



Solicitation Information  
**27 April 09**

LOI # 7243882

**TITLE: A & E Services – Rhode Island College Recreation Center**

Submission Deadline: 18 May 09 @ 2:00 PM (EDT)

<p><b>PRE-BID/ PROPOSAL CONFERENCE: Yes Date: 7 May 09 Time: 2:00 PM</b> <b>Mandatory : YES</b> <b>Location: Recreation Center – Main Lobby</b> <b>Rhode Island College, 600 Mt. Pleasant Avenue, Providence, RI</b></p>
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Questions concerning this solicitation may also be e-mailed to the Division of Purchases at [questions@purchasing.state.ri.us](mailto:questions@purchasing.state.ri.us) no later than 6 May 09 @ 12:00 Noon (EDT). Questions should be submitted in a *Microsoft Word attachment*. Please reference the RFP # on all correspondence. Questions received, if any, will be posted on the Internet as an addendum to this solicitation. It is the responsibility of all interested parties to download this information.

<p><b>SURETY REQUIRED: No</b></p> <p><b>BOND REQUIRED: No</b></p>
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**Jerome D. Moynihan, C.P.M., CPPO**  
**Administrator of Purchasing Systems**

**Vendors must register on-line at the State Purchasing Website at**  
**[www.purchasing.state.ri.us](http://www.purchasing.state.ri.us).**

**NOTE TO VENDORS:**

**Offers received without the entire completed three-page RIVP Generated Bidder Certification Form attached may result in disqualification.**

**THIS PAGE IS NOT A BIDDER CERTIFICATION FORM**

The Rhode Island Department of Administration /Division of Purchases, on behalf of Rhode Island College is soliciting offers from qualified firms to provide ARCHITECTURAL/ENGINEERING services relating to the RECREATION CENTER RENOVATION PROJECT AT RHODE ISLAND COLLEGE, in accordance with the terms of this solicitation and the State of Rhode Island Division of Purchases general conditions of purchasing, which are available on the State of Rhode Island's Division of Purchases Home Page ( <http://www.purchasing.ri.gov> )

This is a Request for Letters of Interest, not an Invitation for Bid: responses will be evaluated on the basis of the qualifications of the responder, in addition to price; there will be no public opening and reading of responses received by the Office of Purchases pursuant to this Request, other than to name those offerors who have submitted letters of interest.

**REQUIREMENTS FOR THE PROPOSED PROJECT ARE AS FOLLOWS:**

Supervise the project closeout to ensure that necessary certificates, approvals, as-built drawings, operations and maintenance manuals and other materials are obtained and submitted to the College.

1. Preparation of a program statement in conjunction with a feasibility study for review by the Recreation Center Committee.
2. Analysis of space requirements as recommended in the feasibility study.
3. Preparation of exterior architectural options to improve site appearance.
4. Work with the College to facilitate equipment furniture selection.
5. Preparation of Final Schematics, Final Design, Plans and Specifications and revised cost estimates in accordance with AIA.
6. Review of Bid Proposals and all submittals to ensure conformance to contract documents
7. Provide general supervision of all renovation updates and modernization activities.
8. Maintain all necessary project records in accordance with AIA Document B101 – Agreement between Owner and Architect
9. Supervise project closeout to ensure that all necessary documentation has been obtained and submitted to the College

**INSTRUCTIONS AND NOTIFICATIONS TO OFFERORS:**

Potential offerors are advised to review all sections of this RFP carefully, and to follow instructions completely, as failure to make a complete submission as described herein may result in rejection of the proposal.

Interested parties are instructed to peruse the Division of Purchases web site on a regular basis, as additional information relating to this solicitation may be released in the form of an addendum to this RFP.

Alternative approaches and/or methodologies to accomplish the desired or intended results of this procurement are solicited. However, proposals which depart from or materially alter the terms, requirements, or scope of work defined by this Request will be rejected as being non-responsive.

All costs associated with developing or submitting a response to this solicitation, or to provide oral or written clarification of its content, shall be borne by the offeror. The State assumes no responsibility for these costs.

Responses are considered to be irrevocable for a period of not less than one hundred and twenty (120) days following the opening date, and may not be withdrawn, except with the express written permission of the State Purchasing Agent.

All pricing submitted will be considered to be firm and fixed unless otherwise indicated herein.

Proposals which are not present in the Division of Purchases at the time of opening for any cause will be determined to be late and not considered. For the purposes of this requirement, the official time and date shall be set by the time clock in the Division of Purchases reception area.

In accordance with Title 7, Chapter 1.2 of the General Laws of Rhode Island, no foreign corporation, a corporation without a Rhode Island business address, shall have the right to transact business in the state until it shall have procured a Certificate of Authority to do so from the Rhode Island Secretary of State (401-222-3040). This is a requirement only of the selected vendors.

All materials submitted regarding this RFP will become the property of the State and will only be returned to the vendor at the State's option. Disqualification of a vendor or non-acceptance of the RFP does not eliminate this right. Bidders are advised that all materials submitted to the State for consideration in response to this Request will be considered to be public records, as defined in Title 38 Chapter 2 of the Rhode Island General Laws, without exception, and will be released for inspection immediately upon request, once an award has been made.

It is intended that an award pursuant to this Request will be made to a prime contractor, who will assume responsibility for all aspects of work. Joint venture and cooperative proposals will be considered. Subcontracts are permitted, provided that their use is clearly indicated in the offeror's proposal, and the subcontractor(s) proposed to be used are identified in the proposal.

The State of Rhode Island has a goal of ten percent (10%) participation by MBE's in all State procurements. For further information, visit the website [www.mbe.ri.gov](http://www.mbe.ri.gov). To speak with an MBE officer, call (401) 574-8253 or [cnewton@gw.doa.state.ri.us](mailto:cnewton@gw.doa.state.ri.us)

#### Equal Employment Opportunity

§ 28-5.1-1 Declaration of policy. – (a) Equal opportunity and affirmative action toward its achievement is the policy of all units of Rhode Island state government, including all public and quasi-public agencies, commissions, boards and authorities, and in the classified, unclassified, and non-classified services of state employment. This policy applies in all areas where the state dollar is spent, in employment, public service, grants and financial assistance, and in state licensing and regulation. For further information, contact the Rhode Island Equal Employment Opportunity Office, at 222-3090.

If you wish to seek to do business with the State of Rhode Island, you must register and utilize the E-Verify Program. Please refer to [www.dhs.gov/E-Verify](http://www.dhs.gov/E-Verify) or the Division of Purchases website at [www.purchasing.ri.gov](http://www.purchasing.ri.gov) for more information.

**RHODE ISLAND COLLEGE**  
**SCOPE OF WORK**  
**ARCHITECTURAL/ENGINEERING**  
**RECREATION CENTER**

1. **Background Information:** A feasibility study was recently completed for the Recreation Center. Appropriate excerpts from the feasibility study are attached.
2. **Description of Proposed Project & Cost Proposal Structure:** The proposed recreation center renovation is envisioned at this stage to be 73,911 gross square feet. Construction cost is estimated at approximately \$8,749,071. Total project costs: design, construction, equipment, furniture, and contingency are not to exceed \$9,970,700. This will be a prevailing wage project.
3. **Estimated Design Schedule:** Design would begin during the month of June, 2009 and construction should start in the January, 2010.
4. **Services Cost Estimate Required with LOL.** The architectural consultant will provide in their LOI a cost estimate of the required services and reimbursable expenses required in order to meet the program requirements identified in item 5.

**5. Required Services**

The architect/engineer will be commissioned to provide complete architectural and engineering services for the recreation center renovation on Rhode Island College. The specific requirements shall include, but not be limited to, the following:

- 5.1 Prepare a Program Statement for the project in conjunction with the feasibility study that will be reviewed and approved by the College President. This effort will include interviewing appropriate student, College administration, and staff personnel.
- 5.2 Analyze the space requirements recommended by the feasibility study and by students and the College. Make recommendations concerning alternative layouts and provide site plans that provide best utilization of the preferred site.
- 5.3 Prepare exterior architectural options to improve the appearance of the site and establish a continuity of exterior theme for this portion of the Campus.
- 5.4 Improve openness of walkways and entrances to the building
- 5.5 The design firm will work with the College in equipment and furniture selection.

- 5.6 Prepare Preliminary Schematics and Cost Estimates (including equipment) for presentation to the Recreation Center Renovation for review and approval by the College President.
- 5.7 Prepare Final Schematics and Revised Cost Estimates for review and approval of the Recreation Center Renovation committee. After approval by the Committee, prepare appropriate renderings and graphics for a presentation to the College President for final approval.
- 5.8 Prepare Final Design, Plans, and Specifications, including required bid documents, for the Recreation Center Renovations on Rhode Island College.
- 5.9 Review bid proposals and provided recommendations for award to the College.
- 5.10 During the Construction phase provide Construction Contract Administration including the review of all submittals to ensure conformance with the construction/ renovation contract documents and other relative duties directly related to the scope of the project.
- 5.11 Provide general supervision of all renovation updates and modernization including periodic site visits, attendance at project meetings, and preparation of reports and documenting the findings of the visits and meetings. The site visits shall be minimum of twice per week unless otherwise approved by the College. Project meetings shall be weekly. Architect/engineer shall make additional site visits as necessary to resolve any problems.
- 5.12 Maintain all necessary project records to provide a complete record of the project from inception through completion.

The following requirements of the Division of Purchases are additive to the agency's Scope of Work:

A. Payments to the Architect and/or Engineer

Payments on account of the architect and/or engineer's basic services shall be made monthly in proportion to services performed so that the compensation shall aggregate to the following percentages at the completion of each phase of work

E. Schematic Design Phase	10%
E. Design Development Phase (energy modeling)	30%
E. Construction Document Phase	70%
E. Bidding Phase	75%
E. Construction Phase	100%

B. Reimbursable Expenses

Reimbursable expenses when authorized in advance in writing by the State will be paid to the architect and/or engineer on the basis of the architect and/or engineer's verified costs plus a fee not to exceed six percent (6%) of the total cost. Expenses shall include, but not necessarily be limited to, reproductions, postage and handling of drawings, specifications and other documents, excluding reproductions for the office use of the architect and the architect's consultants, and expense of any additional insurance coverage or limits, including professional liability insurance, requested by the owner in excess of that normally carried by the architect and the architect's consultants. Sub-consultant services and other approved reimbursable expenses shall also be paid at actual cost incurred plus 6% markup.

C. Energy Efficiency

Energy efficiency is an important consideration. If appropriate to the design of this project, the architect and/or engineer will collaborate with National Grid Electric Company to achieve any cost reductions possible from National Grid Electric Company's rebate program for energy efficient design.

D. Project Construction Cost

1. The architect and/or engineer shall prepare and design the project so that it may be constructed at a cost not to exceed one hundred ten (110) percent of the amount of funds available for the project.
2. The architect and/or engineer shall not be paid any additional compensation whatsoever in the event that it is necessary to revise in whole or in part, any of the drawings or projected manual(s) after the receipt of bids that may be in excess of funds available for the project. Such additional work shall be at the architect's and/or engineer's sole expenses

E. Retainage

Five (5) percent retainage shall be held by the agency's contract management department until project closeout. Project completion is defined as: construction is finished, the punch list is done, all of the project closeout documents and manuals have been submitted, and "as built" plans in both hard copy and electronic format are received.

F. Mercury reduction and Education Act – Rhode Island General Law, Chapter 23-24.9

The Architect/Engineer shall comply with provisions of this Act and make every effort to specify non-mercury containing products whenever non-mercury containing products are available as a suitable alternative.

**6. Rhode Island College Rating Scale and Weight**

**SELECTION PROCESS**

The Recreation Center Committee will evaluate and score all proposals, using the criteria described below. The applicant must receive a **minimum score of 60** of the **maximum 85** points on the critical aspects (noted below) prior to any consideration being given to the cost proposal submitted.

Proposals receiving less than 50 technical points will be dropped from further consideration and will not have their cost component opened or evaluated.

\_\_\_\_\_ Qualifications & Experience (Company and Personnel)  
0-35 points

\_\_\_\_\_ Planning and Design Quality and Creativity  
0-25 points

\_\_\_\_\_ Project Expertise  
0-25 points

Final Critical Aspects Score (maximum 85 points)

\_\_\_\_\_ Cost  
0 – 15 points

Notwithstanding the foregoing, the State reserves the right not to award this contract or to award on the basis of cost alone, to accept or reject any or all proposals, and to award in its best interest.

Proposals found to be technically or substantially non-responsive at any point in the evaluation process will be rejected and not considered further.

The State may, at its sole option, elect to require presentation(s) by offerors clearly in consideration of award.

The Recreation Center Committee will present written findings, including the results of all evaluations and the President's approval of the recommended finalist, to the State's Architect/Engineer and Consultant Services Committee.

## **END OF SCOPE OF WORK**

### **Pre-Proposal Questions**

There is a **mandatory** pre-proposal meeting to be held at Rhode Island College on the date and time indicated on page one of this solicitation.

### **Proposal Submission:**

An original Letter of Interest plus Eight (8) copies) submissions are to be either mailed or hand delivered in a sealed envelope marked: "**LOI # 7243882: A & E Services – Recreation Center**" by the date and time indicated on page one of this solicitation.

**RI Dept. of Administration  
Division of Purchases, 2<sup>nd</sup> floor  
One Capitol Hill  
Providence, RI 02908-5855**

**Note:** Proposals received after the above-referenced due date and time will not be considered. Proposals misdirected to other State locations or which otherwise not presented in the Division of Purchases by the scheduled due date and time will be determined to be late and may not be considered. Proposals faxed, or emailed, to the Division of Purchases will not be considered. The "official" time clock is located in the reception area of the Division of Purchases.

### **Proposals should include the following:**

- A completed and signed three-page RIVIP Bidder Certification Cover Form, available at [www.purchasing.ri.gov](http://www.purchasing.ri.gov).
- A Cost Proposal the fee structure proposed for this scope of services.
- A Technical Proposal describing the qualification and background of the applicant and experience with similar programs, as well as the work plan or

approach proposed for this requirement. Form 330 to be provided for this section. Access to SF 330 may be obtained through the following websites:

[www.purchasing.ri.gov](http://www.purchasing.ri.gov). or [www.gsa.gov](http://www.gsa.gov)

- Responses to the information requests in the Vendor Capability, Capacity, and Qualifications section. It is preferable for the Response to contain the actual text of the RFP followed by the Vendor's response to that paragraph.
- An exceptions listing, by paragraph number, of any specifications that have not been met (exceptions for specifications relating to services not being offered do not need to be provided).
- A completed and signed E-Verify W-9 (taxpayer identification number and certification.) Form is downloadable at [www.purchasing.ri.gov](http://www.purchasing.ri.gov).
- Vendor may include further sections or appendices containing drawings, planning documents, or any other supplementary information the Vendor would like to include in their response. Additional information such as marketing and sales brochures is welcome, but is in no way a substitute for the information requested above.

Notwithstanding the above, the State reserves the right not to award this contract or to award on the basis of cost alone, to accept or reject any or all responses, and to award in its best interest.

A Selection Committee will evaluate submitted proposals on the basis of the above criteria items. Consultant Teams may be invited to appear before the Committee for in-person presentations. The Committee will then make a qualifications based recommendation for final selection to the Rhode Island State Purchasing Agent, or his designee, who will make the final award decision.

**END**



Rhode Island College

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## Recreation Center

Providence, RI

Feasibility Report  
21 January 2009

# Recreation Center Feasibility Report

RHODE ISLAND COLLEGE

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Project Team

1. Project Background
2. Building Deficiencies
3. Benchmarking & Program

## Project Team

### Architects & Planners

Principal-in-Charge  
Project Architect  
Project Designer  
Existing Conditions Evaluation  
Technical Lead

**David Finney – AIA, LEED AP**  
**Robert Vogel – AIA, LEED AP**  
**Stephen Garvey**  
**Jim Pitts**  
**David Capaldo - LEED AP**

Design Partnership  
500 Rutherford Avenue  
Charlestown, MA 02129

### Client Representatives

*Representing Rhode Island College*

Rhode Island College  
600 Mount Pleasant Avenue  
Providence, RI 02908

**Nancy Carriuolo – President**  
Office of the President  
Roberts Hall 401

**Donald Tencher – Director**  
Athletics Department  
The Murray Center 123

**Edward Brady – Director**  
Facilities and Operations  
The Murray Center 123

*Executive Steering Committee for the  
Rhode Island College Recreation Center*

**Dr. Gary Penfield – Vice President**  
Student Affairs  
Roberts Hall 402

**Paul Forte – Assistant Vice President for  
Finance and Controller**  
Administration and Finance  
Roberts Hall 100

**Dolores Passarelli – Director**  
Office of Academic Support  
Craig-Lee Hall 154

**Gerald Shellard – Assistant Athletic  
Director**  
Recreation and Intramurals  
Recreation Center 13

# 1. Project Background

## Prologue

The intent of this Feasibility Report is to comprehensively investigate the design and construction opportunities, along with associated cost options, for Rhode Island College's Recreation Center. The Report is part of a collaborative effort by college officials and Design Partnership of Cambridge, Inc. (DPC) to properly assess and explore the most effective strategies in enhancing the Center's facilities. DPC and consultants performed various tasks to properly gather physical information from the building as well as user feedback on the viability of improving the Center. Various site visits were made with school staff to intensively survey the functionality of the existing building. DPC also conducted several focus group meetings to interface with various users and stakeholders. Additionally, data was collected from competing institutions to properly benchmark the necessary improvements required to promote this recreational center, and hence, enhance recruiting efforts. Based on this information, design responses were formulated for upgrading, reprogramming and repairing the building's many ailments. DPC's solutions are intended to benefit the building's users as well as positively transform the future of the entire institution.

## Building History

The building's existence can be traced to the early-1950's when design and construction began for the Children's Center and Community Activities Building for the state of Rhode Island. At the Mount Pleasant site, the 15,000-square-foot public building would function primarily as an orphanage for local children. However, in 1958, the grounds would be absorbed by Rhode Island College when the school moved from its downtown Providence campus as part of the efforts to expand its curriculum from its Normal School roots. Over the next several decades, the building would slowly outgrow its children and community programs, as the need for classroom and faculty space increased. By 1986, the College moved to expand its athletics and intramurals programs by attaching a substantial field house and enclosing an adjacent outdoor pool. The existing building was engulfed by the newly constructed recreational components. As part of an effort to reduce initial costs in this addition project, the 1950's building was minimally upgraded, and was slated for future renovation to properly support the recreation programs. However, nearly 20 years removed from the last significant renovation, alterations were never properly pursued to the older facility, rendering it a marginal, dilapidated building.



## Why Improve the Recreation Center?

The west campus's Murray Center still houses many of the major athletic programs, facilities that often have access exclusively to student athletes. Rhode Island College's current east campus continues to serve as the hub for administrative and educational support services. However, the Recreation Center remains a community "hot spot" and one of the few student-oriented features

on this portion of the campus. The structure's considerable size and footprint allow it to be an inherent beacon and anchoring landmark for vehicular and pedestrian traffic. In relation to campus master planning, the building's capacity and location alone distinguish it as a potential spark for future growth.



Figure 1. Campus Plan. The Recreation Center serves as the “activity” hub of the east campus.

Meanwhile, the Recreation Center has been utilized to house a variety of intramural and fitness programs, as well as large school events. In recent years, membership from local community members have grown rapidly, often outnumbering the student population. This intrinsic vibrancy and versatility suggests students and community members will only be more attracted to it given facility upgrades. In user forums, students and faculty confirmed this sentiment, and believed increased awareness about the program offerings were vital to the Center's success. However, there was growing concern by both parties that areas, such as the existing fitness center, could not withstand further neglect as undersized spaces with various system deficiencies become continually unbearable.

In terms of public interest and financial practicality, there is substantial viability to rehabilitating the Recreation Center. However, it is critical to identify and prioritize the factors that will ultimately make the building beneficial from the perspectives of administrators, students and community members alike.

## 2. Building Deficiencies

DPC investigated existing conditions based on construction documentation, field surveys, and meetings with faculty and maintenance staff. Recorded flaws are considered significant when they hinder proper use of a given space and/or create intolerable environments for the building's users. Deficiencies that have been identified are primarily the result of age, use, or programmatic constraints. However, some defects have been identified on the premise that continued use without proper maintenance will lead to significant disrepair.

### Exterior Envelope

Much of the original 1950's building comprises of steel framing with standard cavity-wall masonry construction at the exterior. Functionally, the existing wall systems are in good condition, including exposed foundation walls. Cosmetic repairs would be limited to masonry cleaning due to improper drainage from roof systems (dysfunctional leaders and gutters). Recently, several windows at the wrestling room, dance studio and corridor to athletic offices were replaced with fixed frame aluminum windows. However, operable windows at the fitness center remain original to the building, and have limited maneuverability.

Many of the exterior wall deficiencies lie within the 1980's addition of the fieldhouse and natatorium. A majority of the construction consists of fluted concrete masonry block (typically 10'-16' off grade) with corrugated metal siding attached to the purlins on the pre-manufactured rigid steel frame. Batt insulation with a vinyl vapor barrier was draped between purlins at the interior and are attached with fasteners from the metal panels.

Significant rusting has occurred at the bottom edge of the metal paneling throughout the perimeter of the fieldhouse and natatorium. This condition is primarily the result of metal flashing construction above the concrete masonry, where water is allowed to stand, and thereby oxidize the adjacent vertical metal panels. Water is not properly weeping off the building at this location because paneling had been sealed tight to the base flashing, which also prevents the interior of the wall system to vent. Additionally, because of increased humidity at the natatorium (and to a lesser extent at the fieldhouse), water vapor is allowed to collect on the interior surface of the metal panel during cooler months, notably in areas where the vapor barrier and insulation are damaged or have been removed completely. Vapor moves down along the panels' inside face and seeps behind the flashing, thereby contributing to the rusting at this location.



In several instances, batt insulation was improperly installed between the flashing and metal panel, allowing the insulation to become saturated where the metal panel did not stand clear of the base flashing. Mold has been identified in these locations. At the north side of the building, outside of athletic offices, metal panels have been vandalized and damaged from vehicular contact. Water intrusion has also been identified within this wall system on the north side, in part due to improperly drained roofs and unsuitable weeping details.

Areas of fluted concrete masonry have suffered runoff staining due to the rusting of metal panels above. The fieldhouse also experiences water intrusion at floor locations on the south side of the building. DPC concluded that a majority of the intrusion was due to malfunctioning and damaged roof drainage systems, as well as inadequate distribution of runoff water from the site.

## Roof

At the 1950's structure, roof construction includes a steel bar joist system with built-up rigid insulation and a rubber membrane. Ballast was added on roof areas above the current weight room/ fitness center and 'unused' instructional rooms. Roof drainage includes a variety of exterior rain water leaders. Maintenance staff has indicated that significant water intrusion has occurred in several areas at the roof above the wrestling room, and at locations where the 1950's building meets the 1980's structure. Roofing systems throughout the 1950's building has exceeded its life expectancy, and maintenance staff emphasized the concern noting that areas of mold and rot are likely to develop.

Roofing at the 1980's addition is predominately exposed seam metal with standard aluminum gutters and leaders. The fieldhouse roof is insulated in similar fashion to the exterior walls with a vinyl vapor barrier and batt insulation fastened between roof purlins. Roof drainage at these sloped metal roofs show evidence of being inadequate; many locations suffer from congested and damaged gutters. Panels are fastened to roof purlins with rivets. These rivets along with metal roofing seams are water sealed with a silicone-based exterior caulking. Sealant has shown significant decay and is largely ineffective, and often the source of various leaks. In areas where mechanical units sit, water has filtered into the building and saturated batt insulation at the roof. Damaged insulation has fallen into the fieldhouse on several occasions.



At the natatorium, repairs were made in early 2008 to structural members and roof decking from damage due to chlorine exposure and water intrusion. Much like water damage to exterior walls, maintenance staff has noted that further disrepair to structural members is likely without proper ventilation equipment at the pool facilities.

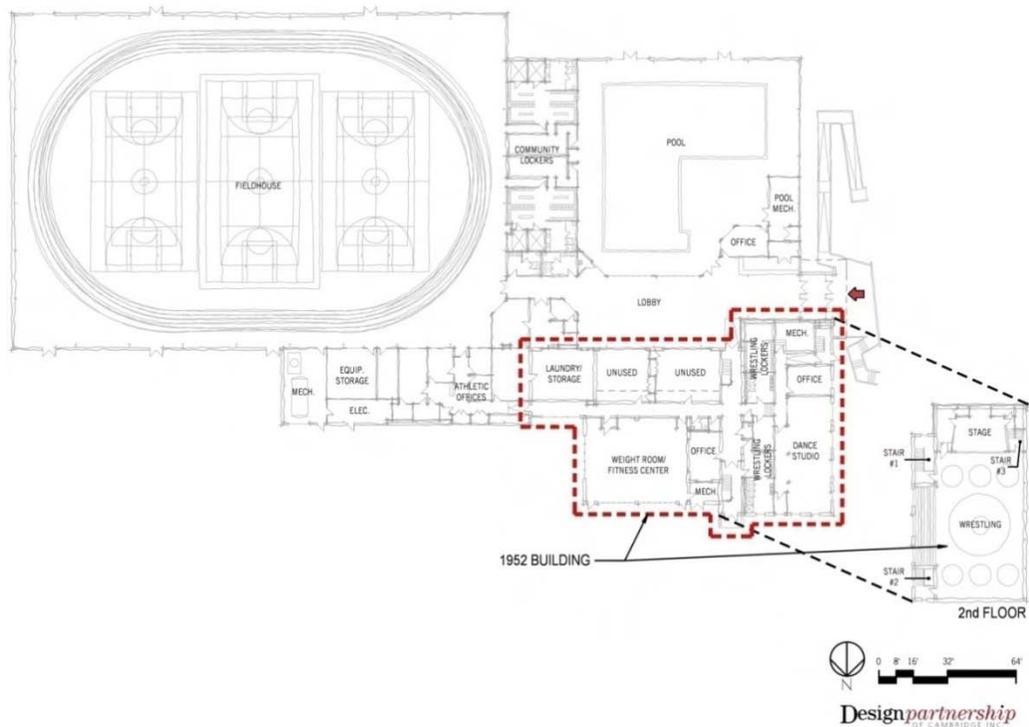


Figure 2. Existing Conditions Floor Plan.

## Material Durability, Finishes, Equipment

Interior Deficiencies have been identified and classified by existing space designation.

### General

- Door hardware throughout the Center does not properly meet necessary handicap accessibility requirements as set forth by applicable handicap accessibility codes.

### Fieldhouse

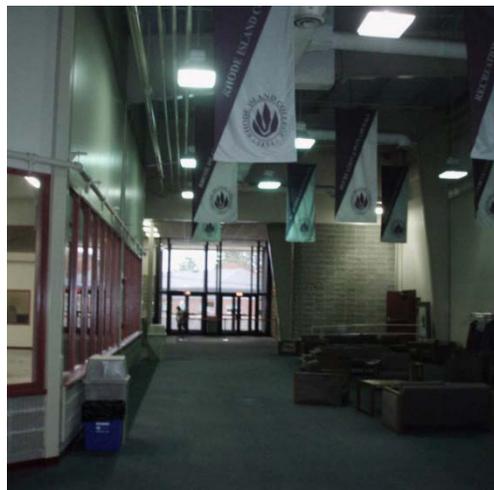
- New synthetic athletic rubber flooring was installed in recent years. Flooring was not sealed per recommendations that warranties may be voided. While the flooring remains resilient, there is concern by maintenance staff that user traffic through the fieldhouse to locker facilities will lead to damage in this path of travel. Temporary carpeting has been added to alleviate damage.
- At peak use (during major events), the fieldhouse entry through the lobby (one set of double doors) is insufficient and a violation of fire safety codes without a fire marshal present or posted maximum occupancy.
- Faculty believe athletic storage for the fieldhouse is unsatisfactory, and may require more space as the fieldhouse increases program offerings and hosting of events.

### Pool and Supporting Facilities

- Exposed structural members at south wall have seen significant damage due to exposure to airborne chlorine.
- Adjacent pool office is considered by faculty to be unnecessarily oversized.
- Maintenance staff has expressed concern over improper drainage and mold resistance at the existing concrete pool deck, and some staff believe a ceramic tile finish is necessary for appropriate maintenance.

### Lobby and Main Entry

- Students and faculty both indicated that not enough attention has been made to make public areas at the building's exterior platform a friendly, inviting space. Both groups believe the building is unclear in communicating the amenities inside, including necessary signage.
- Carpeting at the lobby has seen significant deterioration due to heavy traffic to and from the fieldhouse. Maintenance staff also noted that concern of pool chemicals being carried through the lobby will further damage carpeting.
- Faculty and students both emphasized that because of undesirable features, the lobby is largely underutilized and considered wasted, uninviting space. Insufficient lighting, poor air quality, absence of programmed space and lack of amenities were among the many contributing factors to this sentiment.
- Security provisions within the lobby are viewed by faculty as being inadequate. Temporary dividers have been utilized to direct traffic from the main entrance. The current location of the security desk limits appropriate policing of visitors.



### Corridors and Stairwells at 1950's building

- Carpeting throughout corridors has shown evidence of deterioration and discoloration.
- Handrails, guardrails, stair nosings and treads at all (3) stairwells do not comply with applicable state building codes and handicap accessibility codes. Upon significant renovation, all of these components must be replaced, and properly installed where they are not currently present.
- Head clearances at various corridor locations are not compliant with applicable state building codes.

### Fitness Center/ Weight Room

- Students and faculty have indicated that maximum occupancy of the fitness center is around 25 people. Beyond that, the room becomes significantly uncomfortable and difficult for staff to monitor.
- Cardio-vascular and weight equipment have shown signs of considerable disrepair due to age and intense use.
- Pre-manufactured athletic flooring is insufficient for the given occupancy and use.
- Faculty and students believe that the lack of stretching areas within fitness center is problematic. Designated stretching areas are primarily in adjacent corridor, leading to violations in fire safety codes.
- Lack of storage space for belongings of fitness center users is a major security concern as students and community members have had belongings stolen. Personal property is currently left in the adjacent corridor.
- Entry points to fitness center are not compliant with applicable handicap accessibility and fire safety codes. At times of high volume, access points are insufficient and difficult to monitor properly.



### Wrestling Room

- Athletic wrestling mats have been placed on an existing rubber floor surface. Due to roof leaks, mold has formed within this flooring system.
- Access to wrestling room and stage areas is insufficient and not compliant with applicable handicap accessibility codes.

### Community Lockers (adjacent to Fieldhouse and Natatorium)

- Concrete masonry walls have been subject to disrepair at walls encasing steam and sauna rooms. Significant paint chipping and deteriorating masonry joints have occurred in several locations due to saturated block from high moisture levels and improper ventilation.
- Faculty has noted that rentable lockers (rented on semester and tri-semester plans) are intended to serve both students and community members. However, due to lack of quantity, only a portion of community members are allowed access while students are not permitted to store personal materials at these locations.
- Nearly all surveyed students have expressed disinterest in using community lockers because of poor water quality, lack of student lockers, and insufficient privacy provisions. Because wrestling lockers have limited access, students do not have proper shower accommodations within the Rec. Center.
- At male locker room, gang showers are strongly disliked by students and faculty.
- Poor ventilation has led to significant disrepair of painted gypsum board ceilings.
- Trench drains at both male and female showers are undesirable and difficult to maintain.
- Thin sheet tile at locker rooms have worn significantly due to heavy use, and are not durable enough surfaces to be used within the locker areas.



### Athletic Department Offices

- Many department heads must share office space
- Athletic staff believes that current location is insufficient in monitoring student activity. Communication between staff members is also seen as being cumbersome because of the inconvenient location of satellite athletic offices through the Center.
- Acoustic ceiling tiles in various staff offices have been exposed to water damage.
- The common office area and sports medicine office include kitchenette areas. Staff and administrators have indicated that they remain largely unused, and are undesirable spaces in terms of maintenance and

### Wrestling Lockers

- Male wrestling lockers are primarily utilized by wrestling team members only. Generally, wrestling lockers are largely unused, with exception of large community events in spring or summer months.
- There are insufficient provisions for handicap accessibility to locker and toilet facilities at wrestling lockers. Plumbing fixtures and proper clearance at stalls must be made for handicap accessibility compliance.
- Gang shower format at male lockers is undesirable by faculty and students.

### Unused Space

- Two rooms located across the corridor from the current fitness center operate as un-programmed space and used periodically by R.I.C. staff for instructional purposes.

Faculty has indicated that both rooms are considered wasted space. Poor air quality prevents these areas from functioning as formal classrooms or recreation space.

#### **Laundry/ Storage**

- Laundry area (located in 1952 building, adjacent to athletic offices) shares space with storage for school and community events. Staff has indicated that this is a major security concern as students are the primary users of laundry services, however, items in storage are private and would preferred to be in a separate locked location. Thus, faculty monitoring in these areas is required, which is undesirable for staff.

#### **Site and Landscaping**

- Water intrusion has been identified at the first floor entry to the southwest stair in the 1950's structure. Poor site drainage from this door has led to significant disrepair of exterior and interior masonry as well as interior flooring.
- Egress from the north side of the fieldhouse is obstructed by significant grade changes and overgrown underbrush. This is a violation of fire safety codes.
- Vehicular access to pool and fieldhouse is limited due to grading and unpaved surfaces.
- Stoops at all fieldhouse and pool exterior exit doors are code violations, and site regarding is necessary at these locations.

#### **Plumbing (Original 1950's Building and 1980's Addition)**

- Plumbing fixtures and faucets are in poor condition and should be replaced with new.
- The domestic hot water heating system is 20 years of age. The tank with a storage capacity of 4216 gallons and the heater with a recovery of 4200 GPH appears to be larger than necessary resulting in reduced efficiency.
- Exterior natural gas piping serving roof top AHU's is rusted and in need of replacement.
- Sanitary waste piping is concealed within walls or below the existing slab and therefore could not be inspected for current condition.

#### **Fire Protection (Original 1950's Building and 1980's Addition)**

- The existing building is provided with a fully automatic wet sprinkler system with the exception of the Field House and Pool Area.
- The fire service enters the building in the south west corner of the field house and is provided with a double check valve assembly. This service also serves as the main domestic water to the buildings plumbing systems.
- The main fire service is located and runs through an unprotected area of the building.

#### **HVAC**

##### **Original 1950's Building:**

- Does not have any central ventilation systems to provide outdoor air for occupants or humidity control.
- Exhaust fans serve old locker rooms that do not operate. Locker rooms have gravity make-up air without provisions for heating.
- Gas-fired hot water boiler serves perimeter radiation in the original building only. Boiler is Teledyne Lars 1010 MBH Input/818.1 MBH Output capacity. Boiler is approximately 20 years old and in fair condition.
- Two (2) inline hot water pumps (1 standby) circulate heating hot water.
- Building is heated with perimeter hot water radiation.
- The original building had four heating zones. Subsequently each room was provided with a dedicated 3-way heating hot water control valve to try to provide individual room temperature control. The individual zone controls reportedly do not function.
- Only air conditioning is from window AC units.

##### **1980's Addition:**

- Packaged gas-fired rooftop units (manufactured by Trane) serve the Lobby and Office areas, respectively. Units are over 20 years old and in poor condition.

- A roof mounted gas-fired H&V unit (manufactured by Sterling) serves the main Locker Rooms. The unit appears to be in poor condition and was not operating at the time of our visit. The unit appears to be a 100% outdoor air unit.
- Locker rooms are exhausted through a roof fan that also was not operating at the time of our visit.
- The inoperable locker room exhaust and make-up air systems are contributing to odor and mold issues in the rooms.
- Four (4) roof mounted gas-fired heating and ventilating (H&V) units (manufactured by Sterling) serve the Field House. Units appear to be in poor condition and were not operating at the time of our visit. The units appear to have provisions to operate in either a recirculation or 100% outdoor air mode.
- The Field House has four roof exhaust fans that were not operating. Reportedly there is insufficient make-up air to operate the exhaust fans.
- The pool is having a new dedicated desiccant dehumidification system being installed and was not part of this study.

### **Electrical**

#### **Original 1950's Building:**

- Original electrical service originated in existing boiler room area. This electrical service no longer active. Existing panels this area are original and in poor condition.
- There is an existing panel located in Maintenance Room 12. This panel appears original and in poor condition.
- There are two panels located in Maintenance Room 30 labeled E1 and E2. These panels are newer and are in good condition.
- Existing lighting in this building are majority fluorescent type fixtures. These fixtures consist of recessed acrylic lens fixtures, wrap around fixtures and wall mounted fixtures. These fixtures do not appear to use energy saving lamps or ballast.
- Receptacles within this building are very limited.

#### **1980's Building Addition:**

- The building is served from a pad mounted transformer located on the side of the building near the main electric room/mechanical room.
- The 1980's additional and original 1950's building are now served from a main electric room located in office wing adjacent to the fieldhouse.
- The building's main switchboard is an ITE Siemens 1200A, 277/480V, 3 phase, 4 wire fusible switchboard with IQ Data Plus customer meter. The switchboard contains (3) 400A (2 active, 1 spare) fusible switches. There is space to install an additional 400A fused switch.
- Also, located in the main electric room are (2) 400A distribution panels DP-1 and DP-2 which serve branch panels also located in the main electric room.
- Generally the electrical distribution equipment located within this room appears to be in good condition.
- The fire alarm system located in the entry vestibule is a FCI 24 zone conventional fire alarm control panel. Eight zones are presently used, leaving 16 spare zones. There is a flush mounted fire alarm master box located adjacent to the fire alarm control panel.
- The emergency system consists of an exterior self-contained Caterpillar emergency generator located adjacent to the Utility Company pad mounted transformer. The generator serves a 200A, 3 pole Caterpillar automatic transfer switch and distribution equipment located in the main electric room. Generally the emergency system distribution equipment would be installed in a separate emergency electric room.
- Existing lighting consist of recessed acrylic lens fixtures in the office area, strip fixtures in the electrical/mechanical spaces, surface mounted vapor tight fixtures in bathroom/locker rooms and low bay metal halide fixtures in the Field House, swimming pool area and main lobby. These fixtures do not appear to use energy saving lamps or ballast.
- Receptacles within these buildings are very limited.

## 3. Benchmarking

### **Benchmarking**

To assist in developing or justifying the desired amount of space for key programmatic spaces in a proposed building program we often find it helpful to understand what facilities exist on peer campuses. Such benchmarking information can be especially helpful for fitness centers and weight rooms, as unlike a competition court or field, there is not a prescribed size based on a game that will be played or set of rules.

The Building Committee suggested seven peer institutions and, in addition to the size of the fitness center, also requested data on fees charged for recreational use along with supplementary program amenities that may compliment the fitness use (such as food service and gaming areas).

## RHODE ISLAND COLLEGE—COMPARATIVE RECREATION CENTER DATA

SCHOOL	CONTACT	FEES	SIZE	AMENITIES
Eastern Connecticut State University	Chuck Warrington 860-465-0239	No fee for students or staff.	New Student Center has 4,000 sf fitness center; Sports Center for team athletes has ±3,800 sf weights and fitness; Dorms also have small fitness rooms.	Student Center houses a food court, café with seating, TV.s, fireplace room, theater, pool tables, roll-out stage.
Keene State College	Front desk 603-358-2800	Part of mandatory student fees (\$214/semester)	Recreation Center houses Bodyworks Fitness Center with 6,000 sf fitness/cardio; 2,000 sf multi purpose room and 2 aerobic studios.. Separate Athlete Training Center in Spaulding Gym.	Part of a new 47,000sf complex with pool, 3 court gym, racquetball courts, jogging track etc. Next door to Student Center that has café, lounge etc.
UMass Dartmouth	Greg Homol 508-910-6417	Part of mandatory student fees	10,000 sf Fitness Center attached to Athletic Bldg.; 5,000 sf weights and cardio; 2,500 sf aerobics room; 2,500 sf lockers etc. Fitness center is shared with team athletes.	Juice Bar, seating, TVs,
Plymouth State University	Terry Potter 603-535-2376	Part of mandatory student fees (±\$207 /year)	Hartman Union Bldg. has a 7,400 sf fitness center including weight room (2000sf), cardio (2000sf), aerobics (1700sf), locker rms, office & stor. Mezzanine has add'l. 1,424 sf cardio area overlooking the gym; New PE Center has 2000sf weight room for athletes.	No snack areas or lounges. TV's provided at cardio machines.
Univ. of Southern Maine	Robin Hoose 207-780-5042	No fee for students and staff	Costello Athletic Center has 3,800 sf fitness center and multi-purpose room used by students and teams teams.	No snack areas or lounges.
Bridgewater State College	Glenn Gonsalves 508-531-2281	\$100/year	New 9,000 sf Thornburg Fitness Center plus a 1,000 sf fitness area in Kelly Gym.	No snack areas or lounges. 2 sided concession stand not used except during games.
Salem State College	Jason Doviak 978-542-6569	No fee for students or staff	O'Keefe Wellness Center has approx. 2500sf weights and fitness room that is shared with team athletes. Small weights and cardio room in one of the dorms as well.	O'Keefe Center has a snack bar with seating area and 2 big screen TVs

## 3. Program

### Programmatic Requirements

- **Lobby and Entrance**

Recreation centers are attractive to outsiders (including those who may not be welcomed) and require efficient and effective security control. Relocating the main desk to a central location inside the main entrance will help to improve the control and supervision over the entry. It will also enable those behind the desk to be more actively involved in greeting those who enter the building.

Many of the students and staff that voiced opinions felt that the existing lobby is a wasteful and unattractive space. The suggested improvements will more actively engage the lobby in the building's activities with views into the fitness center and access to the dance studio. These adjacencies along with improved lighting, finishes and graphics (possibly banners) will make the space more exciting and interesting. Casual seating, wireless internet access, TV monitors and flexibility will allow the space to be available for socializing as well as programmed events.

- **Fitness Center/ Weight Room**

The fitness center/weight room is usually the identifying space of a recreation center building, and it will receive the most use per square foot. The students, faculty and staff all identified this space as their priority for improvement in the open forum meetings. It will attract more users to the building and help make the recreation center a successful social attraction that engages students on campus. This is true at Rhode Island College where the fitness center is significantly under-sized and over-used and many students seek better accommodations by paying fees to private clubs off-campus. Some students expressed agreement that increasing their fees, which had not been raised in many years, would be appropriate if the facilities were improved.

At the RIC Recreation Center there is a limited amount of available square feet and it is critical to realize the best use for the available space. The design team has recommended prioritizing the fitness center/weight room by maximizing the amount of space dedicated to it, giving it a prominent and visible location in the facility and improving the mechanical system to provide adequate cooling and ventilation.

The design proposal includes a two level fitness center/weight room with heavier weight lifting concentrated on the lower level, most of the cardio equipment on the upper level and circuit training and dumbbell usage located on both floors. A renovated front façade will allow the space to be very visible from the outside and provide good daylight and views out. Many of the students expressed excitement towards the idea of a fitness center that was visible, inviting and attractive from the outside of the building.

- **Locker Rooms**

It is common for Division III schools to not dedicate locker room space to each sport for a full year, and RIC desires to have general use lockers available at all times for the recreation center. Additionally, locker rooms with showers adjacent to the deck are required for pool use. Varsity programs do need a dedicated locker space for use during their season, and ideally they would have their own showers and toilets. However, it is not an uncommon compromise for varsity teams to share the toilet and showers with the general use lockers when there is limited available area and the cost of building additional locker room space is prohibitive. Lockers for general use will be available on a daily basis only with a combination of tall and half-height lockers, as there is insufficient space to allow individuals to reserve lockers for more than a day at a time. Both women's and men's shower rooms will include separate showering stalls for improved privacy. Students

generally expressed their desire for updated locker rooms that are clean and have a good ventilation system.

- **Dance Studio**

The dance studio will be a multi-purpose space available for aerobics, martial arts, yoga and other movement classes in addition to dance. This space will be popular to many students and accommodate many different programs by have more useful proportions than the existing space which is inefficient in its narrowness. A decent amount of conveniently located storage is critical to the multi-purpose nature of this space and a high performing resilient floor should be specified along with a good sound system, acoustics, mirrors, a ballet barre, and effective ventilation and cooling. There is a need to ensure privacy in this space so operable or permanent screening should be provided from public spaces.

- **Office Area**

Each team that participates in varsity sports has a coach that requires some modest space for privacy and meeting with students and sometimes their parents. Clustering offices will improve their efficiency, allow them to assist each other and share resources. Providing a conference room will allow the offices to be smaller and still provide the option for larger group meetings. They will be supported by an administrative position along with printers, and other typical office support materials.

- **Classroom**

A multi-purpose classroom will be included that will be large enough for a team to watch films as well as for hosting physical education classes and instructional clinics such as first aid. Team and staff meetings could also use the room.

- **Sports Medicine**

The Recreation Center hosts a high volume of varsity sports practices and off-season activity. The sport medicine space serves as a satellite to the main training room and is available for taping, first aid and attention that athletes need before and after practice. There is no office associated with this space, but there is storage for supplies and an ice machine to support treatments.

- **Wrestling Space**

The wrestling space is provided as a dedicated practice room for the wrestling program. Wrestling has unique needs that involve intensive use of large mats. These mats must be kept clean and are not appropriate for sharing with other sports or recreational uses. To support the successful wrestling program, a dedicated space was requested for team practice.

- **Laundry**

Sports uses and team activities are intensive users of laundry services, and they require appropriate space for equipment storage and distribution. Secure and appropriate storage is needed to control inventory. RIC desires to have a separate laundry room that will allow authorized students to assist the staff without compromising the storage of some items with value.

## Rhode Island College--Recreation Center

### SPACE PROGRAM

			NSF/space	# of spaces	NSF		
<b>Activity Spaces</b>	Dance	studio	1,600	1	1,600		
		storage	100	1	100		
	Fitness and Weights	cardio equipment	2,000	1	2,000		
		circuit training stations	2,000	1	2,000		
		free weights	1,600	1	1,600		
		dumbbells	400	1	400		
		stretching	500	1	500		
		cubbies	100	1	100		
		control desk	140	1	140		
	Wrestling	storage	80	1	80		
practice room		1,600	1	1,600			
					<b>10,120</b>		
<b>Locker Rooms</b>	Men	general use	600	1	600		
		toilets/showers	400	1	400		
		team rooms	400	2	800		
	Women	general use	600	1	600		
		toilets/showers	400	1	400		
	Staff-men	team rooms	400	2	800		
	Staff-women	locker room/toilet/showers	300	1	300		
					<b>4,200</b>		
<b>Administration</b>	Main Office	Assistant Athletic Director	120	1	120	<i>near front desk</i>	
		Operation Manager	100	1	100	<i>near front desk</i>	
		Admin Assist/wait/copier area	200	1	200		
		conference room	250	1	250	<i>6-8 people</i>	
		storage closet	20	1	20		
					<b>690</b>		
<b>Coaches' &amp; Team Spaces</b>							
	Basketball	head coaches + assistants	140	2	280		
	Tennis	head coaches	100	2	200		
	Cross Country/Track & Field	head coaches	100	2	200		
	Wrestling	head coach	100	1	100		
	Aquatics	head coach	100	1	100	<i>on pool deck</i>	
	Fitness/Strength		100	1	100	<i>near fitness center</i>	
	Golf		100	1	100		
					<b>1,080</b>		
<b>Training</b>	Satellite Sports Medicine		400	1	400		
	Ice/Coolers		80	1	80		
	Sports Medicine Office		80	1	80		
					<b>480</b>		
<b>Equipment</b>	Equipment Storage		400	1	400	<i>include valuables</i>	
	Laundry		300	1	300	<i>with student access</i>	
					<b>700</b>		
<b>Public Space</b>	Lobby	main entry control desk	180	1	180		
		seating/casual area		1	0	<i>available space</i>	
	Toilet Rooms	Women			1	0	<i>as needed by code</i>
		Men			1	0	<i>as needed by code</i>
					<b>180</b>		
<b>Support</b>	Custodial		40	1	40		
	Information Technology		80	1	80		
	Activity Storage			1	0	<i>existing off fieldhouse</i>	
	Building Storage			1	0	<i>existing off fieldhouse</i>	
					<b>120</b>		