
- 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).

Appendix A
Proposed Space Program

Intramurals and Recreation

Summary	Existing NASF	Projected NASF	Full Build-Out NASF	Delta Existing NASF	Delta Projected NASF	Minimal Build-Out NASF	Delta Existing NASF	Delta Projected NASF
Administration Space	1,196	1,588	1,608	412	20	1,308	112	(280)
Support Space	306	1,120	1,285	979	165	951	645	(169)
Academic Space	378	0	0	(378)	0	0	(378)	0
Activity Space	30,062	44,462	42,822	12,760	(1,640)	44,006	13,944	(456)
Locker Rooms	5,494	3,920	3,945	(1,549)	25	4,985	(509)	1,065
Storage	2,550	4,471	4,389	1,839	(82)	3,709	1,159	(762)
EH&S	1,236	1,350	1,355	119	5	1,110	(126)	(240)
Utilities Plant	10,292	10,392	10,717	425	325	10,292	0	(100)
	51,514	**67,303**	**66,121**	**14,607**	**(1,182)**	**66,361**	**14,847**	**(942)**

Administration Space	Existing HC	Projected HC	Existing NASF	Projected NASF	Full Build-Out NASF	Delta Existing NASF	Delta Projected NASF	Minimal Build-Out NASF	Delta Existing NASF	Delta Projected NASF
Satellite Office	1	1	113	113	113	0	0	113	0	0
Satellite Storage Area	0	0	15	15	15	0	0	15	0	0
Recreation Office (Student Workers)	4	5	220	180	180	(40)	0	180	(40)	0
Recreation Storage Area	0	0	0	40	40	40	0	40	40	0
Recreation Graduate Assistant Office	2	1	80	120	120	40	0	80	0	(40)
Intramural Office (Student Workers)	0	4	0	140	140	140	0	140	140	0
Intramural Storage Area	0	0	0	40	45	45	5	40	40	0
Intramural Graduate Assistant Office	5	1	100	120	120	20	0	100	0	(20)
Open Workstations	0	5	0	220	220	220	0	0	0	(220)
Coordinator's Office	1	1	100	120	120	20	0	120	20	0
Marketing Office (Student Workers)	5	5	138	180	185	47	5	180	42	0
Assistant Director's Office	1	1	150	120	120	(30)	0	120	(30)	0
Director's Office	1	1	280	180	190	(90)	10	180	(100)	0
Administration Space Total	**20**	**25**	**1,196**	**1,588**	**1,608**	**412**	**20**	**1,308**	**112**	**(280)**

Support Space	Existing HC	Projected HC	Existing NASF	Projected NASF	Full Build-Out NASF	Delta Existing NASF	Delta Projected NASF	Minimal Build-Out NASF	Delta Existing NASF	Delta Projected NASF
Laundry Room	0	0	270	200	225	(45)	25	180	(90)	(20)
Conference Room	0	0	0	240	360	360	120	240	240	0
Toilet Room	0	0	36	0	0	(36)	0	36	0	36
Work Room	0	0	0	100	120	120	20	120	120	20
Student Lounge	0	0	0	300	300	300	0	300	300	0
Faculty/Staff Lounge	0	0	0	200	200	200	0	0	0	(200)
Lactation Room	0	0	0	80	80	80	0	75	75	(5)
Support Total			**306**	**1,120**	**1,285**	**979**	**165**	**951**	**645**	**(169)**

Intramurals and Recreation

Academic Space	Existing HC	Projected HC	Existing NASF	Projected NASF	Full Build-Out NASF	Delta Existing NASF	Delta Projected NASF	Minimal Build-Out NASF	Delta Existing NASF	Delta Projected NASF
Dance Office	1	0	251	0	0	(251)	0	0	(251)	0
Dance Storage	0	0	69	0	0	(69)	0	0	(69)	0
Toilet/Shower Room	0	0	58	0	0	(58)	0	0	(58)	0
Academic Space Total	**1**	**0**	**378**	**0**	**0**	**(378)**	**0**	**0**	**(378)**	**0**

Activity Space	Existing HC	Projected HC	Existing NASF	Projected NASF	Full Build-Out NASF	Delta Existing NASF	Delta Projected NASF	Minimal Build-Out NASF	Delta Existing NASF	Delta Projected NASF
Swimming Pool	0	0	3,960	3,960	3,960	0	0	3,960	0	0
Pool Spectator Balcony	0	0	1,230	1,230	1,230	0	0	1,230	0	0
Squash Court	0	0	592	592	592	0	0	592	0	0
Dance Room	0	0	2,366	2,366	2,366	0	0	1,910	(456)	(456)
Karate Room	0	0	2,475	2,475	2,475	0	0	2,475	0	0
Racquetball Court	0	0	740	740	740	0	0	740	0	0
Main Gymnasium	0	0	9,106	9,106	9,106	0	0	9,106	0	0
Swetman Gymnasium	0	0	9,593	9,593	9,593	0	0	9,593	0	0
Multipurpose Room	0	0	0	1,200	900	900	(300)	1,200	1,200	0
Multipurpose Room	0	0	0	1,200	885	885	(315)	1,200	1,200	0
Multipurpose Room	0	0	0	2,400	1,375	1,375	(1,025)	2,400	2,400	0
Full-Court Gym	0	0	0	9,600	9,600	9,600	0	9,600	9,600	0
Indoor Running/Walking Track	0	0	0	0	0	0	0	0	0	0
Cardio Fitness Center	0	0	0	0	0	0	0	0	0	0
Activity Space Total			**30,062**	**44,462**	**42,822**	**12,760**	**(1,640)**	**44,006**	**13,944**	**(456)**

Intramurals and Recreation

Locker Rooms	Existing HC	Projected HC	Existing NASF	Projected NASF	Full Build-Out NASF	Delta Existing NASF	Delta Projected NASF	Minimal Build-Out NASF	Delta Existing NASF	Delta Projected NASF
Men's Locker Room	0	0	587	0	0	(587)	0	0	(587)	0
Men's Shower Room	0	0	332	0	0	(332)	0	0	(332)	0
Men's Drying Room	0	0	303	0	0	(303)	0	0	(303)	0
Men's Toilet Room	0	0	121	0	0	(121)	0	0	(121)	0
Men's Locker Room	0	0	0	635	710	710	75	530	530	(105)
Women's Locker Room	0	0	1,017	0	0	(1,017)	0	0	(1,017)	0
Women's Sauna/Shower Room	0	0	532	0	0	(532)	0	0	(532)	0
Women's Toilet Room	0	0	142	0	0	(142)	0	0	(142)	0
Women's Locker Room	0	0	0	635	655	655	20	530	530	(105)
Men's Locker Room	0	0	756	756	756	0	0	756	0	0
Men's Toilet Room	0	0	132	132	132	0	0	132	0	0
Men's Drying Room	0	0	120	120	120	0	0	120	0	0
Men's Shower Room	0	0	118	118	118	0	0	118	0	0
Storage	0	0	69	69	69	0	0	69	0	0
Women's Locker Room	0	0	826	826	826	0	0	826	0	0
Women's Toilet Room	0	0	131	131	131	0	0	131	0	0
Women's Shower Room	0	0	226	226	226	0	0	226	0	0
Storage	0	0	16	16	16	0	0	16	0	0
Storage	0	0	66	66	66	0	0	66	0	0
Men's Locker Room	0	0	0	0	0	0	0	635	635	635
Women's Locker Room	0	0	0	0	0	0	0	635	635	635
Unisex Locker Room/Toilet Room	0	0	0	190	120	120	(70)	195	195	5
Utilities Plant Unisex Toilet Rooms	0	0	0	0	Included in Basement Toilet Rooms			Included in Basement Toilet Rooms		
Locker Rooms Total			**5,494**	**3,920**	**3,945**	**(1,549)**	**25**	**4,985**	**(509)**	**1,065**

Intramurals and Recreation

Storage	Existing HC	Projected HC	Existing NASF	Projected NASF	Full Build-Out NASF	Delta Existing NASF	Delta Projected NASF	Minimal Build-Out NASF	Delta Existing NASF	Delta Projected NASF
Intramural Storage	0	0	289	289	289	0	0	289	0	0
Volleyball Storage	0	0	279	279	279	0	0	279	0	0
Sports Club Storage	0	0	107	107	0	(107)	(107)	0	(107)	(107)
Sports Club Storage	0	0	75	75	75	0	0	75	0	0
Sports Club Storage	0	0	76	76	76	0	0	76	0	0
Pool Storage	0	0	60	120	150	90	30	60	0	(60)
Equipment Storage	0	0	12	0	0	(12)	0	0	(12)	0
Equipment Storage	0	0	81	81	81	0	0	81	0	0
Equipment Storage	0	0	90	90	90	0	0	90	0	0
Equipment Storage	0	0	116	116	116	0	0	116	0	0
Storage	0	0	108	108	108	0	0	108	0	0
Storage	0	0	8	8	8	0	0	8	0	0
Storage	0	0	15	15	15	0	0	15	0	0
Storage	0	0	27	0	0	(27)	0	0	(27)	0
Storage	0	0	29	29	29	0	0	29	0	0
Intramural Storage	0	0	470	470	470	0	0	470	0	0
Intramural Storage	0	0	207	207	207	0	0	207	0	0
Intramural Storage	0	0	113	113	113	0	0	113	0	0
Intramural Storage	0	0	15	15	15	0	0	15	0	0
Intramural Storage	0	0	310	310	310	0	0	310	0	0
Intramural Storage	0	0	63	63	63	0	0	63	0	0
Multipurpose Room Storage	0	0	0	100	75	75	(25)	0	0	(100)
Multipurpose Room Storage	0	0	0	100	80	80	(20)	0	0	(100)
Multipurpose Room Storage	0	0	0	100	105	105	5	0	0	(100)
Sports Club Storage	0	0	0	1,000	1,035	1,035	35	705	705	(295)
Equipment Storage	0	0	0	600	600	600	0	600	600	0
Storage Total			**2,550**	**4,471**	**4,389**	**1,839**	**(82)**	**3,709**	**1,159**	**(762)**

Intramurals and Recreation

EH&S	Existing HC	Projected HC	Existing NASF	Projected NASF	Full Build-Out NASF	Delta Existing NASF	Delta Projected NASF	Minimal Build-Out NASF	Delta Existing NASF	Delta Projected NASF
EH&S Office	1	1	110	120	120	10	0	120	10	0
EH&S Office	1	1	334	240	240	(94)	0	240	(94)	0
EH&S Office	2	2	163	180	180	17	0	180	17	0
EH&S Conference Room	0	0	0	240	245	245	5	0	0	(240)
Toilet Room	0	0	55	0	0	(55)	0	0	(55)	0
Storage	0	0	20	20	20	0	0	20	0	0
Fire Safety Office (EH&S Shop)	0	0	554	240	240	(314)	0	240	(314)	0
Fire Safety Shop (EH&S Shop)	0	0	0	200	200	200	0	200	200	0
Fire Safety Storage (EH&S Shop)	0	0	0	110	110	110	0	110	110	0
EH&S Total	**4**	**4**	**1,236**	**1,350**	**1,355**	**119**	**5**	**1,110**	**(126)**	**(240)**

Utilities Plant	Existing HC	Projected HC	Existing NASF	Projected NASF	Full Build-Out NASF	Delta Existing NASF	Delta Projected NASF	Minimal Build-Out NASF	Delta Existing NASF	Delta Projected NASF
Toilet	0	0	61	61	61	0	0	61	0	0
Shower	0	0	56	56	56	0	0	56	0	0
Electrical Safety Shop	0	0	396	396	396	0	0	396	0	0
Training Room	0	0	1,245	1,245	1,535	290	290	1,245	0	0
Break Room	0	0	683	683	683	0	0	683	0	0
Shop Storage	0	0	485	485	485	0	0	485	0	0
Shop Storage	0	0	349	349	349	0	0	349	0	0
Maintenance Shop	0	0	3,689	3,689	3,689	0	0	3,689	0	0
Shop Storage	0	0	82	82	82	0	0	82	0	0
Maintenance Storage	0	0	583	583	583	0	0	583	0	0
Locker Room	0	0	430	430	430	0	0	430	0	0
Locksmith Shop	0	0	400	400	400	0	0	400	0	0
Utilities Plant Office	1	1	165	165	190	25	25	165	0	0
Utilities Plant Office	1	1	167	167	160	(7)	(7)	167	0	0
Utilities Plant Office	1	1	188	188	190	2	2	188	0	0
Utilities Plant Office	1	1	138	138	160	22	22	138	0	0
Shop Storage	0	0	175	175	175	0	0	175	0	0
Shop Storage	0	0	173	173	173	0	0	173	0	0
Reception	1	1	152	152	180	28	28	152	0	0
Maintenance Office	0	0	388	388	400	12	12	388	0	0
Utilities Plant Office	1	1	246	246	240	(6)	(6)	246	0	0
Work Room	0	0	0	100	100	100	0	0	0	(100)
Storage	0	0	41	41	0	(41)	(41)	41	0	0
Utilities Plant Total	**6**	**6**	**10,292**	**10,392**	**10,717**	**425**	**325**	**10,292**	**0**	**(100)**

Appendix B
Proposed Scope of Work

Addition (Option A Only)

An addition will be constructed on the north side of Lee Hall to provide additional program space and a new building entrance from the adjacent athletic fields. The addition will include a new stair and elevator that connects all floors of the building, providing an accessible route throughout the building.

Sitework

- Prepare site to the north and east of Lee Hall for the new addition. Existing grade east of Lee Hall varies from elevation 298' to 288'. Finished floor elevation of the addition is 289.33'.
- Remove seven trees (6" Birch, 6" Oak, 8" Birch, 10" Basswood, 16" Oak, 18" Ash, 18" Oak).
- Provide new 10'-6" wide concrete stair northeast of the addition.
- Provide new 10'-6" wide concrete sidewalks along the north and east sides of the addition. Sidewalk along the north side of the addition will be used for emergency vehicles.

Gymnasium

- Floors - Wood sprung flooring; vinyl base
- Walls - Concrete masonry walls; one coat primer; two coats paint
- Doors - Hollow metal doors in metal frames
- Ceilings - Painted roof structure; one coat primer; two coats paint
- Equipment/Fixtures - Provide six basketball hoops mounted to roof structure and wall padding

Multi-Purpose Space

- Floors - Athletic flooring or wood sprung flooring; vinyl base
- Walls - Abuse-resistant gypsum wallboard on metal framing; one coat primer; two coats paint
- Doors - Solid core wood doors in metal frames
- Ceilings - Suspended acoustic ceiling tile

Office and Support Space

- Floors - Carpet and vinyl base in office spaces; vinyl composition tile and vinyl base in support spaces
- Walls - Gypsum wallboard on metal framing; one coat primer; two coats paint
- Doors - Solid core wood doors in metal frames
- Ceilings - Suspended acoustic ceiling tile

Locker Rooms

- Floors - Ceramic floor tile and base
- Walls - Concrete masonry walls; one coat primer; two coats paint
- Doors - Hollow metal doors in metal frames
- Ceilings - Suspended acoustic ceiling tile
- Equipment/Fixtures - Provide lockers, benches, sinks, toilets, urinals, showers, toilet partitions, and accessories as indicated on proposed floor plans

Equipment Storage

- Floors - Concrete with epoxy finish
- Walls - Concrete masonry walls; one coat primer; two coats paint
- Doors - Hollow metal doors in metal frames

Corridors

- Floors - Vinyl composition tile and vinyl base
- Ceilings - Suspended acoustic ceiling tile

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

- Provide additional structure to support new rooftop mechanical equipment.
- Option A: Remove existing stair adjacent to swimming pool (location of new Pool Storage).
- Option A: Infill existing windows (as shown on floor plans) with metal framing, gypsum wallboard, one coat primer, and two coats paint.
- Option B: Infill existing windows (as shown on floor plans) with masonry veneer, insulation, metal framing, gypsum wallboard, one coat primer, and two coats paint.
- Option B: Install new elevator adjacent to swimming pool.

Multi-Purpose Space

- Floors - Remove existing flooring; prepare concrete slab; provide athletic flooring or wood sprung flooring; vinyl base
- Walls - Remove concrete masonry walls; provide abuse-resistant gypsum wallboard on metal framing; one coat primer; two coats paint
- Doors - Remove existing doors and frames; provide new solid core wood doors in metal frames
- Ceilings - Remove concealed spline 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)

Training Room (Option A Only)

- 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
- 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 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 ceramic floor tile and base
- Walls - Remove existing ceramic wall tile and concrete masonry walls; provide new ceramic wall tile on backer board and metal framing
- 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)

Corridors

- Floors - Existing to remain
- Walls - Existing to remain
- 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)

Minor Renovations

Gymnasium

- Floors - Existing to remain
- Walls - Provide additional athletic wall padding (to match existing)
- Ceilings - Remove concealed spline ceiling; new ceiling finish to be determined during design
- 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)

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 - Provide accessible lift
- Provide new heating and cooling system (see MEP narrative for additional information)
- Install new HVAC unit that provides dehumidification and energy recovery (transmitted to pool water)
- Provide new fire protection system (see MEP narrative for additional information)
- Provide new lighting (see MEP narrative for additional information)

Racquetball/Squash Courts

- 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)

Dance/Karate Classrooms

- Floors - Existing to remain
- Walls - Existing to remain
- 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 (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 - Repair ceramic floor tile
- Walls - Existing to remain
- 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)

Lobby/Corridors

- Floors - Existing to remain
- Walls - Existing to remain
- 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)

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.

Install Sprinkler System

A new fire sprinkler system will be installed throughout the building. In some areas of the building, the new system will be surface-mounted to existing walls/ceilings and no additional work, such as new ceilings and new lighting, will be completed as part of the renovations.

Mechanical

Existing Conditions

Heating for the existing building is provided from eight 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 it 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 (Existing Building)

Lee 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

Heating and Cooling System (Addition - Option A Only)

The addition will be served by new built-up HVAC units that provide heating and cooling. 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

The new gymnasium will be ventilated, exhausted, heated, and cooled by four rooftop units.

Provide Air-Conditioning Prior to Addition and 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 100 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

Lee Hall is served by a 4-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:

- Locker Rooms and Toilet Room
- Laundry Room
- Pool Systems
- Building Mechanical Rooms

The existing domestic cold water system will be extended to serve the new addition in Option A.

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:

- Locker Rooms and Toilet Rooms
- Laundry Room
- Pool Systems
- Building Mechanical Rooms

The existing domestic hot water system will be extended to serve the new addition in Option A.

Code - 2016 New York State Fire Prevention and Building Code

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.

The existing sanitary system will be extended to serve the new addition in Option A.

Code - 2016 New York State Fire Prevention and Building Code

Fire Protection

Lee 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 total the area of the building, Lee Hall will require a sprinkler system throughout the facility. A new fire service with backflow will be brought into the building through the corridor adjacent to Mechanical Room B35. Assume a four-inch service for estimating purposes. The service and backflow will be located in Mechanical Room B35. A wet-type fire suppression system will be designed and installed. 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.

The new fire suppression system will be extended to serve the new addition in Option A.

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 and addition 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.
- Option A: New gymnasium power will be fed from new first floor electrical room. Gymnasium will be provided with LED lighting and automatic lighting controls. New audio-visual system and scoreboard will be provided.

Code - 2016 New York State Fire Prevention and Building Code

Power System

- New power devices and branch circuits shall be provided in renovated and addition 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 built in a new main electrical room. The new electrical room would be roughly 20'-0" x 40'-0". The location would need to be in the vicinity of the existing main electrical room.
    - The primary feeder would need to be investigated to determine if the existing size is adequate for the new electrical service.
    - It is recommended that Lee Hall be provided with 480Y/277V transformers to attain the 208Y/120V loads (the building currently has a 208V distribution system). This would accommodate larger loads, such as the air-conditioning equipment and elevator.

- 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.
- Option A: Additional electrical closets will be provided on each floor of the building. These rooms will be roughly 6'-0" x 6'-0" and house 480Y/277V panelboards, transformers, and 208Y/120V panelboards to serve loads associated with the addition area.
- Option B: Existing electrical panelboards will be utilized to support new loads in the renovated areas.

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 addition.
- Battery capacity will be expanded to accept new devices in the addition.
- Fire alarm recall and shutdown devices will be required for the new elevator.

Code - 2016 New York State Fire Prevention and Building Code

Telecommunications System (Option A)

- A small telecommunications closet will be provided in the basement to support the new addition. This room will be roughly 6'-0" x 10'-0" and 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

Telecommunications System (Option B)

- The existing main telecommunications room located adjacent to the main electrical room in the basement will be utilized to support new data cabling to the renovated areas.

Code - 2016 New York State Fire Prevention and Building Code

Appendix C
Bulk Sample Report

Lee Asbestos Samples

Sort by ACM

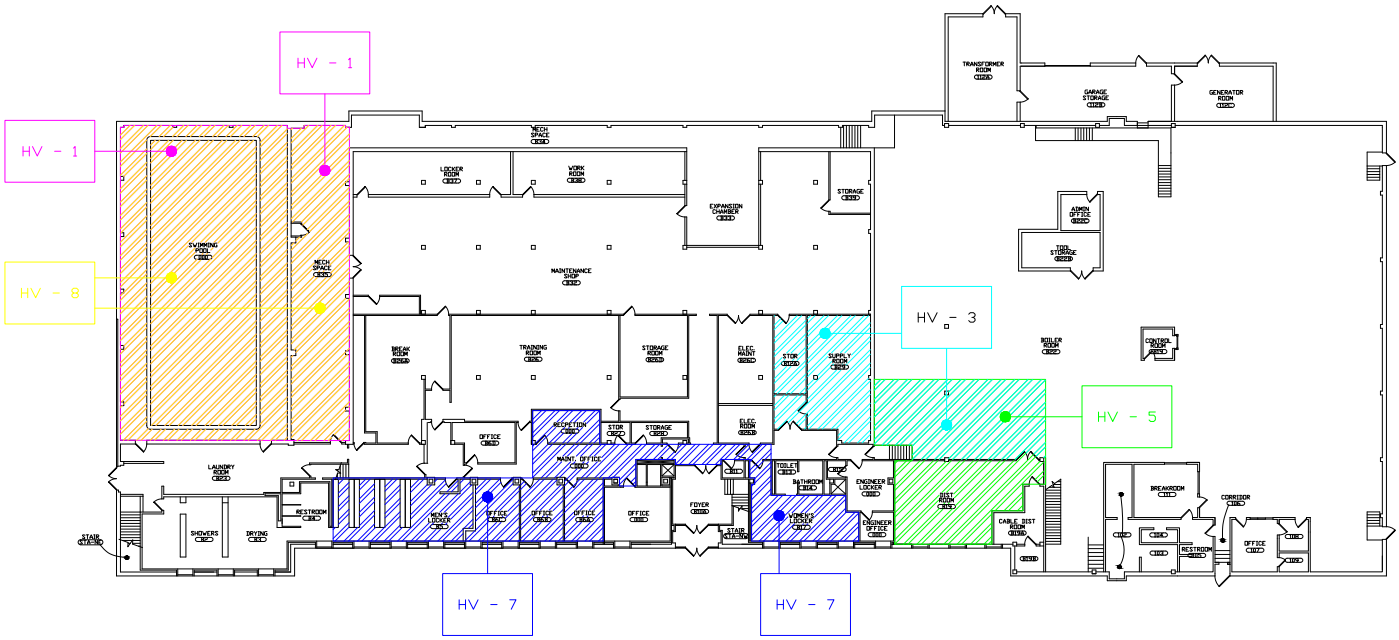
Floor	Room	Area	Material	Asbestos %	Types	Friable/ Non-Friable	Year Sampled
	Room 310 Mechanical Room		Equipment Packing Air Handler	75	Chrysotile	Friable	2007
	Room 300 Dance Studio Wall Heater	Wall	TSI	66.7	Chrysotile	Friable	2007
Ground	Plumbing Shop	Bench	Work Bench Top	60	Chrysotile	Friable	1987
Roof	Roof Piping	Roof	Elbow Insulation Light Blue/White	57	Chrysotile	Friable	2006
Roof	Roof Piping	Roof	Pipe Insulation Off White	50	Chrysotile	Friable	2006
	Room 310 Mechanical Room		Equipment Packing Air Handler	44.4	Chrysotile	Friable	2007
2	Upper Fan Room	Duct	Insulation	43	Amocite	Friable	1994
2	Upper Fan Room	Duct	Insulation	29	Chrysotile	Friable	1994
	Room 310 Mechanical Room	Pipe	TSI Stream Pipe	28.6	Amocite	Friable	2007
	Room 310 Mechanical Room	Pipe	TSI Stream Pipe	17.4	Chrysotile	Friable	2007
1	Lobby	Ceiling	Tile	0			1988
Basement	B 26	Ceiling	Tile - White, 12x12	0			1989
2	Lobby 1'x1' ceiling tile	Ceiling	White	0			1989
2	Lobby plaster above ceiling tile	Ceiling	Gray	0			1989
1	Lobby	Ceiling	Tile - White, 12x12	0			1989
1	Lobby	Ceiling	Plaster	0			1989
1	S.E. Entrance, Foyer	Ceiling	Plaster	0		Friable	2005
Basement	Training Room B26	Ceiling	Ceiling Tile Glue Pucks	0			2006
	Lobby Above Drop Ceiling	Ceiling	Ceiling Tile	0		Friable	2007
	Lobby Above Drop Ceiling	Ceiling	Glue Puck	0			2007
Basement	Mechanical Room, East - HVAC Unit Vibration Cloth	Cloth	Flex Fabric Joint HVAC	0		Non-Friable	2005
2	Crawl Space Above Ceiling	Crawl Space	Wire Lath Mortar - Grey	0		Non-Friable	1996
	East Induced Draft Fan	Fan	Cloth Duct Wrap Pink	0		Friable	2006
	East Induced Draft Fan	Fan	Cloth Duct Wrap Off-White	0		Friable	2006
	West Induced Draft Fan	Fan	Cloth Duct Wrap Off-White	0		Friable	2006
	West Induced Draft Fan	Fan	Cloth Duct Wrap Light Blue	0		Friable	2006
	West Induced Draft Fan	Fan	Duct Insulation Brown	0		Friable	2006
	West Induced Draft Fan	Fan	Cloth Duct Wrap Off-White	0		Friable	2006
	West Induced Draft Fan	Fan	Cloth Duct Wrap White	0		Friable	2006
	West Induced Draft Fan	Fan	Duct Insulation Yellow	0		Friable	2006
	East Induced Draft Fan Gasket	Fan	Woven Cloth Off-White	0		Friable	2006
	West Induced Draft Fan Gasket	Fan	Woven Cloth Off-White	0		Friable	2006
Roof	Roof Exhaust Duct	Roof	Roof Access Hatch Gasket Woven Cloth Red	0		Friable	2006
1	Rm. 107, Left Wall	Wall	Plaster - Multi	0		Friable	2005
	Basement Laundry Room	Wall	Wall Plaster Base Coat	0		Non-Friable	2007
	Basement Laundry Room	Wall	Wall Plaster Top Coat	0		Non-Friable	2007
1	1st Floor West	Wall	Wall Plaster	0		Non-Friable	2008
1	Room 110	Wall	Cove Base	0			2008
1	Room 110	Wall	Mastic	0			2008
	Room 302 North Closet	Wall	Plaster-White Coat	0			2010
	Room 302 North Closet	Wall	Plaster-Grey Coat	0			2010
	Room 302 South Closet	Wall	Plaster-White Coat	0			2010
	Room 302 South Closet	Wall	Plaster-Grey Coat	0			2010
	Room B29		Debris	0		Friable	2007
Exterior	South Wall Near West Exit	Wall	Black Waterproofing	0			2011
Exterior	South Wall Near West Exit	Wall	Black Waterproofing	0			2011
3	Third Floor	Ceiling	Ceiling Tile 2 x 2 Radar	0			2011
1	By Womens Room	Ceiling	Ceiling Tile 2 x 2 Radar	0			2011

Lee Asbestos Samples

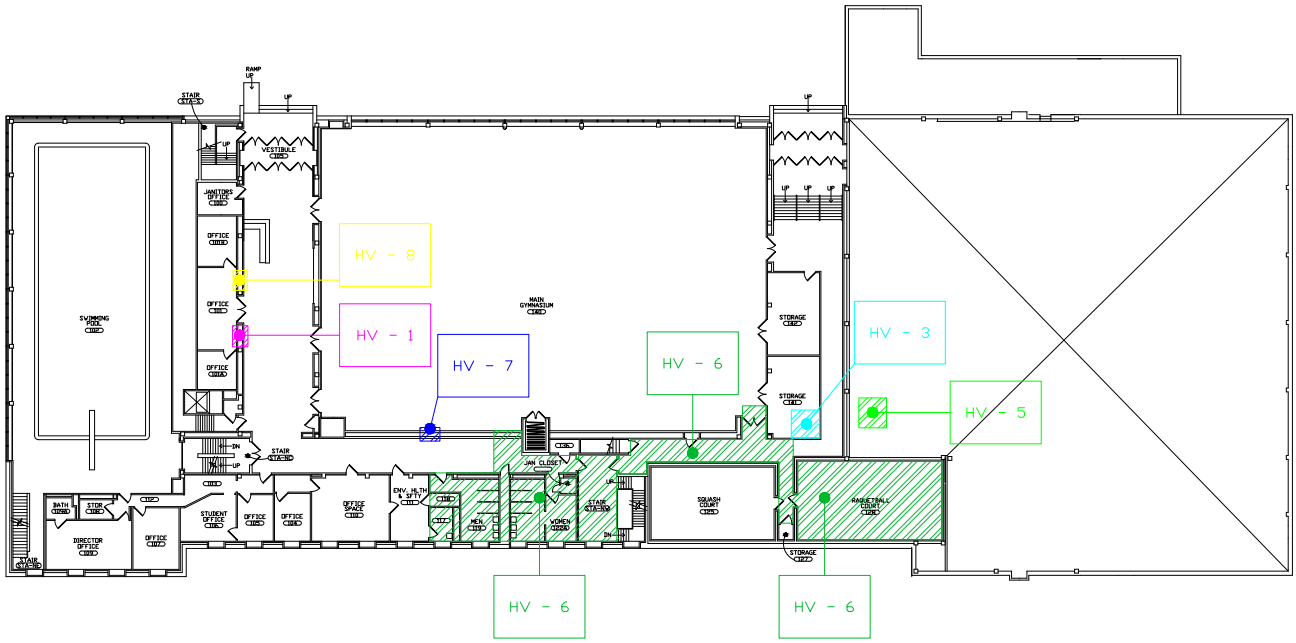
Sort by ACM

Floor	Room	Area	Material	Asbestos %	Types	Friable/ Non-Friable	Year Sampled
	Main Entrance East	Ceiling	Dk Brown Mastic	0			2012
	Main Entrance East	Ceiling	Dk Brown Mastic	0			2012
	Main Entrance East	Ceiling	Ceiling Tile-White (Pumice)	0			2012
	Main Entrance East	Ceiling	Ceiling Tile-White (Pumice)	0			2012
Basement	Hall North Wall by Womens Locker Room	Wall	Plaster White/Green (Gray)	0			2012
Basement	Hall North Wall by Womens Locker Room	Wall	Plaster Brown	0			2012
Basement	Hall North Wall by Womens Locker Room	Wall	Plaster White/Green (Gray)	0			2012
Basement	Hall North Wall by Womens Locker Room	Wall	Plaster Brown	0			2012
Basement	Hall South Wall by Safety Office	Wall	Plaster White/Green (Gray)	0			2012
Basement	Hall South Wall by Safety Office	Wall	Plaster Brown	0			2012
Basement	Womens Locker Room	Wall	Plaster White	0			2012
Basement	Womens Locker Room	Wall	Plaster Brown	0			2012
Basement	Womens Locker Room	Wall	Plaster White	0			2012
Basement	Womens Locker Room	Wall	Plaster Brown	0			2012
1	Inside Pool Entrance Doorway 102	Wall	Plaster White	0			2012
1	Inside Pool Entrance Doorway 102	Wall	Plaster Brown	0			2012
1	Janitor's Closet (Mark's Office)Room 100	Wall	Plaster White	0			2012
1	Janitor's Closet (Mark's Office)Room 100	Wall	Plaster Brown	0			2012
1	Janitor's Closet (Mark's Office)Room 100	Wall	Sheet Rock	0			2012
Exterior	Electrical Manhole Conduit-Left	Manhole	Black Insulation	NR			2012
Exterior	Electrical Manhole Conduit-Right	Manhole	Black Insulation	NR			2012
Exterior	On Top of Steam Tunnel-S Side of Lee Hall	Steam Tunnel	Black Mastic on Fabric	0			2012
Exterior	On Top of Steam Tunnel-S Side of Lee Hall	Steam Tunnel	Black Mastic on Fabric	0			2012
1	Room 106	Ceiling	Plaster/Tan	0			2012
1	Room 106	Ceiling	Skim Coat/White	0			2012
1	Room 106	Ceiling	Plaster/Tan	0			2012

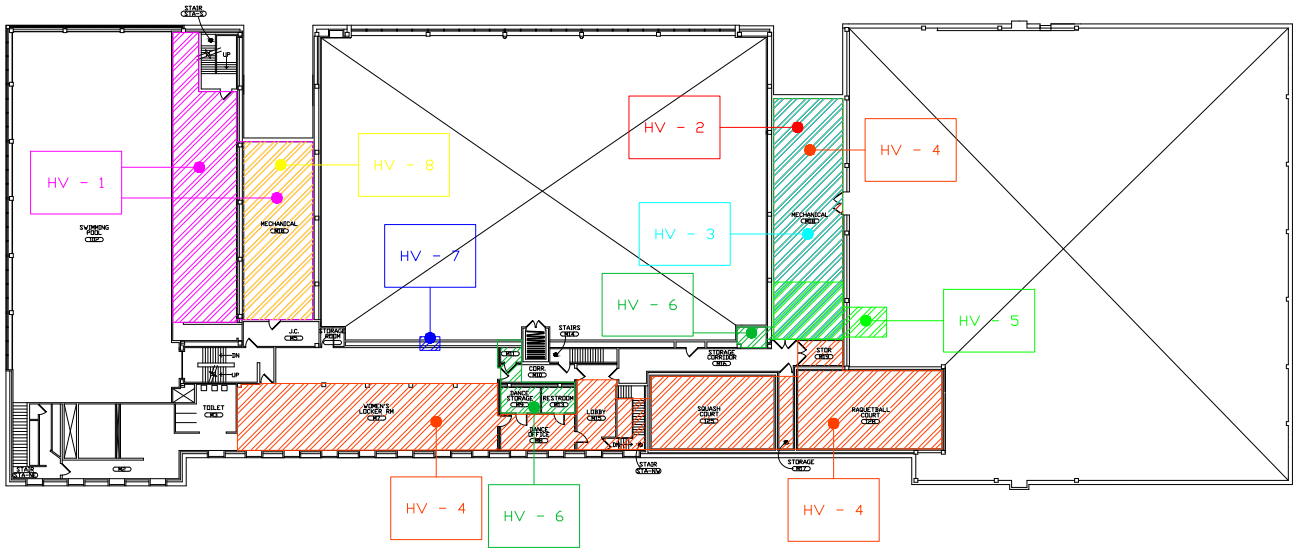
Appendix D
HVAC Zones



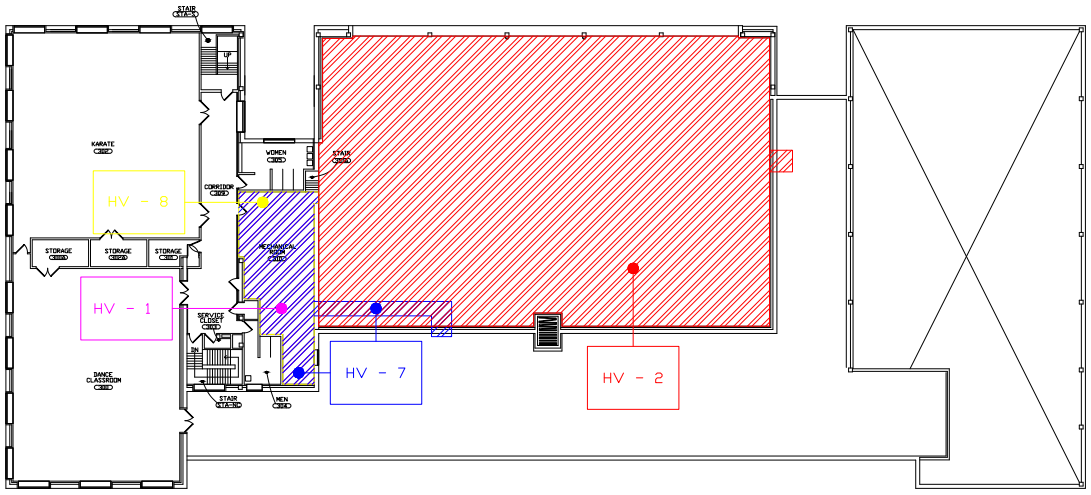
Lee Hall - Basement Floor



Lee Hall - First Floor



Lee Hall - Mezzanine Floor



Lee 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 Lee Hall.

A project to renovate the exterior of the building is underway.

Installing air-conditioning in the gymnasium is a priority.

Intramurals & Recreation

Meeting Participants

Mitch Fields - Associate Vice President for Facilities Services
Linda Paris - Planning Coordinator
Earnest Washington - Director of Campus Life
Sandra Keenan Jeffers - Director of Campus Recreation
John Inman - Capital Program Manager; SUCF
Jean Stark - Principal; JMZ Architects
Jason Henault - Associate; JMZ Architects
Terrance Watters - KHEOPS Engineering
Christopher Riggs - KHEOPS Engineering

Project Overview

- This study is the first step in the process of identifying the space needs for Intramurals & Recreation and determining how Lee 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 Lee 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.
- A project to renovate the exterior of the building is underway. This study may inform the design of that project.
- 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: Upgrade Old and Outdated Facilities

- Ventilation should be improved and air-conditioning should be installed throughout the building. The gymnasium, first floor offices, and second floor multi-purpose rooms reportedly become extremely hot and uncomfortable during warmer months and are, therefore, the priority.
- The squash and racquetball courts are used for squash, racquetball, and overflow space for dance. They should be maintained, the floors should be refurbished, and the walls should be repainted.
- The bleachers in the swimming pool are rarely used. No more than 24 spectators use the bleachers at any one time during events.

Challenge #2: Accessibility and All Gender

- Only the first floor of the building is fully accessible. There is no elevator in the building to provide an accessible route to adjacent floors.
- The swimming pool is not accessible and does not have the required ADA lift.

The swimming pool does not have the required ADA lift.

The locker rooms are much larger than necessary.

The multi-purpose rooms on the second floor are appropriately sized for recreation programs and student clubs.

- Staff utilize first floor toilet rooms as accessible changing rooms.
- There are currently no "All Gender" locker rooms or toilet rooms in the building.

Challenge #3: Additional Space to Accommodate Programs

- Since the multi-purpose rooms are utilized during the evenings and on weekends, they are not available for some programs. An additional multi-purpose room should be provided.

Challenge #4: Additional Storage Space is Needed for Intramural Sports and Open Recreation Programs

- There is not enough storage space in the building to accommodate all needs.
- Additional storage space is required for equipment. Rowing machines for the crew team are currently stored in one of the multi-purpose rooms, which reduces the usability of that space.
- Additional storage space is required for club sports.

Discussion

- Over 200 student groups compete for space in the building.
- Approximately 40,400 individuals utilized facilities in Lee Hall last year and almost 10,600 utilized the Swetman Gymnasium.
- Last year, approximately 8,900 individuals actively participated in 69 different structured intramural programs. 61 percent of those participants were students that lived in campus.
- There were 192 registered student organizations on campus in 2015. That number grew to over 200 organizations in 2016. The Director of Campus Life estimates that there could be up to 230 registered student organizations within the next two or three years.
- There is a growing trend toward wellness and fitness on campus. As a result, more students are seeking access to intramural and recreation facilities.
- Facilities staff that work in the building (or use it as a base of operations) utilize the men's locker room as a toilet room. This becomes an issue when young children attending summer camps are also utilizing the locker room.
- The locker rooms are much larger than necessary and should be located adjacent to the swimming pool.
- Intramurals & Recreation occasionally uses the training room in the basement. The room is very noisy when students are bouncing basketballs in the gymnasium.
- The multi-purpose rooms on the second floor are appropriately sized for recreation programs and student clubs.
- It is beneficial to have academic dance classes taught on the second floor. Students who might not otherwise become engaged in recreational programs learn about the activities that are available to them and, as a result, some have become involved.
- Academic dance classes are taught during the day. If classes are scheduled after 4:00 PM, it would reduce the amount of time the space is available to student groups, such as the dance club (150 members).
- The Swetman Gymnasium is used for intramural sports, open recreation, club sports, and as overflow for Lee Hall. It is well-utilized after 4:00 PM. The hockey arena is used from broomball and the Romney Field House is occasionally used for team handball.
- Gymnasium:
    - The gym is used exclusively for structured programs on Sunday, Monday, Wednesday, and Thursday. It is used for daycare on Thursday and Friday mornings.

- During winter months, students leave their coats and boots in the lobby and around the perimeter of the basketball court in the gym. As a result, salt often gets tracked onto the gym floor. There should be an alcove where coats and boots can be stored.
- The operable partition does not work and should be replaced with a divider similar to the one in the Swetman Gymnasium.

- Swimming Pool:
  - The swimming pool is well-utilized during the day and evening throughout the year.
  - Approximately 6,000 people used the swimming pool between May 2015 and April 2016.
  - Roughly 95 percent of the people that use the pool are part of the college community - the rest are from the neighboring community.
  - There is no storage room for wet pool equipment. It is currently stored on the pool deck or in the closet adjacent to the pool.
  - There is no room on the pool deck for a life guard chair or desk for students to work while they are on-duty.
- Office Space:
  - Office space is needed for three full-time professionals, two graduate assistants, and fourteen student workers. Intramural staff should have a separate office space. If programs continue to grow, there may be a need for two additional full-time professionals, one full-time administrative aide, and two or three additional graduate assistants.
  - There are approximately 75 student workers and many hang-out on the building when they are off-duty. 10 or 11 of the student workers will be working in Lee Hall at any given time. There is not enough office space in the building to accommodate these students.
  - Office 101, 101A, and 101B are located under the swimming pool bleachers. The rooms are undersized and lack adequate ventilation, making them uncomfortable for occupants.
  - To encourage collaboration and enhance communication among staff and students, all intramural offices should be located in an office suite.

Equipment for the swimming pool is stored on the pool deck or in the closet adjacent to the pool.

Offices located under the swimming pool bleachers are undersized and lack adequate ventilization.

Space Needs/Requests

- Conference room with video/training technology
- Additional multipurpose room
- Additional full-court gym (Intramurals & Recreation currently utilizes the Lee Gym and Swetman Gym) - one half-court gym could potentially be used for indoor hockey, soccer, and dodgeball
- Lounge area for students waiting for a pick-up game or other activity
- "All Gender" toilet and locker rooms
- Cardio fitness center
- Equipment storage
- Lactation Room – this function must have a dedicated space; it cannot be located in a toilet room or locker room
- Toilet rooms at the Hidden Fields – the lack of toilet facilities makes it difficult to lease the fields to other groups

Upgrading old and outdated facilities is a top priority.

Student Affairs

Meeting Participants

Linda Paris - Planning Coordinator
Jerald Woolfolk - Vice President of Student Affairs and Enrollment Management
Jerri 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 Lee 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 Lee 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 increase the number of registered student organizations.
- There are no plans to add additional Intramurals & Recreation staff.
- The fitness centers will remain in the residence halls.
- The racquetball and squash courts in Lee Hall are well used.
- Recreational programs are robust and deserve facilities that are modern and inviting.
- 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.

Environmental Health and Safety

Facilities Shop

Meeting Participants

Linda Paris - Planning Coordinator
Eric Foertch - Director of Environmental Health and Safety
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 learn about the current and future space needs of Environmental Health & Safety.
- Environmental Health and Safety occupies the following spaces in Lee Hall:
  - 104 - Occupational Safety Staff
  - 110 - Secretary and Fire Marshall - This open office area also serves as departmental communal space. It has a conference table, kitchenette, area for file storage, and workstation for staff to access inspection equipment.
  - 111 - Director
  - 117 - Bathroom
  - 118 - Supply Closet
  - B29 - Shop/Office/Storage (including the adjacent vestibule)
  - The department also stores asbestos abatement equipment, such as containment frames, in Mechanical Room B35
- B29 is used as a shop, offices, and for storage of fire extinguishers, AEDs, safety supplies, and supplies for the asbestos removal team. This team is composed of specially trained SUNY Oswego personnel who abate asbestos during their off hours. The asbestos removal equipment should be located in a separate storage room - it currently occupies about 30 percent of B29.
- Environmental Health & Safety uses the training room for personnel training and storage of training supplies, such as calibration equipment and recitation equipment.
- Environmental Health & Safety should be located near the Heating Plant and Facilities, since staff interact with both groups. Since staff typically walk to the areas they service, the department should also be centrally located.

Space Needs

- Two private offices
- Open office area with three workstations and a space for meetings
- Shop area with two workstations
- Storage (general)
- Storage (asbestos abatement equipment)

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 Lee Hall.
- There are no security cameras in Lee 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 and locker room doors would improve building safety.