

Laker Hall Program Study Intercollegiate Athletics

Preferred Concept & Project Phasing

SUCF Project No. 101009



26 January 2017

Agenda



Preferred Concept

- Existing Site Plan
- Existing Floor Plans
- Space Program Summary
- Proposed Floor Plans

Phasing Summary

- Project Priorities
- Project Phasing

Cost Estimates

- Square Foot Costs
- Other Costs
- Single-Phase Project
- Phased Renovation (Options 1 & 2)
- Future Considerations
- Next Steps

Preferred Concept

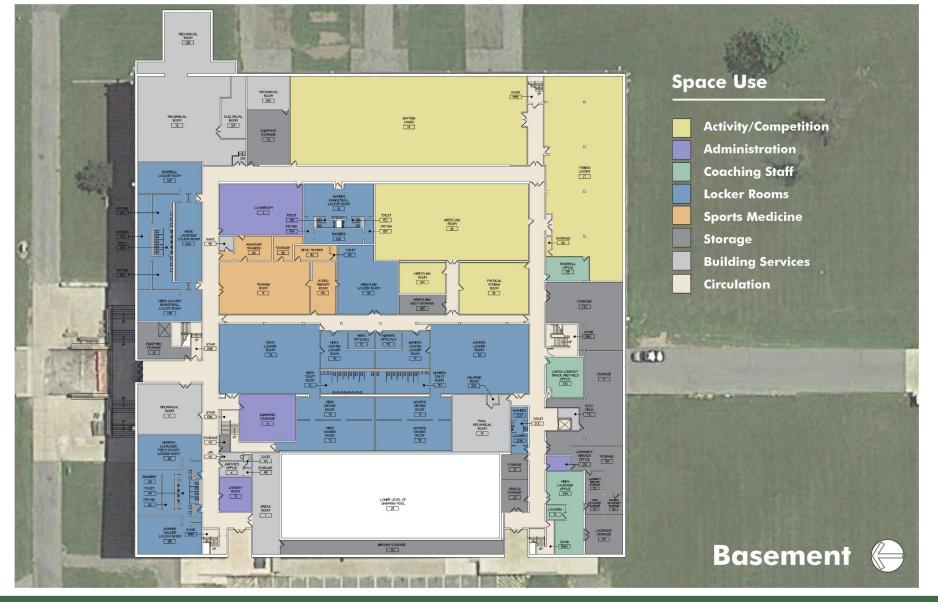
Existing Site Plan





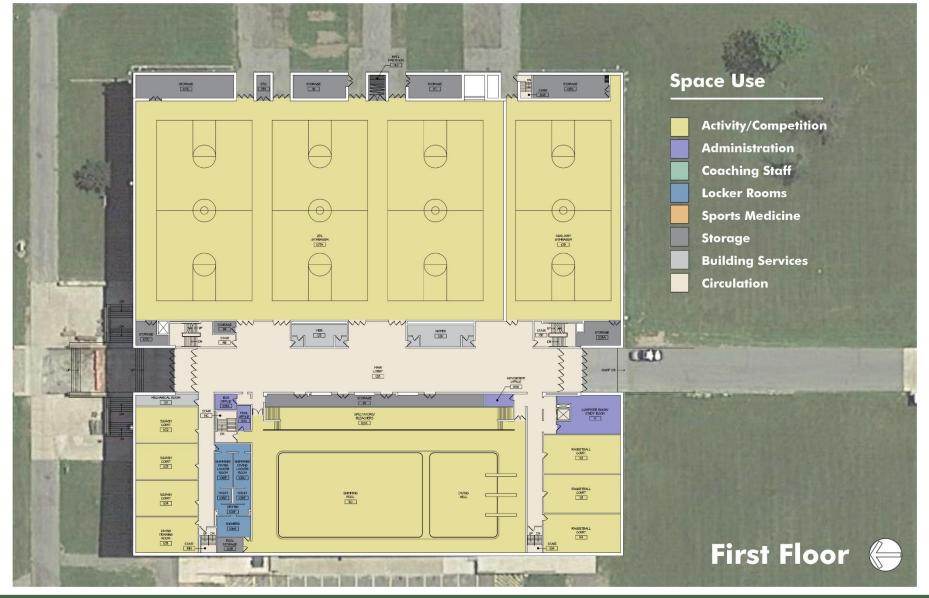
Existing Floor Plans





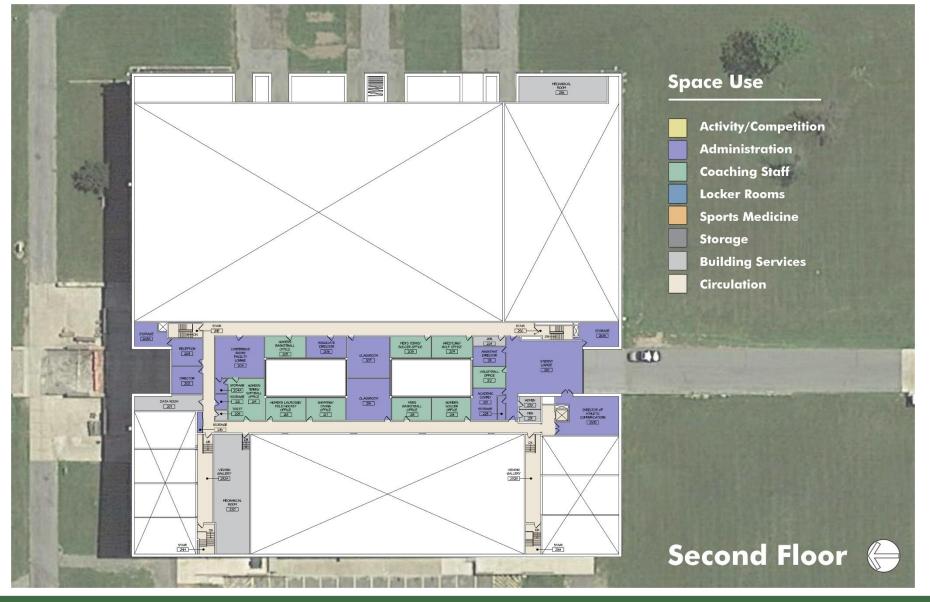
Existing Floor Plans





Existing Floor Plans





Space Program Summary



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

Future Space = 310 NASF

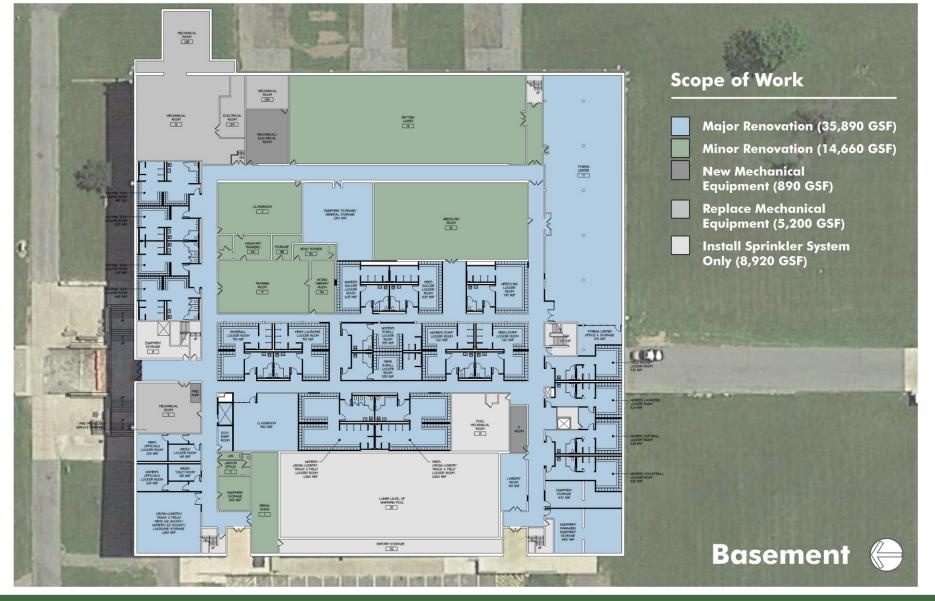
Space Program Summary



Activity/Competition Existing Proposed Preferred Option	NASF 57,884 54,147 54,222	5,000	10,000	15,000	20,000	25,000	30,000	35,000	40,000	45,000	50,000 55,000	60,000
Administration	NASF	2,0	00	4,000	6,000	8,000	10	0,000,	12,000	14,000	16,000	18,000
Existing	6,973											
Proposed	8,208											
Preferred Option	8,996											
Coaching Staff Existing Proposed	3,730 5,164			1								
Preferred Option	5,340			1								
Locker Rooms												
Existing	13,745											
Proposed	16,990											
Preferred Option	16,145			1	1	1						
Sports Medicine												
Existing	2,533											
Proposed	2,533											
Preferred Option	2,533											
Storage												
Existing	10,440	۱ ۱				1						
Proposed	7,699											
Preferred Option	7,868											
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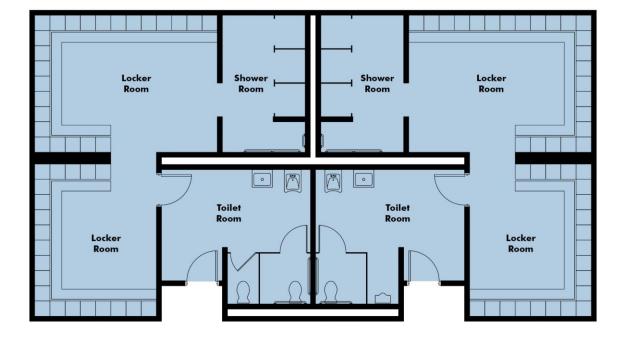
Proposed Floor Plans





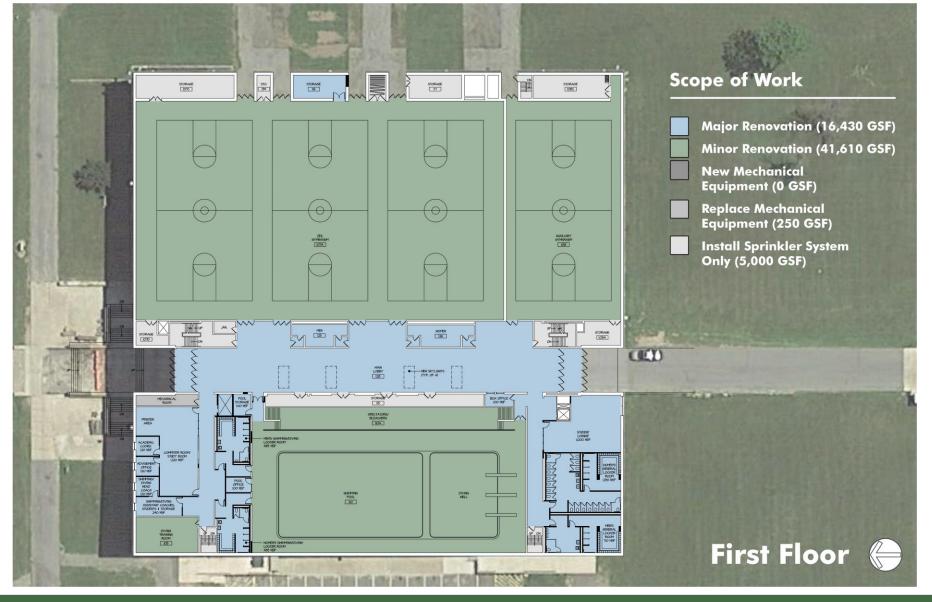
Locker Rooms





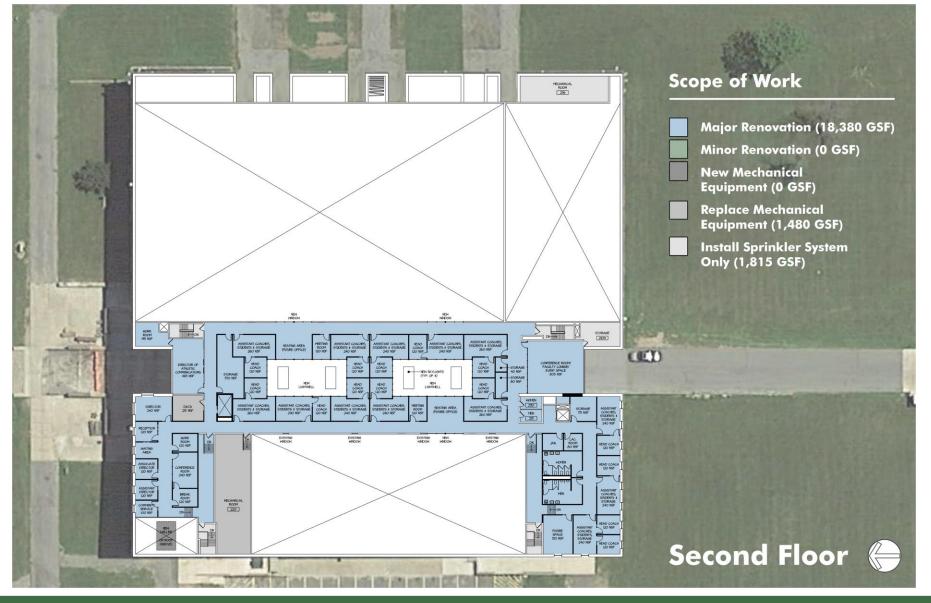
Proposed Floor Plans





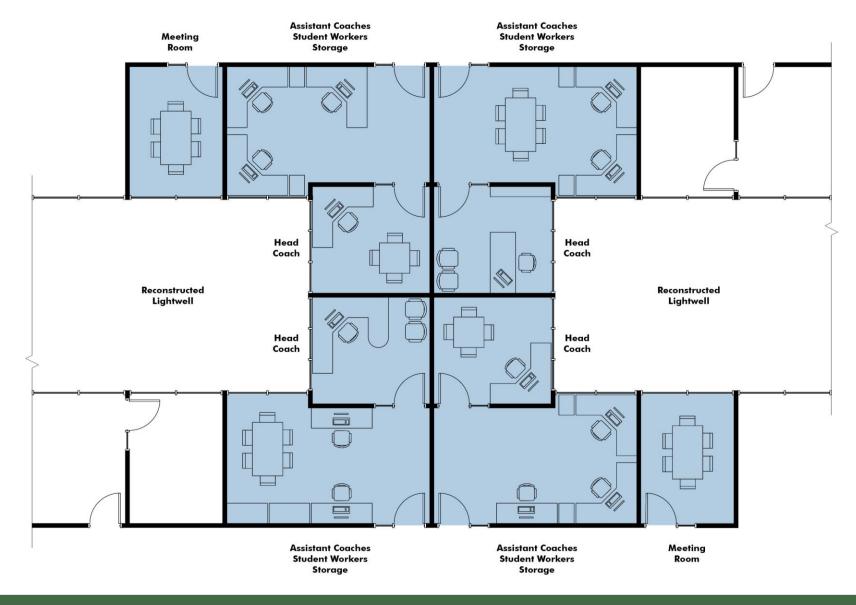
Proposed Floor Plans





Office Suite





Phasing Summary

Project Priorities



Building Systems

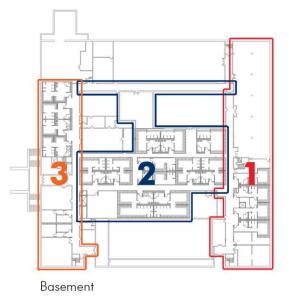
- Replace Mechanical Equipment
- Provide Air-Conditioning

Basement Level Renovations

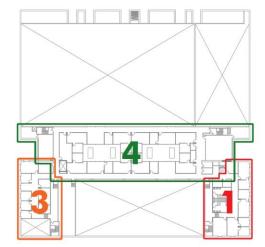
- Home Team Locker Rooms
- Fitness Center
- Laundry/Equipment Room
- Visiting Team Locker Rooms
- Second Floor Renovations
- First Floor Renovations
- Building Exterior

Project Phasing





First Floor



Second Floor

Phase 1: 18 Months

Phase 2: 12 Months

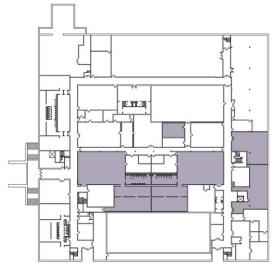
Phase 3: 18 Months

Phase 4: 12 Months



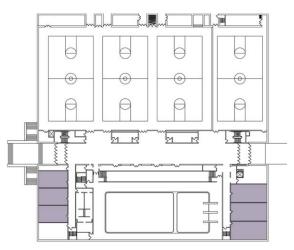
Underutilized Space





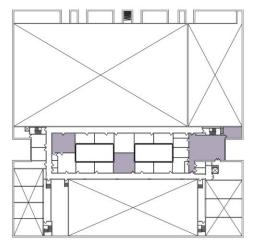
Basement

- General Locker Rooms
- Wrestling Hot Room
- Central Storage



First Floor

- Racquetball Courts
- Squash Courts



Second Floor

- Student Lounge
- Staff Lounge
- Classroom

Legend

Underutilized/Not Required

Spaces to be Relocated

Temporary Space

Major Renovations

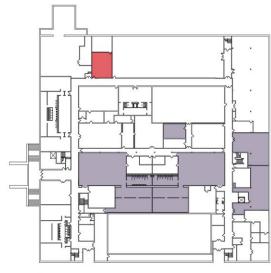
Replace Mechanical Equipment

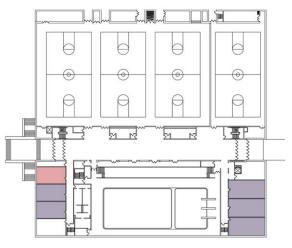
Install Sprinkler System Only

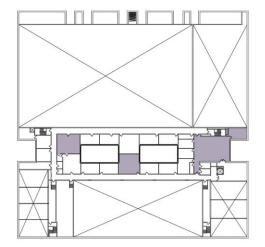


Temporary Storage Space









Basement

First Floor

Second Floor

- Equipment storage temporarily moves to Squash Court 102

Legend

Underutilized/Not Required

Spaces to be Relocated

Temporary Space

Major Renovations
Minor Renovations

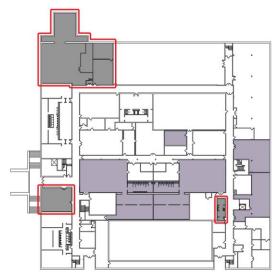
Replace Mechanical Equipment

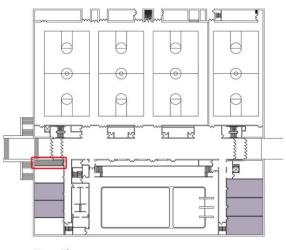
Install Sprinkler System Only

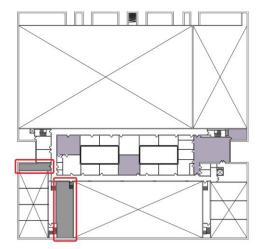


Mechanical Space









Basement

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

Legend

Underutilized/Not Required

Spaces to be Relocated Minor Renovations

Temporary Space

Replace Mechanical Equipment

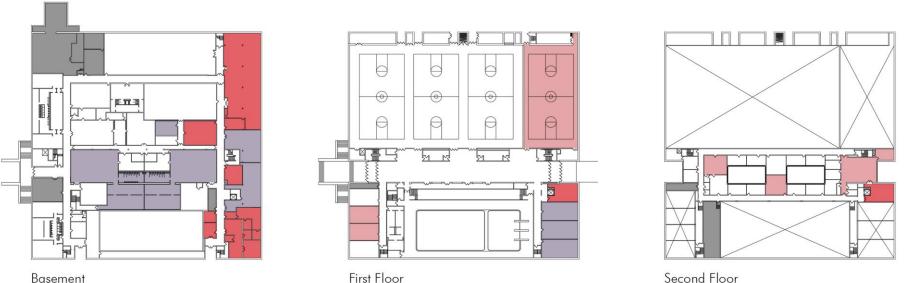
Major Renovations



Second Floor

Phase 1A





Basement

- Office and support space temporarily moves to Student Lounge 210
- Equipment storage temporarily moves to Squash Courts 103 & 104
- Fitness Center and Physical Fitness Room temporarily move to Auxiliary Gym 108
- Computer Room/Study Room temporarily move to Classroom 216
- Athletic Communications temporarily moves to Faculty Lounge 204

Legend

Underutilized/Not Required Spaces to be Relocated

Major Renovations Minor Renovations

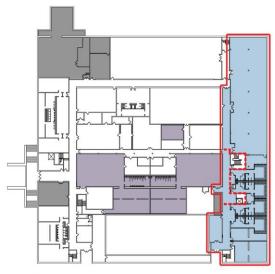
Replace Mechanical Equipment

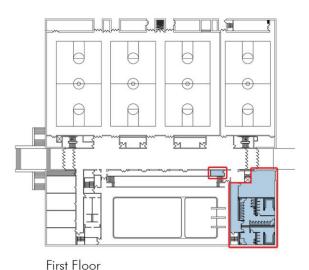
Temporary Space

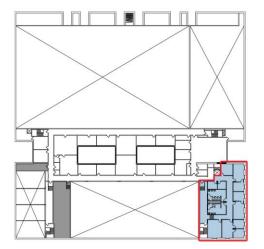
Install Sprinkler System Only

Phase 1B









Basement

- Provide new floor structure to infill first floor racquetball courts
- Provide new windows in exterior walls
- Expand Fitness Center
- Renovate portion of basement, first floor, and second floor
- Maintain access to stair and elevator during construction

Legend

Underutilized/Not Required

Major Renovations

Spaces to be Relocated Temporary Space Minor Renovations

Replace Mechanical Equipment

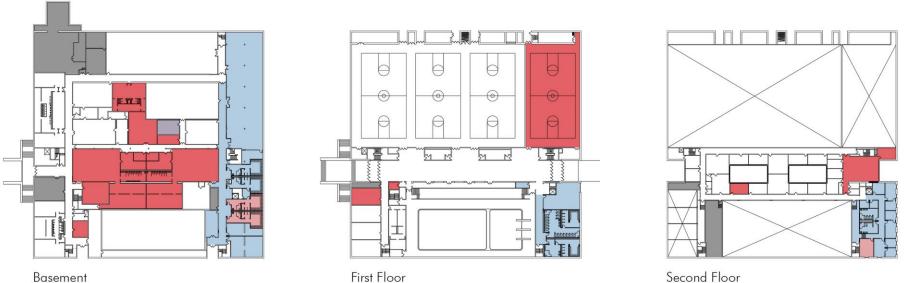
Install Sprinkler System Only



Second Floor

Phase 2A





- Basement
- Fitness Center and Physical Fitness Room move to permanent space in basement
- Team locker rooms move to temporary and permanent space in basement
- General locker rooms move to permanent space on first floor
- Office and support space moves to temporary and permanent space on second floor
- Utilize general locker rooms for visiting teams during next phase of construction

Legend

Underutilized/Not Required Spaces to be Relocated

Major Renovations

Temporary Space

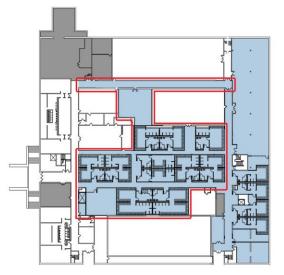
Minor Renovations Replace Mechanical Equipment

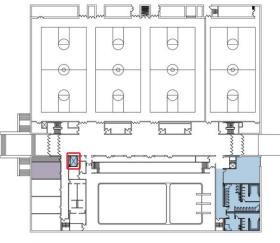
Install Sprinkler System Only

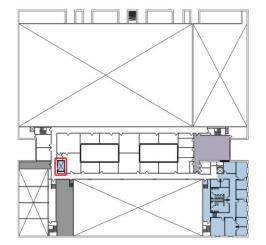


Phase 2B









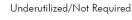
Basement

First Floor

Second Floor

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





Spaces to be Relocated

Temporary Space

Major Renovations Minor Renovations

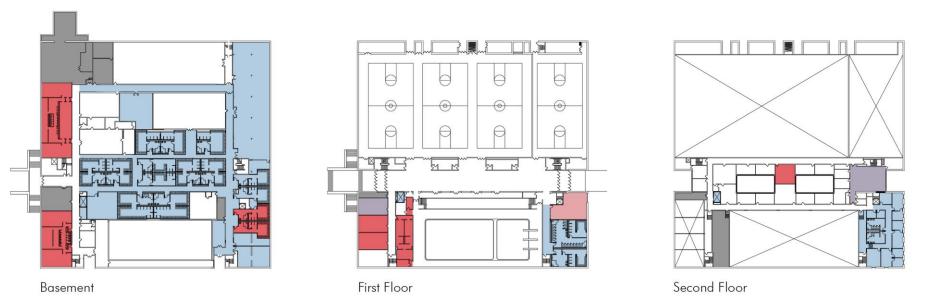
Replace Mechanical Equipment

Install Sprinkler System Only



Phase 3A





- Classroom 207 moves to permanent space in basement
- Equipment storage and team locker rooms move to permanent space in basement
- Pool Office and Pool Storage temporarily move to student lounge
- Utilize general locker rooms for swimming and diving during next phase of construction
- Utilize staff locker rooms for visiting teams during next phase of construction

Legend

Major Renovations Underutilized/Not Required Spaces to be Relocated

Minor Renovations

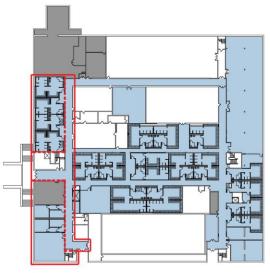
Temporary Space

Replace Mechanical Equipment Install Sprinkler System Only

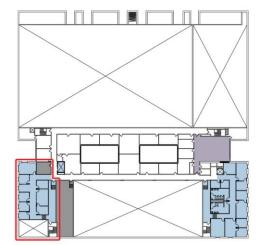


Phase 3B





First Floor



Second Floor

Basement

- Provide new floor structure to infill first floor squash courts
- Provide new windows in exterior walls
- Renovate portion of basement, first floor, and second floor
- Maintain access to north entrance and elevator during construction

Legend	
Underutilized/Not Required Spaces to be Relocated	Major Renovations

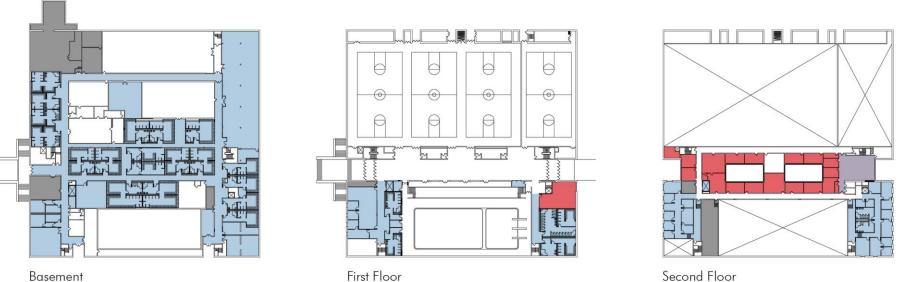
Temporary Space

Replace Mechanical Equipment Install Sprinkler System Only



Phase 4A





Basement

- Computer Room/Study Room to move to permanent space on first floor
- Team locker rooms to permanent space on first floor
- Pool Office and Pool Storage move to permanent space on first floor
- Office and support space move to permanent space on first and second floor
- Provide temporary space for remaining second floor offices

Legend

Underutilized/Not Required Spaces to be Relocated

Major Renovations Minor Renovations

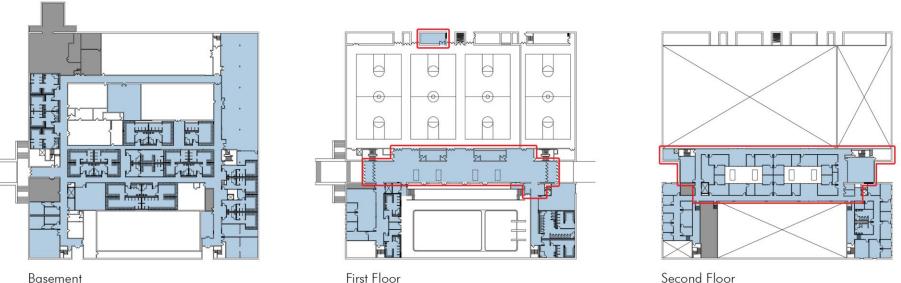
Replace Mechanical Equipment

Temporary Space

Install Sprinkler System Only

Phase 4B





Basement

- Renovate lobby and toilet rooms (two phases may be required to maintain egress from gymnasium, swimming pool, and locker rooms)
- Reconstruct existing light wells and provide skylights into lobby
- Provide interior windows into gymnasium and swimming pool
- Renovate portion of second floor for office and support space

Legend

Underutilized/Not Required Major Renovations

Spaces to be Relocated

Temporary Space

Minor Renovations

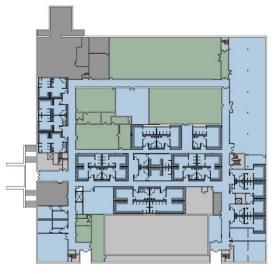
Replace Mechanical Equipment

Install Sprinkler System Only

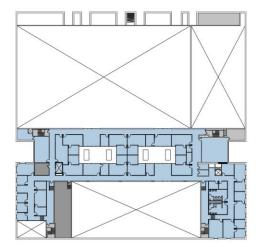


Scope of Work





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Basement

First Floor

Second Floor

- Major Renovations: 70,700 GSF
- Minor Renovations: 56,270 GSF
- Replace Mechanical Equipment and Install Sprinkler System: 7,820 GSF
- Install Sprinkler System Only: 17,410 GSF

Legend

Underutilized/Not Required Spaces to be Relocated

Major Renovations Minor Renovations

Temporary Space

Replace Mechanical Equipment Install Sprinkler System Only



Cost Estimates

Burn

OSWER

Square Foot Costs



Infill Racquetball/Squash Courts	\$250/SF
Fitness Center	\$115/SF
Instructional Space	\$140/SF
Office and Support Space	\$155/SF
Locker Rooms/Toilet Rooms	\$325/SF
Circulation Space	\$90/SF
Mechanical System Sprinkler System	\$55/SF \$5/SF
Hazardous Material Abatement	\$12/SF

Other Costs

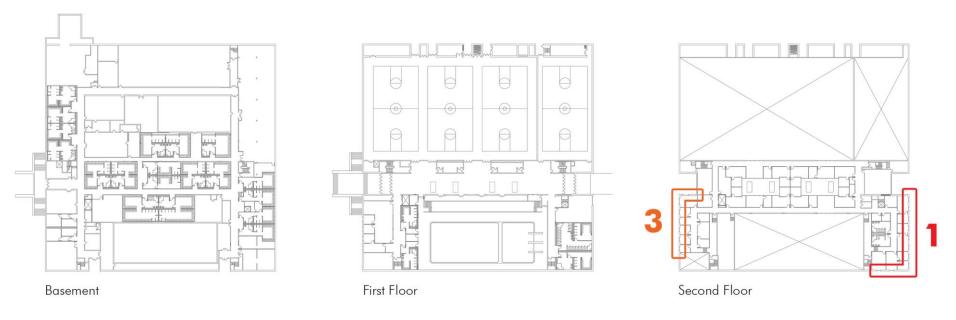


Reconstruct Light Wells New Skylights New Flevator **Replace Wall Panels** New Windows @ North Wall New Windows @ South Wall Interior Windows @ Gym and Pool Reinforce Roof for Mech. Equip. New Electrical Service

\$208,000 \$151,000 \$275,000 \$168,000 \$20,000 \$34,000 \$25,000 \$50,000 \$375,000

Window Alternates





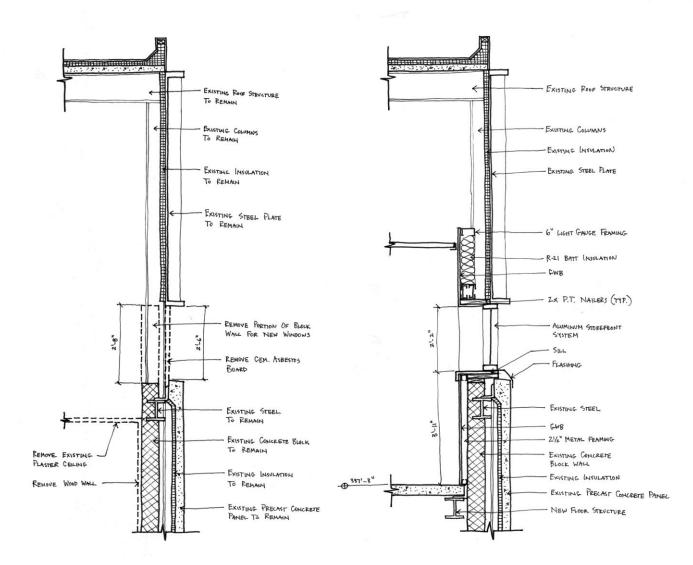
Phase 1: Provide windows for men's lacrosse, women's lacrosse, cross country, and track and field

Phase 3: Provide windows for Director, Associate Director, Assistant Director, reception area, waiting area, and community service office

Window Alternate #1

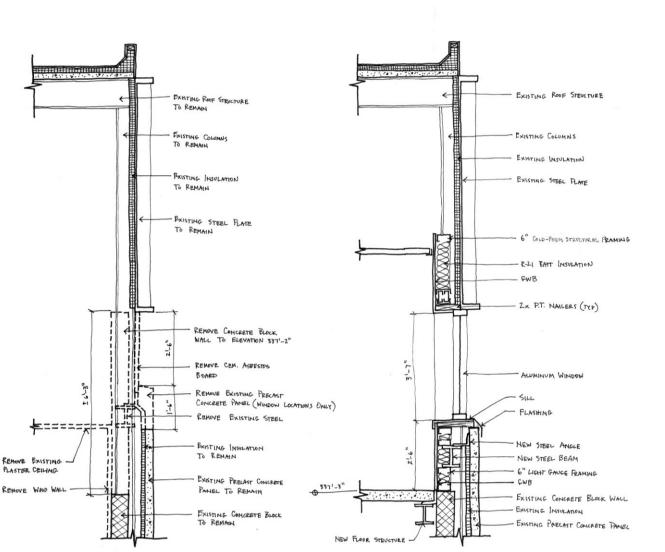
STATE UNIVERSITY OF NEW YORK

Add \$40,000



Window Alternate #2

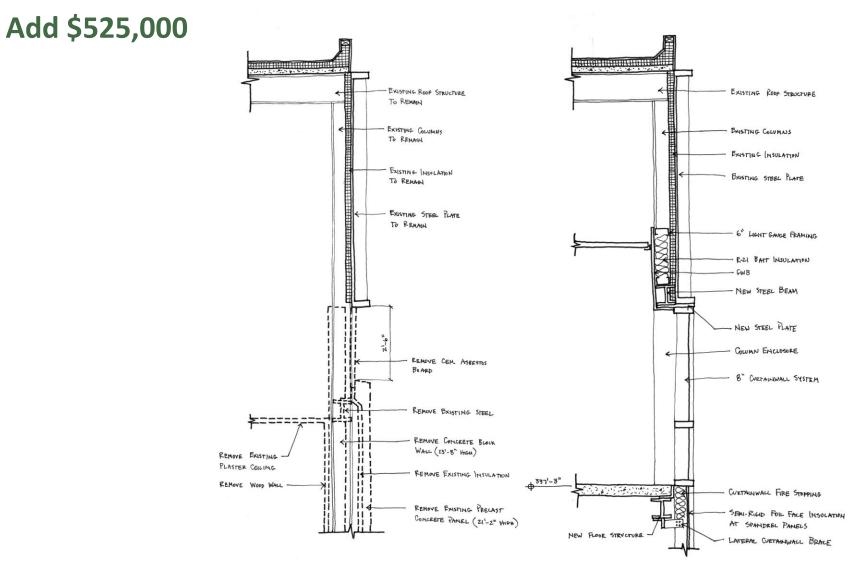
Add \$205,000





Window Alternate #3





Single-Phase Project



\$31,227,000*
\$8,096,000
\$23,131,000
\$1,614,000
\$3,843,000
\$17,674,000

* Does not include window alternate



Project Cost	\$37,325,000*		
Additional Work	\$11,290,000		
Phase 4	\$5,829,000		
Phase 3	\$6,012,000		
Phase 2	\$6,871,000		
Phase 1	\$7,323,000		

Each phase includes escalation, phasing premiums and soft costs

* Does not include window alternate

Phased Renovation: Option 2



\$43,586,000*		
\$11,612,000		
\$5,395,000		
\$5,843,000		
\$6,752,000		
\$6,504,000		
\$7,480,000		

Each phase includes escalation, phasing premiums and soft costs

* Does not include window alternate

Cost Summary



	Project Cost	Delta
Single-Phase Project	\$31,227,000	
Phased Renovations: Option 1	\$37,325,000	\$6,098,000
Phased Renovations: Option 2	\$43,586,000	\$12,359,000

Future Considerations

AERS

Future Considerations



- As part of the future design project, detailed construction phasing plans will be developed that include:
 - Contractor Staging
 - Egress Requirements
 - Location of Temporary Construction Walls
 - Mechanical System Phasing
- This program study assumes that the number of athletic teams remains constant – it will need to be adjusted if the number of teams changes
- 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)
- A comprehensive hazardous materials survey should be completed prior to the work

Next Steps



- SUCF & SUNY Oswego Review
- Prepare Draft Report
 - Building Condition Assessment
 - Summary of Programming Interviews
 - Proposed Space Programs
 - Proposed Floor Plans
 - Phasing Strategy
 - Cost Estimates
- SUCF & SUNY Oswego Review
- Prepare Final Report