FORT HAYS STATE UNIVERSITY

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Architectural Program

WIEST HALL REPLACEMENT HOUSING

April, 2013

The following individuals contributed to the development of the Wiest Hall Replacement Housing program:

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April, 2013

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Introduction

Throughout the last decade, Fort Hays State University has undertaken a consistent and systematic approach to improving its stock of residential facilities, through a combination of projects, including demolition, renovation and new construction. A summary of those capital projects would include the following:

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2.	Renovation of McMindes Cafeteria	2003
3.	Renovation of Wooster I & II	2004-2005
4.	Construction of Stadium Place Apartments	2004-2005
5.	Expansion of McMindes Hall Dining	2006
6.	McMindes HVAC Piping & Convector Replacement	2008-2009
7.	Raze Agnew Hall	2010
8.	McMindes Hall Toilet-Bath Improvements	2010-2011
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Existing residential facilities include a number of housing options. Present options include 2- and 4-bedroom apartments, 3- and 4-bedroom suites and traditional double occupancy residential rooms. Following national trends, the University now desires to include planned learning communities, in clusters of 25-30 residents. These communities would be based on a common field of study. This new facility is envisioned to house approximately 400 residents, as well as required support spaces, which will foster the living, learning environment. With planned completion of a new Wiest replacement facility by fall of 2016, the total beds available in the (5) residential facilities would be 1,500 +/-. These numbers do not include existing resident rooms in Custer Hall, which are largely dedicated to accommodate housing needs for Kansas Academy of Mathematics and Science students.

History of Development

University

When the federal government abandoned the 7,600 acre Fort Hays Military Reservation in western Kansas in 1899, area residents petitioned the government to turn over the property for an experimental station, a park, and a state college. The legislation was signed in 1900 and the college opened on June 23, 1902, as the Western Branch of the Kansas Normal School of Emporia with 4,160 acres of land. Later, in 1914, the University became independent from the Emporia State Normal School and the name of the institution was changed to Fort Hays Kansas Normal School.

The Western branch started with a two year appropriation of $12,000 and thirty-four students. The original campus was sited south of its present location at the fort, and consisted of the hospital building, the guard house, three officers' quarters and the block house. The hospital, which was later moved to the new campus, was the main building.

Planning for a new campus began at the very start. The fort location was unsuitable due to a lack of water and the distance to Hays City. The handicaps of the hill top location were alleviated in 1903 when the state legislature appropriated money for a permanent building for the School. The site chosen for Academic Hall, later Administration Building, and now Picken Hall, was a flat area bordered on the south by Big Creek and on the north by the railroad. Construction was completed in 1904. A gymnasium, later named Martin Allen Hall, was built in 1905. Subsequent wing additions to Picken Hall were completed in 1908.

Two major buildings were constructed in the next decade. The Agricultural High School Building was constructed in 1912. Later this building was called the Industrial Building, and then Rarick Hall. Old Rarick Hall was razed in 1978. Sheridan Coliseum was completed in 1917. Originally built as a multi-purpose and classroom building, the structure was later used to house University offices. The original power plant constructed in 1911 was destroyed by fire in 1930. Its replacement, built in 1932, is now referred to as the Old Power Plant that sits at the northwest corner of campus. A modern power plant, the Akers Energy Center, was constructed in 1968 south of Forsyth Library and is in use today.

Several buildings were constructed in the 1920s, including Elizabeth Custer Hall completed in 1923 and Cody Commons cafeteria in 1923. Two academic buildings were added: Forsyth Library, now McCartney Hall, was finished in 1926 and would house the Library for about forty years. Albertson Hall was built a year later. The name of the school was changed in 1923 to Kansas State Teachers College of Hays, and in 1931 to Fort Hays Kansas State College.

The Great Depression years of the 1930s saw little state funding for buildings. The building and renovation that took place during this period was through the federal New Deal programs. Improvements such as foot bridges, tennis courts, the lily pond and fish pool were typical projects during this era. One major WPA project during this time, was construction of Lewis

Field Stadium, completed in 1939. In addition to the stadium seating, the structure was designed with dormitory, recreational, and study space beneath the seats and press box.

The Second World War had a significant effect on future buildings at the college. The influx of veterans returning to school after the war exerted enormous pressures for physical growth. This, compounded with the lack of development during the depression years, created a need to make up for a nearly twenty-year lapse in construction. However, the only new building constructed during the 1940s was Men's Residence Hall (later renamed McGrath Hall), which was completed in 1942.

The 1950s and 1960s were vigorous decades for new construction and remodeling. The Applied Arts Building, now Davis Hall, was completed in 1952, as well as an addition to Custer Hall that same year. A south wing was added to McGrath Hall in 1952 and a new center wing in 1955. The President's residence was completed in 1954. Agnew Hall, a dormitory for women, was completed in 1957. A major addition to Cody Commons was renamed the Memorial Union and dedicated to alumni and former students who died in the nation's wars. A subsequent addition to the Union in 1970 included the razing of Cody Commons.

Construction of the first married students' apartments, named Wooster Place, and a new men's dormitory, Wiest Hall, was completed in 1961. McMindes Hall for women was constructed in 1963, and additional student apartments were built in 1964. An addition to McMindes in 1965 completed this building.

A fine arts building, Malloy Hall, was constructed in 1965, and Forsyth Library was built in 1967. Originally designed as a three-story structure, the library's top floor was omitted due to budget complications. Other projects completed in the 1960s included a new wing to Albertson Hall in 1962 and service buildings constructed in 1960 to house garage, maintenance shop, and warehouse functions.

The "B" wing of Wiest men's residence hall was completed in 1970. The physical education and field house complex, named Cunningham Hall and Gross Memorial Coliseum, was completed in 1973. These were the only new buildings constructed in that decade. However, there were extensive renovation projects in several buildings including Picken and Albertson Halls, the remodeling of McCartney Hall, and finishing Forsyth Library basement. In 1977, the college became a university and was given its current name, Fort Hays State University.

Construction projects in the 1980s included three new buildings: Stroup Hall, which houses the Department of Nursing; Rarick Hall, a large general classroom building; and Heather Hall, the home of the radio and television department. All three structures were completed in 1981. A major renovation of Sheridan Coliseum was completed in 1991. This building includes a performing arts center and administrative offices. The building has been renamed Sheridan Hall.

In 1992, Fort Hays State University accepted the gift of a unique building in Ellis County, immediately east of the city limits of Hays. Additionally, a local businessman donated more than 22 acres of land adjacent to the building. The building and adjacent land were envisioned to serve as the new home of the Sternberg Museum. The new Sternberg Museum opened on March 13, 1999, with the completion of Phase 1 renovations.

Construction of a new Physical Sciences building, named Tomanek Hall, was completed in 1995. This facility houses the University Computing Center as well as Chemistry, Geosciences and Physics Departments. In conjunction with this project, a new tennis court facility was completed in 1993.

Lewis Field Stadium-Phase 1 was also completed in 1993. This project included installation of a new artificial turf football field, synthetic running track and field events. Phase II, completed in April of 1997, provided new bleacher seating and a two-story press box with elevator. Renovations completed in 2001 included new track locker rooms at west stadium and a sports medicine center at east stadium. Renovations of the football locker room and equipment rooms were completed in Spring 2006. Team meeting rooms located in the upper level were renovated in Spring 2007.

Complete renovation of Martin Allen Hall was undertaken in 1998. This third renovation of the 1905 structure provided the final home for the Psychology Department. Renovation of Albertson Hall also completed in 2000. This (2) year renovation project provided new classrooms, laboratories and office space for the Departments of Biological Sciences, Agriculture, Allied Health and Communication Disorders. Remodeling of first floor McCartney Hall was completed in May, 2002. The first floor space, formerly used by the Sternberg Museum, now provides additional office space, classroom space and computer labs for the College of Business. Remodeling of 3rd floor was completed in 2004. The final phase of remodeling at 2nd floor was completed in Spring 2006.

A number of significant Residential Life Improvements were also completed in recent years. In 2000, McGrath Hall was razed to prepare a building site for a new, future campus housing project. In Fall 2003, complete renovation of the McMindes Cafeteria and dining room was completed. Wooster Place I and II, which provides (84) 1- and 2-bedroom apartments, was completely remodeled for the first time since their original construction. Work was completed in Spring 2005. Construction of the new Stadium Place Apartment complex was completed in Fall 2005. The complex provides (40) apartments in 2- and 4-bedroom configurations. This project was built and financed by a private developer. Expansion of the McMindes Hall dining area was completed in early 2006. This expansion provided (100) additional seats in the dining room, which is now the central dining facility for McMindes, Wiest, and Custer Hall residents.

The first significant renovation of the Memorial Union since 1970 commenced in 2005. The renovation and addition to this 96,000 s.f. facility was completed in the summer of 2007. The Fort Hays State University Foundation and the Alumni Association constructed a new facility to house their operations. They occupied the new Robbins Center in the fall of 2007. Historic Picken Hall recently underwent its first complete building renovation in almost (50) years. The renovation and building addition was completed in May 2010.

During the summer of 2010, Agnew Hall was razed to prepare the site for future housing needs. Building 1, the new Agnew Hall, opened in August 2012. Building 2 is currently under construction and is scheduled to open in August 2013. A new soccer facility was completed in spring 2011, with a new indoor practice facility at Lewis Field Stadium currently under construction with a scheduled completion date of June 2013. Replacement of the University's medium voltage power distribution system is also underway with Phase I and II complete and Phase III in design and construction. Design for a new road connecting Gustad Drive to Dwight Drive was also completed in early 2012. The new Center for Networked Learning is currently under construction, with a planned occupancy date of July 2014. Installation of a new 4 megawatt wind energy conversion system is also under contract, with a scheduled completion date of July 2013. This project is being constructed on private land west of the University, adjacent to FHSU land.

Noteworthy physical features on campus include Big Creek, which meanders through campus and which on occasion has reached flood stage, thus the levee network that bounds campus. Stone is the favored exterior building material. The quadrangle in the center of the central campus core provides a park-like setting that is used for a number of events. The classical colonnade on the west side of Picken Hall provides a sense of academe.

General Considerations

GC-1 Program Statement Purpose

The purpose of this statement is to provide information needed for preliminary planning by the associate architect. Although this is the primary purpose, this document will also be used to communicate information to others, including the Kansas Board of Regents, Division of the Budget, Office of Facilities and Property Management – Design, Construction & Compliance, Joint Committee on Building Construction, and legislative staff. Therefore, this is a multi-purpose document, and the contents may not be applicable to all involved.

Additional details as required will be developed in concert with the architect by personnel representing the units assigned to the facility as coordinated by the FHSU Office of Facilities Planning.

GC-2 Refinement of Program Statement

It is probable that revisions and certainly expansion of the information contained in this document will be forthcoming. This program statement is but the first step in the planning process and not an end product. Unknowns at the time of this writing will require that the document be reviewed in upcoming months.

GC-3 Performance Guidelines

The associate architect will be selected in accordance with current state statutes and regulations, and will comply with the guidelines established by the Office of Facilities and Property Management – Design, Construction & Compliance in its latest Building Design and Construction Manual (BDCM). The facilities must satisfy existing and expected OSHA and EPA standards.

GC-4 CADD Drawings

In order to readily maintain University inventory drawings and to expedite future remodeling projects, the associate architect will be required to furnish electronic drawings on CD's that are compatible with the hardware and software owned by the FHSU Office of Facilities Planning.

All drawings will be computer generated, organized and layered as set forth in the Division of Office of Facilities and Property Management – Design, Construction & Compliance Building Design and Construction Manual (BDCM). At project completion, copies of electronic documents are to be forwarded to the FHSU Office of Facilities Planning and the Office of Facilities and Property Management – Design, Construction & Compliance.

GC-5 Planning for the Physically Disabled

Fort Hays State University is committed to providing a barrier-free environment for this special population. Design of the building should not only comply with the ADAAG Standards, but the architect is encouraged to exceed these requirements whenever practical.

GC-6 Identification of Areas

The final design development plans for each floor will include a table showing room number and description, room code from this program, and the net assignable square feet (NASF) of each room. The plans will also show the total net assignable square feet (NASF) and gross square feet (GSF) for each floor and for the building.

Room numbering shall be consistent with the University system. The architect will submit plans for room numbering prior to completion of construction documents. The room numbers identified on the construction documents are to be the same as the signage placed on the doors and/or walls at completion of the project.

Construction documents shall address both interior and exterior signage for the building. In addition to room numbers, a system of room names, directional and informational signage, building directory(ies) and exterior building signs will be needed. Signage design should be in keeping with the Campus Signage and Graphics Manual.

GC-7 Telecommunications

It is anticipated that this building will make use of the latest telecommunications technology available with such features as full video, data and voice transmission. A full discussion of design requirements will take place further into the project, however, minimum requirements will include: fiber optics cable and hardware from the main telecommunication switch to the building and main trunks between floors to individual stacked terminal rooms.

It is desired to project wireless technology in all resident spaces, meeting rooms and offices, where practical. Other specific locations for wireless connectivity are noted in the following pages.

The Computing and Telecommunications Center has adopted the EIA/TIA Standard, EIA/TIA-569, Commercial Building Standard for the Telecommunications Pathways and Spaces, as its standard. Highlights of the standard include: a centrally located wiring closet on each floor and vertically stacked, not more than 300 feet from the closet to the furthermost outlet placement, minimum size of closet is 10 feet by 7 feet by 8 feet high, closet dedicated to telecommunications uses only and electrical power to the room is on a separate circuit. A more detailed description of equipment room requirements, based on TIA/EIA standards will be distributed with the Campus Design Standards Manual, prior to schematic design.

GC-8 Lighting

Lighting design shall follow the recommended and accepted illumination levels consistent with energy conservation and visual performance. The number of foot candles of illumination for particular functions should be in accordance with the International Energy Conservation Code (IECC) 2006 edition. Special consideration shall be given to eliminating glare at all locations where the potential for computer utilization exists. All fluorescent fixtures should include electronic ballasts and T8 lamp. As budget allows, L.E.D. lamps are preferred.

GC-9 Movable Equipment

All movable equipment will be furnished by the University and will not be a part of the construction contract unless stated otherwise in this program statement. Design team will be responsible to coordinate fixed casework design with user groups' movable equipment selections.

GC-10 Doors, Windows, and Hardware

Where aluminum and glass doors for outside entrances are used, they shall be sturdy, heavy gauge metal with wide stiles, and rails. The frames need to be of equal quality, strength, and stability.

Where windows are provided, the windows shall be operable to allow ease of cleaning from within the building and to allow ventilation in the event that the HVAC system becomes inoperable. Windows must be lockable and provisions for sun control shall be considered.

The Academic master key system utilizes ASSA lock cylinders. Although other door sets can be considered, the cylinders shall be compatible with existing door hardware in the event that existing lock sets are re-utilized. Generally, it is assumed that each department will be keyed to submaster keys, the building will have a master key and all doors will accept a grand master key. Some interior and exterior doors will require electronic access.

GC-11 Non-Assignable Rooms

Restrooms, mechanical rooms, custodial closets, telecommunications rooms, etc. are vital to all university buildings. Typically, only assignable rooms are listed, such as those outlined in the Space Summary and Space Descriptions sections of this document. The aforementioned non-assignable rooms are a part of the net/gross ratio for a building.

Non-assignable rooms shall be provided as required by building codes, equipment sizes and convenience to users.

GC-12 Building Expansion

Possible future expansion shall be an integral part of the planning process. This impacts on the design, raising such issues as site restrictions, orientation, etc.

GC-13 Disaster Management

All pipes, ducts, etc. shall be clearly marked for content and direction of flow. A concise manual (with schematics) should be prepared to assist untrained personnel in locating valves so they can handle emergency situations. Given the function of this building, an uninterruptible power source will be required, as well as "clean" power to key technology elements.

GC-14 Floor Finishes

Floor finishes in offices, lounges, meeting rooms and resident rooms shall be carpeting. All other floor finishes shall be durable surfaces deemed appropriate for high traffic areas.

GC-15 Restrooms

All restrooms shall be designed to be fully accessible by current ADA guidelines.

GC-16 Fire Alarm System

The fire alarm system shall be a fully addressable Simplex system, in keeping with all other buildings on campus. This building will be connected to a central monitoring point.

GC-17 Fire Suppression System

Fire suppression systems shall be provided as required by building design, but are not a general design requirement.

GC-18 LEED

Fort Hays State University has been committed to energy efficient design well in advance of LEED initiatives. Associate designers should apply Leadership in Energy and Environmental Design principles as are most practical for this building. Those principles might include, but are not limited to, use of natural daylighting, high efficiency HVAC equipment and lighting fixtures, water conserving plumbing fixtures and green product lines for interior finishes. LEED principles should also include the use of salvage and/or recycled materials. Construction premiums for green products should be prioritized to those elements which provide for the highest rate of return on investment.

GC-19 Building Site

A potential building site has been identified and a plan is included in this document. The architect shall explore alternative sites early in the preliminary design stage if the proposed site or building location is found to be restrictive or unsuitable for any reason. It should be noted that the University lies in a flood plain and has experienced flooding in the past, prior to construction of the current flood levee and new floodway channel. Federal and State design criteria exist which require that the main, or first floor flood level elevation shall be established at least (1) foot above the FEMA Regional Flood (100-year) Level.

GC-20 Construction Administration

Associate designers should anticipate weekly reviews of the construction progress. Designers are encouraged to develop a cost effective strategy to provide that level of oversight, utilizing their own personnel or developing arrangements with qualified local consultants.

GC-21 Landscaping

It is assumed that landscaping will be required around and in the vicinity of the new building. Circulation walks, planters, bicycle parking, outdoor seating, outdoor lighting and other items may be desirable in order to provide an aesthetic setting.

Prior to schematic design, the owner will furnish the design team with copies of the university's Campus Design Standards and Campus Signage Manual. These documents further detail specific design requirements related to the above issues, as well as others. Members of the design team will be responsible to review this document and incorporate building systems and materials as outlined, where it may apply to this specific project.

GC-22 Security

All exterior entry doors are to be prepared to accept electronic access locks. Entry doors into individual resident rooms are to be conventional locksets. Planning should also include locations for video security monitoring at all entries, elevators, public hallways, laundry rooms, lounges and similar public areas.

Justification

Background

Original construction of Wiest Hall ('A' wing) was completed in 1961. This four-story structure provided housing for up to 140 residents. A seven-story addition was completed in 1971, which provided housing for an additional 432 residents. Due to declining resident numbers and the continued deterioration of roofing systems, HVAC systems and plumbing systems, 'A' wing was closed to residents in the early 2000's. Studies were completed during that time to determine the feasibility of renovating the existing structure into a new housing environment. Those studies revealed it was not cost effective to renovate the facility and resolve existing building system deficiencies, as well as undertake required ADA and Life Safety improvements as required under current building codes. In recent years, a strategic decision was made to raze 'A' wing in order to increase the available land area to be used for a future replacement structure.

In more recent years, similar repurposing studies were performed for Wiest 'B' by both internal staff and consulting associate architects. The unfortunate configuration of resident rooms in 'B' wing, which places 73% of rooms facing outward and 27% facing inward to a 6-story light well, has proven to be a very undesirable living environment throughout its life. This, coupled with similar building system deficiencies and building code deficiencies as was experienced in 'A' wing, make it impractical to renovate the building. It is anticipated that only 30% of existing building systems would be salvaged in a renovation project. Design concepts to convert the existing traditional resident rooms into new living-learning communities would likely drop the building occupancy to 50% of present design. These two realities served to determine the best strategic plan would be to also remove Wiest 'B' and repurpose the existing footprint for resident parking, once the structure is razed.

On-campus enrollment at FHSU has grown steadily over the past 5 years, driving demand for campus housing. Over 90% of freshman students attending Fort Hays are living on campus, as well as 13% of upper division students. Much of the enrollment increase is out of state students, resulting in fewer freshmen able to opt out of the housing program, a trend that is anticipated to continue. The result is increasing demand for freshman-oriented housing on campus.

Current freshman-oriented housing at FHSU includes McMindes Hall and Wiest Hall. Both are traditional style halls with double occupancy bedrooms and community bathrooms. McMindes Hall has recently been renovated, including conversion of the traditional community bathrooms to include private showers and toilet rooms along with sink counters to maintain the community-building benefits of shared resources. Recent renovation and expansion of the dining facility and common areas make McMindes a desirable housing option at FHSU.

At over 50 years in service, Wiest Hall, is in need of substantial renovation. Estimates for renovation approach the cost of new housing. A large number of the resident rooms open onto a cramped central lightwell, compromising room privacy and desirability.

Proposed Learning Community

A replacement of Wiest Hall presents an opportunity for FHSU to enhance recruiting of new students and improve retention and student success through the campus housing program. New housing will make FHSU more competitive for first-time freshmen who are comparing the campus to peer institutions not only in Kansas but surrounding states as well. Since 2010, FHSU is providing freshman-focused programming in its residence halls in the form of eight learning communities. A learning community is a group of 20-30 first-year students who share some common interests, take classes together, live on the same floor and participate in activities together throughout the year. Studies have shown improved retention and graduation rates for students who live on campus and are more engaged socially and academically.

The current residential halls at FHSU are not designed to support learning communities. An essential aspect of the learning community experience is community formation: building relationships and collegiality, which increases the opportunities to learn with and from others, creating a more immersive academic experience. Currently, learning communities are housed on the same floor with other students. Also, the students don't have defined and accessible common spaces to share, meet and interact. The lack of defined housing and community space reduces the effectiveness of the programs.

The proposed new housing at FHSU will be designed to optimize the learning community experience. The hall will be organized into distinct communities, each with shared common space to support community formation. Additionally, the building will be outfitted with study and meeting space to support a collaborative, academic environment. In addition, the housing will provide additional suite-style housing at Fort Hays, where two double occupancy rooms have private bathrooms. Increasing the diversity of the housing options on campus will help to make FHSU's housing system attractive to a wider range of students.

Dining

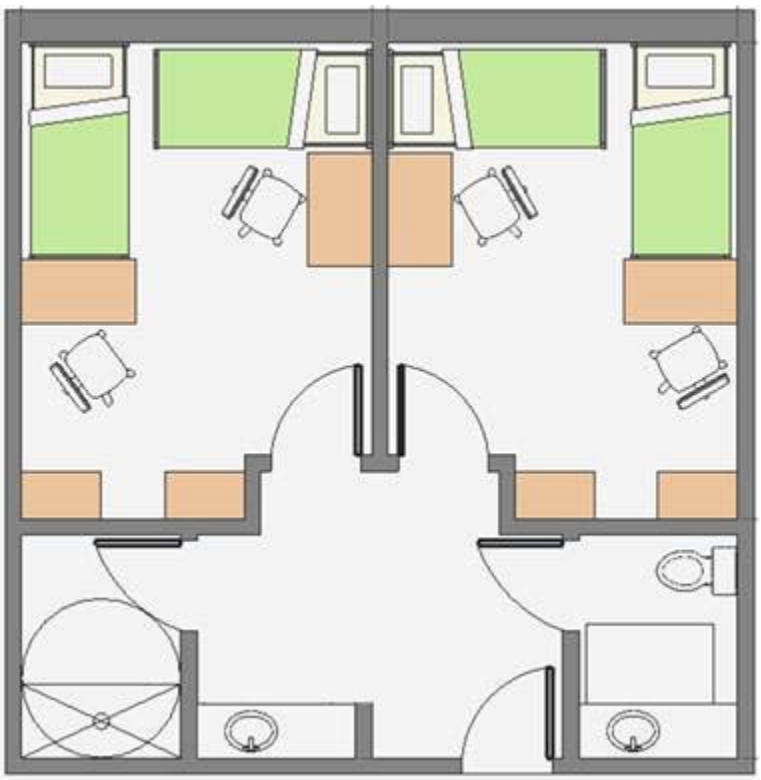
Dining services for the proposed (400) bed facility will be located on site. Significant distances between existing dining services at McMindes Hall and the Memorial Union make it impractical for students to utilize those venues on a routine basis. Although the initial resident population will be small, at 400 +/-, design of the dining seating should be configured in a manner which would allow for future expansion to accommodate additional resident numbers, as they occur. Initial design of the serving and preparation areas are anticipated to provide floor space to accommodate future additional equipment, as may be required for a rise in resident meals served. Quality of dining services at this facility is viewed as being critical to attracting residents to this independent location. Although resident numbers served at the facility will be significantly less than McMindes dining, the expectation is to provide a full range of menu options, as exists at McMindes. Dining "concepts" are envisioned to be similar to those existing at McMindes, or those being utilized by the owner's food service provided at the time of food service design. The design team will be responsible to coordinate food service design with the University's current provider. As of this writing, Chartwells currently holds the food service contract for FHSU.

Campus Context

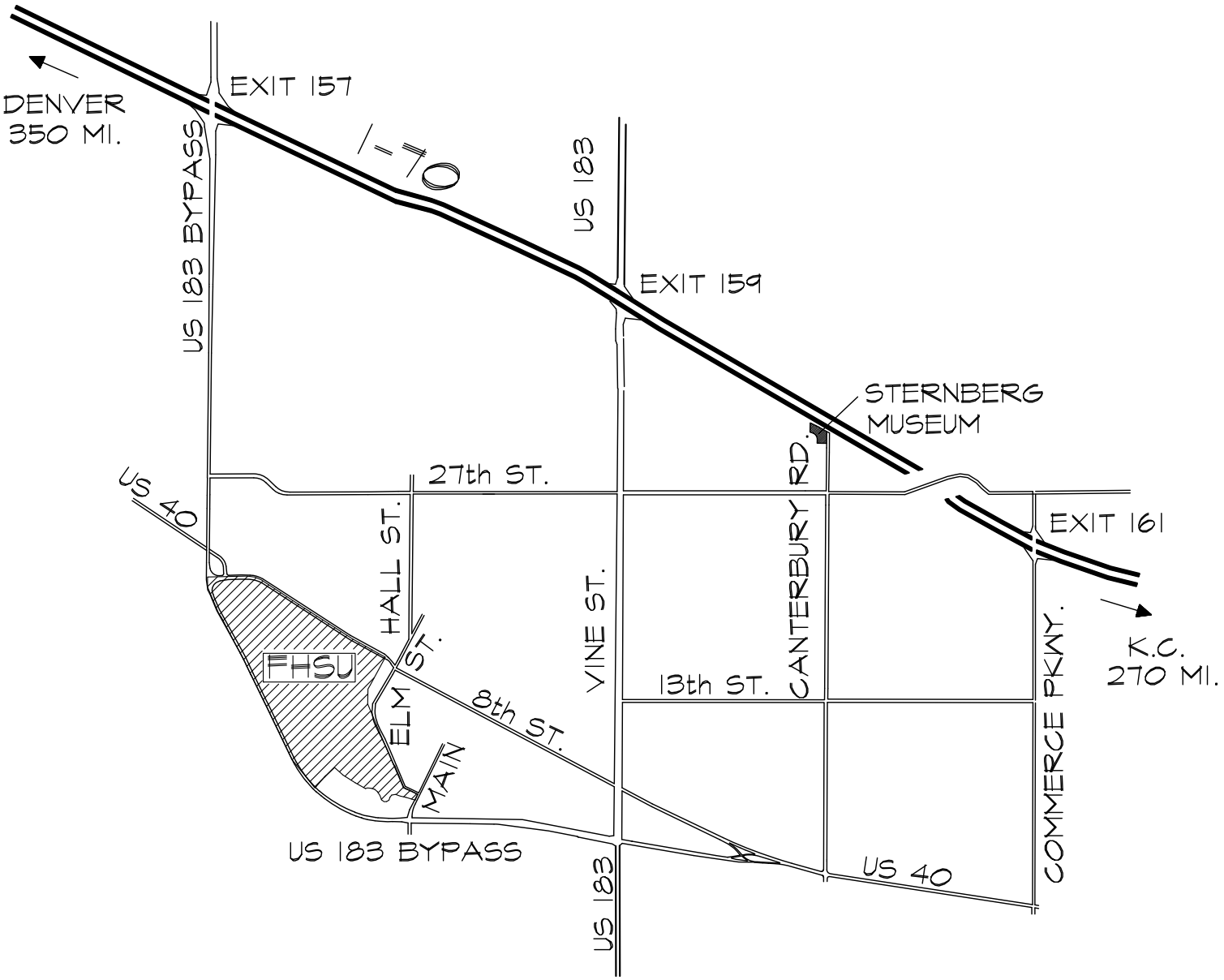
The proposed facility is envisioned to be low rise, 2-3 stories in height, in keeping with the majority of campus structures. Physical design of the facility should be in keeping with the campus vernacular, as outlined in the Campus Design Standards. Due to its proximity, the facility should be complimentary in appearance to the adjacent Robbins Center. Other early 21st century projects reflective of this style would include the Memorial Union addition, The Center for Networked Learning and Agnew and Heather Halls. With the potential expansion of housing on this site, the initial structure will establish a design theme which will be incorporated into future adjacent projects. With that in mind, this project should be viewed as the first building in a potential collection of buildings and as such, should be of a style which will still be palatable 10+ years into the future.

Safe Zone(s)

Some existing residential facilities designed 40+ years ago have basements which can serve as safe zones during tornadic events. New design guidelines, however, prevent the construction of basements in areas which fall within the 100-year-flood boundary. It is the expectation that all newly constructed residential facilities have safe zones incorporated into the building design to provide protection in the event of tornadic events. It is preferable for this space to be located below grade, if allowable by FEMA guidelines. If located above grade, the space, or spaces, should be designed as hardened rooms, per FEMA design guidelines. A similar above grade space exists in another residential life facility. This space is used as a meeting room. It is preferable for the space to serve a dual function, in an effort to be as efficient as possible with usable built square footage.



Campus Maps



LOCATION PLAN

NORTH

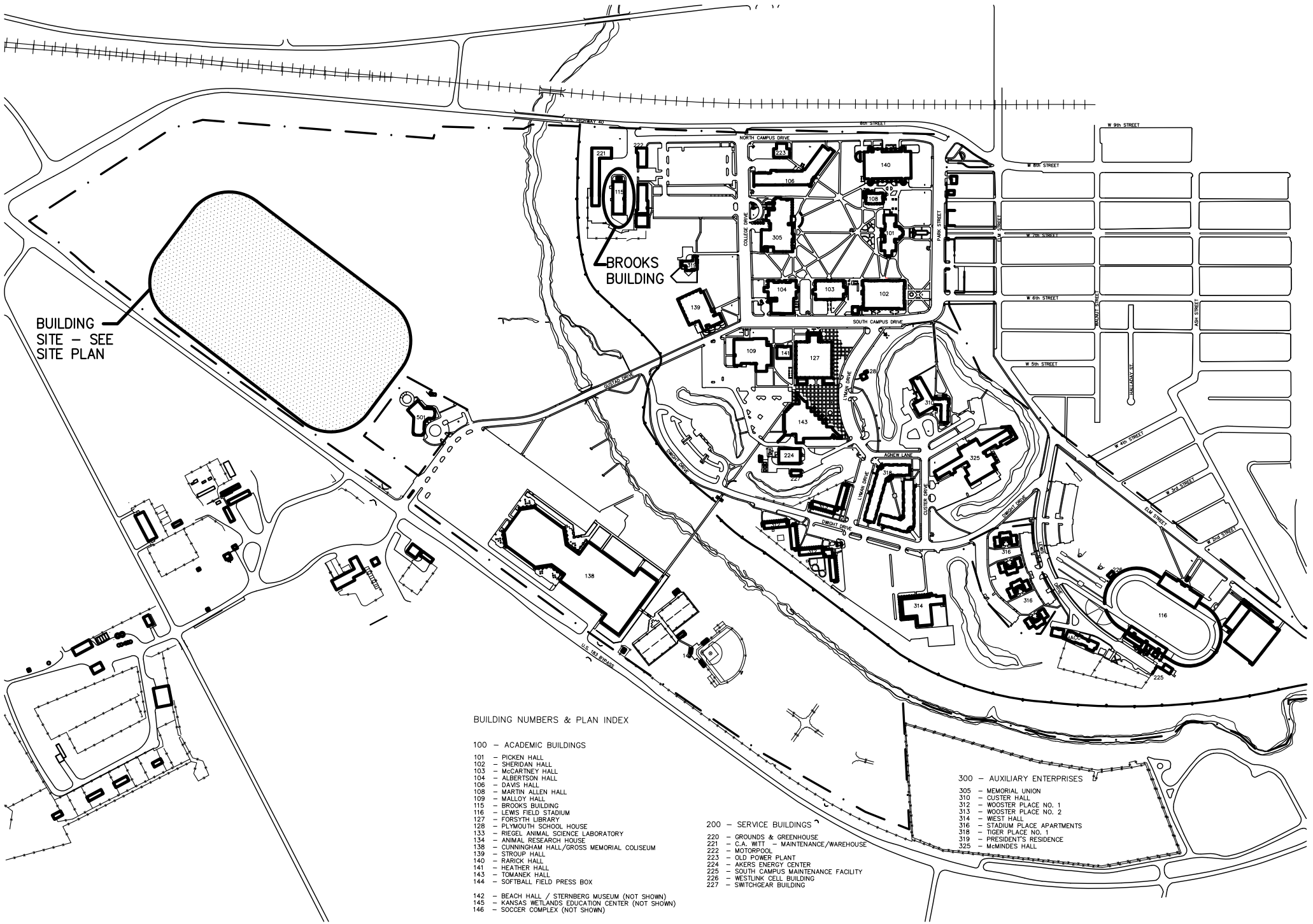
FORT HAYS STATE UNIVERSITY

TRUE NORTH

PLAN NORTH

NOT TO SCALE

APRIL 2013



BUILDING NUMBERS & PLAN INDEX

100 – ACADEMIC BUILDINGS

101 – PICKEN HALL
102 – SHERIDAN HALL
103 – McCARTNEY HALL
104 – ALBERTSON HALL
106 – DAVIS HALL
108 – MARTIN ALLEN HALL
109 – MALLOY HALL
115 – BROOKS BUILDING
116 – LEWIS FIELD STADIUM
127 – FORSYTH LIBRARY
128 – PLYMOUTH SCHOOL HOUSE
133 – RIEGEL ANIMAL SCIENCE LABORATORY
134 – ANIMAL RESEARCH HOUSE
138 – CUNNINGHAM HALL/GROSS MEMORIAL COLISEUM
139 – STROUP HALL
140 – RARICK HALL
141 – HEATHER HALL
143 – TOMANEK HALL
144 – SOFTBALL FIELD PRESS BOX

142 – BEACH HALL / STERNBERG MUSEUM (NOT SHOWN)
145 – KANSAS WETLANDS EDUCATION CENTER (NOT SHOWN)
146 – SOCCER COMPLEX (NOT SHOWN)

200 – SERVICE BUILDINGS

220 – GROUNDS & GREENHOUSE
221 – C.A. WITT – MAINTENANCE/WAREHOUSE
222 – MOTORPOOL
223 – OLD POWER PLANT
224 – AKERS ENERGY CENTER
225 – SOUTH CAMPUS MAINTENANCE FACILITY
226 – WESTLINK CELL BUILDING
227 – SWITCHGEAR BUILDING

300 – AUXILIARY ENTERPRISES

305 – MEMORIAL UNION
310 – CUSTER HALL
312 – WOOSTER PLACE NO. 1
313 – WOOSTER PLACE NO. 2
314 – WIEST HALL
316 – STADIUM PLACE APARTMENTS
318 – TIGER PLACE NO. 1
319 – PRESIDENT'S RESIDENCE
325 – McMINDES HALL

Site Maps

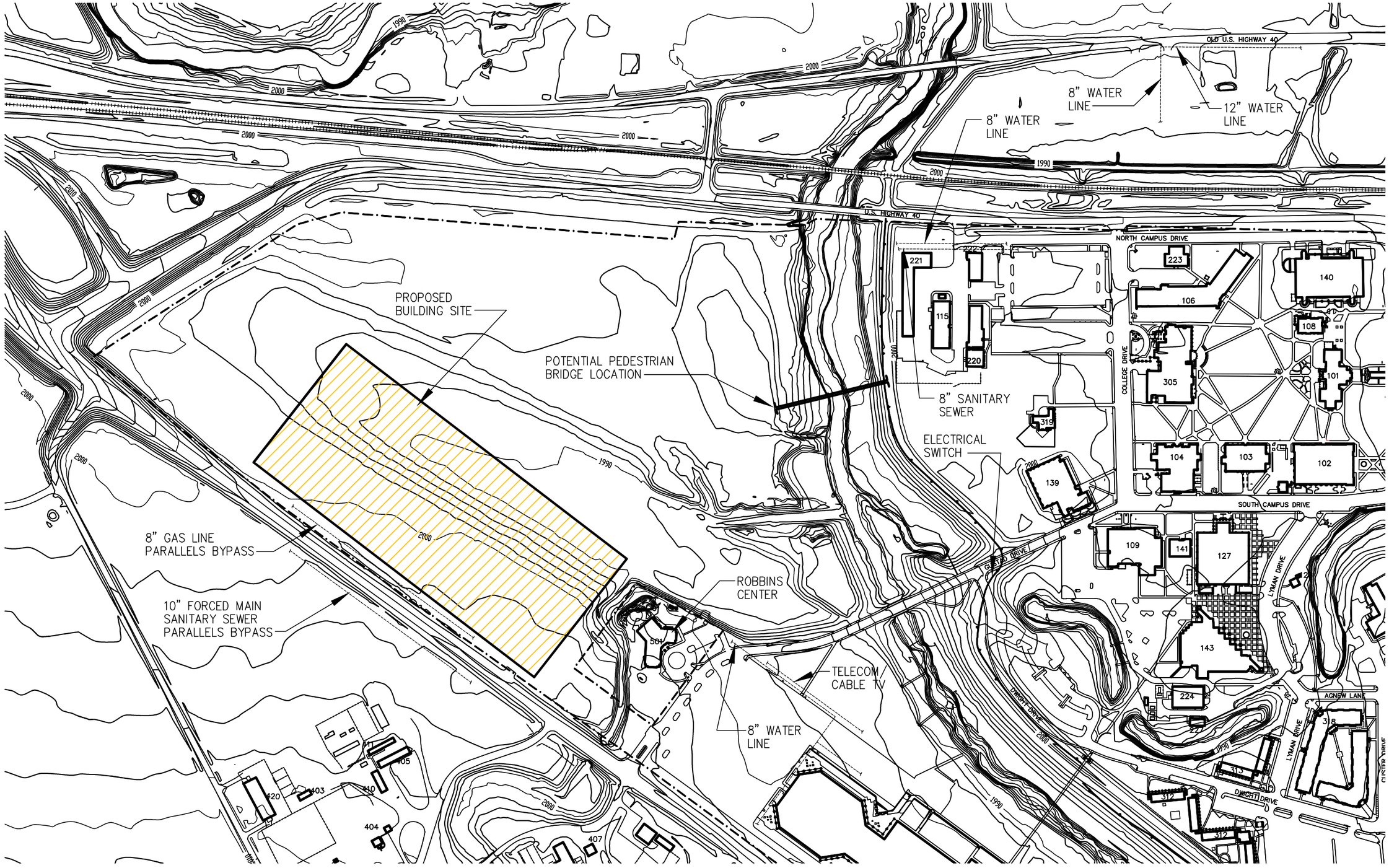
FORT HAYS STATE UNIVERSITY

TRUE NORTH

PLAN NORTH

NOT TO SCALE

APRIL 2013



The Site

The proposed building site is located on a tract of cultivated land that is currently utilized for alfalfa production. The site is bounded to the east by a large borrow area, to the south by the Robbins Center, to the west by US Hwy 183 Alternate and to the north by old US Hwy 40 (8th Street). A majority of this site falls within the FEMA 100-year-flood boundary. Existing access to the site is available by a curb cut along Gustad Drive, west of the Robbins Center, as well as a farm service entrance off the Hwy 183 Alternate. Connection from the primary building site to Gustad Drive will require installation of a new bridge or culvert across the existing drainage way. The US Hwy 183 Alternate is part of a corridor management system previously established during a highway improvement project. Any drive entrance modifications, or improvements, will need to be coordinated with the Kansas Department of Transportation.

The site is located in an undeveloped portion of University property and is subject to high wind exposure from the north and south. Building orientation and design should be reflective of those prevailing winds. The site is also directly east of the University Farm and its dairy, swine and sheep operations. Generous initial landscaping will be an important design component given the area is currently devoid of any trees or other plant material. The principle building site area is of low slope, with a general existing topography between 1998-2002' above sea level. FEMA flood plain elevation of 1999 bisects the site at approximately midpoint.

Pedestrian access from the main academic campus to this site is limited to sidewalks along Gustad Drive. During infrequent times of high water along Big Creek, the low water crossing may be impassible to vehicular and pedestrian traffic. In anticipation of these events, a second pedestrian bridge spanning Big Creek and the flood levee will be required. This structure would be similar to the existing Cunningham Bridge, with the additional feature of being accessible to the mobility impaired. Final siting of this structure has not been determined. Preliminary siting of the structure is envisioned to occur south of the Service Building complex.

Basic utility infrastructure is undeveloped at this site. The Robbins Center, a privately owned facility located south of this site, has utilities connected to both FHSU infrastructure and non-FHSU infrastructure. Water and sanitary sewer services are connected to extensions of Cunningham Hall/Gross Coliseum services. Telecommunications services are also connected to FHSU systems, extending back to Akers Energy Center. Natural gas service and electrical service is connected to Midwest Energy systems located along the US 183 Alternate. Preliminary analysis would indicate the new facility's water and sanitary sewage utilities will not be connected to further extensions of those FHSU services extending from Cunningham Hall/Gross Coliseum. See attached map for existing utility locations which may be considered for extension to the proposed building site.

This building site was selected due to the significant amount of space available for future expansion of housing facilities. Special care should be given to site planning of the initial building, as well as the infrastructure, in order to facilitate future expansion. As the demand for additional housing presents itself, expansion of the site could include additional learning communities, Greek housing or residential apartments. Careful consideration should be employed with regard to how pedestrian access will be created to maintain the most efficient and safe means of travel between main campus and the proposed site.

This building site will involve the participation of multiple jurisdictions having authority. Those would include Fort Hays State University, Kansas Board of Regents, Office of Facilities and Property Management, City of Hays, Water Resources, Kansas Department of Transportation and the Army Corps of Engineers. It will be the design team's responsibility to research and communicate with all agencies having jurisdiction to secure approval for all elements of the final design solution.

Space Summary

Resident Spaces			
R-1	Asst. Hall Director's Apartment	800	
R-2	Hall Director's Apartment	1,000	
R-3	Student Suites (105) @ 484 s.f.	50,820	
R-4	Commons Rooms (15) @ 500 s.f.	7,500	
			60,120
Support Spaces			
S-1	Duty Room	200	
S-2	Front Desk	120	
S-3	Hall Council Office	360	
S-4	Hall Director & Asst. Hall Director Office	360	
S-5	Mail Room	200	
S-6	Work Room	200	
			1,440
Community Spaces			
C-1	Community Kitchen	200	
C-2	Laundry Room	800	
C-3	Lobby/Lounge	400	
C-4	Multi-purpose Meeting Room	1,000	
C-5	Public Restrooms (2) @ 70 s.f.	140	
C-6	Recreation Room	1,000	
C-7	Study Rooms and Nooks (4) @ 100 s.f.	400	
C-8	Vending/Small Convenience Store	200	
			4,140
Food Services			
FS-1	Pantry	500	
FS-2	Food Service Office	200	
FS-3	Women's Employee Locker	200	
FS-4	Men's Employee Locker	200	
FS-5	Dining Area	2,400	
FS-6	Serving Area	2,300	
FS-7	Food Preparation	1,250	
FS-8	Walk-in Equipment	550	
FS-9	Dishwashing	460	
FS-10	Receiving	200	
			8,260
Maintenance Operations		N.A.S.F.	
M-1	Maintenance	400	
M-2	Building Storage	300	
M-3	Data Rooms (3) @ 150 s.f.	450	
M-4	Mechanical/Electrical/Custodial	2,500	
			3,650
Grand Total – All Spaces (N.A.S.F.)			77,610

ROOM NAME: Assistant Hall Director's Apartment **ROOM NO.** R-1

ROOM FUNCTION: Two-bedroom apartment for a graduate student that helps the Hall Director manage the building.

SQUARE FT. (NASF): 800

FTE STAFF:

STUDENT STAFF: Graduate assistant

FIXED CASEWORK: BASE CABINET UNITS: OPEN _____ CLOSED Yes LOCKS _____

Cabinets will need to be installed in both the kitchen and bathroom

UPPER CABINET UNITS: OPEN _____ CLOSED Yes LOCKS _____

Upper cabinets will need to be installed in the kitchen

BOOKSHELVES:

ADJACENCY REQ.'S:

POWER REQ.'S: 110v @ each wall

TELE/DATA REQ.'S: (2) ethernet ports installed in the living room and (1) each in both bedrooms. A telephone port will be needed in each bedroom and the living room for a land line phone.

CABLE TV REQ.'S: (3) ports – (1) in the living room and (1) each in both bedrooms

WATER REQ.'S: Kitchen sink, bathroom sink and shower/bath tub, and hot water tank

SPEC HVAC REQ.'S:

SPEC LIGHTING REQ.'S:

COAT HOOKS: Coat closet by the entrance

MARKER BOARD REQ.'S:

TACK BOARD REQ.'S:

FIXED CASEWORK: LATERAL: 2-DRAWER _____ 4-DRAWER _____ 5-DRAWER _____

VERTICAL: 2-DRAWER _____ 4-DRAWER _____ 5-DRAWER _____

LARGE FLOOR EQUIP: (REFRIGERATOR, COPIER, ETC.) Refrigerator, stove/oven, dishwasher, bed, dresser, sofa, chair, coffee table, end tables, dining room table with chairs

TACK SURFACE REQ.'S: Signage

FLOOR FINISH: Vinyl composition tile in bathroom and kitchen, carpet rest of apartment

OTHER SPECIAL REQ.'S:

ROOM NAME: Hall Director's Apartment **ROOM NO.** R-2

ROOM FUNCTION: Two-bedroom apartment for a full-time employee of the university that is responsible for the management of the building.

SQUARE FT. (NASF): 1,000

FTE STAFF: 1

STUDENT STAFF:

FIXED CASEWORK: **BASE CABINET UNITS:** OPEN ____ CLOSED Yes LOCKS ____
Cabinets will need to be installed in both the kitchen and bathroom
UPPER CABINET UNITS: OPEN ____ CLOSED Yes LOCKS ____
Upper cabinets will need to be installed in the kitchen

BOOKSHELVES:

ADJACENCY REQ.'S:

POWER REQ.'S: 110v @ each wall

TELE/DATA REQ.'S: (2) ethernet ports installed in the living room and (1) each in both bedrooms. A telephone port will be needed in each bedroom and the living room for a land line phone.

CABLE TV REQ.'S: (3) ports – (1) in the living room and (1) each in both bedrooms

WATER REQ.'S: Kitchen sink, bathroom sink and shower/bath tub, washing machine and hot water tank

SPEC HVAC REQ.'S:

SPEC LIGHTING REQ.'S:

COAT HOOKS: Coat closet by the entrance

MARKER BOARD REQ.'S:

TACK BOARD REQ.'S:

FIXED CASEWORK: **LATERAL:** 2-DRAWER ____ 4-DRAWER ____ 5-DRAWER ____
VERTICAL: 2-DRAWER ____ 4-DRAWER ____ 5-DRAWER ____

LARGE FLOOR EQUIP: (REFRIGERATOR, COPIER, ETC.) Refrigerator, stove/oven, dishwasher, washer and dryer, bed, dresser, sofa, chair, coffee table, end tables, dining room table with chairs

TACK SURFACE REQ.'S: Signage

FLOOR FINISH: Vinyl composition tile in bathroom and kitchen, carpet rest of apartment

OTHER SPECIAL REQ.'S: Will need outside venting for the dryer. Will need two entrances to the apartment - one from inside the building and the other to the outside of the building.

ROOM NAME: Student Suites **ROOM NO.** R- 3

ROOM FUNCTION: Living quarters for the students. (2) double occupancy bedrooms, shared bathroom (shower, toilet, sink) and open shared sink. One bedroom per community used by the RA. (27) beds per community. Total (15) communities. Total resident number: 390 Total RA number: 15

SQUARE FT. (NASF): 105 @ 484 s.f. each = 50,820 s.f.

FTE STAFF:

STUDENT STAFF: One per wing

FIXED CASEWORK: BASE CABINET UNITS: OPEN _____ CLOSED 2 LOCKS _____

Closed cabinets to be placed in the bathroom area

UPPER CABINET UNITS: OPEN _____ CLOSED _____ LOCKS _____

BOOKSHELVES:

ADJACENCY REQ.'S:

POWER REQ.'S: 110v @ each wall in each bedroom and (1) on each side of the sink in the bathroom

TELE/DATA REQ.'S: One ethernet port in each bedroom

CABLE TV REQ.'S: One cable TV port in each bedroom

WATER REQ.'S: Each shower, toilet and sink in the bathroom area

SPEC HVAC REQ.'S: Fans needed for exhaust of the bathroom

SPEC LIGHTING REQ.'S:

COAT HOOKS:

MARKER BOARD REQ.'S:

TACK BOARD REQ.'S:

FIXED CASEWORK: LATERAL: 2-DRAWER _____ 4-DRAWER _____ 5-DRAWER _____

VERTICAL: 2-DRAWER _____ 4-DRAWER _____ 5-DRAWER _____

LARGE FLOOR EQUIP: Movable beds, dressers, wardrobe closet and chair needed in each bedroom.
(REFRIGERATOR, COPIER, ETC.)

TACK SURFACE REQ.'S:

FLOOR FINISH: Vinyl composition tile in the bathroom, with tile or carpeting in the bedroom area.

OTHER SPECIAL REQ.'S: Each bedroom to have keyed lockset

ROOM NAME: Commons Room **ROOM NO.** R-4

ROOM FUNCTION: Shared by community residents. Capable for community gatherings, group and individual study, socializing. Combination lounge seating and study tables with chairs, flat screen, hospitality counter with microwave. One Commons Room per resident community.

SQUARE FT. (NASF): 15 @ 500 s.f. each = 7,500 s.f.

FTE STAFF:

STUDENT STAFF:

FIXED CASEWORK: BASE CABINET UNITS: OPEN _____ CLOSED _____ LOCKS _____

UPPER CABINET UNITS: OPEN _____ CLOSED _____ LOCKS _____

BOOKSHELVES:

ADJACENCY REQ.'S:

POWER REQ.'S: 110v @ each wall

TELE/DATA REQ.'S: ethernet ports on each wall

CABLE TV REQ.'S: 1 port

WATER REQ.'S: Drinking fountain

SPEC HVAC REQ.'S:

SPEC LIGHTING REQ.'S:

COAT HOOKS:

MARKER BOARD REQ.'S: (1) 4' x 4'

TACK BOARD REQ.'S: (1) 4' x 4'

FIXED CASEWORK: LATERAL: 2-DRAWER _____ 4-DRAWER _____ 5-DRAWER _____

VERTICAL: 2-DRAWER _____ 4-DRAWER _____ 5-DRAWER _____

LARGE FLOOR EQUIP: See Room Function above

(REFRIGERATOR, COPIER, ETC.)

TACK SURFACE REQ.'S: Signage

FLOOR FINISH: Carpet

OTHER SPECIAL REQ.'S:

ROOM NAME: Duty Room **ROOM NO.** S-1

ROOM FUNCTION: Adjacent to front desk with window to view entrance lobby. RAs work in this room nights they are on duty.

SQUARE FT. (NASF): 200

FTE STAFF:

STUDENT STAFF: RA staff will use this room with 2 to 8 individuals in there at a time

FIXED CASEWORK: **BASE CABINET UNITS:** OPEN _____ CLOSED 2 LOCKS Yes

UPPER CABINET UNITS: OPEN _____ CLOSED _____ LOCKS _____

BOOKSHELVES: 9 linear feet - adjustable

ADJACENCY REQ.'S: Located in the lobby

POWER REQ.'S: 110v @ each wall

TELE/DATA REQ.'S: (2) ethernet ports, (1) telephone line

CABLE TV REQ.'S: (1) port

WATER REQ.'S:

SPEC HVAC REQ.'S:

SPEC LIGHTING REQ.'S:

COAT HOOKS:

MARKER BOARD REQ.'S: (1) 4' x 4'

TACK BOARD REQ.'S: (1) 4' x 4'

FIXED CASEWORK: **LATERAL:** 2-DRAWER _____ 4-DRAWER _____ 5-DRAWER _____

VERTICAL: 2-DRAWER _____ 4-DRAWER Yes 5-DRAWER _____

LARGE FLOOR EQUIP:
(REFRIGERATOR, COPIER, ETC.)

TACK SURFACE REQ.'S: Signage

FLOOR FINISH: Carpet

OTHER SPECIAL REQ.'S: Table and chairs

ROOM NAME: Front Desk **ROOM NO.** S-2

ROOM FUNCTION: Main entrance, transaction counter

SQUARE FT. (NASF): 120

FTE STAFF:

STUDENT STAFF: 2

FIXED CASEWORK: BASE CABINET UNITS: OPEN ____ CLOSED Yes LOCKS Yes

Cabinets will be used to store binders, money box and items students can check out from the front desk.

UPPER CABINET UNITS: OPEN ____ CLOSED Yes LOCKS Yes

Cabinets will be used to store binders, money box and items students can check out from the front desk.

BOOKSHELVES:

ADJACENCY REQ.'S: Mail Room and Front Desk need to be next to each other, preferably connected as one room.

POWER REQ.'S: 110 v @ each wall

TELE/DATA REQ.'S: (2) ethernet ports, (1) telephone line

CABLE TV REQ.'S:

WATER REQ.'S:

SPEC HVAC REQ.'S:

SPEC LIGHTING REQ.'S:

COAT HOOKS: (2)

MARKER BOARD REQ.'S: (1) 4' x 4'

TACK BOARD REQ.'S: (1) 4' x 4'

FIXED CASEWORK: LATERAL: 2-DRAWER ____ 4-DRAWER ____ 5-DRAWER ____

VERTICAL: 2-DRAWER Yes 4-DRAWER ____ 5-DRAWER ____

Paperwork will need to be stored/filed at the front desk.

LARGE FLOOR EQUIP: Printer

(REFRIGERATOR, COPIER, ETC.)

TACK SURFACE REQ.'S: Signage

FLOOR FINISH: Vinyl composition tile

OTHER SPECIAL REQ.'S: (2) chairs behind the front desk

ROOM NAME: Hall Council Office **ROOM NO.** S-3

ROOM FUNCTION: Hall Council executives will hold office hours and plan events in this office. This room could be consolidated with the Work Room.

SQUARE FT. (NASF): 360 plus 200 from the Work Room

FTE STAFF:

STUDENT STAFF:

FIXED CASEWORK: **BASE CABINET UNITS:** OPEN _____ CLOSED _____ LOCKS _____

UPPER CABINET UNITS: OPEN _____ CLOSED _____ LOCKS _____

BOOKSHELVES: 9 linear feet - adjustable

ADJACENCY REQ.'S: Near the lobby. This room could be consolidated with the Work Room.

POWER REQ.'S: 110v @ each wall

TELE/DATA REQ.'S: (2) ethernet ports, (1) telephone line

CABLE TV REQ.'S: (1) port

WATER REQ.'S:

SPEC HVAC REQ.'S:

SPEC LIGHTING REQ.'S:

COAT HOOKS:

MARKER BOARD REQ.'S: (1) 4' x 4'

TACK BOARD REQ.'S: (1) 4' x 4'

FIXED CASEWORK: **LATERAL:** 2-DRAWER _____ 4-DRAWER _____ 5-DRAWER _____

VERTICAL: 2-DRAWER _____ 4-DRAWER _____ 5-DRAWER _____

LARGE FLOOR EQUIP:
(REFRIGERATOR, COPIER, ETC.)

TACK SURFACE REQ.'S: Signage

FLOOR FINISH: Carpet

OTHER SPECIAL REQ.'S: This room will need at least (1) desk, (5-6) chairs, a file cabinet and counter space or table.

ROOM NAME: Hall Director & Asst Hall Dir Ofc **ROOM NO.** S-4

ROOM FUNCTION: Serve as the work space for (2) employees of the university to do their administrative work.

SQUARE FT. (NASF): 360

FTE STAFF: 2

STUDENT STAFF:

FIXED CASEWORK: **BASE CABINET UNITS:** OPEN _____ CLOSED _____ LOCKS _____

UPPER CABINET UNITS: OPEN _____ CLOSED _____ LOCKS _____

BOOKSHELVES: 9 linear feet - adjustable

ADJACENCY REQ.'S: These offices need to be located in the Lobby.

POWER REQ.'S: 110v @ each wall

TELE/DATA REQ.'S: (2) ethernet ports and (2) telephone lines

CABLE TV REQ.'S:

WATER REQ.'S:

SPEC HVAC REQ.'S:

SPEC LIGHTING REQ.'S:

COAT HOOKS: (2)

MARKER BOARD REQ.'S: (1) 4' x 4'

TACK BOARD REQ.'S: (1) 4' x 4'

FIXED CASEWORK: **LATERAL:** 2-DRAWER _____ 4-DRAWER _____ 5-DRAWER _____

VERTICAL: 2-DRAWER _____ 4-DRAWER _____ 5-DRAWER _____

LARGE FLOOR EQUIP:
(REFRIGERATOR, COPIER, ETC.)

TACK SURFACE REQ.'S: Signage

FLOOR FINISH: Carpet

OTHER SPECIAL REQ.'S: Items like (2) desks, (6) chairs, (2) file cabinets will be in this office.

ROOM NAME: Mail Room **ROOM NO.** S-5

ROOM FUNCTION: Sort mail for the students and place in the students' mailboxes.

SQUARE FT. (NASF): 200

FTE STAFF:

STUDENT STAFF: 1

FIXED CASEWORK: BASE CABINET UNITS: OPEN _____ **CLOSED** _____ **LOCKS** _____

UPPER CABINET UNITS: OPEN _____ **CLOSED** _____ **LOCKS** _____

BOOKSHELVES:

ADJACENCY REQ.'S: This needs to be part of the front desk due to package pickup.

POWER REQ.'S: 110v @ each wall

TELE/DATA REQ.'S: (1) ethernet port

CABLE TV REQ.'S:

WATER REQ.'S:

SPEC HVAC REQ.'S:

SPEC LIGHTING REQ.'S:

COAT HOOKS:

MARKER BOARD REQ.'S:

TACK BOARD REQ.'S: (1) 4' x 4'

FIXED CASEWORK: LATERAL: 2-DRAWER _____ **4-DRAWER** _____ **5-DRAWER** _____

VERTICAL: 2-DRAWER _____ **4-DRAWER** _____ **5-DRAWER** _____

LARGE FLOOR EQUIP:
(REFRIGERATOR, COPIER, ETC.)

TACK SURFACE REQ.'S: Signage

FLOOR FINISH: Vinyl composition tile

OTHER SPECIAL REQ.'S: Mailboxes would need to be built into the wall and a table in the Mail Room is needed for sorting mail.

ROOM NAME: Work Room **ROOM NO.** S-6

ROOM FUNCTION: Supplies could be stored here where Hall Council executives and RAs could come in this room and work on projects.

SQUARE FT. (NASF): 200 plus 360 from the Hall Council Office

FTE STAFF:

STUDENT STAFF:

FIXED CASEWORK: BASE CABINET UNITS: OPEN **CLOSED** Yes **LOCKS**

UPPER CABINET UNITS: OPEN **CLOSED** Yes **LOCKS**

BOOKSHELVES: 9 linear feet - adjustable

ADJACENCY REQ.'S: Near the lobby. This room could be consolidated with the Hall Council Office.

POWER REQ.'S: 110v @ each wall

TELE/DATA REQ.'S: (2) ethernet ports

CABLE TV REQ.'S:

WATER REQ.'S:

SPEC HVAC REQ.'S:

SPEC LIGHTING REQ.'S:

COAT HOOKS:

MARKER BOARD REQ.'S: (1) 4' x 4'

TACK BOARD REQ.'S: (1) 4' x 4'

FIXED CASEWORK: LATERAL: 2-DRAWER **4-DRAWER** **5-DRAWER**

VERTICAL: 2-DRAWER **4-DRAWER** **5-DRAWER**

LARGE FLOOR EQUIP:
(REFRIGERATOR, COPIER, ETC.)

TACK SURFACE REQ.'S: Signage

FLOOR FINISH: Carpet

OTHER SPECIAL REQ.'S: A work room would need tables and counter space to place things like cutting boards, colored paper, paint supplies, etc. on them.

ROOM NAME: Community Kitchen **ROOM NO.** C-1

ROOM FUNCTION: Kitchen facilities to be used during breaks when dining services are closed. Also used for general cooking and programming purposes.

SQUARE FT. (NASF): 200

FTE STAFF:

STUDENT STAFF:

FIXED CASEWORK: **BASE CABINET UNITS:** OPEN _____ CLOSED Yes LOCKS _____

Cabinets and counter installed by sink

UPPER CABINET UNITS: OPEN _____ CLOSED Yes LOCKS _____

Cabinets installed above the counter

BOOKSHELVES:

ADJACENCY REQ.'S:

POWER REQ.'S: 110v @ each wall

TELE/DATA REQ.'S: (1) ethernet port

CABLE TV REQ.'S:

WATER REQ.'S: Water needed for kitchen sink

SPEC HVAC REQ.'S: Ventilation needed for stove/oven

SPEC LIGHTING REQ.'S:

COAT HOOKS:

MARKER BOARD REQ.'S:

TACK BOARD REQ.'S:

FIXED CASEWORK: **LATERAL:** 2-DRAWER _____ 4-DRAWER _____ 5-DRAWER _____

VERTICAL: 2-DRAWER _____ 4-DRAWER _____ 5-DRAWER _____

LARGE FLOOR EQUIP: Refrigerator, oven/stove and microwave

(REFRIGERATOR, COPIER, ETC.)

TACK SURFACE REQ.'S: Signage

FLOOR FINISH: Vinyl composition tile

OTHER SPECIAL REQ.'S: A microwave is needed, as well as a table and chairs. Ideally, it would be convenient to have a kitchen on each floor, stacked above each other.

ROOM NAME: Laundry Room **ROOM NO.** C-2

ROOM FUNCTION: Room where students can wash and dry their clothes

SQUARE FT. (NASF): 800

FTE STAFF:

STUDENT STAFF:

FIXED CASEWORK: BASE CABINET UNITS: OPEN _____ CLOSED _____ LOCKS _____

UPPER CABINET UNITS: OPEN _____ CLOSED _____ LOCKS _____

BOOKSHELVES:

ADJACENCY REQ.'S:

POWER REQ.'S: This room could use 110v or 220v @ each wall and/or gas for the dryers.

TELE/DATA REQ.'S: (2) ethernet ports for the laundry machines to be hooked up to for data gathering and card swipe use

CABLE TV REQ.'S:

WATER REQ.'S: Water needed for washing machines

SPEC HVAC REQ.'S: Ventilation needed for dryers

SPEC LIGHTING REQ.'S:

COAT HOOKS:

MARKER BOARD REQ.'S:

TACK BOARD REQ.'S: (1) 4' x 4'

FIXED CASEWORK: LATERAL: 2-DRAWER _____ 4-DRAWER _____ 5-DRAWER _____

VERTICAL: 2-DRAWER _____ 4-DRAWER _____ 5-DRAWER _____

LARGE FLOOR EQUIP: Washers (12 to 16) and stackable dryers (12 to 16)

(REFRIGERATOR, COPIER, ETC.)

TACK SURFACE REQ.'S: Signage

FLOOR FINISH: Vinyl composition tile

OTHER SPECIAL REQ.'S: Tables would be needed for sorting clothes and large trash can. Provide rack space for hanging clothes.

ROOM NAME: Lobby/Lounge **ROOM NO.** C- 3

ROOM FUNCTION: Arrival space with lounge seating at edges.

SQUARE FT. (NASF): 400

FTE STAFF:

STUDENT STAFF:

FIXED CASEWORK: **BASE CABINET UNITS:** OPEN _____ CLOSED _____ LOCKS _____

UPPER CABINET UNITS: OPEN _____ CLOSED _____ LOCKS _____

BOOKSHELVES:

ADJACENCY REQ.'S: Near Front Desk and Entry

POWER REQ.'S: 110v @ each wall

TELE/DATA REQ.'S: (3) ethernet ports minimum

CABLE TV REQ.'S: (2) ports

WATER REQ.'S: (1) water fountain/bottle fill station

SPEC HVAC REQ.'S:

SPEC LIGHTING REQ.'S:

COAT HOOKS:

MARKER BOARD REQ.'S:

TACK BOARD REQ.'S: (1) 4' x 4'

FIXED CASEWORK: **LATERAL:** 2-DRAWER _____ 4-DRAWER _____ 5-DRAWER _____

VERTICAL: 2-DRAWER _____ 4-DRAWER _____ 5-DRAWER _____

LARGE FLOOR EQUIP:
(REFRIGERATOR, COPIER, ETC.)

TACK SURFACE REQ.'S:

FLOOR FINISH: Vinyl composition tile

OTHER SPECIAL REQ.'S: Lounge furniture with sofas, chairs, coffee tables and end tables

ROOM NAME: Multi-purpose Meeting Room **ROOM NO.** C-4

ROOM FUNCTION: Flexible furnishings for classroom setting for 30, gatherings of 75

SQUARE FT. (NASF): 1,000

FTE STAFF:

STUDENT STAFF:

FIXED CASEWORK: **BASE CABINET UNITS:** OPEN _____ CLOSED _____ LOCKS _____

UPPER CABINET UNITS: OPEN _____ CLOSED _____ LOCKS _____

BOOKSHELVES:

ADJACENCY REQ.'S:

POWER REQ.'S: 110v @ each wall

TELE/DATA REQ.'S: ethernet ports @ each wall

CABLE TV REQ.'S: (2) ports on opposite walls

WATER REQ.'S:

SPEC HVAC REQ.'S:

SPEC LIGHTING REQ.'S:

COAT HOOKS:

MARKER BOARD REQ.'S: (1) 4' x 4'

TACK BOARD REQ.'S: (1) 4' x 4'

FIXED CASEWORK: **LATERAL:** 2-DRAWER _____ 4-DRAWER _____ 5-DRAWER _____

VERTICAL: 2-DRAWER _____ 4-DRAWER _____ 5-DRAWER _____

LARGE FLOOR EQUIP:

(REFRIGERATOR, COPIER, ETC.)

TACK SURFACE REQ.'S: Signage

FLOOR FINISH: Carpet

OTHER SPECIAL REQ.'S: Since this building is replacing Wiest Hall, it is recommended that this space be larger. Wiest Hall has both Chuck's place and the Red Room. With Wiest Hall coming down, Residential Life is losing a large gathering space and programming area that can hold a large group of students. This space could also be used for hall meetings as well.

ROOM NAME: Public Restrooms **ROOM NO.** C-5

ROOM FUNCTION: Single fixture; unisex or designated Male/Female toilet rooms for use by visitors

SQUARE FT. (NASF): 2 rooms @ 70 s.f. each

FTE STAFF:

STUDENT STAFF:

FIXED CASEWORK: **BASE CABINET UNITS:** OPEN _____ CLOSED _____ LOCKS _____

UPPER CABINET UNITS: OPEN _____ CLOSED _____ LOCKS _____

BOOKSHELVES:

ADJACENCY REQ.'S: Located in or near the Lobby

POWER REQ.'S: (2) outlets with 110 volts

TELE/DATA REQ.'S:

CABLE TV REQ.'S:

WATER REQ.'S: Water needed for the toilets/urinals and sinks

SPEC HVAC REQ.'S: Fans needed for exhaust for each bathroom

SPEC LIGHTING REQ.'S:

COAT HOOKS: (2)

MARKER BOARD REQ.'S:

TACK BOARD REQ.'S:

FIXED CASEWORK: **LATERAL:** 2-DRAWER _____ 4-DRAWER _____ 5-DRAWER _____

VERTICAL: 2-DRAWER _____ 4-DRAWER _____ 5-DRAWER _____

LARGE FLOOR EQUIP:
(REFRIGERATOR, COPIER, ETC.)

TACK SURFACE REQ.'S: Signage

FLOOR FINISH: Vinyl composition tile

OTHER SPECIAL REQ.'S:

ROOM NAME: Recreation Room **ROOM NO.** C-6

ROOM FUNCTION: Game tables, flat screens and social seating for students to interact and hang out together.

SQUARE FT. (NASF): 1,000

FTE STAFF:

STUDENT STAFF:

FIXED CASEWORK: **BASE CABINET UNITS:** OPEN _____ CLOSED _____ LOCKS _____

UPPER CABINET UNITS: OPEN _____ CLOSED _____ LOCKS _____

BOOKSHELVES:

ADJACENCY REQ.'S:

POWER REQ.'S: 110v @ each eall

TELE/DATA REQ.'S: ethernet ports on each wall

CABLE TV REQ.'S: (2) ports on opposite walls

WATER REQ.'S: Water fountain in the general area

SPEC HVAC REQ.'S:

SPEC LIGHTING REQ.'S:

COAT HOOKS:

MARKER BOARD REQ.'S:

TACK BOARD REQ.'S: (1) 4' x 4'

FIXED CASEWORK: **LATERAL:** 2-DRAWER _____ 4-DRAWER _____ 5-DRAWER _____

VERTICAL: 2-DRAWER _____ 4-DRAWER _____ 5-DRAWER _____

LARGE FLOOR EQUIP: Possible items include pool table(s), ping pong table(s), foosball table, air hockey table, piano

(REFRIGERATOR, COPIER, ETC.)

TACK SURFACE REQ.'S: Signage

FLOOR FINISH: Carpet

OTHER SPECIAL REQ.'S: Tables and chairs for seating/gatherings

ROOM NAME: Study Room and Nooks **ROOM NO.** C-7

ROOM FUNCTION: Dispersed throughout commons. Soft seating or study table with chairs.

SQUARE FT. (NASF): (4) rooms at 100 s.f.

FTE STAFF:

STUDENT STAFF:

FIXED CASEWORK: **BASE CABINET UNITS:** OPEN _____ CLOSED _____ LOCKS _____

UPPER CABINET UNITS: OPEN _____ CLOSED _____ LOCKS _____

BOOKSHELVES:

ADJACENCY REQ.'S:

POWER REQ.'S: 110v @ each wall

TELE/DATA REQ.'S: ethernet port on each wall

CABLE TV REQ.'S: 1 port

WATER REQ.'S:

SPEC HVAC REQ.'S:

SPEC LIGHTING REQ.'S:

COAT HOOKS:

MARKER BOARD REQ.'S: (1) 4' x 4'

TACK BOARD REQ.'S: (1) 4' x 4'

FIXED CASEWORK: **LATERAL:** 2-DRAWER _____ 4-DRAWER _____ 5-DRAWER _____

VERTICAL: 2-DRAWER _____ 4-DRAWER _____ 5-DRAWER _____

LARGE FLOOR EQUIP:
(REFRIGERATOR, COPIER, ETC.)

TACK SURFACE REQ.'S: Signage

FLOOR FINISH: Carpet

OTHER SPECIAL REQ.'S: Soft seating and study table with chairs

ROOM NAME: Vending/Small Convenience Store **ROOM NO.** C-8

ROOM FUNCTION: Snack, beverage and ice area

SQUARE FT. (NASF): 200

FTE STAFF: 1

STUDENT STAFF:

FIXED CASEWORK: **BASE CABINET UNITS:** OPEN _____ CLOSED Yes LOCKS Yes

For store of product

UPPER CABINET UNITS: OPEN _____ CLOSED _____ LOCKS _____

BOOKSHELVES:

ADJACENCY REQ.'S: Located near the Recreation Room

POWER REQ.'S: Minimum of three 110v on a wall for vending machines

TELE/DATA REQ.'S: (3) ethernet ports for vending machine card swipes

CABLE TV REQ.'S:

WATER REQ.'S: Water needed for ice machine

SPEC HVAC REQ.'S:

SPEC LIGHTING REQ.'S:

COAT HOOKS:

MARKER BOARD REQ.'S:

TACK BOARD REQ.'S:

FIXED CASEWORK: **LATERAL:** 2-DRAWER _____ 4-DRAWER _____ 5-DRAWER _____

VERTICAL: 2-DRAWER _____ 4-DRAWER _____ 5-DRAWER _____

LARGE FLOOR EQUIP: Soda machine, water/juice machine, snack machine and ice machine

(REFRIGERATOR, COPIER, ETC.)

TACK SURFACE REQ.'S: Signage

FLOOR FINISH: Vinyl composition tile

OTHER SPECIAL REQ.'S: If Chartwells was to have a convenience store in this building, they would need a gate to lock their goods behind, as well as coolers and shelving. They might also need water for a beverage station and wash sink.

ROOM NAME: Pantry **ROOM NO.** FS-1

ROOM FUNCTION: Storage of dry goods

SQUARE FT. (NASF): 500

FTE STAFF:

STUDENT STAFF:

FIXED CASEWORK: **BASE CABINET UNITS:** OPEN _____ CLOSED _____ LOCKS _____

UPPER CABINET UNITS: OPEN _____ CLOSED _____ LOCKS _____

BOOKSHELVES:

ADJACENCY REQ.'S: Located near Receiving area and Food Preparation area

POWER REQ.'S: 110 v power at each wall

TELE/DATA REQ.'S:

CABLE TV REQ.'S:

WATER REQ.'S:

SPEC HVAC REQ.'S:

SPEC LIGHTING REQ.'S:

COAT HOOKS:

MARKER BOARD REQ.'S:

TACK BOARD REQ.'S:

FIXED CASEWORK: **LATERAL:** 2-DRAWER _____ 4-DRAWER _____ 5-DRAWER _____

VERTICAL: 2-DRAWER _____ 4-DRAWER _____ 5-DRAWER _____

LARGE FLOOR EQUIP:
(REFRIGERATOR, COPIER, ETC.)

TACK SURFACE REQ.'S:

FLOOR FINISH: Sealed concrete

OTHER SPECIAL REQ.'S: Room to be equipped with 7' tall movable, manufactured storage shelving along perimeter walls and center aisles. Entry door to be double 3'-0" x 7'-0" doors.

ROOM NAME: Food Service Office **ROOM NO.** FS-2

ROOM FUNCTION: Office space for Food Service Manager. Space will also be used to conduct small staff meetings of 4-5 individuals.

SQUARE FT. (NASF): 200

FTE STAFF: 1

STUDENT STAFF:

FIXED CASEWORK: **BASE CABINET UNITS:** OPEN _____ CLOSED _____ LOCKS _____

UPPER CABINET UNITS: OPEN _____ CLOSED _____ LOCKS _____

BOOKSHELVES: 3 linear feet – 7' tall

ADJACENCY REQ.'S: In proximity to Food Preparation area

POWER REQ.'S: 110 v power at each wall

TELE/DATA REQ.'S: (2) data/tele outlets

CABLE TV REQ.'S:

WATER REQ.'S:

SPEC HVAC REQ.'S:

SPEC LIGHTING REQ.'S:

COAT HOOKS: (2)

MARKER BOARD REQ.'S: (1) 4x4

TACK BOARD REQ.'S: (1) 4x4

FIXED CASEWORK: **LATERAL:** 2-DRAWER _____ 4-DRAWER _____ 5-DRAWER _____

VERTICAL: 2-DRAWER _____ 4-DRAWER 2 5-DRAWER _____

LARGE FLOOR EQUIP:
(REFRIGERATOR, COPIER, ETC.)

TACK SURFACE REQ.'S:

FLOOR FINISH: Vinyl composition tile

OTHER SPECIAL REQ.'S:

ROOM NAME: Women's Employee Locker **ROOM NO.** FS-3

ROOM FUNCTION: Provides locker toilet room space for up to 20 female employees. Room also includes (2) water closets, (2) lavatories, mirrors and toilet accessories. Final fixture count to be verified by code.

SQUARE FT. (NASF): 200

FTE STAFF:

STUDENT STAFF:

FIXED CASEWORK: **BASE CABINET UNITS:** OPEN _____ CLOSED _____ LOCKS _____

UPPER CABINET UNITS: OPEN _____ CLOSED _____ LOCKS _____

BOOKSHELVES:

ADJACENCY REQ.'S: In proximity to Food Preparation area

POWER REQ.'S: 110 v outlets at lavatory wall

TELE/DATA REQ.'S:

CABLE TV REQ.'S:

WATER REQ.'S: Yes

SPEC HVAC REQ.'S:

SPEC LIGHTING REQ.'S:

COAT HOOKS:

MARKER BOARD REQ.'S:

TACK BOARD REQ.'S:

FIXED CASEWORK: **LATERAL:** 2-DRAWER _____ 4-DRAWER _____ 5-DRAWER _____

VERTICAL: 2-DRAWER _____ 4-DRAWER _____ 5-DRAWER _____

LARGE FLOOR EQUIP:
(REFRIGERATOR, COPIER, ETC.)

TACK SURFACE REQ.'S:

FLOOR FINISH: Ceramic tile

OTHER SPECIAL REQ.'S: Metal lockers with lock mechanism

Ceramic tile wall finish

ROOM NAME: Men's Employee Locker **ROOM NO.** FS-4

ROOM FUNCTION: Provide locker and toilet room space for up to 20 male employees. Room also includes (1) water closet, (2) lavatories, (1) urinal, mirrors and toilet accessories. Final fixture count to be verified by plumbing code.

SQUARE FT. (NASF): 200

FTE STAFF:

STUDENT STAFF:

FIXED CASEWORK: **BASE CABINET UNITS:** OPEN _____ CLOSED _____ LOCKS _____

UPPER CABINET UNITS: OPEN _____ CLOSED _____ LOCKS _____

BOOKSHELVES:

ADJACENCY REQ.'S: In proximity to Food Preparation area

POWER REQ.'S: 110 v outlets at lavatory wall

TELE/DATA REQ.'S:

CABLE TV REQ.'S:

WATER REQ.'S: Yes

SPEC HVAC REQ.'S:

SPEC LIGHTING REQ.'S:

COAT HOOKS:

MARKER BOARD REQ.'S:

TACK BOARD REQ.'S:

FIXED CASEWORK: **LATERAL:** 2-DRAWER _____ 4-DRAWER _____ 5-DRAWER _____

VERTICAL: 2-DRAWER _____ 4-DRAWER _____ 5-DRAWER _____

LARGE FLOOR EQUIP:
(REFRIGERATOR, COPIER, ETC.)

TACK SURFACE REQ.'S:

FLOOR FINISH: Ceramic tile

OTHER SPECIAL REQ.'S: Metal lockers with lock mechanism

Ceramic tile wall finish

ROOM NAME: Dining Area **ROOM NO.** FS-5

ROOM FUNCTION: Provide seating for 200 residents. Connection to exterior dining area is desired.

SQUARE FT. (NASF): 2,400

FTE STAFF:

STUDENT STAFF:

FIXED CASEWORK: BASE CABINET UNITS: OPEN _____ CLOSED _____ LOCKS _____

UPPER CABINET UNITS: OPEN _____ CLOSED _____ LOCKS _____

BOOKSHELVES:

ADJACENCY REQ.'S: Should be located to provide generous exterior views

POWER REQ.'S: 110 v outlets at each wall

TELE/DATA REQ.'S: Wireless connectivity

CABLE TV REQ.'S: Yes – screens to be strategically placed

WATER REQ.'S:

SPEC HVAC REQ.'S:

SPEC LIGHTING REQ.'S: Provide general service lighting and adjustable, dimmable lighting

COAT HOOKS:

MARKER BOARD REQ.'S:

TACK BOARD REQ.'S:

FIXED CASEWORK: LATERAL: 2-DRAWER _____ 4-DRAWER _____ 5-DRAWER _____

VERTICAL: 2-DRAWER _____ 4-DRAWER _____ 5-DRAWER _____

LARGE FLOOR EQUIP:
(REFRIGERATOR, COPIER, ETC.)

TACK SURFACE REQ.'S:

FLOOR FINISH: Carpet tile and other durable vinyl products

OTHER SPECIAL REQ.'S: Provide variety of seating options including movable tables and chairs, booths, bar style arrangement for individual diners.

ROOM NAME: Serving Area **ROOM NO.** FS-6

ROOM FUNCTION: Provides space for themed dining offerings, circulation area, beverage areas, etc. as commonly featured in current residential life settings.

SQUARE FT. (NASF): 2,300

FTE STAFF:

STUDENT STAFF:

FIXED CASEWORK: BASE CABINET UNITS: OPEN _____ CLOSED _____ LOCKS _____

UPPER CABINET UNITS: OPEN _____ CLOSED _____ LOCKS _____

BOOKSHELVES:

ADJACENCY REQ.'S: Near main entrance to dining facility

POWER REQ.'S: 110 v power at 10' on center and as required for individual equipment

TELE/DATA REQ.'S: Yes – wireless connectivity, wired connectivity at point of sale counter

CABLE TV REQ.'S:

WATER REQ.'S: Yes – as required for kitchen equipment

SPEC HVAC REQ.'S: Yes – exhaust and makeup air considerations

SPEC LIGHTING REQ.'S: Provide general service lighting and spot lighting at theme areas.

COAT HOOKS:

MARKER BOARD REQ.'S:

TACK BOARD REQ.'S: (1) 4x4

FIXED CASEWORK: LATERAL: 2-DRAWER _____ 4-DRAWER _____ 5-DRAWER _____

VERTICAL: 2-DRAWER _____ 4-DRAWER _____ 5-DRAWER _____

LARGE FLOOR EQUIP: Charbroiler, charbroiler hood, beverage dispensers, pizza oven, salad bar, dessert bar, cereal area, Mongolian grill, sandwich bar, breakfast bar, grilles, coolers, hot wells, cold wells, sinks, fryers and range, etc.

TACK SURFACE REQ.'S:

FLOOR FINISH: Ceramic tile or durable vinyl flooring products

OTHER SPECIAL REQ.'S: Gas service also required for kitchen equipment

ROOM NAME: Food Preparation **ROOM NO.** FS-7

ROOM FUNCTION: Provide space for "back of house" food preparation before moving product to serving area.

SQUARE FT. (NASF): 1,250

FTE STAFF:

STUDENT STAFF:

FIXED CASEWORK: **BASE CABINET UNITS:** OPEN _____ CLOSED _____ LOCKS _____

UPPER CABINET UNITS: OPEN _____ CLOSED _____ LOCKS _____

BOOKSHELVES:

ADJACENCY REQ.'S: Locate near Pantry and Serving Area

POWER REQ.'S: 110 v power (verify for final equipment)

TELE/DATA REQ.'S:

CABLE TV REQ.'S:

WATER REQ.'S: Yes (verify for final equipment selections)

SPEC HVAC REQ.'S: Ventilation for food service

SPEC LIGHTING REQ.'S:

COAT HOOKS:

MARKER BOARD REQ.'S: (1) 4x4

TACK BOARD REQ.'S: (1) 4x4

FIXED CASEWORK: **LATERAL:** 2-DRAWER _____ 4-DRAWER _____ 5-DRAWER _____

VERTICAL: 2-DRAWER _____ 4-DRAWER _____ 5-DRAWER _____

LARGE FLOOR EQUIP: Oven, range, fryer, griddle, steamers, mixers, bake ovens, cooler, cooling racks, sinks, disposals, cooks' tables, bakers' tables, meat slicers, butcher tables, pan racks, salad table, refrigerators, etc.

TACK SURFACE REQ.'S:

FLOOR FINISH: Ceramic tile or other non-absorbtive finish surface

OTHER SPECIAL REQ.'S: Gas service also required for kitchen equipment

ROOM NAME: Walk-in Equipment **ROOM NO.** FS-8

ROOM FUNCTION: Provide space for multiple bays of walk-in coolers, freezers and ovens.

SQUARE FT. (NASF): 550

FTE STAFF:

STUDENT STAFF:

FIXED CASEWORK: **BASE CABINET UNITS:** OPEN _____ CLOSED _____ LOCKS _____

UPPER CABINET UNITS: OPEN _____ CLOSED _____ LOCKS _____

BOOKSHELVES:

ADJACENCY REQ.'S: Locate near Food Preparation area

POWER REQ.'S: 110 v power (verify for final equipment selections)

TELE/DATA REQ.'S:

CABLE TV REQ.'S:

WATER REQ.'S:

SPEC HVAC REQ.'S:

SPEC LIGHTING REQ.'S:

COAT HOOKS:

MARKER BOARD REQ.'S:

TACK BOARD REQ.'S:

FIXED CASEWORK: **LATERAL:** 2-DRAWER _____ 4-DRAWER _____ 5-DRAWER _____

VERTICAL: 2-DRAWER _____ 4-DRAWER _____ 5-DRAWER _____

LARGE FLOOR EQUIP:
(REFRIGERATOR, COPIER, ETC.)

TACK SURFACE REQ.'S:

FLOOR FINISH: As provided by manufacturer

OTHER SPECIAL REQ.'S: Provide adequate access around unit for service, as well as dismantlement and future replacement of manufactured units.

ROOM NAME: Dishwashing **ROOM NO.** FS-9

ROOM FUNCTION: Houses dish machine and plate racks

SQUARE FT. (NASF): 460

FTE STAFF:

STUDENT STAFF:

FIXED CASEWORK: **BASE CABINET UNITS:** OPEN _____ CLOSED _____ LOCKS _____

UPPER CABINET UNITS: OPEN _____ CLOSED _____ LOCKS _____

BOOKSHELVES:

ADJACENCY REQ.'S: Locate near Dining Area

POWER REQ.'S: 110 v power (verify with final equipment selection)

TELE/DATA REQ.'S:

CABLE TV REQ.'S:

WATER REQ.'S: Yes (verify with final equipment selection)

SPEC HVAC REQ.'S: Exhaust for dishwashing equipment

SPEC LIGHTING REQ.'S: Fixtures appropriate for wet/humid environment

COAT HOOKS:

MARKER BOARD REQ.'S:

TACK BOARD REQ.'S:

FIXED CASEWORK: **LATERAL:** 2-DRAWER _____ 4-DRAWER _____ 5-DRAWER _____

VERTICAL: 2-DRAWER _____ 4-DRAWER _____ 5-DRAWER _____

LARGE FLOOR EQUIP:
(REFRIGERATOR, COPIER, ETC.)

TACK SURFACE REQ.'S:

FLOOR FINISH: Resinous flooring

OTHER SPECIAL REQ.'S: Provide adequate access around perimeter of equipment to allow for service and repair of unit. Doorway to be sized for future removal and replacement of unit.

ROOM NAME: Receiving **ROOM NO.** FS-10

ROOM FUNCTION: Area to receive food and supply shipments before moving to Pantry or cooler/freezers.

SQUARE FT. (NASF): 200

FTE STAFF:

STUDENT STAFF:

FIXED CASEWORK: **BASE CABINET UNITS:** OPEN _____ CLOSED _____ LOCKS _____

UPPER CABINET UNITS: OPEN _____ CLOSED _____ LOCKS _____

BOOKSHELVES:

ADJACENCY REQ.'S: Near Pantry

POWER REQ.'S: 110 v @ each wall

TELE/DATA REQ.'S:

CABLE TV REQ.'S:

WATER REQ.'S:

SPEC HVAC REQ.'S:

SPEC LIGHTING REQ.'S:

COAT HOOKS:

MARKER BOARD REQ.'S: (1) 4' x 4'

TACK BOARD REQ.'S:

FIXED CASEWORK: **LATERAL:** 2-DRAWER _____ 4-DRAWER _____ 5-DRAWER _____

VERTICAL: 2-DRAWER _____ 4-DRAWER _____ 5-DRAWER _____

LARGE FLOOR EQUIP:
(REFRIGERATOR, COPIER, ETC.)

TACK SURFACE REQ.'S:

FLOOR FINISH: Vinyl composition tile

OTHER SPECIAL REQ.'S: Provide double 3'-0" x 7'-0" exterior door

ROOM NAME: Maintenance **ROOM NO.** M-1

ROOM FUNCTION: Provide work space to undertake minor repairs of equipment and provide storage for basic repair equipment and tools commonly utilized in facility. Balance of equipment to remain at central Residential Life maintenance facility.

SQUARE FT. (NASF): 400

FTE STAFF: 1

STUDENT STAFF:

FIXED CASEWORK: BASE CABINET UNITS: OPEN ____ CLOSED X LOCKS ____

16 linear feet of service grade casework

UPPER CABINET UNITS: OPEN ____ CLOSED X LOCKS ____

16 linear feet of service grade casework

BOOKSHELVES:

ADJACENCY REQ.'S: Located on building perimeter adjacent to mechanical spaces and service entrances

POWER REQ.'S: 110 v at 8' on center and 4' centers above counter

TELE/DATA REQ.'S: 2 data/telecom outlets

CABLE TV REQ.'S:

WATER REQ.'S: Deep basin service sink

SPEC HVAC REQ.'S:

SPEC LIGHTING REQ.'S:

COAT HOOKS: (2)

MARKER BOARD REQ.'S: (1) 4x4

TACK BOARD REQ.'S: (1) 4x4

FIXED CASEWORK: LATERAL: 2-DRAWER ____ 4-DRAWER ____ 5-DRAWER ____

VERTICAL: 2-DRAWER ____ 4-DRAWER ____ 5-DRAWER ____

LARGE FLOOR EQUIP:
(REFRIGERATOR, COPIER, ETC.)

TACK SURFACE REQ.'S:

FLOOR FINISH: Sealed concrete

OTHER SPECIAL REQ.'S:

ROOM NAME: Building Storage **ROOM NO.** M-2

ROOM FUNCTION: Store extra mattresses and furniture for the building plus housekeeping items such as cleaning supplies and toilet paper.

SQUARE FT. (NASF): 300

FTE STAFF:

STUDENT STAFF:

FIXED CASEWORK: **BASE CABINET UNITS:** OPEN _____ CLOSED _____ LOCKS _____

UPPER CABINET UNITS: OPEN _____ CLOSED _____ LOCKS _____

BOOKSHELVES: One wall lined with pre-manufactured metal shelves for product storage

ADJACENCY REQ.'S:

POWER REQ.'S: 110v @ each wall

TELE/DATA REQ.'S:

CABLE TV REQ.'S:

WATER REQ.'S:

SPEC HVAC REQ.'S:

SPEC LIGHTING REQ.'S:

COAT HOOKS:

MARKER BOARD REQ.'S:

TACK BOARD REQ.'S:

FIXED CASEWORK: **LATERAL:** 2-DRAWER _____ 4-DRAWER _____ 5-DRAWER _____

VERTICAL: 2-DRAWER _____ 4-DRAWER _____ 5-DRAWER _____

LARGE FLOOR EQUIP:
(REFRIGERATOR, COPIER, ETC.)

TACK SURFACE REQ.'S: Signage

FLOOR FINISH: Sealed concrete

OTHER SPECIAL REQ.'S:

ROOM NAME: Data Rooms **ROOM NO.** M-3

ROOM FUNCTION: One per room needed for internet and cable TV control room

SQUARE FT. (NASF): (3) rooms @ 150 s.f. each – total area of 450 s.f.

FTE STAFF:

STUDENT STAFF:

FIXED CASEWORK: **BASE CABINET UNITS:** OPEN _____ CLOSED _____ LOCKS _____

UPPER CABINET UNITS: OPEN _____ CLOSED _____ LOCKS _____

BOOKSHELVES:

ADJACENCY REQ.'S: One room per floor, located off main corridor space
Spaces to be stacked vertically in building.

POWER REQ.'S: 110v @ each wall - minimum

TELE/DATA REQ.'S: Ethernet cables and TV cables will all come to this room for the floor.

CABLE TV REQ.'S:

WATER REQ.'S:

SPEC HVAC REQ.'S: Ventilation is needed to keep this room cool at all times of the year.

SPEC LIGHTING REQ.'S:

COAT HOOKS:

MARKER BOARD REQ.'S:

TACK BOARD REQ.'S:

FIXED CASEWORK: **LATERAL:** 2-DRAWER _____ 4-DRAWER _____ 5-DRAWER _____
VERTICAL: 2-DRAWER _____ 4-DRAWER _____ 5-DRAWER _____

LARGE FLOOR EQUIP: Telecommunication racks. Provide working access around each side of racks.
(REFRIGERATOR, COPIER, ETC.)

TACK SURFACE REQ.'S: Signage

FLOOR FINISH: Sealed concrete

OTHER SPECIAL REQ.'S:

ROOM NAME: Mechanical Electrical Custodial ROOM NO. M-4

ROOM FUNCTION: Within the building design, space should be planned for (1) custodial area per resident floor, as well as main floor common space. Central mechanical room and electrical room also required.

SQUARE FT. (NASF): 2,500 (2,000 s.f. Mechanical, 100 s.f. Electrical, 400 s.f. Custodial)

FTE STAFF:

STUDENT STAFF:

FIXED CASEWORK: BASE CABINET UNITS: OPEN _____ CLOSED _____ LOCKS _____

UPPER CABINET UNITS: OPEN _____ CLOSED _____ LOCKS _____

BOOKSHELVES:

ADJACENCY REQ.'S:

POWER REQ.'S: 110v general service outlets for maintenance needs

TELE/DATA REQ.'S: Yes. Provide data/voice connections at both custodial and mechanical spaces.

CABLE TV REQ.'S:

WATER REQ.'S: As required for custodial operations

SPEC HVAC REQ.'S:

SPEC LIGHTING REQ.'S:

COAT HOOKS: Yes, at custodial room

MARKER BOARD REQ.'S:

TACK BOARD REQ.'S: (1) 4' x 4' at custodial rooms

FIXED CASEWORK: LATERAL: 2-DRAWER _____ 4-DRAWER _____ 5-DRAWER _____

VERTICAL: 2-DRAWER _____ 4-DRAWER _____ 5-DRAWER _____

LARGE FLOOR EQUIP: (REFRIGERATOR, COPIER, ETC.) Floor sink, chemical dispenser, mop hooks, mop buckets, buffers, vacuum, cleaning supplies, etc. at Custodial rooms. Metal shelving units required for storage of paper goods and supplies.

TACK SURFACE REQ.'S: Signage

FLOOR FINISH: Sealed concrete

OTHER SPECIAL REQ.'S: Project budget will determine type of HVAC system available to project. Central plant Is preferred if allowed by budget.

Building Operation Support Budget

The university anticipates the annual operating cost for this facility to be $325,000. This number is based upon Association of Physical Plant recommended FTE custodial staffing rates, average maintenance staffing rates and historical average utility costs for academic facilities at Fort Hays State University. The university plans to fund these operational costs from existing Fort Hays State University revenues. The proposed Wiest replacement project is projected to be approximately the same size as the current structure and more energy efficient. As such, the University would anticipate the annual operating cost to actually be reduced with the new residence hall.

Project Budget

Estimated Cost of Construction		
Residence Hall Construction[1]	$13,285,000	
Dining Facility Construction[2, 8]	2,880,000	
Site Preparation/Instrastructure Construction[3]	4,110,000	
Parking Lot Construction[4]	1,000,000	
		$21,275,000
Estimated Non-Construction Cost		
Architect fee[5]	$1,430,000	
Contingency @ 5%	1,065,000	
Miscellaneous Costs @ 1.4%	300,000	
Office of Facilities & Property Mgmt Fee[6]	155,000	
Movable Equipment[7]	775,000	
		$3,725,000
Total Building Project Cost		$25,000,000
Inflate 4% to 2014		$1,000,000
		$26,000,000[9]

[1] Calculated at 106,260 gsf @ $125/gsf. This assumes a NASF/GSF ratio or 65%.

[2] Calculated at 11,000 gsf @ $200/gsf. This assumes a NASF/GSF ratio of 75%.

[3] Includes estimated values for site fill, domestic water extension, sanitary sewer extension, storm water management, electrical service, voice/data extension, roadway extension from Gustad to site, vehicular bridge over drainage way, pedestrian bridge over Big Creek and flood levee, handicapped access to pedestrian bridge, minor pedestrian bridge, sidewalks, site lighting and landscaping.

[4] Calculated at 400 parking spaces @ $2,500/stall.

[5] Architect fee is a combined fee of the (3) major project components. Fees for each component are based on OFPM's fee matrix of project type, complexity and construction budget.

[6] OFPM fee is a combined fee of the (4) major project components. Fees for each component are based upon OFPM's fee matrix of project budget, complexity, type and level of service.

[7] Movable equipment includes an estimated $114,000 for the dining facility and $660,000 for the residential facility.

[8] Kitchen equipment estimated at $680,000 is included in the dining facility construction budget.

[9] Represents a cost per resident bed of $65,200 +/-.

Project Schedule

PROPOSED PROJECT SCHEDULE