REQUEST FOR QUALIFICATIONS & PROPOSALS

FOR
CONSTRUCTION MANAGER-AT-RISK

FOR
SAM HOUSTON STATE UNIVERSITY
HUNTSVILLE, TEXAS

MAFRIGE FIELD HOUSE
RENOVATION

RFQ No.:
758-20-06065

Submission Date:
November 15, 2019 – 2:00 p.m. (C.S.T.)

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Table of Contents

Section 1 - General Information & Requirements
1.1 General Information
1.2 Public Information
1.3 Type of Contract
1.4 Clarifications and Interpretations
1.5 Submission of Qualifications, Proposal, and HUB Commitment Letter
1.6 Point-Of-Contact
1.7 Evaluation of Qualifications and Proposal
1.8 Owner’s Reservation of Rights
1.9 Acceptance of Evaluation Methodology
1.10 No Reimbursement for Costs
1.11 Mandatory Pre-Submittal Conference
1.12 Eligible Respondents
1.13 Historically Underutilized Businesses Submittal Requirements
1.14 Certain Proposals and Contracts Prohibited
1.15 Sales and Use Taxes
1.16 Certification of Franchise Tax Status
1.17 Required Notices of Workers’ Compensation Insurance Coverage
1.18 Insurance Requirements
1.19 Prevailing Minimum Wage Rate Determination
1.20 Delinquency in Paying Child Support
1.21 Nondiscrimination
1.22 Non-Boycott Verification
1.23 Cybersecurity Training Program

Section 2 - Executive Summary
2.1 Historical Background
2.2 Mission Statement
2.3 Project Description, Scope and Budget
2.4 Facility Program
2.5 Project Planning Schedule
2.6 Owner’s Special Conditions

Section 3 - Requirements for Statement of Qualifications
3.1 Respondent’s Statement of Qualifications and Availability to Undertake the Project
3.2 Respondent’s Ability to Provide Construction Management Services
3.3 Qualifications of the Construction Manager-at-Risk Team and the Execution of Services
3.4 Respondent’s Past Performance on Representative Construction Manager-at-Risk Projects
3.5 Respondent’s Ability to Establish Budgets and Control Costs on Past Projects
3.6 Respondent’s Ability to Meet Schedules on Past Projects
3.7 Respondent’s Knowledge of Current Construction Methodologies, Technologies, and Best Practices
3.8 Respondent’s Ability to Identify and Resolve Problems on Past Projects
3.9 Respondent’s Ability to Manage Construction Safety Risks
3.10 Respondent’s General Understanding of the Construction Manager-at-Risk Contract
3.11 Respondent’s Warranty and Service Support Program for this Project
3.12 Execution of Offer

Section 4 - Requirements for Pricing and Delivery Proposal
4.1 General Information
4.2 Evaluation of Proposal
4.3 Requirements for Proposal

Section 5 - Format for Statement of Qualifications and Pricing and Delivery Proposals
5.1 General Instructions
5.2 Page Size, Binding, Dividers and Tabs
5.3 Table of Contents
5.4 Pagination
5.5 Submission Packaging

Attachments to this RFQ/P
1. Attachment 1 – Allowable General Condition Line Items
2. Attachment 2 - Exhibit “F”
3. HUB Commitment Letter
4. Facility Program
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SECTION 1 – GENERAL INFORMATION & REQUIREMENTS

1.1 GENERAL INFORMATION: The Texas State University System (“Owner”) on behalf of Sam Houston State University, is soliciting Statements of Qualifications (“Qualifications”) and Pricing and Delivery Proposals (“Proposals”) for the selection of a Construction Manager-at-Risk firm for the Mafrige Field House Renovation project (“Project”), on the Sam Houston State University, Huntsville, Texas campus. This solicitation sets forth the terms, conditions, and requirements for prospective Construction Manager-at-Risk entities (“CMR” or “CMRs”) to be considered for this work. (Prospective CMRs submitting their Qualifications and Proposals in response to this solicitation are hereinafter referred to as “Respondents”). The Owner is requiring that the Qualifications, Proposals and HUB Commitment Letter (“HCL”) be submitted at the same time, but in separate, sealed packages.

1.1.1 The evaluation of Qualifications is the first step the Owner will take in a two-step process for selecting a CMR for the Project as provided by Texas Education Code §51.782(e). This Request for Qualifications/Proposals (“RFQ/P”) solicitation package provides the information necessary to prepare and submit Qualifications for consideration and initial ranking by the Owner. During this first step in the selection process, Owner will evaluate and rank Respondents according to fixed evaluation criteria, considering only their qualifications and independent of any cost and compensation considerations.

1.1.2 In the second step of the process, Owner will open and evaluate the Proposals submitted in accordance with Section 4 of this RFQ/P. The results of the Qualifications and the Proposals evaluations will then be combined to determine the “most qualified” Respondent providing the “best value” proposition for the Owner. The Owner may select up to five (5) of the most qualified Respondents to participate in an interview with the Owner to confirm their Qualifications and Proposal and answer additional questions. The Owner will then rank the interviewed Respondents in order to determine a single most qualified Respondent providing the best value proposition to the Owner. The Owner reserves the right to conclude the evaluations and make a best value selection without conducting interviews.

1.2 PUBLIC INFORMATION: All information, documentation, and other materials submitted in response to this solicitation are considered non-confidential and/or non-proprietary and are subject to public disclosure under the Texas Public Information Act (Texas Government Code, Chapter 552.001, et seq.) after the solicitation is completed. The Owner complies with all statutes, court decisions, and opinions of the Texas Attorney General with respect to disclosure of RFQ/P information. Additionally, pursuant to the provisions of Texas Government Code Section 2261.253, the contract resulting from this solicitation may be posted on the Owner’s website.
1.3 TYPE OF CONTRACT: Any contract resulting from this solicitation will be in the form of the Owner’s Standard Construction Management-at-Risk Contract (“Contract”), a copy of which is posted on Owner’s website at: http://www.tsus.edu/offices/finance/capital-projects.html

1.3.1 The Contract should be viewed as a draft and is subject to change. The Uniform General Conditions for Construction Contracts referenced in the Contract may be viewed on the Owner’s website at: http://www.tsus.edu/offices/finance/capital-projects.html

1.4 CLARIFICATIONS AND INTERPRETATIONS: Discrepancies, omissions or doubts as to the meaning of RFQ/P documents shall be communicated in writing to the Owner for interpretation. Any responses to inquiries, clarifications or interpretations of this RFQ/P that materially affect or change its requirements will be issued formally by the Owner as a written addendum. All such addenda issued by the Owner before the Qualifications are due become part of the RFQ/P. Respondents shall acknowledge receipt of and incorporate each addendum in its Qualifications submittal. Respondents shall be required to consider only those clarifications and interpretations that the Owner issues by addenda. Interpretations or clarifications obtained in any other form, including oral statements, will not be binding on the Owner and should not be relied on in preparing Qualifications. It is the responsibility of all Respondents to check the status of formal addenda regularly and five (5) days before the submission deadline.

1.4.1 The deadline for the receipt of written questions is stated in Section 2.5.

1.4.2 ADDENDA AND AWARD INFORMATION, WILL BE ISSUED BY THE OWNER FOR THIS RFQ VIA THE ELECTRONIC STATE BUSINESS DAILY WEBSITE AT THE FOLLOWING LINK: http://www.txsmartbuy.com/sp REFERENCE “BOARD OF REGENTS/TEXAS STATE UNIVERSITY SYSTEMS–758” AND THE RFQ NUMBER PROVIDED IN THIS RFQ.

1.5 SUBMISSION OF QUALIFICATIONS, PROPOSAL, AND HUB COMMITMENT LETTER:

1.5.1 The Qualifications, Proposal and a HUB Commitment Letter (“HCL”) must be received at the address specified in Section 1.5.2 prior to the stated date and time deadline. Please note that overnight deliveries such as FedEx and UPS arrive at a central campus location but are not usually delivered to the specified location until after the time deadline. Respondents are advised to use other methods of delivery or, if using an overnight delivery service, to send the responses a day earlier than usual. The Owner will not consider any response to this solicitation that is not received at the address specified by the deadline, regardless of whether it has been received by the University.

1.5.2 DEADLINE AND LOCATION: The Owner will receive the Qualifications, Proposal, and HCL at the time and location described below.

November 15, 2019 - 2:00 p.m. (C.S.T.)

Mr. Chuck Jones, Director for Facilities Planning and Construction
Sam Houston State University
2424 S. Sam Houston Avenue
Huntsville, Texas 77341

Phone Contact (for directions, if needed): Heather Dolezal (936) 294-1881
1.5.3 Submit two (2) electronic versions of the Qualifications, Proposal and HCL documents on separate and individual disc or thumb drives in Adobe Acrobat PDF format. The individual disc or thumb drives containing the Qualifications, Proposal, and HCL must be submitted in separate, sealed packages. Do not include the Proposal information on the electronic Qualifications files.

1.5.4 Submit five (5) identical copies of the Qualifications. This is the response to Section 3 of the RFQ/P and include the Execution of Offer (see 3.13). Provide two (2) copies of the Proposal as identified in 4.3.2. An original signature must be included on the “Execution of Offer” document submitted with each copy and on the Pricing and Delivery Proposal. The Proposal must be submitted in a separate, sealed package different from the Qualifications package and from the HCL.

1.5.5 Submit one (1) original and two (2) copies of the HCL as a separate package to both the Qualifications and the Proposal packages as described in Section 1.13.

1.5.6 Qualifications and/or Proposals received after the stated official submittal deadline will be returned to the Respondent unopened. The Point-of-Contact identified in Section 1.6 will identify the official time clock at the RFQ/P submittal location identified above.

1.5.7 The Owner will not acknowledge or receive Qualifications, Proposals or HCL that are delivered by telephone, facsimile (fax), or electronic mail (e-mail).

1.5.8 Properly submitted Qualifications, Proposals, HCL and electronic media will not be returned to Respondents.

1.5.9 Respondent materials must be enclosed in a sealed envelope (box or container) addressed to the Point of Contact person and include the Qualification, Proposal, and HCL. The packages must clearly identify the contents, the submittal deadline, the RFQ/P title and number, and include the name and email address of the Respondent’s contact person. The Qualifications, Proposal, and HCL materials and electronic media must be packaged in separate, sealed envelopes within the sealed envelope (box or container).

1.5.10 The names of the submitting Respondent(s) will be read aloud immediately following the date and time published in Section 1.5.12.

1.5.11 Submitting Respondents’ HCLs will be reviewed for completeness prior to evaluations of Qualifications. Disqualified HCLs will be returned to the submitting Respondent after the selection and negotiation of the successful Respondent.

1.5.12 After the evaluation and ranking of the Qualifications, Proposals will be opened and read aloud at the time, date and location noted below:

**November 22, 2019 - 2:00 p.m. (C.S.T.)**

The Texas State University System  
1st Floor Conference Room  
601 Colorado Street  
Austin, Texas 78701
1.6 **POINT-OF-CONTACT:** The Owner designates the following person as its representative and Point-of-Contact for this RFQ/P. Respondents shall restrict all contact with the Owner and direct all questions regarding this RFQ/P, including questions regarding terms and conditions, in writing to the Point-of-Contact person, **via email only.**

Mr. Adrian del Rio, Project Manager  
Facilities Planning and Construction  
Sam Houston State University  
2424 S. Sam Houston Ave.  
Huntsville, TX 77341  
Email: adrian.delrio@shsu.edu

1.7 **EVALUATION OF QUALIFICATIONS AND PROPOSAL:** The evaluation of the Qualifications and Proposals shall be based on the requirements described in this RFQ/P. All properly submitted Qualifications and Proposals will be reviewed, evaluated, and ranked by a Selection Committee approved by the Owner. The top five (5) or fewer ranked Respondents may be selected by the Owner to participate in an interview process.

1.7.1 Qualifications packages shall not include any information regarding Respondent’s fees, pricing, or other compensation. Such information should be kept separate from the Qualifications and should be submitted as a separate Proposal package according to this RFQ/P.

1.8 **OWNER’S RESERVATION OF RIGHTS:** The Owner may evaluate the Qualifications based on the anticipated completion of all or any portion of the Project. The Owner reserves the right to divide the Project into multiple parts, to reject any and all responses to the current solicitation and reissue a completely new solicitation involving the same Project, or to simply reject any and all responses and temporarily or permanently abandon the Project. Owner makes no representations, written or oral, that it will enter into any form of agreement for any project with any Respondent to this RFQ/P and no such representation is intended or should be construed by the issuance of this RFQ/P.

1.9 **ACCEPTANCE OF EVALUATION METHODOLOGY:** By submitting its Qualifications, Proposal, and HCL in response to this RFQ/P, Respondent accepts the evaluation process and acknowledges and accepts that determination of the “most qualified” firm(s) will require subjective judgments by the Owner. The results of this most qualified determination will be combined with the Proposal evaluation results to determine the best value proposition for the Owner. Determinations by the Selection Committee will be subjected to routine administrative review by the Owner’s executive officers but, once a selection is announced, it will not be subjected to further review.

1.10 **NO REIMBURSEMENT FOR COSTS:** Respondent acknowledges and accepts that any costs incurred from the Respondent’s participation in this RFQ/P process shall be at the sole risk and responsibility of the Respondent. Respondents submit Qualifications, Proposals, and HCL at their own risk and expense.
1.11 **MANDATORY PRE-SUBMITTAL CONFERENCE:** A mandatory pre-submittal conference will be held at the time and location described below.

**November 1, 2019 - 2:00 p.m. (C.S.T.)**

Sam Houston State University  
Facility Services Building, Room 107  
2424 Sam Houston Avenue  
Huntsville, Texas 77341

*Phone Contact (for directions, if needed): Heather Dolezal (936) 294-1881*

1.12 **ELIGIBLE RESPONDENTS:** Only individual firms or lawfully formed business organizations may apply. (This does not preclude a Respondent from using consultants.) The Owner will contract only with the individual firm or formal organization that submits a Qualification, Proposal and HCL.

1.13 **HISTORICALLY UNDERUTILIZED BUSINESSES SUBMITTAL REQUIREMENTS:** It is the policy of the Owner and each of its component institutions, to promote and encourage contracting and subcontracting opportunities for Historically Underutilized Businesses (“HUB”) in all contracts. Accordingly, specific plans and representations by Respondents that appear to facilitate the State’s commitment to supporting HUB enterprises will be favorably considered in the selection process. Failure to submit specific plans and representations regarding HUB utilization, or failure to address the subject at all, will be interpreted by the Selection Committee as an intention not to support the program. A HUB Subcontracting Plan (“HSP”) is not required by respondents as part of the RFQ/P submission. The HSP will be required by the selected team only upon preparation of a Guaranteed Maximum Price (“GMP”). Submit a Letter of HUB Commitment to describe how your firm will participate and demonstrate a good faith effort in achieving the Owner’s HUB goals.

1.13.1 **STATEMENT OF PROBABILITY.** The Owner has determined that subcontracting opportunities are probable in connection with this procurement solicitation. Therefore, an HCL is required as a part of the Respondent's Qualifications.

1.13.2 An HCL template is attached to this solicitation.

1.13.3 Submit (1) one original and (2) two copies of the HCL in a separate attachment apart from the submittal of Qualifications and Proposal as stated in Section 1.5.5 of this RFQ/P.

1.14 **CERTAIN PROPOSALS AND CONTRACTS PROHIBITED:** Under Section 2155.004, *Texas Government Code*, a state agency may not accept a proposal or award a contract that includes proposed financial participation by a person who received compensation from the agency to participate in preparing the specifications or request for proposals on which the proposal or contract is based. All vendors must certify their eligibility by acknowledging the following statement, "Under Section 2155.004, Government Code, the vendor certifies that the individual or business entity named in this bid or contract is not ineligible to receive the specified contract and acknowledges that this contract may be terminated and payment withheld if this certification is inaccurate." If a state agency determines that an individual or business entity holding a state contract was ineligible to have the contract accepted or awarded as described above, the state agency may immediately terminate the contract without further obligation to the vendor. This section does not create a cause of action to contest a proposal or award of a state contract.
SALES AND USE TAXES: Section 151.311, *Texas Tax Code*, as amended effective October 1, 1993, permits the purchase free of state sales and use taxes of tangible personal property to be incorporated into realty in the performance of a contract for an improvement to realty for certain exempt entities that include the Owner. The section further permits the purchase tax-free of tangible personal property (other than machinery or equipment and its accessories and repair and replacement parts) for use in the performance of such a contract if the property is "necessary and essential for the performance of the contract" and "completely consumed at the job site." In addition, the section permits the purchase tax-free of a tangible service for use in the performance of such a contract if the service is performed at the job site and if "the contract expressly requires the specific service to be provided or purchased by the person performing the contract" or "the service is integral to the performance of the contract."

CERTIFICATION OF FRANCHISE TAX STATUS: Respondents are advised that the successful Respondent will be required to submit certification of franchise tax status as required by State Law (*Texas Tax Code* Chapter 171). The contractor agrees that each subcontractor and supplier under contract will also provide a certification of franchise tax status.

REQUIRED NOTICES OF WORKERS' COMPENSATION INSURANCE COVERAGE: The Texas Workers' Compensation Commission has adopted a rule, Texas Administrative Code Title 28, Part 2, Chapter 110, Subchapter B, Rule 110.110, relating to REPORTING REQUIREMENTS FOR BUILDING OR CONSTRUCTION PROJECTS FOR GOVERNMENTAL ENTITIES. The rule implements sec. 406.096, *Texas Labor Code*, which requires workers' compensation insurance coverage for all persons providing services on a building or construction project for a governmental entity. The requirements of the rule are set forth in the Uniform General and Supplementary General Conditions for the Texas State University System Building Construction Contracts.

INSURANCE REQUIREMENTS: Bonds and insurance requirements are provided in Article 5 of the Uniform General Conditions and in the Owner’s Standard Contractor Contract as denoted in Article 1.3 of this RFQ/P.

PREVAILING MINIMUM WAGE RATE DETERMINATION: Respondents are advised that the Texas Prevailing Wage Law will be administered. The penalty for violation of prevailing wage rates has been increased from $10.00 per underpaid worker per day or portion thereof to $60.00. The Prevailing Wage Rate for Walker County, Texas, can be found on the following website: [https://www.wdol.gov/wdol/scafiles/davisbacon/TX188.dvb?v=0](https://www.wdol.gov/wdol/scafiles/davisbacon/TX188.dvb?v=0)

DELINQUENCY IN PAYING CHILD SUPPORT: Under Section 231.006, *Texas Family Code*, the vendor or applicant certifies that the individual or business entity named in this contract, bid, or application is not ineligible to receive the specified grant, loan, or payment and acknowledges that this contract may be terminated and payment may be withheld if this certification is inaccurate.

NONDISCRIMINATION: In their execution of this agreement, Respondent, consultants, their respective employees, and others acting by or through them shall comply with all federal and state policies and laws prohibiting discrimination, harassment, and sexual misconduct. Any breach of this covenant may result in termination of this agreement.

NON-BOYCOTT VERIFICATION: Respondent is required to make a certification pursuant to Section 2270.002 of the *Texas Government Code*, Respondent certifies that Respondent does not boycott Israel and will not boycott Israel during the term of the contract resulting from this solicitation. If Respondent does not make that certification, Respondent must indicate that in its Response and state why the certification is not required.
1.23 CYBERSECURITY TRAINING PROGRAM: Pursuant to Section 2054.5192, Texas Government Code, Contractor and its consultants, officers, and employees must complete a cybersecurity training program certified under Section 2054.519, Texas Government Code as selected by the Owner. The cybersecurity training program must be completed by Contractors and its consultants, officers, and employees during the term and any renewal period of this Agreement. Contractor shall verify in writing completion of the program to the Owner within the first thirty (30) calendar days of the term and any renewal period of this Agreement.

SECTION 2 – EXECUTIVE SUMMARY

2.1 HISTORICAL BACKGROUND: Founded in 1879, Sam Houston State University is the third oldest public university in Texas. During its 140 years of service, the University has touched the lives of generations of Texans while helping shape the educational, social, economic, and cultural development of the state. Sam Houston State University is a doctoral-granting university located in the rapidly growing Interstate-45 corridor north of Houston. Currently, Sam Houston State University has approximately 21,500 students enrolled in one of our 96 undergraduate or 63 graduate programs offered by 8 colleges. This year we have 356 doctoral students in our 11 doctoral programs.

2.2 MISSION STATEMENT: Sam Houston State University is a multicultural institution whose mission is to provide excellence by continually improving quality education, scholarship, and service to its students and to appropriate regional, state, national, and international constituencies.

2.3 PROJECT DESCRIPTION, SCOPE AND BUDGET: The Ron Mafrige Field House is a three-story, cast-in-place reinforced concrete structure of approximately 27,000 square feet with an observation deck of approximately 2,700 square feet. The building is located on Bowers Boulevard, at the south end of Bowers Stadium. Project scope includes demolition and renovation of all levels, including mechanical systems. Due to early turnover of the athletic locker rooms, an early-release package will be issued for procurement of long-lead time materials and equipment. Remaining work will continue after locker rooms are completed with provisions for segregation of ongoing construction from Sam Houston State University Athletics operations.

The total Construction Cost Limitation for the project is $11,000,000.

2.4 FACILITY PROGRAM: This document is included as Attachment 4.

2.5 PROJECT PLANNING SCHEDULE: Key Project planning schedule milestones are:

- 2.5.1 Owner publishes RFQ/P for CMR Services
- 2.5.2 Mandatory Pre-Submittal Conference (2:00 p.m.)
- 2.5.3 RFQ/P submittal of questions deadline (12:00 p.m.)
- 2.5.4 Deadline for submittal of Qualifications, Proposal and HCL
- 2.5.5 Proposals read aloud at Owner’s Office
- 2.5.6 Owner selects short listed Respondents for interviews (if required)
- 2.5.7 Interview of shortlisted Respondent (if required)
- 2.5.8 Owner selects CMR
- 2.5.9 Schematic Design Begins
- 2.5.10 Execute CMR Contract
- 2.5.11 Notice to Proceed for Pre-Construction Services
- 2.5.12 A/E completes Schematic Design
2.5.13 Design Development (DD) begins .......................................................... 02/10/2020
2.5.14 A/E completes DD Binder for Board of Regents .................................................. 03/23/2020
2.5.15 Board of Regents approval of DD Binder .......................................................... 05/21/2020
2.5.16 Owner approves GMP ...................................................................................... 05/25/2020
2.5.17 Early Release Package issued ............................................................................ 06/01/2020
2.5.18 A/E completes Construction Documents .......................................................... 10/12/2020
2.5.19 Notice to Proceed for Construction Phase issued .............................................. 12/14/2020
2.5.20 Owner accepts Substantial Completion of Construction (locker rooms) .......... 07/16/2021
2.5.21 Owner accepts Substantial Completion of Construction (balance of project) ...... 09/17/2021
2.5.22 Furniture and Special Equipment Move-In Complete ........................................ 10/01/2021
2.5.23 Occupancy ......................................................................................................... 10/11/2021
2.5.24 Final Completion ............................................................................................... 10/20/2021

The schedule of events presented above represent a basic timeline for the project. A final project timeline will be developed with the Owner at a later time. The Owner can be expected to work with the A/E and the CMR to validate and improve on this initial schedule.

2.6 OWNER’S SPECIAL CONDITIONS: The Owner requires full compliance with specification Division 0: Contract Requirements and Division 1: General Requirements, which will be integrated into the specifications for the project and become a part of the contract. These specifications sections shall be a part of the CMR Contract that will be signed. They will be available for review at the Pre-Proposal Conference.

SECTION 3 – REQUIREMENTS FOR STATEMENT OF QUALIFICATIONS

Respondents shall carefully read the information contained in the following criteria and submit a complete statement of Qualifications responding to all questions in Section 3 formatted as directed in Section 5. Incomplete Qualifications will be considered non-responsive and will be subject to rejection.

3.1 CRITERION ONE: RESPONDENT’S STATEMENT OF QUALIFICATIONS AND AVAILABILITY TO UNDERTAKE THE PROJECT: (Maximum of two (2) printed pages per question)

3.1.1 Provide a statement of interest for the Project including a narrative describing the Respondent’s unique qualifications as they pertain to this particular Project.

3.1.2 Provide a statement on the availability and commitment of the Respondent, its principal(s) and assigned professionals to undertake the Project.

3.2 CRITERION TWO: RESPONDENT’S ABILITY TO PROVIDE CONSTRUCTION MANAGEMENT SERVICES:

3.2.1 Provide the following information on your firm for the past five (5) fiscal years:

- Volume:
  - Annual number, value and percent change of contracts in Texas per year
  - Annual number, value and percent change of contracts nationally per year

- Revenues:
  - Annual revenue totals and percent change per year

- Bonding:
3.2.2 Attach a letter of intent from a surety company indicating ability to bond Respondent for the entire construction cost of the Project. The surety shall acknowledge that the Respondent may be bonded for each stage/phase of the Project (if applicable), with a potential maximum construction cost of **Eleven Million Dollars ($11,000,000)**. Bonding requirements are set forth in Article 17 of the Contract and the Uniform General Conditions for Construction Contracts.

3.2.3 State whether Respondent is currently for sale or involved in any transaction to expand or to become acquired by another business entity. If so, please explain the impact both in organization and company direction.

3.2.4 Provide details of any past or pending litigation, or claims filed, against Respondent that may affect its performance under a Contract with the Owner.

3.2.5 State whether Respondent is currently in default on any loan agreement or financing agreement with any bank, financial institution, or other entity. If so, specify date(s), details, circumstances, and prospects for resolution.

3.2.6 State whether Respondent has ever failed to complete any work which it was awarded.

3.2.7 Declare if any relationship exists by relative, business associate, capital funding agreement, or any other such kinship, between Respondent’s firm and any Owner employee, officer or Regent. If so, please explain.

3.3 **CRITERION THREE: QUALIFICATIONS OF CONSTRUCTION MANAGER-AT-RISK TEAM AND THE EXECUTION OF SERVICES:**

3.3.1 Describe Respondent’s management philosophy for the CMR construction delivery method.

3.3.2 Provide resumes of the CMR team that will be directly involved in the Project, including their experience with similar projects, the number of years with the Respondent, and their city of residence.

3.3.3 Identify any consultants that are included as part of the proposed team, their role related experience for this Project. List projects for which the consultant(s) has worked with the Respondent.

3.3.4 Describe, in graphic and written form, the proposed Project assignments and lines of authority and communication for each team member to be directly involved in the Project. Indicate the estimated percent of time these team members will be involved in the Project for Pre-Construction, Construction, Close-Out and Warranty services.

3.3.5 Describe Respondent’s construction management and execution plan for providing Pre-Construction Phase Services required for this Project.

3.3.6 Provide a detailed list of all Pre-Construction Services Respondent will provide to the Owner and the Architect/Engineer (“A/E”) on this Project. The Owner expects to receive...
the full scope of Pre-Construction Services as defined by the CMR Contract under Article 5. For this Project, Schematic Design for the A/E and Pre-Construction Services will commence concurrently.

3.3.7 Describe what Respondent perceives as the critical Pre-Construction issues for this Project.

3.3.8 Describe Respondent’s procedures, objectives and personnel responsible for reviewing design and Construction Documents and for providing feedback regarding cost, schedule and constructability to the A/E and the Owner on this Project.

3.3.9 Describe Respondent’s Bid/Proposal Package Strategy for completion of the Construction Documents and for procuring the work from subcontractors, vendors, suppliers, etc.

3.3.10 Describe Respondent’s plans to interface with the A/E and its consultants to enhance the design and planning process on this Project.

3.3.11 Describe Respondent’s constructability program for this Project and how it will be implemented.

3.3.12 Describe Respondent’s philosophy for maximizing Project scope for the Owner during Pre-Construction services, minimizing risk, and identifying when savings can be returned to the Owner during construction.

3.3.13 For Pre-Construction and Construction services, provide examples of records, reports, monitoring systems, and information management systems Respondent will use on this Project for any distinct phases of the Project.

3.3.14 Describe what Respondent perceives are the critical construction issues for this Project.

3.3.15 Describe Respondent’s ability and desire to self-perform work on this Project, and the method for determining itself as the “best value” through a competitive proposal process.

3.3.16 Describe Respondent’s approach to containing storm water run-off and meeting the regulatory requirements of the Texas Commission on Environmental Quality’s Texas Pollutant Discharge Elimination System General Construction Permit No. TXR150000 and your Storm Water Pollution Prevention Program for projects that will disturb land.

3.3.17 Describe Respondent’s approach to coordinating inspections and approvals with the Texas Department of Licensing and Regulation regarding Texas Accessibility Standards, the State Fire Marshal and other authorities having jurisdiction over the Project.

3.4 CRITERION FOUR: RESPONDENT’S PAST PERFORMANCE ON REPRESENTATIVE CONSTRUCTION MANAGER-AT-RISK PROJECTS:

3.4.1 Identify and describe the proposed team’s past experience for providing CMR services that are MOST RELATED TO THIS PROJECT within the last five (5) years. Provide not less than three (3) but not more than five (5) examples. Project team personnel who are listed in Article 3.3.2 are preferred for the projects listed in 3.4. List the projects in order of priority, with the most relevant project listed first. Provide the following information for each project listed (Maximum of 5 Projects):

- Project name, location, contract delivery method, and description
- Color images (photographic or machine reproductions)
- Construction cost at Schematic Design, Construction cost at Design Development, Construction cost at fifty percent (50%) Construction Documents, Construction cost at one hundred percent (100%) Construction Documents, and GMP amount
- Final construction cost
- Final project size in gross square feet
- Type of construction (new, renovation, or expansion)
- Actual Notice to Proceed date for Pre-Construction Services
- Original Notice to Proceed, Substantial Completion, and Final Payment dates for Construction Services
- Actual Notice to Proceed, Substantial Completion, and Final Payment dates for Construction Services
- Name of project manager (individual responsible to the owner for the overall success of the project)
- Name of project superintendent(s) (individual responsible for coordinating the day-to-day work)
- Names of mechanical, plumbing and electrical subcontractors

3.4.2 References (for each project listed above, identify the following):
- The owner’s name and representative who served as the day-to-day liaison during the design and construction phases of the project, including telephone number and email address
- The A/E’s name and representative who served as the day-to-day liaison during the construction phase of the project, including telephone number and email address
- Length of business relationship with the owner
- Provide site plans, floor plans, and presentation or photographic images (interior and exterior) of previously executed projects that most closely represent the Owner’s needs based on the Project description included in the RFQ/P.

References shall be considered relevant based on specific project participation and experience with the Respondent. The Owner may contact references during any part of this process. The Owner reserves the right to contact any other references at any time during the RFQ/P process.

3.4.3 Identify a maximum of three (3) completed projects, of any type, for which Respondent has received an award for construction excellence from a recognized organization and provide descriptive information for each.

3.5 CRITERION FIVE: RESPONDENT’S ABILITY TO ESTABLISH BUDGETS AND CONTROL COSTS ON PAST PROJECTS:

3.5.1 Describe Respondent’s fiduciary responsibility as a CMR using GMP contracts for publicly funded projects.

3.5.2 From the three (3) projects most related to this project and listed in response to Section 3.4, describe Respondent’s project estimating system for developing the GMP Proposal and how Respondent will monitor and track the costs for this Project.

3.5.3 Describe Respondent’s cost control methods during construction and how Respondent procures subcontracts, confirms scope, amounts, and ensures proper payment. From the three (3) projects most related to this Project and listed in response to Section 3.4 of this
RFQ/P, provide examples of how these techniques were used and the degree of accuracy achieved.

3.5.4 Describe Respondent’s methodology for working with the Owner, Project A/E and their consultants to deliver a GMP and to maintain the GMP throughout the design and construction process including any processes for establishing, tracking, and reporting during the development of the GMP.

3.5.5 If the Owner intends to accept a GMP prior to completion of Construction Documents; describe: 1) Respondent’s process for ensuring that the design documents provide the information necessary to arrive at a complete GMP, including all Owner requirements with reasonable contingencies, and, 2) Respondent’s process for subsequently ensuring that the one hundred percent (100%) Construction Documents align with the project scope in the previously accepted GMP proposal documents.

3.5.6 Describe the normal percentage for new construction and renovation contingencies desired at completion of one hundred percent (100%) Construction Documents, and how these contingencies will be managed through the completion of Construction Phase services.

3.5.7 Describe Respondent’s philosophy regarding payment and performance bonds required by the Owner on this project, and the bonds Respondent requires of subcontractors including SUBGUARD.

3.5.8 Identify a maximum of three (3) projects from Section 3.4 of this RFQ/P, with GMP contracts, and the amount of savings (if any) returned to the owner.

3.6 CRITERION SIX: RESPONDENT’S ABILITY TO MEET SCHEDULES ON PAST PROJECTS:

3.6.1 Describe how Respondent will develop, maintain and update the project schedule during design and construction. Identify the specific resources (i.e. personnel, hardware, software, etc.) to be used on this Project.

3.6.2 Describe Respondent’s approach to assuring timely completion of this Project, including methods for schedule recovery, if necessary. From any three (3) of the projects listed in response to Section 3.4 of this RFQ/P, provide examples of how these techniques were used, including specific scheduling challenges/requirements and actual solutions.

3.6.3 Describe how Respondent develops and maintains work schedules during design and construction to coordinate with the Owner’s project schedule. From any three (3) projects listed in response to Section 3.4 of this RFQ/P, provide examples of how these techniques were used.

3.6.4 Describe Respondent’s experience with Critical Path Method (“CPM”) scheduling. From any of three (3) of the projects listed in response to Section 3.4 of this RFQ/P, provide a sample of the monthly schedule reports, including identified milestones and schedule recovery plans.

3.6.5 Provide a simple CPM Milestone schedule on how Respondent perceives this Project could be built. Identify specific critical process, phases, milestones, approvals, and procurements anticipated. Clearly identify the ten percent (10%) total project float that will be required during the Construction Phase.
3.7 CRITERION SEVEN: RESPONDENT’S KNOWLEDGE OF CURRENT CONSTRUCTION METHODOLOGIES, TECHNOLOGIES, QUALITY AND BEST PRACTICES:

3.7.1 Describe Respondent’s quality assurance program. Explain the methods used to ensure quality control during the Construction phase of a project. Provide specific examples of how these techniques or procedures were used from the three (3) projects most related to this project and listed in response to Section 3.4 of this RFQ/P.

3.7.2 Describe Respondent’s procedures for implementing industry’s “best practices” as defined by the Construction Industry Institute and similar organizations for:
   ▪ Establishing and tracking project objectives
   ▪ Using project scope definition resources (i.e. Project Definitions Rating Index (PDRI)) in order to obtain complete and accurate design and construction documents from the A/E
   ▪ Partnering
   ▪ Cost tracking
   ▪ Change (order) management systems

3.7.3 Provide an example of a successful constructability program used to maintain project budgets without sacrificing quality.

3.7.4 Describe Respondent’s methodology for advertising, evaluating and selecting trade subcontractors for “major” institutions of higher education as a CMR.

3.7.5 Describe how Respondent’s quality control team will measure the quality of construction and commissioning performed by all trades but in particular by mechanical and electrical subcontractors and how Respondent will address non-conforming work.

3.7.6 Describe Respondent’s implementation of a quality control process for this Project during the Design Development stage through completion of Construction Documents stage.

3.7.7 As the CMR, describe Respondent’s relationship with the local subcontracting community.

3.7.8 Describe Respondent’s past experience dealing with congested campuses/site conditions for any project listed in Section 3.4 of this RFQ/P.

3.7.9 Provide any other details regarding special services, products, advantages or other benefits offered to the Owner by the Respondent.

3.7.10 Provide resumes, indicating the scheduling experience of all personnel responsible for establishing and updating the project schedule, and their city(s) of residence for this Project.

3.7.11 Describe Respondent’s plan for meeting or improving the Owner’s proposed schedule for design and/or construction. If Respondent proposes to improve the schedule, describe the impact on quality of services, materials or workmanship that may occur.
3.8 CRITERION EIGHT: RESPONDENT’S ABILITY TO IDENTIFY AND RESOLVE PROBLEMS ON PAST PROJECTS:

3.8.1 Describe Respondent’s understanding of the administrative challenges and opportunities associated with providing Pre-Construction and Construction services for Owner on this project, and Respondent’s strategy for resolving these issues.

3.8.2 Understanding the schedule limitations, provide an analysis of the Owner’s project planning schedule in Section 2.5 of this RFQ/P, describe Respondent’s plan for communicating constructability, phasing, value engineering and other budget options in a form that will quickly facilitate the Owner’s decision making.

3.8.3 For any combination of three (3) projects listed in response to Section 3.4 of this RFQ/P, describe any conflicts with the Owner, consultants, A/E, or subcontractors and describe the methods used by the Respondent to resolve those conflicts.

3.8.4 Provide examples of Pre-Construction services provided that creatively incorporated mechanical, electrical, and plumbing solutions in similar structures.

3.9 CRITERION NINE: RESPONDENT’S ABILITY TO MANAGE CONSTRUCTION SAFETY RISKS:

3.9.1 Briefly describe Respondent’s approach for anticipating, recognizing and controlling safety risks and note the safety resources that Respondent provides for each project’s safety program.

3.9.2 Describe the level of importance for enforcement and support of project safety that Respondent includes in performance evaluations for superintendents and project managers.

3.9.3 Identify the proposed safety management team members for construction services. Include their previous titles, duties, city(s) of residence, experience and expertise; also, their intended percent of monthly involvement and duration for this Project. Include all details necessary to demonstrate the credentials required by project safety specifications.

3.9.4 Describe the methodology, including any technology or other assets that Respondent intends to use for prevention and/or control of incidents and insurance claims on this Project.

3.9.5 Describe the safety and insurance claims history information and weighting that Respondent includes in the submission and award process for “best value” subcontracts.

3.9.6 For all projects that Respondent has managed (or co-managed) in the past five (5) years, list and describe all events or incidents that have reached any of the following levels of severity:

- Any occupational illness or injury that resulted in death or total and permanent disability
- Three occupational illnesses or injuries that resulted in hospital admittances
- Explosion, fire or water damage that claimed five percent (5%) of the project’s construction value
- Failure, collapse, or overturning of a scaffold, excavation, crane or motorized mobile equipment when workers were present at the project
3.9.7 Declare if Respondent or any other company within the same holding group of companies expect to compete for self-performance of any work beyond General Conditions on this project.

3.9.8 Identify the Respondent’s Experience Modification Rate (“EMR”) for the three (3) most recent annual insurance-year ratings.

3.9.9 Identify Respondent’s annual OSHA Recordable Incident Rates (“RIR”) for all work performed during the past three (3) calendar years.

3.9.10 Identify Respondent’s annual OSHA Lost Workday Case Incident Rates (“LWCIR”) for all work performed during the past three (3) calendar years.

3.10 CRITERION TEN: RESPONDENT’S GENERAL UNDERSTANDING OF THE CONSTRUCTION MANAGER-AT-RISK CONTRACT:

3.10.1 Describe Respondent’s understanding of the fiduciary responsibility owed to the Owner (as a public agency) for tracking all construction costs and contingencies on this Project, and how Respondent intends to fulfill that responsibility.

3.10.2 Identify any terms of the Contract that Respondent will ask to change before signing the CMR Contract.

3.10.3 Describe Respondent’s methods for advertising, receiving proposals, awarding contracts and paying trade contractors on this Project, including review by the Owner.

3.11 CRITERION ELEVEN: RESPONDENT’S WARRANTY AND SERVICE SUPPORT PROGRAM FOR THIS PROJECT:

3.11.1 Describe Respondent’s warranty service support philosophy and warranty service implementation plan for this Project.

3.11.2 Describe how Respondent will measure the quality of service provided to the Owner for this Project.

3.11.3 Provide reference letters from three (3) owners identified in Sections 3.4 of this RFQ/P, that describe Respondent’s response to, and performance on, warranty services AFTER substantial completion.

3.12 CRITERION TWELVE: EXECUTION OF OFFER:

NOTE TO RESPONDENTS: SUBMIT ENTIRE SECTION WITH RESPONSE.

THIS EXECUTION OF OFFER MUST BE COMPLETED, SIGNED, AND RETURNED WITH THE RESPONDENT’S QUALIFICATIONS. FAILURE TO COMPLETE, SIGN AND RETURN THIS EXECUTION OF OFFER WITH THE QUALIFICATIONS MAY RESULT IN REJECTION OF THE QUALIFICATIONS.
SIGNING A FALSE STATEMENT MAY VOID THE SUBMITTED QUALIFICATIONS OR ANY AGREEMENTS OR OTHER CONTRACTUAL ARRANGEMENTS, WHICH MAY RESULT FROM THE SUBMISSION OF RESPONDENT'S QUALIFICATIONS, AND THE RESPONDENT MAY BE REMOVED FROM ALL PROPOSER LISTS. A FALSE CERTIFICATION SHALL BE DEEMED A MATERIAL BREACH OF CONTRACT AND, AT OWNER'S OPTION, MAY RESULT IN TERMINATION OF ANY RESULTING CONTRACT OR PURCHASE ORDER.

3.12.1 By signature hereon, Respondent acknowledges and agrees that (1) this RFQ/P is a solicitation for Qualifications and Proposal and is not a contract or an offer to contract; (2) the submission of Qualifications and Proposal by Respondent in response to this RFQ/P will not create a contract between the Owner and Respondent; (3) the Owner has made no representation or warranty, written or oral, that one or more contracts with the Owner will be awarded under this RFQ/P; and (4) Respondent shall bear, as its sole risk and responsibility, any cost which arises from Respondent’s preparation of a response to this RFQ/P.

3.12.2 By signature hereon, Respondent offers and agrees to furnish to the Owner products and/or services more particularly described in it Qualifications and to comply with all terms and conditions and requirements set forth in the RFQ/P documents and contained herein.

3.12.3 By signature hereon, Respondent affirms that it has neither given, nor intend to give at any time hereafter, any economic opportunity, future employment, gift, loan, gratuity, special discount, trip favor or service to a public servant in connection with the submitted Qualifications and Proposal.

3.12.4 By signature hereon, Respondent affirms that it is a “taxable entity” under Section 171.0002 of the Texas Tax Code and certifies that it is not currently delinquent in the payment of any Franchise Taxes due under Chapter 171, Texas Tax Code.

3.12.5 By signature hereon, Respondent hereby certifies that neither the Respondent nor anyone acting on behalf of Respondent has violated the antitrust laws of this state, codified in Section 15.01, et. seq., Texas Business and Commerce Code, or the Federal antitrust laws. Respondent further certifies that it has not communicated directly or indirectly the Qualifications and Proposal submitted to any competitor or any other person engaged in a similar line of business.

3.12.6 By signature hereon, Respondent represents and warrants that:

3.12.6.1 Respondent is a reputable company regularly engaged in providing products and/or services necessary to meet the terms, conditions and requirements of the RFQ/P;

3.12.6.2 Respondent has the necessary experience, knowledge, abilities, skills, and resources to satisfactorily perform the terms, conditions and requirements of the RFQ/P;

3.12.6.3 Respondent is aware of, is fully informed about, and is in full compliance with all applicable federal, state and local laws, rules, regulations and ordinances;
3.12.6.4 Respondent understands the requirements and specifications set forth in this RFQ/P and the terms and conditions set forth in the Contract under which Respondent will be required to operate;

3.12.6.5 Respondent, if selected by the Owner, will maintain insurance as required by the Contract; and

3.12.6.6 All statements, information and representations prepared and submitted in response to this RFQ/P are current, complete, true and accurate. Respondent acknowledges that the Owner will rely on such statements, information and representations in selecting the successful Respondent. If selected by the Owner as the successful Respondent, Respondent will notify the Owner immediately of any material change in any matters with regard to which Respondent has made a statement or representation or provided information.

3.12.7 By signature hereon, Respondent certifies that the individual signing this document and the documents made part of the RFQ/P is authorized to sign such documents on behalf of the company and to bind the company under any agreements or other contractual arrangements, which may result from the submission of Respondent’s Qualifications.

3.12.8 By signature hereon, Respondent certifies that if a Texas address is shown as the address of the Respondent, Respondent qualifies as a Texas Resident bidder as defined in Texas Government Code Section 2252.001(4).

3.12.9 By signature hereon, Respondent certifies as follows:

3.12.9.1 “Under Section 231.006, Texas Family Code, the vendor or applicant certifies that the individual or business entity named in this contract, bid, or application is not ineligible to receive the specified grant, loan, or payment and acknowledges that this contract may be terminated and payment may be withheld if this certification is inaccurate.”

3.12.9.2 “Under Section 2155.004, Texas Government Code, the vendor or applicant certifies that the individual or business entity named in this bid or contract is not ineligible to receive the specified contract and acknowledges that this contract may be terminated and payment withheld if this certification is inaccurate.”

3.12.9.3 Under Section 2254.004, Texas Government Code, the vendor or applicant certifies that each individual or business entity which is an engineer or architect proposed by Respondent as a member of its team was selected based on “demonstrated competence and qualifications” only.

3.12.10 By signature hereon, Respondent certifies that no relationship, whether by relative, business associate, capital funding agreement or by any other such kinship exist between Respondent and an employee of Owner or any component, or Respondent has not been an employee of Owner or any component within the immediate twelve (12) months prior to Respondent’s RFQ/P response. All such disclosures will be subject to administrative review and approval prior to the Owner entering into any contract with Respondent.
3.12.11 By signature hereon, Respondent affirms that no compensation has been received for participation in the preparation of the specifications for this RFQ/P. (ref. Section 2155.004 Texas Government Code).

3.12.12 Respondent represents and warrants that all articles and services quoted in response to this RFQ/P meet or exceed the safety standards established and promulgated under the Federal Occupational Safety and Health Law (Public Law 91-596) and its regulations in effect or proposed as of the date of this solicitation.

3.12.13 By signature hereon, Respondent signifies his compliance with all federal laws and regulations pertaining to Equal Employment Opportunities and Affirmative Action.

3.12.14 By signature hereon, Respondent agrees to defend, indemnify, and hold harmless the State of Texas, all of its officers, agents and employees from and against all claims, actions, suits, demands, proceedings, costs, damages, and liabilities, arising out of, connected with, or resulting from any acts or omissions of Respondent or any agent, employee, subcontractor, or supplier of Respondent in the execution or performance of any agreements or other contractual arrangements which may result from the submission of Respondent’s Qualifications.

3.12.15 By signature hereon, Respondent agrees to complete a Cybersecurity Training Program. Pursuant to Section 2054.5192, Texas Government Code, Contractor and its subcontractors, officers, and employees must complete a cybersecurity training program certified under Section 2054.519, Texas Government Code as selected by the Owner. The cybersecurity training program must be completed by Contractor and its subcontractors, officers, and employees during the term and any renewal period of this Agreement. Contractor shall verify in writing completion of the program to the Owner within the first thirty (30) calendar days of the term and any renewal period of this Agreement.

3.12.16 By signature hereon, Respondent agrees that any payments that may become due under any agreements or other contractual arrangements, which may result from the submission of Respondent’s Qualifications, will be applied towards any debt including, but not limited to, delinquent taxes and child support that is owed to the State of Texas.

3.12.17 By signature hereon, Respondent certifies that no member of the Board of Regents of the Texas State University System, or the Executive Officers of the Owner or its component institutions, has a financial interest, directly or indirectly, in the transaction that is the subject of the contract, and that no member of the Board of Regents has a “substantial interest” (as that term is defined in Section 51.923 of the Texas Education Code) in the Respondent.

[Execution of Offer continues next page]
3.12.18 **Execution of Offer: RFQ/P No. 758-20-06065 – RFQ/P for Construction Manager-At-Risk for Mafrige Field House Renovations at Sam Houston State University.**

The Respondent must complete, sign and return this Execution of Offer as part of their Qualifications submittal response. The Respondent’s company official(s) who are authorized to commit to such a submittal must sign submittals. Failure to sign and return this form will disqualify the submittal.

**Respondent’s Company Name:** ____________________________________________

**Respondent’s State of Texas Tax Account No.:** ____________________________________________

*(This 11 digit number is mandatory)*

If a Corporation:

**Respondent’s State of Incorporation:** ____________________________________________

**Respondent’s Charter No:** ____________________________________________

Identify each person who owns at least 10% of the Respondent’s business entity by name:

- **(Name)**
- **(Name)**
- **(Name)**
- **(Name)**

**Submitted and Certified By:**

- **(Respondent’s Name)**
- **(Title)**

- **(Street Address)**
- **(Telephone Number)**

- **(City, State, Zip Code)**
- **(Fax Number)**

- **(Authorized Signature)**
- **(Date)**

*(Email address for RFQ/P Notification)*

**END OF QUALIFICATIONS PACKAGE.**

**SUBMIT THE ABOVE SEPARATELY FROM THE HUB COMMITMENT LETTER, ELECTRONIC MEDIA AND THE PRICING AND DELIVERY PROPOSAL IN A SEALED PACKAGE**
SECTION 4 – PRICING AND DELIVERY PROPOSAL

4.1 GENERAL INFORMATION: This Proposal is the second step in a two-step process for selecting a CMR for the Project as provided by Texas Education Code §51.782(e). Unlike other solicitations of this type, in this solicitation Owner is requiring that the Proposal package accompany the Qualifications package, and HCL but the three documents shall be submitted in separate, sealed packaging and delivered at the same time. Include the name and email address of the Respondent’s contact person on all envelopes. Mark the exterior of all envelopes to identify whether the Proposal, Qualifications, or HCL are contained therein. The Owner may conduct interviews with up to five (5) of the most qualified Respondents in order to finalize the best value rankings; however, Owner also reserves the right to select the best value Respondent without interviews. Observe the following guidelines:

4.1.1 Submit two (2) identical copies of the Proposal.
4.1.2 Proposals received after the deadline will be returned to the Respondent unopened.
4.1.3 The Owner will not acknowledge or receive Proposals that are delivered by telephone, facsimile (fax), or electronic mail (e-mail).
4.1.4 Properly submitted Proposals will not be returned to Respondents.
4.1.5 Proposal materials must be enclosed in a sealed envelope (box or container) addressed to the Point-of-Contact person; the package must clearly identify the submittal deadline, the RFQ/P number, and the name and return address of the Respondent.
4.1.6 Properly submitted Proposals will be opened publicly and the names of the Respondents and pricing information will be read aloud at the time, date and location identified in Section 1.5.12 of this RFQ/P.

4.2 EVALUATION OF PROPOSAL: The evaluation of the Proposal shall be based on the Respondent’s actual Pre-Construction Phase Fee, Construction Phase Fee, General Conditions Costs and other requirements as described in this RFQ/P.

4.3 REQUIREMENTS FOR PROPOSAL: Respondents shall carefully read the information contained in the following criteria and submit a complete response. Incomplete responses will be considered non-responsive.

4.3.1 CRITERION ONE: RESPONDENT’S SAFETY MANAGEMENT PROGRAM FOR THIS PROJECT:

4.3.1.1 Identify (in separate figures) the percentage of the Construction Cost that is to be included in the Project General Conditions for each of the following pieces of the project safety program:

- on-site safety education & training
- personal protective equipment, signage, and hardware
- first aid and emergency response equipment
- safety incentives and recognition
- contingency for post incident drug testing and incident management costs
- miscellaneous other safety-related expenses (NOTE: DO NOT LIST items that will appear elsewhere in the Project’s General Conditions; office equipment, salaries, etc.)

4.3.2 CRITERION TWO: RESPONDENT’S PRICING AND DELIVERY PROPOSAL:

Complete the attached “Pricing and Delivery Proposal” form.
RESPONDENT’S PRICING AND DELIVERY PROPOSAL

Proposal of: ____________________________________________
(Respondent’s Company Name)

To: Brian McCall, Ph.D.
    Chancellor
    Texas State University System
    Austin, Texas

Project Name: RFQ/P for Construction Manager-At-Risk for Mafrige Field House Renovation at Sam Houston State University

RFQ/P No.: 758-20-06065

Having carefully examined all the requirements of this RFQ/P, the proposed form of Contract, and any attachments to them, the undersigned proposes to furnish Construction Manager-At-Risk services as required for this Project on the following terms:

4.3.2.1 ESTABLISHMENT OF THE CONSTRUCTION MANAGER’S BUDGET LIMITATION: The Owner has established a Construction Cost Limitation (CCL) amount for the project of Eleven Million Dollars ($11,000,000) which includes a construction manager contingency commensurate with the current stage of project development (project programmed, but design not started). This is the Owner’s current target for the Guaranteed Maximum Price (“GMP”) for the project.

4.3.2.2 RESPONDENT’S PRE-CONSTRUCTION PHASE FEE: The Respondent shall identify a Pre-Construction Phase Fee, pursuant to Article 5 of the Contract.

$___________________

4.3.2.3 RESPONDENT’S CONSTRUCTION PHASE FEE: Using the Anticipated GMP identified above, the Respondent shall identify a Construction Phase Fee percentage, pursuant to Article 14 of the Agreement:

Respondent’s Proposed Construction Phase Fee Percentage: ____________________%

Respondent’s Equivalent Estimated Construction Phase Fee Amount (percentage times the anticipated GMP above):

$___________________

4.3.2.4 RESPONDENT’S NOT-TO-EXCEED GENERAL CONDITIONS COSTS: Using the Project Planning Schedule, the Respondent shall identify a General Conditions not-to-exceed percentage amount as defined by Article 13 and Exhibit C of the Agreement and the Owner’s Uniform General Conditions for Construction Contracts.
Respondent’s Proposed General Conditions **Percentage**: ____________________%

Respondent’s Equivalent Estimated General Conditions **Amount** *(percentage times the anticipated GMP above)*: $____________________

Additional fees or services required by any business policies adopted by a Respondent that are not specifically identified in Attachment 1 (attached) shall be included in the fee proposed in Article 4.3.2.3.

**Total Construction Duration (Notice to Proceed 12/14/20 for Construction to Substantial Completion 9/17/21): 277 Calendar Days / 9.1 Months.**

### 4.3.2.5 LIQUIDATED DAMAGES
Liquidated Damages as defined by the Contract are set at: Seven Hundred Fifty Dollars ($750.00) per calendar day.

### 4.3.2.6
Using the not-to-exceed General Conditions costs identified above, the Respondent shall identify all project management, bonds, insurance, field office and office supply costs for the Project as listed below:

<table>
<thead>
<tr>
<th>Allowable General Condition Line Item Category</th>
<th>Estimated Total Cost</th>
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<tbody>
<tr>
<td>On-Site Project Management Staff subtotal</td>
<td>$</td>
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<tr>
<td>Bonds and Insurance subtotal $</td>
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<tr>
<td>Temporary Project Utilities subtotal $</td>
<td>$</td>
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<tr>
<td>Field Offices &amp; Office Supplies subtotal $</td>
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</tbody>
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<table>
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<tr>
<th>Estimated On-Site Project Management Staff and Rates</th>
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<tr>
<td><strong>Position</strong></td>
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<td>---------------</td>
</tr>
<tr>
<td>Project Executive</td>
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<tr>
<td>Project Manager</td>
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<td>Superintendent(s)</td>
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<tr>
<td>Assistant Superintendent(s)</td>
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<tr>
<td>Project Engineer/Expeditor(s)</td>
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<td>Field/Office Engineer(s)</td>
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<tr>
<td>Field Office Support Staff</td>
</tr>
<tr>
<td>CPM Scheduler</td>
</tr>
<tr>
<td>Safety Coordinator/Assistant(s)</td>
</tr>
<tr>
<td><strong>TOTAL:</strong></td>
</tr>
</tbody>
</table>

*WHEN THE DESIGNATED POSITION IS UTILIZED LESS THAN FULL TIME FOR THE PROJECT, THE QUANTITY SHALL BE REFLECTED AS A PERCENTAGE OF THE POSITION’S TIME ON THE PROJECT (I.E. 50% TIME UTILIZATION ON THE PROJECT WOULD REFLECT A QUANTITY OF ONE HALF).*
4.3.2.7 **ADDENDA**: Receipt is hereby acknowledged of the following addenda to this RFQ/P (initial if applicable).

<table>
<thead>
<tr>
<th>Addendum</th>
<th>Initial</th>
<th>Addendum</th>
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<td>No. 3</td>
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<td>No. 6</td>
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</tbody>
</table>

4.3.2.8 **AWARD OF CONTRACT AND COMMENCEMENT OF SERVICES**: The undersigned agrees to execute the Contract after notification that the Respondent has been identified by the Owner as the Respondent with the “best value” Proposal, and to commence services on or before the commencement date stated by the Owner in a Notice to Proceed. The Owner reserves the right to accept or reject any and all Proposals and to waive Proposal irregularities. Proposals shall be valid and not withdrawn for a period of ninety (90) calendar days from the date of opening thereof.

Respectfully Submitted and Certified By:

__________________________________________  ____________________________
(Respondent’s Printed Name)  (Title)

__________________________________________  ____________________________
(Authorized Signature)  (Date)

State of Texas Tax Account No.____________________________________________________

**SUBMIT THE ABOVE SEPARATELY FROM THE HUB COMMITMENT LETTER AND THE QUALIFICATIONS SUBMITTAL IN A SEALED PACKAGE**
SECTION 5 – FORMAT FOR STATEMENT OF QUALIFICATIONS AND PROPOSAL

5.1 GENERAL INSTRUCTIONS:

5.1.1 Qualifications and Proposal shall be prepared SIMPLY AND ECONOMICALLY, providing a straightforward, CONCISE description of the Respondent's ability to meet the requirements of this RFQ/P. Emphasis shall be on the QUALITY, completeness, clarity of content, responsiveness to the requirements, and an understanding of Owner's needs.

5.1.2 Qualifications and Proposal shall each be a MAXIMUM OF FIFTY (50) PRINTED PAGES. The cover, table of contents, divider sheets, HCL (Section 1.13), and Execution of Offer do not count as printed pages.

5.1.3 Respondents shall carefully read the information contained in this RFQ/P and submit a complete response to all requirements and questions as directed. Incomplete Qualifications, Proposal and/or HCL will be considered non-responsive and subject to rejection.

5.1.4 Qualifications, Proposal and/or HCL and any other information submitted by Respondents in response to this RFQ/P shall become the property of the Owner.

5.1.5 Qualifications, Proposal and/or HCL that are qualified with conditional clauses, alterations, and/or items not called for in the RFQ/P documents, or irregularities of any kind are subject to rejection by the Owner, at its option.

5.1.6 The Owner makes no representations of any kind that an award will be made as a result of this RFQ/P. The Owner reserves the right to accept or reject any or all Qualifications, Proposals, and/or HCLs, waive any formalities or minor technical inconsistencies, or delete any item/requirements from this RFQ/P when deemed to be in Owner's best interest.

5.1.7 Qualifications shall consist of responses to questions identified in Section 3 of the RFQ/P. The Proposal shall consist of responses to questions identified in Section 4 of the RFQ/P. It is not necessary to repeat the question in Sections 3 and 4; however, it is essential to reference the question numbers with the corresponding response.

5.1.8 Failure to comply with all requirements contained in this RFQ/P may result in the rejection of the Qualifications, Proposal, and/or HCL.

5.2 PAGE SIZE, BINDING, DIVIDERS AND TABS:

5.2.1 Qualifications, Proposal and HCL shall be printed on letter-size (8-1/2” x 11”) paper and assembled with spiral-type bindings or staples. DO NOT USE METAL-RING HARD COVER BINDERS.

5.2.2 Additional attachments shall NOT be included with the Qualifications, Proposal or HCL. Only the responses provided by the Respondent to the questions identified in Sections 3 and 4 of this RFQ/P will be used by the Owner for evaluation.

5.2.3 Separate and identify each criterion response to Sections 3 and 4 of this RFQ/P by use of a divider sheet with an integral tab for ready reference.
5.3 **TABLE OF CONTENTS**: Submittals shall include a “Table of Contents” with page numbers for each page of each submittal (Qualifications and Proposal).

5.4 **PAGINATION**: Number all pages of the submittal sequentially using Arabic numbers (1, 2, 3, etc.).

5.5 **SUBMISSION PACKAGING**: The Owner is requiring that the Qualifications, Proposal and HCL be submitted at the same time, but in separate, sealed packages.

- END OF REQUEST FOR QUALIFICATIONS / PROPOSALS -
ATTACHMENT 1

ALLOWABLE GENERAL CONDITION LINE ITEMS

On-Site Project Management Staff
  Safety Coordinator/Assistant(s)  CPM Scheduler
  Project Executive              Superintendent(s)
  Office Engineer(s)            Project Manager(s)
  Project Expeditor(s)          Project Support Staff
  Assistant Superintendent(s)   Out-of-State Project Specific Travel*

Bonds and Insurance
  Builder’s Risk Insurance
  General Liability Insurance
  Payment and Performance Bonds
  Other Project Insurance as Required by Contract

Temporary Project Utilities
  Non-LEED Recycling Dumpsters  Project Water, Ice and Supplements to prevent dehydration
  Project Electricity           Temporary Toilets
  Monthly Telephone / Internet Service  Temporary Fire Protection
  Street Rental and Barricades  Telephone / Internet System Installation
  Fencing and Covered Walkways
  Temporary Water Distribution and Meters
  Temporary Electrical Distribution and Meters
  Site Erosion Control (BMP) and Project Entrance(s)

Field Offices & Office Supplies
  Partnering Costs              First Aid Supplies
  Job Photos/Videos             Reproduction Services
  Project Specific Signage      Monthly Office Supplies
  Postage/Special Shipping      Remote Parking Expenses
  Project/As-Built (Record) Drawings  Project Reference Manuals
  Project Milestone Event(s)*   Security System/Watchman
  Move-In/Out and Office Setup  Safety Material and Equipment
  Employee Identification System  Drinking Water and Accessories(including Ice)
  Small Tools and Storage Trailers  Office Clean-Up/Janitorial Services
  Monthly Office Trailer Rental Costs  Field Engineering
  Mobilization and Demobilization (Equipment Only)

* Specific justification and all estimated costs shall be submitted and approved by the Owner prior to any travel or event.

END OF ATTACHMENT 1
ATTACHMENT 2

EXHIBIT F
CM'S PERSONNEL AND MONTHLY SALARY RATES

<table>
<thead>
<tr>
<th>Employee Name and Title</th>
<th>Estimated Monthly Direct Salary Expense</th>
<th>Federal &amp; State Unemployment (Less than 1%)</th>
<th>Social Security &amp; Medicare (Less than 7.65%)</th>
<th>Worker’s Compensation</th>
<th>Health &amp; Insurance</th>
<th>Pension / 401(k)</th>
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CM shall certify, to the best of his knowledge, that the above referenced salary information is accurate.

CM signature: ___________________________ (same individual who signs contract)

END OF ATTACHMENT 2
With your RFQ submit, a Letter of HUB Commitment, see sample letter below, on how your firm will participate and demonstrate a good faith effort in achieving the University’s HUB goals. Provide recent examples where your firm has met or exceeded HUB goals on previous projects. HUB questions can be directed to Bob Chapa @ 936/294-4670 or ric001@shsu.edu.

(BUSINESS LETTERHEAD)

SAMPLE

Letter of HUB Commitment for RFQ for Construction Manager @Risk

Date:

Mr. Juan Nunez, Associate Vice President
Facilities Planning, Design and Construction
Sam Houston State University
2424 S. Sam Houston Avenue
Huntsville, TX  77340

Re: Historically Underutilized Business Plan for (Project Title)
Project Number ________________

Dear Mr. Nunez:

In accordance with the requirements outlined in the specification section 1.13 “HISTORICALLY UNDERUTILIZED BUSINESSES SUBMITTAL REQUIREMENTS” I am pleased to forward this HUB Commitment letter as an integral part of our proposal in connection with your invitation for request for this proposal.

I have read and understand Sam Houston State University’s policy on Utilization of Historically Underutilized Businesses (HUBs).

If awarded this contract we understand that we will be required to attend a meeting with the University’s HUB coordinator to discuss HSP requirements in soliciting for subsequent subcontractors for this project. Good Faith Effort will be documented and will contain a completed HUB Subcontracting Plan for each subcontracting opportunity.

Documentation of subcontracted work will be provided with each pay request on the Monthly Progress Assessment Report.

Sincerely,

Contractor’s Name

NOTE:  In addition to the above, and distinct from any HUB Good Faith Effort required by Texas law, the respondent is requested to submit a statement, in the Letter of HUB Commitment, describing in detail how the respondent will commit to attract and use certified HUBs to meet or exceed the Sam Houston State University’s HUB Goals for all goods and services needed throughout the term of the contract. Please also provide a statement as to what percentage of HUB participation you intend to achieve and what your company has done in the past to demonstrate your efforts in contracting with minority or women owned contractors.
A SUMMARY PROGRAM for the
RON MAFRIGE FIELD HOUSE RENOVATION
at SAM HOUSTON STATE UNIVERSITY

July 2019 • Final Report
INTRODUCTION

FACILITY PROGRAMMING AND CONSULTING was engaged to complete a Summary Program of Requirements to develop a renovation strategy for the Ron Mafrige Field House. The Summary Program maximizes available space, responds to spatial limitations and opportunities inherent in the existing building footprint, and describes the spatial requirements and critical adjacencies for the program elements. All diagrams and drawings in this document are programmatic in nature and intended to illustrate that the designated square footage will allow the space to function appropriately. The document is structured into the following sections:

- **Sign-Offs** contains the require signatures for approval of the Summary Program of Requirements
- The **Executive Summary** provides a brief overview of the entire project including context and spatial requirements
- **Vision + Goals** describes why the project is required and affirms that it supports the stated mission and direction of the College
- The **Renovation Strategy** provides a project overview, facility analysis summary, outlines the project parameters, and describes functional relationships for the renovation strategy
- **Project Cost** provides a cost estimate for the building based upon the program description
# TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>SIGN-OFFS</td>
<td>1</td>
</tr>
<tr>
<td>EXECUTIVE SUMMARY</td>
<td>3</td>
</tr>
<tr>
<td>VISION + GOALS</td>
<td>5</td>
</tr>
<tr>
<td>SHSU Athletics Mission Statement</td>
<td>5</td>
</tr>
<tr>
<td>SHSU Athletics Strategic Goals</td>
<td>6</td>
</tr>
<tr>
<td>Project Vision + Goals</td>
<td>6</td>
</tr>
<tr>
<td>RENOVATION STRATEGY</td>
<td>7</td>
</tr>
<tr>
<td>Project Overview</td>
<td>8</td>
</tr>
<tr>
<td>Facility Analysis</td>
<td>9</td>
</tr>
<tr>
<td>Planning Parameters</td>
<td>10</td>
</tr>
<tr>
<td>Building Zones</td>
<td>12</td>
</tr>
<tr>
<td>Renovation Strategy</td>
<td>14</td>
</tr>
<tr>
<td>Concept Stacking Diagram</td>
<td>14</td>
</tr>
<tr>
<td>Level 03</td>
<td>16</td>
</tr>
<tr>
<td>Level 02</td>
<td>30</td>
</tr>
<tr>
<td>Level 01</td>
<td>47</td>
</tr>
<tr>
<td>Building Support</td>
<td>50</td>
</tr>
<tr>
<td>PROJECT COST</td>
<td>51</td>
</tr>
<tr>
<td>APPENDIX A: PROGRAMMING SPACE LIST</td>
<td>53</td>
</tr>
<tr>
<td>APPENDIX B: PROGRAMMING COST ESTIMATE</td>
<td>57</td>
</tr>
<tr>
<td>APPENDIX C: FACILITY ANALYSIS REPORTS</td>
<td>79</td>
</tr>
</tbody>
</table>
ABBREVIATIONS AND DEFINITIONS

Throughout this document there are many technical terms and abbreviations that must be defined. This section is provided to collect all of the terms and programming jargon into one location for the convenience of the reader.

ABBREVIATIONS

- ADA: Americans with Disabilities Act
- ASF: Assignable Square Feet
- CFCI: Contractor Furnished, Contractor Installed
- CMU: Concrete Masonry Unit
- GFCI: Ground Fault Circuit Interrupter
- GSF: Gross Square Feet
- GWB: Gypsum Wallboard (Sheetrock)
- HVAC: Heating, Ventilation, and Air Conditioning
- LEED: Leadership in Energy and Environmental Design
- MEP: Mechanical, Electrical, and Plumbing
- NASF: Non-Assignable Square Feet
- OFCI: Owner Furnished, Contractor Installed
- OFOI: Owner Furnished, Owner Installed
DEFINITIONS

Assignable Square Feet: The usable floor area of a space up to the face of the wall on the side of the space

Gross Square Feet: The area within the outside face of the exterior walls of the building which includes assignable square feet, non-assignable square feet, building service area, circulation area, mechanical area, and structural area

Non-Assignable Square Feet: Occupiable spaces, e.g. telecommunication closets, janitor closets, required for the building’s functions, but not usable space for the owner’s program activities (includes building service, circulation, and mechanical areas)

Non-Occupiable Area: Also non-assignable square feet; floor area that cannot be occupied or used due to the location of interior columns and/or other structural supports, interior walls and permanent partitions and vertical penetrations

Technical Requirements: MEP and other physical, technical, or building construction requirements

SQUARE FOOT TERMINOLOGY

The tables and charts in this document depict area sizes in ASF unless GSF is specifically noted. ASF includes only the usable area of a given space. Spaces, e.g. lobbies, building corridors (excluding internal circulation within suites) and other public and support spaces such as mechanical rooms, rest rooms and stairs are included in NASF. The building GSF is the sum of ASF and NASF.

INTERNAL CIRCULATION

In addition to vertical penetrations, lobbies and mechanical rooms, the net-to-gross factor for the building includes circulation space for primary building corridors to access major spaces in the facility. This space allocation does not include space for hallways or semi-public reception spaces affiliated with office suites; the suites themselves are accessed from primary building corridors. Individual offices and other spaces within the suite are accessed from internal circulation areas which are considered as assignable square footage.
A SUMMARY PROGRAM FOR THE
RON MAFRIGE FIELD HOUSE RENOVATION
Sam Houston State University
Huntsville, TX

RECOMMENDED FOR APPROVAL

Greg Hinze
Associate Athletic Director, Operations
8-5-19

Bobby Williams
Athletic Director
8/5/19

Chuck Jones
Director, Facilities Planning & Construction
8-1-2019

Juan Nuñez
Associate Vice President for Facilities Management
8/1/2019

J Carlos Hernandez
Vice President for Finance and Operations
8/5/19

Dane Hoyt
President
EXECUTIVE SUMMARY

CONSTRUCTED IN 1986, THE Ron Mafrige Field House is a three-story, cast-in-place reinforced concrete structure of approximately 27,000 square feet and observation deck of approximately 2,700 square feet. The subject of incremental renovations over the years, the Mafrige Field House requires a comprehensive renovation to address aging building infrastructure and substantive growth in SHSU Athletics.

To better understand the building condition, the University completed an analysis of the existing facility—building structure, building systems, code compliance, and hazardous materials—as a parallel exercise to the programming effort. Informed by this parallel effort, the Summary Program of Requirements provides a renovation strategy that suggests a way to capture additional building square footage, determines the best programmatic fit for expanded capabilities, and details functional requirements for the build-out of program space.

As currently programmed, the Mafrige Field House will be renovated to provide a new building entry sequence as well as expanded capabilities and space for staff, coaches, and student-athletes. The renovation strategy distributes program elements to create a logical organization for each building floor. The third level, or street level, will remain the most public floor, providing the main entry to the building, academic support space for the athletics program, office space for senior athletics administration and coaching, a multipurpose team meeting room, and an observation deck overlooking Bowers Stadium. The second level will remain dedicated to the football and track athletic programs, providing an expanded sports medicine area and dedicated locker and changing facilities. The first level, or field level, will be converted to occupiable space and provide additional locker and changing space for visiting athletic programs and other building support.
VISION + GOALS

The VISION AND GOALS section includes a summary of the project objectives for the renovation of the Ron Mafrige Field House at Sam Houston State University. Obtained from collaborative workshops during the programming process, the building committee established specific goals and objectives to guide the project. The section is organized as follows:
- SHSU Athletics Mission Statement
- SHSU Athletics Strategic Goals
- Project Vision + Goals

SHSU ATHLETICS MISSION STATEMENT

Sam Houston State University is committed to the concept that intercollegiate athletics is an integral part of the university’s educational enterprise.

The Department of Athletics recognizes that the athletics program must be supportive of the university’s mission, to inspire learning through excellence in teaching, to stimulate creativity, to conduct scholarly research and to direct significant institutional resources to the community it serves.

In keeping with these directives, the Department of Athletics understands that its primary mission is to develop student-athletes as complete individuals and educated citizens who are fully prepared to contribute positively to society.

The Department of Athletics receives direction from the President of the university in the administration of the athletic program. The Department of Athletics will provide and support cultural diversity and provide for equitable opportunities for minorities and women. The Department of Athletics measures success by its ability to establish programs that support the mission of Sam Houston State University.
SHSU ATHLETICS STRATEGIC GOALS

- Provide the best possible entertainment and image for our students, faculty, staff, alumni and community by competing on the Division I level through winning athletic teams.
- Provide an environment for student-athletes necessary to enhance graduation through classroom learning experiences that are conducive to a life skills learning experience on campus and in the community.
- Provide an environment for all staff necessary to attract, develop and retain quality personnel.
- Provide an environment for our alumni, community and friends of the university that encourages active participation in the department programs and development activities.

PROJECT VISION + GOALS

The committee defined the following vision + goals for the project:

THE FACILITY SHOULD ACT AS A RECRUITING TOOL FOR SHSU ATHLETICS

- Increase the quality of life for student-athletes and staff
- Contribute to student athlete’s success on field
- Facilities should be modern and state-of-the-art
- Increase capacity to properly support football and track programs
- Ensure institutional control (NCAA, state, and Title IX)
- Increase the SHSU Athletics program revenue-generating potential
- Maintain quality similar to Coliseum renovation for finishes and equipment

CREATE AN ENTRY SEQUENCE FOR THE BUILDING

- Feature SHSU Athletics branding and accomplishments
- Open and welcoming
- Highly visible at the street level

CREATE SMART AND PROACTIVE BUILDING CHOICES

- Understand the existing facility to know what it can accommodate best
- Maintain realistic expectations
- The budget is the budget
- Project continues to moves forward
- Budget must include provisions for temporary facilities or phasing to maintain operational capacity during football season; University to investigate during programming
THE RENOVATION STRATEGY SECTION outlines the overall approach for the Ron Mafrige Field House renovation project. The information in this section will serve as a checklist as the design team as the project moves into design and construction. It includes a description of the project and planning parameters, adjacency diagrams and space list for each building level, and detailed room-by-room requirements. The section is organized as follows:

- Project Overview
- Facility Analysis
- Planning Parameters
- Building Zones
- Renovation Strategy
  - Concept Stacking Diagram
  - Level 03
  - Level 02
  - Level 01
  - Building Support
PROJECT OVERVIEW

The Ron Mafrige Field House, constructed in 1986, is a three-story structure of approximately 27,000 square feet and observation deck of approximately 2,700 square feet. The facility is primarily a cast-in-place, reinforced concrete structure.

The third level, or street level, is the most public floor. This floor provides the main entry to the building, academic support space for the athletics program, office space for senior athletics administration and coaching, the Bearkat Lounge, and an observation deck overlooking Bowers Stadium. The second level is dedicated to the football and track athletic program and includes locker rooms, training space, equipment space, and a large multipurpose team meeting room. The first level, or field level, is primarily a mechanical floor and field storage for athletic equipment.

The subject of incremental renovations over the years, the Mafrige Field House requires a comprehensive renovation to address aging building infrastructure and substantive growth in SHSU Athletics. Program elements for the newly renovated Mafrige Field House will include a new entry sequence, expanded office space for senior athletics administration and coaching, expanded space for the football and track programs, and a new flexible visitor locker room facility on the field level.
FACILITY ANALYSIS
The University completed an analysis of the existing facility as a parallel exercise to the programming effort. The analysis reviewed the building structure, building systems, code compliance, and hazardous materials.

STRUCTURE
The building structure is in good condition and performing as expected, will support enclosing the observation deck, and infill masonry walls are not considered load-bearing. The roof, however, will not support a mechanical pent-house without structural modifications.

SYSTEMS
The building systems—mechanical, electrical, and plumbing—are performing beyond their expected life expectancy and will be replaced. The main mechanical and plumbing room located on level 1 will remain in place at a slightly reduced footprint. A small lift station may be required; the capacity and service life of supply/sanitary sewer is still under review.

CODE COMPLIANCE
The building occupancy and use will not change from existing classification. The University environmental health and risk management team indicates that level one can become occupiable space without extending vertical circulation. One exterior building ramp, connecting level 02 to the field, will likely require modification to comply with accessibility standards. In addition, a fire protection system will be required.

HAZARDOUS MATERIALS
The University’s consultant indicates that the existing facility is free of asbestos.

Detailed information regarding the facility analysis is located in Appendix C.
PLANNING PARAMETERS
Informed by the facility analysis completed by the University in conjunction with the programming process, the renovation strategy is based on a series of planning parameters established to determine project priorities, address code compliance, upgrade building systems, and to maximize capacity within the existing building footprint. The following parameters form the foundation for the renovation strategy:

LEVEL 03
- Address the building entry sequence which is confusing and underwhelming
- Capture additional building square footage by infilling the observation deck
- Vertical circulation—stairs and elevator—will remain in place
- Building restrooms will remain in place and likely require a minor expansion to provide code compliance
- Primary mechanical chase and other support rooms will remain in place

LEVEL 02
- General building circulation—major corridors, stairs, and elevator—will remain in place
- Primary mechanical + plumbing chase(s) and other support rooms will remain in place
- Upgrade building finishes and equipment to the standard and quality provided in the Coliseum

LEVEL 01
- Capture additional square footage by converting field level storage to occupiable space and expanding building footprint under speaker/scoreboard housing
- Primary mechanical, electrical, and plumbing rooms will remain in place with a reduced footprint; equipment will be replaced and upgraded
- Vertical circulation—stairs and elevator—will not be extended and remain as is; access will be provided by an exterior ramp that connects level 2 to the field
BUILDING ZONES
To determine the area available for infill, each floor was separately analyzed to establish the available ASF.

LEVEL 03
Level 03 assumes the existing stair, elevator, and primary mechanical chases remain in their current location. The restroom is shown in its existing location, but may require reconfiguration and/or expansion. The 12,197 square feet shown in the diagram is the interior dimension of the available space after reserving square footage for the spaces listed above, without an allocation for exterior wall thickness.

As Level 03 is occupied by two suites and public spaces, areas such as public restrooms and limited general building circulation will be required. Internal circulation required for office suites is included in the assignable square feet. The gross-up factor of 25% allows 9,148 assignable square feet for program areas.

LEVEL 02
Level 02 assumes the existing building corridor, stair, elevator, and primary mechanical chases remain in their current location. The 11,362 square feet shown in the diagram is the interior dimension of the available space after reserving square footage for the spaces listed above, without an allocation for exterior wall thickness.

The majority of the remaining available space is subdivided into large locker rooms and sports medicine space expected to be entered from the primary building corridor. It is assumed there will be very limited additional circulation or other common spaces within the gross-up, such as custodial closets and other common support spaces. The gross-up factor of 15% is limited to the space required for interior walls and MEP chases, allowing 9,658 asf for program areas.

LEVEL 01
Level 01 follows a preliminary layout provided by the University to define the building’s primary MEP support space. The 1,972 square feet shown in the diagram is the interior dimension of the available space after reserving square footage for the MEP space, without an allocation for exterior wall thickness.

As the majority of the remaining available space is subdivided into two locker areas, there will be no requirement for building or internal circulation or other common building support spaces. The gross-up factor of 15% is limited to the space required for interior walls and MEP chases. The assignable square feet available for program areas is 1,676.
RENOVATION STRATEGY

CONCEPT STACKING DIAGRAM

The renovation strategy distributes program elements to create a logical organization for each building floor. Level 03, the most public-facing floor, will become dedicated to coaching and academic support. Level 02 will become dedicated to SHSU Athletics and support space for the football and track programs. Level 01 will provide additional locker and changing space for visiting athletic programs and building support.
LEVEL 03

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<tr>
<th>SPACE NAME</th>
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<td>Office</td>
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<td>Senior Athletic Administration</td>
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<td>Senior Associate Athletic Director</td>
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<td>2 @ 100 asf</td>
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<tr>
<td>Beverage Alcove</td>
<td>1 @ 20 asf</td>
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<tr>
<td>Workroom + Storage</td>
<td>1 @ 100 asf</td>
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<tr>
<td>Athletics (football + track)</td>
<td></td>
</tr>
<tr>
<td>Head Coach</td>
<td>2 @ 180 asf</td>
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<tr>
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<td>Internal Circulation</td>
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<td>Team Meeting Room</td>
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<td>Large Multipurpose</td>
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<td>@ 75% efficiency</td>
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</table>

The third floor of the Mafrige Field House will provide office space for senior athletics administration, coaching space for the football and track programs, and academic support.

As the street level, the third floor presents the public face of the SHSU football and track athletic programs. The building entry sequence should be reconfigured to provide a central point of entry to the building that is welcoming, open, and athletics-branded. This entry should include a new storefront to provide transparency, visual interest, and support intuitive wayfinding from the street and parking lot. Opening to a central building lobby, this space will include a central reception to direct building visitors and provide space for displaying SHSU athletic achievements.
The Learning Enhancement Center, highly visible and adjacent to the lobby, will provide space for academic support. The center should provide flexible, multipurpose space for studying in both individual and group settings with open work space, computer stations, projection technology, and writable surfaces. This space will also include one flex workstation for staff.

A large multipurpose room is included to provide team meeting space. Prominently located to overlook the stadium, this space will provide flexible meeting space, banquet space, and lounge space for the football and track programs. This room will be supported by a furniture storage room and a breakroom/catering support space. The breakroom/catering support space will function as the day-to-day break room for senior athletics administration, coaches, and staff when not in use for special events.

The remainder of the floor will provide office space for senior athletic administration and athletics. In addition to general office space, these area will include a space for workroom and storage, beverage alcoves, meeting rooms for coaching and conferences, a video room, and an open workspace with flex workstations.
**LOBBY**

Building Entry + Commons

**ROOM FUNCTION**

The lobby serves as an entry, reception area, and display area for trophies, awards, and branding opportunities

**SPATIAL CHARACTERISTICS**

<table>
<thead>
<tr>
<th>ROOM SIZE</th>
<th>500 asf</th>
</tr>
</thead>
<tbody>
<tr>
<td>OCCUPANTS</td>
<td>Varies</td>
</tr>
<tr>
<td>WALL FINISH</td>
<td>Painted GWB¹</td>
</tr>
<tr>
<td>FLOOR FINISH</td>
<td>Carpet¹</td>
</tr>
<tr>
<td>CEILING FINISH</td>
<td>Painted GWB¹</td>
</tr>
<tr>
<td>DOOR SIZE</td>
<td>72 in (double doors)</td>
</tr>
<tr>
<td>EXTERIOR ACCESS</td>
<td>Yes</td>
</tr>
<tr>
<td>NATURAL LIGHT</td>
<td>Required</td>
</tr>
</tbody>
</table>

**ELECTRICAL • IT • AUDIOVISUAL**

| POWER | Standard 120-volt¹ |
| DATA  | Ethernet + wireless¹ |
| TELEPHONE | – |
| AUDIOVISUAL | Flat panel displays² |
| SECURITY | Cameras (as required at primary entry) |
| LIGHTING | LED¹ |

**MECHANICAL • PLUMBING**

| MECHANICAL | – |
| PLUMBING   | – |

**FURNISHINGS • FIXTURES • EQUIPMENT**

| Display/exhibition for trophies (as required) | OFOI |
| Lounge seating (as required) | OFOI |
| Wall-mounted flat panel display(s) | OFOI |
| Reception desk with workstation for staff | OFOI |

**NOTES**

1. Finishes in this area should be upgraded if the budget allows
2. Provide electrical receptacles, ethernet ports, and audiovisual connections at regular intervals along the perimeter walls and as needed to allow for the installation of flat panel display(s); also provide power and data at the reception desk

**ATHLETIC DIRECTOR**

Office > Senior Athletic Administration

**ROOM FUNCTION**

Private office for the Athletic Director

**SPATIAL CHARACTERISTICS**

<table>
<thead>
<tr>
<th>ROOM SIZE</th>
<th>200 asf</th>
</tr>
</thead>
<tbody>
<tr>
<td>OCCUPANTS</td>
<td>1</td>
</tr>
<tr>
<td>WALL FINISH</td>
<td>Painted GWB</td>
</tr>
<tr>
<td>FLOOR FINISH</td>
<td>Carpet tiles</td>
</tr>
<tr>
<td>CEILING FINISH</td>
<td>Suspended acoustical tile</td>
</tr>
<tr>
<td>DOOR SIZE</td>
<td>36 in wide</td>
</tr>
<tr>
<td>EXTERIOR ACCESS</td>
<td>–</td>
</tr>
<tr>
<td>NATURAL LIGHT</td>
<td>Required</td>
</tr>
</tbody>
</table>

**ELECTRICAL • IT • AUDIOVISUAL**

| POWER | Standard 120-volt¹ |
| DATA  | Ethernet + wireless¹ |
| TELEPHONE | VOIP¹ |
| AUDIOVISUAL | – |
| SECURITY | Standard door lock² |
| LIGHTING | LED¹ |

**MECHANICAL • PLUMBING**

| MECHANICAL | – |
| PLUMBING   | – |

**FURNISHINGS • FIXTURES • EQUIPMENT**

| Writable surface(s) | OFOI |
| Desk                | OFOI |
| Chair               | OFOI |
| Meeting table with seating for up to 4 | OFOI |
| Lateral file cabinet | OFOI |
| Computer            | OFOI |
| Desktop printer     | OFOI |
| Telephone           | OFOI |

**NOTES**

1. Provide an electrical receptacle, ethernet port, and telephone outlet to support a computer, a telephone, and a desktop printer
2. Room requires visual access from circulation via a window or side lite
3. Provide non-glare, direct/indirect lighting; utilize task lighting as required
SENIOR ASSOCIATE ATHLETIC DIRECTORS (2)
Office > Senior Athletic Administration

ROOM FUNCTION
Private office for the Senior Associate Athletic Directors

SPATIAL CHARACTERISTICS

<table>
<thead>
<tr>
<th>ROOM SIZE</th>
<th>120 asf</th>
</tr>
</thead>
<tbody>
<tr>
<td>OCCUPANTS</td>
<td>1</td>
</tr>
<tr>
<td>WALL FINISH</td>
<td>Painted CWB</td>
</tr>
<tr>
<td>FLOOR FINISH</td>
<td>Carpet tiles</td>
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<tr>
<td>CEILING FINISH</td>
<td>Suspended acoustical tile</td>
</tr>
<tr>
<td>DOOR SIZE</td>
<td>36 in wide</td>
</tr>
<tr>
<td>EXTERIOR ACCESS</td>
<td>Required</td>
</tr>
<tr>
<td>NATURAL LIGHT</td>
<td>Preferred</td>
</tr>
</tbody>
</table>

ELECTRICAL • IT • AUDIOVISUAL

| POWER         | Standard 120-volt¹ |
| DATA          | Ethernet + wireless¹ |
| TELEPHONE     | VOIP¹ |
| AUDIOVISUAL   | - |
| SECURITY      | Standard door lock² |
| LIGHTING      | LED² |

MECHANICAL • PLUMBING

| MECHANICAL     | - |
| PLUMBING       | - |

FURNISHINGS • FIXTURES • EQUIPMENT

<table>
<thead>
<tr>
<th>Writable surface(s)</th>
<th>OFSI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Desk</td>
<td>OFSI</td>
</tr>
<tr>
<td>Chair</td>
<td>OFSI</td>
</tr>
<tr>
<td>Side chairs (2)</td>
<td>OFSI</td>
</tr>
<tr>
<td>Lateral file cabinet</td>
<td>OFSI</td>
</tr>
<tr>
<td>Computer</td>
<td>OFSI</td>
</tr>
<tr>
<td>Desktop printer</td>
<td>OFSI</td>
</tr>
<tr>
<td>Telephone</td>
<td>OFSI</td>
</tr>
</tbody>
</table>

NOTES

1 Provide an electrical receptacle, ethernet port, and telephone outlet to support a computer, a telephone, and a desktop printer
2 Room requires visual access from circulation via a window or side lite
3 Provide non-glare, direct/indirect lighting; utilize task lighting as required

ADMINISTRATIVE ASSISTANTS (4)
Office > Senior Athletic Administration

ROOM FUNCTION
Workstations for administrative assistants

SPATIAL CHARACTERISTICS

<table>
<thead>
<tr>
<th>ROOM SIZE</th>
<th>36 asf</th>
</tr>
</thead>
<tbody>
<tr>
<td>OCCUPANTS</td>
<td>1</td>
</tr>
<tr>
<td>WALL FINISH</td>
<td>-</td>
</tr>
<tr>
<td>FLOOR FINISH</td>
<td>Carpet tiles</td>
</tr>
<tr>
<td>CEILING FINISH</td>
<td>Suspended acoustical tile</td>
</tr>
<tr>
<td>DOOR SIZE</td>
<td>-</td>
</tr>
<tr>
<td>EXTERIOR ACCESS</td>
<td>-</td>
</tr>
<tr>
<td>NATURAL LIGHT</td>
<td>Preferred</td>
</tr>
</tbody>
</table>

ELECTRICAL • IT • AUDIOVISUAL

| POWER         | Standard 120-volt¹ |
| DATA          | Ethernet + wireless¹ |
| TELEPHONE     | VOIP¹ |
| AUDIOVISUAL   | - |
| SECURITY      | - |
| LIGHTING      | LED² |

MECHANICAL • PLUMBING

| MECHANICAL     | - |
| PLUMBING       | - |

FURNISHINGS • FIXTURES • EQUIPMENT

<table>
<thead>
<tr>
<th>Modular workstation</th>
<th>OFSI</th>
</tr>
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<tbody>
<tr>
<td>Chair</td>
<td>OFSI</td>
</tr>
<tr>
<td>Lateral file cabinet</td>
<td>OFSI</td>
</tr>
<tr>
<td>Computer</td>
<td>OFSI</td>
</tr>
<tr>
<td>Desktop printer</td>
<td>OFSI</td>
</tr>
<tr>
<td>Telephone</td>
<td>OFSI</td>
</tr>
</tbody>
</table>

NOTES

1 Provide an electrical receptacle, ethernet port, and telephone outlet to support a computer, a telephone, and a desktop printer
2 Provide non-glare, direct/indirect lighting; utilize task lighting as required
### OFFICES (2)

*Office > Senior Athletic Administration*

#### ROOM FUNCTION

Private office for staff

#### SPATIAL CHARACTERISTICS

<table>
<thead>
<tr>
<th>Characteristic</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>ROOM SIZE</td>
<td>100 asf</td>
</tr>
<tr>
<td>OCCUPANTS</td>
<td>1</td>
</tr>
<tr>
<td>WALL FINISH</td>
<td>Painted GWB</td>
</tr>
<tr>
<td>FLOOR FINISH</td>
<td>Carpet tiles</td>
</tr>
<tr>
<td>CEILING FINISH</td>
<td>Suspended acoustical tile</td>
</tr>
<tr>
<td>DOOR SIZE</td>
<td>36 in wide</td>
</tr>
<tr>
<td>EXTERIOR ACCESS</td>
<td>-</td>
</tr>
<tr>
<td>NATURAL LIGHT</td>
<td>Required</td>
</tr>
</tbody>
</table>

#### ELECTRICAL • IT • AUDIOVISUAL

<table>
<thead>
<tr>
<th>Category</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>POWER</td>
<td>Standard 120-volt^1</td>
</tr>
<tr>
<td>DATA</td>
<td>Ethernet + wireless^1</td>
</tr>
<tr>
<td>TELEPHONE</td>
<td>VOIP^1</td>
</tr>
<tr>
<td>AUDIOVISUAL</td>
<td>-</td>
</tr>
<tr>
<td>SECURITY</td>
<td>Standard door lock^2</td>
</tr>
<tr>
<td>LIGHTING</td>
<td>LED^3</td>
</tr>
</tbody>
</table>

#### MECHANICAL • PLUMBING

<table>
<thead>
<tr>
<th>Category</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>MECHANICAL</td>
<td>-</td>
</tr>
<tr>
<td>PLUMBING</td>
<td>-</td>
</tr>
</tbody>
</table>

#### FURNISHINGS • FIXTURES • EQUIPMENT

<table>
<thead>
<tr>
<th>Item</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Writable surface(s)</td>
<td>CFI</td>
</tr>
<tr>
<td>Desk</td>
<td>CFI</td>
</tr>
<tr>
<td>Chair</td>
<td>CFI</td>
</tr>
<tr>
<td>Side chair(s)</td>
<td>CFI</td>
</tr>
<tr>
<td>Lateral file cabinet</td>
<td>CFI</td>
</tr>
<tr>
<td>Computer</td>
<td>CFI</td>
</tr>
<tr>
<td>Desktop printer</td>
<td>CFI</td>
</tr>
<tr>
<td>Telephone</td>
<td>CFI</td>
</tr>
</tbody>
</table>

#### NOTES

1. Provide an electrical receptacle, ethernet port, and telephone outlet to support a computer, a telephone, and a desktop printer
2. Room requires visual access from circulation via a window or side lite
3. Provide non-glare, direct/indirect lighting; utilize task lighting as required

### BEVERAGE ALCOVE

*Office > Senior Athletic Administration*

#### ROOM FUNCTION

Small alcove for beverage service

#### SPATIAL CHARACTERISTICS

<table>
<thead>
<tr>
<th>Characteristic</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>ROOM SIZE</td>
<td>20 asf</td>
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<tr>
<td>OCCUPANTS</td>
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</tr>
<tr>
<td>WALL FINISH</td>
<td>Painted GWB</td>
</tr>
<tr>
<td>FLOOR FINISH</td>
<td>Carpet tiles/resilient</td>
</tr>
<tr>
<td>CEILING FINISH</td>
<td>Suspended acoustical tile</td>
</tr>
<tr>
<td>DOOR SIZE</td>
<td>-</td>
</tr>
<tr>
<td>EXTERIOR ACCESS</td>
<td>-</td>
</tr>
<tr>
<td>NATURAL LIGHT</td>
<td>-</td>
</tr>
</tbody>
</table>

#### ELECTRICAL • IT • AUDIOVISUAL

<table>
<thead>
<tr>
<th>Category</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>POWER</td>
<td>Standard 120-volt; GFCI^1</td>
</tr>
<tr>
<td>DATA</td>
<td>Wireless</td>
</tr>
<tr>
<td>TELEPHONE</td>
<td>-</td>
</tr>
<tr>
<td>AUDIOVISUAL</td>
<td>-</td>
</tr>
<tr>
<td>SECURITY</td>
<td>-</td>
</tr>
<tr>
<td>LIGHTING</td>
<td>LED</td>
</tr>
</tbody>
</table>

#### MECHANICAL • PLUMBING

<table>
<thead>
<tr>
<th>Category</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>MECHANICAL</td>
<td>-</td>
</tr>
<tr>
<td>PLUMBING</td>
<td>Water at sink</td>
</tr>
</tbody>
</table>

#### FURNISHINGS • FIXTURES • EQUIPMENT

<table>
<thead>
<tr>
<th>Item</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Millwork with a countertop, a sink, and storage below</td>
<td>CFI</td>
</tr>
<tr>
<td>Coffee maker</td>
<td>CFI</td>
</tr>
<tr>
<td>Undercounter refrigerator</td>
<td>CFI</td>
</tr>
</tbody>
</table>

#### NOTES

1. Provide electrical receptacles as required to support the undercounter refrigerator and at counter level to support small kitchen equipment; provide GFCI-rated outlets near sink
WORKROOM + STORAGE
Office > Senior Athletic Administration

ROOM FUNCTION
Workroom with shared office equipment and storage space for office supplies

SPATIAL CHARACTERISTICS

<table>
<thead>
<tr>
<th>ROOM SIZE</th>
<th>100 asf1</th>
</tr>
</thead>
<tbody>
<tr>
<td>OCCUPANTS</td>
<td>Varies</td>
</tr>
<tr>
<td>WALL FINISH</td>
<td>Painted GWB</td>
</tr>
<tr>
<td>FLOOR FINISH</td>
<td>Carpet tiles/resilient</td>
</tr>
<tr>
<td>CEILING FINISH</td>
<td>Suspended acoustical tile</td>
</tr>
<tr>
<td>DOOR SIZE</td>
<td>36 in wide</td>
</tr>
<tr>
<td>EXTERIOR ACCESS</td>
<td>–</td>
</tr>
<tr>
<td>NATURAL LIGHT</td>
<td>Preferred</td>
</tr>
</tbody>
</table>

ELECTRICAL • IT • AUDIOVISUAL

<table>
<thead>
<tr>
<th>POWER</th>
<th>Standard 120-volt1</th>
</tr>
</thead>
<tbody>
<tr>
<td>DATA</td>
<td>Ethernet + wireless1</td>
</tr>
<tr>
<td>TELEPHONE</td>
<td>VOIP1</td>
</tr>
<tr>
<td>AUDIOVISUAL</td>
<td>–</td>
</tr>
<tr>
<td>SECURITY</td>
<td>Standard door lock2</td>
</tr>
<tr>
<td>LIGHTING</td>
<td>LED3</td>
</tr>
</tbody>
</table>

MECHANICAL • PLUMBING

| MECHANICAL | – |
| PLUMBING   | – |

FURNISHINGS • FIXTURES • EQUIPMENT

Millwork with counter top and upper/base cabinets .......... CFQ1
Layout table ................................................. 0F01
Copier/printer .............................................. 0F01

NOTES
1 Provide convenience electrical receptacles and ethernet ports along the perimeter walls paying special attention to possible office equipment locations; provide a dedicated circuit and ethernet port for a copier/printer
2 Room requires visual access from circulation via a window, side lite, or a lite in the door
3 Provide non-glare, direct/indirect lighting; utilize task lighting as required

HEAD COACHES (2)
Office > Athletics (football + track)

ROOM FUNCTION
Private office for coaches

SPATIAL CHARACTERISTICS

<table>
<thead>
<tr>
<th>ROOM SIZE</th>
<th>180 asf</th>
</tr>
</thead>
<tbody>
<tr>
<td>OCCUPANTS</td>
<td>1</td>
</tr>
<tr>
<td>WALL FINISH</td>
<td>Painted GWB</td>
</tr>
<tr>
<td>FLOOR FINISH</td>
<td>Carpet tiles</td>
</tr>
<tr>
<td>CEILING FINISH</td>
<td>Suspended acoustical tile</td>
</tr>
<tr>
<td>DOOR SIZE</td>
<td>36 in wide</td>
</tr>
<tr>
<td>EXTERIOR ACCESS</td>
<td>–</td>
</tr>
<tr>
<td>NATURAL LIGHT</td>
<td>Required</td>
</tr>
</tbody>
</table>

ELECTRICAL • IT • AUDIOVISUAL

<table>
<thead>
<tr>
<th>POWER</th>
<th>Standard 120-volt1</th>
</tr>
</thead>
<tbody>
<tr>
<td>DATA</td>
<td>Ethernet + wireless1</td>
</tr>
<tr>
<td>TELEPHONE</td>
<td>VOIP1</td>
</tr>
<tr>
<td>AUDIOVISUAL</td>
<td>–</td>
</tr>
<tr>
<td>SECURITY</td>
<td>Standard door lock2</td>
</tr>
<tr>
<td>LIGHTING</td>
<td>LED3</td>
</tr>
</tbody>
</table>

MECHANICAL • PLUMBING

| MECHANICAL | – |
| PLUMBING   | – |

FURNISHINGS • FIXTURES • EQUIPMENT

Writable surface(s) ........................................... CFQ1
Desk ..................................................................... 0F01
Chair .................................................................... 0F01
Side chairs (2) .................................................. 0F01
Small meeting table .......................................... 0F01
Lateral file cabinet .......................................... 0F01
Computer .......................................................... 0F01
Desktop printer ................................................ 0F01
Telephone ......................................................... 0F01

NOTES
1 Provide an electrical receptacle, ethernet port, and telephone outlet to support a computer, a telephone, and a desktop printer
2 Room requires visual access from circulation via a window or side lite
3 Provide non-glare, direct/indirect lighting; utilize task lighting as required
OFFICES (3)
Office > Athletics (football + track)

ROOM FUNCTION
Private office for the offensive coordinator/quarterbacks, tight ends, and running backs coaches with space for small meetings including a flat panel display for film review and writable surface in a corner of the room on adjacent walls

SPATIAL CHARACTERISTICS

<table>
<thead>
<tr>
<th>ROOM SIZE</th>
<th>160 asf</th>
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<tbody>
<tr>
<td>OCCUPANTS</td>
<td>1 to 5</td>
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<td>Painted GWB</td>
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<tr>
<td>FLOOR FINISH</td>
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</tr>
<tr>
<td>CEILING FINISH</td>
<td>Suspended acoustical tile</td>
</tr>
<tr>
<td>DOOR SIZE</td>
<td>36 in wide</td>
</tr>
<tr>
<td>EXTERIOR ACCESS</td>
<td>–</td>
</tr>
<tr>
<td>NATURAL LIGHT</td>
<td>Required</td>
</tr>
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</table>

ELECTRICAL · IT · AUDIOVISUAL

<table>
<thead>
<tr>
<th>POWER</th>
<th>Standard 120-volt¹</th>
</tr>
</thead>
<tbody>
<tr>
<td>DATA</td>
<td>Ethernet + wireless¹</td>
</tr>
<tr>
<td>TELEPHONE</td>
<td>VOIP¹</td>
</tr>
<tr>
<td>AUDIOVISUAL</td>
<td>Flat panel display²</td>
</tr>
<tr>
<td>SECURITY</td>
<td>Standard door lock²</td>
</tr>
<tr>
<td>LIGHTING</td>
<td>LED³</td>
</tr>
</tbody>
</table>

MECHANICAL · PLUMBING

| MECHANICAL| – |
| PLUMBING  | – |

FURNISHINGS · FIXTURES · EQUIPMENT

Writable surface(s).............................................. CF01
Flat panel display.............................................. OF01
Desk................................................................. OF01
Chair................................................................. OF01
Side chair(s) (4).................................................... OF01
Lateral file cabinet............................................. OF01
Computer........................................................... OF01
Desktop printer.................................................. OF01
Telephone.......................................................... OF01

NOTES
1 Provide an electrical receptacle, ethernet port, and telephone outlet to support a computer, a telephone, and a desktop printer; also provide an electrical receptacle to support a flat panel display
2 Room requires visual access from circulation via a window or side lite
3 Provide non-glare, direct/indirect lighting; utilize task lighting as required
WORKSTATIONS (15)
Office > Athletics (football + track)

ROOM FUNCTION
Workstations for workstudy students or interns

SPATIAL CHARACTERISTICS

<table>
<thead>
<tr>
<th>ROOM SIZE</th>
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</thead>
<tbody>
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<tr>
<td>FLOOR FINISH</td>
<td>Carpet tiles</td>
</tr>
<tr>
<td>CEILING FINISH</td>
<td>Suspended acoustical tile</td>
</tr>
<tr>
<td>DOOR SIZE</td>
<td>—</td>
</tr>
<tr>
<td>EXTERIOR ACCESS</td>
<td>—</td>
</tr>
<tr>
<td>NATURAL LIGHT</td>
<td>Preferred</td>
</tr>
</tbody>
</table>

ELECTRICAL • IT • AUDIOVISUAL

<table>
<thead>
<tr>
<th>POWER</th>
<th>Standard 120-volt¹</th>
</tr>
</thead>
<tbody>
<tr>
<td>DATA</td>
<td>Ethernet + wireless²</td>
</tr>
<tr>
<td>TELEPHONE</td>
<td>VOIP¹</td>
</tr>
<tr>
<td>AUDIOVISUAL</td>
<td>—</td>
</tr>
<tr>
<td>SECURITY</td>
<td>—</td>
</tr>
<tr>
<td>LIGHTING</td>
<td>LED²</td>
</tr>
</tbody>
</table>

MECHANICAL • PLUMBING

| MECHANICAL | — |
| PLUMBING   | — |

FURNISHINGS • FIXTURES • EQUIPMENT

<table>
<thead>
<tr>
<th>Modular workstation</th>
<th>OFQI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chair</td>
<td>OFQI</td>
</tr>
<tr>
<td>Computer</td>
<td>OFQI</td>
</tr>
<tr>
<td>Telephone</td>
<td>OFQI</td>
</tr>
</tbody>
</table>

NOTES

1. Provide an electrical receptacle, ethernet port, and telephone outlet to support a computer, and a telephone
2. Provide non-glare, direct/indirect lighting; utilize task lighting as required

MEETING ROOMS (4)
Office > Athletics (football + track)

ROOM FUNCTION
Small meeting rooms for 8 to 10 people each including a flat panel display and writable surface

SPATIAL CHARACTERISTICS

<table>
<thead>
<tr>
<th>ROOM SIZE</th>
<th>240 asf</th>
</tr>
</thead>
<tbody>
<tr>
<td>OCCUPANTS</td>
<td>8 to 10</td>
</tr>
<tr>
<td>WALL FINISH</td>
<td>Painted GWB</td>
</tr>
<tr>
<td>FLOOR FINISH</td>
<td>Carpet tiles</td>
</tr>
<tr>
<td>CEILING FINISH</td>
<td>Suspended acoustical tile</td>
</tr>
<tr>
<td>DOOR SIZE</td>
<td>36 in wide</td>
</tr>
<tr>
<td>EXTERIOR ACCESS</td>
<td>—</td>
</tr>
<tr>
<td>NATURAL LIGHT</td>
<td>Required</td>
</tr>
</tbody>
</table>

ELECTRICAL • IT • AUDIOVISUAL

<table>
<thead>
<tr>
<th>POWER</th>
<th>Standard 120-volt¹</th>
</tr>
</thead>
<tbody>
<tr>
<td>DATA</td>
<td>Ethernet + wireless²</td>
</tr>
<tr>
<td>TELEPHONE</td>
<td>VOIP¹</td>
</tr>
<tr>
<td>AUDIOVISUAL</td>
<td>Flat panel display²</td>
</tr>
<tr>
<td>SECURITY</td>
<td>Standard door lock²</td>
</tr>
<tr>
<td>LIGHTING</td>
<td>LED²</td>
</tr>
</tbody>
</table>

MECHANICAL • PLUMBING

| MECHANICAL | — |
| PLUMBING   | — |

FURNISHINGS • FIXTURES • EQUIPMENT

<table>
<thead>
<tr>
<th>Writable surface(s)</th>
<th>OFQI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flat panel display</td>
<td>OFQI</td>
</tr>
<tr>
<td>Nesting tables (as required)</td>
<td>OFQI</td>
</tr>
<tr>
<td>Stackable chairs (8 to 10)</td>
<td>OFQI</td>
</tr>
<tr>
<td>Telephone</td>
<td>OFQI</td>
</tr>
</tbody>
</table>

NOTES

1. Provide an electrical receptacles and ethernet ports along the perimeter walls for convenience; also provide an electrical receptacle to support a flat panel display
2. Room requires visual access from circulation via a window or side lite
3. Provide non-glare, direct/indirect lighting; utilize task lighting as required
VIDEO ROOM
Office > Athletics (football + track)

ROOM FUNCTION
Shared work area including two video editing workstations and camera storage space

SPATIAL CHARACTERISTICS

| ROOM SIZE | 100 asf          |
| OCCUPANTS | 2               |
| WALL FINISH| Painted GWB    |
| FLOOR FINISH | Carpet tiles |
| CEILING FINISH | Suspended acoustical tile |
| DOOR SIZE | 36 in wide |
| EXTERIOR ACCESS | -     |
| NATURAL LIGHT | Required |

ELECTRICAL • IT • AUDIOVISUAL

<table>
<thead>
<tr>
<th>POWER</th>
<th>Standard 120-volt(^1)</th>
</tr>
</thead>
<tbody>
<tr>
<td>DATA</td>
<td>Ethernet + wireless(^1)</td>
</tr>
<tr>
<td>TELEPHONE</td>
<td>VOIP(^1)</td>
</tr>
<tr>
<td>AUDIOVISUAL</td>
<td>-</td>
</tr>
<tr>
<td>SECURITY</td>
<td>Standard door lock(^2)</td>
</tr>
<tr>
<td>LIGHTING</td>
<td>LED(^3)</td>
</tr>
</tbody>
</table>

MECHANICAL • PLUMBING

| MECHANICAL          | -                        |
| PLUMBING            | Water at sink            |

FURNISHINGS • FIXTURES • EQUIPMENT

Writable surface(s) ........................................ OFQI
Editing stations (2) ...................................... OFQI
Chairs (2) .................................................... OFQI
Computers (2) ................................................ OFQI
Tall storage cabinet ........................................ OFQI

NOTES
1. Provide electrical receptacles and ethernet ports to support computers
2. Room requires visual access from circulation via a window or side lite
3. Provide non-glare, direct/indirect lighting; utilize task lighting as required

BEVERAGE ALCOVE
Office > Athletics (football + track)

ROOM FUNCTION
Small alcove for beverage service

SPATIAL CHARACTERISTICS

| ROOM SIZE | 20 asf          |
| OCCUPANTS | 1               |
| WALL FINISH| Painted GWB    |
| FLOOR FINISH | Carpet tiles/resilient |
| CEILING FINISH | Suspended acoustical tile |
| DOOR SIZE | -               |
| EXTERIOR ACCESS | -     |
| NATURAL LIGHT | -            |

ELECTRICAL • IT • AUDIOVISUAL

<table>
<thead>
<tr>
<th>POWER</th>
<th>Standard 120-volt; GFCI(^1)</th>
</tr>
</thead>
<tbody>
<tr>
<td>DATA</td>
<td>Wireless</td>
</tr>
<tr>
<td>TELEPHONE</td>
<td>-</td>
</tr>
<tr>
<td>AUDIOVISUAL</td>
<td>-</td>
</tr>
<tr>
<td>SECURITY</td>
<td>-</td>
</tr>
<tr>
<td>LIGHTING</td>
<td>LED</td>
</tr>
</tbody>
</table>

MECHANICAL • PLUMBING

| MECHANICAL          | -                        |
| PLUMBING            | Water at sink            |

FURNISHINGS • FIXTURES • EQUIPMENT

Millwork with a countertop, a sink, and storage below ........................................ OFQI
Coffee maker ........................................................................ OFQI
Undercounter refrigerator .................................................... OFQI

NOTES
1. Provide electrical receptacles as required to support the undercounter refrigerator and at counter level to support small kitchen equipment; provide GFCI-rated outlets near sink
WORKROOM + STORAGE
Office > Athletics (football + track)

ROOM FUNCTION
Workroom with shared office equipment and storage area for office supplies

SPATIAL CHARACTERISTICS

<table>
<thead>
<tr>
<th>ROOM SIZE</th>
<th>100 sf</th>
</tr>
</thead>
<tbody>
<tr>
<td>OCCUPANTS</td>
<td>Varies</td>
</tr>
<tr>
<td>WALL FINISH</td>
<td>Painted CWB</td>
</tr>
<tr>
<td>FLOOR FINISH</td>
<td>Carpet tiles/resilient</td>
</tr>
<tr>
<td>CEILING FINISH</td>
<td>Suspended acoustical tile</td>
</tr>
<tr>
<td>DOOR SIZE</td>
<td>36 in wide</td>
</tr>
<tr>
<td>EXTERIOR ACCESS</td>
<td>—</td>
</tr>
<tr>
<td>NATURAL LIGHT</td>
<td>Preferred</td>
</tr>
</tbody>
</table>

ELECTRICAL • IT • AUDIOVISUAL

| POWER          | Standard 120-volt¹ |
| DATA           | Ethernet + wireless² |
| TELEPHONE      | VOIP² |
| AUDIOVISUAL    | —      |
| SECURITY       | Standard door lock² |
| LIGHTING       | LED¹ |

MECHANICAL • PLUMBING

| MECHANICAL     | —      |
| PLUMBING       | —      |

FURNISHINGS • FIXTURES • EQUIPMENT
Millwork with counter top and upper/base cabinets ... CFQI
Layout table ............................................................... 0FOI
Copier/printer ............................................................. 0FOI

NOTES
1 Provide convenience electrical receptacles and ethernet ports along the perimeter walls paying special attention to possible office equipment locations; provide a dedicated circuit and ethernet port for a copier/printer
2 Room requires visual access from circulation via a window, side lite, or a lite in the door
3 Provide non-glare, direct/indirect lighting; utilize task lighting as required
LARGE MULTIPURPOSE
Athletics > Team Meeting Room

ROOM FUNCTION
The team meeting room provides flexible space to accommodate lounge, meeting, and meal service along with the capability to be subdivided into two separate areas when required.

SPATIAL CHARACTERISTICS

<table>
<thead>
<tr>
<th>ROOM SIZE</th>
<th>1,800 asf</th>
</tr>
</thead>
<tbody>
<tr>
<td>OCCUPANTS</td>
<td>50 to 150 (dependent upon layout)</td>
</tr>
<tr>
<td>WALL FINISH</td>
<td>Painted GWB¹</td>
</tr>
<tr>
<td>FLOOR FINISH</td>
<td>Carpet tiles</td>
</tr>
<tr>
<td>CEILING FINISH</td>
<td>Suspended acoustical tile</td>
</tr>
<tr>
<td>DOOR SIZE</td>
<td>36 in wide</td>
</tr>
<tr>
<td>EXTERIOR ACCESS</td>
<td>Overlook field + observation deck</td>
</tr>
<tr>
<td>NATURAL LIGHT</td>
<td>Required</td>
</tr>
</tbody>
</table>

ELECTRICAL • IT • AUDIOVISUAL

| POWER           | Standard 120-volt²      |
| DATA            | Ethernet + wireless³   |
| TELEPHONE       | VOIP                    |
| AUDIOVISUAL     | Flat panel displays³³³ |
| SECURITY        | Standard door lock      |
| LIGHTING        | LED⁴                    |

MECHANICAL • PLUMBING

| MECHANICAL      | –                        |
| PLUMBING        | –                        |

FURNISHINGS • FIXTURES • EQUIPMENT

- Writable surface(s)................................. CFDA
- Acoustical operable partition.......................... CFDA
- Speakers (as required).................................. CFDA
- Flat panel display(s)................................... CFDA
- Tables and chairs (as required)........................ CFDA
- Lounge seating (as required)................................ CFDA
- Computer....................................................... CFDA
- Telephone......................................................... CFDA

NOTES
1. Provide adequate acoustical separation above operable partition; verify STC requirements during design.
2. Provide duplex electrical receptacles along the perimeter walls (and at regular intervals in the floor) paying special attention to possible locations for audiovisual equipment and meal staging/serving equipment; provide power and data at the computer station with controls for flat panel display(s) and lighting; provide adequate ethernet ports to accommodate all audiovisual and IT equipment.
3. Ensure that no lighting fixtures or HVAC equipment obstruct the view to the field; locate all equipment paying special attention to all possible room configurations; provide zoned/dimmable lighting for flexibility.
### Storage

**Athletics > Team Meeting Room**

**Room Function**

Storage area located adjacent to the large multipurpose area.

**Spatial Characteristics**

| Room Size | 100 asf |
| Wall Finish | Painted CWW |
| Floor Finish | Resilient |
| Ceiling Finish | Suspended acoustic tile |
| Door Size | 36 in wide |
| Exterior Access | — |
| Natural Light | Required |

**Electrical • IT • Audiovisual**

- Power: Standard 120-volt convenience outlets
- Data: Ethernet + wireless
- Telephone: —
- Audiovisual: —
- Security: Standard door lock
- Lighting: LED

**Mechanical • Plumbing**

- Mechanical: —
- Plumbing: —

**Furnishings • Fixtures • Equipment**

- Shelving/storage cabinets (as required) ................................ OFQ
- Furniture storage racks (as required) .................................. OFQ

### Breakroom/Catering Support

**Athletics > Team Meeting Room**

**Room Function**

This space supports day-to-day use as a break room for
staff and staging of light food service, catering, and coffee/beverage service.

**Spatial Characteristics**

| Room Size | 120 asf |
| Wall Finish | Varies |
| Floor Finish | Painted CWW |
| Ceiling Finish | Suspended acoustic tile |
| Door Size | 36 in wide |
| Exterior Access | — |
| Natural Light | — |

**Electrical • IT • Audiovisual**

- Power: Standard 120-volt; GFCI
- Data: Ethernet + wireless
- Telephone: —
- Audiovisual: —
- Security: Standard door lock
- Lighting: LED

**Mechanical • Plumbing**

- Mechanical: —
- Plumbing: Water at sink/ice machine; floor drain

**Furnishings • Fixtures • Equipment**

- Millwork with a solid surface engineered quartz
countertop, a sink, upper cabinets, and storage below .............................................. OFQ
- Refrigerator ........................................................................................................ OFQ
- Coffee maker ........................................................................................................ OFQ
- Ice machine .......................................................................................................... OFQ
- Microwave(s) ...................................................................................................... OFQ

**Notes**

1. Provide electrical receptacles and ethernet ports along the countertop with GFCI receptacles near sink; provide electrical receptacles at regular intervals along the perimeter walls for convenience; provide a dedicated circuit for the refrigerator
2. Provide hot and cold water to sink; cold water at ice machine with a floor drain
LEARNING ENHANCEMENT CENTER
Athletics

ROOM FUNCTION
Multipurpose space for studying and academic assistance

SPATIAL CHARACTERISTICS

| ROOM SIZE | 400 asf |
| OCCUPANTS | 8 to 10 |
| WALL FINISH | Painted GVB |
| FLOOR FINISH | Carpet tiles |
| CEILING FINISH | Suspended acoustical tile |
| DOOR SIZE | 36 in wide |
| EXTERIOR ACCESS | – |
| NATURAL LIGHT | Preferred |

ELECTRICAL · IT · AUDIOVISUAL

| POWER | Standard 120-volt¹ |
| DATA | Ethernet + wireless¹ |
| TELEPHONE | VOIP¹ |
| AUDIOVISUAL | Flat panel display² |
| SECURITY | Standard door lock² |
| LIGHTING | LED² |

MECHANICAL · PLUMBING

| MECHANICAL | – |
| PLUMBING | – |

FURNISHINGS · FIXTURES · EQUIPMENT

| Writable surface(s) | 0.00 |
| Flat panel display | 0.00 |
| Tables and chairs (as required) | 0.00 |
| Computers (5 to 6) | 0.00 |
| Desk with a computer and chair (for flex staff) | 0.00 |

NOTES

1. Provide a electrical receptacles and ethernet ports to support computers; provide a wall box with electrical outlets, ethernet ports, and AV wiring as required to support a wall-mounted flat panel display.
2. Room requires visual access from circulation via a window or side lite.
3. Provide non-glare, direct/indirect lighting; utilize task lighting as required.
CUSTODIAL SUPPLY
Building Support

ROOM FUNCTION
General custodial and maintenance storage area for consumables (e.g. soap, paper towels, etc.)

SPATIAL CHARACTERISTICS

<table>
<thead>
<tr>
<th>ROOM SIZE</th>
<th>80 asf</th>
</tr>
</thead>
<tbody>
<tr>
<td>OCCUPANTS</td>
<td>—</td>
</tr>
<tr>
<td>WALL FINISH</td>
<td>Painted CMU/GBW</td>
</tr>
<tr>
<td>FLOOR FINISH</td>
<td>Sealed concrete/resilient</td>
</tr>
<tr>
<td>CEILING FINISH</td>
<td>Suspended acoustical tile</td>
</tr>
<tr>
<td>DOOR SIZE</td>
<td>72 in wide (double doors)</td>
</tr>
<tr>
<td>EXTERIOR ACCESS</td>
<td>—</td>
</tr>
<tr>
<td>NATURAL LIGHT</td>
<td>—</td>
</tr>
</tbody>
</table>

ELECTRICAL • IT • AUDIOVISUAL

<table>
<thead>
<tr>
<th>POWER</th>
<th>Standard 120-volt</th>
</tr>
</thead>
<tbody>
<tr>
<td>DATA</td>
<td>Wireless</td>
</tr>
<tr>
<td>TELEPHONE</td>
<td>—</td>
</tr>
<tr>
<td>AUDIOVISUAL</td>
<td>—</td>
</tr>
<tr>
<td>SECURITY</td>
<td>Standard door lock</td>
</tr>
<tr>
<td>LIGHTING</td>
<td>LED</td>
</tr>
</tbody>
</table>

MECHANICAL • PLUMBING

| MECHANICAL     | —                 |
| PLUMBING       | —                 |

FURNISHINGS • FIXTURES • EQUIPMENT

Industrial metal shelving (as required)............................... 0F01
Tall storage cabinets (as required)................................. 0F01
<table>
<thead>
<tr>
<th>SPACE NAME</th>
<th>NO. + SIZE OF SPACES</th>
<th>SF</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Athletics</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><em>Sports Medicine</em></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Therapy Stations</td>
<td>1 @ 1,000 asf</td>
<td>1,000</td>
</tr>
<tr>
<td>Specialized Equipment</td>
<td>1 @ 600 asf</td>
<td>600</td>
</tr>
<tr>
<td>Exam Room</td>
<td>1 @ 100 asf</td>
<td>100</td>
</tr>
<tr>
<td>Bathroom</td>
<td>1 @ 100 asf</td>
<td>100</td>
</tr>
<tr>
<td>Head Trainer</td>
<td>1 @ 100 asf</td>
<td>100</td>
</tr>
<tr>
<td>Shared Office</td>
<td>2 @ 100 asf</td>
<td>200</td>
</tr>
<tr>
<td>Internal Circulation</td>
<td></td>
<td>20% 420</td>
</tr>
<tr>
<td><strong>Locker Rooms</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Men's Track: Lockers/Changing</td>
<td>1 @ 600 asf</td>
<td>600</td>
</tr>
<tr>
<td>Nutrition Alcove</td>
<td>1 @ 50 asf</td>
<td>50</td>
</tr>
<tr>
<td>Wet Area</td>
<td>1 @ 200 asf</td>
<td>200</td>
</tr>
<tr>
<td>Storage</td>
<td>1 @ 80 asf</td>
<td>80</td>
</tr>
<tr>
<td>Women's Track: Lockers/Changing</td>
<td>1 @ 600 asf</td>
<td>600</td>
</tr>
<tr>
<td>Nutrition Alcove</td>
<td>1 @ 50 asf</td>
<td>50</td>
</tr>
<tr>
<td>Wet Area</td>
<td>1 @ 200 asf</td>
<td>200</td>
</tr>
<tr>
<td>Storage</td>
<td>1 @ 80 asf</td>
<td>80</td>
</tr>
<tr>
<td>Football: Lockers/Changing</td>
<td>1 @ 2,200 asf</td>
<td>2,200</td>
</tr>
<tr>
<td>Nutrition Alcove</td>
<td>2 @ 50 asf</td>
<td>100</td>
</tr>
<tr>
<td>Wet Area</td>
<td>1 @ 1,000 asf</td>
<td>1,000</td>
</tr>
<tr>
<td>Storage</td>
<td>1 @ 150 asf</td>
<td>150</td>
</tr>
<tr>
<td>Meeting/Lounge Area</td>
<td>1 @ 200 asf</td>
<td>200</td>
</tr>
<tr>
<td><strong>Support Equipment</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Football</td>
<td>1 @ 1,000 asf</td>
<td>1,000</td>
</tr>
<tr>
<td>Football Laundry</td>
<td>1 @ 200 asf</td>
<td>200</td>
</tr>
<tr>
<td>Track</td>
<td>1 @ 200 asf</td>
<td>200</td>
</tr>
<tr>
<td><strong>Total Level 02 ASF</strong></td>
<td>9,430</td>
<td></td>
</tr>
<tr>
<td><strong>Total Level 02 SF</strong></td>
<td>@ 85% efficiency</td>
<td>11,094</td>
</tr>
</tbody>
</table>
The second floor of the Mafrige Field House will provide athletic space for the football and track programs. Each program is provided with dedicated locker and changing facilities that include locker space for personal items and athletic equipment, a nutrition alcove, showers, toilets, and additional storage.

A central sports medicine suite will provide space for a variety of therapy stations including treatment tables, taping stations, and a rehabilitation mat with small equipment. Additional space is included to provide specialized equipment such as a hydrotherapy plunge pool, an underwater treadmill, and an alternative gravity treadmill. The sports medicine area will be supported by office space for a head trainer and staff, an exam room, and a convenience restroom with shower.

Additional support space on the second floor will also include dedicated space for athletic equipment and laundry.
THERAPY STATIONS
Athletics > Sports Medicine

ROOM FUNCTION
Therapy area including treatment stations, taping stations, a rehab area, hydrocollator(s), and storage

SPATIAL CHARACTERISTICS

<table>
<thead>
<tr>
<th>ROOM SIZE</th>
<th>1,000 asf</th>
</tr>
</thead>
<tbody>
<tr>
<td>OCCUPANTS</td>
<td>1</td>
</tr>
<tr>
<td>WALL FINISH</td>
<td>Painted CWB</td>
</tr>
<tr>
<td>FLOOR FINISH</td>
<td>Carpet tiles</td>
</tr>
<tr>
<td>CEILING FINISH</td>
<td>Suspended acoustical tile</td>
</tr>
<tr>
<td>DOOR SIZE</td>
<td>-</td>
</tr>
<tr>
<td>EXTERIOR ACCESS</td>
<td>-</td>
</tr>
<tr>
<td>NATURAL LIGHT</td>
<td>-</td>
</tr>
</tbody>
</table>

ELECTRICAL • IT • AUDIOVISUAL

<table>
<thead>
<tr>
<th>POWER</th>
<th>Standard 120-volt</th>
</tr>
</thead>
<tbody>
<tr>
<td>DATA</td>
<td>Ethernet + wireless</td>
</tr>
<tr>
<td>TELEPHONE</td>
<td>-</td>
</tr>
<tr>
<td>AUDIOVISUAL</td>
<td>-</td>
</tr>
<tr>
<td>SECURITY</td>
<td>-</td>
</tr>
<tr>
<td>LIGHTING</td>
<td>LED</td>
</tr>
</tbody>
</table>

MECHANICAL • PLUMBING

| MECHANICAL   | -       |
| PLUMBING     | Water at sink; floor drain |

FURNISHINGS • FIXTURES • EQUIPMENT

Treatment Stations
Split-leg treatment table (16; with storage below) ................................. 0F01

Taping Stations
Modular taping station (12; with one seat with storage below) .................... 0F01

Rehab
Shelving/equipment racks (as required) ................................................... 0F01
Rehabilitation equipment (exercise balls, resistance tubes, etc.) ................... 0F01
Fold-down mats (as required) ................................................................. 0F01

Support
Millwork with a solid surface engineered quartz
countertop, a sink, base cabinets, and upper cabinets along perimeter wall (as required) ....................................................... 0F01
Undercounter refrigerator ................................................................. 0F01
Ice machine ......................................................................................... 0F01
Floor/countertop hydrocollator ....................................................... 0F01

NOTES
1. Provide electrical receptacles and ethernet ports along counters and at perimeter walls as necessary to support equipment as required; receptacles near sink should be GFCI-rated
2. Hydrocollator(s) require access to a sink; provide a floor drain near the ice machine
3. See space list in appendix for detailed space allocations
Plunge pool
SPECIALIZED EQUIPMENT
Athletics > Sports Medicine

ROOM FUNCTION
Space for three pieces of specialized therapy equipment including a plunge pool, an underwater treadmill, and an antigravity treadmill.

SPATIAL CHARACTERISTICS

<table>
<thead>
<tr>
<th>ROOM SIZE</th>
<th>600 asf</th>
</tr>
</thead>
<tbody>
<tr>
<td>OCCUPANTS</td>
<td>1</td>
</tr>
<tr>
<td>WALL FINISH</td>
<td>Ceramic tile/painted GWB</td>
</tr>
<tr>
<td>FLOOR FINISH</td>
<td>Ceramic tile/resilient</td>
</tr>
<tr>
<td>CEILING FINISH</td>
<td>Suspended acoustical tile</td>
</tr>
<tr>
<td>DOOR SIZE</td>
<td>—</td>
</tr>
<tr>
<td>EXTERIOR ACCESS</td>
<td>—</td>
</tr>
<tr>
<td>NATURAL LIGHT</td>
<td>—</td>
</tr>
</tbody>
</table>

ELECTRICAL • IT • AUDIOVISUAL

<table>
<thead>
<tr>
<th>POWER</th>
<th>Standard 120-volt; other¹</th>
</tr>
</thead>
<tbody>
<tr>
<td>DATA</td>
<td>Wireless</td>
</tr>
<tr>
<td>TELEPHONE</td>
<td>—</td>
</tr>
<tr>
<td>AUDIOVISUAL</td>
<td>—</td>
</tr>
<tr>
<td>SECURITY</td>
<td>—</td>
</tr>
<tr>
<td>LIGHTING</td>
<td>LED</td>
</tr>
</tbody>
</table>

MECHANICAL • PLUMBING

| MECHANICAL | — |
| PLUMBING   | Water; connections to pumps² |

FURNISHINGS • FIXTURES • EQUIPMENT

| Plunge pool with cover | — |
| Underwater treadmill unit | — |
| Antigravity treadmill   | — |

NOTES

1. Provide electrical receptacles/service as required to support the equipment.
2. Provide appropriate connections to the hydrotherapy pumps as required to support pool and underwater treadmill.
3. Verify all technical requirements and equipment support spaces during design.
EXAM ROOM
Athletics > Sports Medicine

ROOM FUNCTION
Exam room adjacent to the Head Trainer office

SPATIAL CHARACTERISTICS
- ROOM SIZE: 100 asf
- OCCUPANTS: 2
- WALL FINISH: Painted GWC
- FLOOR FINISH: Resilient
- CEILING FINISH: Suspended acoustical tile
- DOOR SIZE: 36 in wide
- EXTERIOR ACCESS: –
- NATURAL LIGHT: Required

ELECTRICAL • IT • AUDIOVISUAL
- POWER: Standard 120-volt
- DATA: Ethernet + wireless
- TELEPHONE: VOIP
- AUDIOVISUAL: –
- SECURITY: Standard door lock
- LIGHTING: LED

MECHANICAL • PLUMBING
- MECHANICAL: –
- PLUMBING: Water at sink

FURNISHINGS • FIXTURES • EQUIPMENT
- Millwork with a solid surface engineered quartz countertop, a sink, upper cabinets, and storage below.
- Exam table.
- Stool.
- Hand sanitizer station.
- Telephone.

NOTES
1. Provide electrical receptacles and ethernet ports along perimeter walls and at counter as required to support exam equipment.
2. Room requires visual access from circulation via a window or side lite.
3. Provide non-glare, direct/indirect lighting; utilize task lighting as required.

BATHROOM
Athletics > Sports Medicine

ROOM FUNCTION
Bathroom for use in the Sports Medicine area

SPATIAL CHARACTERISTICS
- ROOM SIZE: 100 asf
- OCCUPANTS: 1
- WALL FINISH: Ceramic tile
- FLOOR FINISH: Ceramic tile
- CEILING FINISH: Painted GWC
- DOOR SIZE: 36 in wide
- EXTERIOR ACCESS: –
- NATURAL LIGHT: –

ELECTRICAL • IT • AUDIOVISUAL
- POWER: Standard 120-volt; GFCI
- DATA: Wireless
- TELEPHONE: –
- AUDIOVISUAL: –
- SECURITY: Standard door lock
- LIGHTING: LED

MECHANICAL • PLUMBING
- MECHANICAL: Exhaust fans
- PLUMBING: Water at sink, shower, and toilet

FURNISHINGS • FIXTURES • EQUIPMENT
- Millwork with a solid surface engineered quartz countertop, a sink, and a mirror above.
- Soap dispenser.
- Paper towel dispenser.
- Toilet.
- Toilet paper dispenser.

Shower Stall
- Curtain rod.
- Roll-in accessible shower with grab bars, separate hand wand (in addition to the main shower head), and a fold-down bench.
- Towel hook.
- Shower curtain.

NOTES
1. Provide electrical receptacles for convenience along the perimeter walls and along the counter at the vanity (all outlets near sinks should be GFCI-rated)
2. Provide floor drain at shower stall and within the main floor area as necessary
HEAD TRAINER
Athletics > Sports Medicine

ROOM FUNCTION
Private office for the head trainer

SPATIAL CHARACTERISTICS

<table>
<thead>
<tr>
<th>CHARACTERISTIC</th>
<th>DIMENSION</th>
</tr>
</thead>
<tbody>
<tr>
<td>ROOM SIZE</td>
<td>100 asf</td>
</tr>
<tr>
<td>OCCUPANTS</td>
<td>1</td>
</tr>
<tr>
<td>WALL FINISH</td>
<td>Painted GWB</td>
</tr>
<tr>
<td>FLOOR FINISH</td>
<td>Carpet tiles</td>
</tr>
<tr>
<td>CEILING FINISH</td>
<td>Suspended acoustical tile</td>
</tr>
<tr>
<td>DOOR SIZE</td>
<td>36 in wide</td>
</tr>
<tr>
<td>EXTERIOR ACCESS</td>
<td>-</td>
</tr>
<tr>
<td>NATURAL LIGHT</td>
<td>Required</td>
</tr>
</tbody>
</table>

ELECTRICAL • IT • AUDIOVISUAL

<table>
<thead>
<tr>
<th>COMPONENT</th>
<th>TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>POWER</td>
<td>Standard 120-volt</td>
</tr>
<tr>
<td>DATA</td>
<td>Ethernet + wireless</td>
</tr>
<tr>
<td>TELEPHONE</td>
<td>VOIP¹</td>
</tr>
<tr>
<td>AUDIOVISUAL</td>
<td></td>
</tr>
<tr>
<td>SECURITY</td>
<td>Standard door lock²</td>
</tr>
<tr>
<td>LIGHTING</td>
<td>LED³</td>
</tr>
</tbody>
</table>

MECHANICAL • PLUMBING

<table>
<thead>
<tr>
<th>COMPONENT</th>
<th>TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>MECHANICAL</td>
<td>-</td>
</tr>
<tr>
<td>PLUMBING</td>
<td>-</td>
</tr>
</tbody>
</table>

FURNISHINGS • FIXTURES • EQUIPMENT

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>CFQI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Writable surface(s)</td>
<td>CFQI</td>
</tr>
<tr>
<td>Desk</td>
<td>CFQI</td>
</tr>
<tr>
<td>Chair</td>
<td>CFQI</td>
</tr>
<tr>
<td>Side chair(s)</td>
<td>CFQI</td>
</tr>
<tr>
<td>Lateral file cabinet</td>
<td>CFQI</td>
</tr>
<tr>
<td>Computer</td>
<td>CFQI</td>
</tr>
<tr>
<td>Desktop printer</td>
<td>CFQI</td>
</tr>
<tr>
<td>Telephone</td>
<td>CFQI</td>
</tr>
</tbody>
</table>

NOTES
1 Provide an electrical receptacle, ethernet port, and telephone outlet to support a computer, a telephone, and a desktop printer.
2 Room requires visual access from circulation via a window or side lite.
3 Provide non-glare, direct/indirect lighting; utilize task lighting as required.

SHARED OFFICES (2)
Athletics > Sports Medicine

ROOM FUNCTION
Shared offices for trainers

SPATIAL CHARACTERISTICS

<table>
<thead>
<tr>
<th>CHARACTERISTIC</th>
<th>DIMENSION</th>
</tr>
</thead>
<tbody>
<tr>
<td>ROOM SIZE</td>
<td>100 asf</td>
</tr>
<tr>
<td>OCCUPANTS</td>
<td>2</td>
</tr>
<tr>
<td>WALL FINISH</td>
<td>Painted GWB</td>
</tr>
<tr>
<td>FLOOR FINISH</td>
<td>Carpet tiles</td>
</tr>
<tr>
<td>CEILING FINISH</td>
<td>Suspended acoustical tile</td>
</tr>
<tr>
<td>DOOR SIZE</td>
<td>36 in wide</td>
</tr>
<tr>
<td>EXTERIOR ACCESS</td>
<td>-</td>
</tr>
<tr>
<td>NATURAL LIGHT</td>
<td>Required</td>
</tr>
</tbody>
</table>

ELECTRICAL • IT • AUDIOVISUAL

<table>
<thead>
<tr>
<th>COMPONENT</th>
<th>TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>POWER</td>
<td>Standard 120-volt</td>
</tr>
<tr>
<td>DATA</td>
<td>Ethernet + wireless</td>
</tr>
<tr>
<td>TELEPHONE</td>
<td>VOIP³</td>
</tr>
<tr>
<td>AUDIOVISUAL</td>
<td>-</td>
</tr>
<tr>
<td>SECURITY</td>
<td>Standard door lock²</td>
</tr>
<tr>
<td>LIGHTING</td>
<td>LED³</td>
</tr>
</tbody>
</table>

MECHANICAL • PLUMBING

<table>
<thead>
<tr>
<th>COMPONENT</th>
<th>TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>MECHANICAL</td>
<td>-</td>
</tr>
<tr>
<td>PLUMBING</td>
<td>-</td>
</tr>
</tbody>
</table>

FURNISHINGS • FIXTURES • EQUIPMENT

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>CFQI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Writable surface(s)</td>
<td>CFQI</td>
</tr>
<tr>
<td>Desks (2)</td>
<td>CFQI</td>
</tr>
<tr>
<td>Chairs (2)</td>
<td>CFQI</td>
</tr>
<tr>
<td>Computers (2)</td>
<td>CFQI</td>
</tr>
<tr>
<td>Telephones (2)</td>
<td>CFQI</td>
</tr>
</tbody>
</table>

NOTES
1 Provide electrical receptacles, ethernet ports, and telephone outlets to support computers and telephones.
2 Room requires visual access from circulation via a window or side lite.
3 Provide non-glare, direct/indirect lighting; utilize task lighting as required.
Lockers

Showers + vanity

Nutrition alcove

Hideaway flat panel display in locker room
LOCKERS/CHANGING (2)
Athletics > Locker Rooms > Men's & Women's Track

ROOM FUNCTION
Locker/changing area for men's and women's track

SPATIAL CHARACTERISTICS
- ROOM SIZE: 600 asf
- OCCUPANTS: 40
- WALL FINISH: Painted CWB
- FLOOR FINISH: Carpet tiles
- CEILING FINISH: Painted CWB
- DOOR SIZE: 36 in wide
- EXTERIOR ACCESS: —
- NATURAL LIGHT: —

ELECTRICAL · IT · AUDIOVISUAL
- POWER: Standard 120-volt
- DATA: Ethernet + wireless
- TELEPHONE: —
- AUDIOVISUAL: Flat panel display
- SECURITY: Standard door lock
- LIGHTING: LED

MECHANICAL · PLUMBING
- MECHANICAL: —
- PLUMBING: —

FURNISHINGS · FIXTURES · EQUIPMENT
Individual Lockers (40)
Millwork with lockable upper cabinets, hooks, and chest storage below (with an integrated cushion)...

General Room
Custom cabinet with motorized hideaway flat panel display with a solid surface engineered quartz countertop...........................................cfa
Writable surface(s)..........................................................cfa

NOTES
1. Provide an electrical receptacles and ethernet ports as required to support the hideaway flat panel display and provide at least one duplex receptacle at counter height

NUTRITION ALCOVE (2)
Athletics > Locker Rooms > Men's Track & Women's Track

ROOM FUNCTION
Alcove with a sink, an undercounter refrigerator, and upper cabinets to store pre/post-workout nutrition

SPATIAL CHARACTERISTICS
- ROOM SIZE: 50 asf
- OCCUPANTS: —
- WALL FINISH: Ceramic tile
- FLOOR FINISH: Resilient/ceramic tile
- CEILING FINISH: Painted GWB
- DOOR SIZE: —
- EXTERIOR ACCESS: —
- NATURAL LIGHT: —

ELECTRICAL · IT · AUDIOVISUAL
- POWER: Standard 120-volt
- DATA: Wireless
- TELEPHONE: —
- AUDIOVISUAL: —
- SECURITY: —
- LIGHTING: LED + under-cabinet lighting

MECHANICAL · PLUMBING
- MECHANICAL: —
- PLUMBING: Water at sink

FURNISHINGS · FIXTURES · EQUIPMENT
Millwork with a solid surface engineered quartz countertop, a sink, and lockable upper cabinets......cfa
Undercounter refrigerator................................................. cfa

NOTES
1. Provide an electrical receptacle to support the undercounter refrigerator and GFCI-rated receptacles adjacent to the sink
WET AREA (2)
Athletics > Locker Rooms > Men's & Women's Track

ROOM FUNCTION
Restroom and shower facilities for men's and women's track adjacent to the lockers

SPATIAL CHARACTERISTICS

<table>
<thead>
<tr>
<th>Room Size</th>
<th>200 asf</th>
</tr>
</thead>
<tbody>
<tr>
<td>Occupants</td>
<td>4</td>
</tr>
<tr>
<td>Wall Finish</td>
<td>Ceramic tile</td>
</tr>
<tr>
<td>Floor Finish</td>
<td>Ceramic tile</td>
</tr>
<tr>
<td>Ceiling Finish</td>
<td>Painted GWB</td>
</tr>
<tr>
<td>Door Size</td>
<td>Open to lockers/changing</td>
</tr>
<tr>
<td>Extender Access</td>
<td>–</td>
</tr>
<tr>
<td>Natural Light</td>
<td>–</td>
</tr>
</tbody>
</table>

ELECTRICAL • IT • AUDIOVISUAL

<table>
<thead>
<tr>
<th>Power</th>
<th>Standard 120-volt; GFCI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Data</td>
<td>Wireless</td>
</tr>
<tr>
<td>Telephone</td>
<td>–</td>
</tr>
<tr>
<td>Audiovisual</td>
<td>–</td>
</tr>
<tr>
<td>Security</td>
<td>–</td>
</tr>
<tr>
<td>Lighting</td>
<td>LED</td>
</tr>
</tbody>
</table>

MECHANICAL • PLUMBING

<table>
<thead>
<tr>
<th>Mechanical</th>
<th>Exhaust fan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plumbing</td>
<td>Water at sinks, showers, and toilets</td>
</tr>
</tbody>
</table>

FURNISHINGS • FIXTURES • EQUIPMENT

Vanity
Millwork with a solid surface engineered quartz
countertop, 2 sinks, and a mirror above.............................. cra
Soap dispensers (one per sink).......................................... cra
Paper towel dispensers (as required).................................. cra

Toilet Stalls (2)
Toilet................................................................. cra
Lockable toilet partitions.............................................. cra
Toilet paper dispenser.................................................. cra
Accessible stall with grab bars................................. cra

Shower Stalls (2)
Curtain rod ............................................................ cra
Accessible stall with grab bars, separate hand
wand (in addition to the main shower head),
and a fold-down bench................................................. cra
Towel hooks (as required)............................................. cra
Shower curtains.......................................................... cra

NOTES

1. Provide electrical receptacles for convenience along the perimeter walls and along the counter at the vanity (all outlets near sinks should be GFCI-rated).
2. Provide floor drains at each shower stall and within the main floor area as necessary.
### Storage (2)
**Athletics > Locker Rooms > Men’s & Women’s Track**

#### Room Function
Storage space for men’s and women’s track adjacent to the locker rooms

#### Spatial Characteristics

<table>
<thead>
<tr>
<th>Room Size</th>
<th>80 asf</th>
</tr>
</thead>
<tbody>
<tr>
<td>Occupants</td>
<td>—</td>
</tr>
<tr>
<td>Wall Finish</td>
<td>Painted GWB</td>
</tr>
<tr>
<td>Floor Finish</td>
<td>Resilient</td>
</tr>
<tr>
<td>Ceiling Finish</td>
<td>Painted GWB</td>
</tr>
<tr>
<td>Door Size</td>
<td>36 in wide</td>
</tr>
<tr>
<td>Exterior Access</td>
<td>—</td>
</tr>
<tr>
<td>Natural Light</td>
<td>—</td>
</tr>
</tbody>
</table>

#### Electrical • IT • Audiovisual

<table>
<thead>
<tr>
<th>Power</th>
<th>Standard 120-volt convenience outlets</th>
</tr>
</thead>
<tbody>
<tr>
<td>Data</td>
<td>Wireless</td>
</tr>
<tr>
<td>Telephone</td>
<td>—</td>
</tr>
<tr>
<td>Audiovisual</td>
<td>—</td>
</tr>
<tr>
<td>Security</td>
<td>Standard door lock</td>
</tr>
<tr>
<td>Lighting</td>
<td>LED</td>
</tr>
</tbody>
</table>

#### Mechanical • Plumbing

| Mechanical | —                                     |
| Plumber    | —                                     |

#### Furnishings • Fixtures • Equipment

- Shelving (as required) ......................... OF01
- Lockable storage cabinets (as required) .... OF01
- Lockable storage chests ..................... OF01

### Lockers/Changing

**Athletics > Locker Rooms > Football**

#### Room Function
Lockyer/changing area for the football team

#### Spatial Characteristics

<table>
<thead>
<tr>
<th>Room Size</th>
<th>2,200 asf</th>
</tr>
</thead>
<tbody>
<tr>
<td>Occupants</td>
<td>110</td>
</tr>
<tr>
<td>Wall Finish</td>
<td>Painted GWB</td>
</tr>
<tr>
<td>Floor Finish</td>
<td>Carpet tiles</td>
</tr>
<tr>
<td>Ceiling Finish</td>
<td>Painted GWB</td>
</tr>
<tr>
<td>Door Size</td>
<td>36 in wide</td>
</tr>
<tr>
<td>Exterior Access</td>
<td>—</td>
</tr>
<tr>
<td>Natural Light</td>
<td>—</td>
</tr>
</tbody>
</table>

#### Electrical • IT • Audiovisual

<table>
<thead>
<tr>
<th>Power</th>
<th>Standard 120-volt1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Data</td>
<td>Ethernet + wireless1</td>
</tr>
<tr>
<td>Telephone</td>
<td>—</td>
</tr>
<tr>
<td>Audiovisual</td>
<td>Flat panel display</td>
</tr>
<tr>
<td>Security</td>
<td>Standard door lock</td>
</tr>
<tr>
<td>Lighting</td>
<td>LED</td>
</tr>
</tbody>
</table>

#### Mechanical • Plumbing

| Mechanical | —                                     |
| Plumber    | —                                     |

#### Furnishings • Fixtures • Equipment

- Individual Locker (110)
  - Millwork with lockable upper cabinets, hooks, and chest storage below (with an integrated cushion) .......... OF01

- General Room
  - Custom cabinet with motorized hideaway flat panel display with a solid surface engineered quartz countertop ......................... OF01
  - Writable surface(s) ................................................................ OF01

#### Notes

1. Provide an electrical receptacles and ethernet ports as required to support the hideaway flat panel display and provide at least one duplex receptacle at counter height.
NUTRITION ALCOVES (2)
Athletics > Locker Rooms > Football

ROOM FUNCTION
Alcove with a sink, an undercounter refrigerator, and upper cabinets to store pre/post-workout nutrition

SPATIAL CHARACTERISTICS

| ROOM SIZE | 50 asf |
| OCCUPANTS | - |
| WALL FINISH | Ceramic tile |
| FLOOR FINISH | Resilient/ceramic tile |
| CEILING FINISH | Painted GWB |
| DOOR SIZE | - |
| EXTERIOR ACCESS | - |
| NATURAL LIGHT | - |

ELECTRICAL • IT • AUDIOVISUAL

| POWER | Standard 120-volt1 |
| DATA | Wireless |
| TELEPHONE | - |
| AUDIOVISUAL | - |
| SECURITY | - |
| LIGHTING | LED + under-cabinet lighting |

MECHANICAL • PLUMBING

| MECHANICAL | - |
| PLUMBING | Water at sink |

FURNISHINGS • FIXTURES • EQUIPMENT

Millwork with a solid surface engineered quartz countertop, a sink, and lockable upper cabinets........20f
Undercounter refrigerator................................................................. 0f01

NOTES
1 Provide an electrical receptacle to support the under-counter refrigerator and GFCI-rated receptacles adjacent to the sink

STORAGE
Athletics > Locker Rooms > Football

ROOM FUNCTION
Storage space for the football team adjacent to the locker rooms

SPATIAL CHARACTERISTICS

| ROOM SIZE | 150 asf |
| OCCUPANTS | - |
| WALL FINISH | Painted GWB |
| FLOOR FINISH | Resilient |
| CEILING FINISH | Painted GWB |
| DOOR SIZE | 36 in wide |
| EXTERIOR ACCESS | - |
| NATURAL LIGHT | - |

ELECTRICAL • IT • AUDIOVISUAL

| POWER | Standard 120-volt convenience outlets |
| DATA | Wireless |
| TELEPHONE | - |
| AUDIOVISUAL | - |
| SECURITY | Standard door lock |
| LIGHTING | LED |

MECHANICAL • PLUMBING

| MECHANICAL | - |
| PLUMBING | - |

FURNISHINGS • FIXTURES • EQUIPMENT

Shelving (as required)................................................................. 0f01
Lockable storage cabinets (as required)................................. 0f01
Lockable storage chests............................................................. 0f01
WET AREA
Athletics > Locker Rooms > Football

ROOM FUNCTION
Restroom and shower facilities adjacent to the locker area

SPATIAL CHARACTERISTICS
| ROOM SIZE | 1,000 asf |
| OCCUPANTS | 20 |
| WALL FINISH | Ceramic tile |
| FLOOR FINISH | Ceramic tile |
| CEILING FINISH | Painted CWB |
| DOOR SIZE | Open to lockers/changing |
| EXTERIOR ACCESS | - |
| NATURAL LIGHT | - |

ELECTRICAL • IT • AUDIOVISUAL
| POWER | Standard 120-volt, GFCI |
| DATA | Wireless |
| TELEPHONE | - |
| AUDIOVISUAL | - |
| SECURITY | - |
| LIGHTING | LED |

MECHANICAL • PLUMBING
| MECHANICAL | Exhaust fan |
| PLUMBING | Water at sinks, showers, and toilets |

FURNISHINGS • FIXTURES • EQUIPMENT
Vanity
Millwork with a solid surface engineered quartz
countertop, 6 sinks, and a mirror above
Soap dispensers (one per sink)
Paper towel dispensers (as required)
Urinals (3)

Toilet Stalls (5)
Toilet
Lockable toilet partitions
Toilet paper dispenser
Accessible stall with grab bars

Shower Stalls (20)
Curtain rod
Accessible stall with grab bars, separate hand
wand (in addition to the main shower head),
and a fold-down bench
Towel hooks (as required)
Shower curtains

NOTES
1. Provide electrical receptacles for convenience along the perimeter walls and along the counter at the vanity (all outlets near sinks should be GFCI-rated)
2. Provide floor drains at each shower stall and within the main floor area as necessary
MEETING/LOUNGE AREA
Athletics > Locker Rooms > Football

ROOM FUNCTION
Meeting/lounge space near football locker room

SPATIAL CHARACTERISTICS

<table>
<thead>
<tr>
<th>ROOM SIZE</th>
<th>200 asf</th>
</tr>
</thead>
<tbody>
<tr>
<td>OCCUPANTS</td>
<td>–</td>
</tr>
<tr>
<td>WALL FINISH</td>
<td>Painted GWB</td>
</tr>
<tr>
<td>FLOOR FINISH</td>
<td>Carpet tiles</td>
</tr>
<tr>
<td>CEILING FINISH</td>
<td>Painted GWB</td>
</tr>
<tr>
<td>DOOR SIZE</td>
<td>–</td>
</tr>
<tr>
<td>EXTERIOR ACCESS</td>
<td>–</td>
</tr>
<tr>
<td>NATURAL LIGHT</td>
<td>–</td>
</tr>
</tbody>
</table>

ELECTRICAL • IT • AUDIOVISUAL

<table>
<thead>
<tr>
<th>POWER</th>
<th>Standard 120-volt¹</th>
</tr>
</thead>
<tbody>
<tr>
<td>DATA</td>
<td>Ethernet + wireless¹</td>
</tr>
<tr>
<td>TELEPHONE</td>
<td>–</td>
</tr>
<tr>
<td>AUDIOVISUAL</td>
<td>Flat panel display¹</td>
</tr>
<tr>
<td>SECURITY</td>
<td>–</td>
</tr>
<tr>
<td>LIGHTING</td>
<td>LED</td>
</tr>
</tbody>
</table>

MECHANICAL • PLUMBING

<table>
<thead>
<tr>
<th>MECHANICAL</th>
<th>–</th>
</tr>
</thead>
<tbody>
<tr>
<td>PLUMBING</td>
<td>–</td>
</tr>
</tbody>
</table>

FURNISHINGS • FIXTURES • EQUIPMENT

Flat panel display ............................................. OF01
Soft seating (as required) .................................... OF01

NOTES

¹ Provide electrical receptacles and ethernet ports along perimeter walls and to support a wall-mounted flat panel display

FOOTBALL
Athletics > Support Equipment

ROOM FUNCTION
Equipment room with a modular, portable storage system for team equipment (shoes, uniforms, warm-ups)

SPATIAL CHARACTERISTICS

<table>
<thead>
<tr>
<th>ROOM SIZE</th>
<th>1,000 asf</th>
</tr>
</thead>
<tbody>
<tr>
<td>OCCUPANTS</td>
<td>–</td>
</tr>
<tr>
<td>WALL FINISH</td>
<td>Painted GWB</td>
</tr>
<tr>
<td>FLOOR FINISH</td>
<td>Resilient</td>
</tr>
<tr>
<td>CEILING FINISH</td>
<td>Suspended acoustical tile</td>
</tr>
<tr>
<td>DOOR SIZE</td>
<td>36 in wide</td>
</tr>
<tr>
<td>EXTERIOR ACCESS</td>
<td>–</td>
</tr>
<tr>
<td>NATURAL LIGHT</td>
<td>–</td>
</tr>
</tbody>
</table>

ELECTRICAL • IT • AUDIOVISUAL

<table>
<thead>
<tr>
<th>POWER</th>
<th>Standard 120-volt</th>
</tr>
</thead>
<tbody>
<tr>
<td>DATA</td>
<td>Ethernet + wireless</td>
</tr>
<tr>
<td>TELEPHONE</td>
<td>–</td>
</tr>
<tr>
<td>AUDIOVISUAL</td>
<td>–</td>
</tr>
<tr>
<td>SECURITY</td>
<td>Standard door lock</td>
</tr>
<tr>
<td>LIGHTING</td>
<td>LED</td>
</tr>
</tbody>
</table>

MECHANICAL • PLUMBING

<table>
<thead>
<tr>
<th>MECHANICAL</th>
<th>–</th>
</tr>
</thead>
<tbody>
<tr>
<td>PLUMBING</td>
<td>–</td>
</tr>
</tbody>
</table>

FURNISHINGS • FIXTURES • EQUIPMENT

Modular travel-ready storage system for team equipment (shoes, uniforms, warm-ups, etc.) ....................... OF01
FOOTBALL LAUNDRY
Athletics > Support Equipment

ROOM FUNCTION
Industrial washers/dryers to support the football program

SPATIAL CHARACTERISTICS
- ROOM SIZE: 200 asf
- OCCUPANTS: –
- WALL FINISH: Painted GWB
- FLOOR FINISH: Resilient
- CEILING FINISH: Suspended acoustical tile
- DOOR SIZE: 36 in wide
- EXTERIOR ACCESS: –
- NATURAL LIGHT: Required

ELECTRICAL • IT • AUDIOVISUAL
- POWER: Standard 120-volt; other
- DATA: Ethernet + wireless
- TELEPHONE: –
- AUDIOVISUAL: –
- SECURITY: Standard door lock
- LIGHTING: LED

MECHANICAL • PLUMBING
- MECHANICAL: Dryer vent
- PLUMBING: Water

FURNISHINGS • FIXTURES • EQUIPMENT
- Industrial washers (2) ...................................................... OFQI
- Industrial dryers (2) ....................................................... OFQI

NOTES
1. Provide appropriate electrical receptacles and voltage to serve the washer and dryer; provide convenience electrical receptacles along the perimeter walls

TRACK
Athletics > Support Equipment

ROOM FUNCTION
Team equipment (shoes, uniforms, warm-ups, meet gear) storage and laundry area

SPATIAL CHARACTERISTICS
- ROOM SIZE: 200 asf
- OCCUPANTS: –
- WALL FINISH: Painted GWB
- FLOOR FINISH: Resilient
- CEILING FINISH: Suspended acoustical tile
- DOOR SIZE: 36 in wide
- EXTERIOR ACCESS: –
- NATURAL LIGHT: –

ELECTRICAL • IT • AUDIOVISUAL
- POWER: Standard 120-volt; other
- DATA: Ethernet + wireless
- TELEPHONE: –
- AUDIOVISUAL: –
- SECURITY: Standard door lock
- LIGHTING: LED

MECHANICAL • PLUMBING
- MECHANICAL: Dryer vent
- PLUMBING: Water

FURNISHINGS • FIXTURES • EQUIPMENT
- Lockable storage cabinets (as required) ....................... OFQI
- Storage cubbies (as required) ................................. OFQI
- Residential washer .................................................. OFQI
- Residential dryer .................................................... OFQI

NOTES
1. Provide appropriate electrical receptacles and voltage to serve the washer and dryer; provide convenience electrical receptacles along the perimeter walls
LEVEL 01

<table>
<thead>
<tr>
<th>SPACE NAME</th>
<th>Nr + SIZE</th>
<th>SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Athletics</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Locker Rooms</td>
<td>1 @ 1,000 asf</td>
<td>1,000</td>
</tr>
<tr>
<td>Visitor Lockers</td>
<td>2 @ 340 asf</td>
<td>680</td>
</tr>
<tr>
<td>Wet Area</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Level 01 ASF</td>
<td></td>
<td>1,680</td>
</tr>
<tr>
<td>Total Level 01 SF</td>
<td>@ 85% efficiency</td>
<td>1,976</td>
</tr>
</tbody>
</table>

The field level of the Mafrige Field House will be converted to occupiable space and provide locker and changing facilities for day-to-day use by coaches, the visiting team on game days, and local high schools when using Bowers Stadium. This space will include small lockers for coaching staff, a changing area with benches and hooks, showers, and toilets.
LOCKERS/CHANGING
Athletics > Locker Rooms > Visitors

ROOM FUNCTION
Locker/changing area for day-to-day use by coaches and the visiting team on game days

SPATIAL CHARACTERISTICS

<table>
<thead>
<tr>
<th>CHARACTERISTIC</th>
<th>DATA</th>
</tr>
</thead>
<tbody>
<tr>
<td>ROOM SIZE</td>
<td>1,000 asf</td>
</tr>
<tr>
<td>OCCUPANTS</td>
<td>100 (varies)</td>
</tr>
<tr>
<td>WALL FINISH</td>
<td>Painted GWB</td>
</tr>
<tr>
<td>FLOOR FINISH</td>
<td>Carpet tiles</td>
</tr>
<tr>
<td>CEILING FINISH</td>
<td>Painted GWB</td>
</tr>
<tr>
<td>DOOR SIZE</td>
<td>36 in wide</td>
</tr>
<tr>
<td>EXTERIOR ACCESS</td>
<td></td>
</tr>
<tr>
<td>NATURAL LIGHT</td>
<td></td>
</tr>
</tbody>
</table>

ELECTRICAL • IT • AUDIOVISUAL

<table>
<thead>
<tr>
<th>COMPONENT</th>
<th>DATA</th>
</tr>
</thead>
<tbody>
<tr>
<td>POWER</td>
<td>Standard 120-volt</td>
</tr>
<tr>
<td>DATA</td>
<td>Ethernet + wireless</td>
</tr>
<tr>
<td>TELEPHONE</td>
<td></td>
</tr>
<tr>
<td>AUDIOVISUAL</td>
<td></td>
</tr>
<tr>
<td>SECURITY</td>
<td>Standard door lock</td>
</tr>
<tr>
<td>LIGHTING</td>
<td>LED</td>
</tr>
</tbody>
</table>

MECHANICAL • PLUMBING

<table>
<thead>
<tr>
<th>COMPOUND</th>
<th>DATA</th>
</tr>
</thead>
<tbody>
<tr>
<td>MECHANICAL</td>
<td></td>
</tr>
<tr>
<td>PLUMBING</td>
<td></td>
</tr>
</tbody>
</table>

FURNISHINGS • FIXTURES • EQUIPMENT

Half-height lockers (millwork; as required) .................. cfa
Hooks .......................................................................... cfa
Bench ........................................................................... 0f01
WET AREAS (2)

Athletics > Locker Rooms > Visitors

ROOM FUNCTION
Restroom and shower facilities for the visiting team adjacent to the lockers

SPATIAL CHARACTERISTICS

<table>
<thead>
<tr>
<th>ROOM SIZE</th>
<th>340 asf</th>
</tr>
</thead>
<tbody>
<tr>
<td>OCCUPANTS</td>
<td>16+</td>
</tr>
<tr>
<td>WALL FINISH</td>
<td>Ceramic tile</td>
</tr>
<tr>
<td>FLOOR FINISH</td>
<td>Ceramic tile</td>
</tr>
<tr>
<td>CEILING FINISH</td>
<td>Painted GWB</td>
</tr>
<tr>
<td>DOOR SIZE</td>
<td>Open to lockers/changing</td>
</tr>
<tr>
<td>EXTERIOR ACCESS</td>
<td>–</td>
</tr>
<tr>
<td>NATURAL LIGHT</td>
<td>–</td>
</tr>
</tbody>
</table>

ELECTRICAL • IT • AUDIOVISUAL

<table>
<thead>
<tr>
<th>POWER</th>
<th>Standard 120-volt, GFCI</th>
</tr>
</thead>
<tbody>
<tr>
<td>DATA</td>
<td>Wireless</td>
</tr>
<tr>
<td>TELEPHONE</td>
<td>–</td>
</tr>
<tr>
<td>AUDIOVISUAL</td>
<td>–</td>
</tr>
<tr>
<td>SECURITY</td>
<td>–</td>
</tr>
<tr>
<td>LIGHTING</td>
<td>LED</td>
</tr>
</tbody>
</table>

MECHANICAL • PLUMBING

<table>
<thead>
<tr>
<th>MECHANICAL</th>
<th>Exhaust fan</th>
</tr>
</thead>
<tbody>
<tr>
<td>PLUMBING</td>
<td>Water at sinks, showers, and toilets</td>
</tr>
</tbody>
</table>

FURNISHINGS • FIXTURES • EQUIPMENT

Wall-mounted sinks with mirror above (2) .................................. cfo

Toilet Stalls (4)

Toilet ................................................................. cfo
Lockable toilet partitions ........................................ cfo
Toilet paper dispenser ............................................. cfo
Accessible stall with grab bars .................................. cfo

Shower Stalls (12)

Curtain rod ............................................................. cfo
Accessible stall with grab bars, separate hand
wand (in addition to the main shower head),
and a fold-down bench ............................................. cfo
Towel hooks (as required) ......................................... cfo
Shower curtains ....................................................... cfo

NOTES

1. Provide electrical receptacles for convenience along the perimeter walls and along the counter at the vanity (all outlets near sinks should be GFCI-rated)
2. Provide floor drains at each shower stall and within the main floor area as necessary
BUILDING SUPPORT
Additional building features included in the project, but not within the building footprint, include:
- Roof deck for filming and stair extension
- Pre-fabricated metal building to store large athletic equipment at the field level
THE TEXAS STATE UNIVERSITY system capital improvement program process requires that project cost estimates be prepared at various stages throughout project development. During programming, the scope and budget are balanced to ensure the project can be bid and awarded within the budget. Additional estimates are then prepared at planned intervals throughout the design process. The full programming estimate is provided in the appendix.
APPENDIX A

PROGRAMMING SPACE LIST
### BUILDING ENTRY + COMMONS

<table>
<thead>
<tr>
<th>No. &amp; Size of Space(s)</th>
<th>SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lobby</td>
<td>1 @ 500 asf</td>
</tr>
</tbody>
</table>

**Building Entry + Commons Total ASF**

<table>
<thead>
<tr>
<th>No. &amp; Size of Space(s)</th>
<th>SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>500</td>
</tr>
</tbody>
</table>

### OFFICE

**Senior Athletic Administration**

<table>
<thead>
<tr>
<th>No. &amp; Size of Space(s)</th>
<th>SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Athletic Director</td>
<td>1 @ 200 asf</td>
</tr>
<tr>
<td>Senior Associate Director</td>
<td>2 @ 120 asf</td>
</tr>
<tr>
<td>Administrative Assistants</td>
<td>4 @ 36 asf</td>
</tr>
<tr>
<td>Office</td>
<td>2 @ 100 asf</td>
</tr>
<tr>
<td>Beverage Alcove</td>
<td>1 @ 20 asf</td>
</tr>
<tr>
<td>Work Room + Storage</td>
<td>1 @ 100 asf</td>
</tr>
</tbody>
</table>

**Athletics (football + track)**

<table>
<thead>
<tr>
<th>No. &amp; Size of Space(s)</th>
<th>SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Head Coach</td>
<td>2 @ 180 asf</td>
</tr>
<tr>
<td>Office</td>
<td>3 @ 160 asf</td>
</tr>
<tr>
<td>Office</td>
<td>14 @ 100 asf</td>
</tr>
<tr>
<td>Workstation</td>
<td>15 @ 75 asf</td>
</tr>
<tr>
<td>Meeting Room</td>
<td>4 @ 240 asf</td>
</tr>
<tr>
<td>Video Room</td>
<td>1 @ 100 asf</td>
</tr>
<tr>
<td>Beverage Alcove</td>
<td>1 @ 20 asf</td>
</tr>
<tr>
<td>Work Room + Storage</td>
<td>1 @ 100 asf</td>
</tr>
</tbody>
</table>

**Internal Circulation**

| |
|------------------|---|
| at 30%           | 1,410 |

**Office Total ASF**

| |
|------------------|---|
| 52               | 6,109 |

### ATHLETICS

**Team Meeting Room**

<table>
<thead>
<tr>
<th>No. &amp; Size of Space(s)</th>
<th>SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>with lounge space + serving area</td>
<td>1 @ 1,800 asf</td>
</tr>
<tr>
<td>preferred location overlooking field</td>
<td>1 @ 100 asf</td>
</tr>
<tr>
<td>(for training/meetings)</td>
<td>1 @ 120 asf</td>
</tr>
<tr>
<td>Large Multipurpose</td>
<td>1 @ 400 asf</td>
</tr>
<tr>
<td>Storage</td>
<td>16 @ 34 asf</td>
</tr>
<tr>
<td>Catering Support</td>
<td>12 @ 18 asf</td>
</tr>
<tr>
<td>Learning Enhancement Center</td>
<td>1 @ 40 asf</td>
</tr>
<tr>
<td>Sports Medicine</td>
<td>1 @ 200 asf</td>
</tr>
<tr>
<td>Therapy Stations</td>
<td>1 @ 200 asf</td>
</tr>
<tr>
<td>Treatment Station</td>
<td>1 @ 200 asf</td>
</tr>
<tr>
<td>Taping Station</td>
<td>1 @ 200 asf</td>
</tr>
<tr>
<td>Hydrocollator</td>
<td>1 @ 200 asf</td>
</tr>
<tr>
<td>Rehab</td>
<td>1 @ 200 asf</td>
</tr>
<tr>
<td>Specialized Equipment</td>
<td>1 @ 200 asf</td>
</tr>
<tr>
<td>Anti-gravity Treadmill</td>
<td>1 @ 200 asf</td>
</tr>
<tr>
<td>Underwater Treadmill</td>
<td>1 @ 200 asf</td>
</tr>
</tbody>
</table>
### ATHLETICS

<table>
<thead>
<tr>
<th>Facility</th>
<th>No. &amp; Size of Space(s)</th>
<th>SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hydrotherapy</td>
<td>Cold plunge pool</td>
<td>1 @ 200 asf</td>
</tr>
<tr>
<td>Support</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Head Trainer</td>
<td>1 @ 100 asf</td>
<td>100</td>
</tr>
<tr>
<td>Exam Room</td>
<td>Adjacent to head trainer office</td>
<td>1 @ 100 asf</td>
</tr>
<tr>
<td>Shared Office</td>
<td>2 trainers per office</td>
<td>2 @ 100 asf</td>
</tr>
<tr>
<td>Bathroom</td>
<td>toilet, sink, shower, and changing area</td>
<td>1 @ 100 asf</td>
</tr>
<tr>
<td>Internal Circulation</td>
<td>at 25%</td>
<td>420</td>
</tr>
<tr>
<td>Equipment Room</td>
<td>modular system for travel</td>
<td>1 @ 1000 asf</td>
</tr>
<tr>
<td>Equipment Room</td>
<td>3 industrial washer/dryer</td>
<td>1 @ 200 asf</td>
</tr>
<tr>
<td>Football</td>
<td>equipment room (lockers, uniforms, warm-ups, meet gear) + residential washer/dryer</td>
<td>1 @ 200 asf</td>
</tr>
<tr>
<td>Track</td>
<td>locker/changing: official's lockers on game days</td>
<td>1 @ 200 asf</td>
</tr>
<tr>
<td>Men's Track</td>
<td>wet area (2 stalls, double sink, 2 showers, vanity)</td>
<td>1 @ 200 asf</td>
</tr>
<tr>
<td>Women's Track</td>
<td>nutrition above</td>
<td>1 @ 50 asf</td>
</tr>
<tr>
<td></td>
<td>storage</td>
<td>1 @ 80 asf</td>
</tr>
<tr>
<td>Football</td>
<td>locker/changing: official's lockers on game days</td>
<td>1 @ 200 asf</td>
</tr>
<tr>
<td></td>
<td>wet area (2 stalls, double sink, 2 showers, vanity)</td>
<td>1 @ 200 asf</td>
</tr>
<tr>
<td></td>
<td>nutrition above</td>
<td>1 @ 50 asf</td>
</tr>
<tr>
<td></td>
<td>storage</td>
<td>1 @ 80 asf</td>
</tr>
<tr>
<td>Visitors</td>
<td>locker/changing</td>
<td>110 @ 20 asf</td>
</tr>
<tr>
<td>Field Level Storage</td>
<td>wet area (minimum of 3 stalls, 5 toilets, 25 shower heads)</td>
<td>1 @ 1000 asf</td>
</tr>
<tr>
<td></td>
<td>nutrition above</td>
<td>1 @ 100 asf</td>
</tr>
<tr>
<td></td>
<td>storage</td>
<td>1 @ 150 asf</td>
</tr>
<tr>
<td></td>
<td>meeting/lounge area</td>
<td>1 @ 200 asf</td>
</tr>
<tr>
<td>Athletics Total ASF</td>
<td></td>
<td>347</td>
</tr>
</tbody>
</table>

### BUILDING SUPPORT

<table>
<thead>
<tr>
<th>Facility</th>
<th>No. &amp; Size of Space(s)</th>
<th>SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Custodial Supply</td>
<td>consumables</td>
<td>1 @ 80 asf</td>
</tr>
<tr>
<td>Building Support Total ASF</td>
<td></td>
<td>1</td>
</tr>
</tbody>
</table>

Total ASF | 20,219 |
APPENDIX B

PROGRAMMING COST ESTIMATE
APPENDIX C

FACILITY ANALYSIS REPORTS
February 14, 2019

Mr. Adrian del Río
Sam Houston State University
Facilities Planning and Construction
P.O. Box 2357
Huntsville, Texas 77341

Re: Structural Engineering – Future Use Analysis
Mafrige Field House
Sam Houston State University
Huntsville, Texas
Gessner Engineering Job Number: 18-0991

Dear Mr. del Río:

A visual inspection of the Mafrige Field House was performed by Tori Wittman, P.E., and Hannah Loring, P.E., with Gessner Engineering on January 14, 2019. This inspection was requested by you to ascertain structure information necessary to provide future use analysis for the observation deck on the third-floor level and establish if it is feasible to enclose this area. A full engineering analysis of the existing framing beyond the observation deck is not included in the scope for this project. Gessner Engineering neither extends nor implies any warranty as a result of this inspection. The results of this inspection are provided in the following paragraphs and are provided for the exclusive use of Mr. del Río and Sam Houston State University.

Structural documents sealed and dated July 17, 1984 were provided to Gessner Engineering to assist with this assessment. The building is comprised primarily of cast-in-place reinforced concrete. Floors are constructed with concrete girders supporting pan joist floors. Concrete girders are supported on 16" square concrete columns spaced from 15 feet to 30 feet along girders. The observation deck slab finished floor elevation (FFE) is located 1’ 6 5/8” below third floor FFE. Jointed flatwork panels are located on top of the slab across the full observation deck area. According to existing construction documents, the concrete used across the project has a compressive strength of 4,000 psi, except at the footings and piers at the foundation level, which have a compressive strength of 3,000 psi, and reinforcing steel grade ASTM A615, grade 60.

The observation deck is approximately 3,400 square feet and overlooks the track field. The pan joists in this area were determined to be approximately 16” deep and spaced at 30” on center. The slab thickness for the observation deck was determined to be 5” in thickness. The existing floor framing within the extents of the observation deck, as shown in Figure 1, was analyzed for the existing loads and corresponding additional loads from future use construction as specified below in accordance to structural requirements as outlined in the International Building Code (IBC) 2018.
Figure 1. Area of analysis, taken from sheet S6 of existing drawings.

It is understood that the future use for the observation deck will be a mixture of offices and enclosed observation, therefore the original design live load of 100psf according to construction documents for assembly usage is applicable across both future use options. For the purposes of analysis, it was assumed that all future build-out walls would be load bearing and located around the perimeter, as outlined in Figure 1 above. Additionally, it was assumed that the roof framing would be a pitched shed roof supported on the existing exterior wall and the future exterior wall on the track side of the observation deck. The future use build-out analysis assumed construction material and loads, as follows:

- Construction Materials/Type
  - Light gauge wall framing
  - Pitched shed roof, no mechanical support
  - Select structural steel elements
- Anticipated Loads
  - Roof Live: 20 psf
  - Roof Dead: 20 psf
  - Light Gauge Wall (Dead): 10 psf

Under the additional applied loads, all beams experienced less than ¼” total deflection, and are below 50% bending stress and 85% shear stress. All columns experienced less than 50% of the available nominal axial load capacity from the applied loads.

Based on these results and the existing conditions, it is feasible to enclose the observation deck. Gessner Engineering recommends all load-bearing structural elements be located directly over existing beams, as required. Should structural steel elements be required to accommodate large openings and/or lateral loads, steel columns shall be located over existing column locations. Should the expected materials for the future build-out vary significantly from those assumed in this analysis, or the expected roof construction change from a pitched shed roof to that of a flat roof that may or may not also support mechanical units, further analysis of the existing structure may be required. Contact Gessner Engineering to determine if sufficient available capacity is available or if structural remediation is required to increase capacity.

In general, the structure appeared to be in good condition and performing as expected. Major cracks in beams, slabs, and masonry in-fill framing were not encountered. Additionally, based on review of the structural drawings, it is believed that masonry walls are in-fill framing only and are not considered load bearing structural walls.
Gessner Engineering noted the following general building maintenance items and recommends their remediation to ensure the building continue to function properly:

1. Expansion joint and cold joint seals shall be repaired to mitigate further water infiltration through joints. Notable areas include sections of joints along edges of flatwork panels at observation deck, as seen in figure 2.

2. Grout bed below masonry shall be repaired to ensure water weeps out from behind brick masonry and does not infiltrate the building envelope. Notable areas include a section of wall above the left field house ramp when looking at the scoreboard from the track, as seen in figure 3.

It has been a pleasure to provide you with this service. We trust that delivery of this letter satisfies your project needs. If you have any questions with respect to this letter, please contact us.

Sincerely,

GESSNER ENGINEERING, LLC F-7451

Victoria Wittman, M.E., P.E.

Hannah B. Loring, M.S., P.E.
Figure 2. Damaged joint seal at edge of Observation Deck panel

Figure 3. Damaged grout bed displaying signs of water infiltration behind masonry.
Code Compliance Assessment

1. **Scope:**
   - The assessment examines the existing conditions and potential life-safety and building code issues as they relate to the renovation narrative, for the Mafrige Field House located on the campus of SHSU.
   - **Renovation Narrative:**
     i. Demolish level 1 mechanical space and related equipment.
     ii. Demolish entire level 2 and level 3 interiors.
     iii. Demolish existing elevator.
     iv. Extend elevator shaft to level 1 and install new 3-stop elevator.
     v. Extend stair from level 2 to level 1.
     vi. Demolish Observation deck.
     vii. Demolish existing storefront at level 3 meeting room.
     viii. Place in-fill slab at former observation deck.
     ix. Extend roof over previous observation deck and install new storefront.
     x. Install fire sprinkler system and necessary equipment throughout.
     xi. Install new HVAC equipment on the roof.
     xii. Construct meeting room in former level 1 mechanical space.
     xiii. Construct meeting rooms, locker rooms and training room at level 2.
     xiv. Construct meeting rooms, coach’s offices, administration offices and athletic director’s office at level 3.
     xv. Replace entire roof system.
     xvi. AV/IT and sound reinforcement systems as required.

2. **Codes Referenced:**
   - IBC - 2015
   - IMC – 2015
   - IECC - 2015
   - NFPA 101 – 2015
   - TAS 2012

3. **Basic Code Review:**
   1) IBC 304 – Occupancy
      a. Occupancy/use of the building will not change from existing.
      b. 304.1 – Business Group B: Educational occupancies for students above 12th grade
      c. Potential Issue: None Identified
   2) IBC 405 – Underground Buildings
      a. Applies to buildings where the lowest level is more than 30ft below the lowest level of exit discharge
      b. Potential Issue:
         • The lowest level of the field house is more than 30 feet below the main entrance along the public ROW. It does, however exit directly on to the athletic track and football field. This is existing, and as long as the Fire Marshal accepts the track/field as an exit discharge area, there is no issue.
   3) IBC 425 – Hyperbaric Facilities
      a. If hyperbaric facilities are to be used as part of the athletics programs, additional ventilation and fire-protection will be required, in accordance with NFPA 99.
b. Potential Issue:
   • No life-safety or building code issue noted at this time, but will need to be considered as
     the building is renovated.

4) IBC 506 – Allowable Area
   a. Occupancy B, Construction Type IIB (assumed).
   b. Potential Issue: None Identified
      • Allowable area (per floor) for a sprinkled (SM), IIB building is 69,000 square feet. A fire
        sprinkler system is to be part of the remodel, and allowable area will not be an issue.

5) IBC 602 – Types of Construction
   a. Assumptions are based on provided drawings, and observed construction type.
   b. 602.2 - Type IIB construction.
   c. Potential Issue: None Identified

6) TAS 208 – Parking Spaces
   a. Accessible parking spaces were observed on-site.
   b. Potential Issue:
      • Per 208.3, accessible spaces are required to be provided along the shortest accessible
        route. Spaces were observed to be 75-100 feet from the entrance, and did not appear
        to be shared with any other facility.

Recommendation:
• RAS review may require accessible spaces to be provided closer to the entry of the
  building.

4. **Scope Specific Review:**

1) Items i, ii – Demolition of Existing Spaces, per narrative.
   a. It is assumed that the building will be stripped to the structure, and any non-compliant interior
      assemblies would be removed.
   b. Potential Issue:
      • Typical issues in this type of construction on an older building include non-fire rated
        materials (to include PVC and wood) installed in return plenums. As this is to be a
        complete remodel, it is assumed that any non-compliant materials will be demolished
        and replaced. No offending materials were identified during the preliminary walk of the
        facility.

Recommendation:
• Ensure any flammable materials are noted as to be removed from any return plenum
  space during demolition, or provide ducted return plenums. To comply with NFPA 101.

2) Items iii, iv – Demolish Existing Elevator, extend elevator shaft to level 1 and install new 3-stop elevator.
   a. A single elevator is sufficient for the occupancy of the space.
   b. Potential Issue: IBC 712/707 require a 2-hour fire rated shaft enclosure.
      • Based on provided drawings, which note a 3 5/8" wall at the elevator shaft, the existing
        shaft will not meet the required fire rating.
      • The existing elevator shaft does not align with the 1st floor. Additional excavation will be
        required if the elevator is to remain in the same location.
      • Relocation of the elevator to accommodate the existing 1st floor footprint will require the
        existing floor slab to be cut.

Recommendation:
• A new fire-rated wall will be required for the elevator shaft.
• Elevator shaft location will need to be coordinated with a structural engineer during
  design.

3) Item v – Extend stair from level 2 to level 1
   a. The existing stair serves only levels 2 and 3.
   b. Potential Issue: IBC 1006.3.1 requires 2 points of egress.
      • Compliant exits currently exist on levels 1 and 3.
      • IBC 1009.2 requires continuity of the exit path to a public ROW. The second floor does
        not currently have compliant exits. Only one stair is currently available. There are two
        exiting exits with ramps down to the field level, however; the ramps appear to exceed
the maximum slope allowed by IBC 1012/TAS (1:12). IBC 1009.7 allows for “Exterior
areas for assisted rescue” as an alternate to providing an accessible route to the public
way. This requires fire-rating exterior walls, and proper space for wheelchairs.

Recommendation (only one of these options is required):
• Ramp slopes corrected to be ADA/TAS compliant.
• Prove fire-rated exterior walls and proper space for wheelchairs.
• Provide two stairways between levels 2 and 3.

c. Potential Issue: IBC 712.1.9 Two Story Openings
• The proposed stair will serve three levels. Per IBC 712.1.9, only 2 stories may be open
to each other. The stair will be required to be enclosed at a minimum of one level.
• Based on provided drawings, the stair shaft does not align with the first floor. Additional
excavation will be required if the stairs are to remain in the same location.
• Relocation of the stair to accommodate the existing 1st floor footprint will require existing
floor slab to be cut.

Recommendation:
• The stair shaft location will need to be coordinated with the structural engineer during
design.
• Reference section 3.3 above regarding required exits.
• If open stairs are desired, design will need to incorporate fire/smoke enclosure at one
level to comply with IVB 712.1.9.

d. Potential Issue: IBC 1014 – Handrails
• Existing guardrails at north side ramps do not have handrails installed. Handrails are
required per IBC section 1014. This will need to be evaluated during design.

Recommendation:
• This item may be addressed while addressing required exits per section 3.3 above.

4) Items vi, vii, viii, vix – Demolish observation deck, demolish existing storefront at level 3 meeting room,
in-fill slab at observation deck, extend roof and install new storefront.
   a. Additional square footage will be added to the enclosed level 3 area.
   b. Potential Issue: None Identified.
      • Per item 3.4 above, there are no concerns regarding the allowable area of the building.
      • Structural implications will need to be evaluated during design by a structural engineer.
      Recommendation: None at this time.

5) Item x – Install fire sprinkler system
   a. A fire sprinkler system compliant with NFPA 13 is to be installed in the building.
   b. Potential Issue: None Identified.
      • Available water pressure will need to be verified. A fire hydrant was observed to be
available along the public right of way directly adjacent to the facility.
      Recommendation: None at this time.

6) Item xi – Install new HVAC equipment on roof.
   a. HVAC equipment is to be demolished in the existing first floor space, and new equipment to be
installed on the roof.
   b. Potential Issue: IMC 306.5.
      • Per IMC 306.5, permanent roof access is required where equipment is provided on a
roof, and personnel will have to climb higher than 16 feet. The existing structure has a
roof ladder, and will comply with this requirement.
      Recommendation:
      • Ensure roof access is retained or relocated during the design process.
   c. Potential Issue: IBC 1015.7 – Roof Access
      • Per IBC 1015.7, any equipment or roof access within 10’ of the roof edge will require a
minimum 42” tall guard. During the walk, the roof hatch was locked and we were not
able to access the roof to verify the existing parapet. Any equipment placed within 10’ of
the roof edge may require guards in addition to the existing parapet in order to comply
with this requirement.
      Recommendation:
      • Ensure equipment is located in excess of 10’ from the roof edge.
7) Items xii, xiii, xiv – Build-back of levels 1, 2 and 3
   a. Ensure any modifications to the exterior envelope are in compliance with Chapter 4 of the 2015 IECC.
   b. No specific concerns regarding the build-back at this time.
8) Items xv – Replacement of roof system
   a. Roof access was locked at the time of the site walk. Comments are based on available satellite images.
   b. As a low-sloped roof, any roofing materials will be required to comply with IECC C402.3, solar reflectance and thermal emittance. Current roofing system does not appear to be compliant. Replacement will be a lighter color than what is currently installed.
9) Item xvi – AV/IT and sound reinforcement.
   a. No specific concerns regarding AV/IT at this time.
Addendum No. 1
Issued November 4, 2019

REQUEST FOR QUALIFICATIONS & PROPOSALS
FOR
CONSTRUCTION MANAGER-AT-RISK
FOR
SAM HOUSTON STATE UNIVERSITY
HUNTSVILLE, TEXAS

Mafrige Field House Renovation

RFQ No.:
758-20-06065

Notice To All Respondents:
The following is Addendum No. 1 to the Request for Qualifications (RFQ/P)
ESBD Posting No. 758-20-06065 was posted on October 25, 2019

Prepared By:
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I. **GENERAL:**

A. The mandatory Pre-Submittal Conference was held on November 1, 2019, at the Facilities Services Building, Room 107, Huntsville, Texas. The Attendance Sign-In Sheets are included as part of this Addendum.

Attachments:
(1) Pre-Submittal Attendance Sign-In Sheets

- END OF ADDENDUM NO. 1 -
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