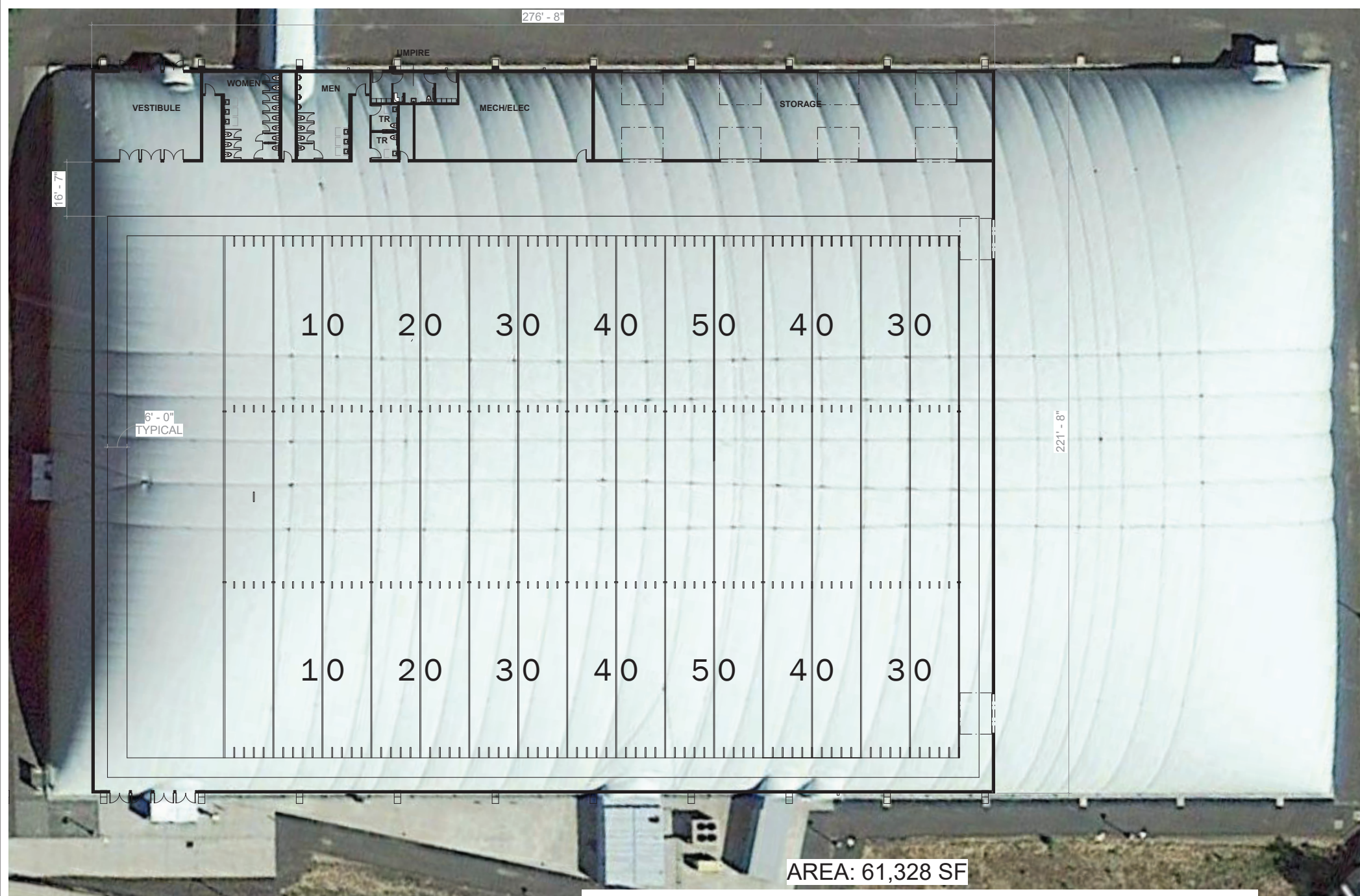
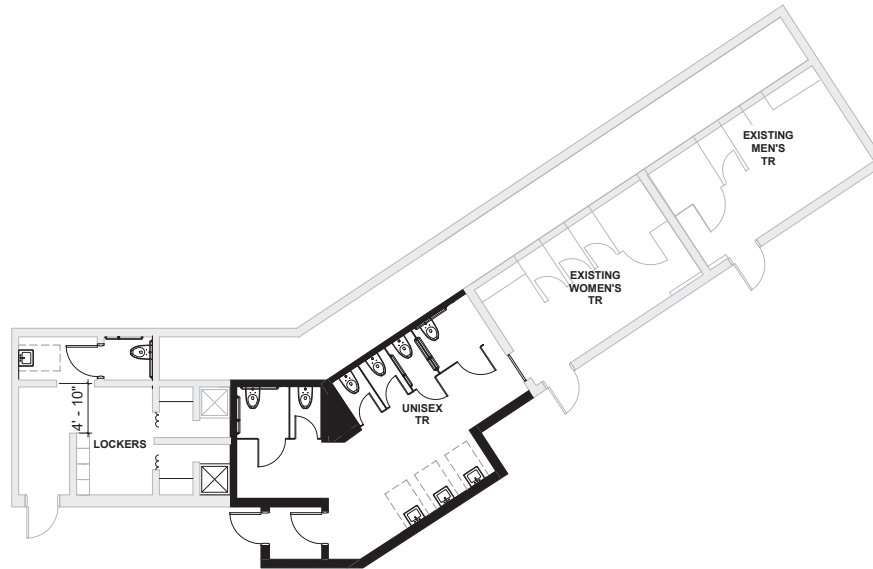


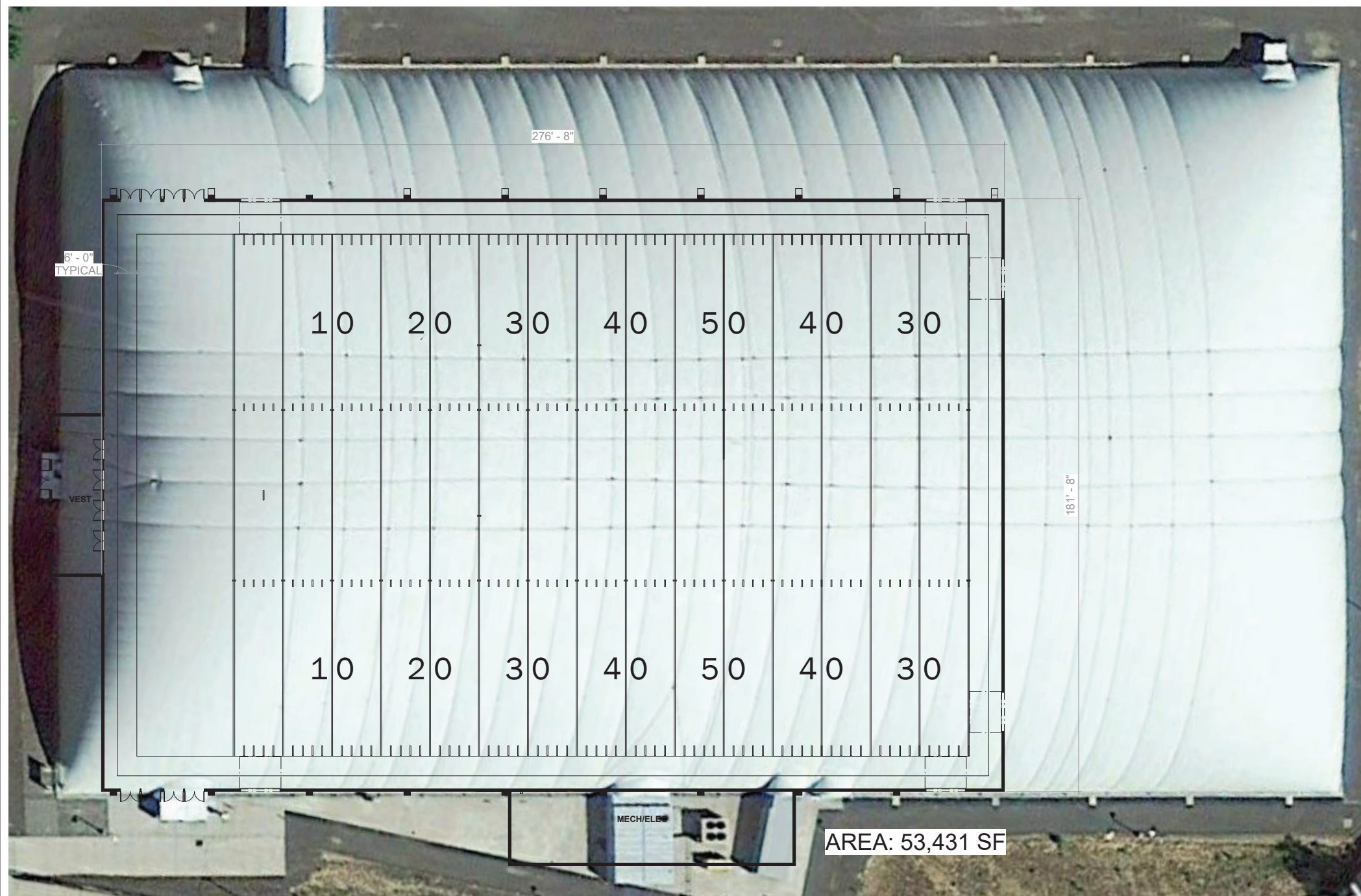
**WSU INDOOR PRACTICE FACILITY
SIZING SUMMARY
5-27-2021**

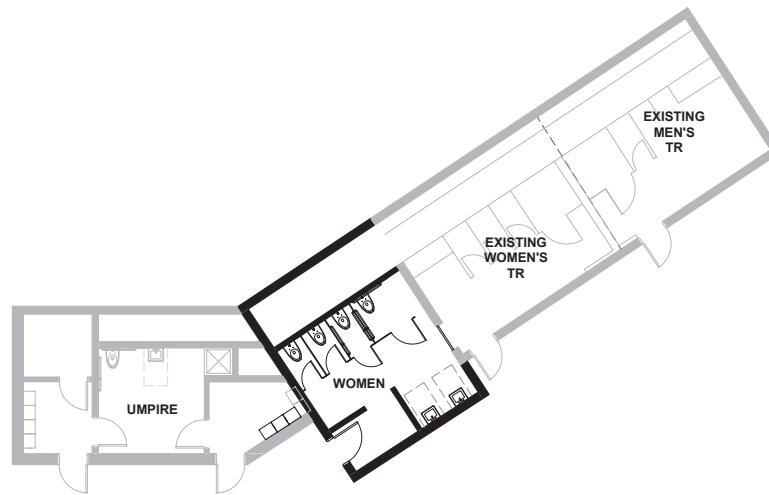


AREA WITH EXTERIOR VESIBULE AND RESTROOM : 63,820 SF



FLOOR PLAN
SCALE: 1/8" = 1'-0"

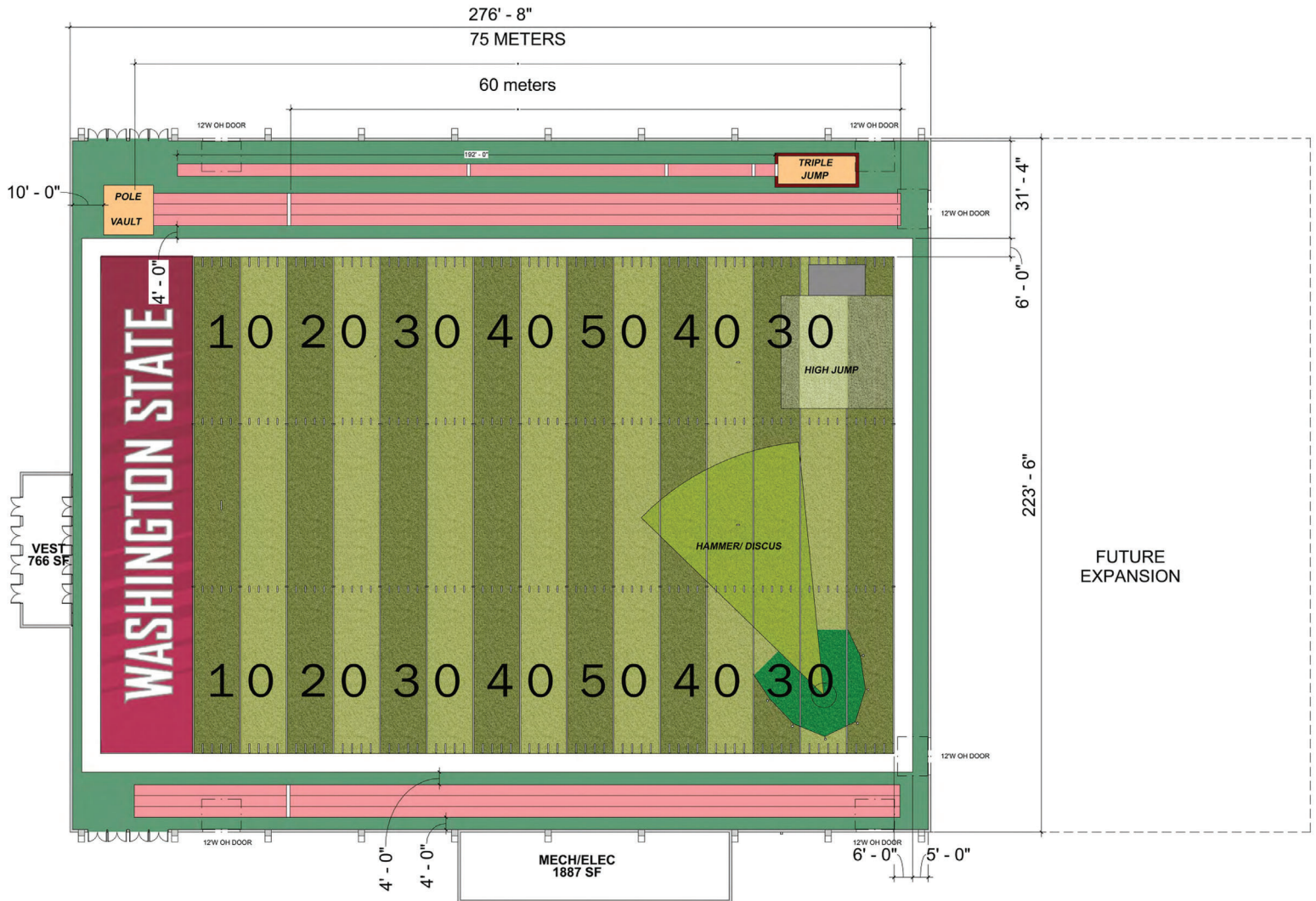




TOILET ROOM ADDITION - OPTION 2

SCALE: 3/16" = 1'-0"

TRACK OPTIONS

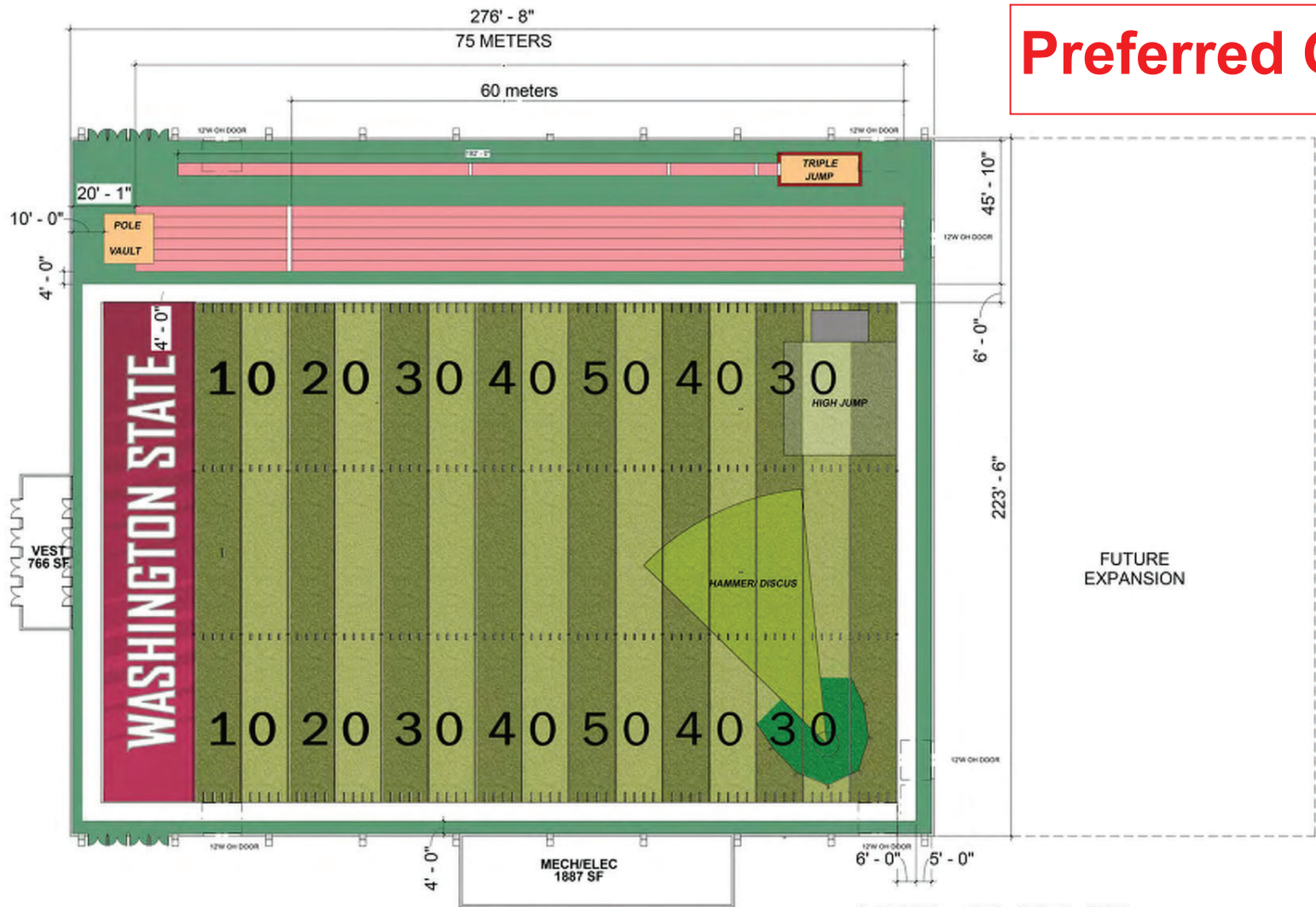


AREA: 63,820 SF

toilet room count
 Male: 4
 Female: 8

1 FLOOR PLAN - OPTION 1
 SCALE: 1/16" = 1'-0"

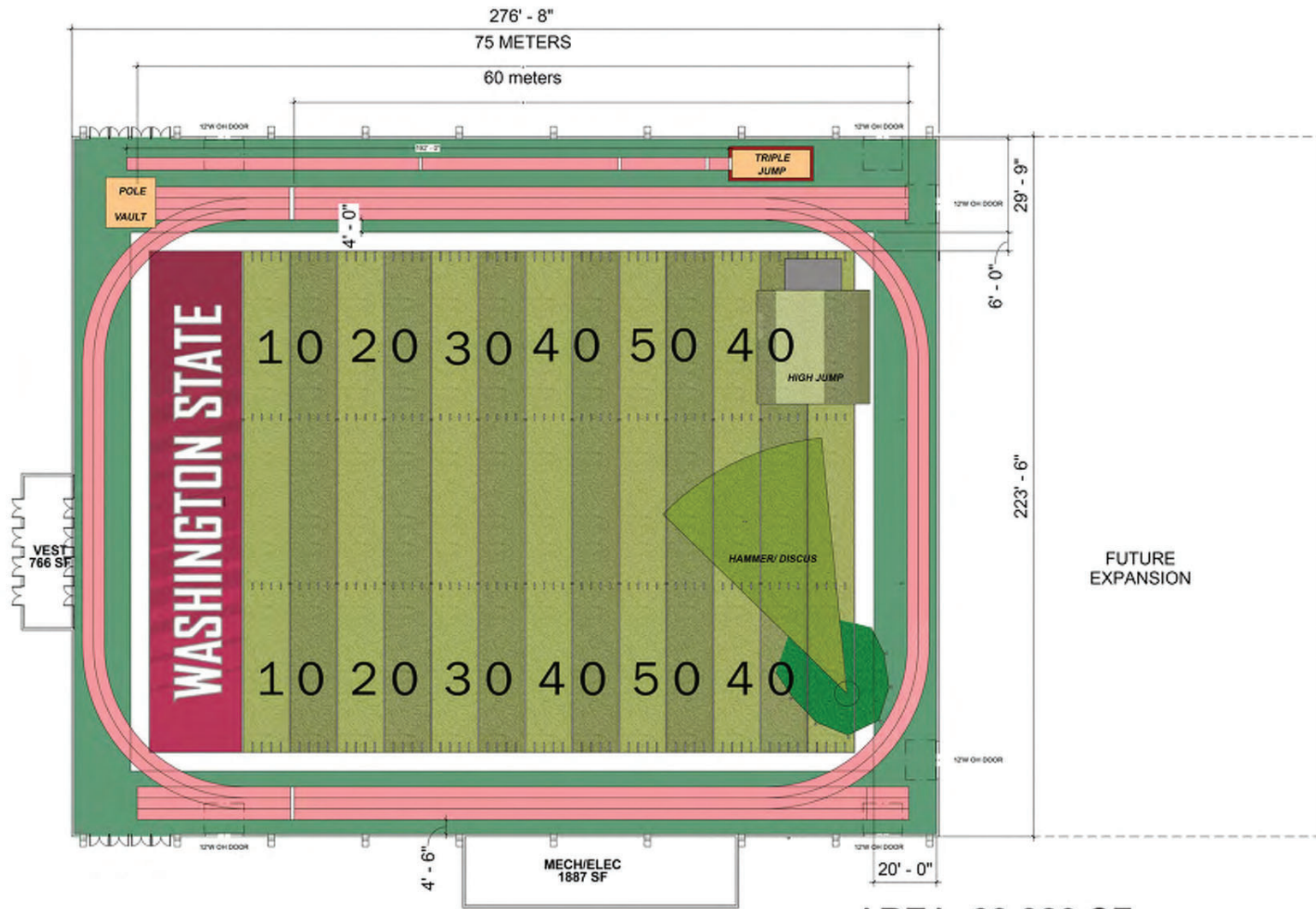
Preferred Option



AREA: 63,820 SF

toilet room count
 Male: 4
 Female: 8

2 FLOOR PLAN - OPTION 2
 SCALE: 1/8" = 1'-0"



AREA: 63,820 SF

OVERALL OVAL TRACK LENGTH: 250 METERS

toilet room count
Male: 4
Female: 8

3 FLOOR PLAN - OPTION 3
SCALE: 1/16" = 1'-0"

CONSTRUCTION COST / SF ASSUMPTIONS

May 4, 2021

Memo Re: WSU Indoor Practice Facility

Assumptions – Opinion of Cost

The following assumptions have been made for the current opinion of cost:

The University of Arizona IPF is being used as the basis of design. The cost per square foot adjusted to 2021 located in Seattle, WA is \$288 per square feet. If adjusted to Pullman, WA, this would likely be \$300 per square feet. The program is primarily for Football but can be flexible to allow use by other field sports such as Baseball or Soccer. Track and Field is not included in this opinion of cost.

Option 2 dated May 4, 2021 is representative scope that aligns with the WSU's budget.

- Foundations – reuse the southern line of foundations. Provide new foundations along the northern grid line.
- Basement – not applicable.
- Superstructure – assume steel columns and primary steel framing. The roof assumes steel trusses and roof deck.
- Exterior Enclosure
 - Exterior Walls: CMU walls to 10'-0" for durability and primarily economical metal siding (such as corrugated; exposed fastener).
 - Exterior Windows/Doors: a ribbon of aluminum storefront windows, glass garage doors, storefront entrance doors at entry points.
 - Roofing: Metal Roofing with gutters and downspouts.
- Interior Construction
 - Metal stud and GWB partitions
 - Interior Doors: hollow metal doors and frames
 - Camera platforms are not included. Remote camera systems will be installed by owner.
 - Restrooms: A3 occupancy requires 4 Men WC, 2 Lavs and 8 Women WC, 4 Lavs. Restrooms will be shared with Baseball. 4 Women WC and 2 Lavs will be added to that building to meet code. Showers are not included.
 - Locker Rooms: not included.
 - Code required wayfinding signs: Included
 - Branding/Graphics: by owner.
 - Fire extinguisher cabinets: provided
 - Stairways: none provided.
 - Wall finishes:
 - Ceramic Tile in Toilet Rooms provided.
 - Paint GWB
 - Exposed structure paint
 - Floor finishes:
 - Turf
 - Entrance mats/frames provided.
 - Ceramic Tile in Toilet Rooms provided.
 - Sealed concrete floors in storage/mechanical rooms.
 - Plumbing:
 - Basic allowance for minimal hose bibs around field/mechanical room
 - HVAC
 - Heat Generating System only. AC not included.
 - Fire Protection included
 - Electrical Lighting, Power and Communication included
 - Equipment
 - Indoor Athletic/Training Equipment not included
 - Wall Padding not included
 - Operable netting or rigging for suspended equipment not included
 - Storage shelving not included

Other costs not included in this opinion of cost:

- Project construction contingency; required to accommodate change orders, unforeseen conditions, etc.
- Project soft costs - design and project management fees, taxes and use fees levied by local jurisdictions and the like