

SU-2003/12



# Feasibility Study for New Recreation Center

**Final Submission**  
STV Project No. 10207-08  
May 3, 2004

**Shippensburg**  
UNIVERSITY

STV Architects

**FEASIBILITY STUDY**

**SHIPPENSBURG UNIVERSITY  
NEW RECREATION CENTER**

**FINAL SUBMISSION**

**PREPARED FOR**

**SHIPPENSBURG UNIVERSITY  
SHIPPENSBURG, PA**

**PREPARED BY**

**STV ARCHITECTS  
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**STV PROJECT NO. 12-04-10207-0800**

**MAY 03, 2004**

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## **1.0 PROJECT DESCRIPTION**

**Project Description**

Shippensburg University requested that STV Architects prepare a feasibility study for the construction of a new Campus Recreation Center. In support of the Feasibility Study, STV performed numerous workshop meetings with the University's Steering Committee and student representatives. In addition, approximately 950 students completed Student questionnaires administered by STV, members of the Steering Committee and student volunteers. Based on the results and data collected during this process STV developed a project program, a concept site plan, concept floor plans and a concept building elevation.

The new Campus Recreation Center will contain approximately 63,000 gross square feet and will house a variety of program spaces in response to Student input into the process. The Fitness Center, comprised of approximately 8,000 square feet will be the cornerstone of the new facility and proved to be the most requested program use during the Student interview process. The facility will also include a 4-court Gymnasium, 3-lane Running Track, Racquetball Courts, Fitness Studio, Men's and Women's Locker Rooms, Vending area, Administrative Offices, entrance, lobby and front desk areas.

The new Campus Recreation Center will be sited behind the existing Heiges Field House, adjacent the existing Seth Grove Stadium, baseball field and new proposed parking lot at the northern section of the campus. The site location will allow the facility to make use of and compliment the existing Athletic facilities and swimming pool housed in Heiges Field House currently available to University Students. The facility's close proximity to existing Football Stadium and outdoor track further enhance the diversity and quality of Student recreation opportunities on Campus. The site selection will avoid major rework or relocation of existing utilities with the exception of work required to feed the new facility and storm drainage issues.

The total estimated project costs are approximately \$12,500,000 and are detailed further in Section 4.0.



**Student Survey/Questionnaire and Results**

STV performed numerous workshop meetings with the University's Steering Committee and student representatives. In addition, approximately 950 students completed Student questionnaires administered by STV, members of the Steering Committee and student volunteers. The student survey questionnaire administered is included in this section.

The student survey results show an overwhelming response of 98% of the students supporting the construction of a student recreation/fitness center. Based on the results and data collected during this process STV developed a project program, a concept site plan, concept floor plans and a concept building elevation as follows in Section 6.0 of this report. The results of each individual question on the student survey questionnaire are included in this section.

**SHIPPENSBURG UNIVERSITY**  
**STUDENT RECREATION/FITNESS CENTER SURVEY**

STUDENT INFORMATION (please check those that apply to you)

**Sex:** Male \_\_\_\_\_ Female \_\_\_\_\_  
**Status:** Full time student \_\_\_\_\_ Part time student \_\_\_\_\_  
**Class:** Freshman \_\_\_\_\_ Sophomore \_\_\_\_\_ Junior \_\_\_\_\_ Senior \_\_\_\_\_ Graduate Student \_\_\_\_\_  
**Lodging:** On-campus resident \_\_\_\_\_ Off-campus resident \_\_\_\_\_ Commuter \_\_\_\_\_  
**Age:** under 25 \_\_\_\_\_ over 25 \_\_\_\_\_

Do you currently use any off campus fitness facilities such as: YMCA, Ship Fitness, private fitness club (Bally Fitness, Golds Gym, etc.), Boys/Girls clubs, or a community center? Yes \_\_\_\_\_ No \_\_\_\_\_

USE AND PROGRAM QUESTIONS

**The University is exploring the possibility of building a Recreation/Fitness Center on the Shippensburg campus.**

If constructed, would you use a facility of this type? Yes \_\_\_\_\_ No \_\_\_\_\_

If yes to the question above, how many times per week (on average) would you use the new Recreation/Fitness Center? 1-3 \_\_\_\_\_ 4-6 \_\_\_\_\_ 7 or more \_\_\_\_\_ (circle one)

If constructed, what functions would you like the new Recreation/Fitness Center to include?  
(Please check all activities that you would use)

Free weights \_\_\_\_\_ Weight machines \_\_\_\_\_ Gymnasium \_\_\_\_\_ Indoor track \_\_\_\_\_  
Cardio Machines (treadmills, step, cycles) \_\_\_\_\_ Aerobic classes \_\_\_\_\_ Recreation Pool \_\_\_\_\_  
Racquetball court \_\_\_\_\_ Volleyball court \_\_\_\_\_ Climbing wall \_\_\_\_\_ Jacuzzi/Sauna \_\_\_\_\_  
Game room \_\_\_\_\_ Other \_\_\_\_\_

What time(s) of the day or evening would you be most likely to use the Recreation/Fitness Center?  
morning \_\_\_\_\_ afternoon \_\_\_\_\_ evening \_\_\_\_\_ late night \_\_\_\_\_ (circle one)

Would you participate in organized outdoor recreation activities if offered through this facility? (i.e. hiking, fishing, canoeing, biking, etc.) Yes \_\_\_\_\_ No \_\_\_\_\_

How much in student fees (per semester) are you willing to pay for use of a recreation facility? (Keep in mind that the fee directly relates to the size of the facility and number of activities available) (please only circle one)  
\$75-99 \_\_\_\_\_ \$100-124 \_\_\_\_\_ \$125-149 \_\_\_\_\_ \$150-174 \_\_\_\_\_

Should limited public memberships be made available to offset costs to the student body? Yes \_\_\_\_\_ No \_\_\_\_\_

Should the faculty be required to pay a usage fee for access to the facility? Yes \_\_\_\_\_ No \_\_\_\_\_

Would you purchase beverages and/or health food/snacks if offered for sale at this facility? Yes \_\_\_\_\_ No \_\_\_\_\_

- If yes to the last question, do you prefer beverage/food offered in vending style? \_\_\_\_\_  
Or food court (over counter) style? \_\_\_\_\_

Would you purchase recreation equipment (i.e. racquets, balls, etc.) and/or sports clothing if offered at this facility? Yes \_\_\_\_\_ No \_\_\_\_\_

Comments \_\_\_\_\_



**SHIPPENSBURG UNIVERSITY  
RESULTS OF  
STUDENT RECREATION/FITNESS CENTER SURVEY**

In total, **944** students completed surveys for the Student Recreation/Fitness Center.

STUDENT INFORMATION

Sex:	Male	<b>52%</b> (487)
	Female	<b>48%</b> (457)
Status:	Full time	<b>99%</b> (938)
	Part time	<b>0%</b> (4)
	no response	<b>0%</b> (2)
Class:	Freshman	<b>31%</b> (294)
	Sophomore	<b>26%</b> (246)
	Junior	<b>22%</b> (211)
	Senior	<b>19%</b> (178)
	Grad Student	<b>0%</b> (4)
Lodging:	On-campus	<b>54%</b> (507)
	Off-campus	<b>43%</b> (404)
	Commuter	<b>3%</b> (30)
	no response	<b>0%</b> (3)
Age:	under 25	<b>99%</b> (933)
	over 25	<b>1%</b> (8)
	no response	<b>0%</b> (3)

Do you currently use any off campus fitness facilities such as: YMCA, Ship Fitness, private fitness club (Bally Fitness, Golds Gym, etc.), Boys/Girls clubs, or a community center?

Yes	<b>22%</b> (209)
No	<b>70%</b> (661)
no response	<b>8%</b> (74)

USE AND PROGRAM QUESTIONS

**The University is exploring the possibility of building a Recreation/Fitness Center on the Shippensburg campus.**

If constructed, would you use a facility of this type?

Yes	<b>98%</b> (928)
No	<b>2%</b> (16)

If yes to the question above, how many times per week (on average) would you use the new Recreation/Fitness Center?

1-3 times	34% (324)
4-6 times	54% (514)
7 or more	9% (86)
no response	2% (20)

If constructed, what functions would you like the new Recreation/Fitness Center to include?  
(Please check all activities that you would use)

Weight machines	81% (766)
Free weights	79% (749)
Cardio Machines (treadmills, step, cycles)	75% (707)
Recreational Pool	64% (603)
Jacuzzi/Sauna	62% (588)
Indoor track	56% (528)
Climbing wall	50% (473)
Gymnasium	47% (442)
Volleyball court	42% (398)
Game room	42% (397)
Aerobic classes	41% (387)
Racquetball court	37% (352)

What time(s) of the day or evening would you be most likely to use the Recreation/Fitness Center?

Morning	17% (165)
afternoon	34% (324)
evening	52% (495)
late night	13% (120)
no response	1% (12)

Would you participate in organized outdoor recreation activities if offered through this facility? (i.e. hiking, fishing, canoeing, biking,)

Yes	65% (612)
No	33% (308)
no response	3% (24)

How much in student fees (per semester) are you willing to pay for use of a recreation facility? (Keep in mind that the fee directly relates to the size of the facility and number of activities available) Circle one.

\$75-99	50% (468)
\$100-124	32% (300)
\$125-149	9% (87)
\$150-174	7% (68)
no response	2% (21)

Should limited public memberships be made available to offset costs to the student body?

Yes	72% (684)
No	26% (250)
no response	1% (10)

Should the faculty be required to pay a usage fee for access to the facility?

Yes	72% (679)
No	27% (254)
no response	1% (11)

Would you purchase beverages and/or health food/snacks if offered for sale at this facility?

Yes	74% (700)
No	25% (237)
no response	1% (7)

• If yes to the last question (700), do you prefer beverage/food offered in:

vending style	35% (244)
over counter style	61% (428)
no preference	4% (28)

Would you purchase recreation equipment (i.e. racquets, balls, etc.) and/or sports clothing if offered at this facility?

Yes	56% (532)
No	42% (398)
no response	1% (14)

### **3.0 CONCEPT PROGRAM**

**Concept Program**

The following Concept Program is based on information, preferences and priorities gathered during Student interviews and questionnaires administered to approximately 950 students, Steering Committee meetings and various meetings with student representatives on campus. The program is intended to define functions to be included within the new facility and will be further refined as the University progresses into the design process.

Note: All concept program numbers are in net square feet unless noted otherwise.

<b>Gymnasium (4 courts)</b>	<b>25,000</b>
<u>Potential uses:</u> Basketball/Volleyball/Tennis/ Indoor Soccer	
<b>Indoor Track (3 lanes above gymnasium)</b>	<b>7,800</b>
<b>Gym Equipment Storage</b>	<b>500</b>
<b>Fitness Center</b>	<b>8,000</b>
<u>Features:</u> Weight circuit machines, Free weights, Cardio Machines, Stretching/AB area	
<b>Fitness Equipment Storage</b>	<b>350</b>
<b>Racquetball Courts (2 courts @ 800 each)</b>	<b>1,600</b>
<b>Women's Locker Room</b>	<b>900</b>
<u>Features:</u> 4 tiled individual shower stalls, 5 toilets & sinks, approximately 90 full-size lockers	
<b>Men's Locker Room</b>	<b>900</b>
<u>Features:</u> 4 tiled individual shower stalls, 5 toilets & sinks, approximately 90 full-size lockers	
<b>Vending Area</b>	<b>100</b>
<b>Front Desk/Entrance Control</b>	<b>800</b>
<b>Administrative Offices</b>	<b>300</b>

<b>Group Fitness Studio</b>	<b>1,800</b>
<u>Potential uses: Aerobics/Dance/Martial Arts/Spinning</u>	
<u>Features: wood floor and dividable into two studios</u> with moveable partition	
<b>Second Floor Restrooms</b>	<b>150</b>
<b>TOTAL NET AREA</b>	<b><u>48,200</u></b>
<b>Mechanical, Electrical and Plumbing Support Areas</b>	<b>7,000</b>
<b>Circulation (corridor, lobby) and walls grossing factor 15%</b>	<b>8,000</b>
<b>APPROXIMATE TOTAL GROSS AREA</b>	<b><u>63,200</u></b>

## **4.0 PROJECT INFORMATION**

**Project Timeline**

The following represents a recommended project timeline for design construction that will enable the new Campus Recreation Center to open for the start of the fall semester in 2006. The schedule is intended to be a guide and will be modified as the University progresses with the Project.

July 2004 – Commence Design

September 2004 – Schematic Design Submission

November 2004 – Preliminary Design Submission

February 2005 – Prefinal Design Submission

March 2005 – Final Design Submission

April 2005 – Bid Packages Available

May 2005 – Bid Receipt

July 2005 – Issue Notice to Proceed

August 2005 – Construction Start

August 2006 – Construction Complete



**Estimated Project Budget Costs**

STV prepared a budget level Project Cost estimate for the Project. All costs are based on historical data of like facilities and STV's extensive experience with construction on similar University Campuses.

\$9,010,000.00 – Construction Costs (all primes)  
\$270,300.00 – 3% Escalation  
\$1,392,045.00 – 15% Construction Contingency

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**\$10,672,345.00 – Total Construction Costs**

\$742,424.00 – Design Fees  
\$100,000.00 – Construction Management

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**\$824,424.00 – Total Design and Construction Management Fees**

\$75,000.00 – Miscellaneous Physical Plant Costs  
\$775,000.00 – Equipment  
\$90,000.00 – Furniture

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**\$940,000.00 – Total FFE and Miscellaneous Costs**

\$10,672,345.00 – Total Construction Costs  
\$824,424.00 – Total Design and Construction Management Fees  
\$940,000.00 – Total FFE and Miscellaneous Costs

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**\$12,454,769.00 – Total Project Budget Cost**

**5.0 SITE EVALUATION**

**Overview**

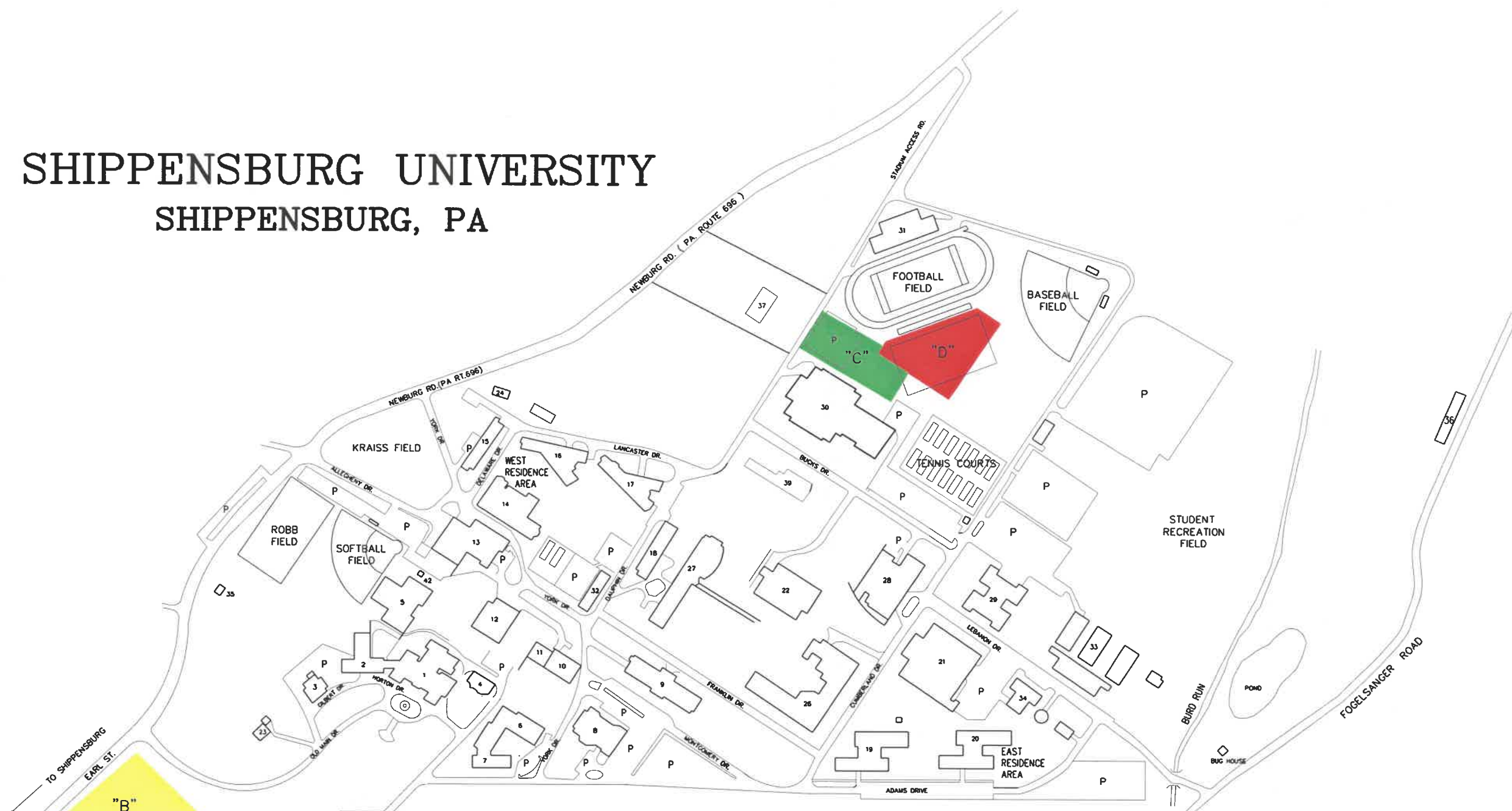
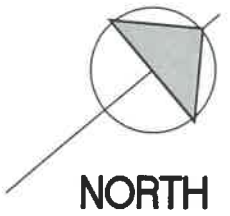
The University considered many site options at the start of this feasibility study. Through careful consideration of many site issues, including topography, utilities access, architectural impacts to campus, student access, adjacent amenities and more, the steering committee narrowed the list of sites to 4 potential sites around the campus for further study by STV. Student input was important to this issue, since the building is used and funded primarily by students.

Henderson Hall is an existing athletic building that was considered as an alternative to new construction. This 1937 building would require extensive and costly renovation and expansion to provide adequate program space for a student recreation/fitness facility. Henderson Hall was eliminated as an alternative, because it did not follow the University's master plan, provide for future expansion, provide adequate parking, or render close proximity to the main athletic building. It would also have a negative impact on an adjacent athletic field.

The initial four sites selected are shown as sites A, B, C and D on the following Campus Site Plan. An analysis of site advantages and disadvantages is included. Each site is analyzed for architectural/siting, vehicular access/parking, pedestrian access, topography, utilities, wetlands, adjacent amenities and miscellaneous site issues in the following reports. After careful consideration of all the findings, the steering committee selected site "D".

The new Campus Recreation Center will be sited behind the existing Heiges Field House, adjacent the existing Seth Grove Stadium, baseball field and new proposed parking lot at the northern section of the campus. The site location will allow the facility to make use of and compliment the existing Athletic facilities and swimming pool housed in Heiges Field House currently available to University Students. The facility's close proximity to existing Football Stadium and outdoor track further enhance the diversity and quality of Student recreation opportunities on Campus. The site selection will avoid major rework or relocation of existing utilities with the exception of work required to feed the new facility and storm drainage issues.

# SHIPPENSBURG UNIVERSITY SHIPPENSBURG, PA



## LEGEND

- Site Option 'A'
- Site Option 'B'
- Site Option 'C'
- Site Option 'D'

1. OLD MAIN	21. REISNER DINING HALL	40. REED ANNEX
2. HORTON HALL	22. EZRA LEHMAN MEMORIAL LIBRARY	41. ROBB FIELD
3. GILBERT HALL	23. MARTIN HOUSE	42. ECKELS FIELD
4. STEWART HALL	24. FREHN CENTER FOR MANAGEMENT	43. STUDENT RECREATION FIELD
5. HENDERSON GYMNASIUM	25. STEAM PLANT	P. PARKING
6. SHEARER HALL	26. FRANKLIN SCIENCE CENTER	
7. ROWLAND HALL	27. DAUPHIN HUMANITIES CENTER ANNEX	
8. MEMORIAL AUDITORIUM	28. CUMBERLAND UNION BUILDING	
9. SHIPPEN HALL	29. MOWREY HALL	
10. HUBER ART CENTER	30. HEIGES FIELDHOUSE	
11. COUNSELOR EDUCATION CENTER	31. SETH GROVE STADIUM	
12. KRIMER DINING HALL	32. FACULTY OFFICE BUILDING	
13. REED OPERATIONS CENTER	33. SEAVERS APARTMENTS	
14. HARLEY HALL	34. ETTER HEALTH CENTER	
15. MCCUNE HALL	35. LITTLE RED SCHOOLHOUSE	
16. KIEFFER HALL	36. WAREHOUSE	
17. LACKHOVE HALL	37. SJ FOUNDATION BUILDING	
18. WRIGHT HALL	38. RIFE ALUMNI HOUSE	
19. NAUGLE HALL	39. GENERAL CLASSROOM BUILDING	
20. McLEAN HALL		

**Eckels Field – Sites “A” and “B”**Advantages

- Good community access and outreach
- High-profile visibility for building design and University
- Flat, clean, open site
- Utilities connectivity nearby
- Space for parking
- Good vehicular access from both N. Earl Street and Fort Street

Disadvantages

- Distant from main campus/student housing and other activity areas
- Detached from other sports facilities on campus
- Difficult to provide proper site drainage
- Sites are in “historic” section of campus, Recreation Center usually viewed as designed with a more modern aesthetic
- Divided by Pennsylvania “Rails to Trails” easement
- Loss of a ball field

**Heiges Field House (HFH) – Sites “C” and “D”**Advantages

- Close to a large percentage of on-campus and off-campus housing
- Adjacent to other sports facilities and their amenities (i.e. pool, outdoor track, additional ball courts)
- Near Student Union building (CUB), and large amount of student activity
- Could support other sports facilities when needed (i.e. additional locker rooms)
- Good opportunities to provide proper site drainage
- Utilities connectivity nearby
- Building design could provide interaction and/or views to Stadium
- Existing parking adjacent
- Good vehicular access from both Lancaster Drive and Cumberland Drive
- Convenience for management/staffing issues of new facility

Disadvantages

- Poor community access/outreach
- Students might view as facility for Athletic teams only, not all students due to proximity to HFH
- Poor visibility, not “high-profile” location for building

**Eckels Field**

Eckels field is located at the southern most corner of Shippensburg University campus. This site is bounded by Old Main Drive to the northwest, the steam plant and a small public street to the northeast, Fort Street to the southeast and North Earl Street to the southwest. The site is approximately 9+ acres, sits low in elevation, and has relatively flat topography with the exception of the "Pennsylvania Rails to Trails" easement cutting through the site. This trail easement divides the site approximately in half thus providing two possible areas for development at the Eckels field site. The two areas, dubbed the "Ball field Site" and the "Adjoining Area Site" are examined for possible development with the following narratives:

**Site "A" - Ball field Site****Architectural/Siting Issues**

Building would sit on current ball field. Front or face of building would face south to southwest out towards North Earl Street and Fort Street.

**Vehicular Access and Parking**

Vehicular access is available from Fort Street. There is ample room for parking on this west side of the "Rails to Trails" easement and would be located in front of the building.

**Pedestrian Access**

Pedestrian access is feasible from all sides, though this site is more easily accessible to the adjacent community. Student access is possible but distant. There is a paved pedestrian walkway leading from Old Main Drive to this site.

**Topography**

Eckels Field is presently occupied by a baseball diamond in the east corner of the site. The topography of the site is very flat, sloping only from an approximate high point elevation of 647.5 feet, at the north end of the site, to an approximate low point elevation of 643.5 feet at an area adjacent to the abandoned railroad (formerly Penn Central Railroad, now Cumberland Valley Rails to Trails Council). This elevation change occurs over approximately 460 feet, which results in an existing site

slope of 0.9 percent. This site would be difficult to drain due to the shallow reveal and lack of drainage structures in the surrounding area. An existing drainage problem was evident in the form of standing water in a man made swale, and recent alterations to this swale. This information was obtained from Sheet 1 of a plan titled "Photogram metric Mapping" dated April 24, 1997 (aerial mapping date). The property information was obtained from Sheet Nos. S-1 and S-2 of plans prepared for Shippensburg University by Goodkind & O'Dea, Inc., dated March 20, 2002 and revised August 22, 2002. These plans were provided to STV by Shippensburg University.

#### Utilities

##### *Electrical*

An electrical plan of the university, dated January 1977, does not depict any electrical facilities leading to the existing Steam Plant. However, the STV site visit revealed electrical connections to the Steam Plant as well as to the Eckels Field bathrooms.

##### *Steam System*

A plan titled "Renovation of Campus Steam System", dated September 1995 and 1996 (Drawing No.GHB-I, Project No. D.G.S. 412-45) depicts High Pressure Steam (HPS), High Pressure Return (HPR) and Pumped Condensate Return (PCR) going as far south as the steam plant only.

##### *Sanitary Sewer*

Plans provided titled "Upgrade Sanitary Sewer System", dated 6-14-99 (Drawing Nos. SW-9-R and SW-10-R, Project No. D.G.S. 412-46) does not include sanitary sewer for this part of the campus. However, what appeared to be a sewer vent was revealed in the site visit exiting the roof of the Eckels Field bathrooms.

##### *Natural Gas*

A plan titled "Natural Gas Utilities"; dated July 30, 2002 depicts a 4-inch PE going as far south as the Steam Plant and the Alumni House. Gas pipe line markers were located in the field in the vicinity of the south side of the Steam Plant

adjacent to a swale on the north side of the Eckels Field fence line.

#### *Potable Water*

An undated and unnamed plan depicts a loop connection coming as far south as the Steam Plant. There appears to be a 6-inch water line running down internally in the campus, and an 8-inch water line running down North Prince Street and connecting with the 6-inch line. There is an existing fire hydrant (No. 30) off of North Prince Street in the vicinity of the Steam Plant and the Alumni House.

#### *Storm Sewer*

There were no plans provided for storm sewer facilities other than the plans titled "Photogram metric Mapping" dated April 24, 1997. From these plans it can be ascertained to some extent where the swales and culverts exist. There are dual 12-inch diameter corrugated pipes that protrude from the embankment at the alley on the eastern side of the project. These pipes discharge to a man made swale that circumvents the southern side of the baseball diamond and a portion of the western side. The swale is very shallow with very little slope and standing water in sections. The swale terminates at a reinforced concrete pipe that crosses under the abandoned railroad embankment. A wooden bridge crossed the swale at the southern bend, but now has been moved away from the swale. The nearest storm sewer inlet was observed to be at the south corner of North Earl Street and Fort Street. This inlet would be too shallow to connect into though.

#### *Telecommunications*

There were no plans provided for telecommunication facilities. Telecommunication/fiber optics line markers were located in the field in the vicinity of the south side of the Steam Plant adjacent to a swale on the north side of the Eckels Field fence line.

#### Wetlands

The only evidence of the possibility of wetlands was within the man made swale and some adjacent ground. These areas were wet at the time of the site visit, but were maintained as lawn area and the swale embankments' growth trimmed back. As stated



previously, the swale is very shallow with very little longitudinal slope and standing water in sections.

#### Adjacent Amenities

Being at the edge of campus, this site provides the opportunity for a large amount of community interaction and access, as well as providing a "high-profile" building situation for the University.

#### Miscellaneous Site Issues

This site could provide opportunities for outdoor interaction with the community, but is somewhat removed from the main student action on campus. The site is also located in the more "historic" area of campus. The surrounding campus buildings to the north have a more traditional or historic aesthetic and the east sides are bounded by private residences.

#### Site "B" - Adjoining Area Site

##### Architectural/Siting Issues

Building would sit on the smaller portion of the site to the west of the "Rails to Trails" easement. Front or face of building would face southwest towards North Earl Street. Because this portion of the site is relatively small, there is only space for the building; all other site development would be located across the easement thus making development here difficult.

##### Vehicular Access and Parking

Vehicular access is available from Fort Street. There is ample room for parking on the other (west) side of the "Rails to Trails" easement and would require a pedestrian crossing of that easement to access the building.

##### Pedestrian Access

Pedestrian access is feasible from all sides, though this site is more easily accessible to the adjacent community. Student access is possible but distant. There is a paved pedestrian walkway leading from Old Main Drive to this site.

Topography

The area bounded to the north by Old Main Drive, to the east by the abandoned railroad (formerly Penn Central Railroad, now Cumberland Valley Rails to Trails Council), and to the west by North Earl Street forms a triangle for this potential site. The area is presently in open space with a drainage swale bisecting from east to west. The topography of the site on the north side of the swale is moderately sloping from an approximate high point elevation of 655 feet, at the north end of the site, to an approximate low point elevation of 640 feet at the swale. This elevation change occurs over approximately 340 feet, which results in an existing site slope of 4.4 percent. The topography of the site on the south side of the swale is gently sloping from an approximate high point elevation of 643 feet, at the south end of the site, to an approximate low point elevation of 640.5 feet at the swale. This elevation change occurs over approximately 455 feet, which results in an existing site slope of 0.6 percent. The area north of Old Main Drive is steeply sloped from an approximate high point elevation of 672 adjacent to the Martin House/President's Residence, to an approximate low point elevation of 655 at Old Main Drive. This elevation change occurs over approximately 100 feet, which results in an existing site slope of 17.0 percent. This portion of the site would require retaining walls and the relocation of the walking path and Old Main Drive to be usable for construction. This site may not be difficult to drain storm water if draining to the existing swale is permissible. The existing man made swale may pose some permitting problems if wetland vegetation is present or it is deemed "Waters of the Commonwealth", which seems unlikely due to its intermittent flow nature. A detention basin could possibly be located uphill from the proposed facility. This information was obtained from Sheets 1 and 3 of plans titled "Photogram metric Mapping" dated April 24, 1997 (aerial mapping date). The property information was obtained from Sheet Nos. S-1 and S-2 of plans prepared for Shippensburg University by Goodkind & O'Dea, Inc., dated March 20, 2002 and revised August 22, 2002. These plans were provided to STV by Shippensburg University.

Utilities*Electrical*

An electrical plan of the university, dated January 1977, depicts the electrical facilities as going as far south as the

Earl Street. The swale terminates at North Earl Street where it discharges into a culvert that crosses the roadway. The swale is approximately three feet deep with steep embankments and a slight longitudinal slope. Two concrete bridges cross the swale along the section parallel to Old Main Drive.

*Telecommunications*

There were no plans provided for telecommunication facilities. There were no telecommunication/fiber optic line markers located in the field in this vicinity.

Wetlands

The only evidence of the possibility of wetlands was within the man made swale. The swale was dry at the time of the site visit and the embankments' growth trimmed back.

Adjacent Amenities

Being at the edge of campus, this site provides the opportunity for a large amount of community interaction and access, as well as providing a "high-profile" building situation for the University.

Miscellaneous Site Issues

This site could provide opportunities for outdoor interaction with the community, but is somewhat removed from the main student action on campus. The site is also located in the more "historic" area of campus. The surrounding campus buildings to the north have a more traditional or historic aesthetic.

**Heiges Field House Area (HFH)**

Heiges Field House is located at the northern area of Shippensburg University campus. This area is bounded by Seth Grove Stadium to the north, Lancaster Avenue to the southwest, Heiges Field House to the south and the future Performing Arts Center and parking areas to the east. This area has a varied topography including ample flat areas with several steep embankments. This area provides two possible areas for development. One area being located to the northwest or back of HFH at an existing parking area called the "Northwest Site", and the other being to the east of the visitor side of Seth Grove Stadium at an existing soccer field area called "Soccer Field Site". These two sites are examined for possible development with the following narratives:

**Site "C" - Northwest Site****Architectural/Siting Issues**

A proposed building would sit on the current soccer field immediately adjacent (east side) to Seth Grove Stadium and north of the back side of HFH and to the west of existing parking areas off Cumberland Drive. Front or face of building would face east out towards the parking accessed from Cumberland Drive.

**Vehicular Access and Parking**

Vehicular access is available from parking off Cumberland Drive. New parking space may not be needed for this site, because of ample existing parking adjacent and accessed from Cumberland Drive. This parking is shared with the existing HFH and the future Performing Arts Center.

**Pedestrian Access**

Pedestrian access is feasible from all sides, especially for the student/campus population. This site is much less accessible to the general community. A large complex of "off-campus" student housing is located across Lancaster Avenue.

**Topography**

The majority of the existing site is presently a parking lot on the northwest corner of the HFH. The area, northwest of the parking

lot, has slopes from a maximum of 55 percent to a minimum of 15 percent along the area adjoining the fence line of Seth Grove Stadium. The area, northeast of the parking lot, has slopes from a maximum of 33 percent to a minimum of 20 percent. This site would not be difficult to drain with a storm water inlet and piping system. A detention basin could possibly be located down slope of the proposed construction, or combined with the storm water management facility proposed for the Performing Arts Center and the parking lots. This information was obtained from Sheets 7 and 8 of plans titled "Photogram metric Mapping" dated April 24, 1997 (aerial mapping date). These plans were provided to STV by Shippensburg University.

#### Utilities

##### *Electrical*

An electrical plan of the university, dated January 1977, depicts the electrical facilities entering the HFH from the south side off of Bucks Drive. Electrical facilities also run along the east side of Lancaster Drive.

##### *Steam System*

A plan titled "Renovation of Campus Steam System", dated September 1995 and 1996 (Drawing No. GHB-I, Project No. D.G.S. 412-45) depicts High Pressure Steam (HPS) and High Pressure Return (HPR) servicing the HFH from the south side of the building off of Bucks Drive. The plan depicts steam facilities along Bucks Drive east of this point.

##### *Sanitary Sewer*

Plans provided titled "Upgrade Sanitary Sewer System", dated 6-14-99 (Drawing Nos. SW-9-R and SW-10-R, Project No. D.G.S. 412-46) depicts an existing sanitary manhole in the northwest parking lot that connects to another in the northeast parking lot. It appears that there is a sanitary line that connects to a manhole at the northeast corner of the HFH, which then connects to this system. The flow is in an 8-inch terracotta (clay) pipe that flows from west to east. This sanitary sewer run then runs underneath the tennis courts to a line along Cumberland Drive. This sanitary sewer will ultimately have to be relocated with any construction in this area. An additional sanitary line of unknown size exits the HFH at the southeast corner of the building and connects to a

manhole along Bucks Drive. This 10-inch sanitary sewer runs east along Bucks Drive where it connects joins up with the other run previously stated.

#### *Natural Gas*

A plan titled "Natural Gas Utilities", dated July 30, 2002 depicts a 4-inch PE along the east side of Lancaster Drive, along with a 3-inch PE on the south side of Bucks Drive. A 2-inch PE enters the HFH at the southeast corner of the building.

#### *Potable Water*

An undated and unnamed plan depicts a 12-inch waterline along the north side, and an 8-inch line along the south side of Bucks Drive. A 4-inch line enters the HFH at the southeast corner of the building off of either the 12-inch or 8-inch line. A 6-inch water line runs along the west side of Lancaster Drive, where a 1-inch line connects to the north side of the HFH. A water line feeds off of the 12-inch line in Bucks Drive, and runs along the east side of Lancaster Drive to a fire hydrant at the northwest corner of the HFH. The 1-inch water line connection would require relocation with any planned addition to the HFH.

#### *Storm Sewer*

Plans titled "Partial Plot Plan", Project No. G.S.A. 412-21, Drawing Nos. P-1 and P-2, dated 12-29-70 and 9-11-68, respectively, depict storm sewer utilities in the vicinity of the HFH along with other utilities. An existing 18-inch reinforced concrete pipe (RCP) storm sewer an inlet system runs west to east on the north side of the HFH, and also parallels the 8-inch sanitary sewer. There is a storm sewer piping and inlet system that runs along the north side of Bucks Drive, however a size is not provided on the pipe until it diverges from the road where it is marked as a 30-inch RCP. An existing 12-inch RCP culvert crosses Lancaster Drive from west to east all most parallel with the portion of the chain link fence that surrounds the Seth Grove Stadium nearest the HFH. The drainage swale leaving this culvert would have to be relocated with the new construction.

*Telecommunications*

There were no plans provided for telecommunication facilities. There were no telecommunication/fiber optic line markers located in the field in this vicinity.

Wetlands

There was no evidence of the potential for wetlands during the site visit at this location.

Adjacent Amenities

Being at the northern edge of campus, this site provides the opportunity for a large amount of student and campus interaction and access, but little community interaction. A large percentage of off-campus student housing is located nearby. The site more importantly is adjacent to other sports oriented facilities, such as the stadium's track, the pool and additional courts in HFH. This proximity to other sports facilities also provides potential for staffing efficiencies at the proposed student recreation facility. This site is also near the CUB, the campus student union building.

Miscellaneous Site Issues

This site could provide opportunities for outdoor interaction with HFH and Seth Grove Stadium. However, the site is not a "high-profile" building or image situation for the University, being that it would sit "behind" HFH. This new student recreation center could also provide badly needed locker rooms to be shared with HFH and Seth Grove Stadium.

**Site "D" - Soccer Field Site**Architectural/Siting Issues

A proposed building would sit on the current parking lot immediately adjacent (northwest side) to the arena area of Heiges Field House and south of Seth Grove Stadium. Front or face of building would face southwest out towards Lancaster Avenue.

Vehicular Access and Parking

Vehicular access is available from Lancaster Avenue. New parking space is limited for this site, but ample existing parking is

adjacent to the northeast of the site. This parking is shared with the existing HFH and the future Performing Arts Center.

#### Pedestrian Access

Pedestrian access is feasible from all sides, especially for the student/campus population. This site is much less accessible to the general community. A large complex of "off-campus" student housing is located directly across Lancaster Avenue.

#### Topography

The existing site is presently a grassed Soccer Field located to the north of the HFH and east of the Seth Grove Stadium. The area is crowned along the long axis of the Soccer Field and slopes to the west, north and east. The area south of the site presently slopes towards the Soccer Field and then is conveyed along the east and west sides of the soccer field. The topography of the site is moderately sloping from an approximate high point elevation of 628 feet, at the southern end of the Soccer Field, to an approximate low point elevation of 626 feet at the northern end. This elevation change occurs over approximately 380 feet, which results in an existing site slope of 0.5 percent along the long axis of the Soccer Field. The approximate slopes, to the east and west from the longitudinal centerline, are approximately 4.0 percent. The western side slopes steeply up to the Seth Grove Stadium stands. As with the proposed HFH Northwest Addition, this site would not be difficult to drain with a storm water inlet and piping system. A detention basin could possibly be located down slope of the proposed construction, or combined with the storm water management facility proposed for the Performing Arts Center and the parking lots. This information was obtained from Sheets 7 and 8 of plans titled "Photogram metric Mapping" dated April 24, 1997 (aerial mapping date). These plans were provided to STV by Shippensburg University. This information was obtained from Sheets 7, 8, 11 and 12 of plans titled "Photogram metric Mapping" dated April 24, 1997 (aerial mapping date). These plans were provided to STV by Shippensburg University.

#### Utilities

##### *Electrical*

An electrical plan of the university, dated January 1977, does not depict any other facilities than those previously stated around the HFH and the Seth Grove Stadium.



*Steam System*

A plan titled "Renovation of Campus Steam System", dated September 1995 and 1996 (Drawing No.GHB-I, Project No. D.G.S. 412-45) does not depict any other facilities than those previously stated around the HFH.

*Sanitary Sewer*

In addition to the information supplied in the plans provided titled "Upgrade Sanitary Sewer System", dated 6-14-99 (Drawing Nos. SW-9-R and SW-10-R, Project No. D.G.S. 412-46) as described previously, plans titled "Partial Plot Plan", Project No. G.S.A. 412-21, Drawing Nos. P-1 and P-2, dated 12-29-70 and 9-11-68, respectively, depict sanitary sewer utilities in the vicinity of the Seth Grove Stadium and HFH along with other utilities.

*Natural Gas*

A plan titled "Natural Gas Utilities"; dated July 30, 2002 does not depict any other facilities than those previously stated around the HFH.

*Potable Water*

An undated and unnamed plan, along with plans titled "Partial Plot Plan", Project No. G.S.A. 412-21, Drawing Nos. P-1 and P-2, dated 12-29-70 and 9-11-68, respectively, depict water lines a 1-1/4-inch to a 1-inch PVC line to the east of the Soccer Field, and a 2-inch to 1-1/2-inch to the north and west of the Soccer Field. Both of these water lines have "ground" hydrants associated with them at various locations.

*Storm Sewer*

Plans titled "Partial Plot Plan", Project No. G.S.A. 412-21, Drawing Nos. P-1 and P-2, dated 12-29-70 and 9-11-68, respectively, depict storm sewer utilities in the vicinity of the HFH along with other utilities. There are not, however any storm sewer facilities in the vicinity of the Soccer Field.

*Telecommunications*

There were no plans provided for telecommunication facilities. There were no telecommunication/fiber optic line markers located in the Soccer Field in this vicinity.

Wetlands

There was no evidence of the potential for wetlands during the site visit at this location.

Adjacent Amenities

Being at the northern edge of campus, this site provides the opportunity for a large amount of student and campus interaction and access, but little community interaction. A large percentage of off-campus student housing is located nearby. The site more importantly is adjacent to other sports oriented facilities, such as the stadium's track, the pool and additional courts in HFH. This proximity to other sports facilities also provides potential for staffing efficiencies at the proposed student recreation facility. This site is also near the CUB, the campus student union building.

Miscellaneous Site Issues

This site could provide opportunities for outdoor interaction with HFH and Seth Grove Stadium. However, the site is not a "high-profile" building or image situation for the University, being that it would sit "behind" HFH. This new student recreation center could also provide badly needed locker rooms to be shared with HFH and Seth Grove Stadium.

Storm Water Management Requirements

These requirements for Storm Water management apply to any site as selected.

A portion of a report was supplied by the University for the proposed parking lot Project. The conclusion reached in the "Storm water Management and Erosion and Sedimentation Control Report for Shippensburg University Temporary Stone Parking Lot" by Rettew Associates, Inc., dated June 30, 2003, found that the existing storm water culvert under Cumberland Drive was under designed for the pre and post-development 25-year frequency storm flow. Rettew Associates, Inc. required the replacement and upgrade of the culvert during the construction of their permanent parking lot. The report indicates that "This increase in flow is not expected to result in any additional storm water management problems, since the site is generally flat and in grass or parking lot condition. This area already has existing flooding problems that will attempt to be remediated when the permanent parking lot is constructed. This resulting increase in storm water flow will not increase peak runoff to neighboring properties but will be contained on site." It can be concluded that no storm water detention facilities will be constructed with this proposed parking lot project. In addition, their design for their permanent swale was for a 100-year storm with one foot of freeboard.

A conversation with the Shippensburg Township Office (717-532-7137) resulted in contacting Mr. Tim Cormany of Martin and Martin, Incorporated (717-264-6759), the township engineer in Chambersburg, Pennsylvania for questions regarding storm water management requirements for the . Mr. Cormany provided STV with excerpts from the Shippensburg Township, Cumberland County "Subdivision and Land Development Ordinance", adopted December 4, 1993. This document indicates that "a comparison of pre-development and post-development twenty-five year storm events shall be used to determine an increase in runoff and for substantiation that storm water management (SWM) facilities are needed". "Storage structures shall be designed such that the post-development ten-year peak discharge will not exceed the pre-development five-year peak discharge for the primary outlet structure." "All storage structures or facilities will be designed with emergency spillways sufficient to handle the 25-year post-development storm event." "Culverts, pipes, and other water carrying structures shall be designed to handle peak discharge for the ten-year post-development storm event."

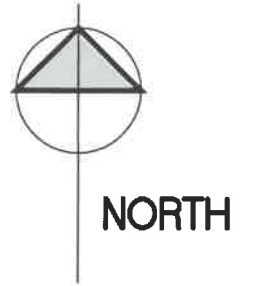
In summary, based on the ordinance excerpts provided, a detention basin is required to accommodate storm water storage up to the 25-year storm event, release the 10-year post-development storm event at the 5-year pre-development rate, and safely pass all storms up to and including the 100-year event out of the emergency spillway. In addition, all storm sewer inlet and piping systems are required to be designed to accommodate the 10-year post-development storm event.

## 6.0 DRAWINGS

6.0 DRAWINGS



**PARTIAL CAMPUS PLAN**  
NOT TO SCALE



**LEGEND**

- Proposed Recreation Center
- Existing Athletic Facility
- Existing Buildings
- Main Entrance
- X Photograph key



Photograph #1



Photograph #2



Photograph #3



Photograph #4



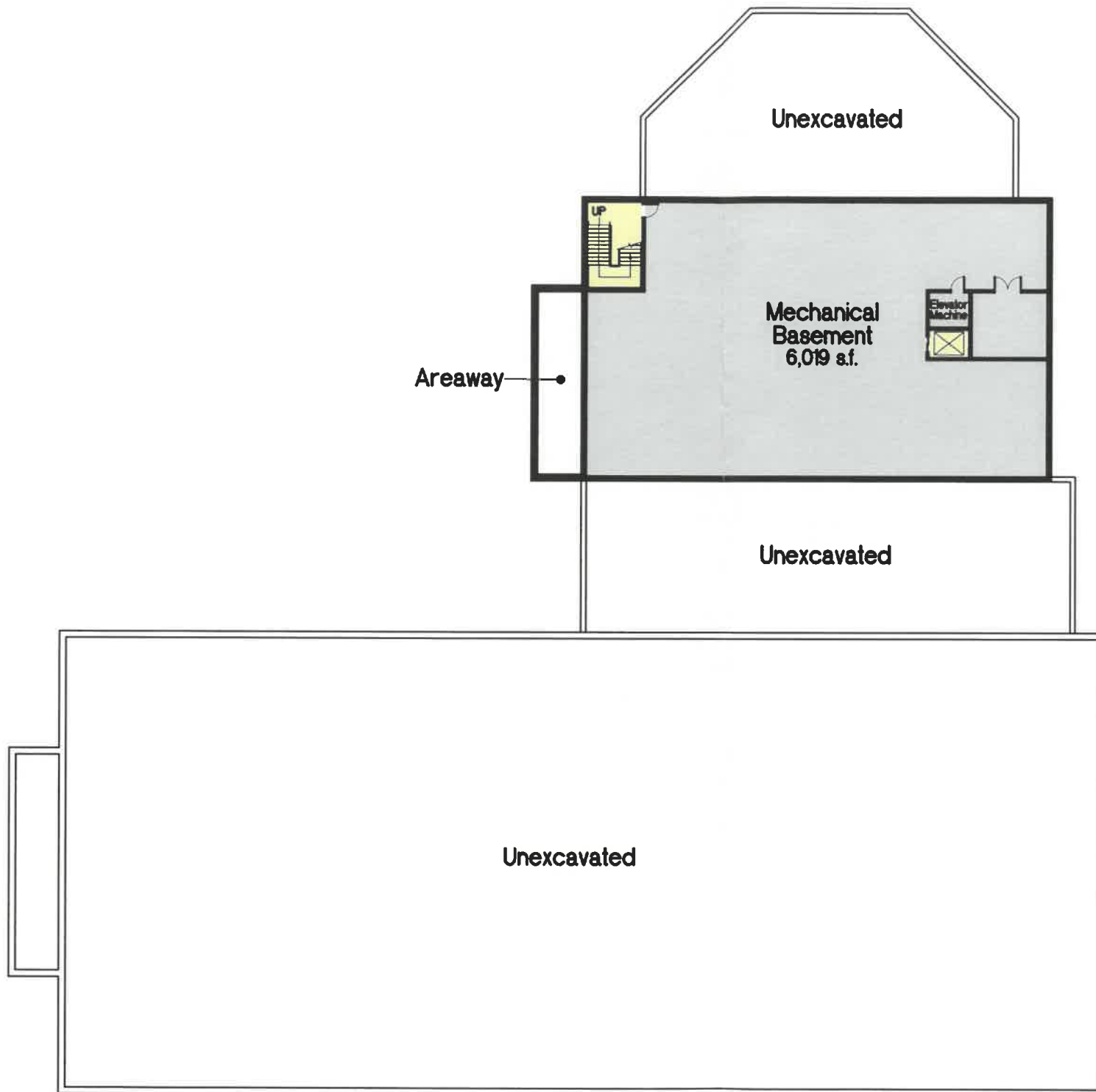
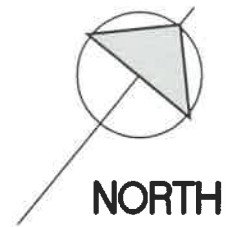
Photograph #5

# Student Recreation Center Feasibility Study

SHIPPENSBURG UNIVERSITY

# Site Photographs

STV Architects



Proposed Basement Plan

**LEGEND**

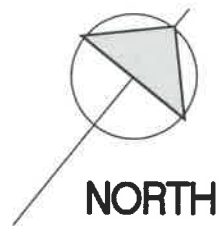
- Fitness Activities  
11,146 s.f.
- Gymnasium Space  
32,470 s.f.
- Locker/Toilet Facilities  
1,942 s.f.
- Administration  
482 s.f.
- Storage/Auxiliary Space  
936 s.f.
- Circulation  
6,581 s.f.
- Mechanical/Electrical  
6,165 s.f.

**Note:** Legend square footages are total program for all floors, and are net square footages.

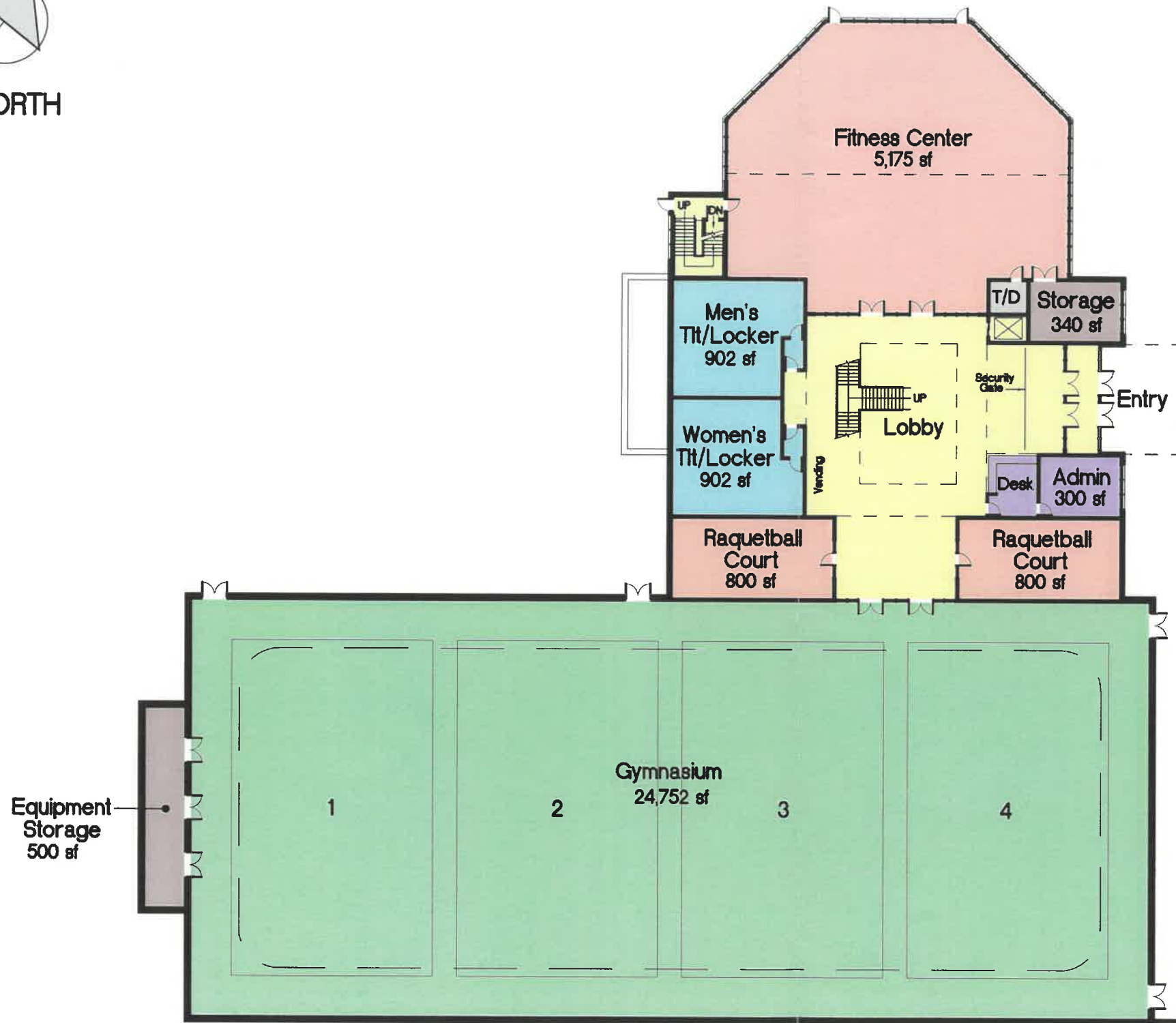
**Gross Square Footage**

Basement Floor	7,018 s.f.
First Floor	40,527 s.f.
Second Floor	16,019 s.f.
<b>Total</b>	<b>63,564 s.f.</b>





NORTH



Proposed First Floor Plan

**LEGEND**

- Fitness Activities  
11,146 s.f.
- Gymnasium Space  
32,470 s.f.
- Locker/Toilet Facilities  
1,942 s.f.
- Administration  
482 s.f.
- Storage/Auxiliary Space  
936 s.f.
- Circulation  
6,581 s.f.
- Mechanical/Electrical  
6,165 s.f.

Note: Legend square footages are total program for all floors, and are net square footages.

**Gross Square Footage**

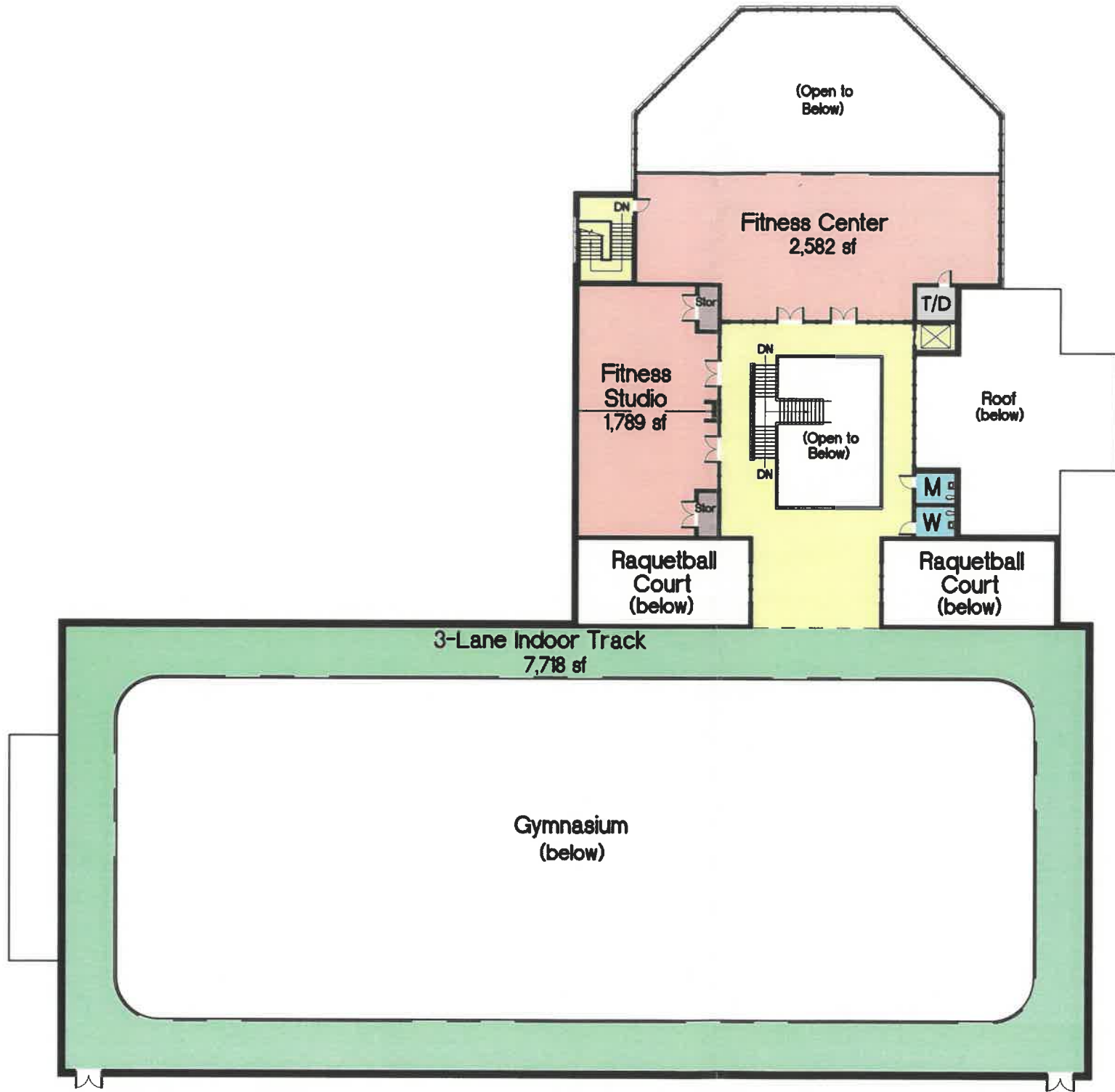
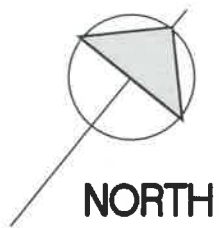
Basement Floor	7,018 s.f.
First Floor	40,527 s.f.
Second Floor	16,019 s.f.
<b>Total</b>	<b>63,564 s.f.</b>

# Student Recreation Center Feasibility Study

SHIPPENSBURG UNIVERSITY

GRAPHIC SCALE 0 5' 10' 20' 30'

STV Architects



Proposed Second Floor Plan

**LEGEND**

- Fitness Activities  
11,146 s.f.
- Gymnasium Space  
32,470 s.f.
- Locker/Toilet Facilities  
1,942 s.f.
- Administration  
482 s.f.
- Storage/Auxiliary Space  
936 s.f.
- Circulation  
6,581 s.f.
- Mechanical/Electrical  
6,165 s.f.

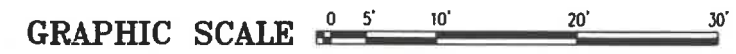
Note: Legend square footages are total program for all floors, and are net square footages.

**Gross Square Footage**

Basement Floor	7,018 s.f.
First Floor	40,527 s.f.
Second Floor	16,019 s.f.
<b>Total</b>	<b>63,564 s.f.</b>

Student Recreation Center Feasibility Study

SHIPPENSBURG UNIVERSITY





Proposed East/Entrance Elevation





## STV Architects

CONFIRMATION NOTICE NO. 1  
STV Project No. 012-04-10207-08

September 11, 2003  
Page 2

### GENERAL:

A meeting was held at Shippensburg University on September 9, 2003 to kick-off the Student Recreation Center Feasibility Study.

### ITEMS OF DISCUSSION:

1. The University and STV reviewed the project scope.
2. STV presented a sample Student Questionnaire for review and discussion. The following modifications/additions to the questionnaire will be incorporated:
  - Add function regarding a recreational pool.
  - Should public memberships be made available to offset Student costs?
  - Should Faculty be required to pay a use fee?
  - Cardio Machines will be defined as treadmills, step machines, cycles, etc.
  - Add Shipfitness to the list of off-campus fitness facilities.
  - Add a space for Comments.
  - Revise student fee increments to: 75-99, 100-124, 125-149, 150-174.
3. The bulk of the Student Interviews will take place on Tuesday, September 23 and Wednesday, September 24, 2003. STV will work with volunteers from the Steering Committee to man various locations on campus. The goal will be to garner 1200 – 1500 responses from various sectors of the Student population.
4. SU indicated that the current FTE Student population on campus is 7,200 and is projected to be close to 10,000 by the year 2007.
5. Potential site locations were discussed. The preferred site at this time is adjacent to the Heiges Field House. Other options include a location at the corner of King Street and Prince Street, a site across the street from Wright Hall and the ball field located adjacent to the Stadium. Potential sites will be further discussed at the next Steering Committee. STV will evaluate final site options to prepare a pro vs. con report for each site.
6. The Students presented a PowerPoint presentation of Recreation Centers the Steering Committee visited this summer. This was a great tool for discussion in identifying likes and dislikes. Students made particular mention of providing a lot of natural light within the facility.



STV Architects

CONFIRMATION NOTICE NO. 1  
STV Project No. 012-04-10207-08

September 11, 2003  
Page 3

7. The next meeting will be held on Monday, October 13, 2003 at 4:00pm, in the Old Main Café, and will focus on Preliminary results of the Student Survey and further discussion on Site Options.

We are proceeding on the above basis. Should there be any comments or questions, please contact this office immediately.

Sincerely,

STV Architects

Stuart M. Rothenberger, AIA  
Project Manager

SMR:smr:bcs

Copies to: Addressee  
Dr. Jodi Harpster  
J. Lance Bryson, P.E.  
All Attendees / Electronic Copy



# STV Architects

205 West Welsh Drive  
Douglassville, Pennsylvania 19518  
(610)385-8200 fax:(610)385-8501

## CONFIRMATION NOTICE NO. 2

**DATE:** October 17, 2003

**FILE CODE:** 24.00

**ADDRESSEE:** Shippensburg University  
P. O. Box 20  
1871 Old Main Drive  
Shippensburg, PA 17257-2299

**ATTENTION:** Mr. Terry L. Starr, P.E.  
Facilities Management and Construction

**REFERENCE:** Open-Ended Professional Services for  
Facilities Projects with Shippensburg University  
Student Recreation Center Feasibility Study  
SU Project No. SU-2003/12

**SUBJECT:** Project Coordination Meeting No. 2  
Monday, October 13, 2003

**STV PROJECT NO.:** 012-04-10207-08

**PARTICIPANTS:**

<u>Shippensburg University (SU)</u>	<u>STV Architects</u>
Dr. Jody Harpster	Stu Rothenberger
Terry L. Starr	Diane Flinchbaugh
Galen Piper	
Roberta Page	
Dr. Tracey Covassin	
Dr. Kurt Fuellhert	
Karen Ehrhardt	
Jen Murphy	
Jess D'Alberto	
Darren Miller	
Ryan Hess	
Travis Wealand	
Jess Helbig	
Melissa Gonzalez	
Storme Yeager	
Jake Shellenberger	
Spring Schneider	
Joe Luna	



## STV Architects

CONFIRMATION NOTICE NO. 2  
STV Project No. 012-04-10207-08

October 17, 2003  
Page 2

### GENERAL:

A Project Meeting was held at Shippensburg University on October 13, 2003 to review and discuss the results of the Student Survey and discuss potential sites for the new Recreation Center.

### ITEMS OF DISCUSSION:

1. STV and SU reviewed the results of the Student Survey. A total of 944 responses were received. A synopsis of responses is attached.
2. Ninety-eight percent (98%) of respondents were in favor of the construction of a Recreation Center and indicated that they would use the facility on a regular basis.
3. While a significant percentage of respondents (64%) thought that a recreational pool was desirable it is felt that inclusion of a pool will exceed the project funding.
4. Eighty-two percent (82%) of respondents indicated a fee between \$75.00 and \$124.00 per semester would be acceptable.
5. Based on preliminary data STV anticipates that a facility large enough to house the desired program will be in the neighborhood of 50,000–55,000 gross square feet. This would include two (2) gymnasium/MAC courts. A facility of this size would have a Project cost of approximately \$10,000,000.00.
6. STV will begin to prepare block diagrams and concept floor plans for presentation at the next Steering Committee Meeting. The concept plan will not include a Pool, Jacuzzi, Climbing Wall or Game Room.
7. Potential site locations were discussed. The preferred site at this time is adjacent to the Heiges Field House. Another option will be explored and is located at Eckles Field located at the corner of King Street and Prince Street. Both sites will be explored and a list of pros and cons for each site will be presented at the next Steering Committee Meeting. Site visits by STV will be coordinated with Terry Starr of SU.
8. A major benefit associated with the site adjacent to the Heiges Field House is the proximity to the pool and additional courts.
9. SU indicated that the current FTE Student population on campus is 7,200 and may grow to 10,000 by the year 2010.





STV Architects

CONFIRMATION NOTICE NO. 2  
STV Project No. 012-04-10207-08

October 17, 2003  
Page 3

10. The next meeting will be held on Monday, November 24, 2003 at 4:00pm, in the Old Main Café, and will focus on Preliminary results of the Student Survey and further discussion on Site Options.

We are proceeding on the above basis. Should there be any comments or questions, please contact this office immediately.

Sincerely,

STV Architects

Stuart M. Rothenberger, AIA  
Sr. Project Manager

SMR:smr:bc

Attachments: Student Survey Results

Copies to: Addressee  
Dr. Jodi Harpster  
J. Lance Bryson, P.E.  
All Attendees / Electronic Copy

**SHIPPENSBURG UNIVERSITY  
STUDENT RECREATION/FITNESS CENTER SURVEY**

In total, 944 students completed surveys for the Student Recreation/Fitness Center.

STUDENT INFORMATION

Sex:	Male	52% (487)
	Female	48% (457)
Status:	Full time	99% (938)
	Part time	0% (4)
	no response	0% (2)
Class:	Freshman	31% (294)
	Sophomore	26% (246)
	Junior	22% (211)
	Senior	19% (178)
	Grad Student	0% (4)
Lodging:	On-campus	54% (507)
	Off-campus	43% (404)
	Commuter	3% (30)
	no response	0% (3)
Age:	under 25	99% (933)
	over 25	1% (8)
	no response	0% (3)

Do you currently use any off campus fitness facilities such as: YMCA, Ship Fitness, private fitness club (Bally Fitness, Golds Gym, etc.), Boys/Girls clubs, or a community center?

Yes	22% (209)
No	70% (661)
no response	8% (74)

USE AND PROGRAM QUESTIONS

**The University is exploring the possibility of building a Recreation/Fitness Center on the Shippensburg campus.**

If constructed, would you use a facility of this type?

Yes	98% (928)
No	2% (16)

If yes to the question above, how many times per week (on average) would you use the new Recreation/Fitness Center?

1-3 times	34% (324)
4-6 times	54% (514)
7 or more	9% (86)
no response	2% (20)

If constructed, what functions would you like the new Recreation/Fitness Center to include? (Please check all activities that you would use)

Weight machines	81% (766)
Free weights	79% (749)
Cardio Machines (treadmills, step, cycles)	75% (707)
Recreational Pool	64% (603)
Jacuzzi/Sauna	62% (588)
Indoor track	56% (528)
Climbing wall	50% (473)
Gymnasium	47% (442)
Volleyball court	42% (398)
Game room	42% (397)
Aerobic classes	41% (387)
Racquetball court	37% (352)

What time(s) of the day or evening would you be most likely to use the Recreation/Fitness Center?

Morning	17% (165)
afternoon	34% (324)
evening	52% (495)
late night	13% (120)
no response	1% (12)

Would you participate in organized outdoor recreation activities if offered through this facility? (i.e. hiking, fishing, canoeing, biking,)

Yes	65% (612)
No	33% (308)
no response	3% (24)

How much in student fees (per semester) are you willing to pay for use of a recreation facility? (Keep in mind that the fee directly relates to the size of the facility and number of activities available) Circle one.

\$75-99	50% (468)
\$100-124	32% (300)
\$125-149	9% (87)
\$150-174	7% (68)
no response	2% (21)

Should limited public memberships be made available to offset costs to the student body?

Yes	72% (684)
No	26% (250)
no response	1% (10)

Should the faculty be required to pay a usage fee for access to the facility?

Yes	72% (679)
No	27% (254)
no response	1% (11)

Would you purchase beverages and/or health food/snacks if offered for sale at this facility?

Yes	74% (700)
No	25% (237)
no response	1% (7)

• If yes to the last question (700), do you prefer beverage/food offered in:

vending style	35% (244)
over counter style	61% (428)
no preference	4% (28)

Would you purchase recreation equipment (i.e. racquets, balls, etc.) and/or sports clothing if offered at this facility?

Yes	56% (532)
No	42% (398)
no response	1% (14)



# STV Architects

205 West Welsh Drive  
Douglassville, Pennsylvania 19518  
(610)385-8200 fax:(610)385-8501

## CONFIRMATION NOTICE NO. 3

**DATE:** November 28, 2003

**FILE CODE:** 24.00

**ADDRESSEE:** Shippensburg University  
P. O. Box 20  
1871 Old Main Drive  
Shippensburg, PA 17257-2299

**ATTENTION:** Mr. Terry L. Starr, P.E.  
Facilities Management and Construction

**REFERENCE:** Open-Ended Professional Services for  
Facilities Projects with Shippensburg University  
Student Recreation Center Feasibility Study  
SU Project No. SU-2003/12

**SUBJECT:** Project Coordination Meeting No. 3  
Monday, November 24, 2003

**STV PROJECT NO.:** 012-04-10207-08

**PARTICIPANTS:**

<u>Shippensburg University (SU)</u>	<u>STV Architects</u>
Dr. Jody Harpster	Stu Rothenberger
Terry L. Starr	Diane Flinchbaugh
Galen Piper	
Roberta Page	
Dr. Tracey Covassin	
Dr. Kurt Fuellhert	
Karen Ehrhardt	
Jen Murphy	
Jess D'Alberto	
Travis Wealand	
Jess Helbig	
Melissa Gonzalez	
Storme Yeager	
Jake Shellenberger	
Spring Schneider	
Joe Luna	



## STV Architects

CONFIRMATION NOTICE NO. 3  
STV Project No. 012-04-10207-08

December 1, 2003  
Page 2

### GENERAL:

A Project Meeting was held at Shippensburg University on November 24, 2003 to review and discuss the results of the Site Survey conducted by STV.

### ITEMS OF DISCUSSION:

1. STV presented the advantages and disadvantages of both the Eckels Field and the Heiges Field House Sites. A copy is attached.
2. The committee unanimously approved proceeding with the Heiges Field House Site.
3. STV presented a concept site plan illustrating proposed building orientations at the Heiges Field House Site. STV will further refine the site plan for presentation at the next meeting.
4. STV presented the proposed program for discussion. Minor modifications were made during the meeting allowing the fitness center to increase to 11,000sf.
5. Based on information to date STV anticipates that a facility large enough to house the desired program will be in the neighborhood of 50,000–55,000 gross square feet. This would include two (2) gymnasium/MAC courts. A facility of this size would have a Project cost of approximately \$10,000,000.00.
6. Eighty-two percent (82%) of respondents indicated a fee between \$75.00 and \$124.00 per semester would be acceptable. STV anticipates that the per semester fee to allow the construction of a 55,000sf facility will be in the neighborhood of \$110.00 to \$115.00. SU will confirm with the University Comptroller based on length of bond, interest rate, number of full time students, etc.
7. STV will prepare a site plan and concept floor plans for presentation at the next meeting.
8. The next meeting will be held on Monday, January 5, 2004 at 1:00pm, in the Old Main Café, and will focus on Refinement of the Site Plan and discussion on the Concept Floor Plan.



STV Architects

CONFIRMATION NOTICE NO. 3  
STV Project No. 012-04-10207-08

December 1, 2003  
Page 3

We are proceeding on the above basis. Should there be any comments or questions, please contact this office immediately.

Sincerely,

STV Architects

Stuart M. Rothenberger, AIA  
Sr. Project Manager

SMR:smr:bcs

Attachment: Site Advantages / Disadvantages

Copies to: Addressee  
Dr. Jodi Harpster  
J. Lance Bryson, P.E.  
All Attendees / Electronic Copy

**Shippensburg University  
Student Recreation Center Feasibility Study**

**Site Advantages/Disadvantages**

November 24, 2003

**Eckels Field – Sites “A” and “B”**

**Advantages**

- Good community access and outreach
- High-profile visibility for building design and University
- Flat, clean, open site
- Utilities connectivity nearby
- Space for Parking
- Good Vehicular access from both N. Earl Street and Fort Street

**Disadvantages**

- Distant from main campus/student housing and other activity areas
- Detached from other sports facilities on campus
- Difficult to provide proper site drainage
- Sites are in “historic” section of campus, Recreation Center usually viewed as designed with a more modern aesthetic
- Divided by Pennsylvania “Rails to Trails” easement
- Lose a ball field



**Heiges Field House – Sites “C” and “D”**

**Advantages**

- Close to a large percentage of on-campus and off-campus housing
- Adjacent to other sports facilities and their amenities (i.e. pool, outdoor track, additional ball courts)
- Near Student union building (CUB), and large amount of student activity
- Could support other sports facilities when needed (i.e. additional locker rooms)
- Good opportunities to provide drainage
- Utilities connectivity nearby
- Building design could provide interaction and/or views to Seth Grove Stadium
- Existing Parking adjacent
- Good Vehicular access from both Lancaster Drive and Cumberland Drive
- Convenience for management/staffing issues of new facility

**Disadvantages**

- Poor Community access/ outreach
- Students might view as facility for Athletic teams only, not students due to proximity to HRH
- Poor visibility, not “high-profile” locations (behind HRH)



# STV Architects

205 West Welsh Drive  
Douglassville, Pennsylvania 19518  
(610)385-8200 fax:(610)385-8501

## CONFIRMATION NOTICE NO. 4

**DATE:** February 2, 2004

**FILE CODE:** 24.00

**ADDRESSEE:** Shippensburg University  
P. O. Box 20  
1871 Old Main Drive  
Shippensburg, PA 17257-2299

**ATTENTION:** Mr. Terry L. Starr, P.E.  
Facilities Management and Construction

**REFERENCE:** Open-Ended Professional Services for  
Facilities Projects with Shippensburg University  
Student Recreation Center Feasibility Study  
SU Project No. SU-2003/12

**SUBJECT:** Project Coordination Meeting No. 4  
January 29, 2004

**STV PROJECT NO.:** 012-04-10207-08

<b>PARTICIPANTS:</b>	<u>Shippensburg University (SU)</u> Dr. Jody Harpster Terry L. Starr Galen Piper Roberta Page Karen Ehrhardt Jen Murphy Jess D'Alberto	<u>STV Architects</u> Stu Rothenberger Diane Flinchbaugh
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## GENERAL:

A Project Meeting was held at Shippensburg University on January 29, 2004 to review the concept floor plans and site issues associated with the incorporation of (4) courts into the program.



## STV Architects

CONFIRMATION NOTICE NOL. 4  
STV Project No.: 012-04-10207-08

February 2, 2004  
Page 2

### ITEMS OF DISCUSSION:

1. STV presented two (2) concepts for the floor plan incorporating the program as identified by the University. The major difference between the two concepts dealt with the layout of the four (4) courts. One (1) concept lined the courts in a row while the other created a "quad" layout. The University prefers the courts in a row.
2. Discussions regarding the site centered on the change in the program to provide four (4) courts in lieu of the previously identified two (2) courts. This has made a significant impact on the footprint of the building and the ability to retain portions of the existing parking lot. After thorough review, the University has directed STV to shift the building to the lower side of the Stadium allowing the main entrance to be accessed from the new Student Parking Lot currently planned for construction in summer 2004. STV will comply.
3. STV will present the modified building site and concept floor plan at the next Steering Committee Meeting. STV will also present "rough" elevation concepts for discussion.
4. STV and SU discussed the importance of the upcoming Student Referendum and the timeline requirements for all parties. The timeline is as follows:
  - February 10, 2004** – Steering Committee Meeting to finalize Concept Floor Plan and Program.
  - February 20, 2004** – STV to deliver boards depicting Concepts to SU to be utilized for Student Presentations.
  - March 12, 2004** – Project Submission to BOG for April Meeting (Referendum Synopsis to follow).
  - Week of March 22, 2004** – Student Referendum.
5. SU confirmed that based on a per student semester fee of \$110.00 would support a total Project cost of \$12,800,000.00 allowing \$9,600,000.00 for base construction costs.
6. The construction cost of \$9,600,000.00 will allow the construction of approximately 60,000 gross square feet of facility.
7. STV will not identify visitor's locker room on the plans.



STV Architects

CONFIRMATION NOTICE NOL. 4  
STV Project No.: 012-04-10207-08

February 2, 2004  
Page 3

8. The Project Timeline was discussed and identified as follows:

**March 2004** – Student Referendum

**April 2004** – Board of Governors Approval

**May 2004** – Issue RFP for Design Services

**July 2004** – Start Design

**March 2005** – Finish Design

**March – July 2005** – Bid and Award

**August 2005** – Start Construction

**August 2006** – Complete Construction

9. The next meeting will be held on Monday, February 10, 2004 at 4:00pm, in the Old Main Café.

We are proceeding on the above basis. Should there be any comments or questions, please contact this office immediately.

Sincerely,

STV Architects

Stuart M. Rothenberger, AIA  
Sr. Project Manager

SMR:smr:dmy

Copies to: Addressee  
Dr. Jodi Harpster  
J. Lance Bryson, P.E.  
All Attendees / Electronic Copy



# STV Architects

205 West Welsh Drive  
Douglassville, Pennsylvania 19518  
(610)385-8200 fax:(610)385-8501

## CONFIRMATION NOTICE NO. 5

**DATE:** February 12, 2004

**FILE CODE:** 24.00

**ADDRESSEE:** Shippensburg University  
P. O. Box 20  
1871 Old Main Drive  
Shippensburg, PA 17257-2299

**ATTENTION:** Mr. Terry L. Starr, P.E.  
Facilities Management and Construction

**REFERENCE:** Open-Ended Professional Services for  
Facilities Projects with Shippensburg University  
Student Recreation Center Feasibility Study  
SU Project No. SU-2003/12

**SUBJECT:** Project Coordination Meeting No. 5  
February 10, 2004

**STV PROJECT NO.:** 012-04-10207-08

**PARTICIPANTS:**

<u>Shippensburg University (SU)</u>	<u>STV Architects</u>
Dr. Jody Harpster	Stu Rothenberger
Terry L. Starr	Diane Flinchbaugh
Galen Piper	
Roberta Page	
Karen Ehrhardt	
Jen Murphy	
Jess D'Alberto	

## GENERAL:

A Project Meeting was held at Shippensburg University on February 10, 2004 to further review and confirm the concept floor plan, program and site plan of the proposed Student Recreation Center.



## STV Architects

CONFIRMATION NOTICE NO. 5  
STV Project No. 012-04-10207-08

February 12, 2004  
Page 2

### ITEMS OF DISCUSSION:

1. STV presented a revised floor plan and site plan illustrating the building on the lower side of the Stadium allowing the main entrance to be accessed from the new Student Parking Lot currently planned for construction in Summer 2004. This concept was approved with refinement of the orientation of the building and its components.
2. STV will incorporate modifications required to the floor plan and site plan and will submit (8) color boards to the University on or before Friday, February 20, 2004. The boards will be used by the University for presentation to various Student Groups and displays.
3. STV recommended that the University clearly address, at a minimum, the following in the presentations and any articles, etc. in support of the Project:
  - a. How much per semester (\$110) and clearly illustrate how the fee will be implemented. Explain how the fee was established – student surveys.
  - b. Explain the program of spaces to be included in the facility and how the program was established – student surveys. Emphasize the fitness center.
  - c. Emphasize that the facility will be for Student use and is not an Athletic Department Facility.
  - d. Will faculty be allowed to use the facility? If so how much \$\$? Local residents?
  - e. Discuss location in generic terms – site adjacent to the Stadium.
  - f. If the referendum passes when will the facility open? (Fall semester 2006).
  - g. Hours of Operation.
4. STV and SU discussed the importance of the upcoming Student Referendum and the timeline requirements for all parties. The timeline is as follows:

**February 20, 2004** – STV to deliver boards depicting Concepts to SU to be utilized for Student Presentations.

**March 12, 2004** – Project Submission to BOG for April Meeting (Referendum Synopsis to follow).

**Week of March 22, 2004** – Student Referendum.



STV Architects

**CONFIRMATION NOTICE NO. 5**  
**STV Project No. 012-04-10207-08**

**February 12, 2004**  
**Page 3**

5. SU confirmed that, based on a per student semester fee of \$110.00, this would support a total Project cost of \$12,800,000.00 allowing \$9,600,000.00 for base construction costs.
6. The University will confirm when the referendum will take place the latter half of March.
7. STV will not include visitor's locker room on the plans.
8. The Project Timeline was confirmed as follows:

**March 2004** – Student Referendum

**April 2004** – Board of Governors Approval

**May 2004** – Issue RFP for Design Services

**July 2004** – Start Design

**March 2005** – Finish Design

**March – July 2005** – Bid and Award

**August 2005** – Start Construction

**August 2006** – Complete Construction

We are proceeding on the above basis. Should there be any comments or questions, please contact this office immediately.

Sincerely,

STV Architects

Stuart M. Rothenberger, AIA  
Sr. Project Manager

SMR:smr:bcs

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