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architecture

Building Program for

Pittsburg State University Overman Student Center

Pittsburg, Kansas

December 2011

Overman Student Center Master Plan Steering Committee

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Index

Overman Student Center Master Plan Steering Committee 1

Index 2

Introduction 3

Present Operation 4

Vision Statement 5

Mission..... 5

Project Need..... 6

Project Description 6

Needs Description 7

General Considerations 8

Space Summary 10

Space Descriptions 14

Estimated Construction Costs..... 26

Estimated Project Budget..... 28

Estimated Project Schedule..... 28

Project Location Map..... 29

Conceptual Floor Plans..... 30

Conceptual Renderings..... 33

Introduction

The tradition of the student union began with the Oxford and Cambridge Unions, founded in the early 1800's. In 1832, Harvard University established a student union, bringing the concept to the United States. Initially, the philosophy of the student union "was devoted to debating, philosophy, politics and good manners." President Woodrow Wilson, during his now famous Phi Beta Kappa speech of 1909, commented on the idea of a union, saying, "The real intellectual life of a body of undergraduates… manifests itself not in the classroom, but in what they do and talk of and set before themselves as their favorite objects between classes and lecture."

It was upon this philosophy that the Jack H. Overman Student Center was built. The Student Center was dedicated on Homecoming Day, October 20, 1951. At a cost of $500,000 the building, which incorporated the old Mine Safety and Geology Building, was designed to be the social center for a University community already larger than many Kansas towns. The Center, built without the use of tax money, was paid for by student fees and contributions from faculty salaries. The original Student Center was expanded in 1963 and in 1995 and currently encompasses 93,000 square feet.

In 1985 the building was rededicated as the Jack H. Overman Student Center. Jack Overman was born in Girard, Kansas, on August 23, 1918. He received his bachelor's degree in 1941 and his master's degree in 1954, both from the Kansas State Teachers College in Pittsburg. Overman worked at the college during the 1940-41 academic year as assistant to the dean of men. For the next ten years, he worked in private business in the Pittsburg area. Overman returned to the college in 1951 as the first director of the newly constructed Student Center. As director, he supervised the campus food service, the scheduling of all activities at major campus facilities, campus-wide ticket sales, and the University calendar. He also supervised the University Bookstore until 1982. Overman often served as chairman of the University homecoming committee, and he was involved in many professional and civic organizations. Overman retired from the University in 1984 after thirty-three years of service. Jack Overman still resides in Pittsburg and continues to support the University.

The goal of the Overman Student Center is to provide facilities, programs, services and amenities that meet the physical, social, education, cultural, recreational and intellectual needs of current and future University students and member of the campus community. This goal is consistent with the mission of the University. The focus of all Student Center functions is to meet student needs and interests, with appropriate consideration given to other segments of the University. In meeting these needs and interests, emphasis is placed upon social, educational, cultural and recreational/activity programs and services that have been planned by and/or for students.

Present Operations

The operations of the Overman Student Center are conducted and supervised by professional University staff and reviewed by the Board of Governors. The Board, consisting of faculty, students, and university staff and administration representatives, meets monthly to review operating policies and procedures.

The Overman Student Center is a self-supporting, auxiliary enterprise. The Student Center's operating funds are derived from student fees, commissions received from both catering and contract food service sales in retail space within the building, and from fees generated for services and space rental. Revenue producing aspects of the Student Center as well as other sources assist in funding the expense of services and facilities that are general university use and need, but which do not generate sufficient revenue to be self-sustaining. Student fees paid by the general student body are used to support capital debt service, to make major repairs and improvements to facilities and operation, and to support the Student Center's public areas and programmatic efforts.

All funds administered by the Overman Student Center are handled according to standard University accounting practices and are reviewed by appropriate levels of management through monthly reports. The current operation of the Student Center pays all expenses from Student Center generated revenues and fees.

The Overman Student Center currently houses the catering operations and retail food services for the University. Sodexo Campus Services is contracted to provide these services. In addition, Barnes and Nobles College Bookstores and a Commerce Branch Bank are both contracted to provide a retail bookstore also in the Overman Student Center.

Vision Statement

The Overman Student Center serves as a laboratory of citizenship, providing a cultural, social and recreational program, in order to enhance classroom experiences for the development of leadership, self-realization, and group effectiveness.

The Overman Student Center, as a key component in co-curricular learning, provides services and programs that allow students to further develop as individuals.

Mission

The Overman Student Center shall function as the community center of the University, for all members of the college family - students, faculty, staff, alumni and guests - to enhance and complement University activities and services in pursuit of the educational purposes of the institution. The program of the JHO Student Center is to provide the University with the following:

a. Services, conveniences and amenities deemed necessary for members of the University community in their daily lives on campus.
b. Opportunities for getting to know and understand one another through social, educational, recreational, cultural and personal co-curricular activities.
c. Opportunities for practice and experience in leadership, self-governance and social responsibility and management.
d. Facilities for the activities, programs, meetings and conferences of University students, their organizations, faculty, staff and related groups in order of priority and as available.

Project Need

The existing Overman Student Center is a three story building located in the northwest corner of the Pittsburg State University campus. The initial Student Center, dedicated in 1951, had additions constructed in 1963 and 1995 and food service area renovations in 2002. The 93,000 square foot Student Center provides areas for meetings, conferences, seminars, banquets and entertainment as well as lounges.

1. The 1995 addition provided a substantial upgrade to the building and added additional space to the Crimson and Gold Ballroom. This upgrade added approximately 1,500 square feet and allowed for increased capacity for events. Unfortunately it also added to the line of sight issues already faced by users throughout the remainder of the room due to pillars, low ceilings and the unconventional overall shape of the room. In addition there has been an increase in the number of events needing larger capacity space.

2. Currently the Overman Student Center houses the offices of Campus Activities, Student Activities Council and Student Government Association. Campus Activities, given the increase in staffing, has had to split its offices with the professional staff housed on the west side while the CAC main office, SAC and SGA remain in their current locations on the east side of the building.

Project Description

The project includes three main initiatives. 1) Add a new addition to the east side of the current building that will increase the area of student dining, accommodate a new student group complex, and provide additional student lounge area. 2) Provide a larger, column-free, ballroom that accommodates larger events and that can be subdivided to accommodate two events occurring simultaneously. 3) Expand the University Club student lounge area and establish a visual and physical connection to student dining above.

Additional project goals include improving the circulation on the second level, providing additional meeting rooms, increasing the amount of natural day-lighting throughout the building, and providing new accessible public restrooms.

Needs Description

The following outlines the needs that were identified and agreed upon as a result of meetings and interviews with staff and user groups, site observations, and research. The groups involved in defining and prioritizing these needs were the Overman Student Center administration and staff, faculty, Student Government Association, Student Activities Council, PSU Administration and the Overman Student Center Master Plan Steering committee.

General Building

- Establish new additions to the east of the existing building.
- Increase the size of the Ballroom and modify so that the Ballroom is column free.
- Increase ADA accessibility throughout the building.
- Introduce natural daylight to the Ballroom.
- Improve building circulation.
- Provide additional accessible public restrooms on each floor.
- Provide additional student lounge space throughout the building.
- Increase the dining and the University Club areas.
- Provide an open atrium to allow natural daylight to the interior of the building and connect the floors and building occupants.

Lower Level

- Expand the southwest lounge area for students.
- Provide additional accessible public restrooms, including a family restroom, adjacent to the southwest lounge.
- Provide additional area for the University Club.
- Provide large floor openings between the floors to allow daylight into the Lower Level.

First Floor

- Establish large floor opening to connect the First Floor with the Lower Level.
- Provide new student offices.
- Provide additional lounge area for students.
- Allow natural daylight into the building establishing a view outside onto the Quad.
- Provide additional accessible public restrooms to serve the east half of the building.
- Provide new office area for building administration.
- Establish a new entrance at the northeast corner of the building.
- Convert existing southwest stair into new accessible public restrooms adjacent to the Student Lounge.

Second Floor

- Convert existing meeting room into a Serving Kitchen adjacent to the Ballroom.
- Improve Second Floor circulation.
- Provide floor opening to connect the First Floor and the Second Floor.
- Provide a new connecting corridor along the south side of the building.
- Convert existing southwest stair into new accessible public restrooms that serve the Ballroom.

Program Statement Purpose

The purpose of this statement is to provide information to the architects and engineers involved in the design of the building and to aid in the approval of the JHO Student Center Additional/Renovation Project by the appropriate authorities having jurisdiction over the project. In addition, this document will be used to communicate information the Kansas board of Regents, Division of Budget, Division of Facilities Management, Joint Committee on state Building construction and legislative staff. This is a multi-purpose document and some of the contents may not be applicable to all parties 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 Office of Facilities Planning.

Refinement of Program Information

It is likely that revisions of the information contained in this document will be forthcoming. This program statement is one of the first steps in the planning process and should be considered a work in progress.

General Guidelines

The JHO Student Center Renovation Committee shall provide general information to assist in the preparation of plans by the Project Architect. The description of spaces, although thorough, are not intended to be all inclusive, nor does it preclude any additional information or pertinent details which the Project Architect will need to consider and develop in order to plan a successful project. To this end, as additional information becomes necessary, it will be developed in concert between the Project Architect, the JHO Student Center Renovation Committee and appropriate University representatives.

Applicable Codes

Design code requirements applicable to the JHO Student Center Addition/Renovation Project shall be those established by the State of Kansas Division of Facilities Management. At this writing, said codes have been identified as those listed below. It shall be the responsibility of the Project Architect, however, to verity any code updates that may have occurred.

The codes and their editions intended to be used for this project include the following:

- International Building Code (IBC), 2006 Edition (minus Chapter 11 Accessibility, plus NFPA 101)
- International Building Fire Code (IFC), 2006 Edition
- International Mechanical Code (IMC), 2006 Edition
- International Plumbing Code (IPC), 2006 Edition
- International Fuel Gas Code (IFGC), 2006 Edition
- International Energy Conservation Code (IECC), 2006 Edition or ASHRAE 90.1-2007
- National Fire Protection Association (NFPA)
  - a. NFPA 10 – 2007 edition – Portable Fire Extinguishers
  - b. NFPA 13, 13D and 13R – 2007 edition – Installation of Sprinkler Systems
  - c. NFPA 14 – 2007 edition – Installation of standpipe and hose systems
  - d. NFPA 25 – 2008 edition – Testing Fire Sprinkler Systems
  - e. NFPA 70 – 2008 edition – National Electric Code (NEC)
  - f. NFPA 72 – 2007 edition – National Fire alarm Code
  - g. NFPA 110 – 2005 – Emergency and Standby Power Systems
- Kansas Fire Prevention Code
- American with Disabilities Act Accessibility Guidelines for Building and Facilities (ADAAG)
- Kansas Boiler Code (K.S.A. 44-913)

Site

The existing JHO Student Center building and project site is located on the campus of Pittsburg State University, at just south of the intersection of South Elm Street and East Cleveland Avenue. Furthermore, the JHO Student Center is located to the east of Porter Hall and South of the Horace Mann Student welcoming center. A site location map is included later in this document.

Site Survey

A site survey of the area surrounding the JHO Student Center building will be a necessary part of the project in order to locate and identify all existing utilities, easements, right-of-ways, setbacks and other existing constraints that will likely need to be addressed.

Soils Investigation and Report

A geotechnical soils investigation will be needed on this project. The areas of the site on which the new additions will occur need to have core samples taken and evaluated in a qualified laboratory. The architect shall coordinate with the soils engineer to determine the number and location of borings. The architect will need to provide building related information that the soils engineer will need to compile their soils report.

Sustainable Practices

The JHO Student Center and the Pittsburg State University administration desire the implementation of sustainable design practices into this project. Some examples of such practices include the use of energy efficient mechanical systems, the use of materials containing recycled content, minimizing the need for artificial lighting by maximizing the use natural day light, and conserving water and electricity through usage of highly-efficient fixtures. Other examples of sustainable practices include managing construction waste, the use of region materials and maintaining good indoor air quality. The design team should be aware of and implement as many sustainable features as budget allows -giving priority to those sustainable design “credits” that provide the University the highest benefit-to-cost ratios.

Construction Compatibility

The JHO Student Center and the Pittsburg State University administration desire an aesthetically successful project that will form a creative design that is sensitive to the site, the existing campus, and the immediate environs. Special care must be given to protect the integrity of Pittsburg State University’s architectural context, with attention given to scale, building materials, colors and textures so as to blend the design into the surrounding campus. The JHO Student Center addition and renovation project must be constructed to maintain or exceed minimum State and University construction standards.

Identification of Areas

The final design development plans for each floor are to include a table showing room number and description, room code for this program and the net assignable square feet (NASF) of each room. The plans are also to show the total NASF and the gross square feet (GSF) for each floor of the building. Room numbering shall be consistent with the University system. The Project 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 the 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, and building directory (ies) will be needed.

Planning for the Physically Challenged

Pittsburg 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 Project Architect is encouraged to exceed these requirements whenever practical.

Projected square footage is based on conceptual floor plans

Lower Level - New/Renovated Areas

New Areas

Lounge	.....	2,800 sf
Public Restrooms	.....	560 sf
Storage	.....	270 sf
Stairs	.....	390 sf
Janitor	.....	65 sf
Sub-total Programmed NASF	**.....**	**4,085 sf**
Walls & Misc.	.....	500 sf
Sub-total Programmed GASF	**.....**	**4,585 sf**

Renovated Areas

Lounge	.....	3,280 sf
Public Restrooms	.....	635 sf
Janitor	.....	65 sf
Sub-total Programmed NASF	**.....**	**3,980 sf**

Projected square footage is based on conceptual floor plans

First Floor - New/Renovated Areas

New Areas

Lounge	.....	6,200 sf
Public Restrooms	.....	560 sf
Storage (5)	.....	310 sf
Stairs	.....	800 sf
Janitor	.....	65 sf
Corridor	.....	2,800 sf
CAC Offices (5)	.....	890 sf
SGA Office	.....	235 sf
Legal Assist Office	.....	200 sf
Student Flex (3)	.....	920 sf
CAC Workroom	.....	880 sf
SGA Workroom	.....	730 sf
New Gorillas	.....	175 sf
SAC Office	.....	555 sf
Reception (2)	.....	255 sf
Union Director	.....	250 sf
Coordinator Office	.....	205 sf
Reception/Work	.....	365 sf
Elevator Equip.	.....	55 sf
Sub-total Programmed NASF	**.....**	**16,450 sf**
Walls & Open Areas	.....	2,500 sf
Sub-total Programmed GSF	**.....**	**18,950 sf**

Renovated Areas

Corridor	.....	310 sf
Public Restrooms	.....	635 sf
Janitor	.....	65 sf
Sub-total Programmed NASF	**.....**	**1,010 sf**

Projected square footage is based on conceptual floor plans

Second Floor - New/Renovated Areas

New Areas

Lounge (2)	.....	685 sf
Public Restrooms	.....	580 sf
Storage (4)	.....	510 sf
Stairs	.....	800 sf
Janitor	.....	45 sf
Corridor	.....	7,280 sf
Large Mtg. Rms. (2)	.....	5,780 sf
Medium Mtg. Rm.	.....	1,120 sf
Small Mtg. Rm (3)	.....	1,270 sf
Sub-total Programmed NASF	**.....**	**18,070 sf**
Walls & Open Areas	.....	2,700 sf
Sub-total Programmed GSF	**.....**	**20,770 sf**

Renovated Areas

Corridor	.....	2,760 sf
Public Restrooms	.....	635 sf
Janitor	.....	65 sf
Ballroom	.....	7,055 sf
Serving Area	.....	1,850 sf
Meeting Rooms (4)	.....	2,270 sf
Storage (3)	.....	1,155 sf
Sub-total Programmed NASF	**.....**	**15,790 sf**

Space Summary

	New Areas		Renovated Areas
	NASF	**GSF**	**NASF**
Lower Level	4,085 sf	4,585 sf	3,980 sf
First Floor	16,450 sf	18,950 sf	1,010 sf
Second Floor	18,070 sf	20,770 sf	15,790 sf
	38,605 NASF	**44,305** GSF	**20,780** NASF

Lower Level—New Areas

Lounge	2,800sf	This lounge area will be an expansion of the existing University Club Lounge and will provide additional space for student lounging, and dining. It will also serve as a venue for smaller stage performances. The area will have a combination of tables/chairs as well as lounge chairs to accommodate different lounge activities. The space should have restrooms nearby for convenience. Finishes should be a mix of carpeting and hard surface flooring. A visual and physical connection to the first level dining above is desired by establishing a large opening to the first level above. The following utilities shall be provided: 110V power, cable TV, voice/data, and wireless connectivity.
Public Restrooms	560sf	These public restrooms will provide accessible facilities that accommodate the expanded Lower Level Lounge to the east of the current building. Floor finishes will be non-absorptive. The following utilities will be required: 110V, hot/cold water, and sewer. The restrooms are to be located near new stairway circulation.
Storage	270 sf	This space will serve as a storage area for the adjacent Lounge. The following utilities are required: 110V. A wide or double door should be provided to access the space.
Stairs	390 sf	A stairway will connect the Lower Level with the First and Second Floors. The stairs will be adjacent to new Lounge and have finishes similar to the Lounge finishes.
Janitor	65sf	The Janitor area will be in close proximity to the Restroom and be supplied with a mop sink. Finishes will be durable and low maintenance.

Lower Level—Renovated Areas

University Lounge	2,500sf	This area currently serves as Student Government and Student Activities Offices and will be renovated into additional University Club Lounge space. The west side of the newly renovated area will provide additional area for food brand concept counters similar to existing brand concepts. The east part of this space will be remodeled into additional student lounge area. The area shall have a combination of tables/chairs and lounge chairs to accommodate different lounge activities. This area should be served by nearby restrooms for students convenience. Finishes should be a mix of carpeting and hard surface flooring. The following utilities shall be provided: 110V , cable TV, voice/data, and wireless connectivity.
West Lounge Renovation	730sf	This area currently serves as staff offices and will be renovated into an expansion of the current adjacent student lounge at the west end of the building. It will serve as a space where students can study, read, or simply seek a quite refuge to sleep. Finishes should include carpeting and generally provide for a comfortable seating for students. This lounge does not require a close proximity to main circulation routes. Restrooms should be nearby for student convenience. The following utilities shall be provided: 110V, cable TV, voice/date, and wireless connectivity.
Public Restrooms	600sf	These public restrooms will provide accessible facilities that accommodate the existing and renovated Lounge area. The restroom will convert and infill the current stairway at the southwest corner of the building. Floor finishes will be non-absorptive. The following utilities will be required: 110V, hot/cold water, and sewer.
Uni-sex Restroom	35sf	The Restroom will provide the public an accessible restroom facility for users having special needs. Floor finish will be non-absorptive. The following utilities will be required: 110V, hot/cold water, and sewer. The restroom will be located adjacent to the public restrooms.
Janitor	65sf	The Janitor area will be in close proximity to the Restroom and be supplied with a mop sink. Finishes will be durable and low maintenance.

First Floor—New Areas

Lounge Addition - East	4,630sf	This space will be part of a new addition to the east of the existing building and will serve as new additional student lounge space. This area will also serve as an overflow dining area, and should have a combination of tables/chairs and lounge chairs to accommodate the different types of lounging activities. Space should provide a generous number of power/data receptacles to allow students to plug-in laptops, tablets, and etc. and should provide for wireless connectivity to the internet. Adjacent restrooms shall be provided for student convenience. Finishes should include a mix of carpeting and hard surface flooring. This lounge shall be directly adjacent to main circulation routes. Space should incorporate natural light into the building and views out onto the campus quad. The following utilities shall be provided: 110V power, cable TV, voice/data, and wireless connectivity
Lounge Addition - West	1,570sf	This space will be part of a new addition to the south of the existing building at the west end and will serve as new additional student lounge space. This area should have a combination of tables/chairs and lounge furniture that accommodate different lounge activities. Space should provide a generous number of power/data receptacles to allow students to plug-in laptops, tablets, and etc. and should provide for wireless connectivity to the internet. Adjacent restrooms shall be provided for student convenience. Finishes should include a mix of carpeting and hard surface flooring. Space should incorporate natural light into the building and views out onto the campus quad. The following utilities shall be provided: 110V power, cable TV, voice/data, and wireless connectivity.

First Floor—New Areas

Public Restrooms	560sf	These new public restrooms will provide accessible facilities that accommodate the new Lounge area. Floor finishes will be non-absorptive. The following utilities will be required: 110V, hot/cold water, and sewer.
Storage	310sf	Provide 40 sf of storage in the Administration Suite, 65sf of storage adjacent to the SAG Workroom, 60sf of storage adjacent to the CAC workroom, 40sf of storage adjacent to New Gorillas in Your Midst, and 20 sf of storage in the student organization suite.
Stairs (3)	800sf*	Three stairs will be provided as part of the new addition area. One stair will connect the first and second levels and is located in the northeast corner of the new addition. Another new stair connects all 3 levels and is located adjacent to the southeast corner of existing building. A third stair (*third stair not included in the 800sf number) simply serves to connect the first and lower levels at the new floor opening. Floor finishes will be non-absorbtive.
Janitor	65sf	The Janitor area will be in close proximity to the Restroom and be supplied with a mop sink. Finishes will be durable and low maintenance.
Corridor	2,800sf	This space will serve as horizontal circulation in the new east addition. It will connect the stairways as well as new entrances to the building.
CAC Offices	890sf	There will be (5) CAC Offices in the student organizations suite. Each office will be approximately 170sf-180sf. The following utilities will be required: 110V, cable TV, voice/data.
SGA Office	235sf	The office will provide space for the Student Government officers and staff. The following utilities will be required: 110V, cable TV, voice/data. It should be contained within the student organizations suite.

First Floor—New Areas

Legal Assistant Office	205sf	The office will provide space for the Legal Assistant. The following utilities will be required: 110V, cable TV, voice/data. It should be adjacent to the student organizations suite but with a separate entrance.
Student Flex Space	270sf	This space will accommodate student groups that needs a place to work, layout projects, or meet as a group. Space will include a counter to accommodate 4 -5 computers, a conference table for 8-10 people, and power for a ceiling-mounted projector. Power provision shall be made for a future projection screen on end wall too. The floor finishes should be carpet. The following utilities shall be provided: 110V, voice/ data, and wireless connectivity.
Student Flex Space	370sf	This space will primarily be utilized as a CAC conference/computer room, but will be available by reservation to different student groups on campus. It should have access from a public corridor as well from the CAC workroom. Space will include a counter to accommodate 6 computers in individual cubbies, and a conference table for 8-10 people. The floor finish shall be carpet. The following utilities shall be provided: 110V, voice/data, and wireless connectivity.
Student Flex Space	280sf	This space will primarily be utilized as a Union Director's conference room, but will be available to be reserved by student groups. It should have direct access from a public corridor as well from the Director's offices. Space shall include a counter to accommodate 4-5 computers, and a conference table that seats 8-10 people. The floor finish shall be carpet. The following utilities shall be provided: 110V, voice/ data, and wireless connectivity.

First Floor—New Areas

CAC Workroom	880sf	This area will serve as the work space for the Campus Activities. It should include a stand-up height work counter with built in storage below for graphic supplies. Room should be directly accessible to CAC individual offices, storage room, Gorillas-in Your-Midst office, and SAC staff office. Storage for supplies should be provided along perimeter walls of space to allow for an open work area. Space for moveable lounge seating should be planned. Provide space for a copy machine, a reception counter, and small waiting area with 2-3 chairs. Private access to SGA is also required. Floor finish shall be a mix of non-absorptive and carpet. The following utilities shall be provided: 110V power, cable TV, voice/data, and wireless connectivity.
SGA Workroom	730sf	This area will serve as a work area for SGA. It should include a stand-up height work counter with built in storage below, upper and lower cabinets along perimeter walls, a copy machine, and a conference table. This room should be directly accessible from SGA offices, and associated storage room. Reception counter should be included in the space that can serve to divide the workroom from a small SGA waiting area for 2-3 people. Reception space will provide an area for SGA staff to receive incoming and outgoing students and visitors. Floor finish shall be carpet. The following utilities shall be provided: 110V power, cable TV, voice/data, and wireless connectivity.
Gorillas in Your Midst Office	175sf	This office serves as an office for a full time staff position. The office should have direct access to CAC workroom to allow collaboration with SAC and CAC personnel on a regular basis. The floor finish should be carpet. Space should accommodate a small table with 4 chairs, a desk, and space for 3-4 file cabinets. The following utilities shall be provided: 110V, voice/ data, and wireless connectivity.

First Floor—New Areas

SAC Office	555sf	This office serves as the Student Activities Council Office. The office should have direct access to the CAC workroom as well as the Gorillas in your Midst Office. Direct access shall also be provided to public corridor. Space shall provide the space to accommodate the possibility for 5 cubicles. The floor finish should be carpet. The following utilities shall be provided: 110V, voice/data, and wireless connectivity.
Reception (2)	255sf	Each of the two Reception spaces for CAC and SGA will provide an area for student organizations to receive incoming and outgoing students and visitors. 2-3 chairs for waiting should be provided as well as a work counter and file storage for one staff position in each space. The space will contain upper and lower cabinets for supply storage. The following utilities are required: 110V, cable TV, voice/data. Each space should be at the front of the student organizations suite as separate areas.
Union Director	250 sf	This office will provide space for the Overman Student Center Director. The following utilities will be required: 110V, cable TV, and voice/data. It should be contained in the Administration suite.
Coordinator's Office	205sf	This office serves as the coordinator's office and is part of the J.H. Overman Student Center Director's administrative suite. The coordinator serves in part as an assistant to the Union Director. The office should have direct access to both the Director's Office as well as the reception/work area. Office shall have approximately 6 linear feet of upper and lower storage cabinets, space for 3 file cabinets, a desk, and two guest chairs. Floor finish should be carpet. The following utilities shall be provided: 110V power, voice/data, and wireless connectivity.
Reception/Work Area	365sf	The reception space will provide an area for Administration staff to receive incoming and outgoing students and visitors. 2-3 chairs for waiting should be provided as well as work counter and file storage for 1 staff position. The following utilities are required: 110V, cable TV, voice/data. This space should be at the front of the Administration suite.

First Floor—Renovated Areas

Corridor	310sf	This space will serve as horizontal circulation from the new corridor to the existing building areas.
Public Restrooms	600sf	These public restrooms will provide accessible facilities that accommodate the new Lounge area. The restrooms will convert and infill the current stairway at the southwest corner of the building. Floor finishes will be non-absorptive. The following will be required: 110V, hot/cold water, and sewer.
Uni-sex Restroom	35sf	The Restroom will provide the public an accessible restroom facility for users having special needs. Floor finish will be non-absorptive. The following utilities will be required: 110V, hot/cold water, and sewer. The restroom will be located adjacent to the public restrooms.
Janitor	65sf	The Janitor area will be in close proximity to the Restroom and be supplied with a mop sink. Finishes will be durable and low maintenance.

Second Floor—New Areas

New Lounge Area	305sf	This lounge will serve as a small lounge area adjacent to the floor opening with a view down onto the first level dining area. Comfortable lounge chairs will be utilized in this space to accommodate a small number of students. Floor finish in this space shall be carpet. The following utilities shall be provided: 110V, and wireless connectivity.
New Lounge Area	380sf	This lounge will serve as a place for students to lounge adjacent to the elevator and stairs at the new northeast entry. Space for 5-6 chairs should be provided. The floor finish in this area shall be non-absorptive. The following utilities shall be provided: 110V, and wireless connectivity.
Public Restrooms	580sf	These public restrooms will provide accessible facilities that accommodate the new Meeting Rooms to the east of the current building. Floor finishes will be non-absorptive. The following will be required: 110V, hot/ cold water, and sewer. The restrooms are to be located near new stairway circulation.
Storage (4)	510sf	This space will serve as storage area for the adjacent Meeting Rooms.
Stairs (2)	800sf	Two stairs will be provided. Each stairway will connect the Second Floor to the First Floor. Finishes will be similar to the Lounge finishes.
Janitor	45sf	The Janitor area will be in close proximity to the Restroom and be supplied with a mop sink. Finishes will be durable and low maintenance.
Corridor	7,280sf	This space will serve as horizontal circulation in the new east addition and at the roof area of the existing building. It will connect the stairways as well as provide access to the Meeting Rooms. This space will also improve access to the Ballroom and existing stairway.

Second Floor—New Areas

Meeting Room (2) Large	5,780sf	Each of these two large Meeting Rooms will be a multi -purpose meeting/conference room that can be divided into two smaller Meeting Rooms. The rooms will be carpeted and contain tables and chairs. Design of the room should include provisions for projector mount, projector screen) and podium for electronic presentations. The following utilities will be required: 110V, cable TV, voice/data. These rooms should have access to storage space and be located near lounge area and public restrooms.
Meeting Room Medium	1,120sf	This Meeting Room will be a multi-purpose meeting/ conference room. The room will be carpeted and contain tables and chairs. Design of the room should include provisions for projector mount, projector screen and podium for electronic presentations. The following utilities will be required: 110V, cable TV, voice/data. These rooms should have access to storage space and be located near lounge area and public restrooms.
Meeting Room (3) Small	1,270sf	Each of these three small meeting rooms will be a multi-purpose meeting/conference room. The room will be carpeted and contain tables and chairs. Design of the room should include provisions for projector mount, projector screen) and podium for electronic presentations. The following utilities will be required: 110V, cable TV, voice/data. These rooms should have access to storage space and be located near lounge area and public restrooms.

Second Floor—Renovated Area

Corridor	2,760sf	This space will serve as horizontal circulation from new corridors to the renovated Restroom, Ballroom, Meeting Rooms and Storage.
Public Restrooms	600sf	These public restrooms will provide accessible facilities that accommodate the renovated Ballroom area. The restroom will convert and infill the current stairway at the southwest corner of the building. Floor finishes will be non-absorptive. The following utilities will be required: 110V, hot/cold water, and sewer.
Uni-sex Restroom	35sf	The Restroom will provide the public an accessible restroom facility for users having special needs. Floor finish will be non-absorptive. The following utilities will be required: 110V, hot/cold water, and sewer. The restroom will be located adjacent to the public restrooms.
Janitor	65sf	The Janitor area will be in close proximity to the Restroom and be supplied with a mop sink. Finishes will be durable and low maintenance.
Ballroom	7,055sf	This space will be a multi-purpose banquet/meeting/ conference room that can be divided into two large meeting rooms. The space will be column free and have natural daylight introduced through clerestory windows, which are possible due to increasing the structure/ceiling height.
Serving Area	1,850sf	This space will be remodeled into a food serving area and shall be adjacent to the north end of the newly remodeled Ballroom. It will serve as space for event attendees to file through and receive food from a food line set up specifically for each event. The space shall otherwise include limited food service equipment that has yet to be fully defined. Floor finish should be non-absorptive. Other finishes should be similar in nature to Ballroom finishes. The following utilities shall be provided: 110V, voice/data, and wireless connectivity.

Second Floor—Renovated Area

Meeting Rooms (4)	2,270sf	Each of these four small meeting rooms will be a multi-purpose meeting/conference room which provides smaller space for meetings. Rooms shall have electrical provision for ceiling-mounted projectors, electrically-operated projection screens, and have dimmable lightening to allow low-light presentations. The floor finish shall be carpeting in these rooms. The following utilities shall be provided: 110V, voice/data, and wireless connectivity.
Storage	1,155sf	These spaces will serve as storage areas for the Ballroom. A wide or double door should be provided to access these areas.

Lower Level

New Areas					
Lounge	2,800 sf	x	$185 per sf	=	$518,000
Public Restrooms	560 sf	x	$225 per sf	=	$126,000
Storage	270 sf	x	$185 per sf	=	$49,950
Stairs	390 sf	x	$185 per sf	=	$72,150
Janitor	65 sf	x	$185 per sf	=	$12,025
Walls & Misc.	500 sf	x	$185 per sf	=	$92,500
Renovated Areas					
Lounge	3,280 sf	x	$105 per sf	=	$344,400
Public Restrooms	635 sf	x	$150 per sf	=	$95,250
Janitor	65 sf	x	$105 per sf	=	$6,825
Lower Level Total					**$1,317,100**

First Floor

New Areas					
Lounge	6,200 sf	x	$185 per sf	=	$1,147,000
Public Restrooms	560 sf	x	$225 per sf	=	$126,000
Storage	310 sf	x	$185 per sf	=	$57,350
Stairs	800 sf	x	$185 per sf	=	$148,000
Janitor	65 sf	x	$185 per sf	=	$12,025
Corridor	2,800 sf	x	$185 per sf	=	$518,000
CAC Offices	890 sf	x	$185 per sf	=	$164,650
SGA Office	235 sf	x	$185 per sf	=	$43,475
Legal Assist. Office	200 sf	x	$185 per sf	=	$37,000
Student Flex	920 sf	x	$185 per sf	=	$170,200
CAC Workroom	880 sf	x	$185 per sf	=	$162,800
SGA Workroom	730 sf	x	$185 per sf	=	$135,050
New Gorillas	175 sf	x	$185 per sf	=	$32,375
SAC Office	555 sf	x	$185 per sf	=	$102,675
Reception	255 sf	x	$185 per sf	=	$47,175
Union Director	250 sf	x	$185 per sf	=	$46,250
Coordinator Office	205 sf	x	$185 per sf	=	$37,925
Reception/Work	365 sf	x	$185 per sf	=	$67,525
Elevator Equip	55 sf	x	$185 per sf	=	$10,175
Walls & Misc.	2,500 sf	x	$185 per sf	=	$462,500
Renovated Areas					
Corridor	310 sf	x	$105 per sf	=	$32,550
Public Restrooms	635 sf	x	$150 per sf	=	$95,250
Janitor	65 sf	x	$105 per sf	=	$6,825
First Floor Total					**$3,662,775**

Second Floor

New Areas					
Lounge	685 sf	x	$185 per sf	=	$126,725
Public Restrooms	580 sf	x	$225 per sf	=	$130,500
Storage	510 sf	x	$185 per sf	=	$94,350
Stairs	800 sf	x	$185 per sf	=	$148,000
Janitor	45 sf	x	$185 per sf	=	$8,325
Corridor	7,280 sf	x	$185 per sf	=	$1,346,800
Large Mtg. Rms.	5,780 sf	x	$185 per sf	=	$1,069,300
Medium Mtg. Rms.	1,120 sf	x	$185 per sf	=	$207,200
Small Mtg. Rms.	1,270 sf	x	$185 per sf	=	$234,950
Elevator	1 ea	x	$50,000	=	$50,000
Walls & Misc.	2,500 sf	x	$185 per sf	=	$462,500
Renovated Areas					
Corridor	2,760 sf	x	$105 per sf	=	$289,800
Public Restrooms	635 sf	x	$150 per sf	=	$95,250
Janitor	65 sf	x	$105 per sf	=	$6,825
Ballroom	7,055 sf	x	$150 per sf	=	$1,058,250
Serving Area	1,850 sf	x	$150 per sf	=	$277,500
Meeting Rms.	2,270 sf	x	$105 per sf	=	$238,350
Storage	1,155 sf	x	$105 per sf	=	$121,275
Clerestory at Ballroom	1 ea	x	$150,000	=	$150,000
Clerestory at Lounge	1 ea	x	$120,000	=	$120,000
First Floor Total					**$6,235,900**

Site Development	**$125,000**
Subtotal	**$11,340,775**
Contractor General Requirements & Fee @ 10%	**$1,134,078**
Total Estimated Construction Costs	**$12,474,853**

Estimates do not include furniture, architecture/engineering design fees, site surveys, geotechnical testing, plan review fees or building permits.

Project costs are estimated using 4th Quarter 2011 pricing.

Pricing does not reflect a bona fide bid. Pricing is a projection of where prices may be using historical data bases, national standards, and local contractors.

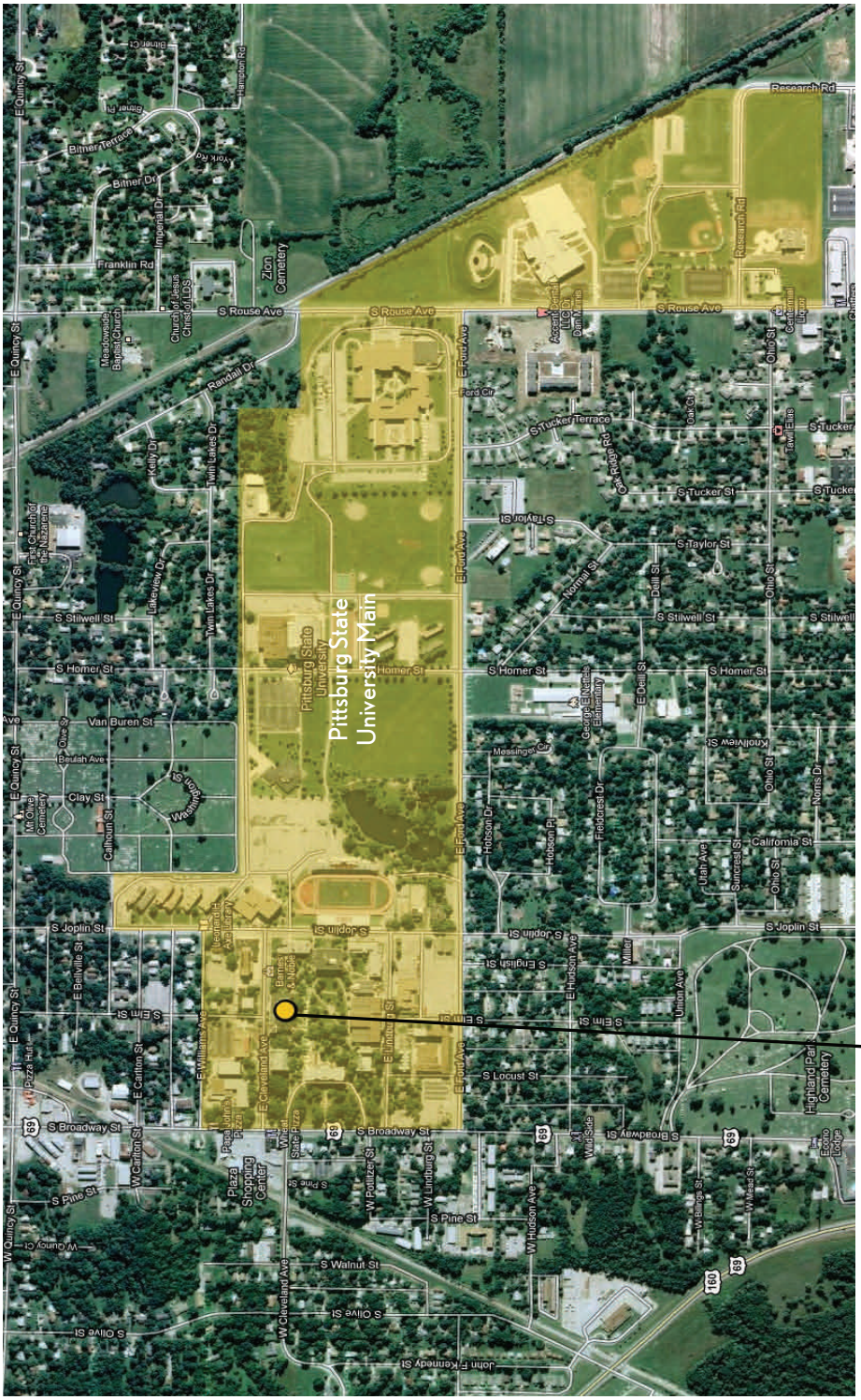
Estimated Project Budget

Estimated Construction Costs	**$12,474,853**
Project Contingency	$250,000
Allowance A/E Fees (8%) includes architectural, mechanical, electrical, structural	$997,988
Allowance FF&E	$350,000
Estimated Project Budget	**$14,072,851**

Estimated Project Schedule

The building design and engineering is estimated to occur in fiscal year 2012, and construction is estimated to occur during fiscal years 2013-2014.

Project Location Map



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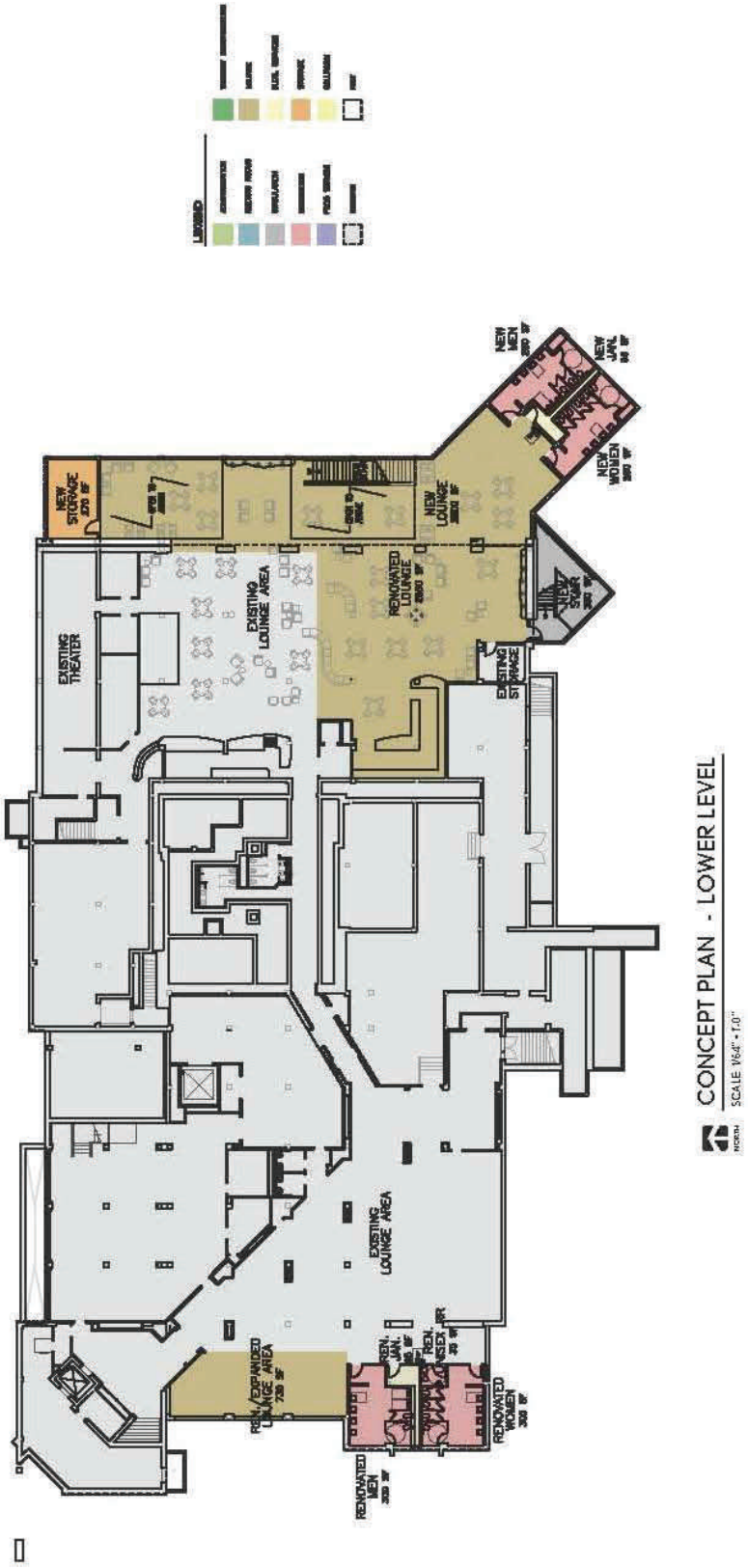
Conceptual Floor Plan



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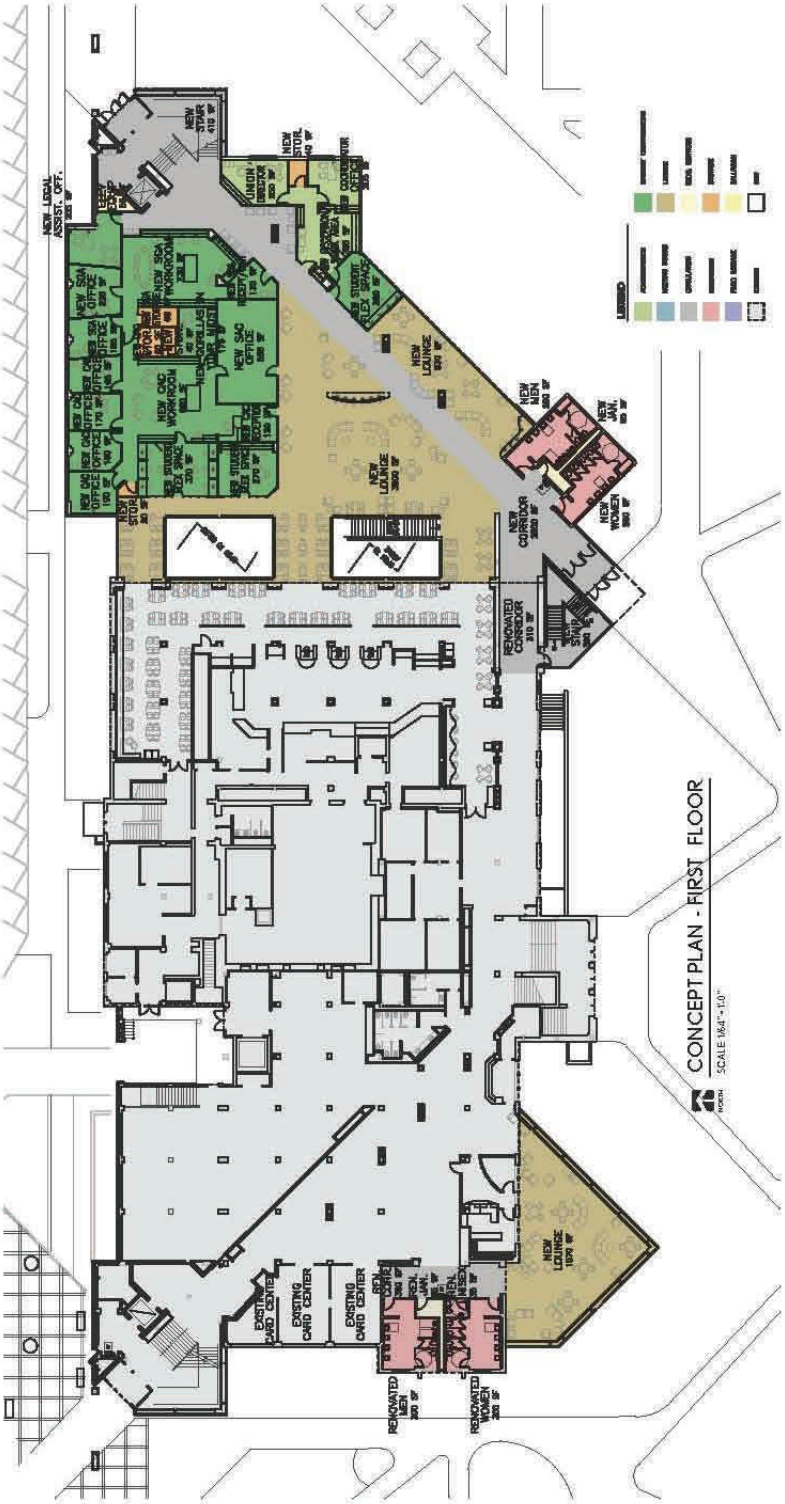
Conceptual Floor Plan



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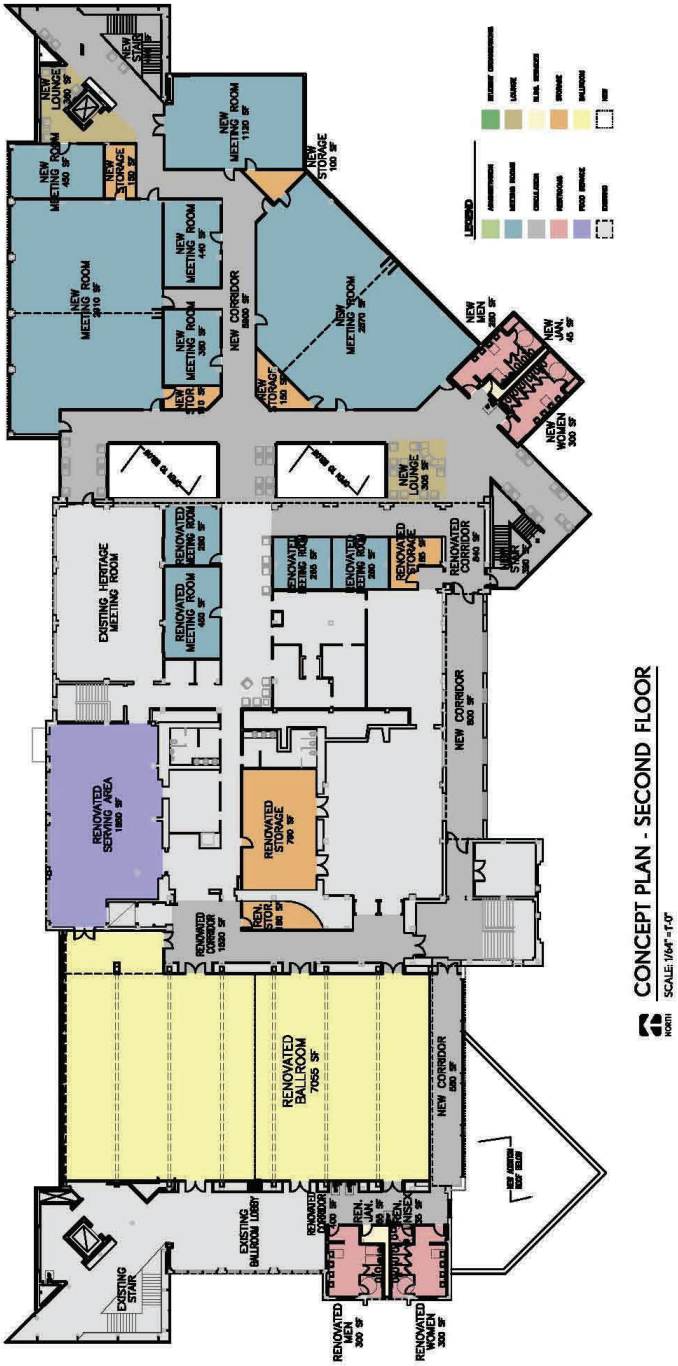
Conceptual Floor Plan



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Conceptual Rendering

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