



Date: February 9, 2019

Subject: **Request for Proposals (RFP) – Architect/Engineering (A/E) Team Selection**
Erie Hall Replacement
Penn State Behrend, Erie, PA

To: Bostwick Design
CannonDesign
EwingCole
GBBN
Gensler
Moody Nolan, Inc.
NADAAA + Spillman Farmer Architects
NORR
Perkins Eastman
Sasaki + Weber Murphy Fox Architects
Solomon Cordwell Buenz

A. INTRODUCTION

The Pennsylvania State University wants to first thank the 39 submitting teams that expressed interest in this project. After careful review of the submitted Letters of Interest, we congratulate the (11) eleven A/E teams, above, who were selected to continue to the next step in the process: invitation to respond to this Request for Proposal (RFP). PSU uses a qualifications-based A/E Team Selection Process with three assessments: Long-list (based on Letter of Interest), Short-list (based on Proposal responses), and in-person Interviews. This specific A/E Selection process is as follows.

Proposal responses are due in my office by **Noon on March 1, 2019**. After review of Proposal responses, the Screening Committee will identify three firms for in-person interviews. The **Short-List/ Interview Notice will be posted to website on March 15, 2019**. In-person interviews will occur on **April 3, 2019 in State College, PA**. Non-Binding Fees will be requested of the three Short-Listed teams, which will be due just prior to the respective Interview. The results of the AE Team selection process will be announced at the Board of Trustees meeting on **May 3, 2019** and posted to this location on the OPP website: <https://opp.psu.edu/planningdesignconstruction/project-bidsproposals>.

Participation in this RFP and selection process is voluntary and at no cost or obligation to PSU. PSU reserves the right to waive any informality in any or all Proposals, and to reject or accept any Proposal or portion thereof. PSU reserves the right to modify dates as/if it deems necessary. Confidentiality and Non-Disclosure. News releases pertaining to this project will not be made without prior approval from PSU, and then only in coordination with PSU. The contents of all A/E selection process correspondence are to remain confidential, and as such, not be made public.

B. PROJECT OVERVIEW

The existing Erie Hall is a 25,100 gross square foot (gsf) structure built in 1952. The building has a deferred maintenance backlog of \$10.24M and requires a major renovation. The existing building houses a recreational gym on the first floor and office space on the ground floor. The existing office

spaces are utilized for Athletics, Police Services, Copy Center, Instructional Design, International Student Services and video conferencing.

In addition to the necessary renovations of the building, the Behrend campus has a deficiency of assignable square feet for Student Life/activities. According to a space assessment from 2015, it was recommended the campus have 64,905 assignable square feet (asf), but currently only 12,655 asf exists. The goal of this project is to provide updated and additional space for the campus to help alleviate the shortfall identified in the campus master plan, and to update or replace the current Erie Hall.

The project also helps to alleviate space limitations for Athletics. With 24 NCAA Division III athletic teams, nine of which will be supported in the new facility, support for varsity teams is a necessity. Reception space, coaches' offices, athletic training facilities and storage space are important components in the new Erie Hall which will complement existing athletic facilities located in the Junker Center.

Equally important is the need for campus recreation space for the general student body to include weight training, cardio, studio activities, among others in both group and individual settings. The facility needs to accommodate simultaneous activity for athletic and recreational purposes.

Police Services and the Personal Counseling Office will also be accommodated in the new facility.

C. PROGRAM OF REQUIREMENTS

The project is envisioned as a freestanding new building approximately 57,000 to 64,000 gsf, providing approximately 49,000 asf with **\$25.0M total project cost** (corrected since the release of the Request for Letters of Interest). The project includes re-imagining of immediate campus area and landscape and the demolition of the existing Erie Hall Building.

While the building is now envisioned as a new building, the current program developed in 2015, calls for an addition to, and renovation of, the existing Erie Hall. This original program included the complete renovation of the existing building with an addition of approx. 33,000 gsf to achieve a total area of 58,000 gsf. This program is from the original study is included in this RFP.

The program is made up of: Gymnasiums, activity spaces for spinning, yoga, etc., locker rooms/team support, public spaces, athletic offices, equipment storage, laundry room, in addition to the Personal Counseling Services and Police Services programs. The detailed program is attached, but the high-level breakdown, is as follows:

1. Gymnasium: 22,700 assignable square feet (asf)
2. Locker Rooms/ Team Support: 3,700 asf
3. Activity Spaces including fitness room: 12,000 asf
4. Athletic Offices and admin: 1,250 asf
5. Public spaces: 1,500 asf
6. Police Services: 3,811 asf
7. Personal Counseling Office: 4,690 asf

Note: It has been determined that some programs currently in Erie Hall - copy center, International Student Services, and Center for Teaching Initiatives - will be relocated elsewhere.

Overall Project Goals, include the following:

- Realize the vision and goals of the University Leadership to create a new facility that meets the needs of the campus' student body. Accommodate the space needs for all programs (Recreation, Athletics, Police Services, Counseling, etc.) in the new building.
- Create a state-of-the-art Recreation Center that is complimentary to the Junker Center and is designed to meet current and future student needs. The recreation space hopes to include multi-purpose space for indoor soccer, deck hockey, etc. which may also be used for non-recreational campus events.
- Campus planning goals include:
 - Create a new building on the Erie Campus that will enhance the existing character of the site, complement existing campus architecture and meet the needs of the Behrend Campus Master Plan.
 - Maximize impact of east-facing side of the building as an attractive component to the entrance to campus.
 - Relate new building to existing Reed Building parking lot as future campus green.
 - Address vehicular/pedestrian traffic from Erie Hall parking lot (large lot located to the north of existing Erie Hall) to Reed Building, Metzgar Building, Kochel Building destinations.
- The facility needs to accommodate simultaneous activity for athletic and reactional purposes, along with spaces for Police Services and Personal Counseling Office. The design will need to consider access/security measures for each of these program types.
- Be functional and efficient. The new building is likely to be used to help people navigate the steep campus grades through internal circulation. Additionally, the building will need to appropriately address security and privacy aspects of the different program elements. Finding uncompromised synergies and efficiencies in the planning and design of the completed facility will be critical.
- Replace the existing Erie Hall and related deferred maintenance backlog, given the deteriorated building, infrastructure systems, and existing site utility services.

The project hopes to achieve the following strategic or program-specific goals, which include input received from students in a Spring 2013 survey:

- Expand facilities for strength training and cardiovascular health.
- Create space for studio activities such as yoga, spinning, and Zumba.
- Allow for expansion of intramural activities in volleyball, basketball, and indoor soccer.
- Provide second gym space for NCAA Division II varsity athletics, including men's and women's basketball, men's and women's volleyball, and men's wrestling.
- Potentially serve as home to our DIII baseball, softball, men's and women's track and field, and men's and women's tennis programs to include a training room, coaches offices, locker rooms, and batting cages.
- Offer space for non-credit classes in strength training, weight control, smoking cessation, and stress management, among other health and fitness related topics.

D. PRELIMINARY SCOPE OF WORK

The existing Erie Hall program is several years old and was envisioned as an addition/major renovation scenario; the first step for the selected AE team will be a program, concept design, scope/budget alignment phase. The program effort will need to incorporate input from the Behrend Campus, users, and PSU OPP. This will also include the development of a room-by-room program, space adjacency diagrams, room data sheets, and cost model (to compare to the CMar's parallel estimate).

With the project shifting to new construction and due to the prominence and visibility of the location, the initial project will include detailed site evaluations. Site considerations will include: building and campus-scale entry sequence, campus connectivity, pedestrian movements given steep grading, building orientation/massing, massing/aesthetic impact, and phasing/swing space/construction logistics of potentially keeping the existing building functional during construction.

After the program/concept phase, the project will follow the standard design phases – SD, DD, CD and CA Phases in accordance with Penn State's standard 1-P agreement. The project will be executed with a Construction Manager at Risk (CMaR) with a Guaranteed Maximum Price (GMP). The successful A/E firm will be expected to work in conjunction with the Construction Manager at Risk, who will be in place early in the design phase.

E. RFP ATTACHMENTS AND REFERENCED STANDARDS

- **Program document, called *Preliminary Space Planning Diagram*.**
- **Penn State Erie, The Behrend College, College Master Plan:**
<https://opp.psu.edu/penn-state-erie-the-behrend-college-master-plan>
- **Form of Agreement.** Included is the link to our Form of Agreement 1-P:
<https://wikispaces.psu.edu/display/OPPDCS/Division+00+-+Procurement+and+Contracting+Requirements>

Please review this agreement to ensure that your firm accepts all terms and conditions as written. In submitting a proposal for this project, you acknowledge that you concur, without exception, with all terms, conditions and provisions of Form of Agreement 1-P.

- **Design Phase Deliverables.** Reference this document under the heading *00 51 00 MISCELLANEOUS FORMS* at the following link:
<https://wikispaces.psu.edu/display/OPPDCS/Division+00+-+Procurement+and+Contracting+Requirements>
- **Office of the Physical Plant (OPP) Standards.** The web sites www.opp.psu.edu and <https://wikispaces.psu.edu/display/OPPDCS/Design+and+Construction+Standards> provide information regarding specific design submission requirements and standards, of the University. Please review to ensure that your team is able to deliver a compliant building.
- **OPP High Performance Standards.** The University has a commitment to environmental stewardship with a focus on University and campus-wide carbon reduction and total-cost-of-ownership. Our projects require maximum consideration of potential sustainable and energy-efficient designs and specifications for architectural, site, utility, structural, mechanical,

electrical, and plumbing disciplines. Refer to the following link for the University's high performance standards that exceed building code minimum requirements:
<https://wikispaces.psu.edu/display/OPPDCS/01+80+00+PERFORMANCE+REQUIREMENTS>

A part of this is PSU's High-Performance Building Design Standards: Building projects shall comply with ASHRAE Standard 90.1 Energy Standard for Buildings Except Low-Rise Residential Buildings, 2010 version AND as superseded by more stringent requirements of ASHRAE Standard 189.1 Standard for the Design of High-Performance Green Buildings, 2011 version. In keeping with our commitment to environmental sustainability, this facility will be a high-performance building and will, at a minimum, achieve LEED Certification.

F. SELECTION AND IMPLEMENTATION MILESTONES

- RFP Issued to Long-Listed Teams: February 11, 2019
- **Submission of A/E Proposals Due: Due Noon Eastern Time, March 1, 2019**
- Post Short-List results + Interview notice: March 15, 2019
- A/E Team Interviews: April 3, 2019 (Bryce Jordan Center)
- **Board of Trustees Selection of Team + Post Results: May 3, 2019**
- Contract Award / Letter of Intent: May or June, 2019
- **Construction Start Date September 14, 2020**
- Construction Completion July 29, 2022
- **Project Occupancy August 15, 2022**

G. PRE-PROPOSAL SUBMISSION CONTACT

The Office of Physical Plant encourages you to visit the site and discuss the project with representatives of the user group in order to understand all goals and the major issues driving this project. **We will have scheduled optional project/site tours on the following days.** The tours are optional, but if you seek to attend a tour, you must schedule a time over one of these days with Assistant Director of Operations Rande Joy (814-898-6027, rlj5@psu.edu).

- Tour date 1: February 13, 2019
- Tour date 1: February 20, 2019

Contact the PSU Project Manager Marcus Marasco (814-865-6197, mam326@psu.edu) with any questions regarding the project.

Campus Planning, design-related, or AE selection process questions should be directed to Greg Kufner, University Architect.

H. PROPOSAL REQUIREMENTS

Deliver eleven (11) hard copies of your proposal and one (1) digital copy on a thumb drive to:

Shipping Address (Note that this address has changed):
Greg Kufner, University Architect
The Pennsylvania State University
One Benedict House
University Park, PA 16802

Hard copies of the Proposals are due March 1, 2019 at Noon, Eastern Standard Time. A PDF version of your proposal should be included on a thumb drive with your submission. Proposals received after this date and time may be automatically rejected. Proposals shall be provided in an 8.5" x 11" format. Limit submission to 34 single-sided pages maximum (17 double-sided), plus a cover letter. Double-sided printing is strongly encouraged. Font size is to be 10-point type, minimum.

A cover letter shall be provided from the proposed leader(s) of the Candidate Team submitting. The cover letter should be one page maximum. The cover letter should include the following:

- A. This letter should establish the contact information (name, address, phone, and e-mail) for your team's main point of contact
- B. Primary office location of the submitting candidate team
- C. A concise summary as to why your team is best suited for this project
- D. Statement of certification that all information provided in your submittal is accurate

Collate and bind proposals according to the following four (4) Sections:

Proposals shall follow the below format, in the order stated to ensure that all pertinent information necessary for evaluation is included and easily comparable by Selection Committee. The cover letter, table of contents, and divider pages will not count towards the RFP page limitation. OPP encourages you to be as brief as possible without sacrificing accuracy and completeness.

*** Note 1: As applicable throughout the proposal, provide professional credit to architectural partners (including design architect, architect of record, and academic / lab planning partners) for all projects discussed within the proposal and for all project images shown.**

Section 1.0 –TEAM STRUCTURE

- A. Identify prime firm, architecture and/or planning consultants, and key engineering/consultant firms. For each firm, identify the firm differentiators, size of firm, each firm's qualifications and experience on similar projects, and clearly identify each firm's role on this project. Identify past collaboration between prime firm and key consultants, including number/ value of projects, and the added benefit the key consultants provide to your team.

Penn State University values variety in the composition of consultant teams. As such, teams should demonstrate previous successful collaboration, execution of projects similar to the ones in this RFP, and the ability to incorporate owner's design standards similar to the Penn State Design and Construction Standards. While we appreciate firms with experience at PSU we do not have a preferred vendor list and encourage the selection of the best talent possible for our projects.

- B. Provide team organizational chart. Include prime and key consultant firms, and provide the name and role of key team members. Clearly identify which team members are designated for leadership positions on the team. Please highlight Diverse Business Enterprise Program (DBE) representation on your team.
- C. Provide role descriptions and resumes of key team members identified in the organizational chart. Include registrations/ certifications, educational background, years of experience, and relevant project experience. Relevant project experience should include size, budget, program type, project overview, and define what each team member's role was on each

project listed on their resume (emphasize the most relevant experience, including similarity of team member roles and projects). Include at least two client references for each key team member. **If possible, please avoid using Penn State employees as references.**

Note: If any individual(s) is fulfilling multiple project roles, identify multiple roles on the organizational chart and within individual resumes.

Section 2.0 – TEAM QUALIFICATIONS

- A. Provide a summary of qualifications and expertise of the firms with specific emphasis on:
1. Design Excellence, including national recognitions.
 2. Distinguishing factors of team differentiation.
 3. Experience delivering programs, studies and projects of a similar scope, scale, and complexity. **(See Note 1)**
 4. Expertise in the planning, design, and delivery of state-of-the-art athletic, recreation, student support, and workplace environments. **(See Note 1)**
- B. **Identify a maximum of 7 example projects within the last ten (10) years, which BEST exemplify qualifications and expertise listed above for the proposed team.** Include brief description of each project, project gross square feet, project budget, final project cost, and completion date of project and a client reference(s). Show illustrative representation of the example projects, particularly those highlighting design work of your team's proposed Lead Design Architect. **(See Note 1)**

Develop a matrix that illustrates the similarities between the example projects and this project. Please be as specific as possible.

In matrix form, show the participation of individuals from the proposed team on the identified projects. List team member's respective role on each of the example projects.

- C. The Pennsylvania State University encourages the participation of Minority Business Enterprises, Women Business Enterprises, Veteran Business Enterprises, Service-Disabled Veteran Business Enterprises, and LGBT Business Enterprises; collectively referred to as Diverse Business Enterprise (DBE) for Design Professionals.

Briefly describe your proposed methodology to include Diverse Business Enterprise participation for this project. This may include, but not limited to partnerships, joint ventures, mentor/mentee protégé program, or other outreach efforts. Participating firms should specify whether the professional or consultants being proposed is a current DBE firm. If the proposing firm itself is a current Diverse Business Enterprise, the firm should state that fact in their proposal.

Firms and consultants that are not certified DBE design professional firms are encouraged to include a certified DBE design professional firm as part of their team for consideration regarding the selection of the design professional firm.

Below is a list of acceptable certifying agencies:

1. Federal Department of Transportation
2. National Minority Development Council (NMSDC) or its affiliates

3. * Department of General Services Bureau of Small Business Opportunities (DGS BSBO)
4. Southern PA Transportation Authority (SEPTA)
5. Women Business Enterprise National Council (WBENC)
6. Pennsylvania Unified Certification Program (PA UCP)
7. National Women Business Owners Corporation (NWBOC)
8. Minority Business Enterprise Council (MBEC)
9. National Gay and Lesbian Chamber of Commerce (NGLCC)
10. U. S. Department of Veteran Affairs (VOB/SDVOB)

* Or comparable state agencies or regulating bodies in other states.

- D. List errors and omissions insurance coverage limits of the lead/ prime entity of the candidate team. Provide information on errors and omissions claims in the last (7) seven years.
- E. Provide historic breakdown of project performance. Include project delivery method, history of project budgets compared to completed construction cost, history of change orders, average response time to RFIs, and any other key project profiles relevant to this project.
- F. Acknowledgment of your review and acceptance of the attached Form of Agreement 1-P, ensuring that your firm accepts all terms and conditions as written. In submitting a proposal for this project, you concur, without exception, with all terms, conditions and provisions of this Form of Agreement.

Section 3.0 – PROJECT APPROACH AND SCHEDULE

- A. Describe your team’s design approach, including:
 1. Project visioning and goal setting, and approach to achieving vision/ goals.
 2. Validating the project program, including verifying the mix of program elements.
 3. Building planning, including: defining programmatic adjacencies, creation of blocking and stacking options to respond to project aspirations and requirements.
 4. Design approach to develop interior and exterior “look and feel”.
- B. Describe your team’s overall approach to:
 1. Planning, managing, and executing the project. Include approach to guiding the decision-making process, scheme options analysis, and consensus building.
 2. Innovative design.
 3. Use of BIM, technology, predictive modeling, and digital tools.
 4. Cost estimating, cost control, and quality control through the design and construction phases.
 5. Creating a collaborative environment between architects, space planners, engineering consultants, and PSU stakeholders.
- C. Briefly describe your approach to Penn State reviews, PSU design reviews, and jurisdictional reviews. With assistance of the University, the selected AE team will be responsible for securing any/all local municipal reviews, Labor & Industry reviews and/or permits that are required. Any fees associated with permits shall be paid for by the Professional and will be reimbursed by the University.

- D. Approach to MEP/ Building System design. Narrative approach to MEP planning/ design/ delivery of facility that will contain programs and space types as noted herein. Be specific with your experience and highlight your project type expertise.
- E. Approach to Sustainability. After reviewing PSU's High-Performance Standards, describe your team's approach to driving towards PSU's sustainability goals on the project, including exceeding our standards. Highlight your experience meeting similar high-performance standards.

Among other applicable topics, discuss your team's approach and experience applying advanced sustainability measures, ability to apply best practice in sustainable design, applications of creative innovations to obtain the optimum performance for projects, and experience using energy models to drive design thinking.

Describe overall team commitment to sustainable design, including number of completed LEED projects.

- F. Approach to Cost Control. Briefly describe your approach to cost control, especially considering escalating construction costs. Outline critical factors to consider with respect to the project budget. Discuss your impression of the budget and how you manage scope/budget change through the entire project.
- G. Project Schedule. Provide your thoughts and approach to the project schedule. Create a graphic project schedule showing phase durations, owner engagement and review periods, and identify critical path items, milestones, and schedule drivers. This can be printed on an 11x17 fold-out and will only count as a single page.

Verify the entire AE team's availability to appropriately staff the project, given the project schedules and inclusive of project and/or firm workload.

Section 4.0 – PROJECT-SPECIFIC KEY DRIVERS AND IDEAS

- A. Project Understanding. Briefly demonstrate your understanding of the project. Provide any observations of the project program or other provided information. To indicate your understanding of the uniqueness of this project, describe key project drivers, critical design elements, and potential constructability considerations your team has identified as a priority for this specific project. Discuss how you addressed similar issues on other projects.
- B. Delivering a highly active, collaborative and adaptable/flexible building is critical to project success. Additionally, the net to gross ratio that is currently programmed is very aggressive. So, convey your expertise on this subject, including any potential innovations/efficiencies that could be used in the planning and design of the facility. Describe programming, planning, benchmarking tools and methodologies that your team will use to meet these objectives. Provide any principles/ideas or project examples for the following programs/space types:
 - 1. Gymnasium
 - 2. Weight/fitness rooms
 - 3. Health Services
 - 4. Athletic training and therapy

- C. Your firm's vision of what, beyond purely functional issues, constitutes the essence of this type of facility. Provide additional evidence of your firm's ability to translate design intentions into a meaningful project.

Discuss example project(s), relevant to our project, that best indicates the appropriate resolution of an understanding of the uniqueness of a project, design intentions, and how those design intentions translated into a meaningful and synthesized final solution.

- D. Provide any initial design ideas, thoughts or considerations regarding the project. We are not seeking design solutions, but "a look into your design thinking". Given the project's prominence, we encourage your suggestions as to how the building can enhance and begin to implement this area of the campus master plan. Additional considerations may include aesthetic or campus-making attributes, how the building could be influenced by environmental considerations, or any other design considerations you deem important.

Thank you for your anticipated participation in this A/E Team Selection process. The Pennsylvania State University looks forward to reviewing your responsive proposal for this important project. Please feel free to contact me with any questions you may have.

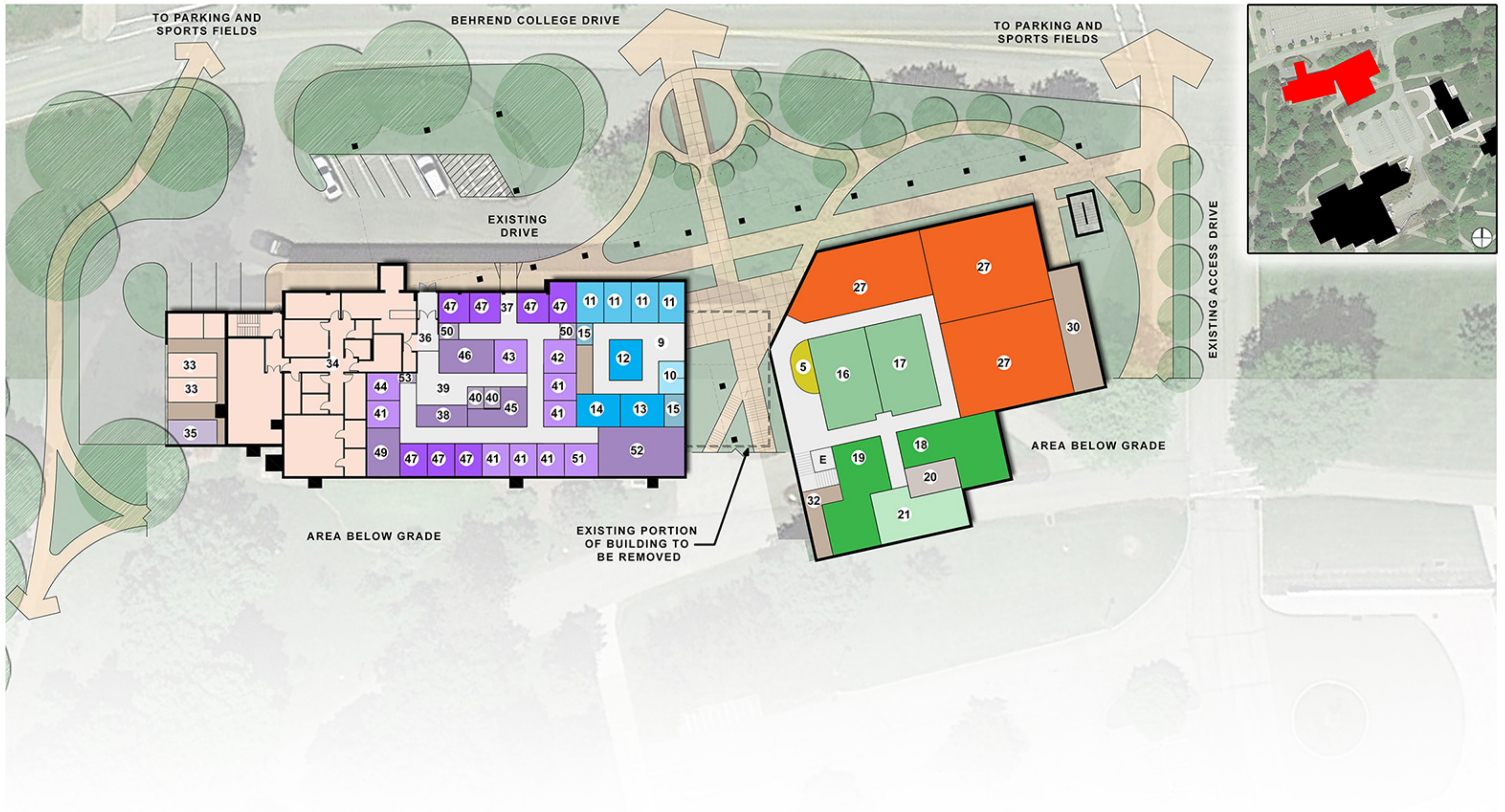
Respectfully,

Greg Kufner, AIA, NCARB

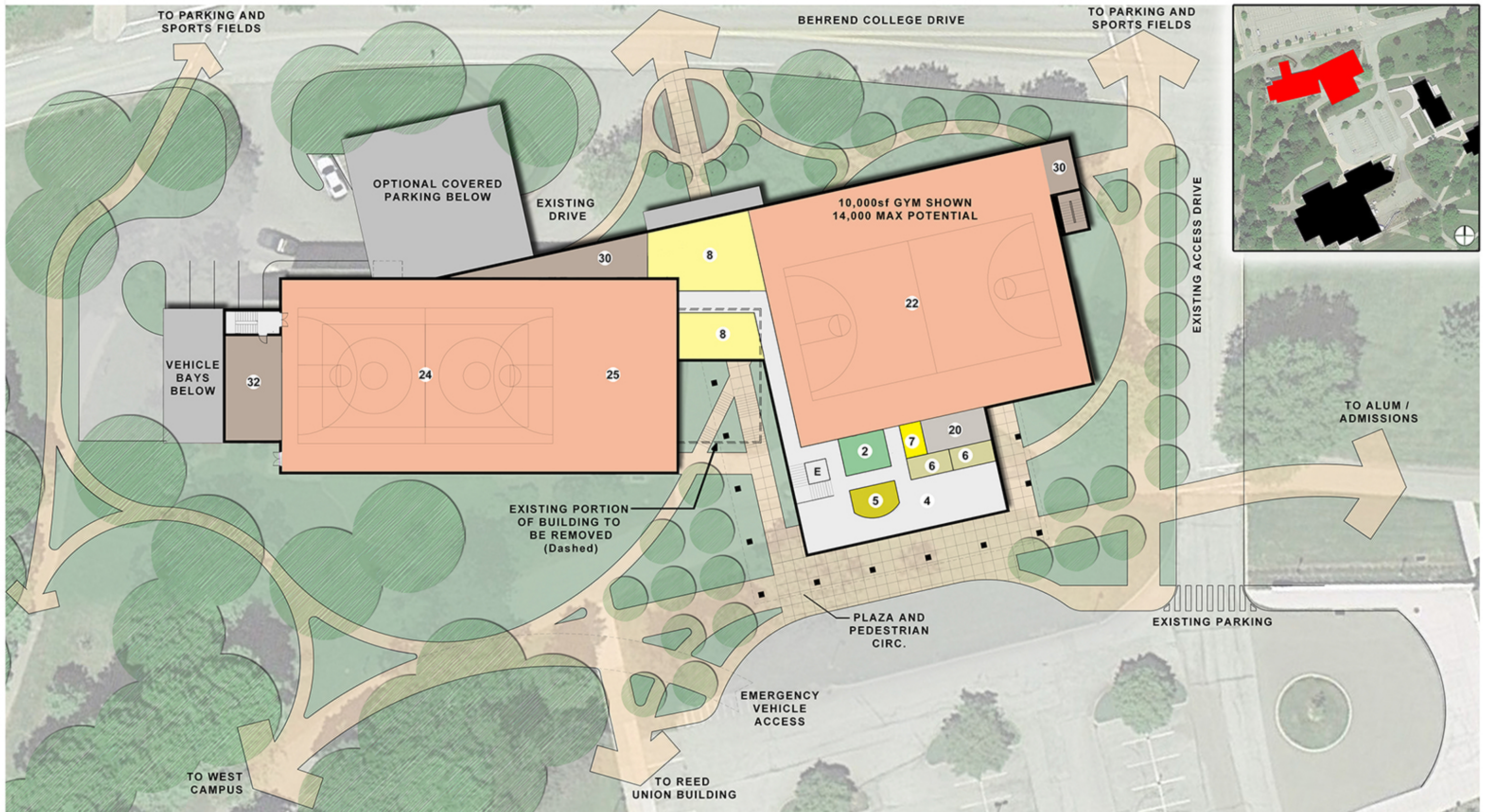


University Architect
The Pennsylvania State University
206 Physical Plant Building, University Park, PA 16802
Phone: 814-865-8177 | Mobile: 614-512-2287
Email: gak21@psu.edu

CC: Erie Hall Building Replacement Screening Committee



PROGRAM							
Copy Services		5. Control Desk	12. Conference Room	19. Womens Team Lockers	Activity Spaces		39. Waiting Room
1. Multi-Media Service Area	6. Restroom	13. Staff Room	20. Officials Room	20. Officials Room	26. Weights /Fitness Space	33. Vehicle Bay	47. Staff Office
Theater and Lecture		14. Media Room	21. Training / Therapy	21. Training / Therapy	27. Multipurpose Studio	34. Area to Remain	48. Staff Conference Room
2. Green Room	7. Concession	15. Restroom	Gymnasiums		Equipment / Laundry / Cust.		49. Staff Break Room
3. Stage Area	8. Cubbies / Coats	Lockers and Team Support		22. Main Gym / Court	30. Equipment Room	35. Vehicle Bay	50. Staff Restroom
Lobby, Lounge and Public		9. Lobby	16. Mens General Lockers	23. Bleachers	31. Laundry Room	36. General Ingress	51. Medial Storage
4. General Lobby	Athletic Office and Admin.		17. Womens General Lockers	24. Auxillary Gym	32. Custodial / Storage	37. Emergency Ingress	52. General Storage
	10. Reception	18. Mens Team Lockers	18. Mens Team Lockers	25. Wrestling Room / Area	Health Services		53. Custodial
	11. Office				38. Reception	38. Reception	
						39. Waiting Room	
						40. Restroom	
						41. Exam (General)	
						42. Exam (AIIR)	
						43. Exam (Emergency)	
						44. Lactation Room	
						45. X-Ray	
						46. Conference / Consult	



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Lobby, Lounge and Public		10. Reception	17. Womens General Lockers	23. Bleachers	36. General Ingress	42. Exam (AIIR)	50. Staff Restroom
4. General Lobby	11. Office	18. Mens Team Lockers	24. Auxiliary Gym	24. Auxiliary Gym	37. Emergency Ingress	43. Exam (Emergency)	51. Media Storage
			25. Wrestling Room / Area	25. Wrestling Room / Area	38. Reception	44. Lactation Room	52. General Storage
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	11. Office	18. Mens Team Lockers	18. Mens Team Lockers	25. Wrestling Room / Area	31. Laundry Room	37. Emergency Ingress	44. Lactation Room
					32. Custodial / Storage	38. Reception	45. X-Ray
							46. Conference / Consult
							51. Media Storage
							52. General Storage
							53. Custodial

Penn State Behrend

Erie Hall Renovation
22-Nov-15

Function	Recommended Program			Preferred Concept			Comments	Revisions
	Area (sq ft)	Qty.	Total	Existing	Additional			
				LL	UL			
Copy Services								
1 Multi-Media Service Area	2,800	1	2,800				Moved to Other Facility	
Subtotal			2,800	0	0	0		
						\$0		
Theater / Lecture								
2 Green Room (lounge)	120	1	120			✓		
3 Stage Area	0	1	0			✓	25x50 area (portable)	
Subtotal			120	0	0	120		
						\$25,920		
Lobby, Lounge, Public Spaces								
4 General Lobby	250	1	250			✓		
5 Control Desk	200	1	200			✓		
5b Lower Control Desk	150	1	150			✓		Added 11/23/2015
6 Restrooms	100	2	200			✓		
7 Concession	120	1	120			✓		
8 Cubby / Coats	300	1	300			✓	100 Cubbies (1/15 stu = 400, 220 total)	
Support / Circulation (25%)	280	1	280			✓		
Subtotal			1,500	0	0	1,500		
						\$263,000		
Athletic Office and Admin.								
9 Lobby	100	1	100	✓				
10 Reception	100	1	100	✓				
11 Athletic Offices	120	4	480	✓			3 Track & Field, 1 Tennis	
12 Conference Room	200	1	200	✓				
13 Staff Room / Mail	200	1	200	✓				
14 Media Room	120	1	120	✓				
15 Restroom	50	1	50	✓				
Support / Circulation (25%)	223	1	223	✓				
Subtotal			1,473	1,473	0	0		
						\$255,875		
Locker Rooms / Team Support								
16 Mens General Lockers	700	1	700			✓	30 Lockers (1/15 stu = 400, 220 total)	
17 Womens General Lockers	700	1	700			✓	30 Lockers (1/15 stu = 400, 220 total)	
18 Mens Team Lockers	750	1	750			✓	30 Lockers - Track & Field	
19 Womens Team Lockers	750	1	750			✓	30 Lockers - Track & Field	
20 Officials	200	1	200			✓		
21 Athletic Training / Therapy	600	1	600			✓	Proximity to Health / Athletic	
Support / Circulation (25%)	925	1	925			✓		
Subtotal			4,625	0	0	4,625		
						\$795,500		
Gymnasiums								
22 Main Gymnasium (Court)	10,000	1	10,000			✓	94x50 (college bb) + run-out / bleacher (6 row)	Revised 10/12/2015
22b Additional Gymnasium Area	6,000	1	6,000			✓	Sized for indoor Soccer (Futsal)	Added 10/12/2015 (not shown on plans)
23 Bleachers (additional)	1,400	1	1,400			✓	Additional bleacher (6 row)	
24 Auxiliary Gymnasium	7,500	1	7,500	✓			Existing Area (New Flooring)	Revised 10/12/2015
25 Wrestling Room / Area	2,800	1	2,800	✓			Existing Area (New Flooring)	Revised 10/12/2015
Gym Storage	1,000	1	1,000			✓		
Indoor Track (optional)	9,000	1	9,000			✓	Optional - open to new gym	Removed 10/12/2015
Support / Circulation (25%)	3,100	1	3,100			✓	Not Including Additional or Existing Areas	Revised 10/12/2015
Subtotal			25,800	7,500	0	18,300		
						#REF! - #REF!	Range for Additional Gymnasium Area	
Activity Spaces								
26 Weight / Fitness Room	6,000	1	6,000			✓	1.5 sf / stu @ 6,000 stu (-4k Junker)	
27 Multipurpose Studio	2,000	3	6,000			✓	3 @ 2,000 4 @ 1,500 6 @ 1,000	
28 Racquetball Court	800	2	1,600	✓				Removed 10/12/2015
29 Rock Climbing Wall	800	1	800			✓		Removed 11/23/2015
Support / Circulation (25%)	2,400	1	2,400			✓		
Subtotal			14,400	0	6,000	8,400		
						\$2,560,000		
Equipment / Laundry / Cust.								
30 Equipment Room	250	1	250		✓			
31 Laundry Room	200	1	200			✓		
32 Custodial / Storage	60	1	60			✓		
Subtotal			510	0	250	260		
						\$79,800		
Police Services								
33 Vehicle Bay	250	2	500			✓		Revised 10/12/2015
34 Area to Remain	3,311	1	3,311	✓			Based on existing area	
Subtotal			3,811	3,311	0	500		
						\$596,650		
Health Services								
35 Vehicle Bay	250	1	250			✓	Ranger vehicle	
36 General Ingress	60	1	60	✓				
37 Emergency Ingress	80	1	80	✓				
38 Reception	120	1	120	✓				
39 Waiting	200	1	200	✓			15 to 20 - visual separation to exam	
40 Restrooms	50	2	100	✓				
41 Exam (General)	120	6	720	✓				
42 Exam (AIIR)	120	1	120	✓				
43 Exam (Emergency)	140	1	140	✓				
44 Lactation Room	120	1	120	✓				
45 X-Ray	260	1	260	✓				
46 Conference / Consultation	220	2	440	✓				
47 Staff Office	150	7	1,050	✓			8 to 10 people	
48 Staff Conference Room	200	1	200	✓				
49 Staff Break Room	200	1	200	✓				
50 Staff Restrooms	50	2	100	✓				
51 Medial Storage / Supply	100	1	100	✓				
52 General Storage / Supply	400	1	400	✓				
53 Custodial	30	1	30	✓				
Support / Circulation (25%)	655	1	655	✓				
Subtotal			5,345	5,095	0	250		
						\$902,250		
Total Recommended Program						57,584 - 63,584	Program Range accounts for Additional Gymnasium Area - up to 6,000 s.f. (item 22b)	
Total Program Area Allocation				17,379	6,250	33,955	Not Including Additional Gymnasium	
Total Existing Area Available						25,100		
Estimate of Construction Cost						\$11,093,795 - \$12,389,795		
Design Phase Contingency 10%						\$1,109,380 - \$1,238,980		
Soft Costs 25%						\$2,773,449 - \$3,407,194		
GRAND TOTAL						\$14,976,623 - \$17,035,968	Cost Range accounts for Additional Gymnasium Area - up to 6,000 s.f. (item 22b)	
Cost Escalation / Inflation 2.50% / year						Running Totals		
1 Year 2017						\$15,351,039 - \$17,461,867		
2 Years 2018						\$15,734,815 - \$17,898,414		
3 Years 2019						\$16,128,185 - \$18,345,874		
4 Years 2020						\$16,531,390 - \$18,804,521		
5 Years 2021						\$16,944,675 - \$19,274,634		
Budget Allocation per Building (as shown on plans)						Existing	New	
Estimate of Construction Cost						\$4,309,775	\$6,784,020	
Design Phase Contingency 10%						\$430,978	\$678,402	
Soft Costs 25%						\$1,077,444	\$1,696,005	
TOTAL ALLOCATION						\$5,818,196	\$9,158,427	
							Add up to \$1,750,000 to "New" for Additional Gym Area (up to 6,000 s.f.)	