



**FORT HAYS STATE  
UNIVERSITY**

*Forward thinking. World ready.*

**Architectural Program**

# **NEW TRACK & FIELD FACILITY**

**April, 2015**

The following individuals contributed to the development of New Facilities for Art:

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Mr. Dennis Weber, Track Coach

Preparation of the Architectural Program was coordinated by Mr. Dana Cunningham, Director,  
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April, 2015

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## Introduction

Lewis Field Stadium has been home to the Fort Hays State University track program for many decades. In 1993 the existing cinder track was replaced with a new all weather track system. In addition, the renovation project also included construction of new field event areas, located outside the main wall of Lewis Field. Upon completion, the track was named for Alex Francis, a long-time track coach, who had many nationally competitive teams. In 2003, the track was again renovated with a new running surface.

The University's revised plan for residential housing development now includes using the majority of the current field event areas and unimproved parking areas for new student residential housing, as well as student residential parking. As a result, the University is required to move the impacted field events to another location. Unfortunately, no other areas exist on the main campus which are suitable for the safe zones required for some throwing events. With the best possible relocation site being in proximity to the FHSU Soccer Facility in west campus some 1.5 miles distant, consideration was given to the issues of separating track events and field events. With a long-term vision of creating a sports complex which could one day consist of soccer, track and field, Tiger Softball and possibly Tiger Baseball, a decision was made to keep the track and field events together and build an entirely new facility at the Sports Complex area.

The Bickle-Schmidt Sports Complex, owned by the City of Hays, is a 120 acre park which was formerly agricultural land owned by Fort Hays State University. Development of the site was a joint effort between the City and FHSU, with the University building a new Soccer Facility on adjacent land retained by Fort Hays State University. This proposed facility is envisioned to be built south of the existing Soccer Facility on University land. Final site selection should take into consideration the future expansion of FHSU field athletic needs, as described above.

Review of the 1986 FIRM map indicates a portion of the potential site falls within the 100 year flood boundary, as well as the 500 year flood boundary. All permanent, habitable structures should have a floor elevation which is at least 12" above the 100 year flood elevation. Site utilities including sanitary sewer, water, natural gas and electrical service are all available at, or near the FHSU Soccer Facility.

If sanitary sewer is connected to an existing line at the soccer facility, it is likely a sewage lift station will be required. Areas south and east of the Soccer Facility carry storm water runoff, as well as some storm water from adjacent areas of the Sports Complex. Development of these areas will require study of existing flowlines and recommendations to redirect runoff around new developed areas, to an existing box culvert south of the 183 Alternate and Old U.S.Highway 40 intersection.

## History of Development

### University

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

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

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

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

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

The Great Depression years of the 1930s saw little state funding for buildings. The building and renovation that took place during this period was through the federal New Deal programs. Improvements such as foot bridges, tennis courts, the lily pond and fish pool were typical projects during this era. One major WPA project during this time, was construction of Lewis Field Stadium, completed in 1939. In addition to the stadium seating, the structure was designed with dormitory, recreational, and study space beneath the seats and press box.

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

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

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

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

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

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

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

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

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

Complete renovation of Martin Allen Hall was undertaken in 1998. This third renovation of the 1905 structure provided the final home for the Psychology Department. Renovation of Albertson Hall also completed in 2000. This (2) year renovation project provided new classrooms, laboratories and office space for the Departments of Biological Sciences, Agriculture, Allied Health and Communication

Disorders. Remodeling of first floor McCartney Hall was completed in May, 2002. The first floor space, formerly used by the Sternberg Museum, now provides additional office space, classroom space and computer labs for the College of Business. Remodeling of 3<sup>rd</sup> floor was completed in 2004. The final phase of remodeling at 2<sup>nd</sup> floor was completed in Spring 2006.

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

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

### **Projects in Planning Design & Construction since 2011**

During the summer of 2010, Agnew Hall was razed to prepare the site for future housing needs. A new soccer facility was completed in spring 2011. Design for a new road connecting Gustad Drive to Dwight Drive was completed in early 2012. Building 1, the new Agnew Hall, opened in August 2012. A new indoor training facility at Lewis Field Stadium was completed in July 2013. Building 2, the new Heather Hall, opened in August 2013. Installation of a new 4 megawatt wind energy conversion system was completed in November 2013. This project was constructed on private land west of the University, adjacent to FHSU land.

The new Center for Networked Learning, now known as Hammond Hall, was occupied in July, 2014. Replacement of the University's medium voltage power distribution system completed in Summer 2015.

A new 33-bed Entrepreneurship Scholarship Hall is also in design to be located on the former Wiest 'A' wing site. It will open for use in Fall 2016. The Wiest Hall Replacement Facility is currently in redesign, with a planned completion date of July 2017. This facility, to be located near existing Wiest Hall, will provide 500 beds of student housing and dining facilities.

A new Institute for Applied Technology is in design and will be located on the current North Union Parking Lot site. A new replacement parking lot will be constructed south of the Service Building compound, extending to Gustad Drive. Upon completion of the new Applied Technology building, Davis Hall will be razed, to make way for a new Art Building. The Applied Technology building is planned to open in Fall 2017.

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

## **General Considerations**

### **GC-1 Program Statement Purpose**

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

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

### **GC-2 Refinement of Program Statement**

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

### **GC-3 Performance Guidelines**

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

### **GC-4 CADD Drawings**

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

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

### **GC-5 Planning for the Physically Disabled**

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



### **GC-6 Identification of Areas**

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

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

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

### **GC-7 Telecommunications**

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

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

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

### **GC-8 Lighting**

Lighting design shall follow the recommended and accepted illumination levels consistent with energy conservation and visual performance. The number of foot candles of illumination for particular functions should be in accordance with the International Energy Conservation Code (IECC) 2006 edition. Special consideration shall be given to eliminating glare at all locations where the potential for computer utilization exists. All interior and exterior fixtures are anticipated to utilize L.E.D. lamps.

### **GC-9 Movable Equipment**

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

### **GC-10 Doors, Windows, and Hardware**

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

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

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

### **GC-11 Non-Assignable Rooms**

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

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

### **GC-12 Building Expansion**

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

### **GC-13 Disaster Management**

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

### **GC-14 Floor Finishes**

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

### **GC-15 Restrooms**

All restrooms shall be designed to be fully accessible by current ADA guidelines. Use of automatic devices on plumbing fixtures is preferred.

### **GC-16 Fire Alarm System**

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

**GC-17 Fire Suppression System**

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

**GC-18 LEED**

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

**GC-19 Building Site**

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

**GC-20 Construction Administration**

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

**GC-21 Landscaping**

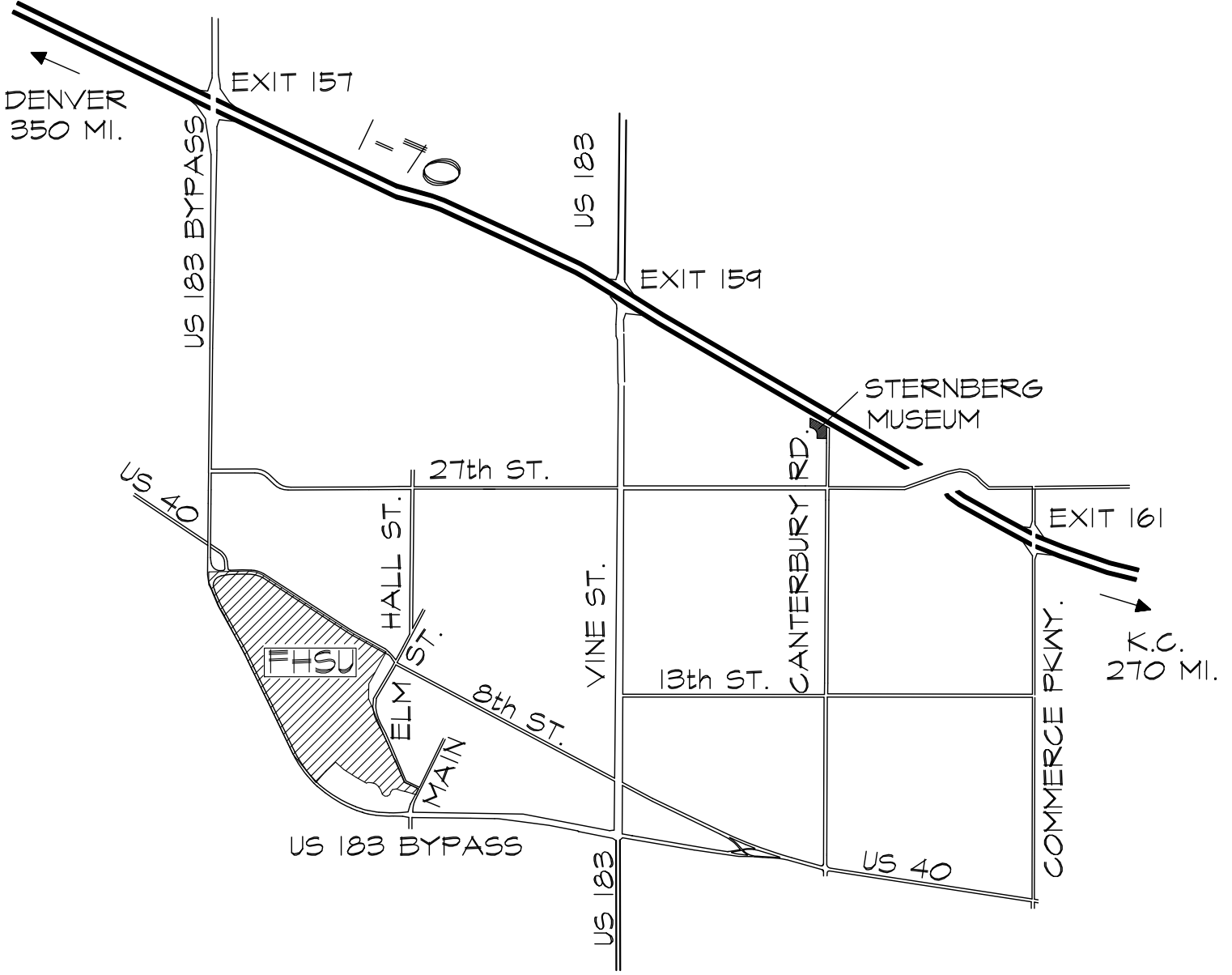
It is assumed that landscaping will be required around and in the vicinity of the new building. Circulation walks, planters, bicycle parking, outdoor seating, outdoor lighting and other items may be desirable in order to provide an aesthetic setting.

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

**GC-22 Security**

All exterior entry doors are to be prepared to accept electronic access locks. Entry doors into most spaces are to be conventional locksets. Limited space will require electronic access, due to high numbers of students requiring access to lab and work rooms. Planning should also include locations for video security monitoring at all entries, elevators, public hallways, lounges and similar public areas.

## Campus Maps



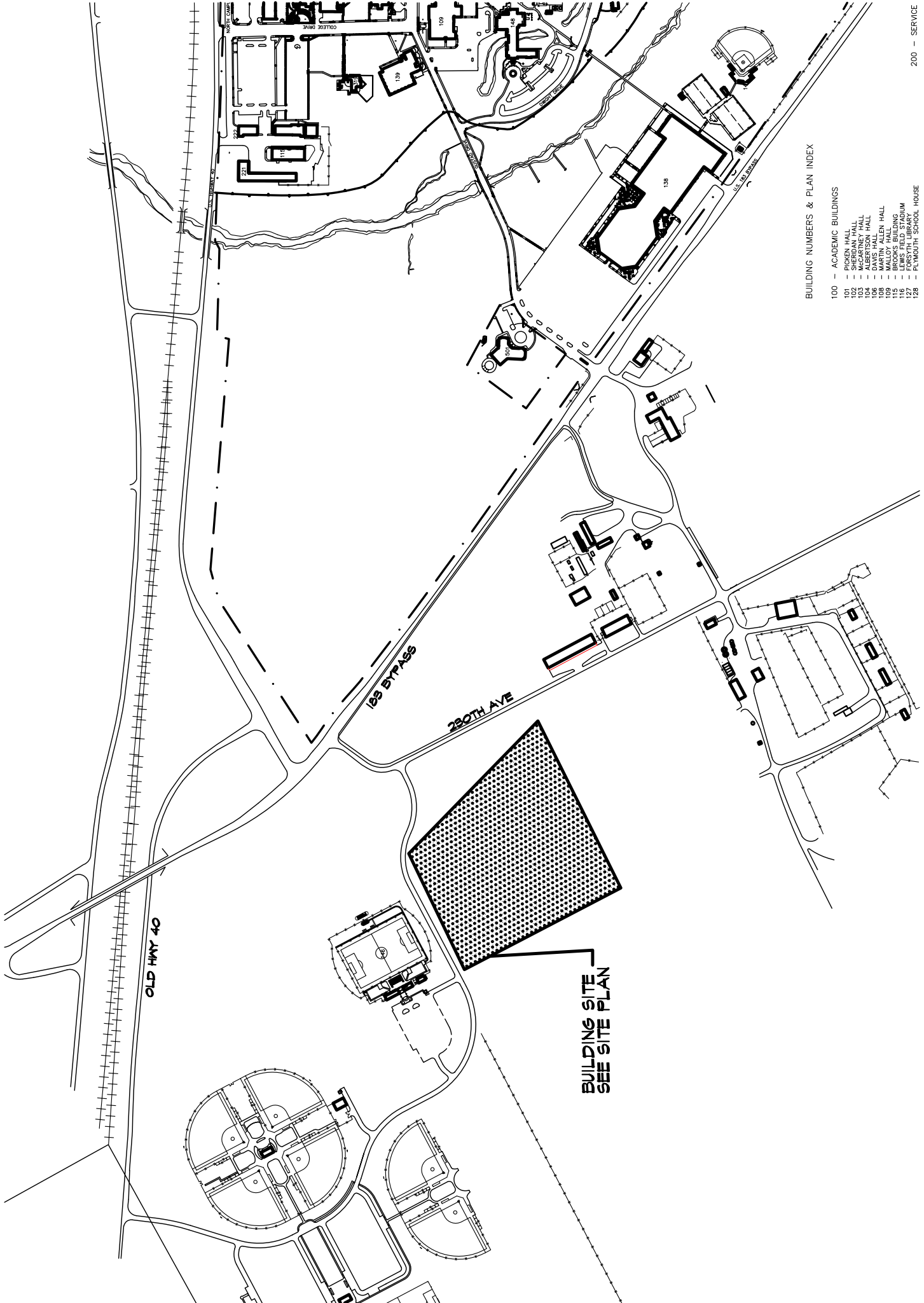
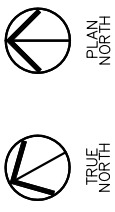
# LOCATION PLAN



# FORT HAYS STATE UNIVERSITY

APRIL 2015

NOT TO SCALE



### BUILDING NUMBERS & PLAN INDEX

- 100 - ACADEMIC BUILDINGS
- 101 - PICKEN HALL
- 102 - SHERIDAN HALL
- 103 - AGGARTNEY HALL
- 104 - AGGARTNEY HALL
- 106 - DAVIS HALL
- 108 - MARTIN ALLEN HALL
- 109 - BROOKS BUILDING
- 115 - LEWIS FIELD STADIUM
- 119 - FORT HAYS SCHOOL HOUSE
- 128 - PLYMOUTH SCHOOL HOUSE

## Site Map



TRUE  
NORTH

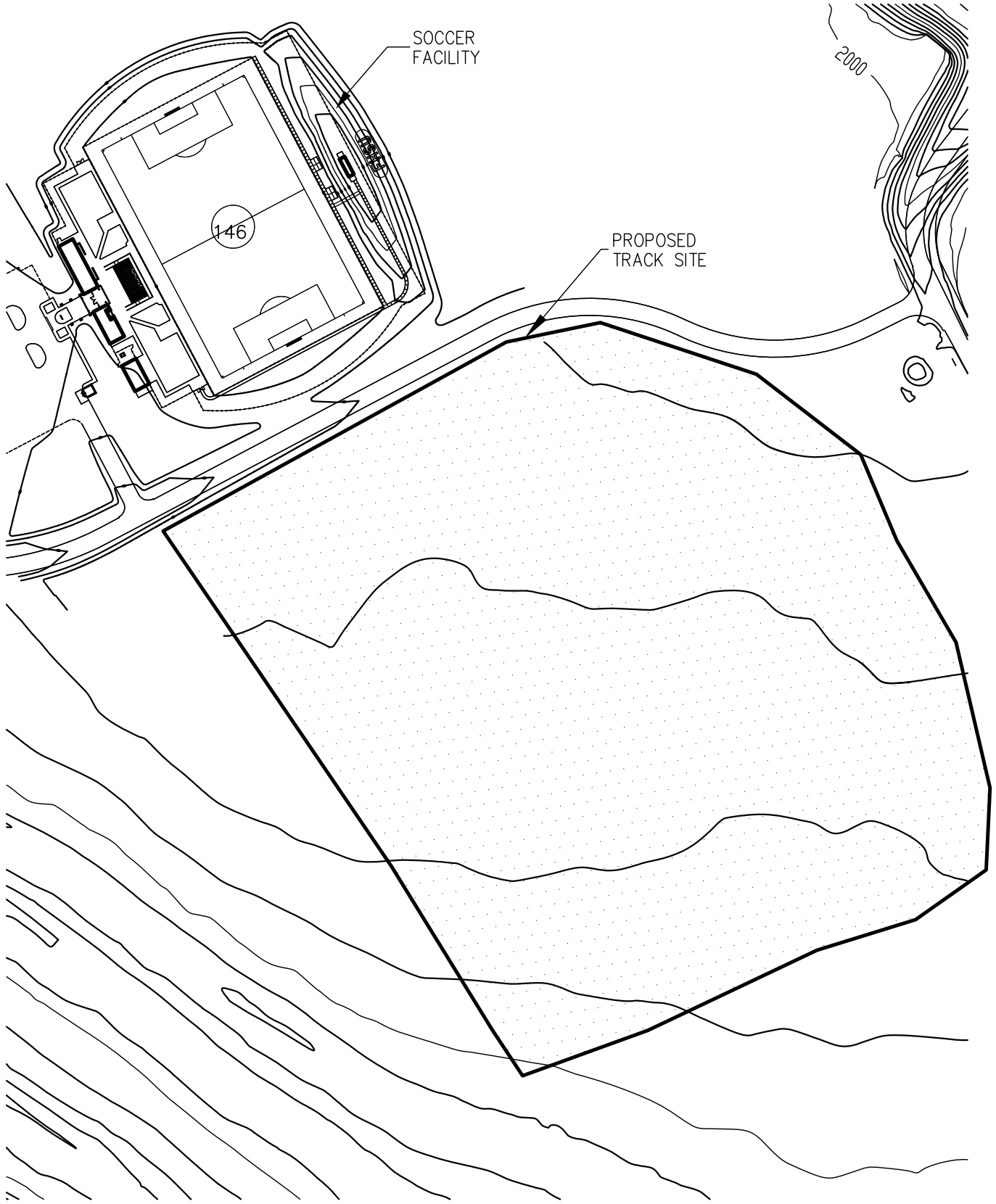


PLAN  
NORTH

# FORT HAYS STATE UNIVERSITY

NOT TO SCALE

APRIL 2015



SOCCER  
FACILITY

PROPOSED  
TRACK SITE

146

2000



## Scope of Track & Field Facility

- A. 400 meter, (8) lane, all weather, full pour, polyurethane running track surface, including paved "D" zones
- B. Drainage system for track & D-Zone areas
- C. (1) Bi-directional long jump runway, take-off board and sand pit
- D. (1) Bi-directional triple jump runway, take-off board and sand pit
- E. Bi-directional pole vault runway and vault boxes
- F. Steeplechase pit and water jump hurdle
- G. (2) Shot put throwing circles
- H. (1) Discus throwing circle – with cage
- J. (1) Throwing circle for hammer throw – with cage
- K. (1) Javelin throw runway
- L. High jump area
- M. Athletic field lighting at Fc levels appropriate for track & field event
- N. 8' tall, black vinyl coated chain link perimeter security fence and track and support building area
- P. Handicap accessible, aluminum, fixed bleacher seating with seating capacity of 500
- Q. 1500 s.f. Track equipment storage facility. Facility to match existing, adjacent structures at the Soccer Facility in terms of structure and material selection.
- R. 1700 s.f. +/- Public restroom facility sized to support an occupant load of 500 spectators/ participants. Restrooms to have small, adjoining space for athletes to change clothes, if desired. This space should also provide a limited number of small lockers for storage of personal items. Small custodial and mechanical space is also required. This facility to also match adjacent Soccer Facility structures.
- S. 50-car concrete parking lot, with opportunity for gravel overflow parking during large events.
- T. Provisions for Public Address System covering track and field event areas.
- U. 225-300 s.f. Premanufactured press box. Press box to be elevated and connected to fixed bleacher seating.

## **Building Operation Support Budget**

The university anticipates the annual operating cost for this facility to be \$32,000. This number is based upon Association of Physical Plant recommended FTE custodial staffing rates, average maintenance staffing rates and historical average utility costs for academic facilities at Fort Hays State University. The university plans to fund these operational costs from existing Fort Hays State University revenues.

## Project Budget

### Estimated Cost of Construction

Construction	\$2,250,000	
Inflate to 2016 (3%) +\$68,000 = \$2,318,000	\$68,000	
Design contingency @ 10%	<u>\$232,000</u>	
		\$2,550,000

### Estimated Non-Construction Cost

Architect fee @ 7.25% <sup>1</sup>	\$185,000	
Contingency @ 5%	128,000	
Miscellaneous cost @ 2% <sup>2</sup>	50,000	
Office of Facilities & Procurement Mgmt fee @ .7425%	19,000	
Movable Equipment (\$50,000 P.A. System)	<u>65,000</u>	
		<u>\$447,000</u>
Total Building Cost		\$2,997,000
Round to		\$3,000,000

<sup>1</sup> Assumes a conventional complexity level.

<sup>2</sup> Includes site survey, soils investigation, testing services, test and balance, printing and travel.

## **Project Schedule**



## Site Plan Concept



TRUE  
NORTH



PLAN  
NORTH

# FORT HAYS STATE UNIVERSITY

APRIL 2015

