



CLARION UNIVERSITY | CLARION CAMPUS
Facilities Master Plan Appendix



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Clarion University Rural Creative Class

Clarion University is located in rural northwestern Pennsylvania, in an area with a declining population, high unemployment and relatively low household and personal incomes. As part of the master planning process, the Trustees of Clarion University wished to explore the potential of developing the “Rural Creative Class” in the environs of their campuses in Clarion Borough, Clarion County and Oil City, Venango County. The assumption being that strengthening the communities will increase the appeal of Clarion University and solidify its market share.

After providing an overview of conditions, the extent of the existing rural creative class is determined using indicators refined and developed by McGranahan, Wojan and Lambert for the U.S. Department of Agriculture based upon Richard Florida’s work. These indicators include educational attainment, occupation, entrepreneurial efforts as well as the outdoor amenity scale for the counties as determined by McGranahan et. al. Locational characteristics that support creative class development, influencing trends and best practices from other institutions of higher education are then identified. This appendix will conclude with recommendations for Clarion University and the implication of these recommendations for the facilities master plan.

Area Overview

The following section provides basic reference information for the specified study areas of Clarion and Venango Counties as well as Clarion Borough and Oil City. At times, information for Pennsylvania, Franklin and Forest County are included to add context.

Population

Between 2000 and 2010, while the State of Pennsylvania increased in population by 3.4 percent, Clarion County lost some 1,777 residents (4.3%) and Venango Counties lost 2,581 residents (4.5%) as seen in the table below. Neighboring Forest County, however, gained 2,770 residents, an increase of 56.0 percent.

	2000	2010	Change	% Change
Pennsylvania	12,281,054	12,702,379	421,325	3.4%
Clarion County	41,765	39,988	(1,777)	-4.3%
Clarion Borough	6,185	5,276	(909)	-14.7%
Venango County	57,565	54,984	(2,581)	-4.5%
Oil City	11,504	10,557	(947)	-8.2%
Franklin	7,212	6,545	(667)	-9.2%
Forest County	4,946	7,716	2,770	56.0%

Graphic A.01
 Pennsylvania, Clarion and
 Venango Counties: Population
 Change 2000-2010

Source: US Bureau of the Census
 Demographic Profiles, 2000 SF1
 And 2010 SF

While both of the study area counties lost residents in the last decade, the loss was particularly pronounced in the central cities of Clarion Borough (909 persons, -14.7%) and Oil City (947 persons, -8.2%). Even Franklin, the Venango County Seat, lost 667 residents, or 9.2 percent of its population.



RURAL CREATIVE CLASS

Race and Ethnicity

As Graphic A.02 illustrates, Clarion and Venango Counties, and their included cities are not as diverse as Pennsylvania as a whole. Clarion and Venango Counties as well as Oil City are all more than 95 percent white, non-Hispanic. Clarion borough is the most diverse, likely due to the University, with 4.9 percent of the population being Black or African American, 2.2 percent Asian or Other, 1.6 percent identifying as Two or More Races, and 1 percent being Hispanic.

Graphic A.02
 Pennsylvania, Clarion and
 Venango Counties: Mutually
 Exclusive Race/Ethnicity 2010

Source: US Bureau of the
 Census Demographic Profiles,
 2010 SF

	White alone	Black or African American Alone	Asian/ Other	Two or More Races	Hispanic or Latino	White alone	Black or African Other Alone	Asian/ Other	Two or More Races	Hispanic or Latino
Pennsylvania	10,094,652	1,327,091	382,381	178,595	719,660	79.5%	10.4%	3.0%	1.4%	5.7%
Clarion County	38,724	468	265	286	245	96.8%	1.2%	0.7%	0.7%	0.6%
Clarion borough	4,770	256	117	82	51	90.4%	4.9%	2.2%	1.6%	1.0%
Venango County	53,052	567	305	582	478	96.5%	1.0%	0.6%	1.1%	0.9%
Oil City city	10,062	154	58	154	129	95.3%	1.5%	0.5%	1.5%	1.2%
Franklin city	6,060	177	71	154	83	92.6%	2.7%	1.1%	2.4%	1.3%

Housing Occupancy and Tenure

The study area's housing is characterized by high vacancy and relatively low ownership rates compared to the State standard, as shown in Graphic A.03 below.

Clarion County has 19,962 housing units according to the 2010 Decennial Census. Of these, 16,128 were occupied, 3,834 were vacant, yielding a vacancy rate of 19.2 percent. Of the occupied units, 68.3 percent are owner-occupied. Clarion borough has 1,972 or the county's units, with a much more healthy overall vacancy rate of 8.1 percent. However, the ownership rate is only 34.6 percent, likely a reflection of the student population.

Graphic A.03
 Pennsylvania, Clarion and
 Venango Counties: Housing
 Occupancy and Tenure 2010

Source: US Bureau of the
 Census Demographic Profiles,
 2010 SF

	Pennsylvania	Clarion County	Clarion borough	Venango County	Oil City	Franklin
Housing Units	5,567,315	19,962	1,972	27,464	5,058	3,175
Occupied	5,018,904	16,128	1,812	22,621	4,383	2,874
Owner	3,491,722	11,022	627	16,876	2,633	1,561
Renter	1,527,182	5,106	1,185	5,745	1,750	1,313
Vacant	548,411	3,834	160	4,843	675	301
Vacancy Rate	9.9%	19.2%	8.1%	17.6%	13.3%	9.5%
Ownership rate	69.6%	68.3%	34.6%	74.6%	60.1%	54.3%

Venango County has 27,464 housing units of which some 4,843 are vacant; a vacancy rate of 17.6 percent. However of the 22,621 occupied housing units, 16,876 are owner-occupied, yielding an ownership rate of 74.6 percent. The cities once again fare better in terms of occupancy with only 13.3 percent of Oil City's 5,058 units and 9.5 percent of Franklin's 3,175 units vacant. Ownership rates in the cities are not as high, Oil City's ownership rate is 60.1 percent; Franklin's is 54.3 percent.

Labor Force Participation

Labor force participation is characterized for the population 16 and older. Graphic A.04 provides data on labor force participation in Pennsylvania as a whole as well as for the component study areas. The labor force participation rates in our study areas are lower than the State average of 63.2 percent, with Franklin city having the highest rate at 60.4 percent, followed by Venango and Clarion Counties at 60.0 percent and 58.8 percent respectively. Clarion borough’s labor participation rate is only 51.7 percent and Oil City’s 58.2 percent. The relatively low rates in these municipalities reflect the presence of Clarion University as students are not considered members of the labor force.

	Pennsylvania	Clarion County	Clarion borough	Venango County	Oil City	Franklin
Population 16 years+	10,147,567	33,316	4,892	44,562	8,205	5,481
In labor force	6,418,310	19,605	2,533	26,734	4,779	3,311
Civilian labor force	6,408,622	19,597	2,533	26,709	4,768	3,311
Employed	5,940,972	18,259	2,388	24,591	4,339	3,048
Unemployed	467,650	1,338	145	2,118	429	263
Armed Forces	9,688	8	0	25	11	0
Labor Force Participation Rate	63.2%	58.8%	51.7%	60.0%	58.2%	60.4%
Unemployment Rate	7.3%	6.8%	5.7%	7.9%	9.0%	7.9%

Graphic A.04
 Pennsylvania, Clarion and Venango Counties: Labor Force Participation 2010

Source: US Bureau of the Census Economic Profile, 2010 5-year ACS

Unemployment in Clarion County, according to the ACS, is relatively low at 6.8 percent and even lower in Clarion borough at 5.7 percent. Venango has higher unemployment with a rate of 7.9 percent county wide and in Franklin and an even higher rate of 9.0 percent in Oil City.

¹ <http://www.ers.usda.gov/data-products/creative-class-county-codes/documentation.aspx>



RURAL CREATIVE CLASS

Rural Creative Class Indicators

The rural creative class is measured in terms of three primary characteristics: Occupation, Entrepreneurship and Educational Attainment.

Creative Class Employment

The USDA Economic Research Service (USDA ERS) created a methodology for uniformly and universally quantifying Creative Class status for every county, metro and rural, in the United States using 1990 and 2000 Census SF 4 resident occupation data¹. The representative occupations are more exclusive than the original Florida creative class occupations. For example, in the Education, Training and Library Occupations category, only postsecondary teachers and librarians, curators and archivists are included, with the rationale that elementary and secondary school teacher employment are a product of population, not an indicator of innovation.

Graphic A.05
 USDA ERS Creative Class
 Occupations

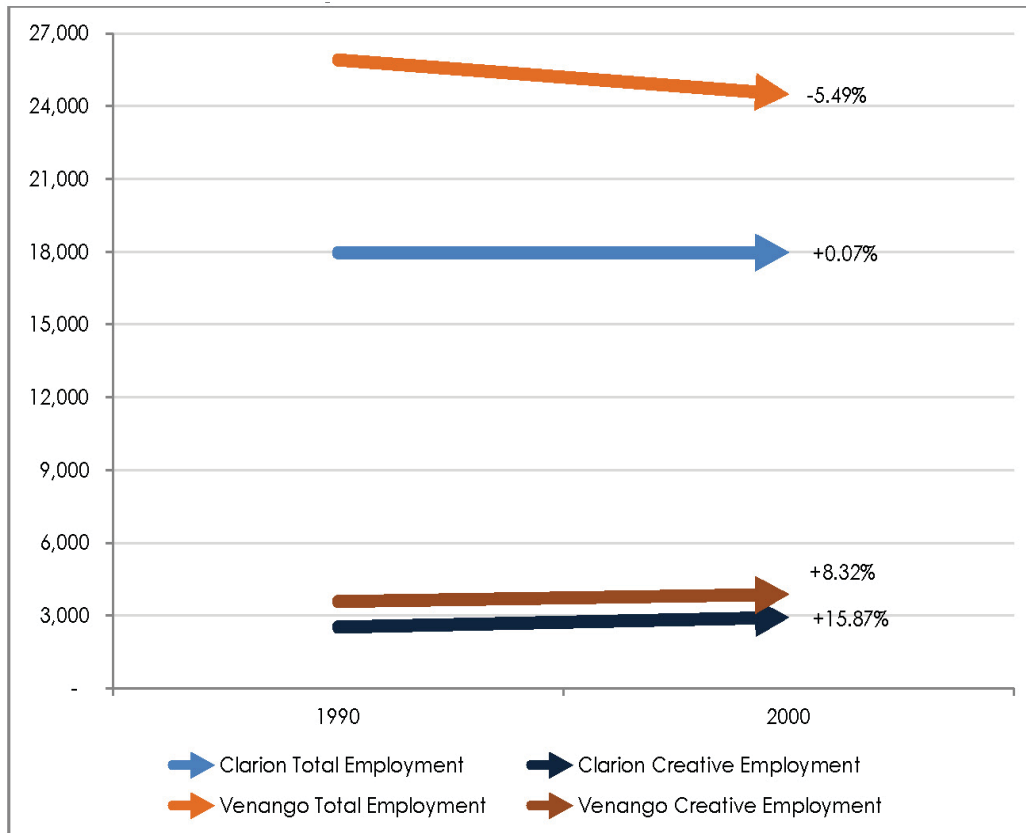
Source: USDA ERS

Occupation title	Standard Occupation Code (SOC)
Management occupations:	
Top executives	11-1000
Advertising, marketing, promotions, public relations, and sales managers	11-2000
Financial managers	11-3030
Operations specialties managers, except financial managers	11-3010, 11-3020, 11-3040 to 11-3070
Other management occupations, except farmers and farm managers	11-9020 through 11-9190
Business and financial operations occupations:	
Accountants and auditors	13-2011
Computer and mathematical occupations:	
Computer specialists	15-1000
Mathematical science occupations	15-2000
Architecture and engineering occupations:	
Architects, surveyors, and cartographers	17-1000
Engineers	17-2000
Drafters, engineering, and mapping technicians	17-3000
Life, physical, and social science occupations:	
Life and physical scientists	19-1000 and 19-2000
Social scientists and related workers	19-3000
Legal occupations:	
Lawyers	23-1011
Education, training, and library occupations:	
Postsecondary teachers	25-1000
Librarians, curators, and archivists	25-4000
Arts, design, entertainment, sports, and media occupations:	
Art and design workers*	27-1000*
Entertainers and performers, sports, and related workers*	27-2000*
Media and communications workers	27-3000 and 27-4000
Sales and related occupations:	
Sales representatives, services, wholesale and manufacturing	41-3000 and 41-4000
Other sales and related occupations, including supervisors	41-1000 and 41-9000

*These two categories comprise the arts occupation subset

¹ <http://www.ers.usda.gov/data-products/creative-class-county-codes/documentation.aspx>

In both years analyzed by the USDA, Clarion and Venango Counties fell short of the top 25th percentile classified as “Creative”. The rough cutoff was 20 percent creative as a share of total employment. Clarion’s creative score was 14.1 percent in 1990 and 16.3 percent in 2000 vs. Venango’s 13.8 percent and 15.8 percent respectively. However, the adjacent county of Butler and nearby Allegheny, Washington and Westmoreland counties, were all classified in the top fifth in both 1990 and 2000. Forest County to the north, which, with Venango and Clarion, makes up PUMA 01500, had an even lower creative class score of 11.7 percent in 1990 and 13.3 percent in 2000.



Graphic A.06
 Changes in Total and Rural Creative Occupational Employment from 1990 to 2000: Clarion and Venango Counties

Source: USDA ERS

While remaining a relatively small share of overall employment, it is important to note that while total employment held steady in Clarion County (+0.07%) and decreased in Venango County (-5.49%), rural creative class occupations increased in both counties by 15.87 percent and 8.32 percent respectively.

The ERS further broke down the occupational classifications to identify the “bohemian” or “arts” category, consisting of Art and design workers, Entertainers and performers, sports, and related workers. The presence of these, in ERS’ research, has served as an indicator of entrepreneurship and start-ups. Clarion County share of “arts” occupations declined from 0.75 percent in 1990 to 0.62 percent in 2000. Venango County increased its “arts” share from 0.58 percent in 1990 and 0.67 percent in 2000. Forest County’s share increased from 0.10 percent to 0.66 percent over that same decade.

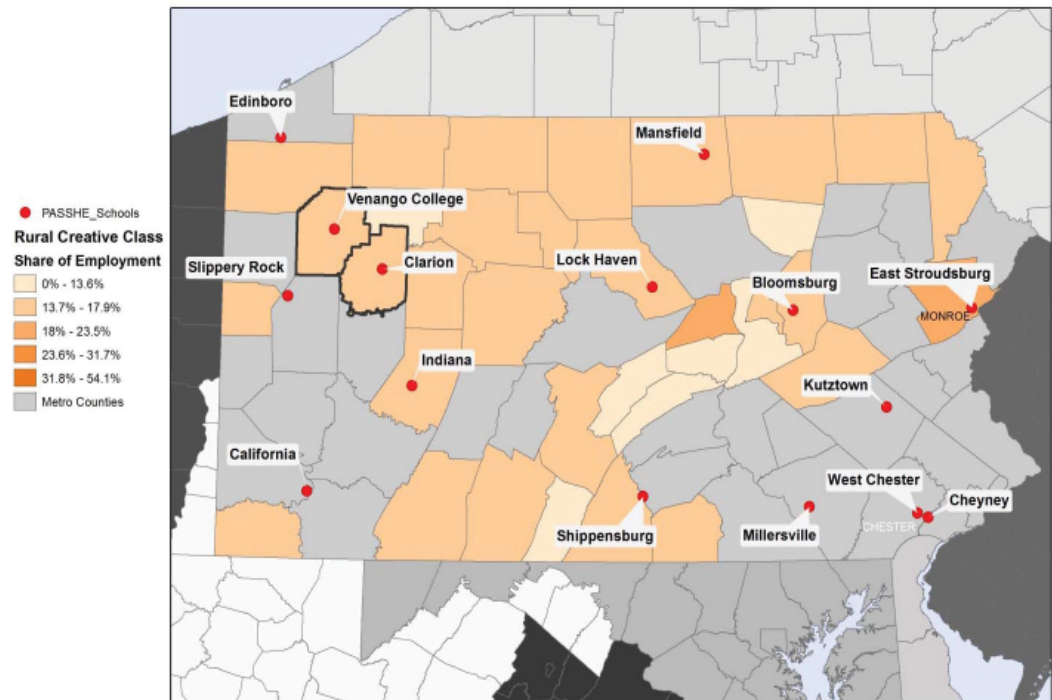
A

RURAL CREATIVE CLASS

Graphic A.07 shows the PASSHE schools in relation to non-metropolitan county creative class employment in 2000. It is interesting to note that East Stroudsburg University is the only PASSHE institution in a rural area that is in a county (Monroe) with creative employment in a quintile higher than Clarion and Venango. All of the others are in counties with creative class employment ranging between 13.7 percent and 17.9 percent.

Graphic A.07
 USDA ERS Creative Class
 Occupations

Source: USDA ERS



Current Creative Class Occupational Employment

Due to changes in how data are collected by the Census Bureau, current detailed occupation data has to be drawn from Public Use Microdata Sample (PUMS). This dataset enables very detailed cross-tabulations of many categories, but to protect the private information of the respondents, the data are available only for large tabulation areas referred to as PUMAs. The PUMA for the study area is 4201500 (Pennsylvania, 01500) and includes not only Clarion and Venango Counties, but Forest County as well. (The three counties together had combined USDA ERS creative class scores of 13.8 percent in 1990 and 15.9 percent in 2000.) The dataset used is the American Community Survey (ACS) 2007-2011 sample file, a five-year aggregation that best identifies very detailed characteristics.

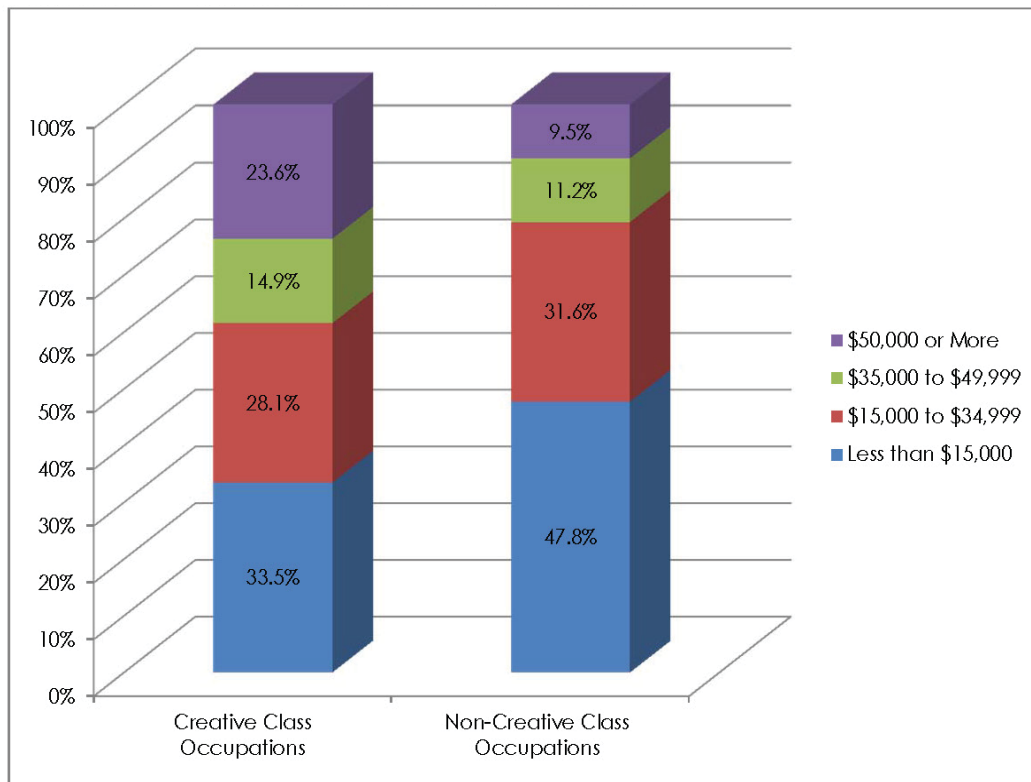
While a comparable score cannot be established for the individual counties, the data may be used to test the characteristics and economic status of the Rural Creative Class for the area at large. Using an adjusted methodology², the creative class in PUMA 01500 had

²Occupation data since the adoption of the American Community Survey has not been as detailed at the County level as in previous decennial Censuses. To make the current creative measure comparable in the absence of better options, the 2000 data by county were examined to determine the creative occupation share within the larger occupational categories (e.g., the percentage of business and financial operations occupations held by accountants and auditors.). These were then applied to the larger categories in the 2007-2011 ACS dataset and the results summed to determine the number of creative workers in the counties.

a creative class score of 14.4 percent, down from 2000. Looking at the “artistic core” or “Bohemian” component of that, 303 persons work in arts, design and entertainment occupations or 0.5 percent of all local resident workers. In that period between 2000 and 2011, the decline in population, increased unemployment, and different estimation methodologies have all had an impact on the estimate for 2011.

Despite larger socioeconomic trends, one characteristic of the rural creative class has remained consistent: i.e., wages for creative class workers tend to be higher than non-creative workers. The median wage for Clarion/Venango/Forest workers in 2011 was \$17,787. The median wage for creative class occupations was \$26,000, while the median wage for non-creative occupations was \$16,567.

Graphic A.08, below, shows the wage distribution of creative and non-creative workers for PUMA 01500. One in every five workers in creative occupations makes \$50,000 a year or more; while only one in ten non-creative workers can say the same. A greater share of creative workers (14.9%) compared to non-creative workers (11.2%) are in the next highest wage category, those making between \$35,000 and \$49,999. The most equitable comparison, the share of creative and non-creative workers making between \$15,000 and \$34,999 is quite similar at 28.1 percent and 31.6 percent, respectively. However, in the minimum wage category (\$15,000 or less) are just over one third of creative class workers compared to almost half (47.8%) of non-creative workers.



Graphic A.08
 Wage Rate Distribution
 for PUMA 01500 (Clarion/
 Venango/Forest Counties)
 2011: Creative Class
 Occupations and Non-Creative
 Class Occupations

Source: iPUMS American Community Survey 2007-2011



RURAL CREATIVE CLASS

Entrepreneurship

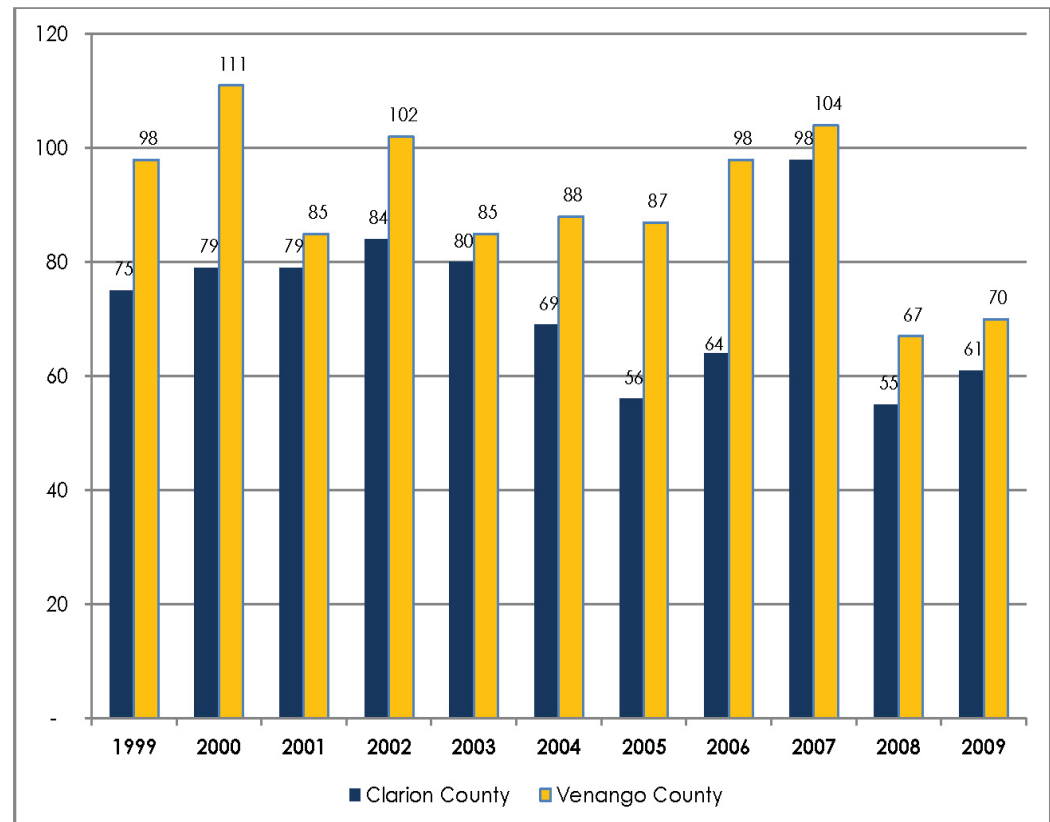
There are two ways to determine the level of entrepreneurship in an area, business births and non-employer statistics. Establishment Births - Births are establishments that have zero employment in the first quarter of the initial year and positive employment in the first quarter of the subsequent year. Non-employer establishments are generally self-employed individuals operating unincorporated businesses (known as sole proprietorships), which may or may not be the owner's principal source of income.

Data for both categories was collected at the county level from the Business Information Tracking Series (BITS), a file which links establishments in the annual County Business Patterns data from year to year. We use a series of matches to link establishments across years. The primary match links establishments having the same census identification number in both the initial and subsequent years. These are establishments which have undergone no ownership or organizational changes.

Establishment Births

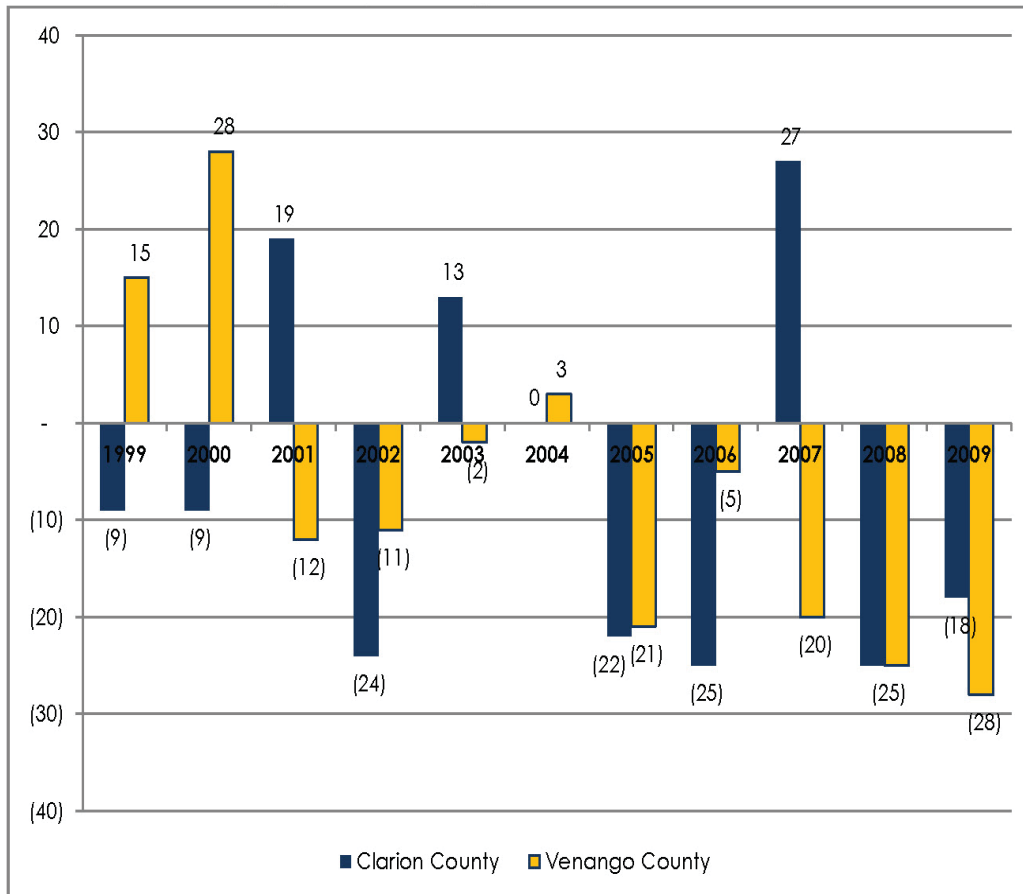
Graphic A.09
 Clarion and Venango County
 Business Births 1999-2009

Source: Business Information
 Tracking Series



Graphic A.09 illustrates the business births in Clarion and Venango counties from 1999 to 2009 (the most recent years for which data are available). Venango County shows more innovation in terms of business creation than Clarion County in each of the years for which data are available with 995 and 800 establishments, respectively. The number of new businesses in a given year follows economic cycles, with more business creation in 1999 and 2000 as well as 2006 and 2007, before the troughs that came with the collapse of the technology and housing market bubbles.

However, the number of businesses created each year is balanced by business deaths. Graphic A.10 shows the net change in the number of businesses in Clarion and Venango Counties from 1999 to 2009.



Graphic A.10
 Clarion and Venango County
 Net Change in Businesses:
 1999-2009

Source: Business Information
 Tracking Series

While Venango County has seen greater numbers of births, it has also seen more business deaths. While the county saw net increases in businesses in 1999, 2000 and 2004 the remaining years saw more deaths than births. Clarion County saw net gains in 2001, 2003 and 2007; broke even in 2004 and had more deaths than births in the remaining years.



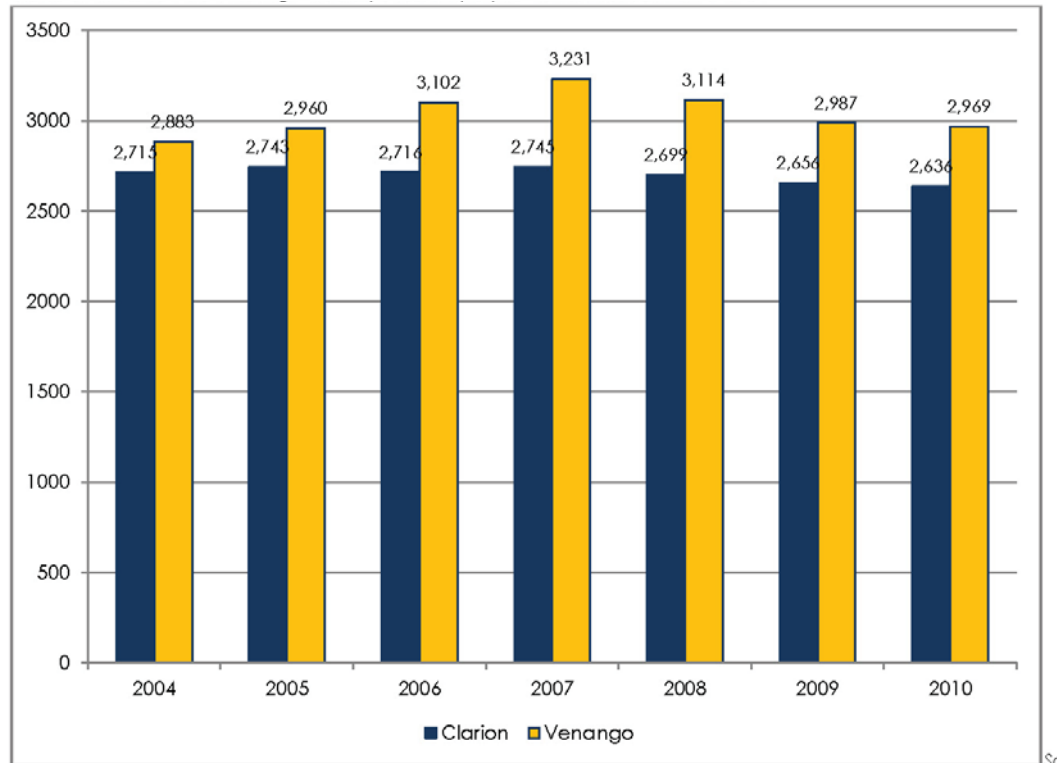
RURAL CREATIVE CLASS

Non-employer Establishments/Sole Proprietorships

As seen in Graphic A.11, non-employer establishments also follow the economic cycle, with greater numbers in boom years like 2007. However, due to small size and relatively low overhead, these businesses do not follow the busts as sharply.

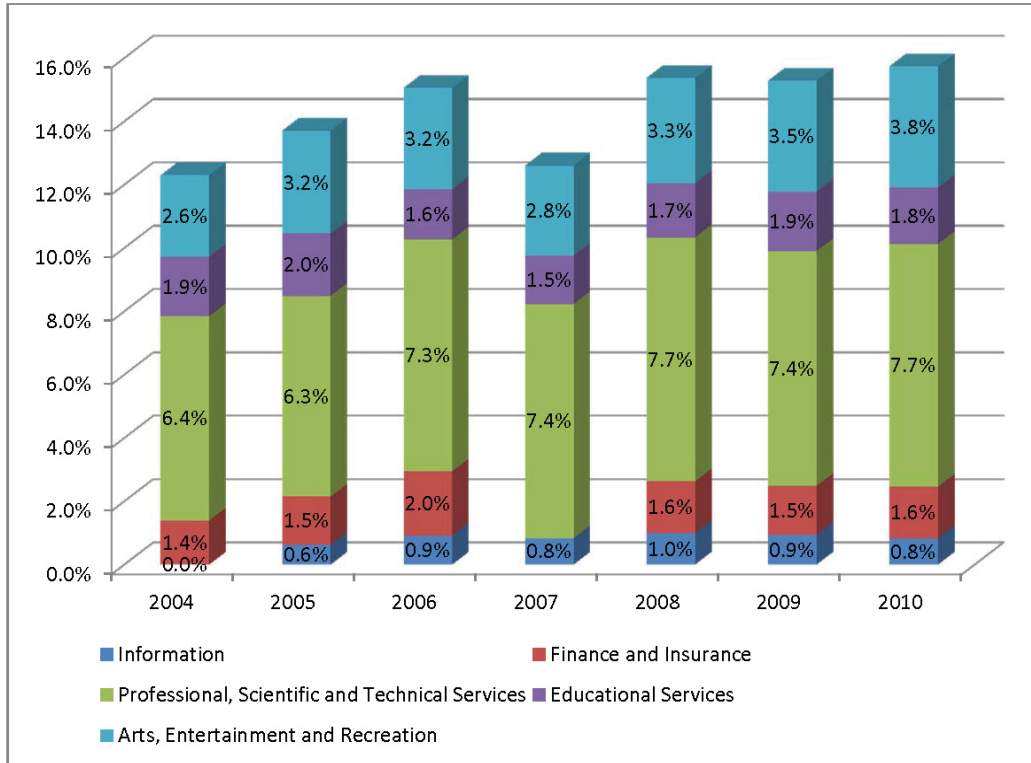
Graphic A.11
 Clarion and Venango County
 Non-Employer Establishments:
 2004-2010

Source: Business Information
 Tracking Series



Venango County had 2,883 establishments in 2004, which grew until it peaked in 2007 at 3,231 and has since declined to 2,969. However the overall change in numbers is 86 new small businesses or an increase of 3.0 percent. Venango County historically has had a larger number of non-employer establishments than Clarion County as well. Since 2004 Venango County has averaged 334 more non-employer establishments than Clarion in any given year. Clarion in the same time period has not seen the same growth. Beginning in 2004 with 2,715 non-employer businesses, the number has declined overall to 2,636 in 2010, a decrease of 79 of 3.0 percent.

Non-employer establishments are tracked by industry. While not directly comparable to creative class occupations, we have identified the share of non-employer establishments in the industries with the largest numbers of creative occupation workers. These include Arts, Entertainment and Recreation; Information; Finance and Insurance; Professional, Scientific and Technical Services; and, Educational Services. Graphic A.12 and A.13 illustrate Clarion and Venango County's share of Non-Employer Establishments in Creative industries from 2004 to 2010.



Graphic A.12
 Clarion Share of Non-Employer Establishments in Creative Industries: 2004-2010

Source: Business Information Tracking Series

Note: 2007 is an anomaly due to the absence of Finance and Insurance industry data.

Clarion County’s share of non-employer establishments in creative industries has grown from a low of 12.3 percent in 2004 to a height of 15.7 percent in 2010. Professional, Scientific and Technical Services have always been roughly 50 percent of the creative sole-proprietorships, ranging from 6.3 to 7.7 percent of all business of this type. These are followed by Arts, Entertainment and Recreations ranging from 2.6 to 3.8 percent of all sole-proprietorships. Clarion does have a slight edge over Venango County in that the Information proprietorships have increased from 0 to 22 since 2004, making up 0.8 percent of the end year total.

In Venango County, as seen in the Graphic on the following page, the share of non-employer businesses in creative industries has ranged from 14.2 percent in 2004 to 18.2 percent in 2010. The greatest shares of these are the same as in Clarion County with the Professional, Scientific and Technical Services dominating with between 7.7 percent and 9.6 percent of sole proprietorships, followed by Arts, Entertainment and Recreations ranging from 3.2 percent in 2004 to 4.5 percent in 2010, possibly reflecting artist relocations through the ARTS Oil City program.

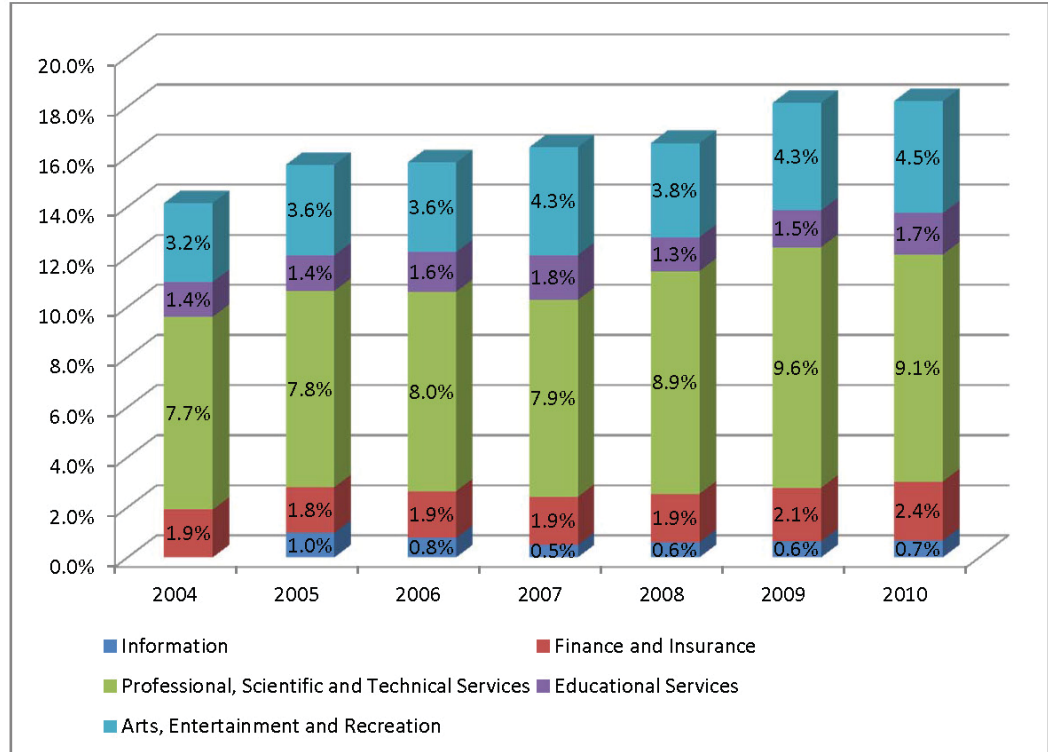
Educational service non-employer businesses have maintained a relatively steady share of the total in Venango County, ranging from 1.3 to 1.8 percent over the 7 year period. Although it is only 0.7 percent of total sole proprietorships, the Information sector has grown from nothing to 20 Venango non-employer businesses in 2010.



RURAL CREATIVE CLASS

Graphic A.13
 Venango Share of Non-Employer Establishments in Creative Industries: 2004-2010

Source: Business Information Tracking Series



Educational Attainment

The greater the level educational attainment in a place, relative to its surrounds, the greater is the potential for creative class growth. The following table shows the level of educational attainment for the population 25 and older for Pennsylvania as a whole, as well as the study areas in question.

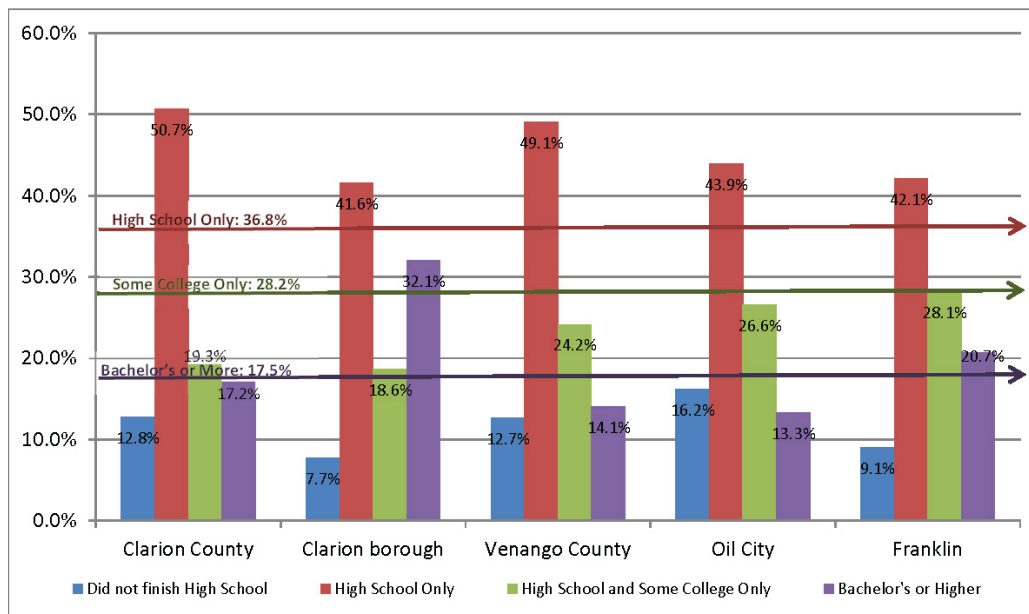
Pennsylvania's share of high school graduates or above is 87.4 percent of the total population age 25 or over. Both Clarion and Venango counties fall just short of this percentage at 87.2 percent and 87.3 percent, respectively. Clarion borough, surpasses it with a 92.3 percent of adult residents having at least a high school diploma. Clarion is followed by Franklin, which has a 90.9 percent rate of attainment at that level. Oil City however, falls almost four percentage points below the state average with only 83.8 percent of residents 25 or older having finished high school.

	Pennsylvania	Clarion County	Clarion borough	Venango County	Oil City	Franklin
Population 25 years and over	8,558,693	25,931	1,818	39,082	7,046	4,746
Less than 9th grade	338,102	1,071	53	1,200	138	51
9th to 12th grade, no diploma	739,122	2,252	87	3,752	1,005	379
High school graduate (includes GED)	3,236,194	13,150	756	19,188	3,093	1,999
Some college, no degree	1,362,754	3,212	269	5,950	1,210	782
Associate's degree	624,465	1,796	70	3,493	662	553
Bachelor's degree	1,396,678	2,814	307	3,601	586	630
Graduate or professional degree	861,438	1,636	276	1,898	352	352
Percent high school graduate or higher	87.4%	87.2%	92.3%	87.3%	83.8%	90.9%
Percent bachelor's degree or higher	26.4%	17.2%	32.1%	14.1%	13.3%	20.7%

Graphic A.14
 Pennsylvania, Clarion and Venango Counties: Educational Attainment 2010

Source: US Bureau of the Census Social Characteristic Profile, 2010 5-year ACS

Roughly 1 in 4 Pennsylvania residents over age 25 has a bachelor's degree or higher. Of our study areas, only Clarion borough surpasses that with 32.1 percent of residents (almost 1 in 3) having a bachelor's or higher college degree. Even with the inclusion of that borough, Clarion County as a whole has only 17.2 percent of its population 25 and older with a college diploma. Venango fares still worse with a 14.1 percent rate; its component cities of Oil City and Franklin have rates of 13.3 percent and 20.7 percent, respectively. Graphic A.15 presents the same information in the context of national non-metropolitan area averages for mutually exclusive levels of educational attainment (as shown by the annotated arrows).



Graphic A.15
 Study Area Mutually Exclusive Educational Attainment Compared to National Non-Metro Area Averages: 2010 (Persons Aged 25 and Older)

Source: US Bureau of the Census Social Characteristic Profile, 2010 5-year ACS



As seen in the Graphic A.15, the entire area falls short of the national non-metro area average for adults 25 and over who did not finish high school (17.5%) and exceeds the national average for those who have a high school diploma or GED (36.8%). With the exception of Clarion borough and Franklin however, this is not so much a measure of achievement so much as a shortfall in terms of the share of adults who finished high school and have some college or a B.A. or higher.

Community Characteristics

The potential to attract creative class members to Clarion and Venango counties is influenced by several community characteristics that follow. These include the Natural Amenity Index, Transportation Access to Density, Communications Access, and School District Quality.

Natural Amenity Index

The amenity index developed for the U.S. Department of Agriculture’s Economic Research Service is based on 6 characteristics:



- Mean temperature in January
- Mean hours of sunlight in January
- Mean temperature in July
- Mean relative humidity in July
- Land and surface topography
- Percent of water area

Each of these characteristics are uniformly coded for each county in the United States and then given a value for deviation from the national mean. The deviations are then aggregated to form the Natural Amenity Scale. The counties, which have amenity scales that run from 11.17 to -6.40, are then assigned ranks from 1 to 7, with 1 being the lowest and 7, the highest.

Graphic A.16
Natural Amenities Index US,
Pennsylvania, Clarion and
Venango Counties

Source: USDA Economic
Research Service

		Standard deviation from Mean scores (higher score is higher amenity)							
	Overall Natural Amenities Rank*	Natural Amenity Scale	January Temperature	January Hours of Sunlight	July Temperature	July Humidity	Topography**	Water Area	
Clarion County	3	-0.30	-0.5427	-1.8218	0.9545	-0.5481	1.5354	0.1220	
Venango County	3	-0.86	-0.5427	-1.8218	0.9545	-0.5481	0.9287	0.1683	
Pennsylvania average	3.4	-0.18	-0.4047	-0.8076	0.5171	-0.4132	0.9717	-0.0413	
US Average	4	0.02	0.0041	0.0024	0.0030	-0.0092	0.0030	0.0212	

 Higher than Pennsylvania or US Averages
 Higher than both Pennsylvania AND US Averages

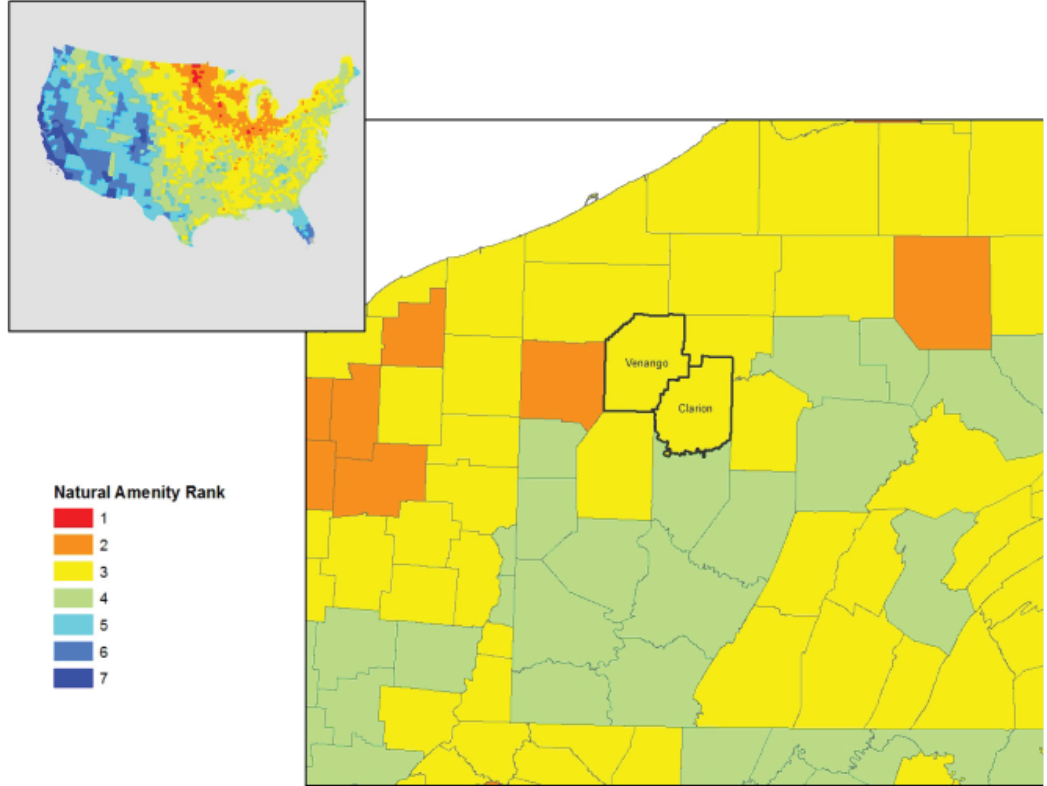
³Topography is rated by degree of variation--hills and mountains ranking higher than plains. Full topography codes may be found in the appendix.

Both Clarion and Venango counties have an overall natural amenities rank of 3, lower than the Pennsylvania average of 3.4 and the national average of 4; the cold winters and high summer humidity taking a toll on the overall score. (See Map 2 on the following page.) However, both counties have above average scores in terms of July temperature and total water area. Pennsylvania has a topography score of .97, much higher than the national average of .003. Venango County's topography score is slightly less than the State's, but remains much higher than the national average. Clarion County's topography score is 1.5, higher than both the state and the nation largely due to the stunningly dramatic Clarion River. It is possible, that the beauty of the area will allow for some to overlook the harshness of the winters. Graphic A.18 compares the topography rankings for all the counties in the nation with an overall natural amenities rank of 3.

A RURAL CREATIVE CLASS

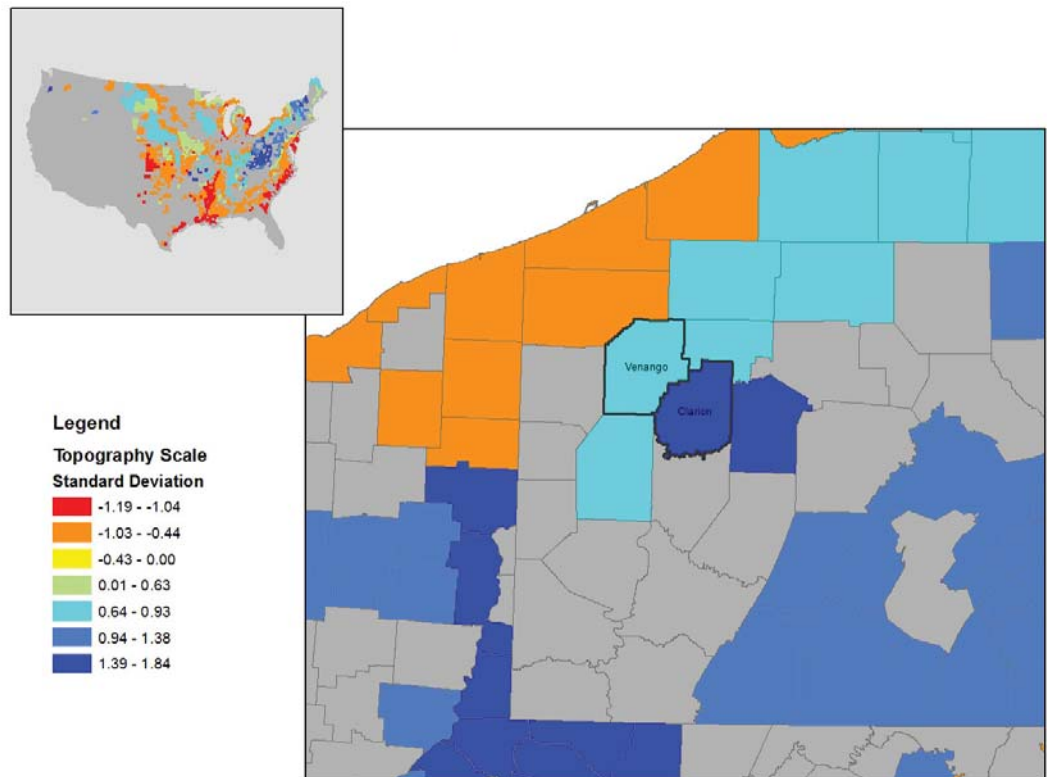
Graphic A.17
 All Counties by USDA ERS
 Natural Amenity Rank

Source: USDA ERS

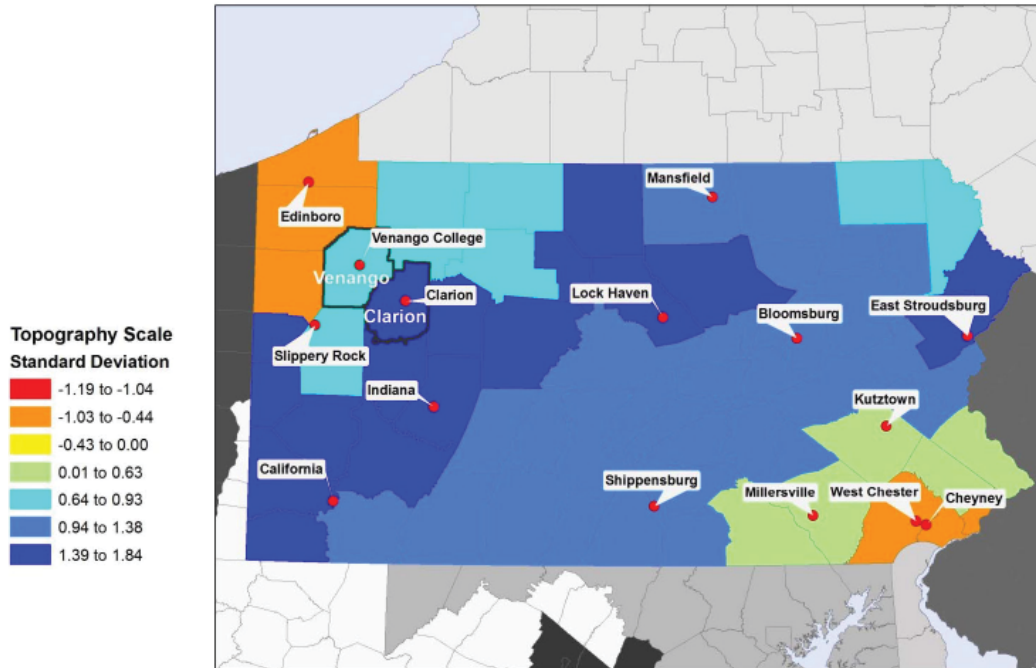


Graphic A.18
 All Counties with a Natural
 Amenity Rank of 3: Topography
 Score Standard Deviation

Source: USDA ERS



The following map compares the topography index of all the PASSHE school counties.



Graphic A.19
 Pennsylvania State System of
 High Education Institutions
 BY County Topography Score
 Standard Deviation

Source: USDA ERS

As is illustrated by the map above, California, Indiana, Lock Haven and East Stroudsburg Universities are located in counties within the same range as Clarion County in terms of topography.

Transportation Access to Density

Access to more densely populated areas supports growth in the creative class. As seen in Graphic A.20 on the following page, Clarion and Venango Counties are both on I-80 and Clarion borough is indicated often in signage along both I-80 and I-79.

These routes serve students at Clarion University but are also open to the general public. The Clarion Mall shuttle runs from 8:20 am to 8:15 pm from Monday to Friday with extended Saturday hours while the Clarion Campus route runs from 8:20 am to 9:55 pm during weekdays only. Transit services are available free for Clarion students and senior citizens while the general fare for all other adults is \$1.25⁴.

In Venango County, VenanGo Bus offers two fixed route city shuttles serving riders in the cities of Franklin and Oil City. Additionally, an inter-city shuttle operates between Franklin and Oil City, serving city riders as well as commuters from Cranberry Township and Sugar Creek Borough. VenanGo Bus runs from 7:00 am to 5:30 pm seven days a week. Adults pay a full-priced fare of \$1.50, youth between the ages of 6 and 11 years pay half-priced fares while children under 5 years of age and senior citizens ride free⁵.

Shared ride/demand response transportation services are also available to all residents of Clarion, Forest, and Venango counties with discounted services available to seniors and individuals with disabilities⁶.

There are no public or privately operated inter-city passenger bus services available for residents of Clarion, Forest, or Venango counties⁷.

Communications Access

One of the key factors in enabling the expansion of the creative class is ensuring the ability to perform work anywhere through high speed internet access and phone service.

The State of Pennsylvania received some \$309.6 Million of \$7.2 Billion awarded in 2009 to improve broadband access across the nation. Clarion and Venango Counties have both benefited from the State's share, in particular, from the \$28.8 million Middle Mile Infrastructure Deployment, and its included Broadband Technologies Opportunities Program Middle Mile to enable last mile internet service providers access to the 32 counties north of I-80, including Clarion and Venango to both improve the public safety radio network, increase bandwidth to enable high-speed Internet and to connect "last mile" service providers and anchor institutions.

The results of these programs are tracked under the grants through the Broadband Mapping program, which was launched in January 2010 and will be maintained and updated semi-annually. This interactive map not only shows coverage by type as self-reported by proprietors, but allows the public to comment on the accuracy of the reporting. The map may be shown to reflect compliance with NTIA or PA Act 183 standards⁸.

The following pages catalog mobile wireless, DSL, cable, fiber and fixed wireless services as well as service requests for Clarion borough and County and Oil City and Venango County. A map of coverage areas is shown next to each brief description.

⁴Clarion University, Clarion Area Transit Bus Schedule, 2012

⁵County of Venango, Pennsylvania, VenanGo Bus, 2011

⁶Pennsylvania Department of Transportation, Bureau of Public Transportation Services and Programs Map, 2013

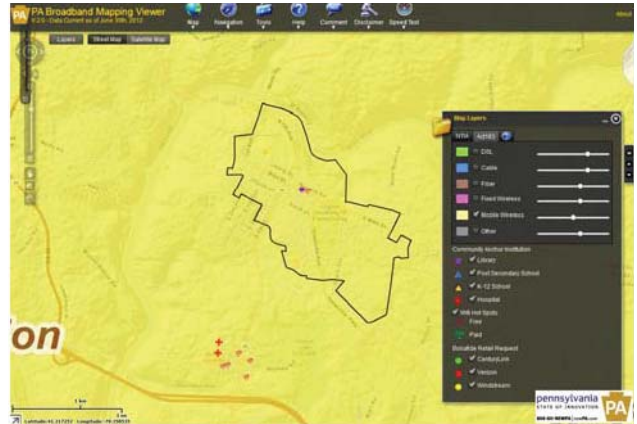
⁷Ibid.

⁸NTIA Definition of Broadband: Data transmission technology that provides two-way data transmission to and from the Internet with advertised speeds of at least 768 kbps downstream and at least 200 kbps upstream. Act 183 Definition of Broadband: Data transmission technology that provides two-way data transmission to and from the Internet with advertised speeds of at least 1544 kbps downstream and at least 128 kbps upstream.

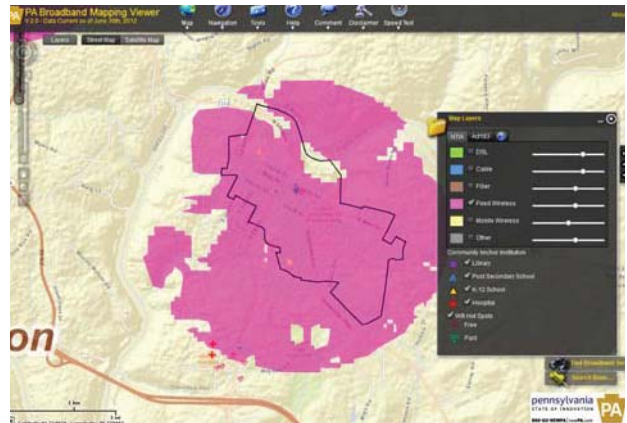
A RURAL CREATIVE CLASS

Clarion Borough

Under NTIA and Act 183 standards, the entire municipality has mobile wireless coverage.



There is fixed wireless coverage meeting NTIA standards in almost the entire borough, as well as two free wifi hot spots on Main Street, at or near the library

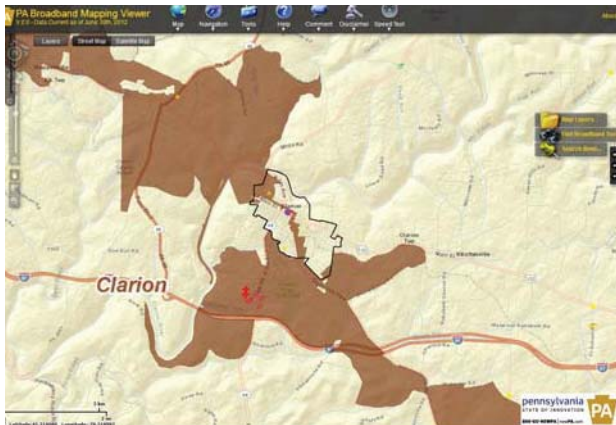


DSL service meeting both standards covers the majority of the Borough with nine reported blocks without access, one of which is in the center of the Campus.





High Speed Cable service overlaps the DSL in much of the borough as shown by the dark green portions on the map. While cable coverage is less comprehensive (see light green areas), it does fill in two of the blocks not served by DSL.



Large areas of Fiber coverage exist to the south of the borough, in the area surrounding the Clarion Oaks Golf Club and Clarion Hospital and to the northwest from Clarion County Airport to Rapp Run. Within the borough itself, fiber coverage runs along Greenville Avenue, including portions of the Clarion University Campus, north to the block between Liberty and Main Streets, extending west until joining with the larger area beyond 1st Avenue.

There are no bona fide retail requests for service.



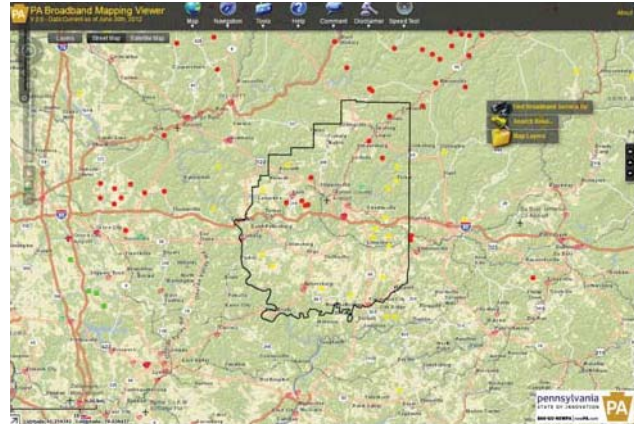
While overall, coverage is generally good in all but the most rural areas, speed is an issue. For that reason Clarion University is in the process of extending fiber access within Clarion borough.

Clarion County

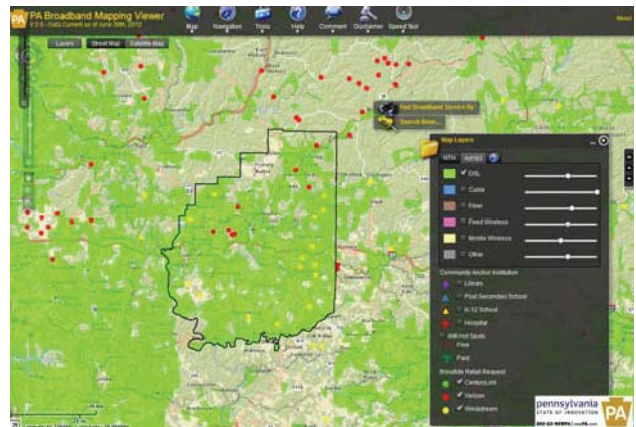
Mobile wireless covers the majority of the county with the exception of higher altitude areas in the southern border as well as more widespread lack of service to the higher altitude areas in the northern part of the county along Highways 66 and 36.

A RURAL CREATIVE CLASS

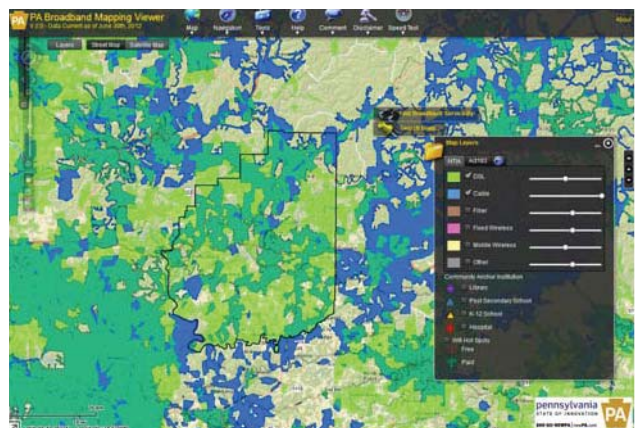
There are numerous free and one paid wifi hotspots in the County as shown by the red and green fans, respectively. There are also a number of bonafide service requests, 8 of Verizon, shown in red, and 10 of Windstream north of I-80. South of the Interstate, there are 9 service requests to Windstream. When 25 service requests are noted within a single service area, the provider is obligated to oblige.



Broadband DSL is available in the majority of the county as shown by the green on the map to the right, with gaps primarily in the more mountainous northwestern portion. Notable gaps (gaps in towns) are found in the Fryburg, Marble and Lickingville areas.



Indicated by blue and dark green, broadband cable service in the county is available wherever there are sufficient customers to make the service viable, i.e., in more densely populated towns, leaving more than 50 percent of land area without this service, it does fill in some of the gaps left by DSL—particularly in the areas along Highways 66 and 368.





In addition, fiber service cuts through the county from Ashland Township on the Venango border down to Beaver Township in Jefferson County.

Oil City
 Oil City is well covered however the age and construction of the older buildings in the city can limit all but hard-wired service.



Under NTIA and Act 183 standards, the entire municipality has mobile wireless coverage. However, in the downtown, many of the older buildings, such as the National Transit Arts Building, are too solidly constructed to permit access.



DSL is available in the majority of the city. Blank spots include the cemetery.

A RURAL CREATIVE CLASS

Cable

Cable broadband access covers the majority of the city, as shown in the map on the right in dark green and blue. The blue areas indicate the blocks without DS: that are served by cable.



Fiber

Fiber optic coverage extends only to the southwestern most parts of Oil City.



Fixed Wireless

NTIA standard fixed wireless service in Oil City centers on the Clarion University Venango campus, extending across the river. There are two free wifi hotspots in the City, including one at the library.



Venango County

Coverage in Venango County is not nearly as comprehensive as Clarion County, due largely in part to its more rural nature and therefore, limited demand. It is likely not in the best interest of the service providers to provide service where there are few customers to counter the cost of providing the infrastructure.



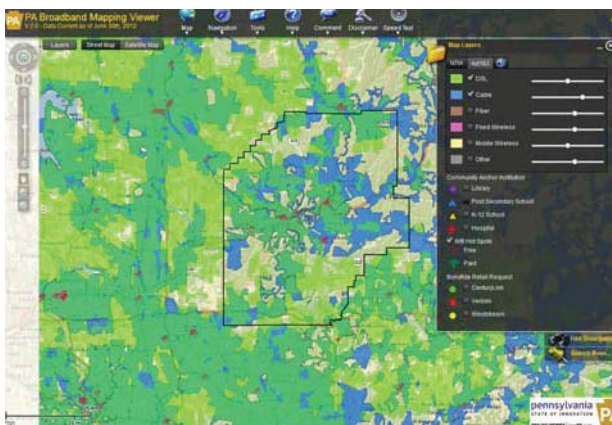
Mobile Wireless

Wireless phone service covers the southwestern three quarters of the county, coverage is lost as elevations increase.



DSL

DSL is available in most of the incorporated areas of Venango County, with lesser coverage in the areas to the east.

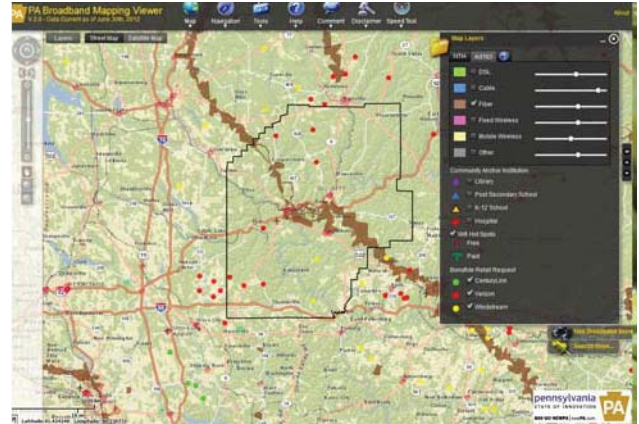


Cable

Cable, as shown in dark green and blue, provides service to several areas not covered by DSL. However, this coverage is also spotty in Venango County.

A RURAL CREATIVE CLASS

Fiber
 Fiber optic service follows a thin stretch through the county. It currently serves as an alternative for those who live in its very limited coverage area.



Fixed Wireless.
 Outside of Oil City, there are three free wifi hotspots in Cranberry Township, two in Franklin and one along the U.S. 62 retail corridor. Requests for Service: Two of Windstream and seven of Verizon



Building Stock
 In describing housing to support the rural creative class, the three A's hold true: Availability, Affordability and Adequacy. Both places have adequate supply in terms of availability: according to realtor.com, a national multiple listing service, there were 28 houses for sale in Clarion borough and 108 units for sale in Oil City⁹. The much greater supply of housing in Oil City is indicative both of the greater area of the municipality, but also of the extent of the population loss suffered since 2000.

The following images are of housing currently listed in each municipality at the median asking price.



⁹Realtor.com accessed on 2/6/2013

Even given low household incomes in the area, Clarion is quite affordable¹⁰, with listings ranging from \$68,000 to \$220,000 with a median asking price of \$127,000. Oil City on the other hand is beyond affordable with extremes in housing prices. Recent listings ranged from \$6,000 (for a house) to \$280,000. The median asking price of the 108 listings was \$69,000.

Adequacy is defined as completeness of kitchen and plumbing facilities as well as lack of overcrowding. The vast majority of housing in both municipalities is adequate: less than one percent of units in either are overcrowded or lacking plumbing and/or kitchen facilities.

Beyond the housing standards, there is also the question of the attractiveness of the municipality, or appeal. Clarion and Oil City diverge here as well, not that one is more appealing than the other, but that they appeal to different personalities. Given their relative proximity, this is an advantage.

Clarion borough has the feel of a quaint college town. The downtown primarily consists of one, two and three-story buildings with ground floor shops including clothing stores, coffee houses where events are held, and the American Legion Hall. The downtown is very walkable, with little slope.

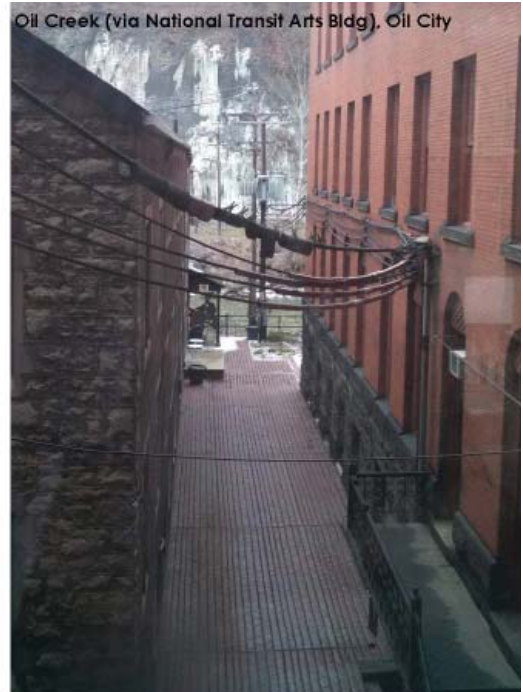
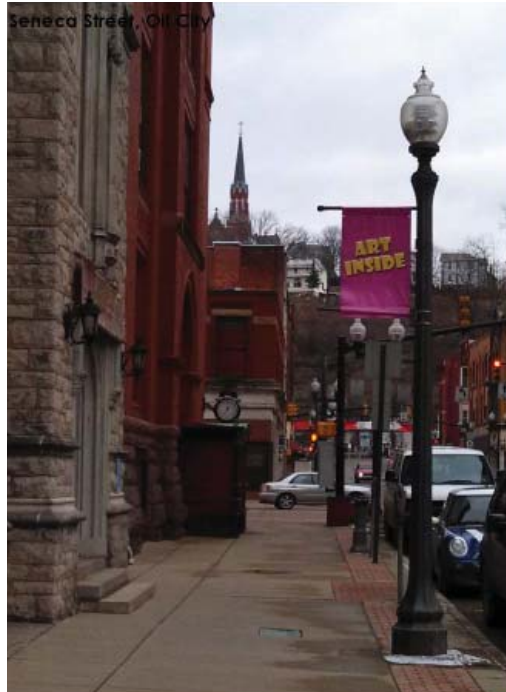


¹⁰Affordability in terms of housing purchases is defined as three (3) times household income.

A

RURAL CREATIVE CLASS

Oil City is much denser, with taller (up to 8-story) office and loft buildings, narrower streets and a gritty, almost urban feel, reflecting the City's historic role in the petroleum industry in North America. Nestled into steep hills, the downtown is split by Oil Creek, which lends another scenic aspect and edge to the ambiance.



School District Quality

High quality public school education is both a major contributor to a municipality's economic performance and a highly sought after public good desired by existing and potential residents. Similarly, poorly performing schools can act as a barrier to the creative development of individuals in their youth, effectively closing the opportunity to develop creative skills in later years.

Comparing standardized test averages such as the College Board's SAT and Pennsylvania System of School Assessment (PSSA), the quality of public education in Clarion and Venango Counties presently ranks lower than both state and national averages. Improvement to public schools at both the primary and secondary level will foster new opportunities for the advancement of artistic talents among youth and attract young artist families that value education as a community asset.

	Math	Verbal	Writing	Total Composite Score
Clarion County	483	472	456	1,412
Percent Below National Average	6.4%	5.1%	7.0%	6.1%
Percent Below State Average	3.7%	4.0%	5.3%	4.2%
Venango County	482	474	454	1,409
Percent Below National Average	6.6%	4.6%	7.5%	6.3%
Percent Below State Average	3.9%	3.6%	5.7%	4.5%
Clarion Area High School	489	481	468	1,438
Percent Below National Average	1.4%	6.9%	4.3%	4.2%
Percent Below State Average	2.5%	2.1%	2.6%	2.4%
Oil City Area Senior High School	457	461	424	1,342
Percent Below National Average	8.5%	11.5%	15.1%	11.6%
Percent Below State Average	9.6%	6.5%	13.2%	9.7%
National Average	514	496	488	1,498
State Average	501	491	480	1,472

Graphic A.21
 Average SAT Scores among
 12th Grade Test Takers for the
 2011-2012 School Year

Source: The College Board.
 (2012). 2012 College-Board
 Seniors, State Profile Report:
 Pennsylvania & Pennsylvania
 Department of Education.
 (2012). Public School SAT
 Scores 2001-1012 [data file].

Clarion County

Clarion County is served by seven school districts with an enrollment of 6,056 students during the 2010-2011 school year. On average, 90.3 percent of twelfth graders graduated high school in the 2011-2012 school year, markedly higher than the state and nation's graduation rates of 83.0 and 75.5 percent, respectively, (Pennsylvania Department of Education, 2012 & National Center for Education Statistics, 2012).

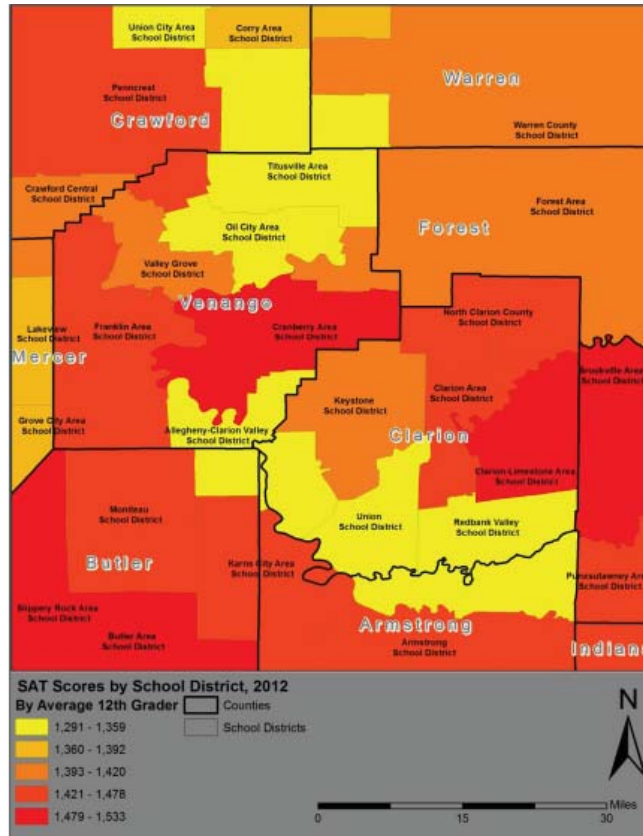
Of the 2011-2012 graduating class of high school students in Clarion County, the mean SAT composite score among test takers was 1,412 out of a maximum 2,400 points. Compared with the national average SAT score of 1,498, the average score of Clarion County test takers was 6.1 percent lower. In all three academic categories of the SAT exam, Clarion County test takers lagged behind national average SAT scores. Average math scores among Clarion County test takers were 6.4 percent lower than the national mean while test scores in the verbal and writing sections of the exam were 5.1 percent and 7.0 percent lower, respectively (College Board, 2012 & Pennsylvania Department of Education, 2012).

Student performance results produced from the state's academic proficiency exam, the Pennsylvania System of School Assessment (PSSA), which evaluates academic performance among students in grades 3-8 and 11, revealed that the share of Clarion County students performing at or above the state proficiency level was 69.4 percent in reading and 71.8 percent in math during the 2011-2012 academic school year. The number of students proficient in reading and math was 1.6 and 2.2 percentage points lower than the state average, respectively (Pennsylvania Department of Education, 2012). Based on PSSA test scores, all schools in Clarion County achieved average student proficiency in math at a level of 70 percent or greater. Two schools, Rimersburg Elementary and Allegheny-Clarion Valley High School performed below 70 percent proficiency in reading.

¹¹The nation's graduation rate among public high school students in the 12th grade level is based on the 2008-2009 school year.

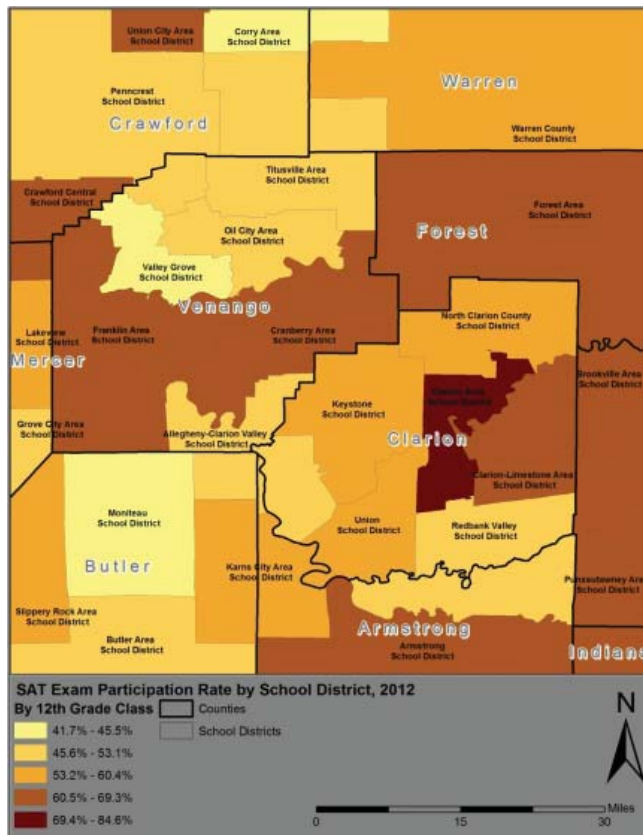
Graphic A.22
 Average SAT Scores by School District among 12th Grade Test Takers, 2011-2012 School Year

Source: The College Board. (2012). 2012 College-Bound Seniors, State Profile Report: Pennsylvania and Pennsylvania Department of Education. (2012). Public School SAT Scores 2001-2012 [data file].



Graphic A.23
 SAT Exam Participation by School District among 12th Grade Test Takers, 2011-2012 School Year

Source: The College Board. (2012). 2012 College-Bound Seniors, State Profile Report: Pennsylvania and Pennsylvania Department of Education. (2012). Public School SAT Scores 2001-2012 [data file].



Clarion Borough

The Borough of Clarion, along with Monroe, Paint, and Highland Townships, is served by the Clarion Area School District. With approximately 805 students, the school district operates two schools, Clarion Area Elementary and Clarion Area High School.

Clarion Area Elementary is a pre-kindergarten through grade 6 school with 399 students. Overall, students tested highly in the state's 2011-2012 proficiency exams with a mean academic proficiency score of 79.8 percent in reading and 83.6 percent in math. Economically disadvantaged students performed considerably worse with an average scores of 59.1 percent in reading and 71.2 percent in math (Pennsylvania Department of Education, 2012).

Clarion High School is a public junior/senior high school for students in grades 7 to 12. It underwent a major renovation process in 1997 which brought modern technology to the school's curriculum. The school offers a variety of extra-curricular activities and is known for excellence in the performing arts. Nearby Clarion University maintains a close relationship with the school, permitting students enroll in college courses or participate in enrichment activities such as the University's annual Summer Academy. On average, graduating 12th graders that participated in SAT exam testing scored 4.2 percent lower than the national mean of test takers. In math, Clarion test takers scored 1.4 percent lower the national mean while in the verbal and writing sections, test takers scored 6.9 and 4.3 lower than the national average, respectively (College Board, 2012 & Pennsylvania Department of Education, 2012).

Students at Clarion High School achieved an average level of academic proficiency on state exams of 70.2 percent in math and 81.7 percent in reading. Economically disadvantaged students had a mean proficiency of 61.5 percent in math and 69.2 percent in reading, both below the state average level of 71 percent in reading and 74 percent in math (Pennsylvania Department of Education, 2012).

Venango County

With 8,466 students enrolled in its five school districts in the 2010-2011 school year, Venango County's total enrollment was almost 40 percent larger than Clarion County. In the 2011-2012 school year, approximately 90.2 percent of twelfth graders graduated high school, higher the national and state averages and nearly equal to the graduation rate in Clarion County.

In 2012, slightly more than one out of two (52.9%) twelfth graders participated in the College Board's SAT examination. SAT participation in Venango County was markedly lower than Clarion County and Pennsylvania where one out of six twelfth graders took the exam. Among the 355 students that took the SAT test, the mean composite score was 1,409, just three points lower than neighboring Clarion County. Comparatively, Venango County test takers scored 6.3 percent lower than the average American test taker and 4.4 percent lower the average student state-wide. By subject matter, Venango County test takers showed a wide gap in achievement levels compared with national averages. Verbal scores were 4.6 percent lower than average American test taker while math scores were 6.6 percent lower than average American test taker. The difference in SAT scores was widest in the writing section, where Venango County scores were 7.5 percent lower than the national average (College Board, 2012 & Pennsylvania Department of Education, 2012).



RURAL CREATIVE CLASS

Graphic A.24
 Academic Proficiency on State
 Exams for the 2011-2012
 School Year

Source: Pennsylvania
 Department of Education.
 (2012). *School Adequacy
 Yearly Progress Performance
 Report.*

Note: Performance based on
 average scores from PSSA,
 PSSA, PSSA-M, and PASA state
 examinations of students in
 grades 3-8 and 11.

	Reading	Math
Clarion County Average	69.4%	71.8%
Clarion Area School District	80.0%	77.0%
Clarion Area Elementary School	79.0%	84.0%
Clarion Area Junior/Senior High School	81.7%	70.0%
Venango County Average	67.0%	72.7%
Oil City School District	67.0%	70.0%
Oil City Area Senior High School	56.9%	53.2%
Oil City Middle School	65.5%	72.3%
Hasson Heights Elementary School	72.3%	61.9%
Seventh Street Elementary	73.4%	66.0%
Smedley Street Elementary School	NA	NA
Oakland Elementary School	97.2%	100.0%
State Average	71.0%	74.0%

In the Pennsylvania System of School Assessment (PSSA), the average level of academic proficiency among Venango County students during the 2011-2012 school year was lower than the state in both reading and math. The level of proficiency in reading was 4.0 percentage points lower than the state average while math scores were 1.3 percentage points lower. Four Venango County schools including Titusville High School, Oil City Area High School, Franklin Area High School and Rocky Grove Junior High School, had low levels of academic achievement with less than 70 percent of students performing proficiently in either math or reading. Seven schools failed to achieve average student academic achievement of 70 percent or greater in math and 10 out of the county's 24 schools did not perform above 70 percent in reading. Oakland School, an elementary school performed exceptionally on the PSSA with 97.2 percent of students proficient in reading and 100 percent competent in math (Pennsylvania Department of Education, 2012).

Oil City

Households in Oil City are served by the Oil City Area School District, one of eight school districts in Venango County. Other communities also served by the District include the borough of Rouseville, and townships of Cornplanter, Oakland, and President. The District's enrollment included 2,148 students during the 2010-2011 school year. Oil City Area School District operates four elementary schools, Hasson Heights, Oakland, Seventh Street, and Smedley Street, in addition to the Middle School and High School.

In the 2010-2011 school year, Oil City Senior High School served 674 students in grades 9 to 12. In 2012, Oil City twelfth graders graduated at a rate of 92 percent, two percentage points higher than Venango County. Of those twelfth graders that participated in SAT exams, students scored on average, 11.6 percent lower than the national mean. In the verbal section, Oil City students scored 8.5 percent below the national mean. In math, the average score was 11.5 percent below the national average. The greatest gap in student achievement was in the writing section, where Oil City students scored 15.6 percent below the national mean (College Board, 2012 & Pennsylvania Department of Education, 2012).

In state proficiency exams, students at the Oil City Senior High School and Middle School both performed below the state mean of 71 percent proficiency in reading and 74 percent in math, with slightly more than one out of two students testing adequately. Among Venango County high schools, Oil City Senior High School out-performed only Franklin Area High School students, where just 54.2 students could read at the state-guided proficient reading level. In math achievement, Oil City High School students tested at 53.2 percent proficient, slightly higher than Titusville Senior High School, the lowest performing high school in the county (Pennsylvania Department of Education, 2012).

Among the two elementary schools where performance data was available, Oil City students had attained levels of achievement slightly higher than the state average. Students tested below the state average in math with just one out of six students testing for proficiency. Only Oakland Elementary School students performed beyond state average competency rates. Located outside of Oil City, in the Borough of Cooperstown, nearly every student was proficient in both reading and math (Pennsylvania Department of Education, 2012).

Recreation and Tourism

Rural areas that have successfully transitioned from factory or farm towns have generally had economic bases in retirement, recreation, trade centers or near urban areas¹². Recreation and retirement communities are the fastest growing rural areas, e.g., Forest County, which has had a 56% increase in population in the past decade. Drawing outsiders is another way to encourage the growth of the creative class. This section discusses ways in which newcomers are brought into Venango and Clarion Counties as well as Clarion borough and Oil City. The next step is destination development, find ways to bring more visitors and to make both municipalities places where these workers and visitors want to stay.

Community and Entertainment Draws

Clarion University is the most obvious draw to both Clarion borough and Oil City. Out of state and out of town attendance bring not only faculty and students, but visiting parents and friends to the area as well.

The tourism in both communities has been expanding. Geocaching in particular has been bringing people to Clarion and Venango Counties. According to geocaching.com, the official geocaching website, there are 230 caches within ten miles of Clarion and 295 caches within ten miles of Oil City. The Clarion Chamber of Business and Industry reports that 3000 visitors stopped in last year to have their cache finds validated and get their Allegheny GeoTrail coin.

¹²Measures and Methods: Four Tenets for Rural Economic Development in the New Economy. Anita Brown-Graham and William Lambe for the Carsey Institute, Policy Brief No. 9, Fall 2008.

A RURAL CREATIVE CLASS

Key annual events include:

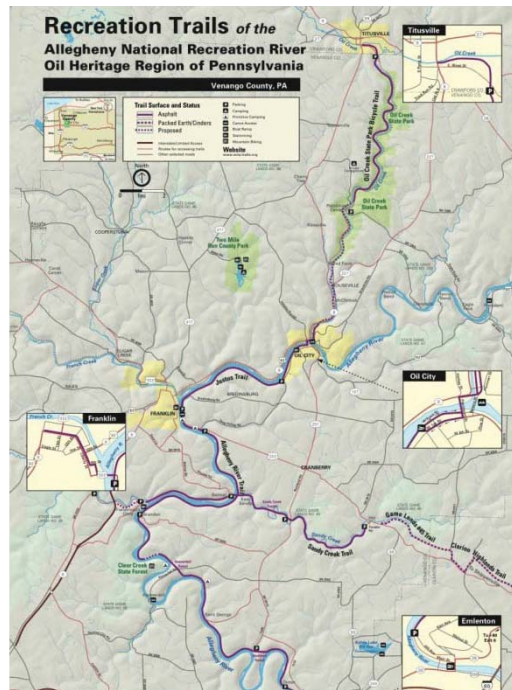
The Autumn Leaf Festival attracts 500,000 people to the Clarion Area. During the 9-day festival, there are numerous events including:

- Farmers & Crafters Da
- Cornhole Tournament
- Motorcycle Dice Run
- "PA State Old Time Fiddlers' Championship"
- Miss Junior Teen ALF Pageant
- Miss Teen ALF Pageant
- Kiddies Parade
- "Tournament of Leaves" Parade
- Junior Olympics
- Antique Tractor Show

Oil City hosts an annual Bluegrass Festival and Oil Region Indie Music Festival, as well as First Night activities and Second Saturdays at National Transit Studios and Art Center.

Looking beyond the Universities host municipalities, destination development hinges on linkages to regional activities such as the Allegheny GeoTrail as well as timing the Autumn Leaf Festival to run in to the Franklin Apple Festival. Other opportunities include the Erie to Pittsburgh Trails/Waterways, and the Artisan Trail in the PA Wilds. In addition, Heritage Tourism has potential in the region for both oil industry history as well as the Underground Railroad.

Graphic A.25
Recreation Trails of the Allegheny National Recreation River Oil Heritage Region of Pennsylvania



Commutation

Given high local unemployment rates, it is important that job creation focus on existing residents. However, current commuters, who work in the study area and live elsewhere, are potential new residents.

According to the US Census' 2010 Local Employment Dynamics (LED)¹³, some 12,129 of the 20,426 Venango County jobs in 2010 are held by county residents. The remaining 8,297 local jobs (40.6%) are held by persons coming from outside the County. In Oil City, only 1 in every 4 jobs is held by an Oil City resident. In Clarion County, 6,706 of 14,018 county jobs (47.8%) are held by persons living outside the county. In Clarion borough, only 1 in 10 jobs is held by a borough resident.

Commuters are coming from great distances. Even Pittsburgh residents commute to work in Clarion and Venango counties (348 and 408, respectively). These numbers have grown more or less steadily since 2002, when they were 289 and 257, respectively.

Second Homes

Clarion and Venango Counties are well known for their picturesque vistas and scenic Clarion and Allegheny rivers, both popular with outdoor recreational enthusiasts. These natural attractions, along with the Farmers National Bank Autumn Leaf Festival, East Brady Riverfest, and the region's many historic sites, all contribute to demand from creative individuals looking for recreational or seasonal homes. Like tourists, seasonal residents support area restaurants and retail establishments.

As shown in Graphic A.26 on the following page, in Clarion County, over 1,900 seasonal homes are concentrated in the north east section of the county, in towns such as Farmington, Highland and Millcreek where outdoor recreational opportunities are plentiful. In southeast Venango County, along the Allegheny River, Scrubgrass, Richland, and Rockland Townships are also popular areas for seasonal residents, with 1,111 homes in that area's census tract.

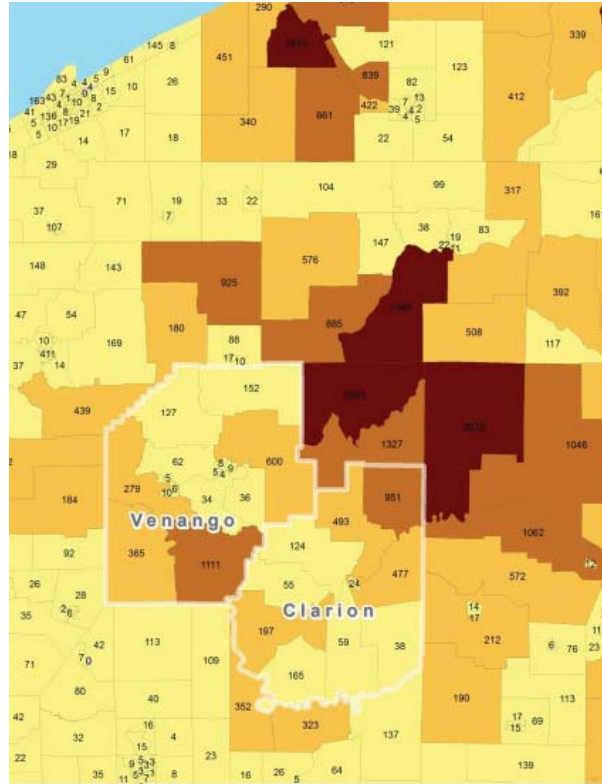
¹³The LED is the only current dataset that tabulates Journey-to-Work data in detail. It is derived from the Longitudinal Employer-Household Dynamics (LEHD), a program within the U.S. Census Bureau that uses modern statistical and computing techniques to combine federal and state administrative data on employers and employees with core Census Bureau censuses and surveys while protecting the confidentiality of people and firms that provide the data. Accessed through <http://onthemap.ces.census.gov/>

A RURAL CREATIVE CLASS

Graphic A.26
Seasonal Homes by Census
Tract, 2010

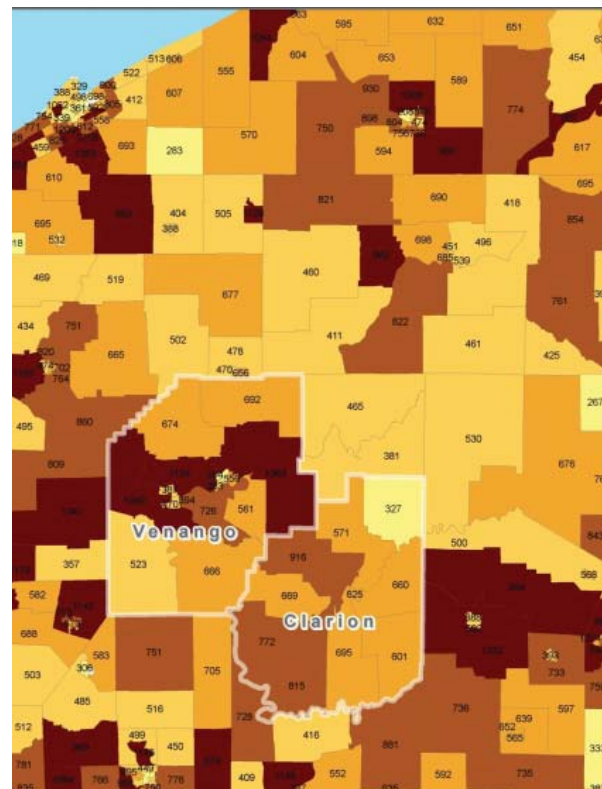
Source: US Census. (2010).
Summary File 1.

Note the relatively large number
of second homes in Forest
County..



Graphic A.27
Persons Aged 70+ by Census
Tract, 2010

Source: US Census. (2010).
Summary File 1.



In addition to seasonal occupancy, the presence of retirees supports creative class development, especially the arts. Distribution of the resident population 70 and older can be seen in Graphic A.27.

Conclusions on Existing Creative Class and Potential

Neither Clarion nor Venango counties ranks highly compared to Pennsylvania or Nation in terms of the Rural Creative Class Indicators. Both are average in terms of Natural Amenities and entrepreneurship, and rate lower than the state average on creative class occupational employment, and educational attainment.

In terms of supporting factors, while high speed communications access is almost universal in the two counties and improving thanks to Stimulus grants, there is no private or public transit to Pittsburgh or any other high density area and public school performance is well below State and National averages.

Community draws however, have expanded. A large share of local workers are in-commuters; and, along with the University, the number of local festivals has increased in the past decade and attendance is steadily growing; and the number of second homes is increasing, especially in the areas northeast of Clarion and Venango. The tourism industry is growing throughout the region as a whole, and the Oil Region Alliance is developing a plan for Northwestern Pennsylvania that should tie in to any local efforts. However, just because a substantial creative class does not already exist, does not mean efforts to support its expansion in Clarion and Venango are not worthwhile, especially given current levels of unemployment and the relative strength of wages for creative class workers versus workers in non-creative occupations.

National Trends Opportunities

The definition of rural creative class employment was last refined in 2003, before the emergence of several economy-changing trends including the Farm to Table Movement, artisanal food and beverages, and boutique agri-business.

The Farm to Table Movement is a global organic and local-sourced trend with huge economic potential. The Amish vegetable auctions in Southern Clarion County sell \$600,000 in produce annually to Pittsburgh restaurants. Local partnerships between farmers and restaurants and suppliers already exist. While beef is most commonly sourced locally by shops such as Sage Meadow or the Eat & Park chain, farms such as Organic Edibles do supply some local establishments. Clarion University already purchases some meat, vegetables and mushrooms directly from local suppliers. Developing this trend can be difficult because, due to the long hours worked by both farmers and restaurateurs, making connections and establishing partnerships is a challenge. The Farm to Table trend culminates in fine dining of fresh locally sourced regional cuisine. This trend is evidenced in downtown Franklin, which is replete with restaurants and coffee houses. And while there currently may be insufficient demand in Oil City and Clarion to support such an enterprise, as more tourists are drawn to the region, demand will grow. The IUP Academy of Culinary Arts located in nearby Punxsutawney may provide opportunities for future partnership.

A RURAL CREATIVE CLASS



More and more people are seeking out artisanal foods and beverages that are representative of the area it was produced as food becomes a proxy for entertainment and travel. Most common among these are local cheeses, baked goods, honey and alcoholic beverages.

Here too, there is some regional activity. Clarion and Venango Counties are already home to three wineries. The Penn State Extension is providing seminars in bee-keeping and honey production. Beer production is the obvious missing link—given the beer-drinking preference of the region at large as well as the oil industry history, the image of the mountains and rivers cutting through the landscape and the old manufacturing building stock, particularly in Oil City. It would be the perfect place for someone to open a brewery or distillery.

Other agri-business opportunities include production of retail good such as wool, fiber arts and soaps. While the official agricultural census data are dated, having last been performed in 2007, a search of the 2013 AgMap directory of agricultural businesses shows a surprising number of wool-producing animal farms within 50 miles of Clarion including: 36 llama farms; 55 goat farms; 12 rabbit farms and 10 alpaca farms (as shown in the inset illustration). Many of these farms produce and sell their own fiber arts and, for example, goats milk soaps in on-site shops.



Best Practices

Other rural areas around the country have used four key strategies to encourage growth of the rural creative class and turn around local economies:

1. Increases in Innovation (Talent and Technology)
2. Capital Investments in People, Products, and Places
3. Preservation of Natural Resources
4. Creating Connections (People, Institutions, Places)

This section will examine local and national efforts, especially those made by or through institutions of higher education, to identify best practices that Clarion University could use to support the local creative class.

Oil City, PA

The arts are the most obvious and core representatives of the creative class. One of the best sponsorship programs in a rural area is the local Oil City Arts Initiative, which is building on assets to attract artists¹⁴: The Artist Relocation Programs established in 2007 required a partnership to attract artists to downtown Oil City. These included:

- Zoning Change to allow live/work studio spaces in the Downtown
- 100% Financing from local bank for all buildings within R2 zone, mortgage insurance waived
- \$5000 down payment from Venango County Affordable Housing
- Tax abatements for façade improvements on blighted city center commercial buildings

The \$175,000 total investment from City between 2006-2012 to relocate 28 artists since 2007, has had a \$1.2 million returns based on the Oil City Arts economic impact study. Due to the program, there have been:

- 21 home sales
- 27 rent-paying artists in the National Transit Arts Center
- 2 new commercial building rehabs (restaurant/gallery space),
- four new storefronts: photo gallery, catering business, hair salon, custom stitchery
- increased public events
 - Pipeline Alley lunch concerts
 - Bluegrass Festival
 - Oil Region Indie Music Festival

¹⁴http://www.keystoneedge.com/features/oilcityartists0117.aspx?utm_source=VerticalResponse&utm_medium=Email&utm_term=Why+Are+Artists+Flocking+to+Oil+City%3F&utm_content=%7BEmailAddress%7D&utm_campaign=The+Gush+is+Back+on+in+Oil+City



RURAL CREATIVE CLASS



o2nd Saturdays at the National Transit Art Center Houses

- (porcelain painting)
- (photography, scrapbooking and paper arts)-relocated from Seneca, PA
- (metal clay jewelry)
- (Trans-Avantgarde painting) - relocated from MA
- (stained glass)
- (wire and stone bead jewelry) - relocated from CA
- (mixed media) - relocated from MA
- (yoga and reiki)
- (watercolors, colored pencils) - relocated from FL
- (poetry, oil painting, pastels, charcoal) - relocated from IL
- (pastels, watercolors, mixed media)
- (mixed media)
- (paper arts, photography)
- (illustration) - relocated from Pittsburgh, PA
- (videographer, guitarist/singer)
- (mixed media and paper artist)
- beading and embellished gourds - relocated from WA
- (polymer clay sculpture)
- The Performing Arts Academy with Darin Paden (dance)
- (oil painting) -relocated from NC
- (painter)
- (painter) - relocated from FL
- (stained glass restoration)
- (wood sculpture)
- 2nd Saturdays at the National Transit Art Center Houses

Clarion University and Venango College already have a relationship with the program in that art classes taught by regional artists at the Center are promoted by Venango College.

Opportunity for Clarion: Continue involvement with visiting artist programs/lectures.

Plymouth State University of New Hampshire: Improving Quality of Place by Integrating with the Community

The campus at Plymouth State University of New Hampshire (PSU) folds around a section of Main Street. Perkins Eastman incorporated that aspect into Campus Facilities Plan. Now PSU includes Main Street stores and services in amenities lists and recommendations for prospective students

Opportunity for Clarion: Minimize Town-Gown barriers by integrating signage, promoting local activities to students

Best Practices: Provide Website Development Services for Entrepreneurs/ Creative Class Businesses

Websites are the primary source of information for tourists, travelers and job-hunters under the age of 45. Most small businesses in Clarion and Venango Counties, especially those in the creative sectors, lack a virtual presence.

Opportunity for Clarion: Website Development for Entrepreneurial Efforts: Partner Certified Web Designer program students with local businesses as part of the curriculum

Operation Intern, North Dakota

In an effort to connect students to internships in order to retain talent and help local businesses, the North Dakota Department of Commerce provides student internship placement services in targeted industries: advanced manufacturing, energy, value-added agriculture, tourism and technology. As part of the program, the State provides businesses with \$6,000 in matching funds per intern. Since the program began in 2007, 400 interns have been placed in 200 companies.

Opportunity for Clarion: Enable Internships for Business, Communications, Art and Marketing Students: Liberal Arts education with real world experience is a very salable combination.

Hazard Community College, Kentucky School of Craft: Arts and Entrepreneurship Training

Few, if any, four-year schools have played an active role in developing the rural creative class; meanwhile, community colleges perhaps because they bridge the gap between education and employment for many, have played an active role for several years. Hazard Community College, Kentucky School of Craft provides instruction in metals/jewelry design, wood/furniture design and ceramics linked to cultural history of region. In 2004, they opened a new dedicated facility in a renovated historic building.

What makes the Kentucky School of Craft unique is that they provided a full process curriculum for the arts including business and marketing training so that students have the knowledge to run their own studios. In addition, through a relationship with The Appalachian Artisan Center, they provide incubator space for graduates. The program has been so successful that current expansion plans (less than 10 years after opening) include new facilities for ceramics, fiber arts, and blacksmithing.

Opportunities for Clarion: Include entrepreneurship training in Arts majors; develop arts/ entrepreneurship center tied to heritage tourism.



RURAL CREATIVE CLASS

Recommendations

The recommendations provided are presented in terms of short, mid- and long-term strategies and include implications of implementation on the Facilities Master Plan. It should be understood that some recommendations, especially those pertaining to integration with downtowns, will apply more to one campus than to the other.

Short-Term (1-2 years)

Minimize Town-Gown barriers by integrating signage, promoting local activities to students. This is most relevant to Clarion University in the short term. Due to the distance between the Venango College campus and downtown Oil City, integration would likely require the establishment of a physical presence in the guise of a classroom building or dormitory.

Implications for Facilities Master Plan (in Clarion) involve improved wayfinding, signage and building orientation.

Mid-Term (3-5 years)

Fine and Performing Arts Entrepreneurship: Encourage students to show/sell art or perform off-campus in local shops and venues as well as including entrepreneurship training in Arts Programs.

Website Development for Entrepreneurial Efforts: Partner Certified Web Designer program students with local businesses as part of the curriculum.

Enable Internships for Business, Communications, Art and Marketing Students: Liberal Arts education with real world experience is a very salable combination.

Implications for the Facilities Master Plan include potential demand for additional lab and office space for collaborative web design as well as internship coordination, respectively.

Long-Term (5-10 years)

Develop Arts and/or Entrepreneurship Center linked to current arts programs, regional heritage tourism or development of a culinary arts facility tied in to the developing culinary scene as evidenced in Franklin.

Implications for the Facilities Master Plan would include determining potential facility siting.

Funding Sources

If Clarion University and Venango College were to move ahead with any additional programs to support the rural creative class, additional funding sources would need to be identified. Grant-issuing organizations have begun to recognize the value of artists' organization in overall community development. Examples of these include the following:

ArtPlace Public-Private Consortium: \$26.9 Million: Led by the National Endowment for the Arts, with 13 national foundations including Ford, Rockefeller, Bloomberg and Mellon in partnership with HUD, HHS, USDA, Departments of Education and Transportation, it has given 80 grants to 76 organizations in the past two years.

Ford Foundation, Shifting Sands Initiative gave out \$9.5 Million from 2003-2009 for programs in areas with "rapidly changing communities" and, while not necessarily focused on rural areas, the rapid shifts in employment and population certainly apply.

Ford Foundation Worldwide Goal, Supporting Diverse Arts Spaces: \$29.03 Billion has been distributed to support the Foundation's mission to promote a new generation of 21st-century arts spaces and arts leadership that reflect the cultural richness of diverse communities



APPENDIX B | CAMPUS LANDSCAPE

INTRODUCTION

Landscape is a critical component of the campus environment. While often viewed as an afterthought or “luxury,” the landscape should be viewed as one of several important elements that define a great campus environment. The landscape works in composition with buildings, outdoor spaces and circulation to create memorable places and knit together disparate campus elements.

This Appendix examines the existing landscape at Clarion University’s main campus and analyzes elements and practices that are both successful and unsuccessful. In evaluating a campus landscape, it is important to view the landscape as a means of reinforcing an overall campus image and function, rather than a means of “decorating” a series of individual buildings or spaces. With that in mind, following is an outline of the characteristics of effective campus landscapes around which the Clarion campus can be evaluated.

EFFECTIVE CAMPUS LANDSCAPES

While every campus is different, there are fundamental principles that can be derived from the most successful campuses with a positive campus image. Effective campus landscapes generally perform the following functions:

- **Reinforce an Inherent Sense of Place:** The campus landscape should reinforce the unique qualities of the campus itself, the community within which it resides, as well as the region within it is located. This includes taking into consideration the climate and microclimate, topography, how the campus relates to the community both physically and visually, and how materials used on the campus are associated with the region.
- **Emphasize Broad Lawns and Large Canopy Trees:** The most memorable campus images are usually comprised of prominent buildings, broad open lawns and large shade trees. Broad lawns provide places to gather and play as well as the settings befitting institutional buildings. Large deciduous trees provide scale and shade while allowing views and vistas beneath their canopies. Large deciduous trees and stands of large evergreens also result in the greatest visual impact for the least amount of investment.
- **Support Campus Organization:** While architecture is the predominant element that defines campus spaces, landscape elements including formal and informal groupings of trees, walls and shrub masses can be equally effective in defining spaces on their own or reinforcing spaces defined by architecture. Effective landscapes also reinforces pedestrian and vehicular circulation routes and help provide clarity to the campus and a sense of orientation.

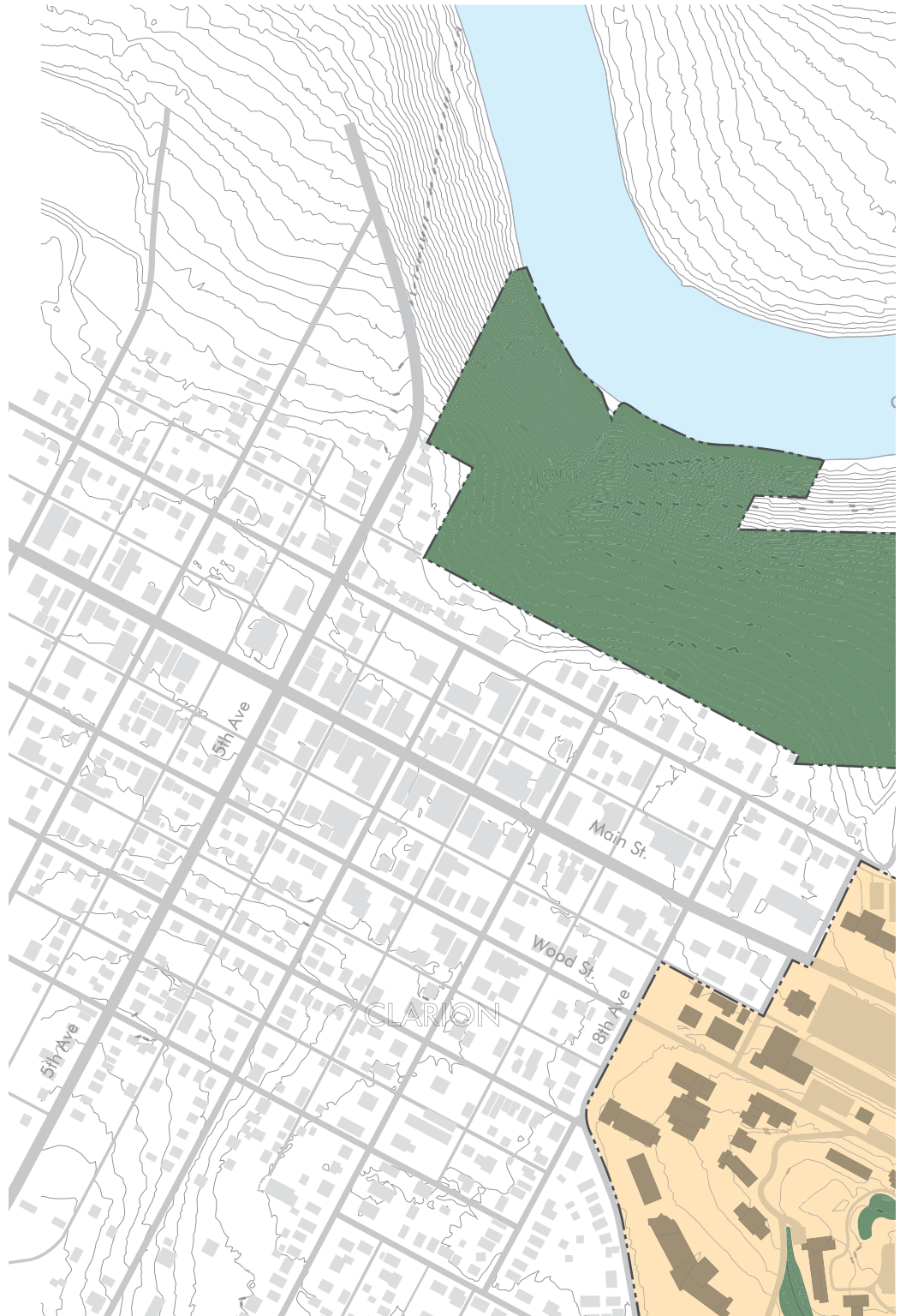
- **Utilize Simple, Bold Masses of Shrub Plantings:** Effective campus landscapes utilize shrubs in bold simple masses where they are appropriate and make the most impact. Effective shrub beds are limited to many plants of a few varieties which can help to reinforce spaces or anchor significant buildings. Ineffective shrub beds are comprised of one or a few plants—each of many varieties—resulting in a spotty, “fussy” landscape. Similarly, shrubs should be planted and allowed to grow together as a mass or hedge, rather than be maintained as individual objects. Unless maintenance budgets are generous, shrub beds should be restricted to a few areas where they make the most impact; at building entrances, intimate garden settings and heavily used outdoor gathering areas.
- **Emphasize Seasonal Interest:** Most campus activity occurs between the fall and spring seasons and, in colder climates, landscapes with seasonal interest are important, particularly in the winter. Seasonal interest can be achieved through the use of evergreens, trees with interesting bark or branch structure, early flowering plants and the use of plants that color late in the fall season.
- **Use Plant Species Appropriate to the Location:** Using the right plant (size, form, density, etc.) in the right location is very important yet often overlooked. A grove of flowering trees planted on a hillside can be a powerful visual element, however, the same flowering tree planted next to a large blank gymnasium wall can feel out of place and offer no meaningful impact.
- **Unify the Campus Through the use of a Common Palette of Materials and Plant Species:** Most campuses outgrow their original campus plan and often grow organically as new property becomes available. In addition, trends in architectural design, tastes of changing administrations and differing amounts of available funding for each building project results in a variety of architectural styles throughout the campus. While some campuses adopt a strict architectural vocabulary, this is seldom the case. Therefore, the use of a unified palette of landscape materials and plant species can knit the different parts of a campus together and provide continuity among campus spaces. This is not to say that a campus cannot deviate from these standards for unique places within the campus; rather, a uniform standard should predominate.
- **Observe Sustainable Practices:** More recently, successful campus landscapes incorporate sustainable practices which may include managing storm water runoff, increasing tree canopy, emphasizing a palette of native plant materials, utilizing recycled materials and replacing unusable lawn areas with lower maintenance and more habitat-friendly plantings.

OVERVIEW

The main campus of Clarion University is comprised of two primary landscape zones, each covering approximately 50% of the campus land area. The two landscape zones include the natural landscape and the cultivated landscape. While the natural landscape is characterized primarily by forested slopes, the cultivated portion of the campus is much more diverse and includes a variety of landscape types. The landscape types have been influenced over time by campus growth, topography and function. The result is a combination of several campus areas with a solid landscape foundation upon which to build, including traditional campus landscapes including broad lawns and canopy trees. Many landscapes within the campus, however, are fragmented and detract from a positive campus image. The landscape types are described below as landscape typologies and will form the basis for analyzing the campus landscape and identifying recommendations for enhancements.

B CAMPUS LANDSCAPE

Graphic B.01
Clarion Campus Overarching
Landscape Typologies



Landscape Typologies

Natural Landscape

The natural landscape is fairly uniform and comprises the northern half of the campus. It is characterized primarily by wooded steep slopes leading down to the Clarion River. The woodlands are mostly characteristic of the Appalachian Oak/Hickory Forest but also include significant areas of Hemlock. These woodlands extend to the edge of the Clarion River. Remnants of the natural landscape are also found on some of the steeper slopes of Clarion Hill and are mostly comprised of Pine.

Analysis: The forested hillside leading to the river is a spectacular mix of deciduous and evergreen trees. Most notably, the drainage channels are comprised mostly of Hemlocks which provide a cathedral-like quality with their towering branches. There is little understory and the ground is carpeted with multiple layers of leaves and needles, providing for a unique tactile as well as visual experience. While relatively small in area, the naturalized slope along Clarion Hill is, perhaps, one of the most distinguishing landscape characteristics on the campus. Being predominantly evergreen, it provides important visual interest during the winter, softens the unremarkable architecture of Ralston Hall and accentuates the verticality of Clarion Hill.

With approximately half of the campus property covered in forest, the cultivated portion of the campus surprisingly includes little reference to this landscape. This makes the views to the surrounding woodlands and mountains more important.

Opportunities: There is a tremendous opportunity to bring the natural landscape into the campus, whether literally or symbolically. In addition, reinforcing views to the forested lands (campus owned or not) and distant mountains is a way to further connect the campus to its natural environs.

B CAMPUS LANDSCAPE

Graphic B.02
Clarion Campus Cultivated
Landscape Typologies



Cultivated Landscape

The cultivated landscape, on the other hand, is much more diverse and is divided into the following typologies:

Traditional Campus – Open Lawns: This landscape type is characterized by broad lawns that are primarily open and have little tree cover. The most significant of these is the space defined by the new Science and Technology Center (STC) and Harvey Hall, and the space defined by the STC and Greenville Avenue. It also includes the open lawn on the north side of Harvey Hall.

Analysis: Open lawns are important as they provide for large gathering areas as well as places where students can go when they are seeking sunshine. They provide visual relief to treed areas of campus and add to the richness of landscape environments. In the case of these two spaces, however, they suffer from being too open with little or no tree cover to reinforce their edges, define circulation patterns and reduce the large scale of the spaces. The lack of tree cover is for valid reasons, however. In the case of the STC, the landscape was withheld to be addressed as part of this master plan. The other space is the result of the demolition of Chandler Dining Hall.

Opportunities: There is an opportunity to use landscape, particularly tree masses, in both of these spaces to connect them with the balance of the campus and provide context for the STC. It will be important to maintain significant open spaces in each of these areas, using trees to define, rather than fill, the spaces.

Traditional Campus – Treed Lawns: This landscape type includes lawn areas with a significant overhead tree canopy. The most significant of these is the historic campus landscape at Gemmell Park at the corner of Wood Street and 8th Avenue and extending along Greenville Avenue in front of Davis Hall. It can also be found in front of Still Hall; in the space defined by Carlson Library, Stevens Hall, Davis Hall and Egbert Hall; along the Payne Street entrance and the lower part of the space linking Gemmell Student Center with Ralston Hall and Tippin Gymnasium. Remnants of this landscape can also be found behind Moore Hall and near the intersection of Wilson Avenue and Wood Street. The portion of this landscape west of the Book Center is recently planted so has yet to mature.

Analysis: This is probably the most successful landscape type on campus. The tall canopy trees allow for views in and out of the spaces while providing shade and scale. Visually, the mature trees make the most impact and reinforce a traditional campus image. The trees provide context for the buildings and help to link different campus spaces together. In the space defined by Carlson Library, Stevens Hall, Davis Hall and Egbert Hall, the treed lawn in combination with the topography provides a distinct transition zone from the Library Plaza to the larger lawn in front of the science center. For Gemmell Park, most of the trees within the space are appropriate; however, some trees are not appropriate to the space. Weeping cherries and a lone evergreen tree in the middle of the lawn tend to call attention to themselves rather than support the overall canopy theme of the landscape. Over time, these trees will also obstruct important views into and out of the space because of their low canopies. The University has been doing a good job of keeping most of the trees limbed up, however, allowing for those unobstructed views.

B

CAMPUS LANDSCAPE

In the vicinity of Still Hall, this landscape starts to provide a transition to the natural woodlands and provides a positive image for the campus from Main Street. In the vicinity of Gemmell Student Center, the landscape provides a transition to the more naturalized pine slopes of Clarion Hill. In other areas, such as along Payne Street, this landscape typology is partially present, but not fully realized.

Opportunities: There are opportunities to further enhance and expand this landscape typology throughout the campus to further connect spaces and distinguish some spaces from the predominantly open landscapes described above. For Gemmell Park, the focus should be on removing inappropriate tree types and continuing to plant canopy trees to replace some of the mature trees once they decline. For the area between the library and Davis Hall, additional tree planting would help to distinguish this area from the Library Plaza and lawn in front of the science building and reinforce the distinction among these spaces. The University did a good job in planting trees adjacent to the Book Center which will eventually mature and provide an overhead canopy to the space. There are opportunities throughout the campus to use this landscape type to provide transitions between open areas and more treed areas, as well as to provide stronger linkages and transitions to the natural forested areas.

Urban Landscape: The urban landscape is limited to the historic gateway area along Wood Street, extending from 8th Avenue to 9th Avenue and along 9th Avenue between Wood and Main Streets. This landscape is characterized by a strong building relationship to the street, broad sidewalks and extended plaza areas, and street trees planted in tree wells.

Analysis: Overall, this is a very attractive landscape that conveys a positive campus image and reinforces the campus's context within the town street grid. The section along Wood Street is quite well defined while the section along 9th Avenue is less defined.

Opportunities: There are opportunities to further reinforce this landscape along the 8th Avenue frontage between Wood Street and Merle Road as well as 9th Street between Wood and Main Streets. The landscape could reinforce the significant pedestrian activity along these streets and could be used to create a more ceremonial connection to Main Street which is currently lacking. Additionally, this order and organization of this urban landscape could further be distinguished from other campus landscapes, reinforcing this as a unique place on campus.

Pastoral Landscape: This landscape is limited to the open grassy area/recreation field adjacent to Parking Lot 3 and extends along the slope between Lots 3 and 4.

Analysis: This open grassy area provides an attractive transition to the woodlands. In addition, the planted slope is one of the few slopes not maintained as a mowed lawn. The planting provides visual interest as well as minimizing maintenance and providing a suitable transition to the forest.

Opportunities: There are opportunities to utilize a similar landscape on other steep slopes in the campus and to use this as a transitional landscape to further reinforce connections between the forest and the cultivated landscapes of the campus.

Streetscape: This landscape type refers to the formal tree-lined roads extending beyond the urban landscape described above. Primarily, it includes the Main Street streetscape east of 9th Avenue and the Wood street streetscape between 9th and Wilson Avenues. The landscape is comprised of a consistent street tree species planted with formal regularity in the lawn.

Analysis: This landscape is visually quite powerful and demonstrates how a simple tree planting can reinforce circulation and separate one campus area from another, while providing a pleasing rhythm in the landscape.

Opportunities: Most of the other streets defining the campus edges lack street trees and the strength and order exhibited by these streetscapes, particularly Main Street. The University has done well to duplicate a similar treatment with street trees along Wood Street. There is potential to create a strong campus image along the entire perimeter using this same landscape treatment.

Utilitarian: This landscape type covers a significant portion of the campus, primarily north of Wood Street and south of Payne Street, and includes parking and service areas. The landscape is primarily located along the edges of the parking and service areas.

Analysis: The tree cover in this landscape is minimal and not significant enough to distinguish the parking areas or screen all of the service areas. The three large shade trees between Lot H and Lot 5 are quite effective in breaking up the expanse of parking, providing scale and distinguishing the two parking areas from one another. Most of the parking lots, however, lack any internal planting islands which can be helpful in delineating circulation routes and helping with storm water runoff. Additionally, particularly for visitors, the parking lot is the first place many people experience the campus as a pedestrian and they currently do not get a sense of some of the great spaces that exist internal to the campus.

Opportunities: There are significant opportunities to enhance the campus image and pedestrian comfort by introducing more landscape, particularly canopy trees, into the parking areas and along the edges. Recognizing the need to clear parking areas of snow on a regular basis, it is not necessary to provide a lot of small planting islands, rather a few well-placed larger islands and planting along the perimeter could make a significant impact. It will be important to focus on trees or low shrub massing to maintain sightlines through the parking areas.

Undefined: This landscape type refers to those areas where a predominant landscape quality is not evident. The landscape is perceived more as “leftover” space. Primarily, this landscape can be found between and among many of the residential buildings and adjacent to the larger footprint buildings such as the Marwick-Boyd Fine Arts Center and Becker Hall.

Analysis: These landscapes are often characterized by inappropriate tree or shrub plantings that are out of scale with the space or randomly located. However the spaces between residential buildings are important as they are often the portals through which connecting pathways are located.

B

CAMPUS LANDSCAPE

Opportunities: There are opportunities to enhance the landscape character of these spaces and use the landscape to reinforce transitions from one part of campus to the next. The ultimate landscape type to achieve will vary from one space to another depending upon the adjacent use and landscapes. For example, additional high-limbed evergreens might be planted in the vicinity of Ralston Hall and Campus View Suites to better connect the open hilltop landscape with the wooded slope and provide a natural progression from one space to the next.

LANDSCAPE MATERIALS

While the landscape typologies described above define the broad character of the campus spaces, there are numerous detail elements within each landscape that further reinforce the comfort, aesthetic qualities and effectiveness of the landscape. These detail elements are comprised of “softscape” elements, primarily plant material, and “hardscape” elements, which includes paving materials, lighting, site furnishings, walls, fences, bus shelters and public art. Following is a review of the existing conditions and evaluation of their effectiveness.

Paving: Paving of pedestrian areas is predominantly scored concrete; however, some areas in the vicinity of the library include exposed aggregate with brick banding. Other paving materials found throughout the campus include bituminous paving and “brick” color stamped concrete. River rock has also been used adjacent to many walkways where it is difficult to establish turf because of salt damage.

Analysis: The exposed aggregate concrete with brick banding has deteriorated significantly since it has been installed and it poses a safety hazard, maintenance concerns, and negatively affects the campus image. Generally, the concrete paving works well and concrete can be quite attractive if installed properly and scored in a clean, logical manner. In addition, the concrete provides visual relief when adjacent to darker colored buildings. The problematic areas are those where concrete is in poor repair, has been patched or is insufficient in width, resulting in wear and tear on adjacent lawn areas. The University has been doing a good job at updating walkways and widening them to a minimum of 6'. The University has also been doing a good job of experimenting with different snow melt compounds and they seem to be causing less damage to the lawn adjacent to walkways. This may eliminate the need for the river rock edge treatment.

The color stamped concrete has been holding up well and is an effective way to accent special gathering areas. The brick pattern being used, however, consists only of a “field” pattern with no edge pattern, which would likely be present with true brick construction. While stamped concrete is effective, it is difficult to capture a true brick look and feel. Consideration might be given to using a different stamp pattern to give the paved area an edge if the brick pattern continues to be used. In addition, consideration might be given to using a fieldstone or other stone pattern and color instead of brick. Stamped concrete is more sympathetic to replicating a stone pattern rather than a brick pattern.

Opportunities: The University should continue to focus on concrete as the predominant paving for pedestrian areas, with careful attention given to scoring patterns. For special accent areas, stamped concrete can be used but would be most effective if the stamped concrete were used to represent a stone color and pattern. Brick paving or other unit paving should be considered for special focus areas that don't have high levels of pedestrian activity. If used, the brick should be set on a concrete base with flexible setting bed and sand-swept joints. Bricks or pavers should not be mortared in place. In areas where the river rock will continue to be required, it could be contained with a metal edge so provide a uniform width and neater appearance. This treatment is quite effective along the STC building foundation. Additionally, as new walks are put in place and grades allow, they could be pitched to one side to isolate runoff to one side of the walk only, minimizing the need for the rock edge on both sides of the walk.

Steps and Stairs: Because of the significant topography and changes in elevation, steps and staircases are utilized throughout the campus and are fairly utilitarian in design. They are primarily concrete; however, in some areas they are composed of wood and in others, near the library, they utilize the exposed aggregate concrete.

Analysis: While steps are a necessity at Clarion, the utilitarian nature of many of the existing staircases make them unattractive and accentuates the difficult grade transition.

Opportunities: There is an opportunity in some areas to celebrate the grade transitions and design the staircase as part of the site. The use of gentle curves and broader stairs or changes in staircase width from top to bottom can create unique campus features and focal points. Particularly for south facing slopes, broad stairs can be designed as attractive places to gather as well as connect from one space to another. Additionally, it will be important to make the campus more accessible. Ramps can likewise be integrated into a staircase and hillside and designed as a feature as opposed to simply a utilitarian feature.

Lighting: Site lighting throughout the Clarion campus includes a variety of light fixtures; however, a campus standard does predominate. A traditional style concrete post with ornamental lantern predominates as the campus pedestrian light standard and is found throughout the core of the campus and north of Wood Street. In most instances, this post is gray in color but the University has been painting them black recently. Some pedestrian areas, primarily the southern end of campus, the area adjacent to Still Hall and the stadium area include a contemporary "saucer" ornamental light pole. Parking lot lights include both bronze color shoebox lights and silver cobra head lights. In addition to the parking lights and pedestrian lights, a variety of light bollards are used adjacent to Gemmell Student Center (square) and Eagle Commons (round).

Analysis: The ornamental campus standard is quite effective and attractive and the University should continue to use throughout the campus. The consistency of the light helps to reinforce the identity of the campus and distinguish it from the adjacent neighborhood and downtown. Similarly, the continued use of the simple shoebox fixture for parking areas makes sense. This fixture generally "disappears" rather than calling a lot of attention to itself.

B

CAMPUS LANDSCAPE

Opportunities: Consideration should be given to adopting a standard bollard design throughout the campus; however, this would not preclude the use of special bollard designs if they are within areas that are closely integrated with the architectural design of a specific building.

Site Furnishings: Site furnishings include a broad array of styles, many of which are associated with a building style.

Benches include a variety of styles; however, the University seems to be moving toward a standard style of black metal supports with recycle plastic slats. Other styles include stone and concrete benches (incorporated into the steam tunnel vents); wood slat backless benches at the library and beige metal mesh benches at Eagle Commons.

Trash canisters and ash urns include exposed aggregate beige canisters with a beige top. In some instances such as around Campus View Suites, the canisters have a black top. Beige color cigarette receptacles are also used throughout the campus.

Bike storage is found throughout the campus and includes a black covered bike storage rack with Plexiglas roof, low loop bike racks, traditional bike racks (silver) and bike loop (beige) associated with Eagle Commons.

Bus shelters are comprised of black metal and glass.

Picnic tables include blue color picnic tables under smoked glass shelters near Givan Hall and black metal tables with recycle plastic timber top which seem to be the campus standard.

Analysis: The campus is moving toward some standards which help to unify the campus from district to district. Still, there is a wide variety of styles which detract from the campus identity. The most effective site furnishings are those that are black in color. They visually recede in the landscape and tend to be more classic in character. In addition, the black furnishings unify better with the ornamental light standards, the poles of which are also black. Beige furnishings are less successful and tend to be "washed out" looking, particularly in the winter months.

Opportunities: There is an opportunity to adopt a uniform palette of furnishings, black in color, to better unify the campus. Unique furnishings should still be considered, however, for special focus areas and areas closely integrated with a building design.

Plant Palette: The planting palette at Clarion is rich and varied and includes a mix of deciduous hardwoods, and evergreen pines and spruce, along with a variety of shrubs and perennials. Deciduous trees include a variety of oaks, maple, birch, hickory, cherry, crabapple and flowering pear. Evergreen trees include a variety of pines including Pitch Pine, White Pine, Austrian Pine, American Holly and Arborvitae. Shrubs include a variety of species including yews, hollies, Inkberry, juniper, viburnum, barberry, hydrangea and hybrid roses. In addition, the University has been planting perennials in special focus areas. Unique specimen trees include weeping cherries, weeping willow, birch, larch and English Oak. Planting beds are generally mulched with shredded hardwood or river rock.

Analysis: The variety of plant types used on campus works well in providing seasonal interest, particularly in the winter months where visual interest is achieved through interesting bark textures and color, use of evergreen trees and the use of oaks which hang onto their leaves late in the season. The most successful planted areas on campus include the pine hillside which is iconic to the campus, and the treed lawns associated with Gemmell Park and the part of the lawn between the library and Davis Hall. The overhead canopy provides shade and scale while allowing for views beneath the campus. In contrast, many areas have no tree cover at all and could benefit from this same treatment, particularly at the edges of spaces.

The least successful plantings are many of the planting beds and foundation plantings which are too sparsely planted and result in a collection of individual shrubs as opposed to a bold shrub mass. These areas provide little visual impact for the amount of maintenance involved. In addition, the University has been doing an excellent job of keeping trees limbed up to capture open sight lines. This same practice is utilized on many of the larger shrubs and smaller trees which is less effective and requires a significant amount of maintenance. As noted above, the campus also includes numerous specimen trees with unique forms. The most successful use of these is when they are appropriate to the location such as the upright oaks planted closely together on the north side of Carlson Library, near the clock tower. Similarly, the grouping of white birch near the intersection of Main Street and 9th Avenue create an effective focal point. Less successful are the weeping cherries planted in a row in the open space between the library and Davis Hall. These trees have such a unique form and call such attention to themselves that they work better as a single specimen in a more intimate courtyard setting, vs. the middle of an open lawn.

Opportunities: The University has a strong history of good maintenance practices and a rich variety of plant material on the campus. As the campus continues to evolve, there is an opportunity to expand and showcase the collection with more varieties of plant material, but unified by a few common species to be used throughout the campus. There is also the opportunity to reduce in size some of the plant beds or increase the plantings to encourage shrub masses rather than individual shrubs.

Interest has been expressed in developing an arboretum on the campus, which is an excellent way to showcase campus plants, reinforce related curriculums and create an attraction for both the University and the community. As this concept is explored, it will be important to understand the type of arboretum that is appropriate for the Clarion campus and how it can be implemented incrementally.

Public Art: Public art can be found throughout the campus in the form of sculpture. Notable examples are located near Tippin Gymnasium, the Student Recreation Center, Egbert Hall and atop Clarion Hill. A placeholder has been established near the science building to accommodate additional sculpture. In addition to sculpture, rock is used within many of the planting beds in a sculptural manner.

Analysis: The sculpture that exists is quite impressive and is well located to maximize its impact. The University should continue to locate sculpture throughout the campus; however, the emphasis should be placed on locating it in areas where people have an opportunity to engage with it on a regular basis. The placeholder near the STC building is set off the main paths in a way that requires an extra effort to get close to it. It might be more effective to locate it closer to the main traffic flow.

B

CAMPUS LANDSCAPE

Opportunities: As additional sculpture is added to the campus, attention should be given to continuing to integrate it with the landscape. The sculpture at the top of Clarion Hilltop is quite effective as it sits upon the horizon from many vantage points and accentuates the hillside. Similarly, the use of rock is effective in highlighting the topography and being integrated with the plantings. In addition, consideration might be given to incorporating other forms of public art such as murals (2 dimensional or 3 dimensional) on blank walls and art incorporated into the paving pattern in special focal areas.

Wall Elements: The campus includes a variety of wall elements, both freestanding and retaining. The most notable are the historic gates at Wood Street and 8th Avenue, which are comprised of sandstone. Other walls include several types of split face block and brick. The brick walls are generally associated with a building such as the screen walls outside of the science center, the site walls associated with the clock tower and the walls associated with Eagle Commons.

Analysis: The sandstone piers at the main gates establish a strong sense of tradition for the campus. Similarly, many of the brick walls have been effective in extending the architecture of the adjacent buildings into the landscape.

Opportunities: As the campus evolves, there is an opportunity adopt a standard for wall elements to better utilize the campus. Sandstone may be designated for the historic area of the campus while brick could be adopted for other areas.

Fences and Railings: The campus also includes a variety of fence and railing details. The most notable fence is the black ornamental fence around the perimeter of Lot 7 at the historic campus entrance. Fences also include silver chain link fence adjacent to Ballentine Hall, green chain link fence adjacent to Main Street and solid beige plastic fencing surrounding some of the dumpster enclosures. Blue concrete bollards with yellow/gold chains are also used at Clarion Hilltop as a post and chain element. Railing styles are quite varied on campus and generally relate to the adjacent building. They include black, silver, stainless, beige and blue metal railings and wood railings along some of the staircases.

Analysis: As with site furnishings, the variety of fences and railings on campus detracts from a unified campus. Black railings and fences are the most effective as they relate to other predominant site furnishing colors and the color of the light posts. In addition, they visually recede in the landscape. Beige railings and fences are least effective as they appear to be washed out, particularly in the winter months. Blue railings and bollards attract a lot of attention to themselves and are less classic than the black. While there may be a desire to capture the school colors through the use of blue, it might be more effective to utilize banners to reflect these colors rather than site furnishings. Wood railings are out of character with the campus; however, they are effective in more naturalized areas such as the pine slope.

Opportunities: As with site furnishings, there is an opportunity to establish a campus standard, at least through color, to better unify the campus. In some instances, it would be appropriate to deviate from the standard when the railings are so closely related to and integrated with an adjacent building.

Mechanical Equipment and Service Areas: Many of the mechanical and service areas are screened with screen walls and, where mechanical equipment is freestanding, it is painted dark green.

Analysis: The University has been doing a good job in trying to minimize the visual impact of service areas and mechanical equipment. The most effective treatments are those areas where the screening is integrated with the architectural design of the adjacent building, using the same materials. A good example of this is the service area for the science building. The dark green color is an effective color for freestanding equipment. The black mesh fence screen adjacent to the chillers on the east side of Harvey Hall are fairly effective especially when viewed from below against the backdrop of evergreen trees, however, the fence is too low and should be taller to screen the full height of the equipment.

Opportunities: As the campus continues to evolve, mechanical and service areas should continue to be integrated into the architectural design. Where freestanding equipment is required, it may be screened with plant material; however, it is important that the landscape screening be integrated into the overall landscape design. In some instances, a piece of mechanical equipment painted dark green is more appropriate than calling a lot of attention to the equipment with landscape that appears disconnected and out of place. The chillers adjacent to Harvey Hall for example could be enhanced with some shade tree planting nearby. While they would not screen the equipment, they would help soften their impact. A dense shrub planting and full screen is not necessarily required here.

CONCLUSIONS

Based upon the above analysis of existing landscape conditions, there are several key conclusions that should be considered for the campus.

1. The topography associated with the campus presents both opportunities and challenges for a better-functioning campus environment. The landscape can be used to accentuate the positive qualities of the topography and mitigate the negative qualities by making the pedestrian experience more pleasant. In many areas, there is a strong sense of the horizon which can be accentuated.
2. As the campus evolves, there should be more attention to investing in tree canopy coverage and less on planting and maintaining shrub beds. Focus should be given, however, to creating some modestly-sized and densely planted shrub/flower beds in key locations.
3. Continue to focus on utilizing plants with seasonal interest and increasing the overall variety of plant species. However, use an abundance of a few plant species to tie the campus together and create backdrops or a context for more unique specimens.
4. The University should adopt a standard family of materials and furnishings and utilize throughout the campus except for very unique circumstances where a different standard is warranted, such as an alumni garden.
5. There is nothing wrong with concrete as long as it is properly installed and scored well. There is not a need to spend a lot of money on high end paving materials and patterns, particularly those that have a record of degradation that reflects negatively on the campus image.
6. Physical and visual connections to the surrounding natural areas are important, and bringing the natural areas, physically or symbolically, in to the campus is critical. Landscape should be used to frame (not block) important vistas and direct views.
7. The idea of establishing an arboretum is an excellent idea. As this option is explored, the following questions should be addressed:
 - a. Why is an arboretum desired? For what purpose (study, community resource, attraction, other)?
 - b. How does it fit into the curriculum so it is not developed in a vacuum?
 - c. How is it best incorporated into the overall campus landscape?
 - d. Is there desire for outreach to alumni and the community to establish memorial plantings or groves?
 - e. Is there a desire to emphasize native plant materials or include ornamentals as well?
8. Outdoor spaces and significant landscapes should be named to elevate their importance (for example, "Memorial Grove", "Maple Alee", "The Lawn", etc.)



Abbreviated Schematic Design & Criteria

The following recommendations and approaches are intended to assist with the development of a signage program that uniquely expresses the operational and branding needs of the University.

Some of the key components to consider:

- It is understood that the two locations of Clarion University are to be treated similarly and the current differentiation will no longer hold in the new branding or ultimately in the signage program.
- Technology based education and forward thinking policies are integral to the future success of Clarion University and are to be expressed visually.
- Find opportunities to always express the brand intent of pride, influence and inspiration.
- User groups include the greater community; on, multi and off-campus students, staff and economic development partners.
- All communication touch points should be considered equally: signage, websites and marketing collateral, to ensure that the messages delivered are on brand and relevant.
- Respect is to be shown towards the landscape.
- Signs are to be easily maintained and cost effective to produce.

Recommended Sign Type Family

Exterior/Identification:

- Campus Identification
- University/College Branding
- Building Identification, Freestanding
- Building/Entrance Identification, Building Mounted
- Parking Lot Identification/Prohibitive
- Bike Lot Identification
- Bus Stop Identification/Kiosk
- Arboretum: Tree Identification/Interpretative
- Regulatory Information

Exterior/Wayfinding:

- Vehicular Directional
- Pedestrian Kiosk
- Pedestrian Directional

Interior/Identification:

- Building Identification
- Department Identification
- University/College Branding
- Special Area Identification
- Room & Door Identification
- Toilet Identification

Interior/Wayfinding:

- Building Directory
- Floor Directory
- Directionals

Interior/Regulatory:

- Distraction Markers
- Fire Stair
- Elevator Egress

General Recommendations:

- Create a more modern, clean, contemporary graphic aesthetic for the signage program, not harken back to a historic or traditional design. The intent is to add an unique visual element to the varied architectural vocabulary present on both campuses that speaks to the brand mission and can insert itself without being offensive to its physical surroundings.
- Use the signage program (and other visuals including web and collateral) to promote the goals, ideals and aspirations of the University. This can be accomplished by expanding the messaging to include timeless facts, encouragements and accomplishments.
- Combine visually the student experience, regardless if a resident, commuter or on-line student, as a single Clarion experience.
- Employ a color coding program to distinguish Colleges within the University. This will allow for the totality of the University to be paramount in the visual look and feel, but acknowledge the differences and legacy of Venango and promote the other Colleges as well.
- Celebrate donors and corporate contributors visually on campus. Illustrate to students the connections that Clarion University has in the region and in specific areas of experience. Use these partners as a method to inspire students, alumni and other corporations to become more involved in the Clarion community. (*Signage as a development tool.*)
- Consider applying zoning names to segments of each campus to minimize named directionals. The creation of districts, whether academic, residential, athletic or activity centric can allow for additional branding opportunities as they respond to differing audiences.
- Ensure that all means of navigational communication are aligned, whether via google maps (and others), GPS, internal app or websites: University, College, Department, etc. and static signage.
- Create a comprehensive messaging approach that standardizes all nomenclature, room numbering and icon usage. In regards to wayfinding directionals, it is best to keep the total number of directions to four steps. This can be accomplished by creating zones or areas from which people are sub-directed; for example: building name, floor, corridor, room.

The following defines differences based on each sign type's needs and applications. This is not about design, but about establishing the appropriate criteria in order to create a comprehensive and holistic signage program that is effective, minimal and infuses the overall campus with greater brand awareness.

Exterior Identification

Identification and definition of entrances are key to the success of a wayfinding program, as are the "you have made it" markers.

Campus Identification

To identify the entrances of the campus, establish a sense of arrival and in many instances a focal point of pride.

Typical messaging:

- Clarion University
- Clarion University, Venango College

Suggestions:

Entrances need to be better celebrated and defined.

Combine supplemental branding, such as banners, with static and digital signage at key entrance points, with a diffused application to expand along the campus edge.

University/College Branding

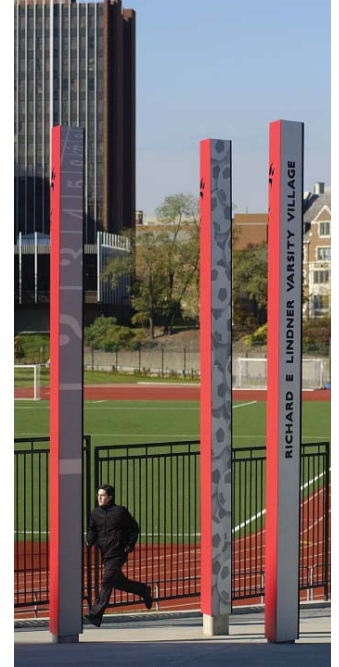
To be used as long or short term supplemental identification as well as providing a variety of branded experiences for events or programs. These elements can be used in conjunction with building identification for department and college identification and allow for additional promotional exposure, announcements.

Typical messaging:

- Courageous, Confident, Clarion

Suggestions:

Make the most of branded opportunities whether static or digital, throughout both campuses to inspire students and illustrate community connectivity. Highlight brand attributes of pride, innovation, engagement and potential. Create visual focal points for promotional opportunities, whether for student instagram photos or press reporting back drops. Consider impacting pavement, wall/window surfaces, banners, light gobos and/or digital projections.



C SIGNAGE AND WAYFINDING

Building Identification: Freestanding/Building Mounted
Signage will be located in proximity to the buildings entrances and to contain building name, entrance designation, Primary Occupant Listing and/or Donor Recognition.

Typical messaging:

- Alumni Association: Foundation and Development Offices

Suggestions:

Entrance identification should be readily recognizable, friendlier and provide more information regarding interior uses without being overwhelming.

Parking Lot Identification/Prohibitive

Signs to be located at the entrances to parking lots, indicating a sense of arrival. When appropriate, signs are to be related to occupancy uses and indicating limitations.

Typical messaging:

- Lot 9, Employee Permit Required

Suggestions:

Signage should be scaled for vehicular recognition and should be connected to the visual of the vehicular wayfinding approach. All prohibitives should be more legible and reworded to be easily understood. (If more language is mandated to be on signs, can it be relocated to the University website or be located elsewhere?)

Bike Lot Identification

Signs to be located at the entrances to bike parking lots, indicating a sense of arrival.

Typical messaging:

- Ralston Bike Lot

Suggestions:

Celebrate the use of bikes and treat bike lots similarly to vehicular lots. This is an opportunity to provide information on Clarion's green initiative.



Bus Stop Identification/Kiosk

Kiosks to be located along bus routes at designated spots and waiting areas. They will display information pertinent to the bus rider including a transit map, timetables, and regulatory messaging.

Suggestions:

Provide better identification for bus stops and information on bus operations.

Arboretum: Tree Identification/Interpretative

Based on the Master Plan’s recommendation to expand the tree cover deeper onto both campuses, provide information on tree species and ecological benefits.

Suggestions:

Provide content that celebrates this ecological initiative with sign armatures that do not impact nor harm trees and are positioned in a manner that will not transform the general landscaping maintenance approach.

Regulatory Information

Except for standard DOT signs, such as stop and yield signs, all new proposed regulatory signs are to be intended to be positive in nature (the word “no” to be excluded).

Typical message:

- Be mindful of bicycles
- Student Crossing

Suggestions:

Ensure that all messaging is Clarion-friendly and not omnipresent on campus. Provide all regulatory information on the University’s website and pedestrian kiosks to minimize the “lollipop” sign appearance on the physical campus.



C SIGNAGE AND WAYFINDING

Exterior Wayfinding

The proposed wayfinding approach for Clarion University is broken into groups, based on the transportation method used: vehicular, public transport and pedestrian. We envision these groups will relate to each other, but directed at a particular user. Graphics directed at vehicles require a different scale and requirements than those directed at pedestrians and each contain specific intended messaging. The ultimate goal of the pedestrian wayfinding will help students, staff and visitors self-navigate around the central academic and residential cores.

Vehicular Directionals

Directional signs will be at key intersections alongside primary roadways to direct drivers efficiently from point A to point B, typically to a specific parking lot. Designs will be in accordance with the MUTCD for viewing at designated speed limits; typically a minimum cap height of three inches.

Typical messaging:

> Admissions

Suggestions:

Ensure that mapping software and the University website is current with the most direct directionals to key campus locations and associated parking lots. Focus on getting drivers out of their cars at the closest available parking lot to their intended destination. Keep directionals to a minimum, zone or group segments of the campus if needed. Group destinations according to arrow direction nearest to furthest.



Pedestrian Kiosk

Directional kiosks will be provided at key locations on pedestrian walkways. Using campus and smaller district plans, it will aid in directing foot traffic from zone to zone and building to building, indicating walking time ranges within a 5–30 minute radius. It will also show parking lots, buildings, services and areas of interest. Regulatory messaging will also be included.

Suggestions:

Kiosks are to become a highly recognizable, visual focal point of the pedestrian wayfinding experience. They can present a variety of content opportunities and be tailored to the zone in which they are located.

Pedestrian Directionals

The secondary directional signage will be used as “breadcrumbs” for the primary kiosk. Messaging will be repeated at decision points.

Typical messaging:

- ∧ Admissions
- Eagle Commons
- > Carlson Library

Suggestions:

Unlike vehicular directionals, which are larger scaled and are to be viewed while in motion, pedestrian directionals can be positioned in the landscape as punctuation highlighting routes, acting as breadcrumbs towards the desired destination.



C SIGNAGE AND WAYFINDING

Interior Identification

The interior signage experience should be a visual continuation of the character of the exterior program. As each building has a different appearance, the signage needs to be neutral enough to blend in and be equally as functional.

Building Identification

The final "breadcrumb" and verification of arrival at each building lobby.

Typical messaging:

- Tippin Gym Natatorium



Suggestions:

Acts as a reminder of building identify. Can be teamed with directory or directionals dependent on location.

Department Identification

The final "breadcrumb" and verification of arrival at entrances to departments.

Typical messaging:

- Department of Sociology

Suggestions:

Entrances need to be better defined within corridors. Allow for supplemental content, such as paper posting areas, professor office hour listings and major/minor requirements.



University/College Branding

To be used as long or short term supplemental identification as well as provide a variety of branded experiences for events or programs. These elements can be used in conjunction with building identification for department and college identification and allow for additional promotional exposure, announcements.

Typical messaging:

- Courageous, Confident, Clarion

Suggestions:

Building interiors provide many opportunities to showcase a brand and visual attributes that are associated with the brand and sub-brands. Almost any surface can be impacted, walls, windows, floors, ceilings, via applied and/or projected. Graphics and content can be developed according to location, for example, athletics being different in intent than a residential or academic space. Applications can be long term or temporary based on overall needs.



Special Area Identification

The most important areas within a semi-public structure are circulation entrances, toilets and services. By improving the recognition of these spaces, one eliminates many of the questions asked by users and also promotes a better sense of place.

Typical messaging:

- Elevators/Stairs
- Toilets

Suggestions:

The personality of the graphic application can be uniquely expressed in these components as there are minimal defining code requirements. With long corridors, flag mounted applications tend to be more visual, icons more legible.



C SIGNAGE AND WAYFINDING

Room & Door Identification

Complying with the recent version of the Americans with Disabilities Act, all operable rooms are to receive signs adjacent to the non-swing door jamb with tactile lettering and Grade 2 Braille defining the primary identifier of the room, whether room number or descriptor. Signs may include integrated insert holder for occupant name or room schedule.

Typical messaging:

- Elevators/Stairs
- Toilets

Suggestions:

Graphic to be part of the comprehensive program. Use a neutral colored background to work uniformly across all building styles.



Toilet Identification

Complying with the recent version of the Americans with Disabilities Act, all toilet room signs are to be placed adjacent to the non swing door jamb with tactile lettering and Grade 2 Braille with corresponding gender icon. If toilet is not physically accessible, sign is to incorporate directional towards nearest compliant room. If any room within the building is not physically compliant, those rooms that are will require the international symbol of accessibility.

Typical messaging:

- Women

Suggestions:

Graphic to be part of the comprehensive program. Use a neutral colored background to work uniformly across all building styles.



Interior Wayfinding

Wayfinding should be a visual continuation of the exterior program. Wayfinding is to empower the visitor with tools, maps and directionals to self navigate.

Building/Floor Directories

Building directories, with associated maps, should be in all entrances of all buildings. The directories are intended to show in a single glance where vertical circulation, toilets, services and departments reside within the structure.

Suggestions:

Graphic to be part of the comprehensive program. Use a neutral colored background to work uniformly across all building styles. Provide a snap shot of the building plan with key areas: circulation, toilets, departments indicated. Use integrated inserts to hold changeable content, such as individual offices.

Directionals

These are navigational “breadcrumbs” that assist the user with finding their way throughout the facility. Each direction, left, right, ahead, are to be individual units or grouped together when needed. This creates a circulation program that uses visual decision focal points for destination points such as departments, the cafeteria, and toilets.

Typical messaging:

- > Toilets (Icon)
- > Cafeteria (Icon)

Suggestions:

Keep the level of directional messaging to a minimal, focusing on zoning and immediate next decision points. Use icons where available and understood. Graphic to be part of the comprehensive program. Use a neutral colored background to work uniformly across all building styles.



C SIGNAGE AND WAYFINDING

Interior Regulatory

Distraction Markers

Any large expanse of glass without distraction is subject to being misunderstood as an open area. In order to prevent individuals from walking into these glass panels, a graphic is applied to certain regions, at eye and foot levels to visually alert that is not an opening.

Suggestions:

Use this opportunity to express a brand symbol, pattern or architectural element on glass surface.

Fire Stair

Identification of fire stair and associated re-entry information.

Suggestions:

Graphic to be part of the comprehensive program. Use a neutral colored background to work uniformly across all building styles.

Elevator Egress

Identification of elevator bank/cabs with usage information based on emergency situations. In some cases, egress maps are integrated to illustrate closest means of egress out of the building.

Suggestions:

Graphic to be part of the comprehensive program. Use a neutral colored background to work uniformly across all building styles.



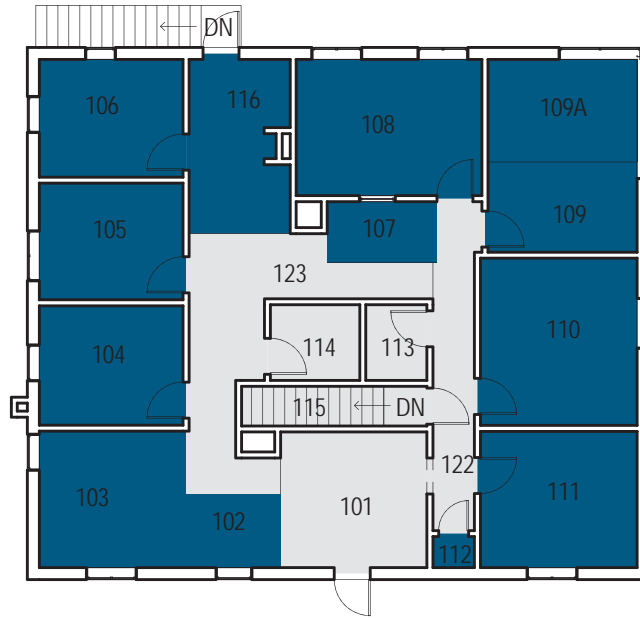


BUILDINGS LAYOUTS AND ASSESSMENT **D**

D BUILDINGS LAYOUTS AND ASSESSMENT

Admissions Building Building Use by Function

- Classroom ●
- Class Lab ●
- Office ●
- Study ●
- Special Use ●
- General Use ●
- Support ●
- Health Care ●
- Residential ●
- Non-Assignable ●
- Unused ●



GROUND LEVEL

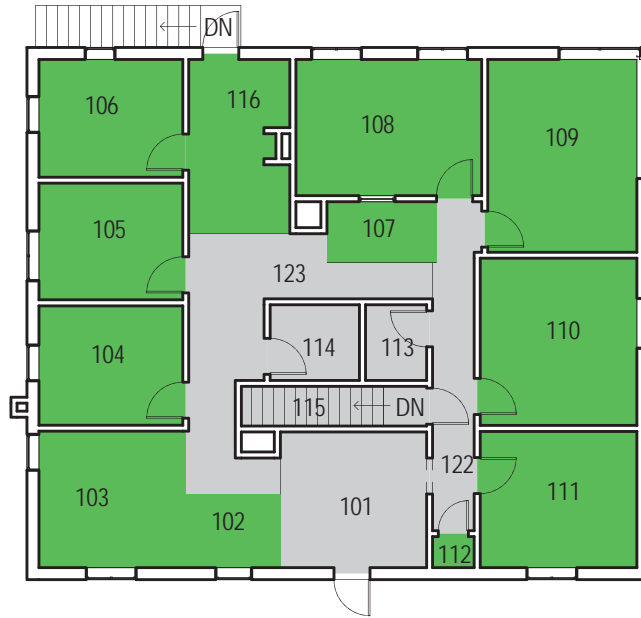


BASEMENT



BUILDINGS LAYOUTS AND ASSESSMENT
ADMISSIONS BUILDING
Departments

D



GROUND LEVEL



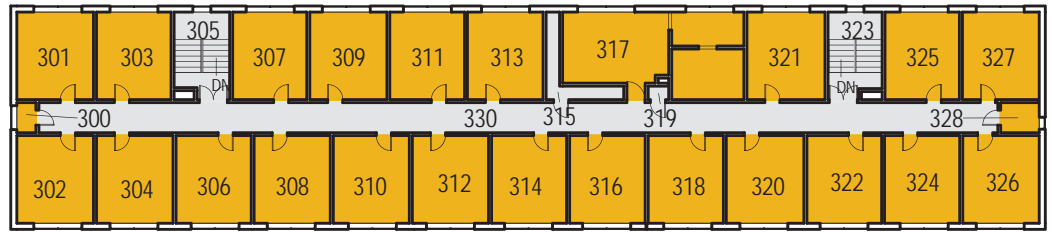
BASEMENT



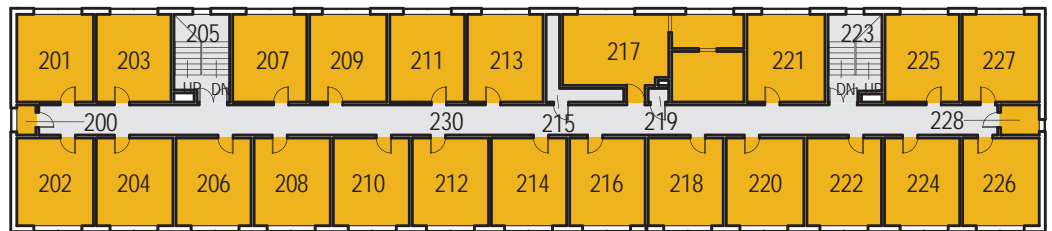
D BUILDINGS LAYOUTS AND ASSESSMENT

Ballentine Hall Building Use by Function

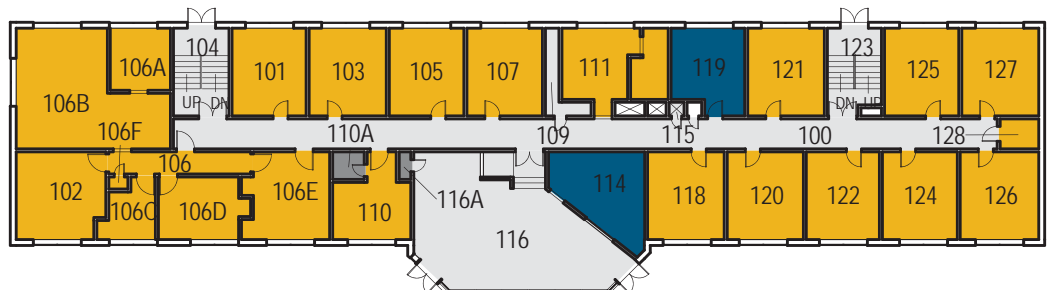
- Classroom ●
- Class Lab ●
- Office ●
- Study ●
- Special Use ●
- General Use ●
- Support ●
- Health Care ●
- Residential ●
- Non-Assignable ●
- Unused ●



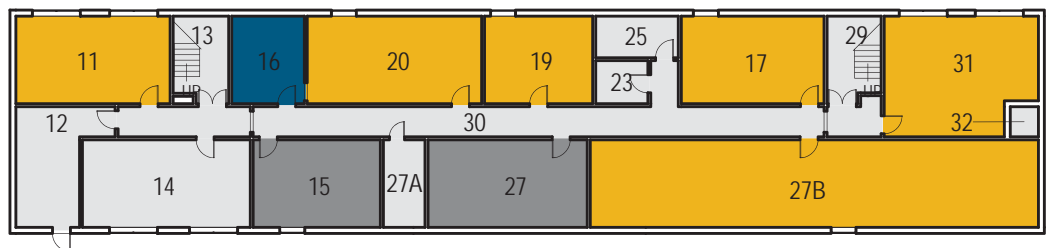
LEVEL 3



LEVEL 2



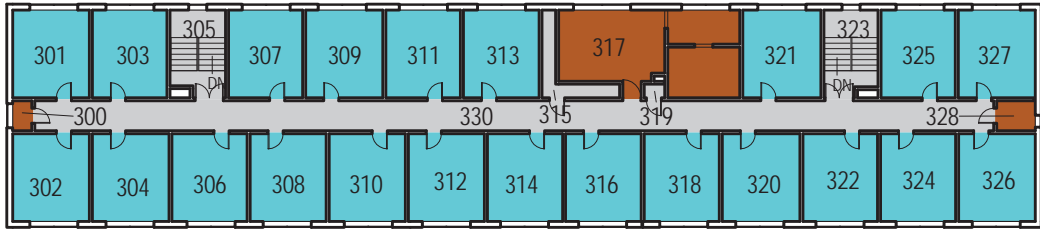
LEVEL 1



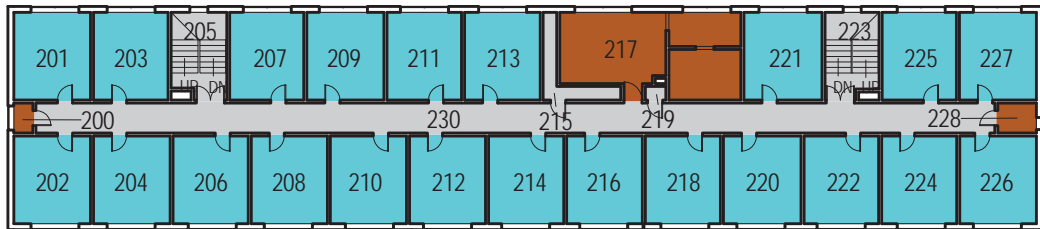
BASEMENT



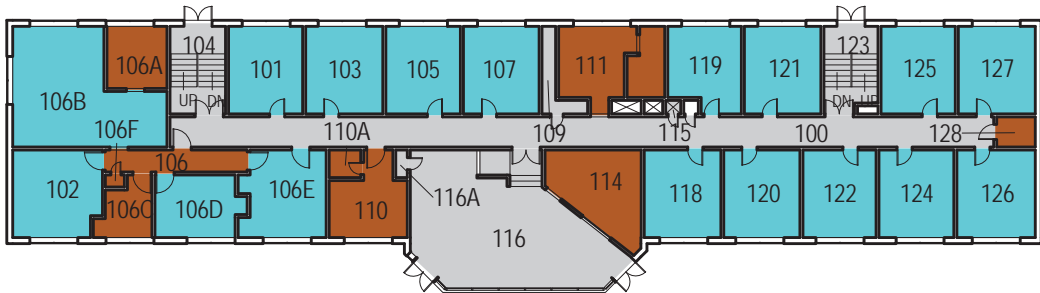
BUILDINGS LAYOUTS AND ASSESSMENT
 Departments
 BALLENTINE HALL



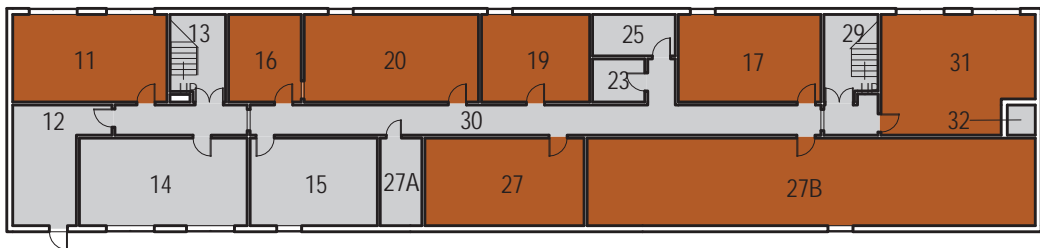
LEVEL 3



LEVEL 2



LEVEL 1



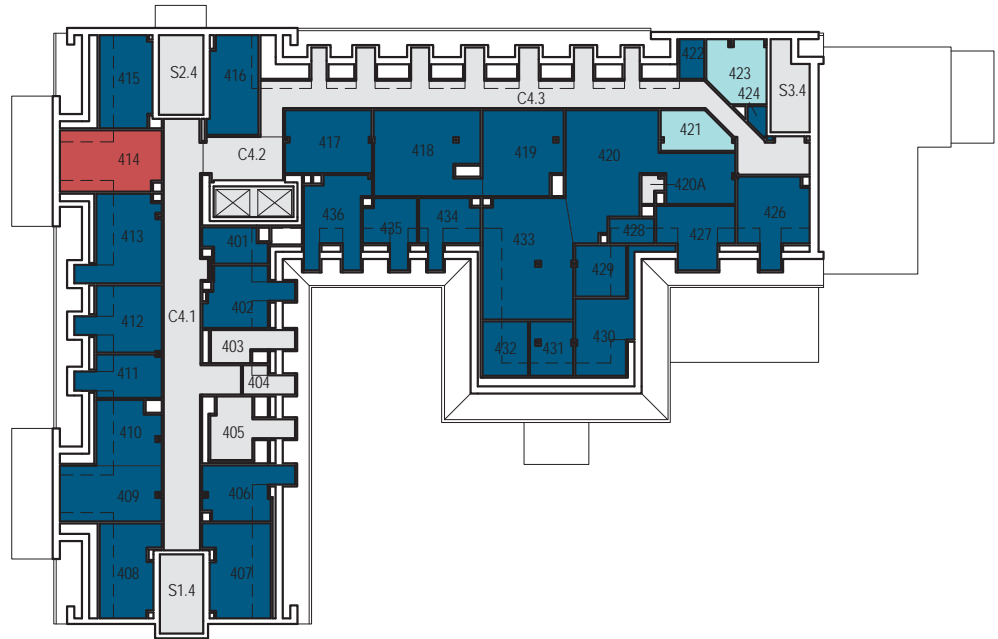
BASEMENT



D BUILDINGS LAYOUTS AND ASSESSMENT

Becht Hall (Renovation) Building Use by Function

- Classroom ●
- Class Lab ●
- Office ●
- Study ●
- Special Use ●
- General Use ●
- Support ●
- Health Care ●
- Residential ●
- Non-Assignable ●
- Unused ●



LEVEL 4

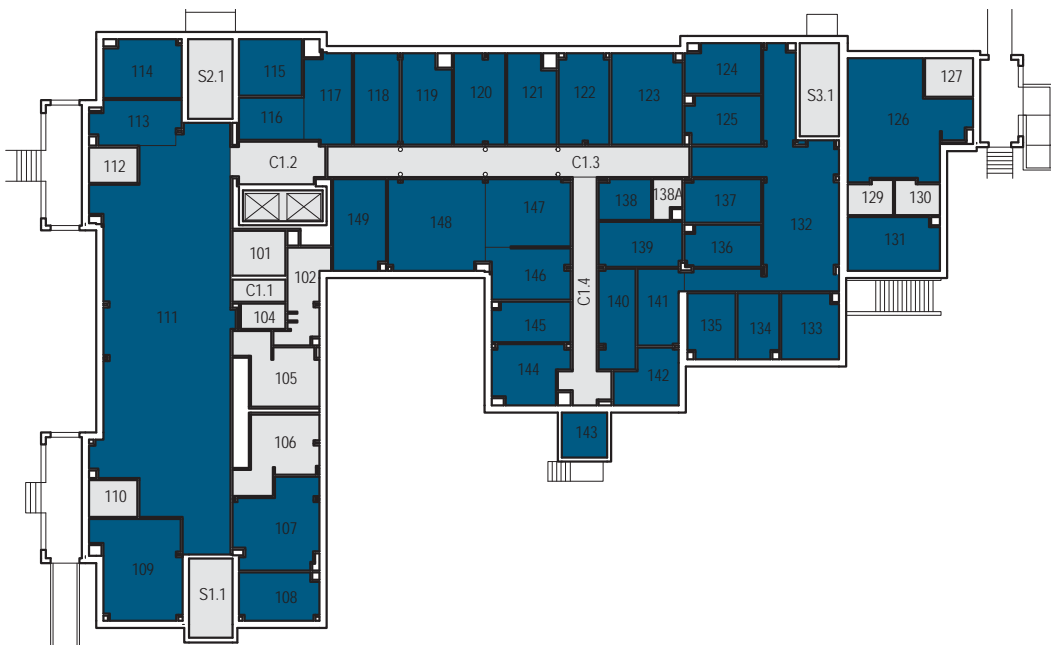


LEVEL 3





LEVEL 2

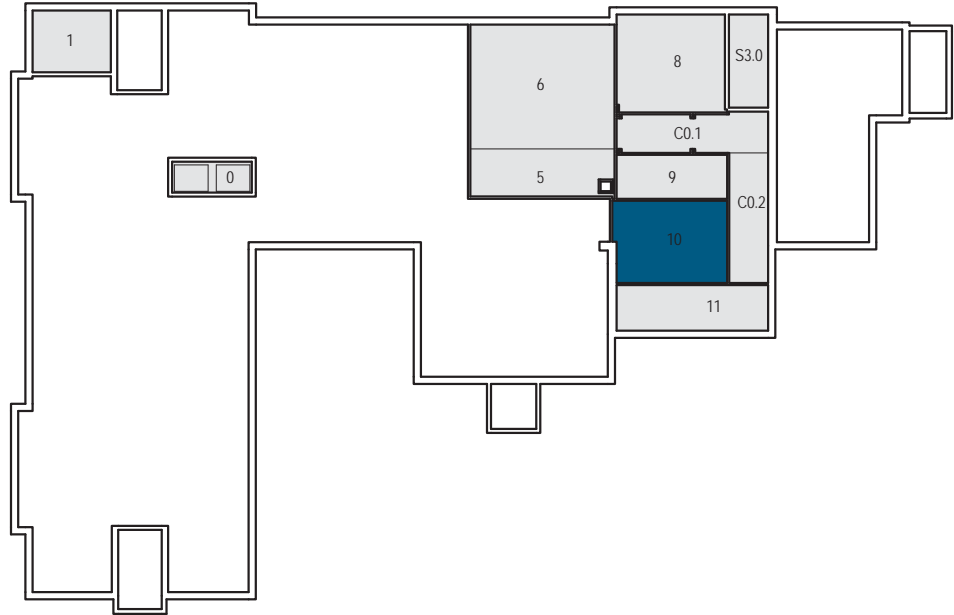


LEVEL 1

D BUILDINGS LAYOUTS AND ASSESSMENT

Becht Hall (Renovation) Building Use by Function

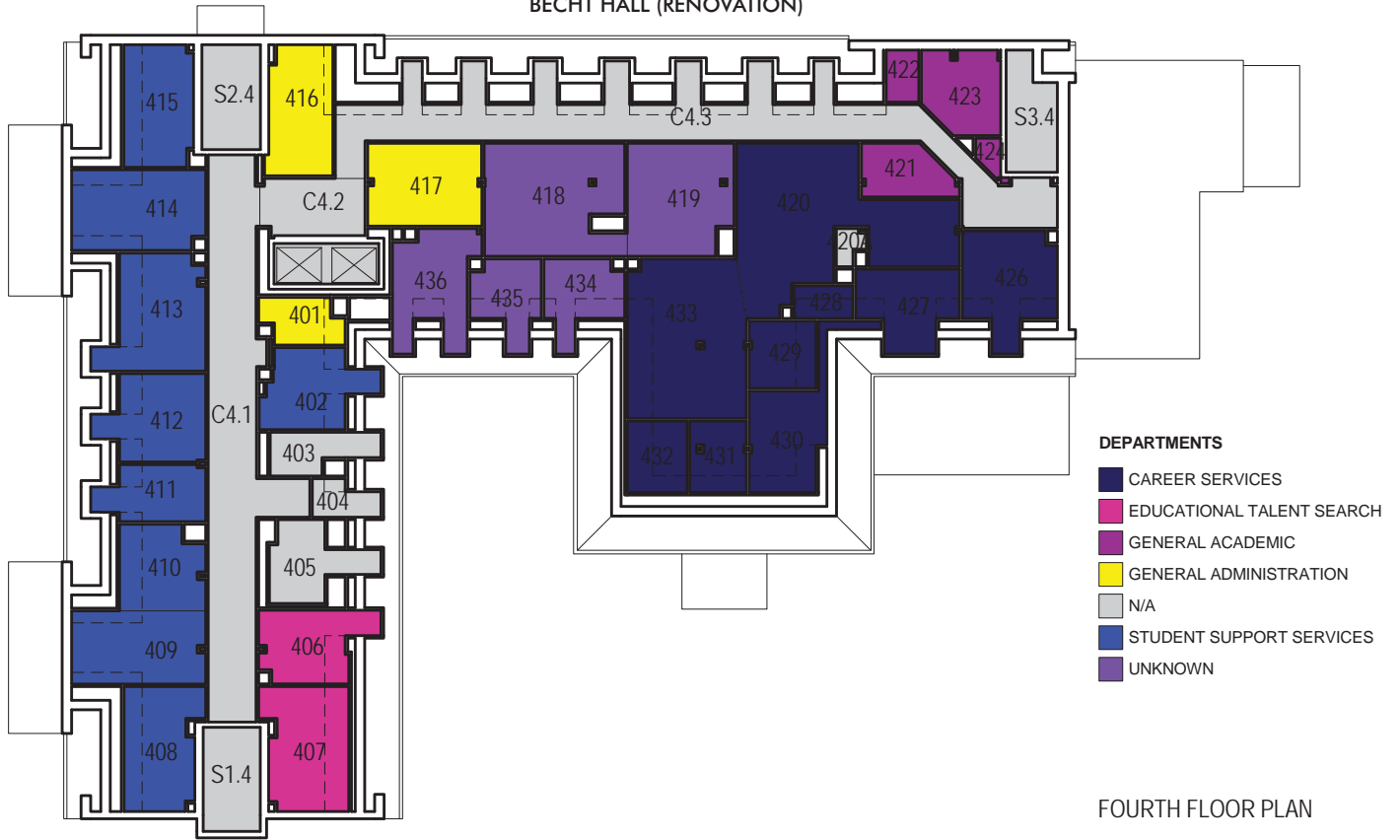
- Classroom ●
- Class Lab ●
- Office ●
- Study ●
- Special Use ●
- General Use ●
- Support ●
- Health Care ●
- Residential ●
- Non-Assignable ●
- Unused ●



BASEMENT

BUILDINGS LAYOUTS AND ASSESSMENT

Departments
 BECHT HALL (RENOVATION)



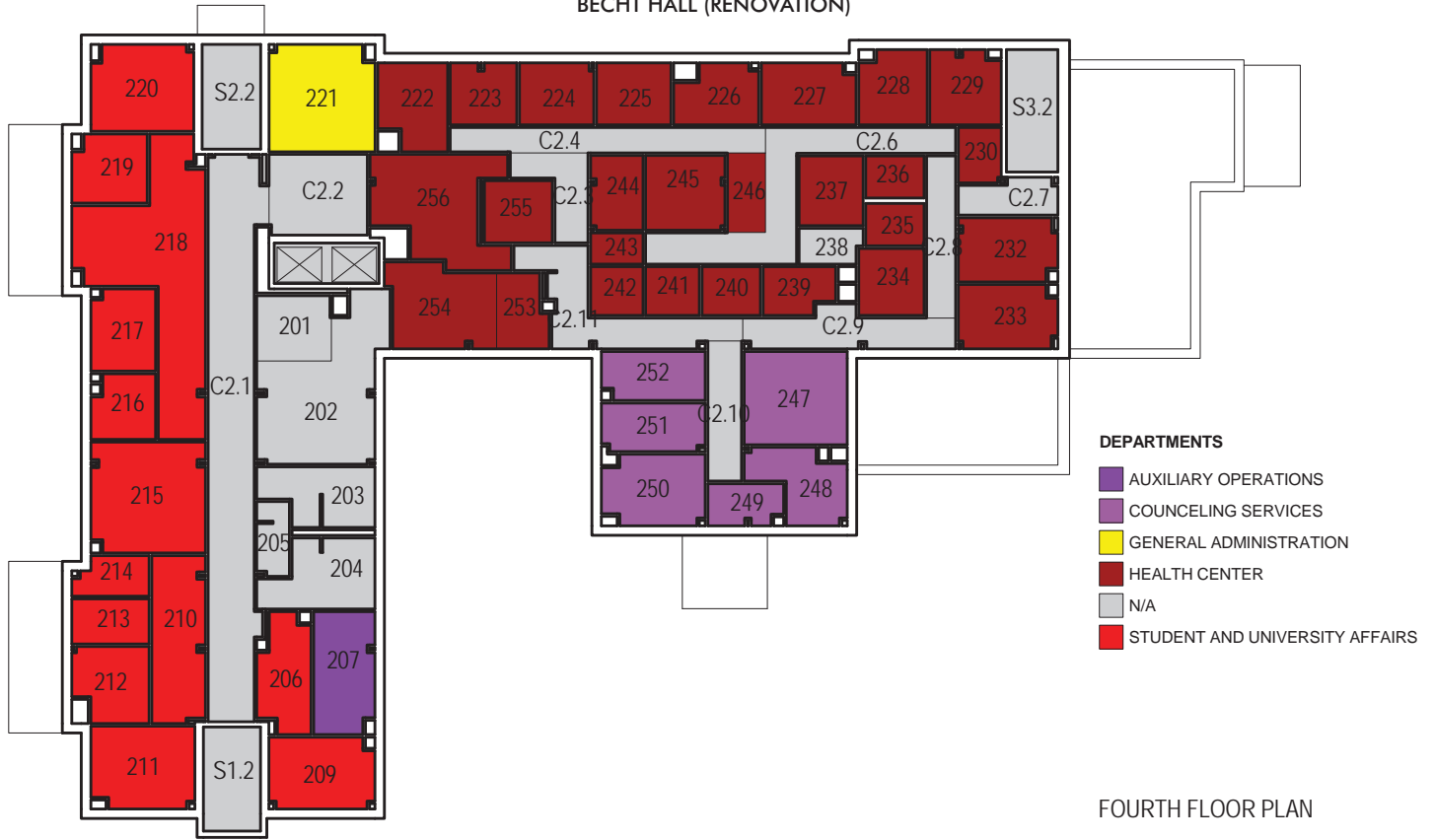
FOURTH FLOOR PLAN



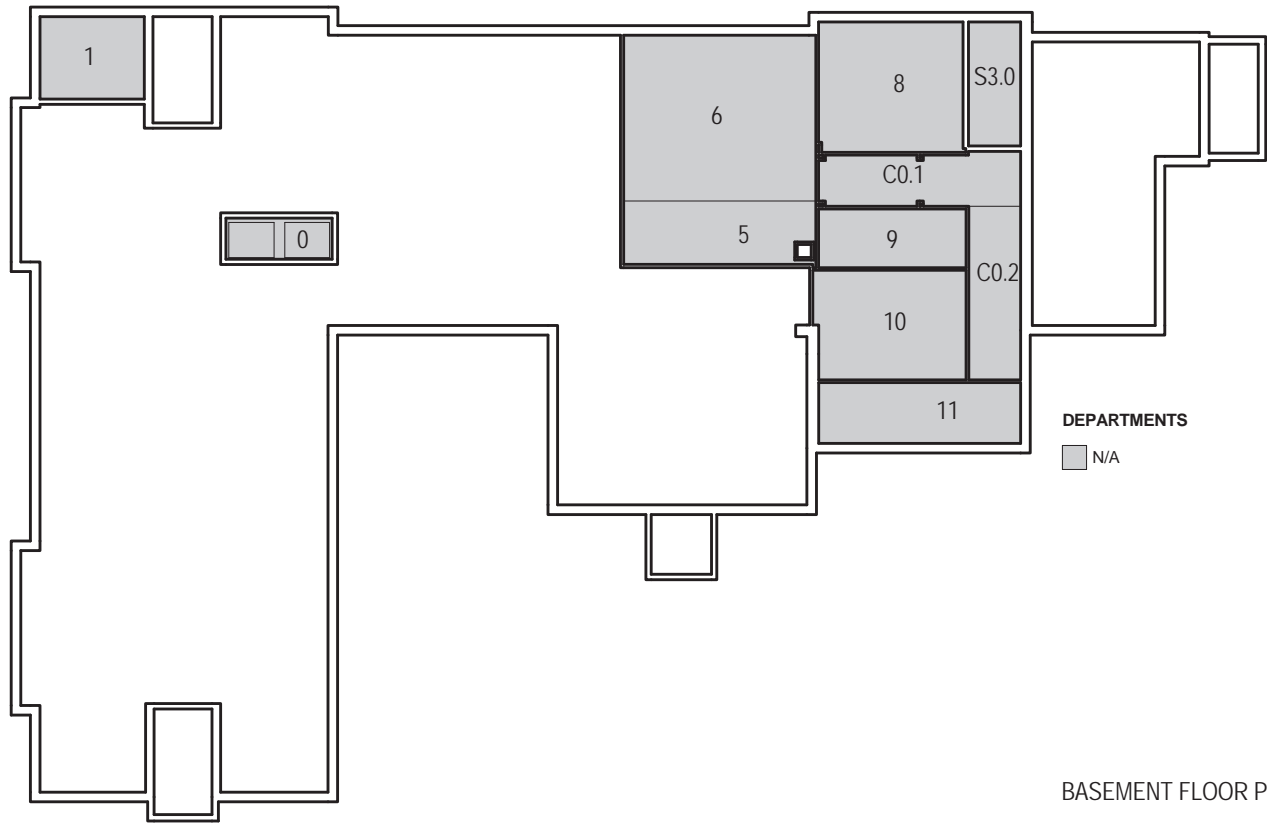
THIRD FLOOR PLAN

D BUILDINGS LAYOUTS AND ASSESSMENT

Functions
BECHT HALL (RENOVATION)



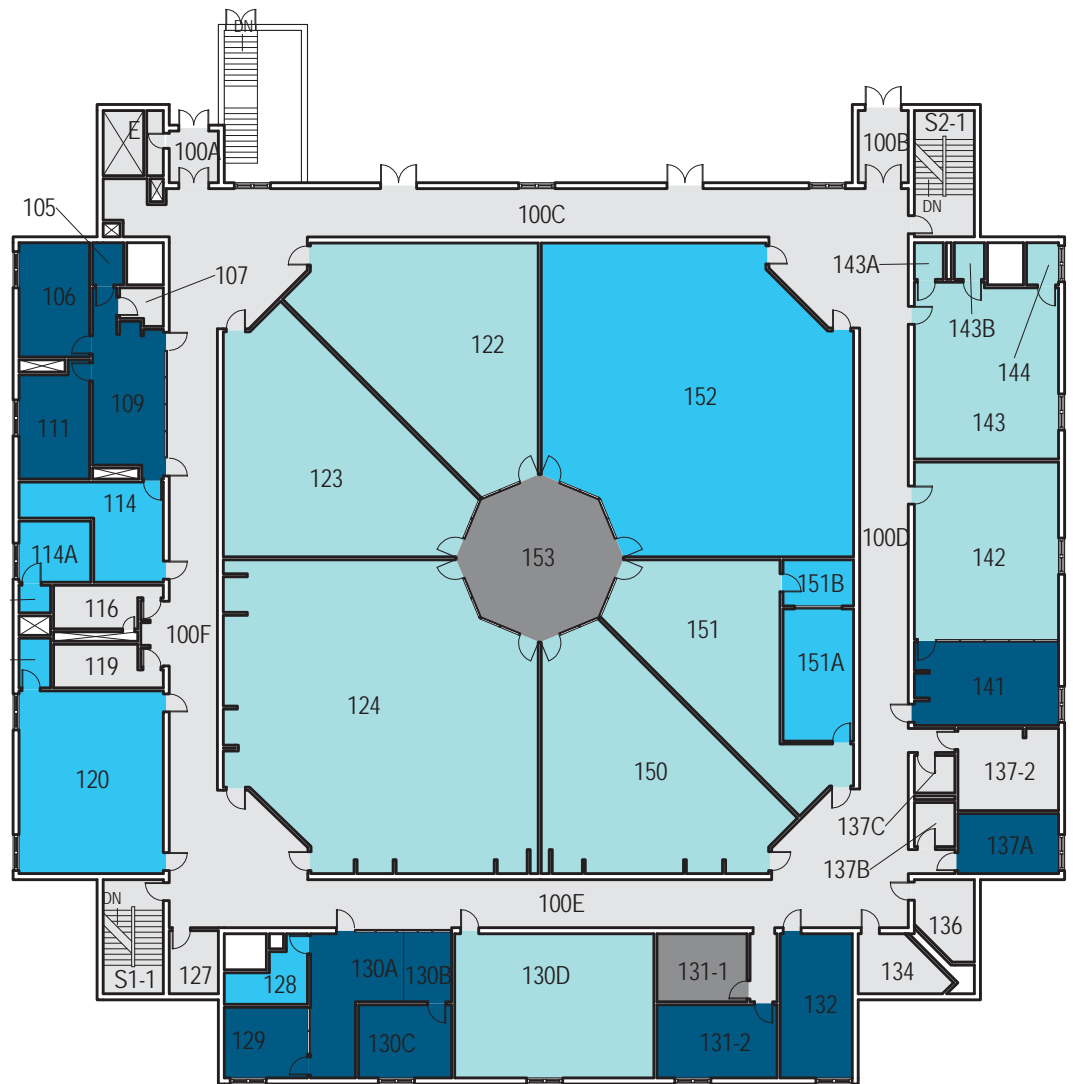
BUILDINGS LAYOUTS AND ASSESSMENT
Departments
BECHT HALL (RENOVATION)



D BUILDINGS LAYOUTS AND ASSESSMENT

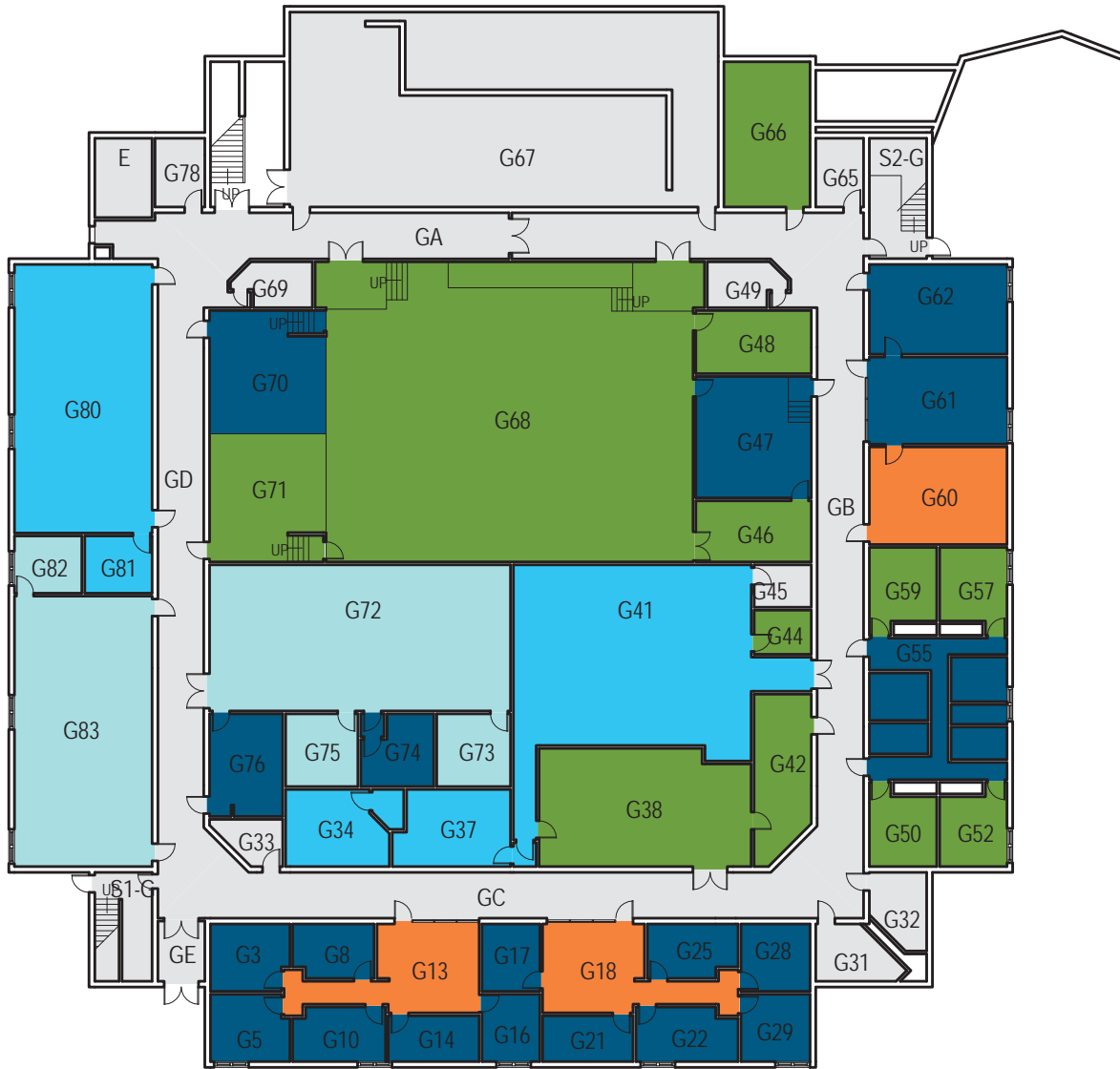
Becker Hall Building Use by Function

- Classroom ●
- Class Lab ●
- Office ●
- Study ●
- Special Use ●
- General Use ●
- Support ●
- Health Care ●
- Residential ●
- Non-Assignable ●
- Unused ●



LEVEL 1





GROUND LEVEL

D BUILDINGS LAYOUTS AND ASSESSMENT

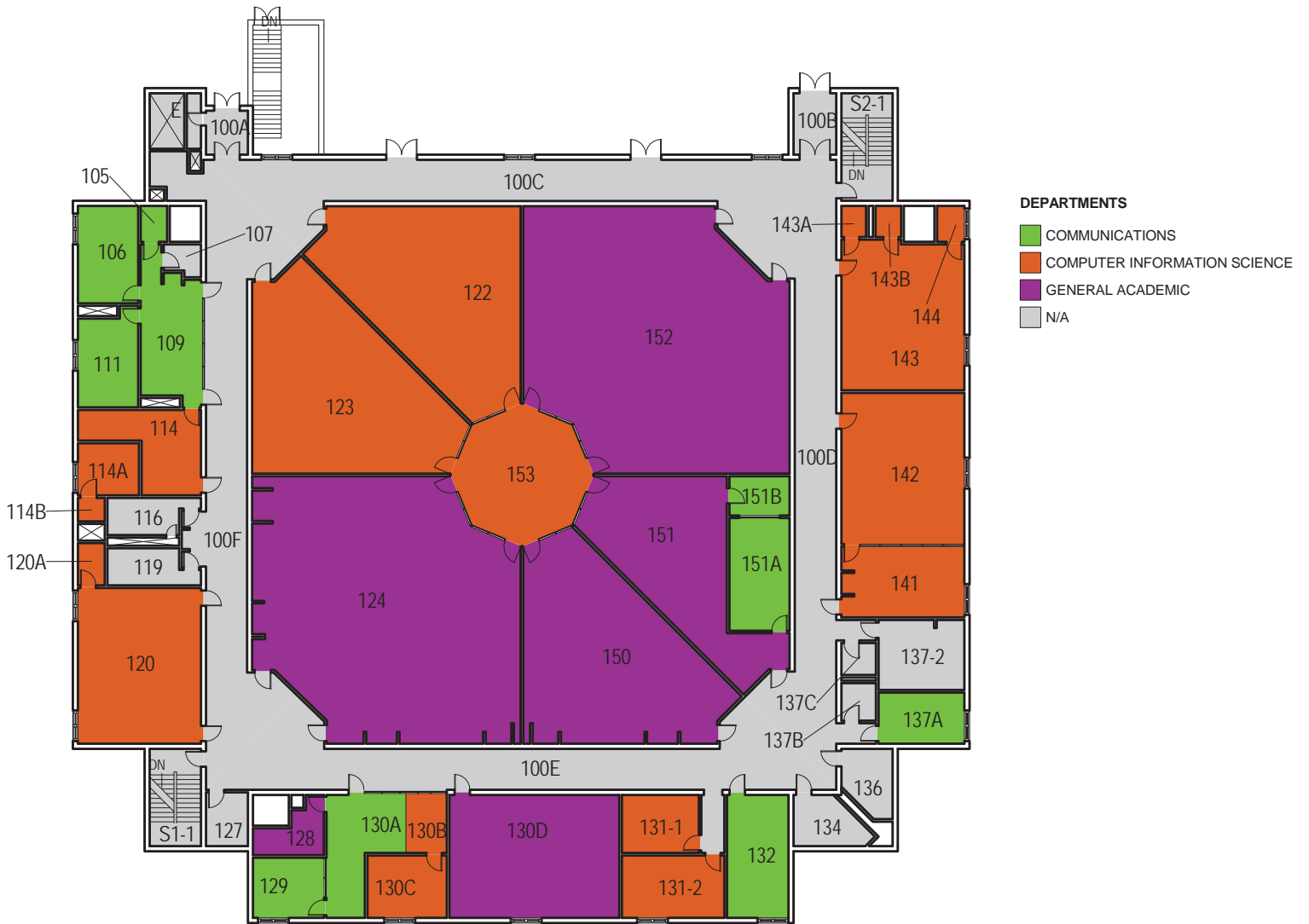
Departments
BECKER HALL



FIRST FLOOR

BUILDINGS LAYOUTS AND ASSESSMENT

Departments
 BECKER HALL

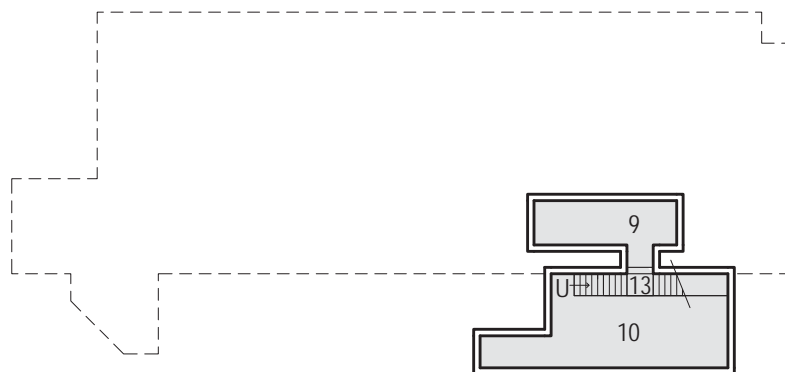
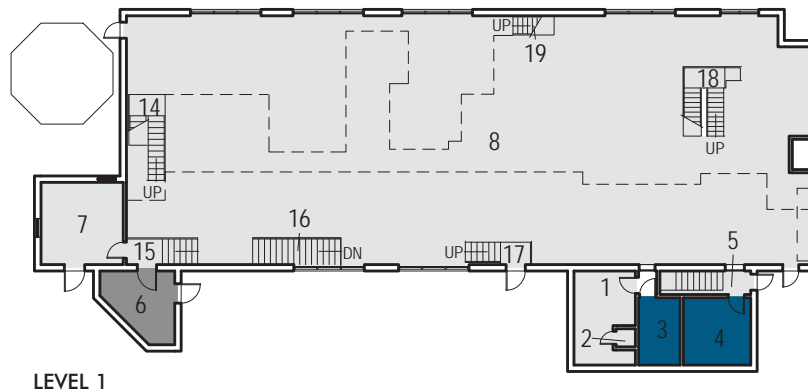
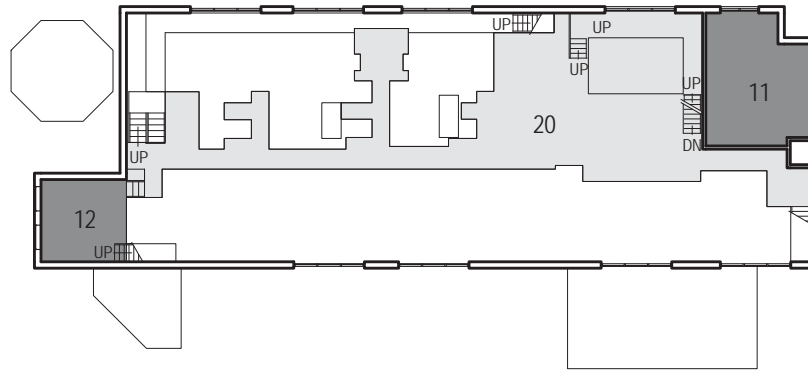


SECOND FLOOR

D BUILDINGS LAYOUTS AND ASSESSMENT

Boiler Plant
Building Use by Function

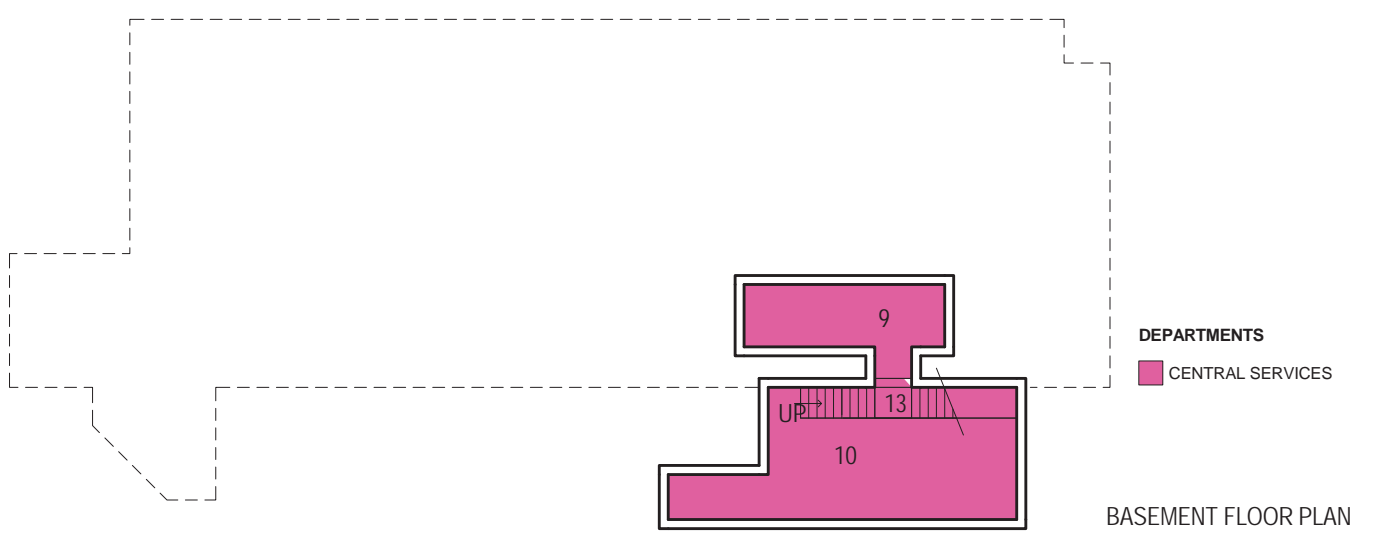
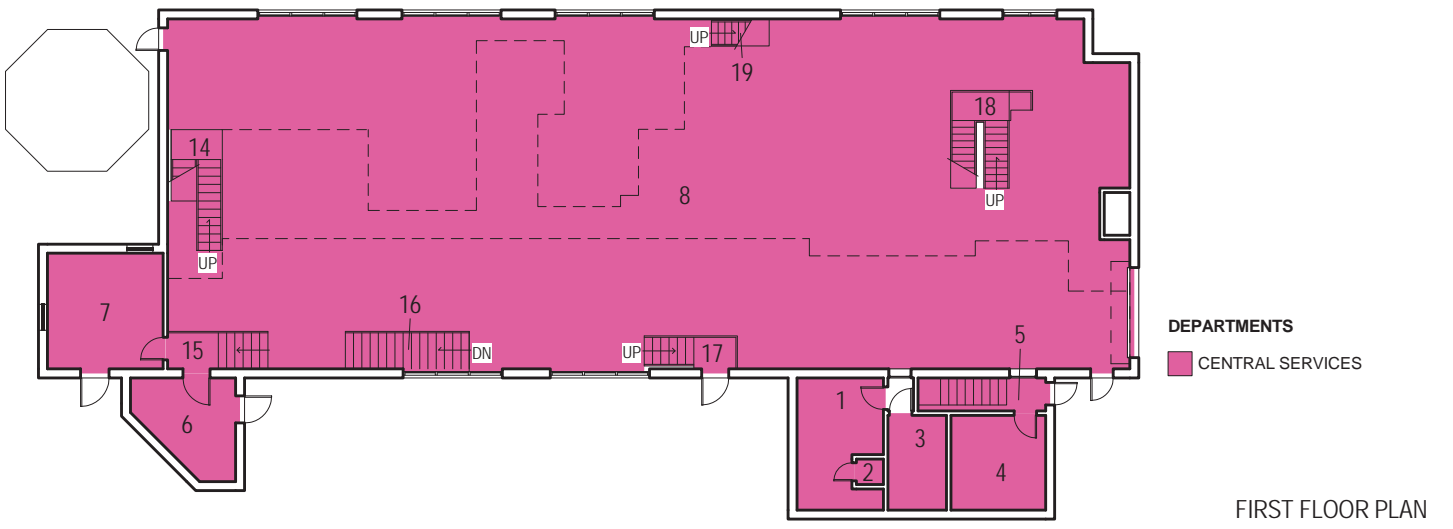
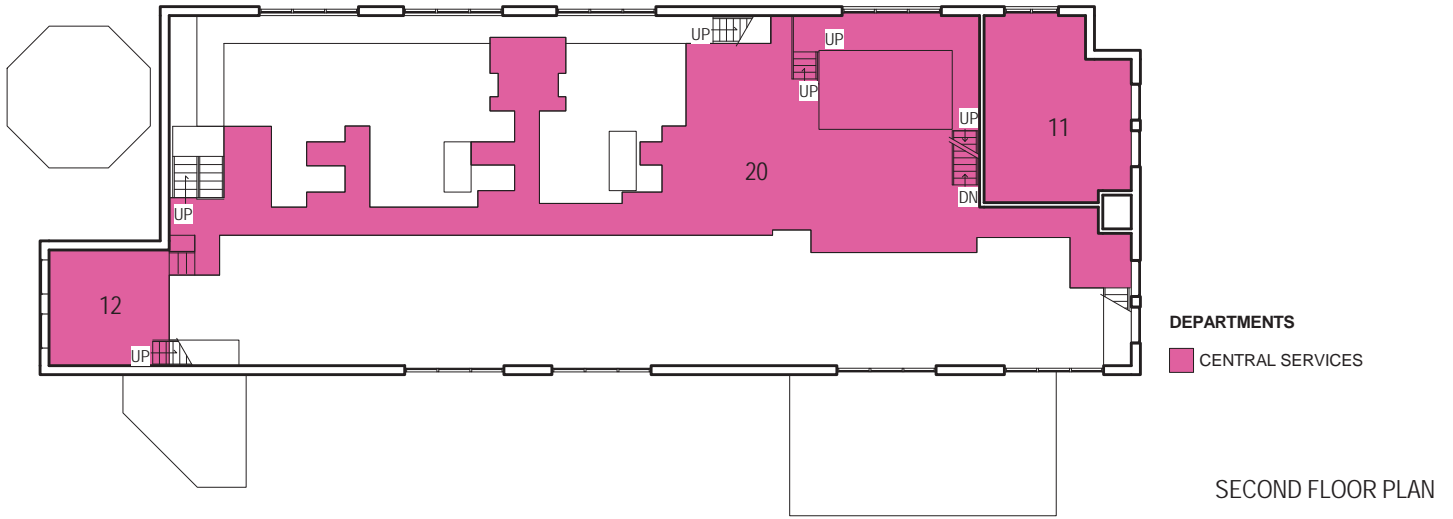
- Classroom ●
- Class Lab ●
- Office ●
- Study ●
- Special Use ●
- General Use ●
- Support ●
- Health Care ●
- Residential ●
- Non-Assignable ●
- Unused ●



BUILDINGS LAYOUTS AND ASSESSMENT

D

Departments
BOILER PLANT



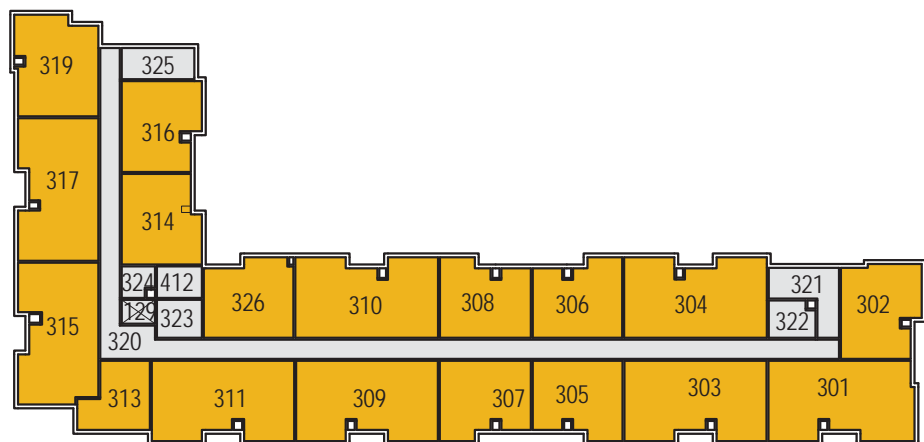
D BUILDINGS LAYOUTS AND ASSESSMENT

Campus View Building Use by Function

- Classroom ●
- Class Lab ●
- Office ●
- Study ●
- Special Use ●
- General Use ●
- Support ●
- Health Care ●
- Residential ●
- Non-Assignable ●
- Unused ●

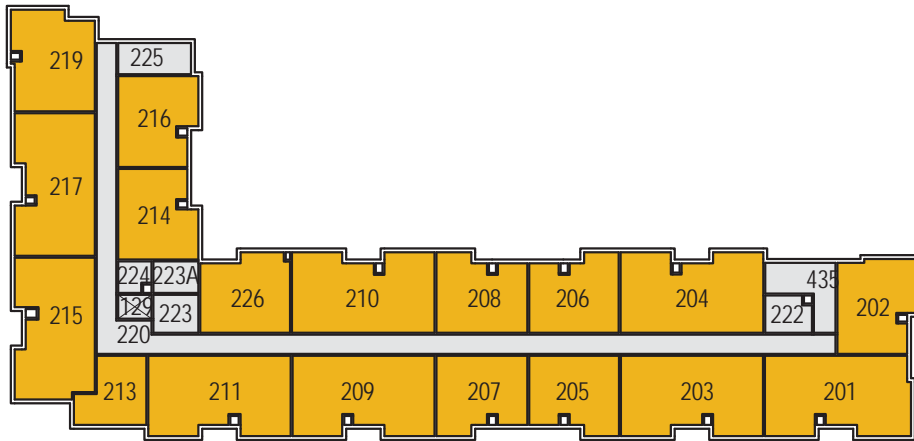


LEVEL 4

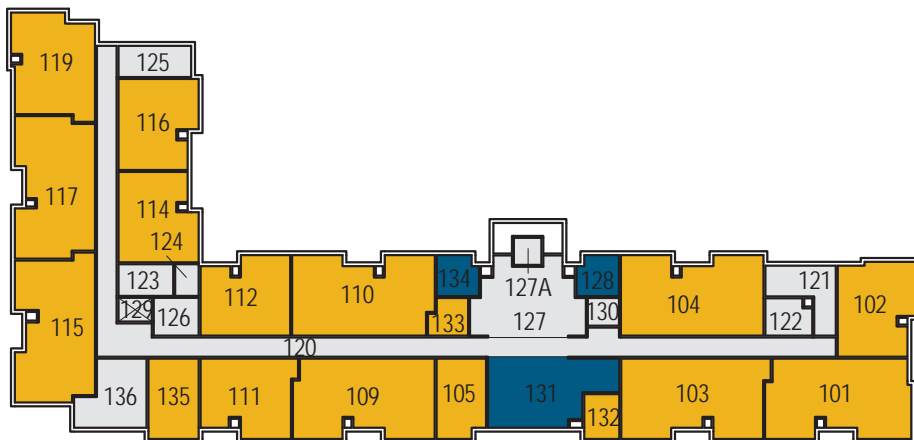


LEVEL 3





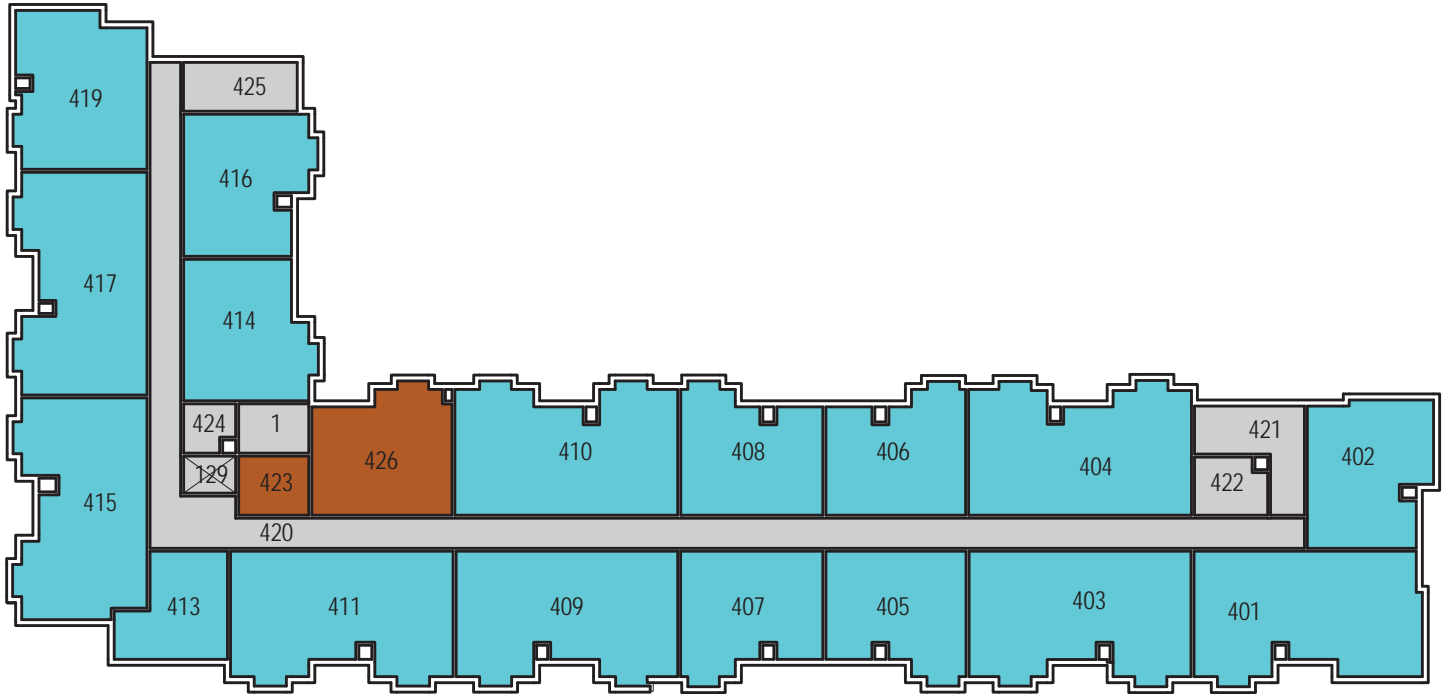
LEVEL 2



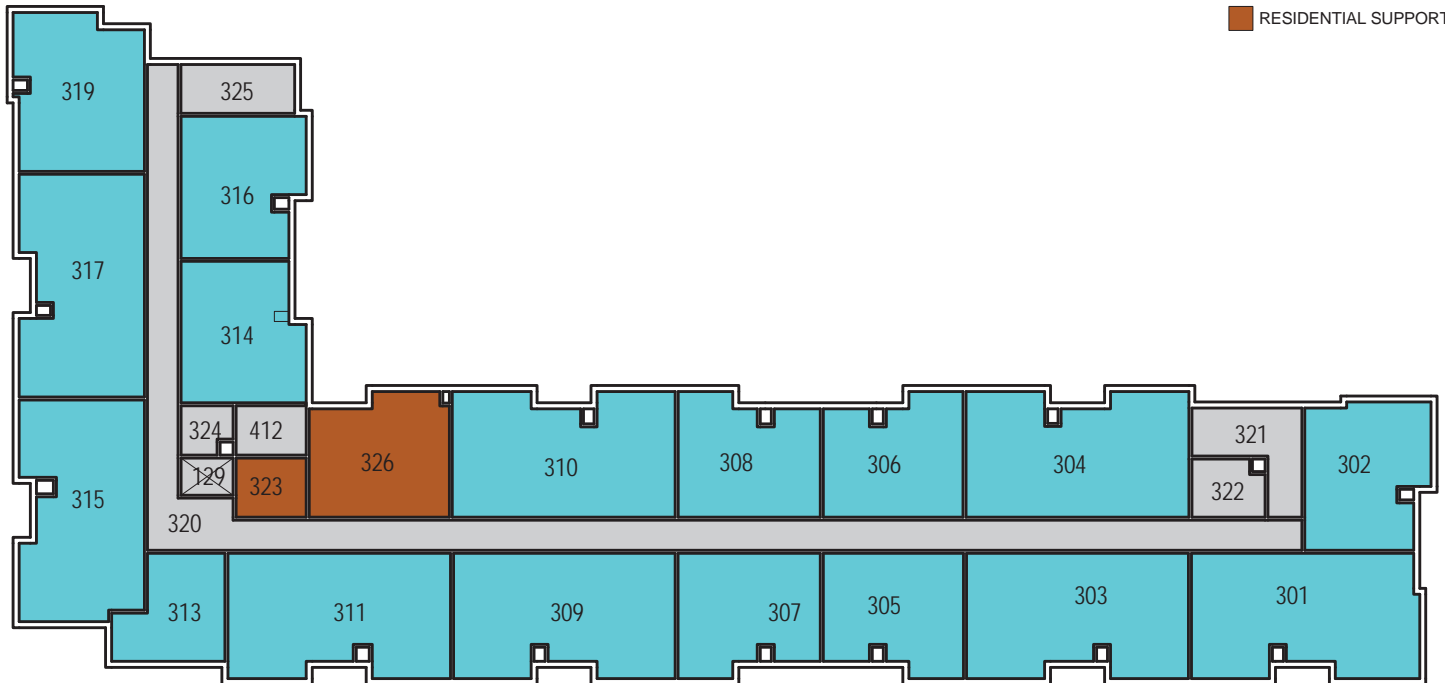
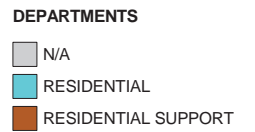
LEVEL 1

D BUILDINGS LAYOUTS AND ASSESSMENT

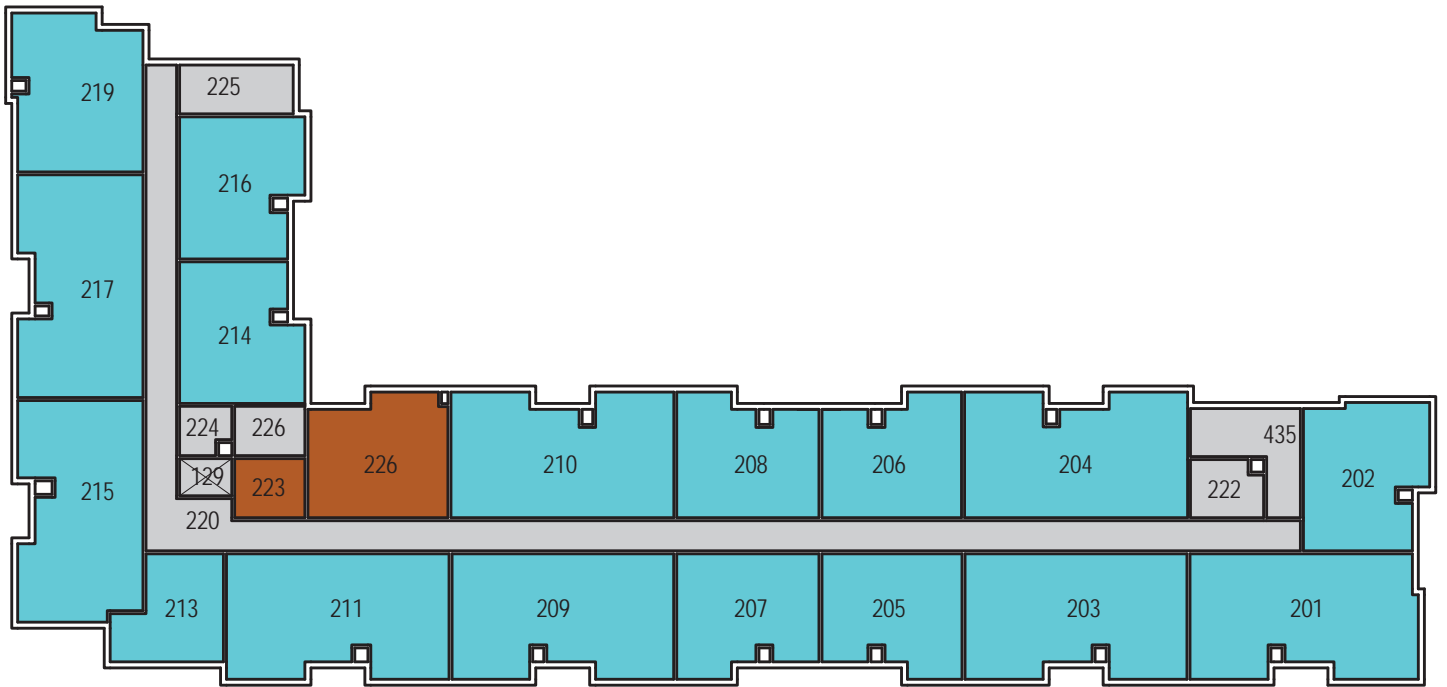
Departments
CAMPUS VIEW SUITES



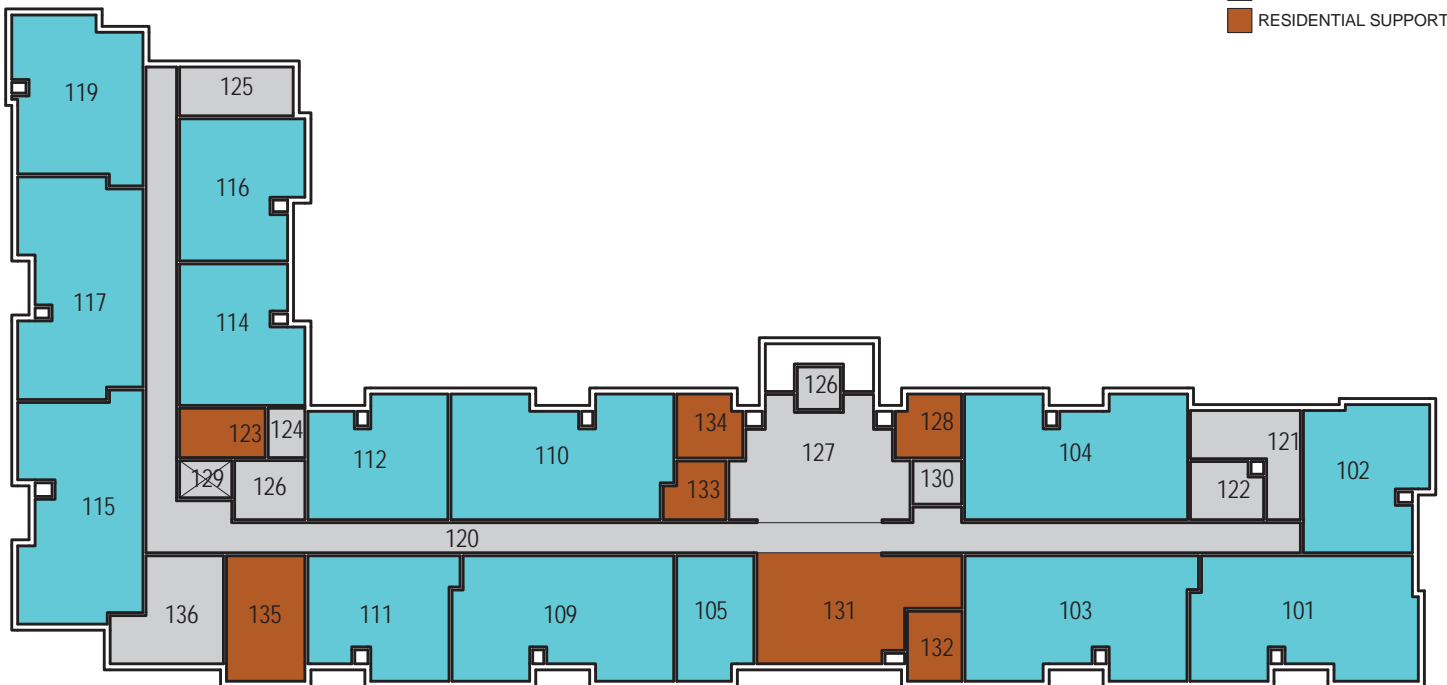
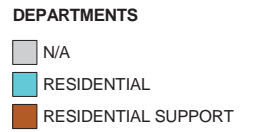
FOURTH FLOOR PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN

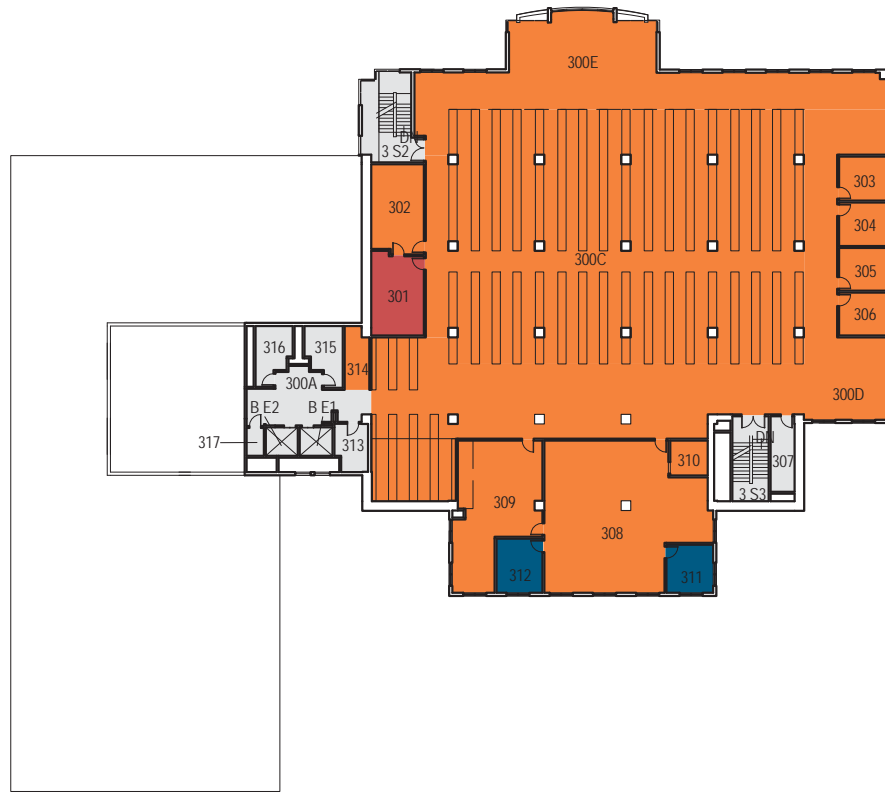


FIRST FLOOR PLAN

D BUILDINGS LAYOUTS AND ASSESSMENT

Carlson Library Building Use by Function

- Classroom ●
- Class Lab ●
- Office ●
- Study ●
- Special Use ●
- General Use ●
- Support ●
- Health Care ●
- Residential ●
- Non-Assignable ●
- Unused ●



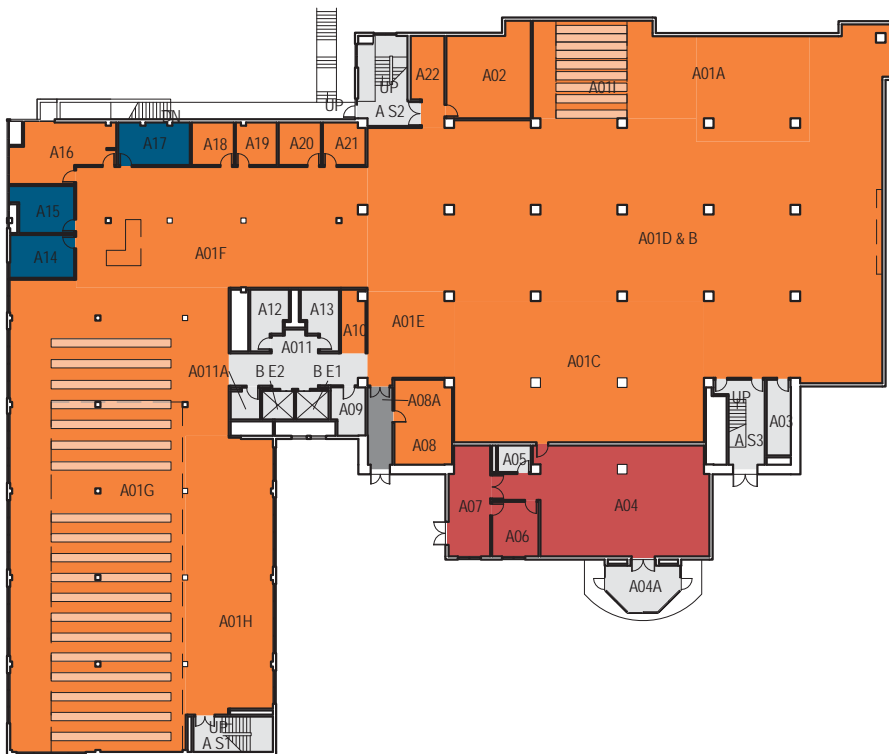
LEVEL 3



LEVEL 2



LEVEL 1

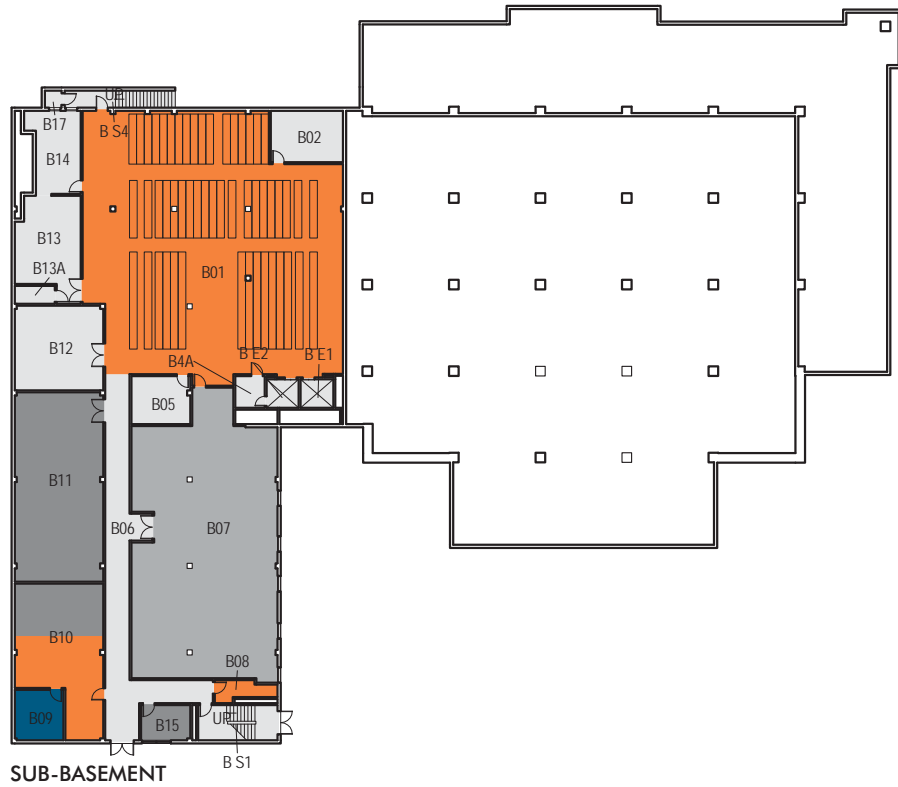


BASEMENT

D BUILDINGS LAYOUTS AND ASSESSMENT

Carlson Library Building Use by Function

- Classroom ●
- Class Lab ●
- Office ●
- Study ●
- Special Use ●
- General Use ●
- Support ●
- Health Care ●
- Residential ●
- Non-Assignable ●
- Unused ●



BUILDINGS LAYOUTS AND ASSESSMENT **D**

D BUILDINGS LAYOUTS AND ASSESSMENT

Departments
CARLSON LIBRARY



SUB-BASEMENT FLOOR PLAN

BUILDINGS LAYOUTS AND ASSESSMENT **D**
 Functions
CARLSON LIBRARY



FUNCTIONS

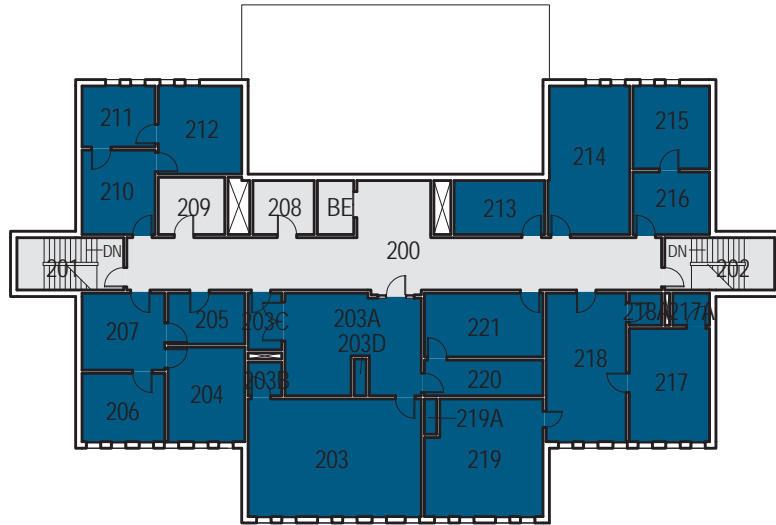
- UNUSED
- CLASSROOM
- CLASS LAB
- OFFICE
- STUDY
- SPECIAL USE
- GENERAL USE
- SUPPORT
- HEALTH CARE
- RESIDENTIAL
- NON-ASSIGNABLE
- UNKNOWN

SUB-BASEMENT FLOOR PLAN

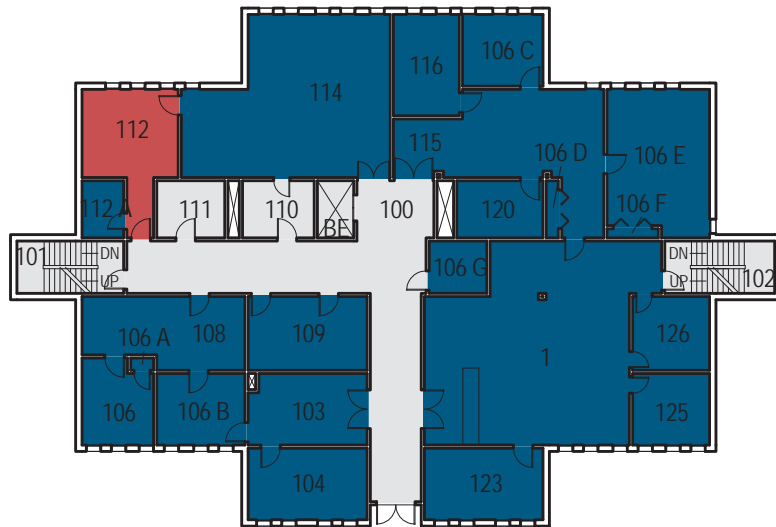
D BUILDINGS LAYOUTS AND ASSESSMENT

Carrier Administration Building Building Use by Function

- Classroom ●
- Class Lab ●
- Office ●
- Study ●
- Special Use ●
- General Use ●
- Support ●
- Health Care ●
- Residential ●
- Non-Assignable ●
- Unused ●



LEVEL 2



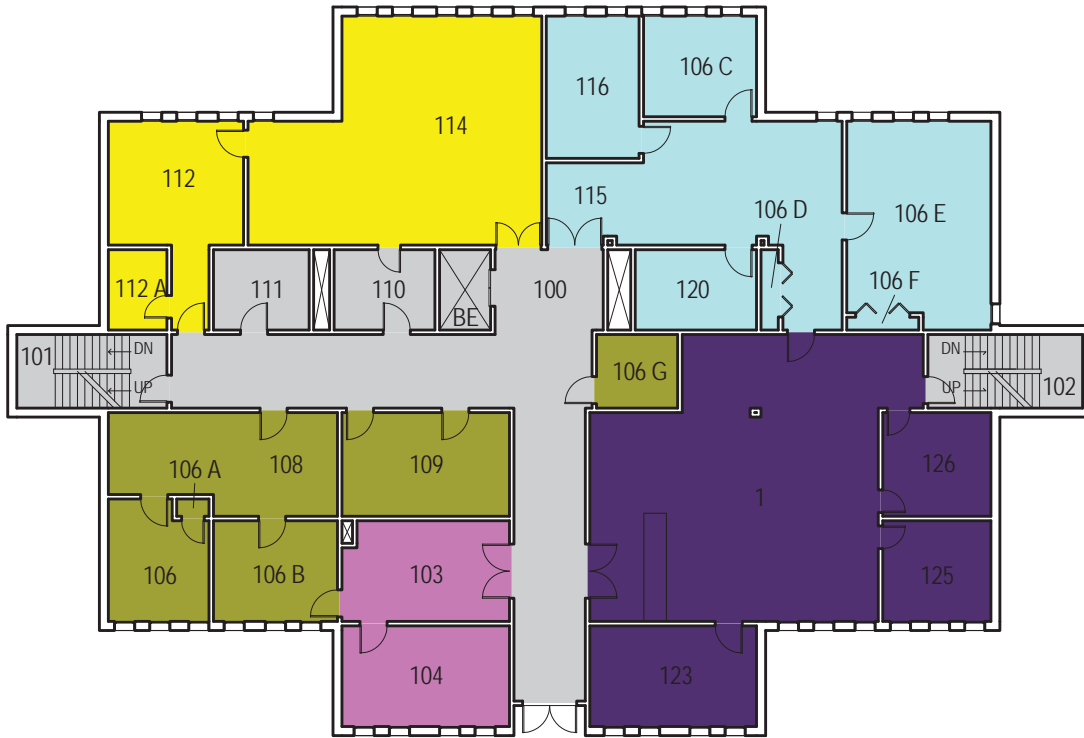
LEVEL 1



BASEMENT



BUILDINGS LAYOUTS AND ASSESSMENT D



FIRST FLOOR PLAN

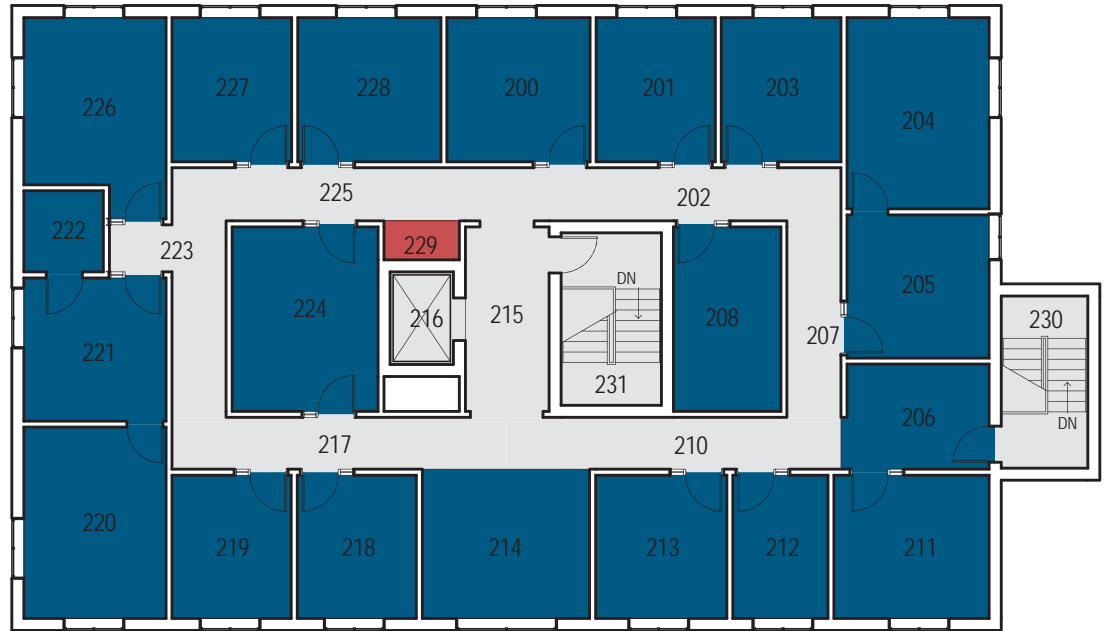


BASEMENT FLOOR PLAN

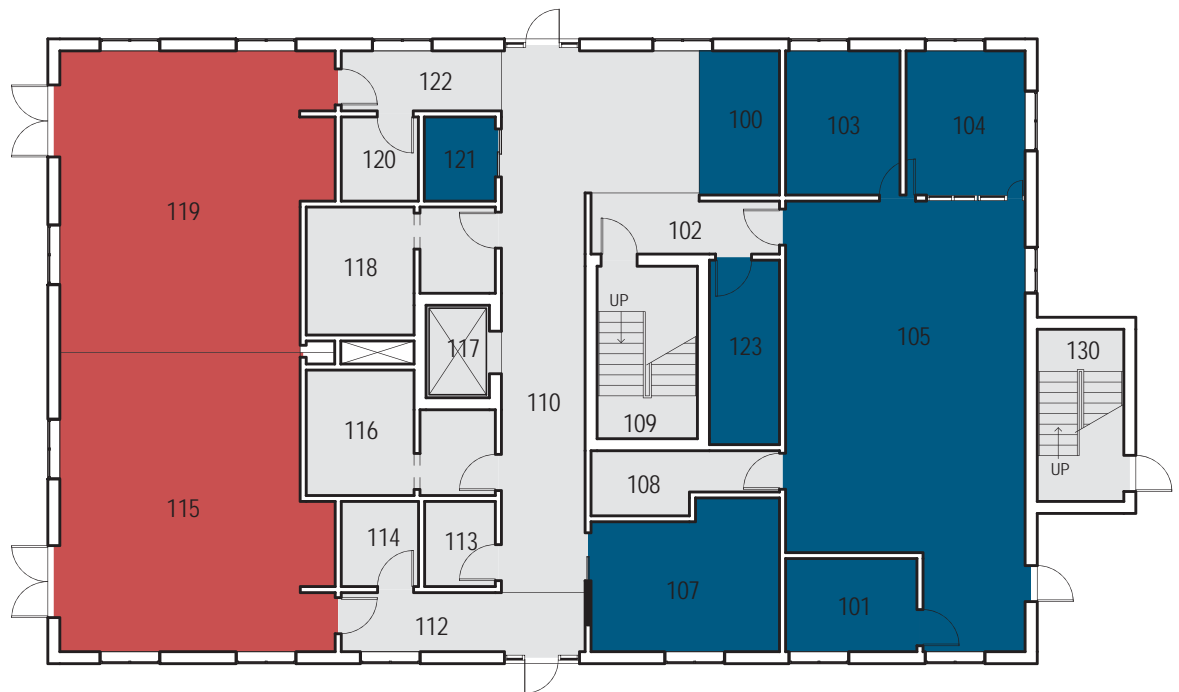
D BUILDINGS LAYOUTS AND ASSESSMENT

Center for Advancement (Seifert-Mooney Building) Building Use by Function

- Classroom ●
- Class Lab ●
- Office ●
- Study ●
- Special Use ●
- General Use ●
- Support ●
- Health Care ●
- Residential ●
- Non-Assignable ●
- Unused ●



LEVEL 2



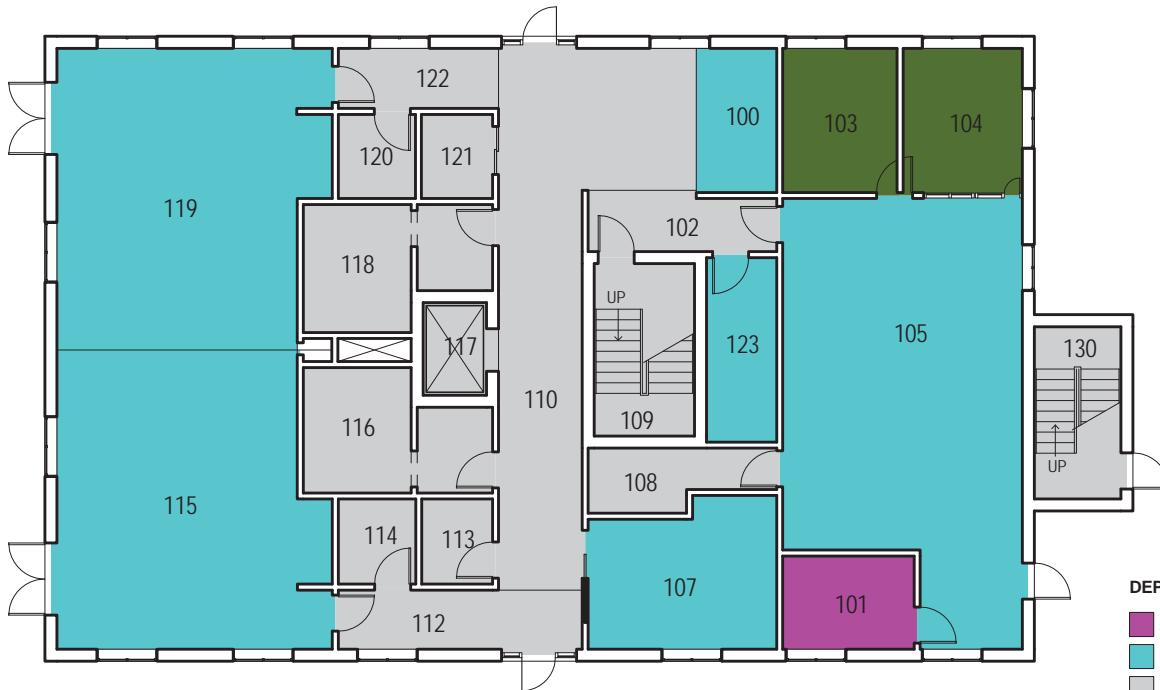
LEVEL 1





- DEPARTMENTS**
- ALUMNI & DEVELOPMENT
 - CENTER FOR ADVANCEMENT
 - N/A
 - UNIVERSITY FOUNDATION

SECOND FLOOR PLAN



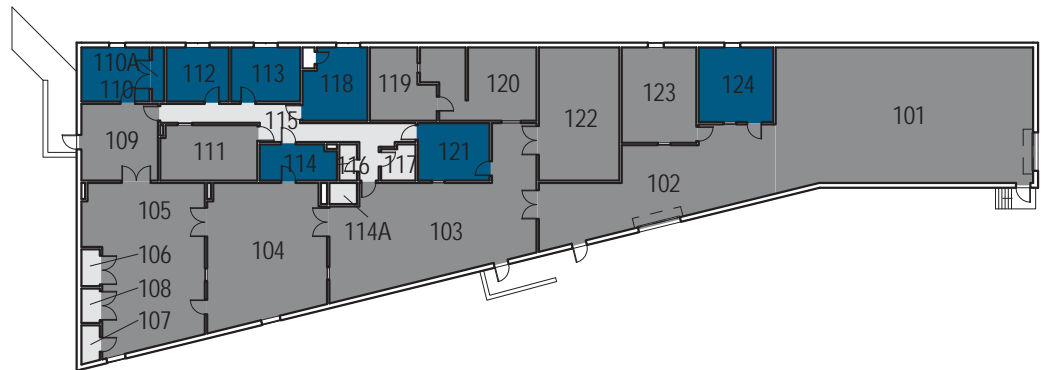
- DEPARTMENTS**
- ALUMNI & DEVELOPMENT
 - CENTER FOR ADVANCEMENT
 - N/A
 - UNIVERSITY FOUNDATION

FIRST FLOOR PLAN

D BUILDINGS LAYOUTS AND ASSESSMENT

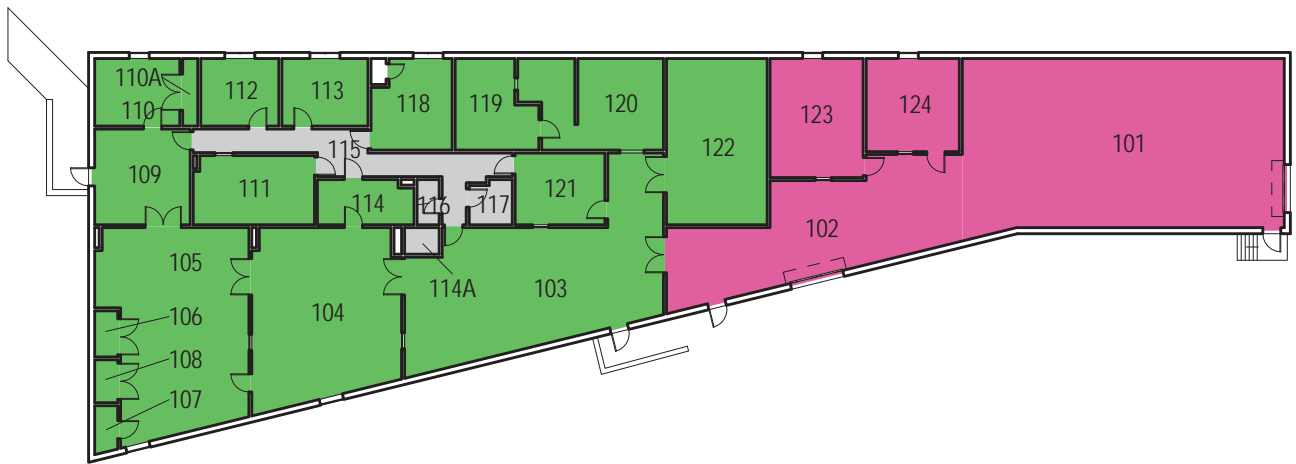
Central Services Building Building Use by Function

- Classroom ●
- Class Lab ●
- Office ●
- Study ●
- Special Use ●
- General Use ●
- Support ●
- Health Care ●
- Residential ●
- Non-Assignable ●
- Unused ●



LEVEL 1





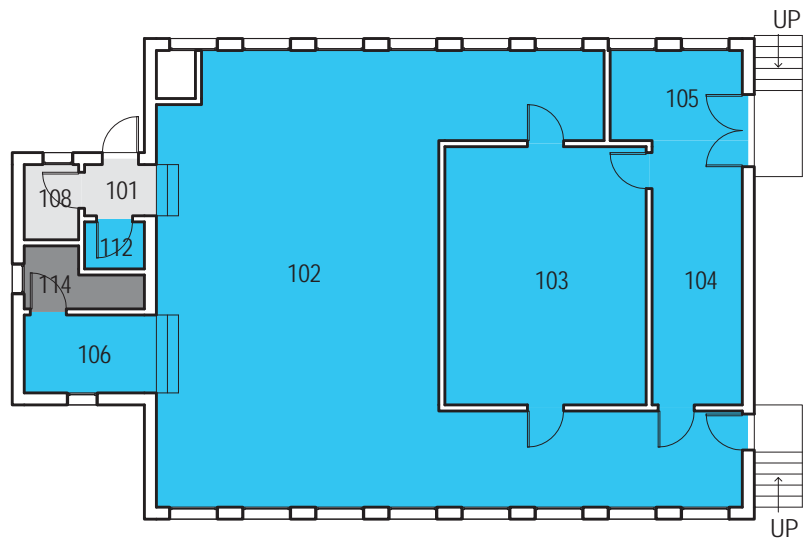
FIRST FLOOR PLAN

- DEPARTMENTS**
- CENTRAL SERVICES
 - N/A
 - PAGES

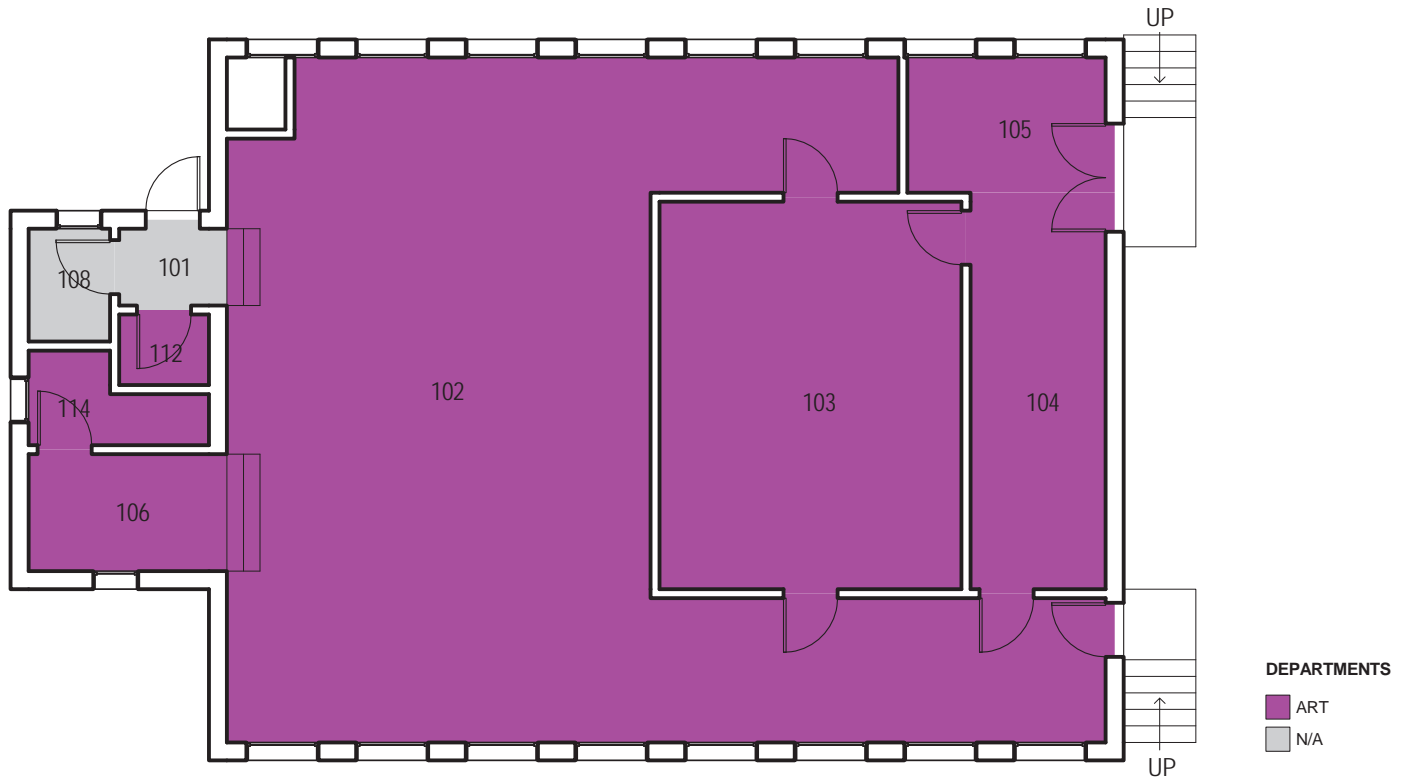
D BUILDINGS LAYOUTS AND ASSESSMENT

Ceramics Building Building Use by Function

- Classroom ●
- Class Lab ●
- Office ●
- Study ●
- Special Use ●
- General Use ●
- Support ●
- Health Care ●
- Residential ●
- Non-Assignable ●
- Unused ●



LEVEL 1

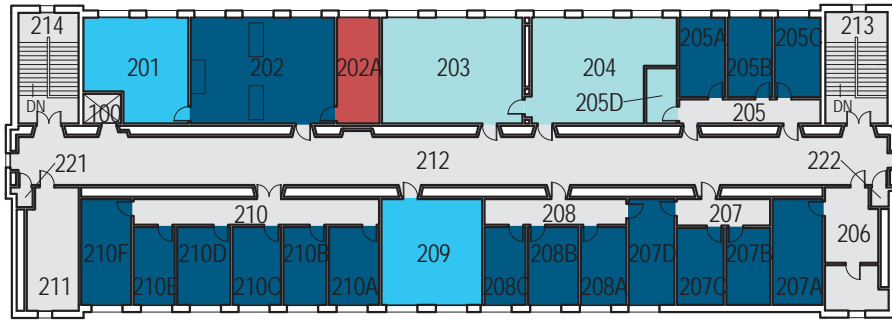


FIRST FLOOR PLAN

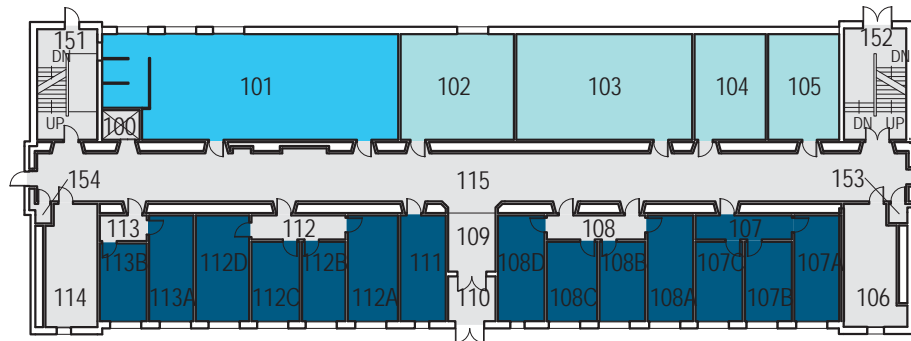
D BUILDINGS LAYOUTS AND ASSESSMENT

Davis Hall Building Use by Function

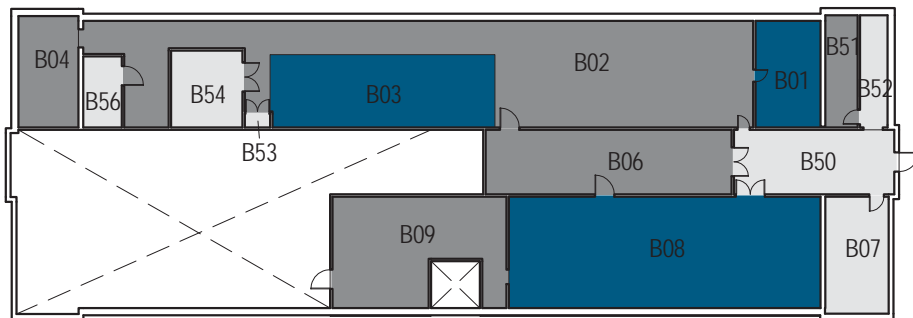
- Classroom ●
- Class Lab ●
- Office ●
- Study ●
- Special Use ●
- General Use ●
- Support ●
- Health Care ●
- Residential ●
- Non-Assignable ●
- Unused ●



LEVEL 2



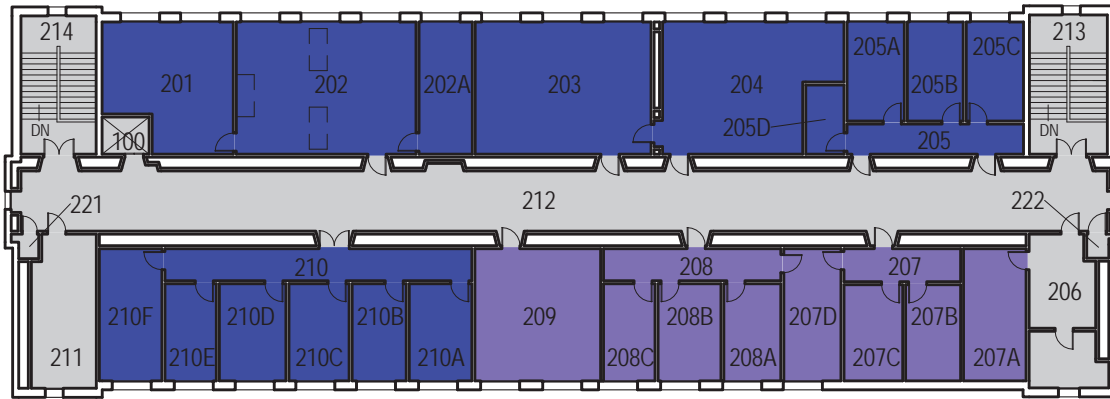
LEVEL 1



BASEMENT

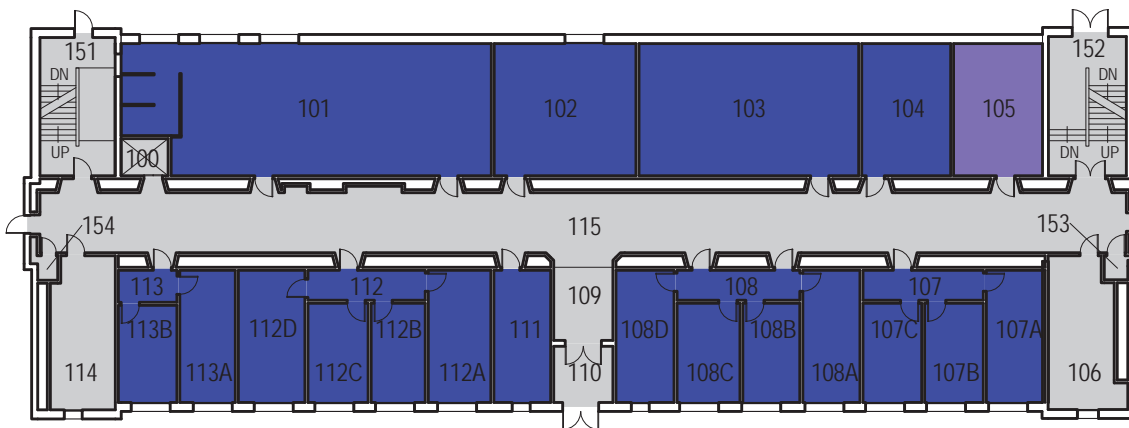


BUILDINGS LAYOUTS AND ASSESSMENT D



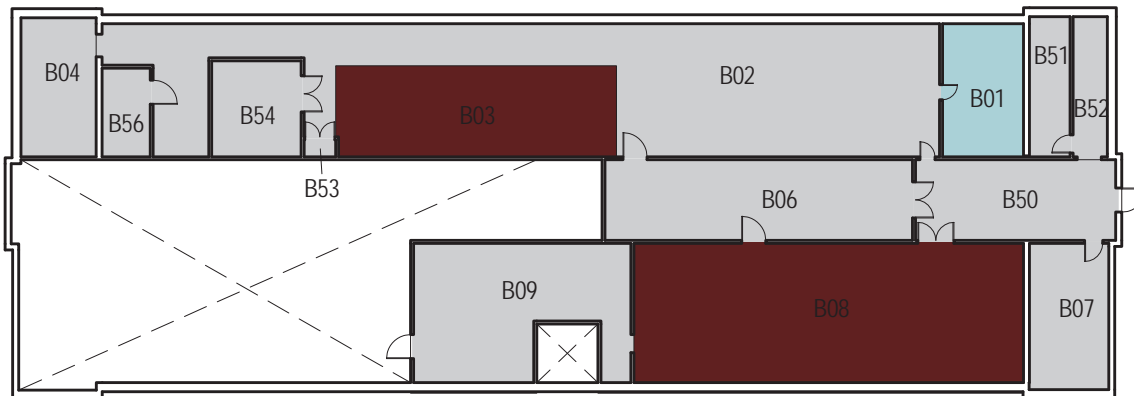
- DEPARTMENTS**
- ENGLISH
 - MODERN LANGUAGE
 - N/A

SECOND FLOOR PLAN



- DEPARTMENTS**
- ENGLISH
 - MODERN LANGUAGE
 - N/A

FIRST FLOOR PLAN



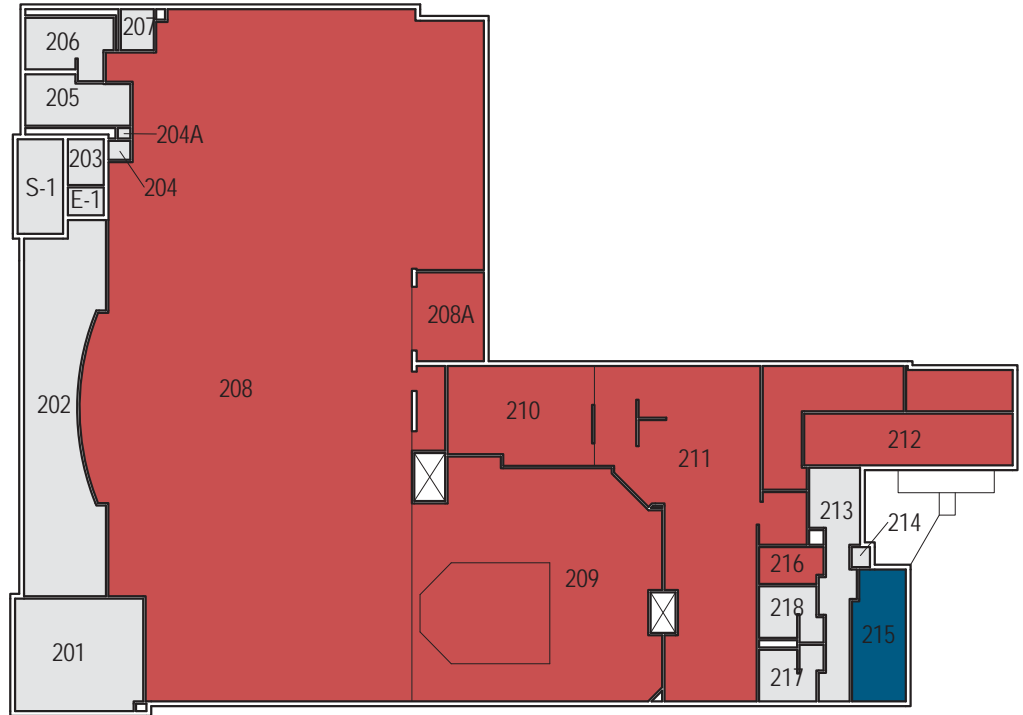
- DEPARTMENTS**
- FINANCE AND ADMINISTRATION
 - N/A
 - SOCIOLOGY

BASEMENT FLOOR PLAN

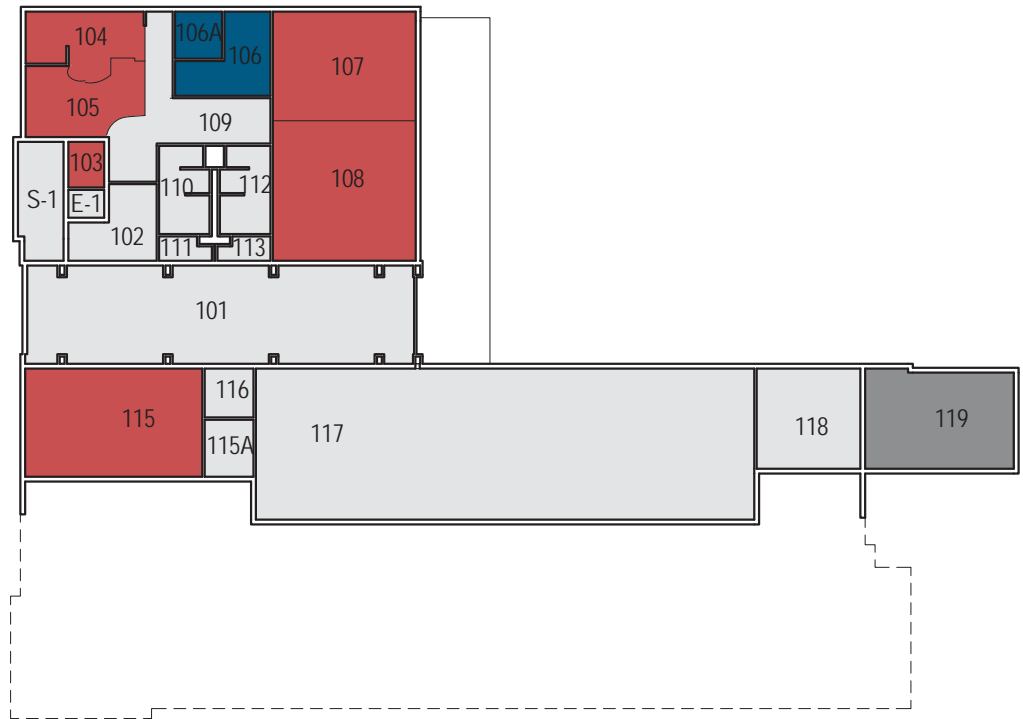
D BUILDINGS LAYOUTS AND ASSESSMENT

Eagle Commons Building Use by Function

- Classroom ●
- Class Lab ●
- Office ●
- Study ●
- Special Use ●
- General Use ●
- Support ●
- Health Care ●
- Residential ●
- Non-Assignable ●
- Unused ●



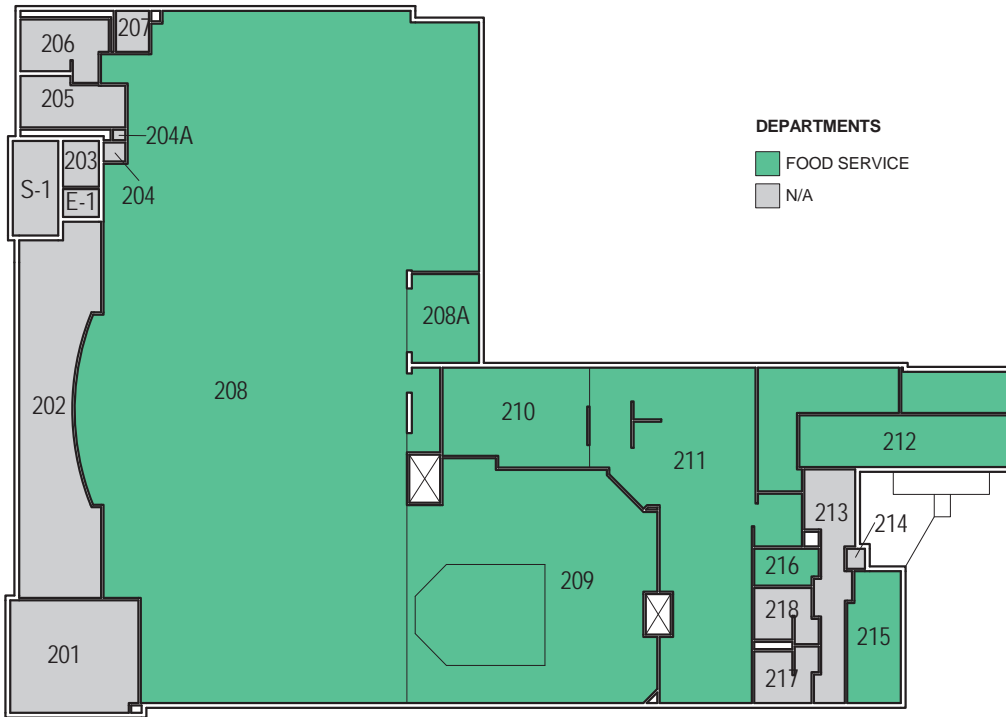
LEVEL 2



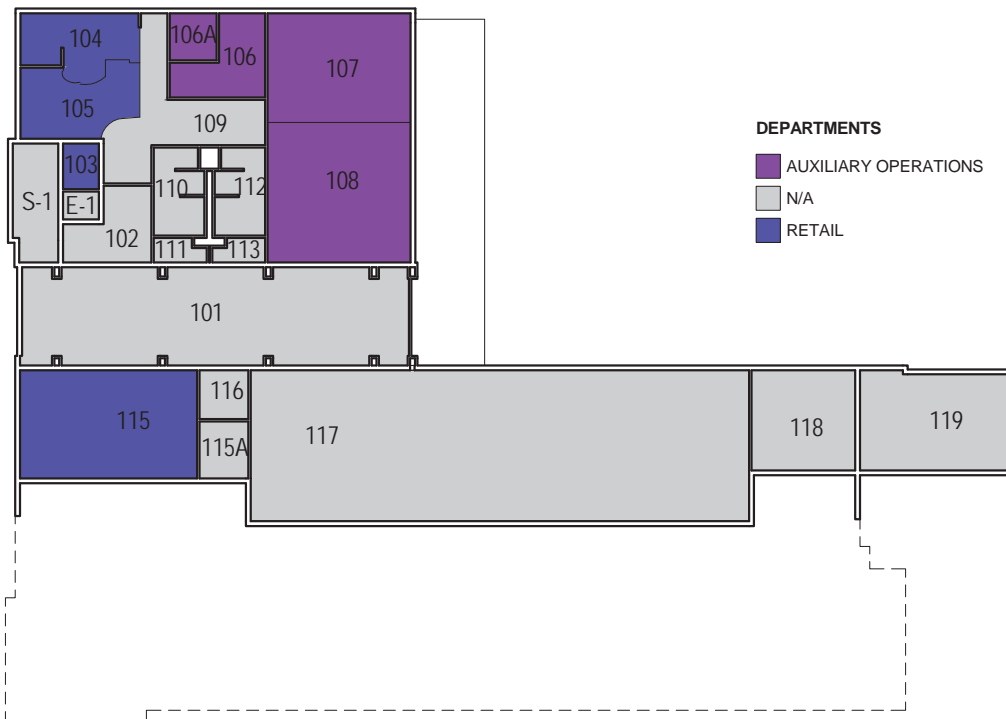
LEVEL 1



BUILDINGS LAYOUTS AND ASSESSMENT **D**



SECOND FLOOR PLAN

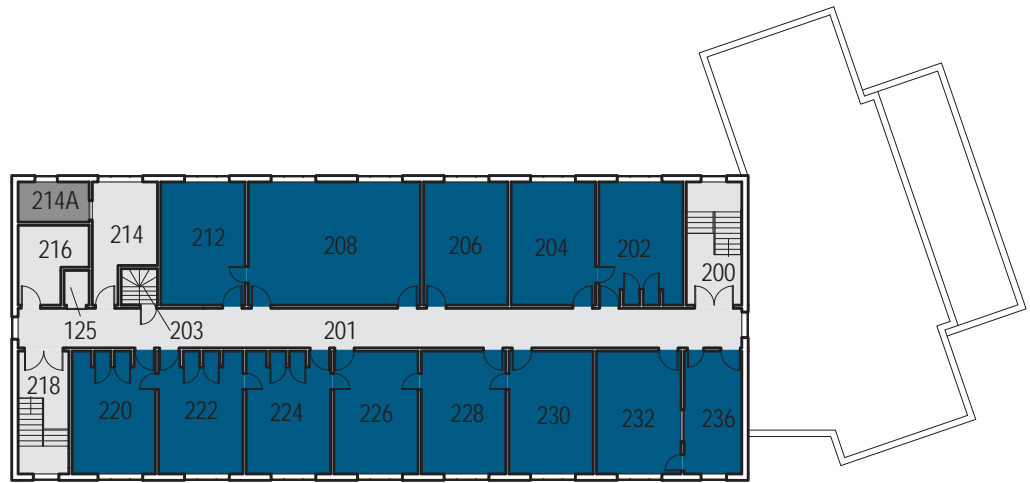


FIRST FLOOR PLAN

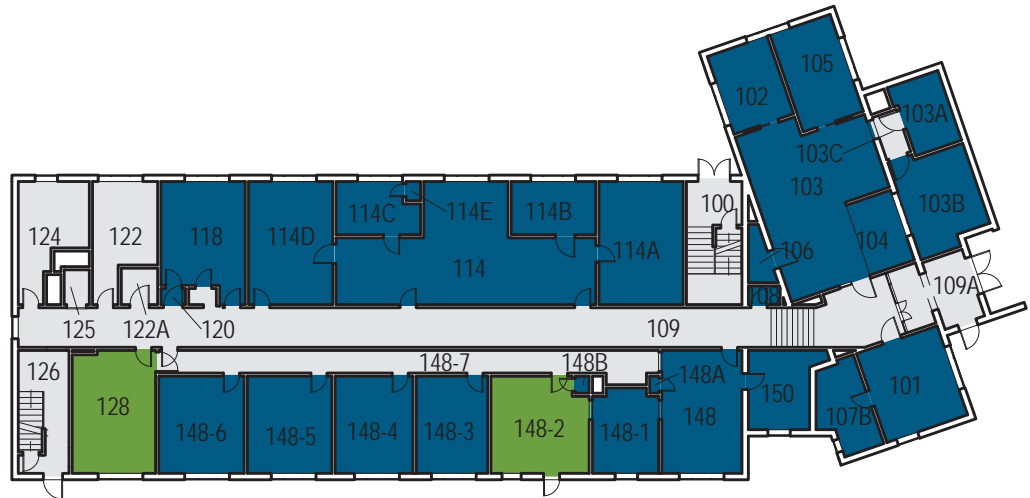
D BUILDINGS LAYOUTS AND ASSESSMENT

Egbert Hall Building Use by Function

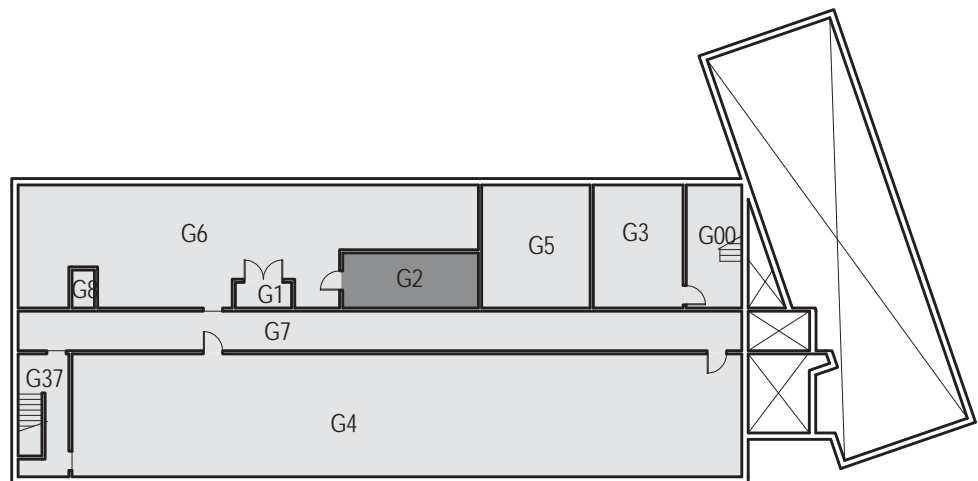
- Classroom ●
- Class Lab ●
- Office ●
- Study ●
- Special Use ●
- General Use ●
- Support ●
- Health Care ●
- Residential ●
- Non-Assignable ●
- Unused ●



LEVEL 2



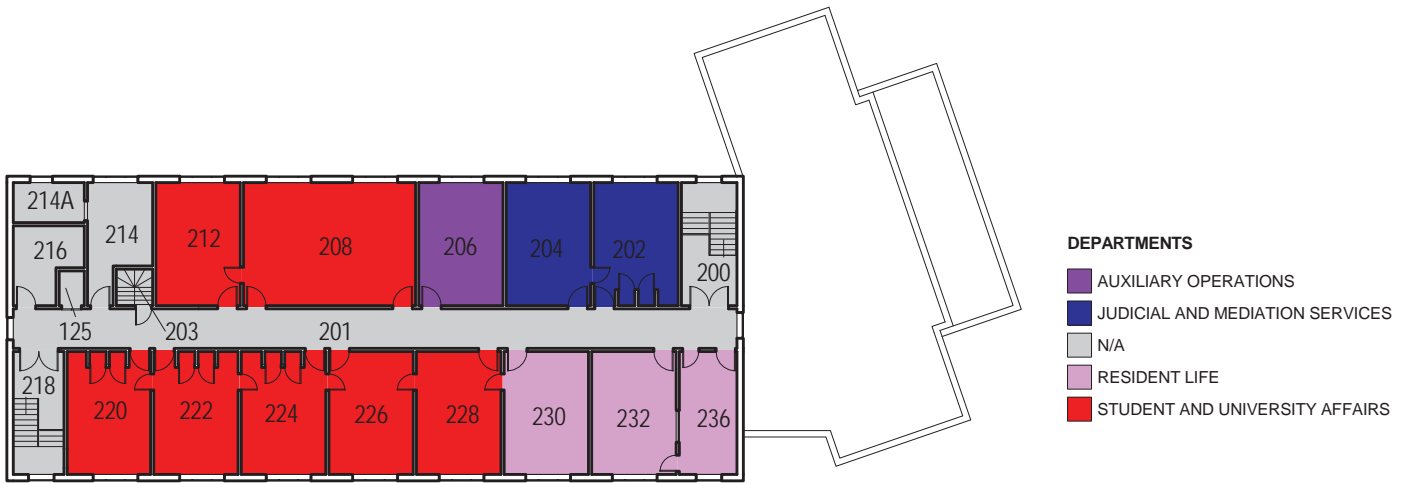
LEVEL 1



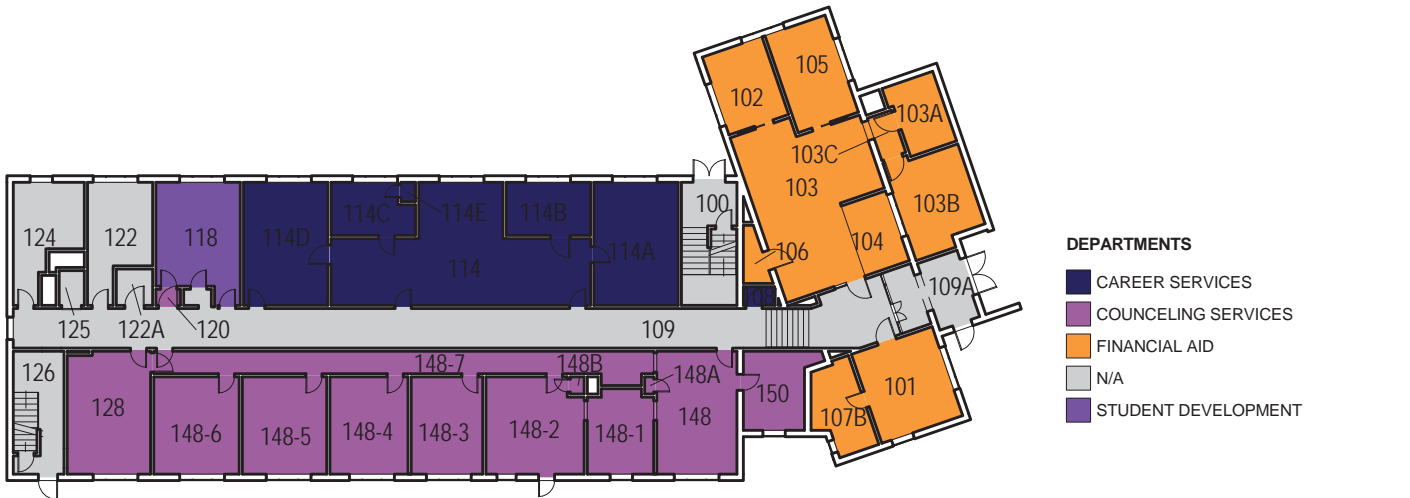
GROUND LEVEL



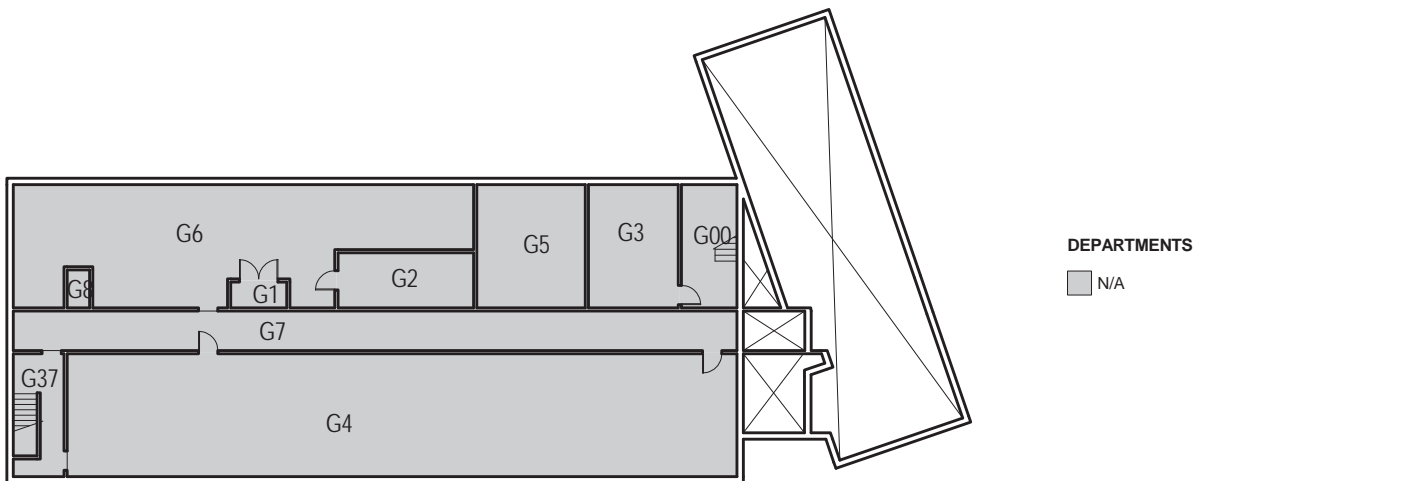
BUILDINGS LAYOUTS AND ASSESSMENT D



SECOND FLOOR PLAN



FIRST FLOOR PLAN

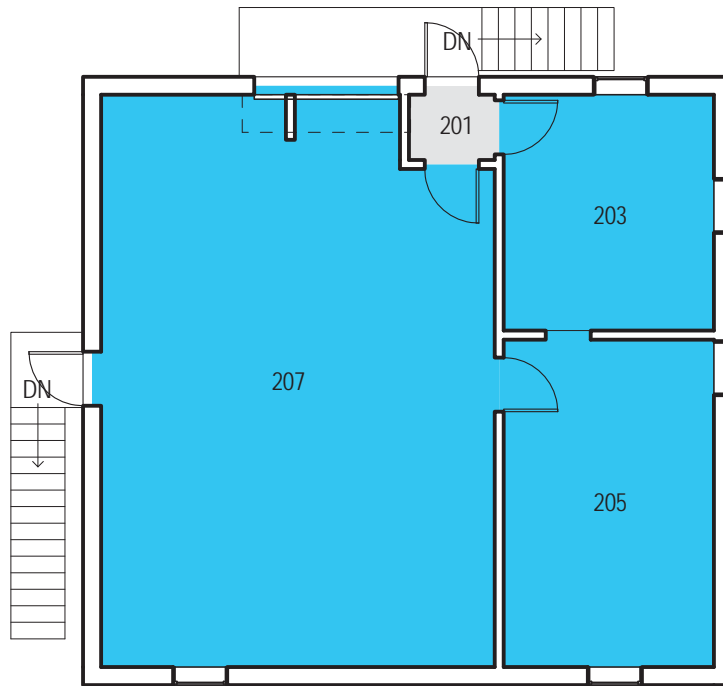


BASEMENT FLOOR PLAN

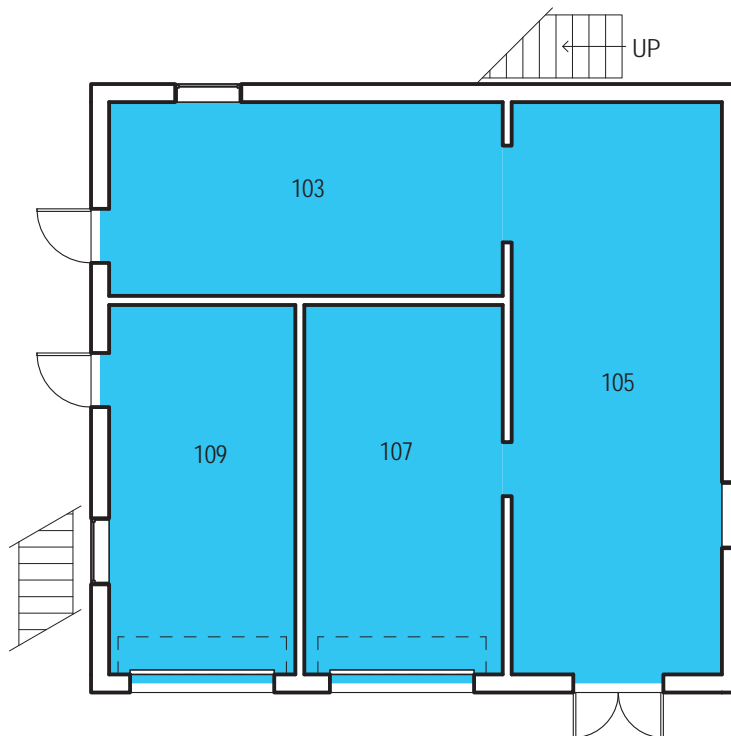
D BUILDINGS LAYOUTS AND ASSESSMENT

Foundry (Sculpture) Building Building Use by Function

- Classroom ●
- Class Lab ●
- Office ●
- Study ●
- Special Use ●
- General Use ●
- Support ●
- Health Care ●
- Residential ●
- Non-Assignable ●
- Unused ●



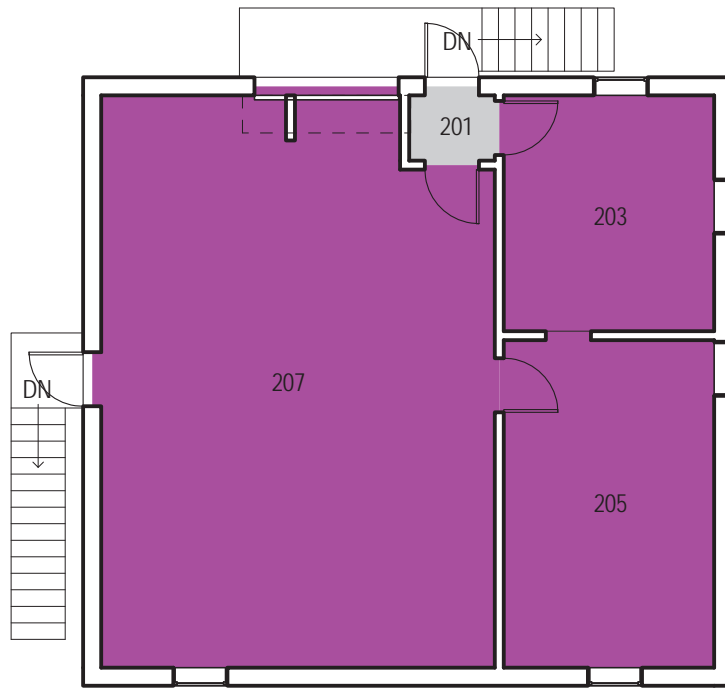
LEVEL 2



LEVEL 1

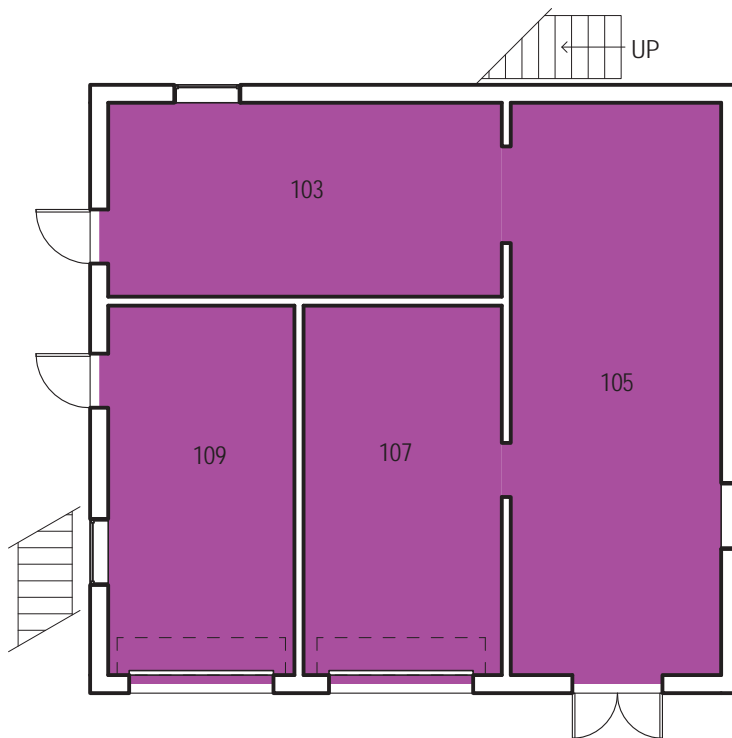


BUILDINGS LAYOUTS AND ASSESSMENT D



DEPARTMENTS
■ ART
■ N/A

SECOND FLOOR PLAN



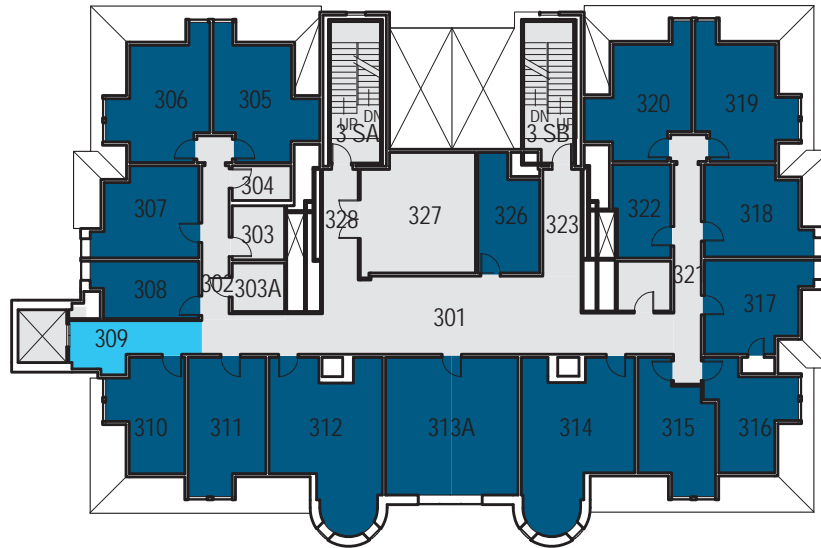
DEPARTMENTS
■ ART

FIRST FLOOR PLAN

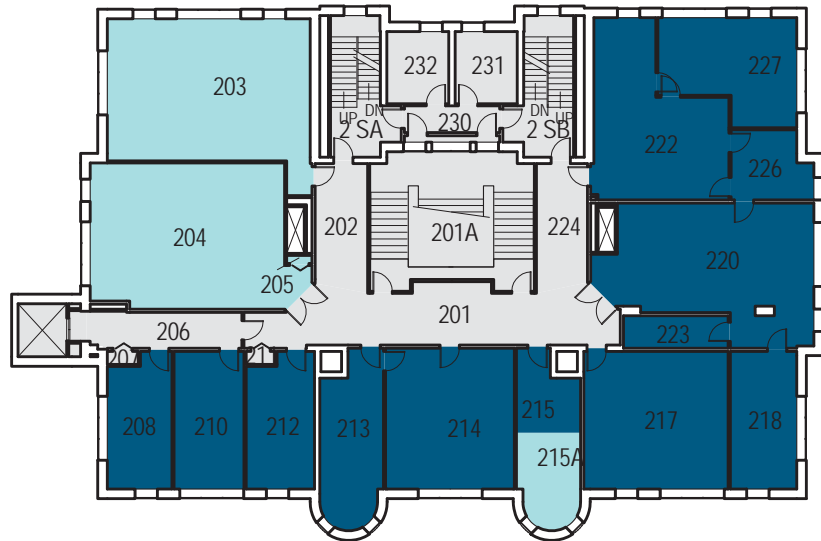
D BUILDINGS LAYOUTS AND ASSESSMENT

Founders Hall Building Use by Function

- Classroom ●
- Class Lab ●
- Office ●
- Study ●
- Special Use ●
- General Use ●
- Support ●
- Health Care ●
- Residential ●
- Non-Assignable ●
- Unused ●

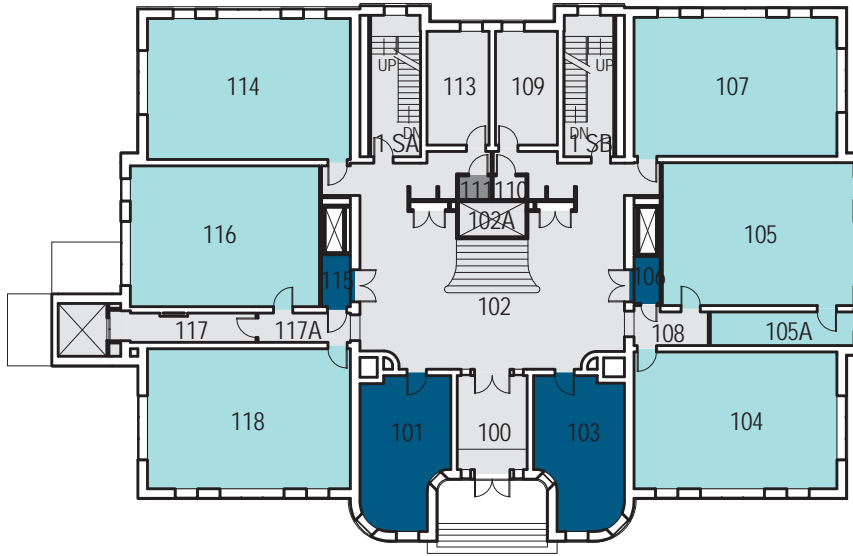


LEVEL 3

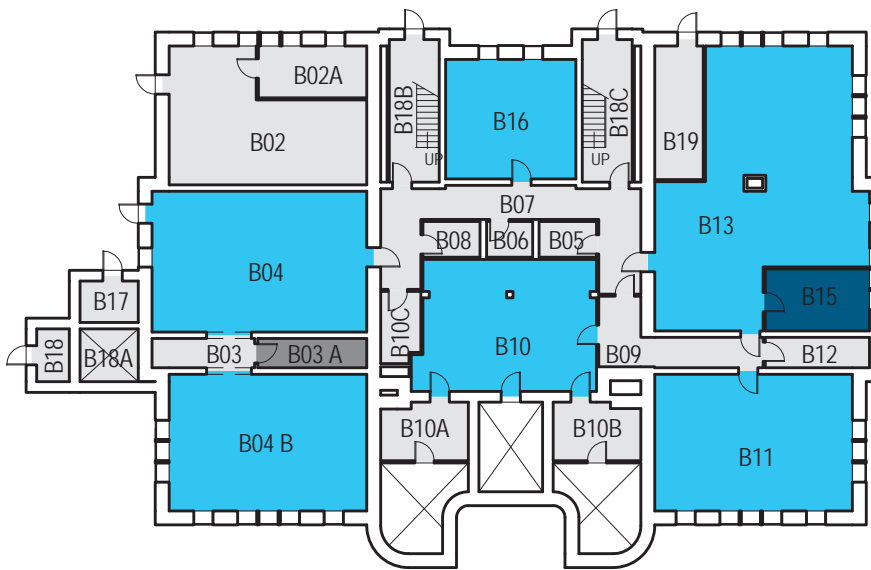


LEVEL 2





LEVEL 1



BASEMENT

D BUILDINGS LAYOUTS AND ASSESSMENT

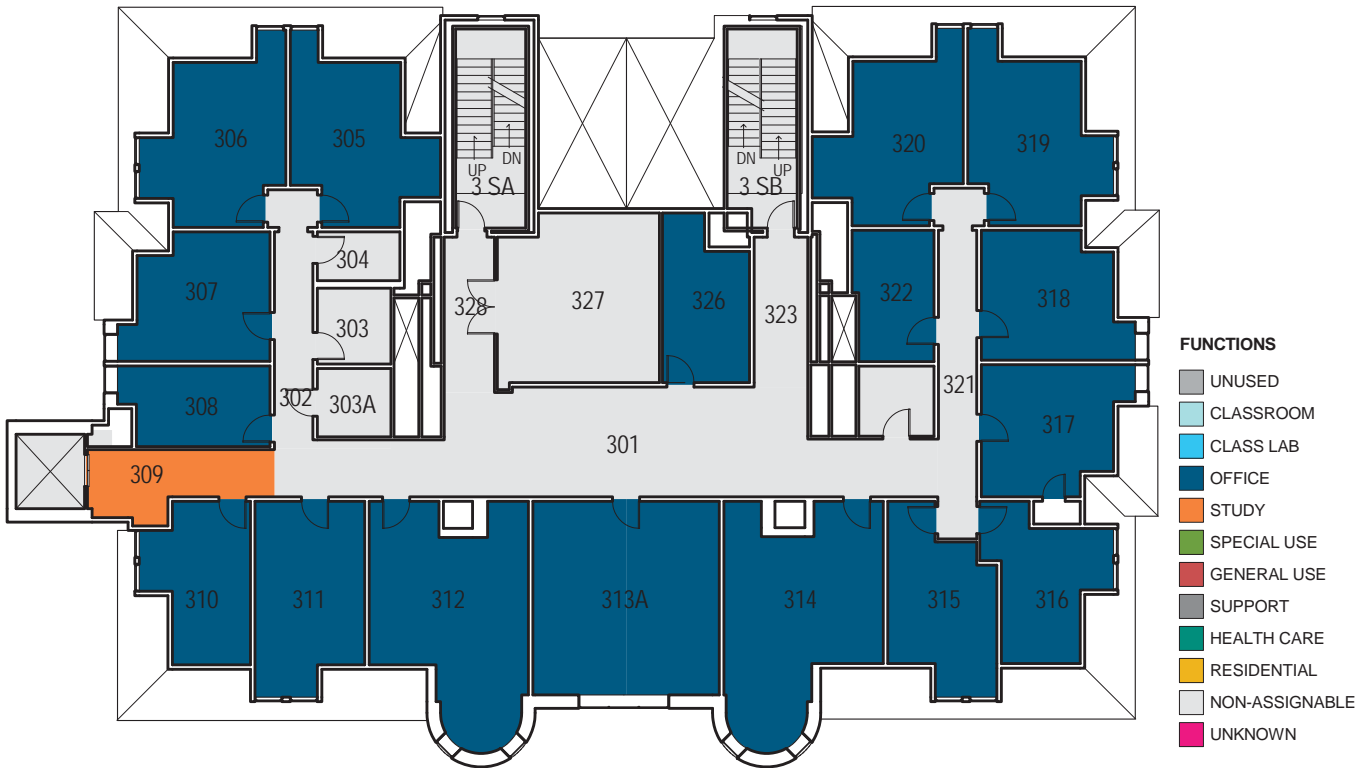
Departments FOUNDERS HALL



THIRD FLOOR PLAN

BUILDINGS LAYOUTS AND ASSESSMENT D

Functions FOUNDERS HALL

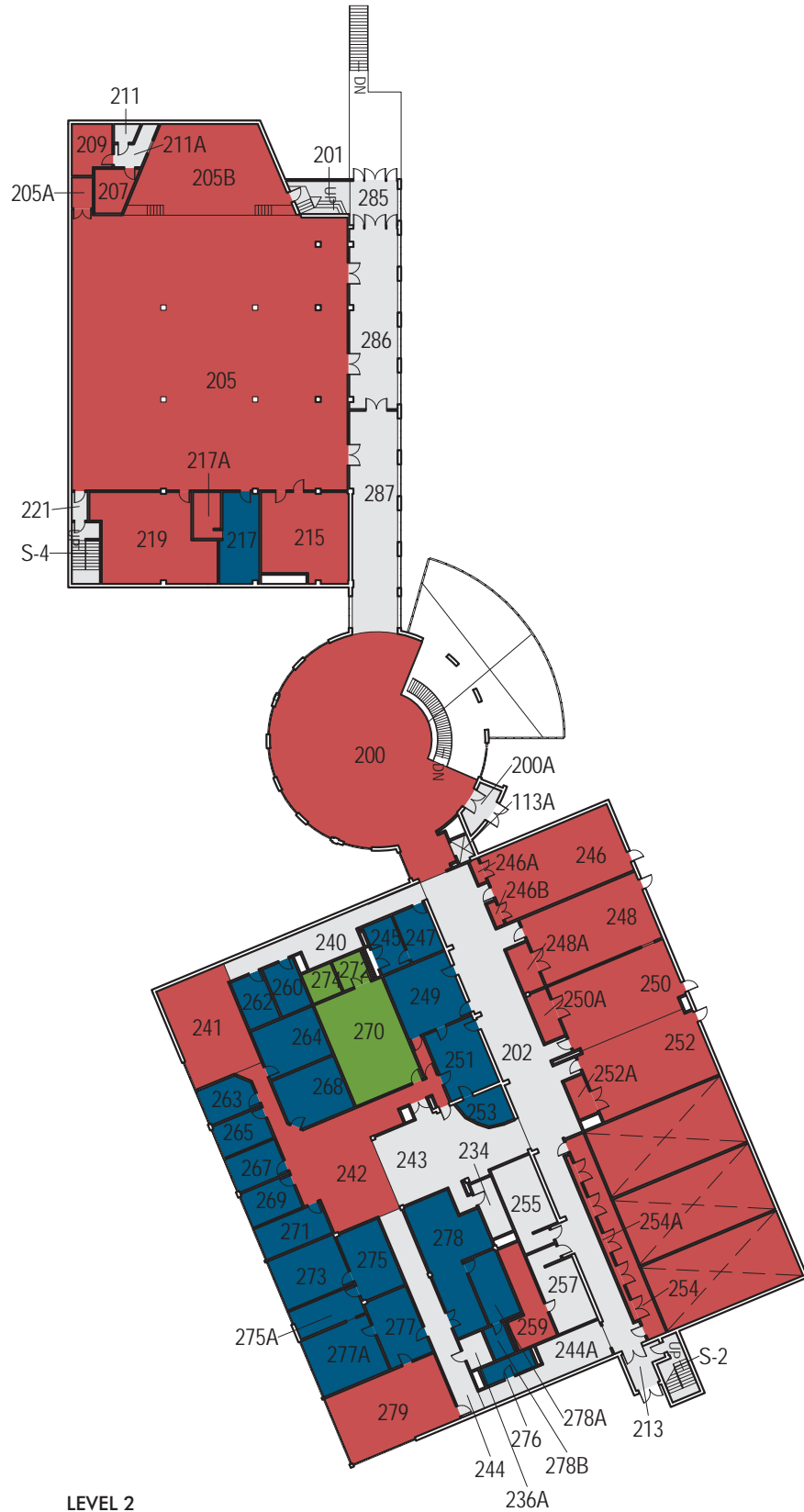


THIRD FLOOR PLAN

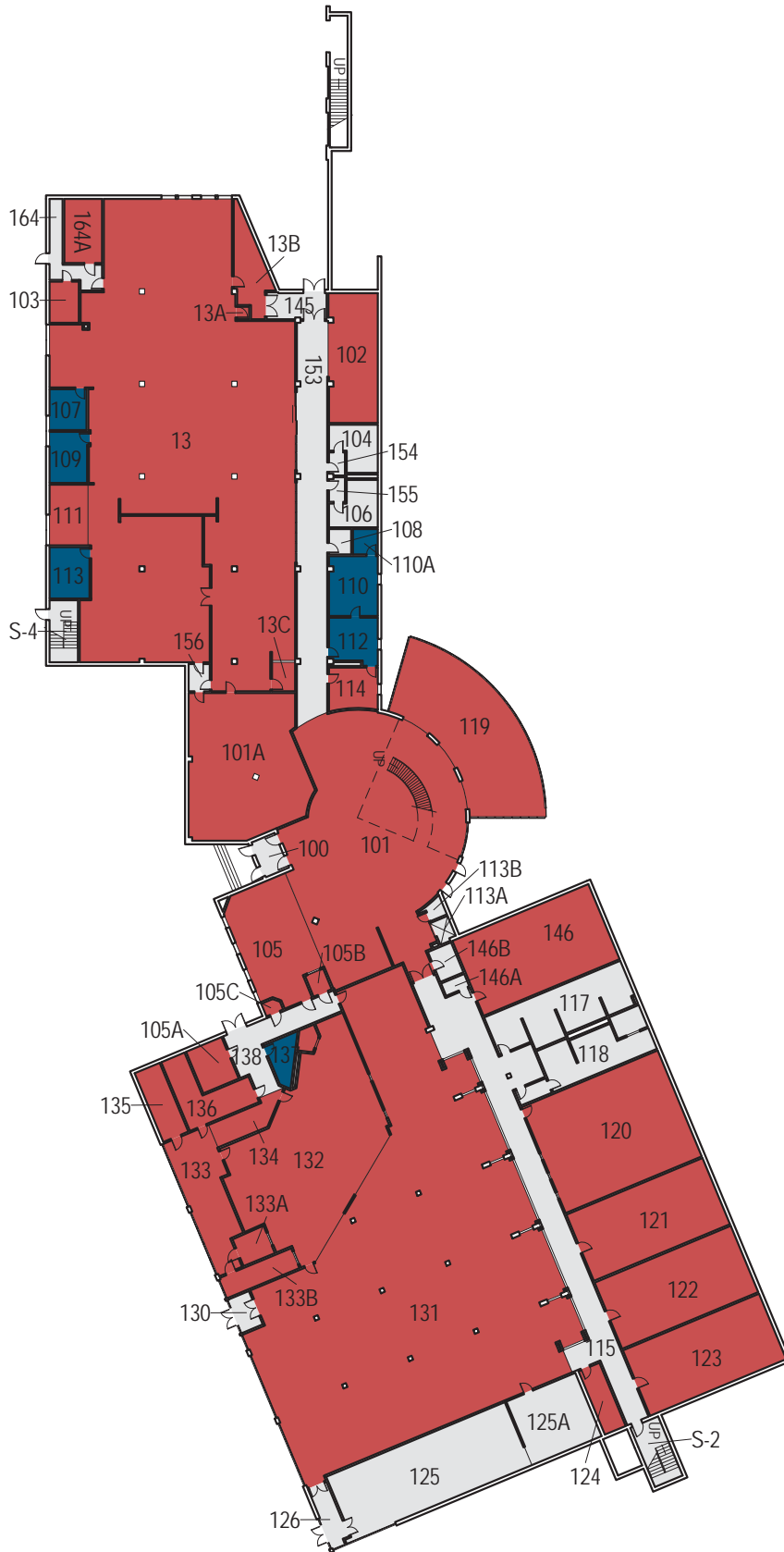
D BUILDINGS LAYOUTS AND ASSESSMENT

Gemmell Student Union Building Use by Function

- Classroom ●
- Class Lab ●
- Office ●
- Study ●
- Special Use ●
- General Use ●
- Support ●
- Health Care ●
- Residential ●
- Non-Assignable ●
- Unused ●



LEVEL 2



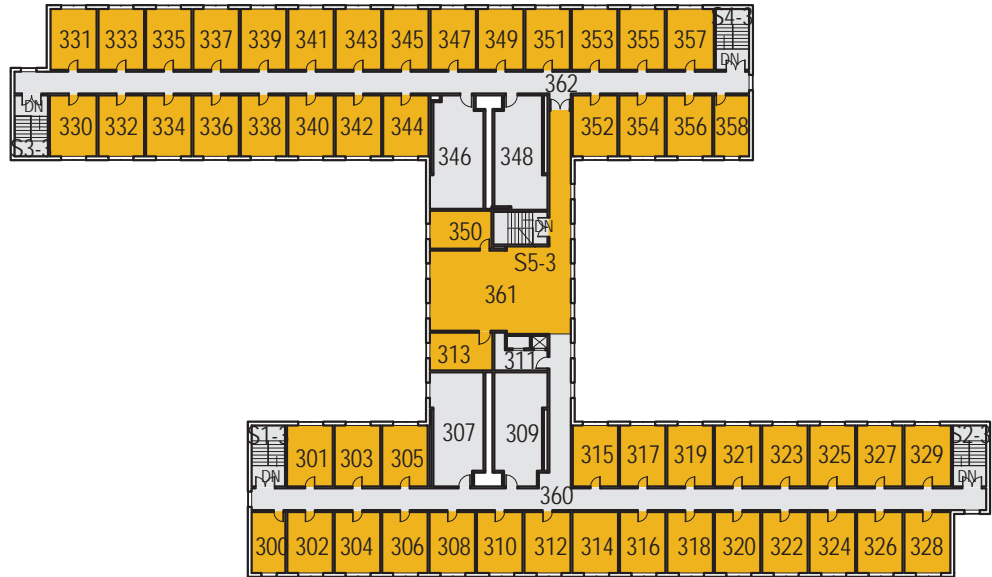
LEVEL 1

BUILDINGS LAYOUTS AND ASSESSMENT **D**

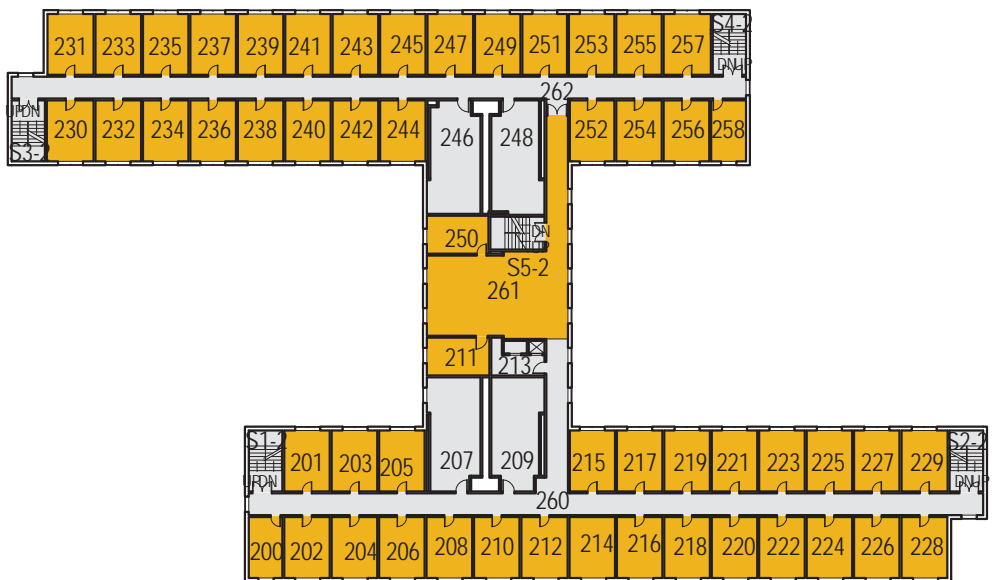
D BUILDINGS LAYOUTS AND ASSESSMENT

Givan Hall Building Use by Function

- Classroom ●
- Class Lab ●
- Office ●
- Study ●
- Special Use ●
- General Use ●
- Support ●
- Health Care ●
- Residential ●
- Non-Assignable ●
- Unused ●



LEVEL 3

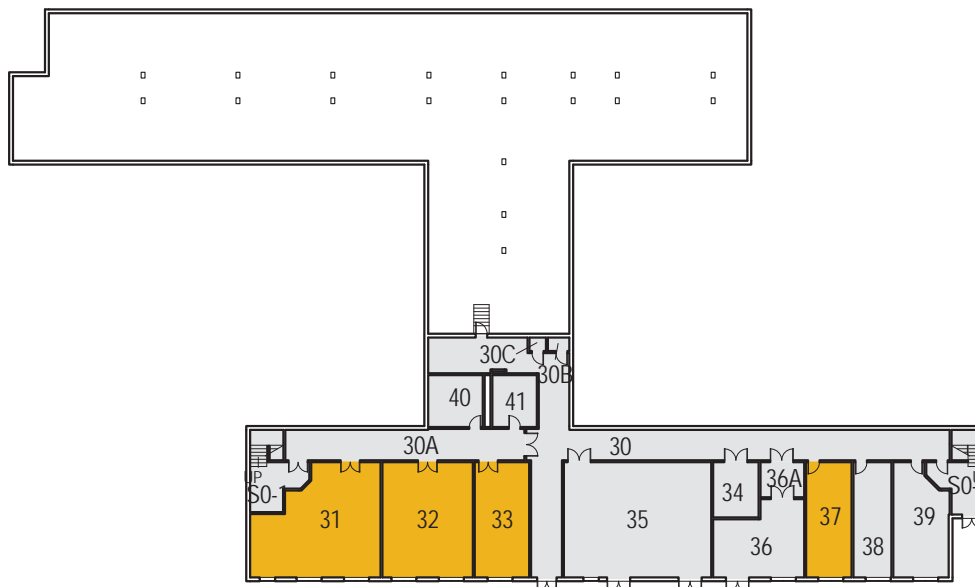


LEVEL 2





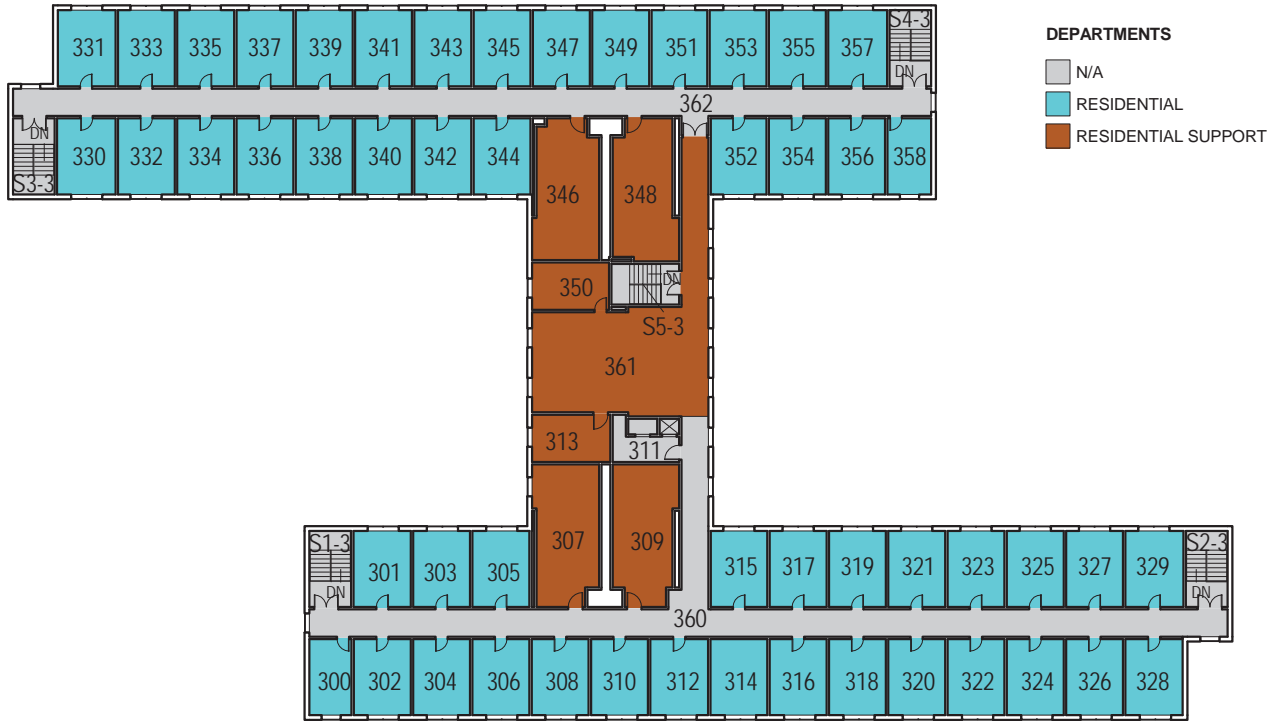
LEVEL 1



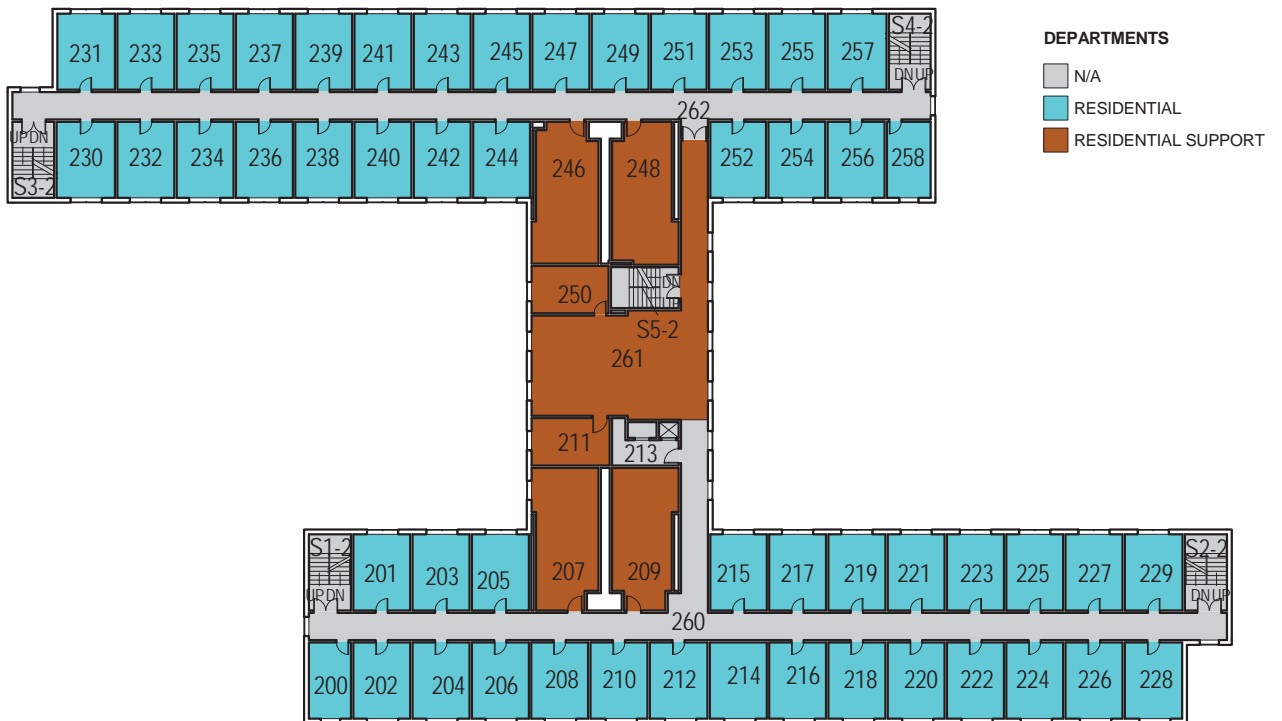
BASEMENT

D BUILDINGS LAYOUTS AND ASSESSMENT

Departments
GIVAN HALL



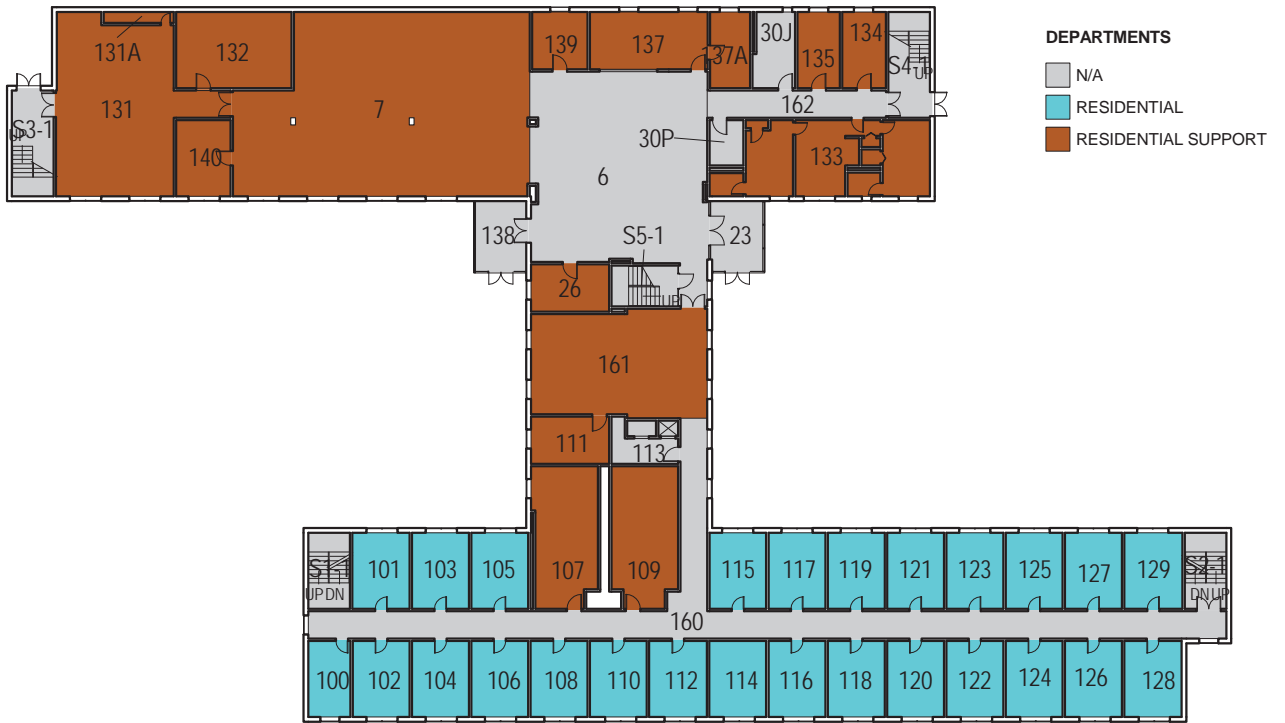
THIRD FLOOR PLAN



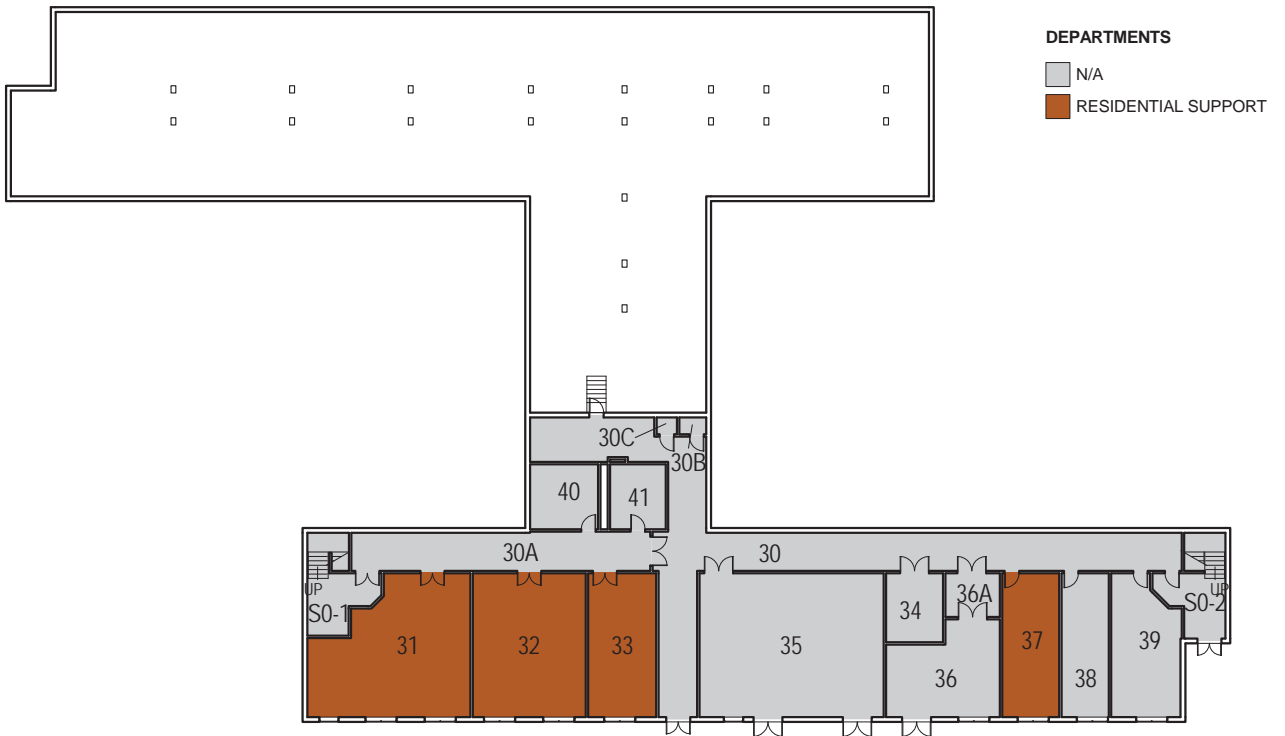
SECOND FLOOR PLAN

BUILDINGS LAYOUTS AND ASSESSMENT

Functions
 GIVAN HALL



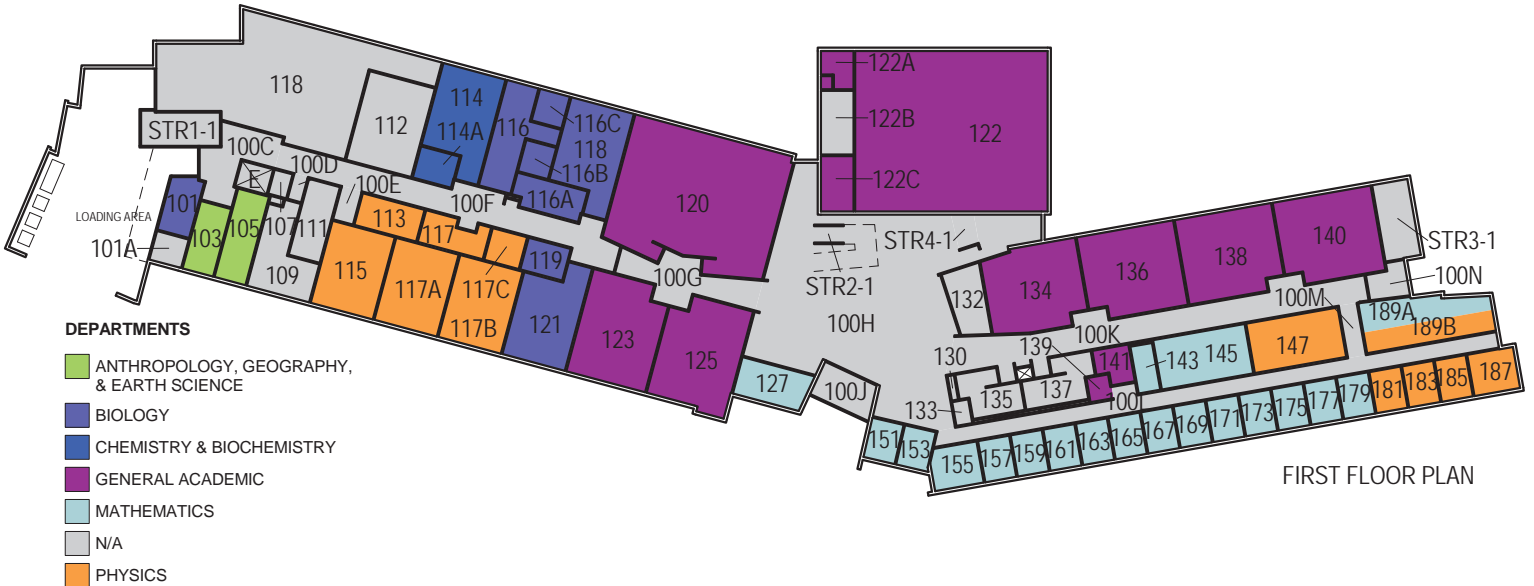
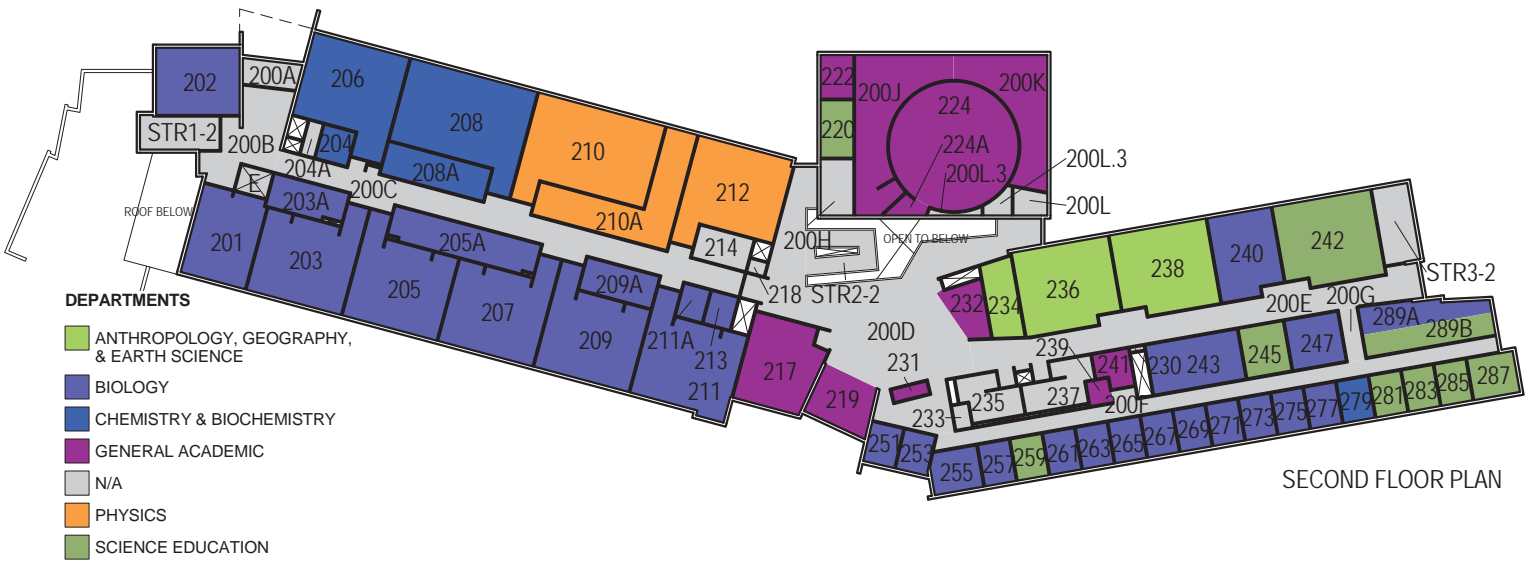
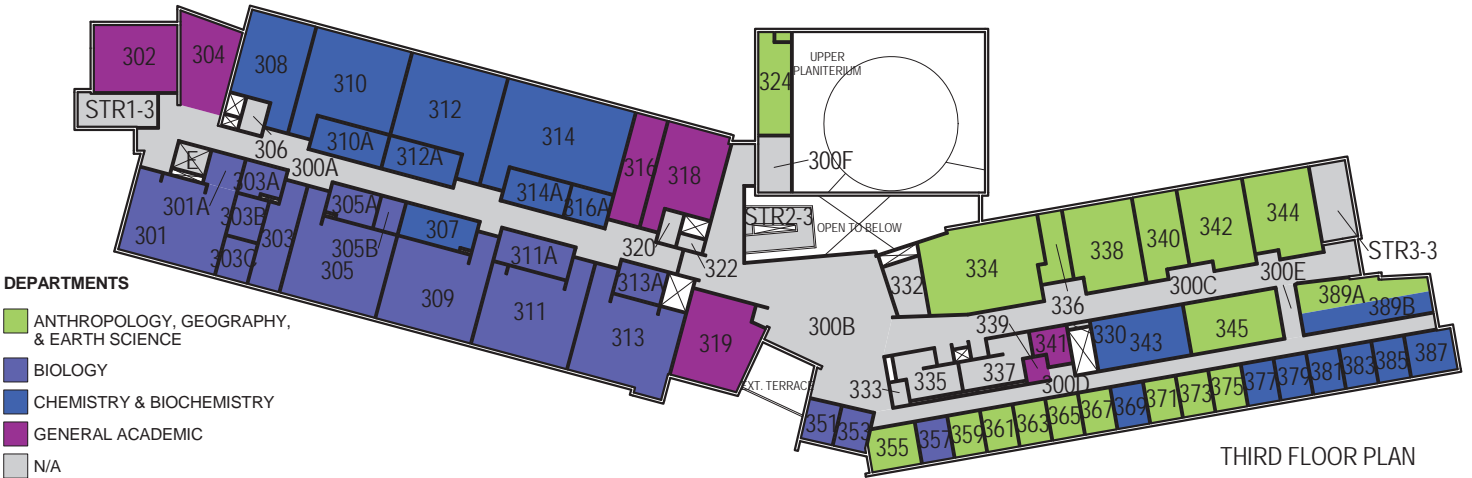
FIRST FLOOR PLAN



BASEMENT FLOOR PLAN

D BUILDINGS LAYOUTS AND ASSESSMENT

Departments GRUENWALD SCIENCE AND TECHNOLOGY CENTER

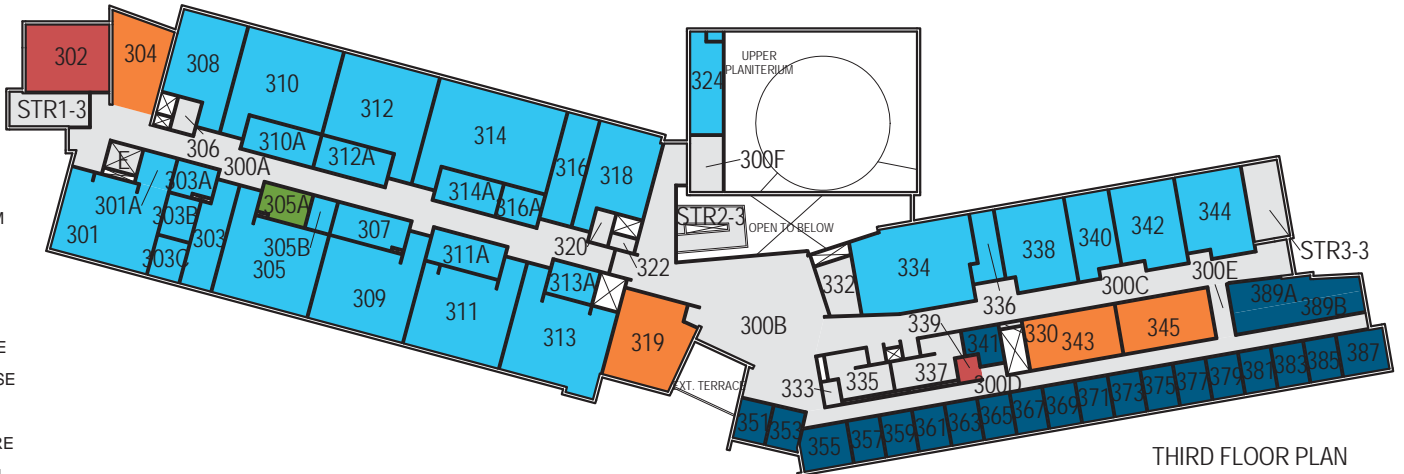


BUILDINGS LAYOUTS AND ASSESSMENT

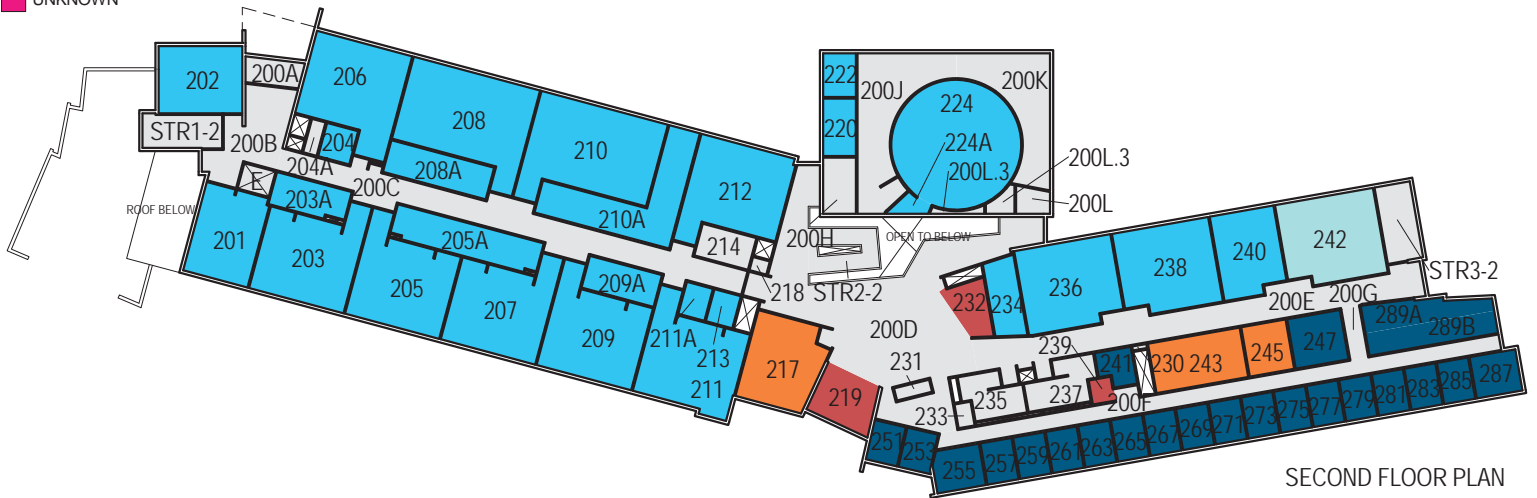
D

GRUENWALD SCIENCE AND TECHNOLOGY CENTER

- FUNCTIONS**
- UNUSED
 - CLASSROOM
 - CLASS LAB
 - OFFICE
 - STUDY
 - SPECIAL USE
 - GENERAL USE
 - SUPPORT
 - HEALTH CARE
 - RESIDENTIAL
 - NON-ASSIGNABLE
 - UNKNOWN



THIRD FLOOR PLAN



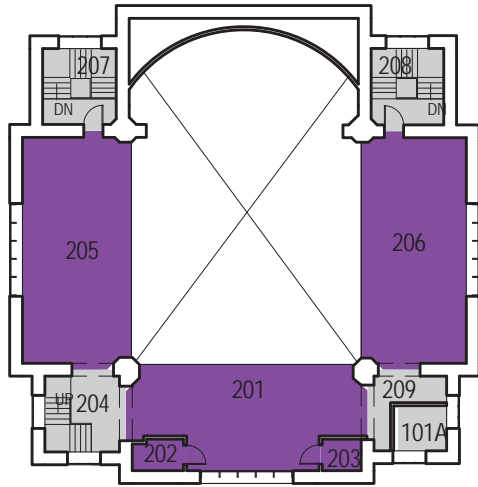
SECOND FLOOR PLAN



FIRST FLOOR PLAN

D BUILDINGS LAYOUTS AND ASSESSMENT

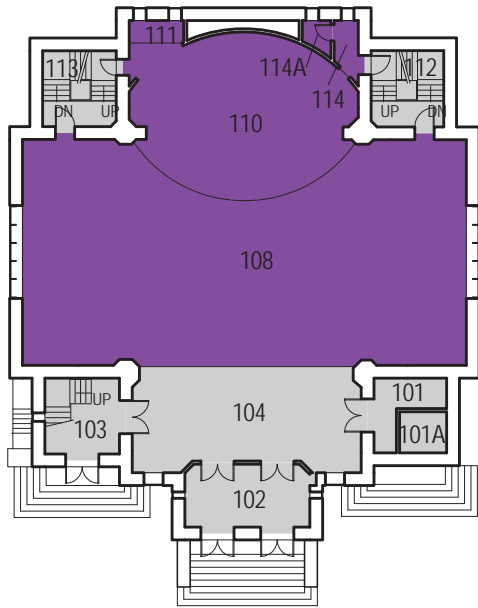
Departments
HART CHAPEL



DEPARTMENTS

- AUXILIARY OPERATIONS
- N/A

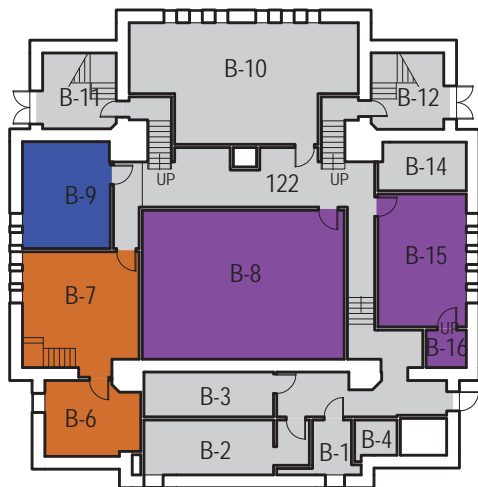
SECOND FLOOR PLAN



DEPARTMENTS

- AUXILIARY OPERATIONS
- N/A

FIRST FLOOR PLAN



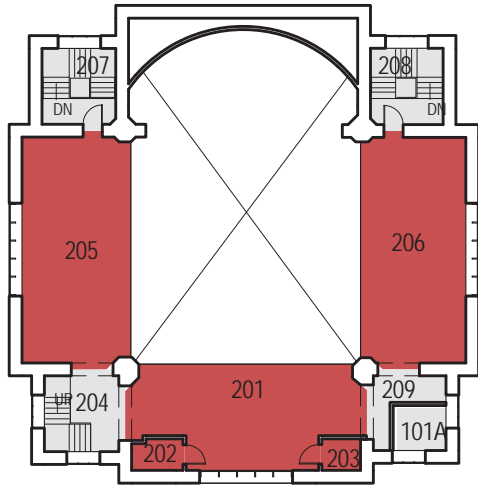
DEPARTMENTS

- AUXILIARY OPERATIONS
- N/A
- STUDENT SUPPORT SERVICES
- UNASSIGNED

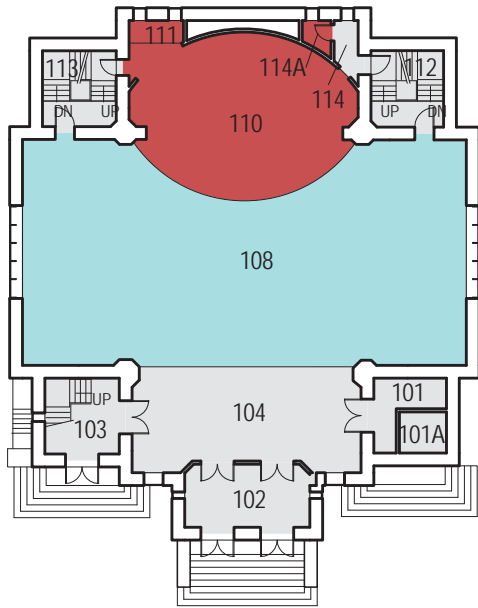
BASEMENT FLOOR PLAN

BUILDINGS LAYOUTS AND ASSESSMENT
 Functions
 HART CHAPEL

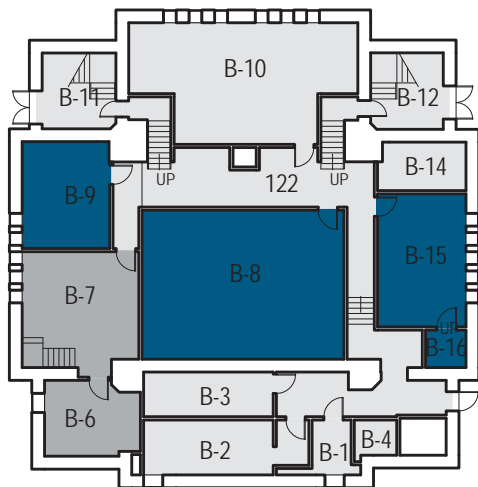
D



SECOND FLOOR PLAN



FIRST FLOOR PLAN



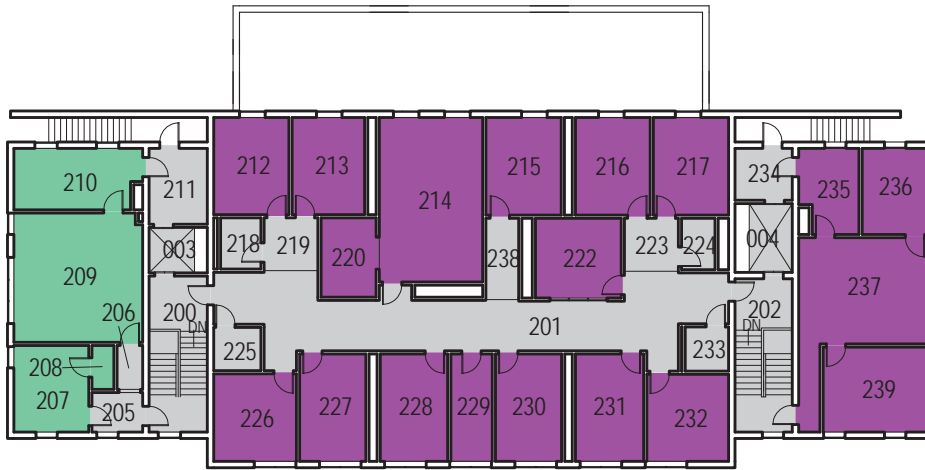
FUNCTIONS

- UNUSED
- CLASSROOM
- CLASS LAB
- OFFICE
- STUDY
- SPECIAL USE
- GENERAL USE
- SUPPORT
- HEALTH CARE
- RESIDENTIAL
- NON-ASSIGNABLE
- UNKNOWN

BASEMENT FLOOR PLAN

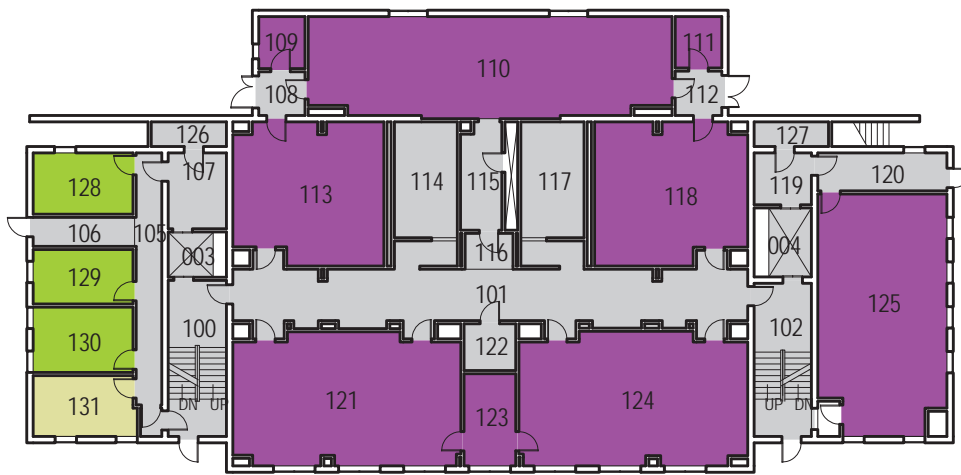
D BUILDINGS LAYOUTS AND ASSESSMENT

Departments HARVEY HALL



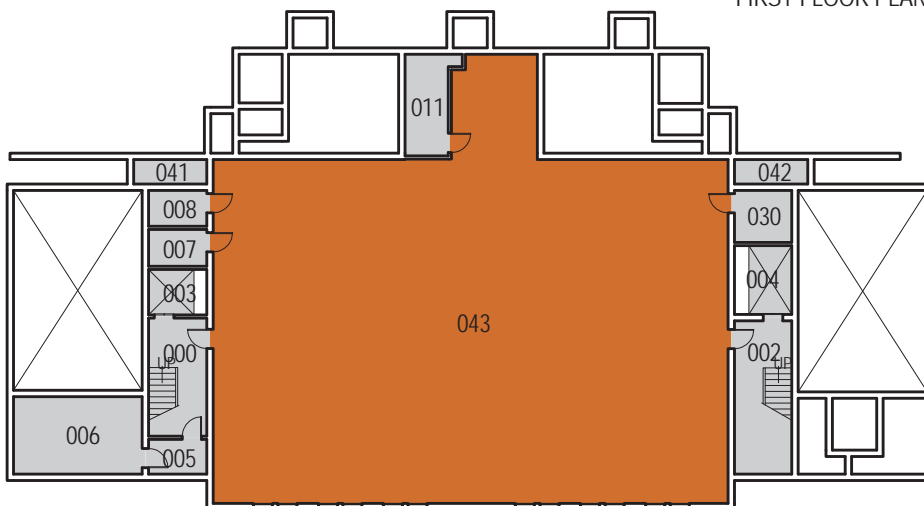
- DEPARTMENTS**
- N/A
 - PSYCHOLOGY
 - WOMEN AND GENDER STUDIES

SECOND FLOOR PLAN



- DEPARTMENTS**
- EXTENDED PROGRAMS
 - N/A
 - PSYCHOLOGY
 - VIRTUAL CAMPUS

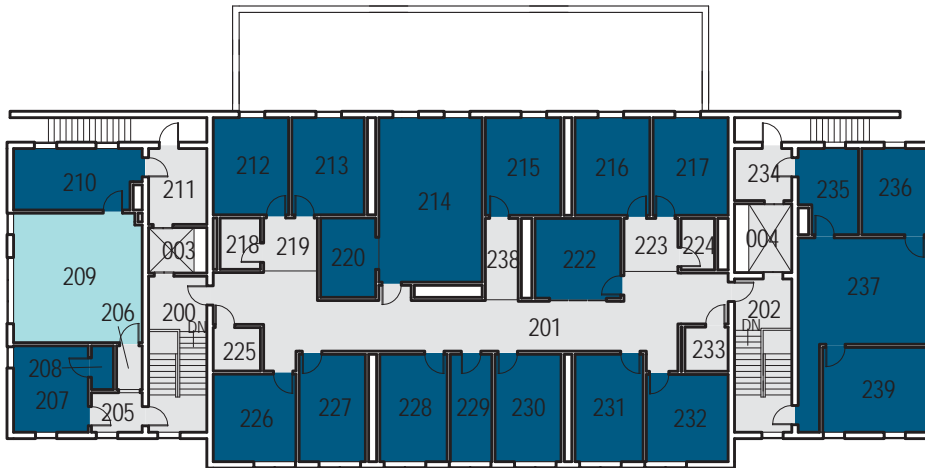
FIRST FLOOR PLAN



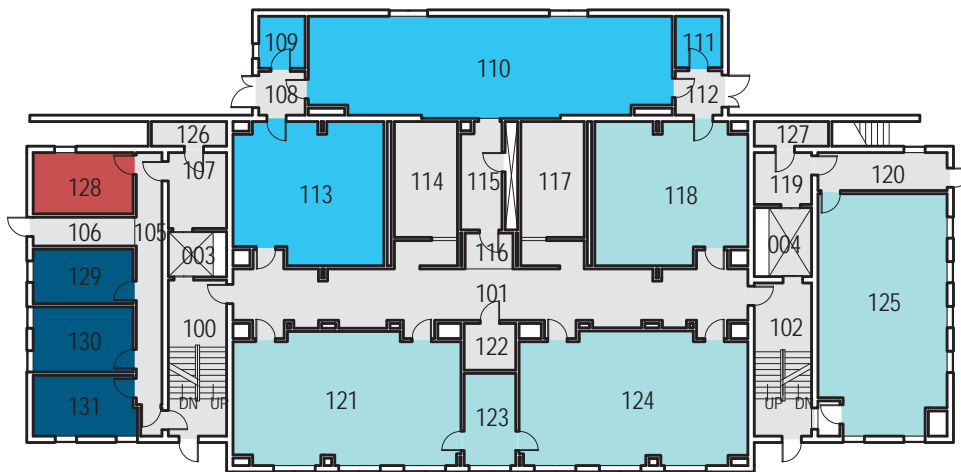
- DEPARTMENTS**
- N/A
 - UNASSIGNED

BASEMENT FLOOR PLAN

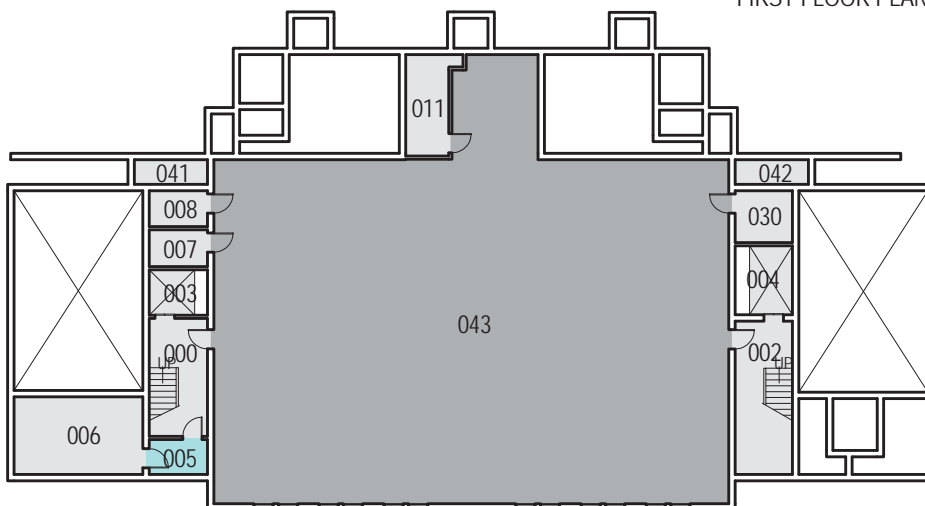
BUILDINGS LAYOUTS AND ASSESSMENT
 Functions
 HARVEY HALL



SECOND FLOOR PLAN



FIRST FLOOR PLAN

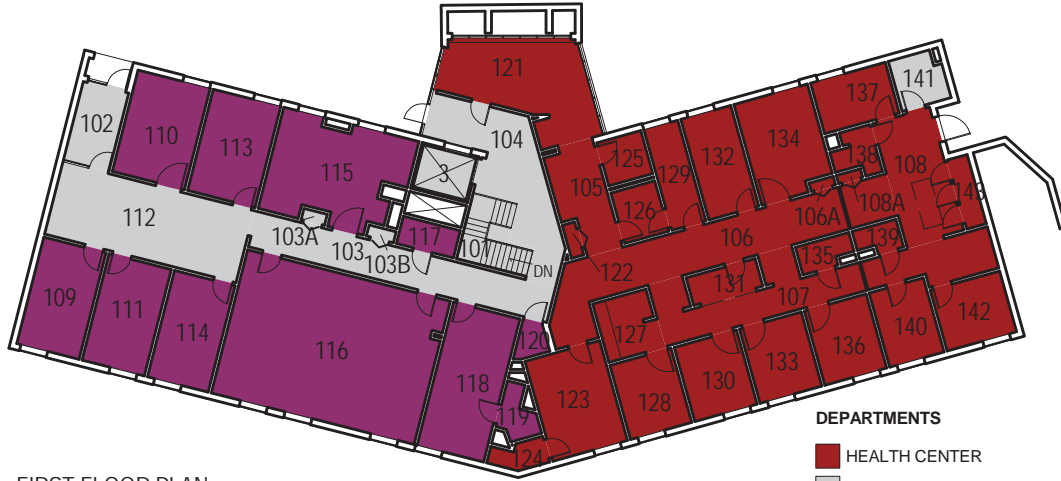


BASEMENT FLOOR PLAN

- FUNCTIONS**
- UNUSED
 - CLASSROOM
 - CLASS LAB
 - OFFICE
 - STUDY
 - SPECIAL USE
 - GENERAL USE
 - SUPPORT
 - HEALTH CARE
 - RESIDENTIAL
 - NON-ASSIGNABLE
 - UNKNOWN

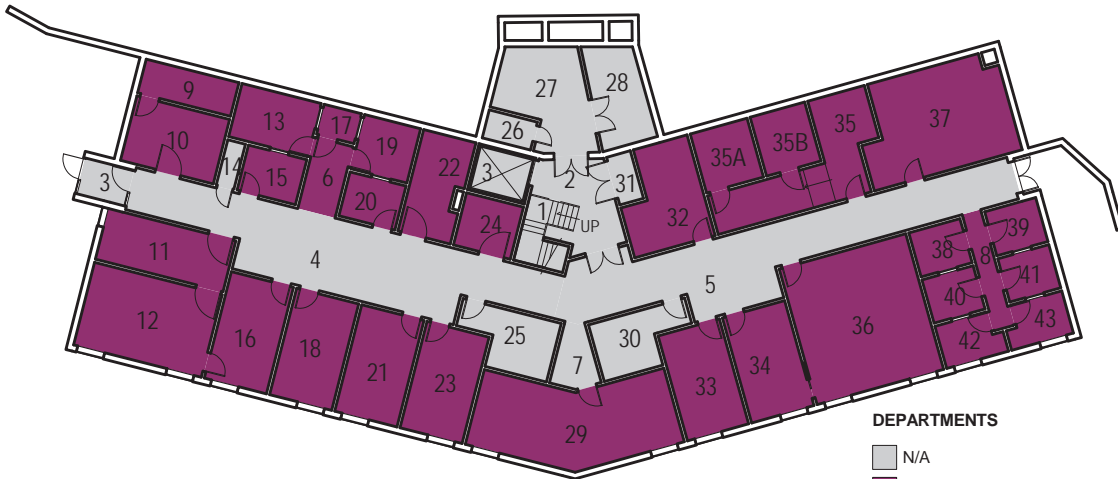
D BUILDINGS LAYOUTS AND ASSESSMENT

Departments KEELING HEALTH CENTER



FIRST FLOOR PLAN

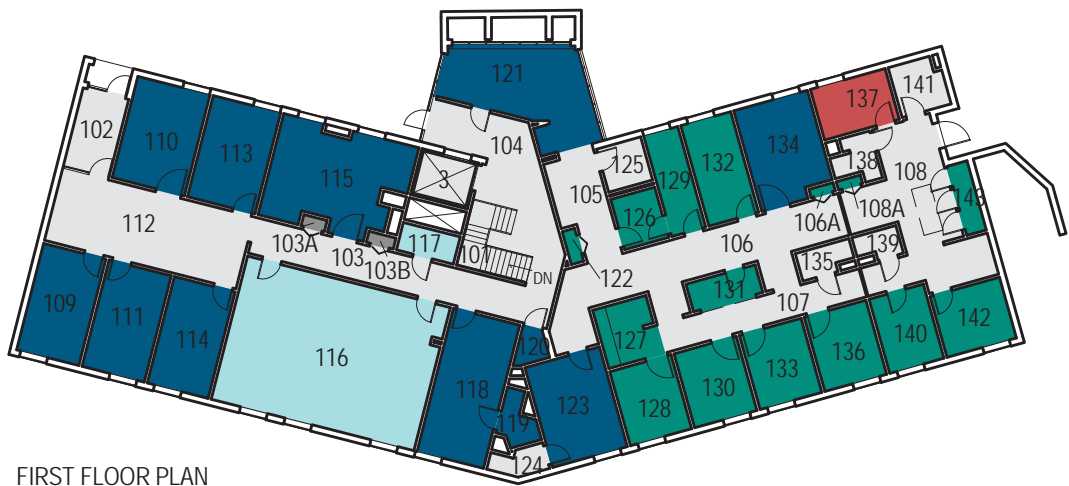
- DEPARTMENTS**
- HEALTH CENTER
 - N/A
 - SPECIAL EDUCATION & REHABILITATIVE SCIENCES



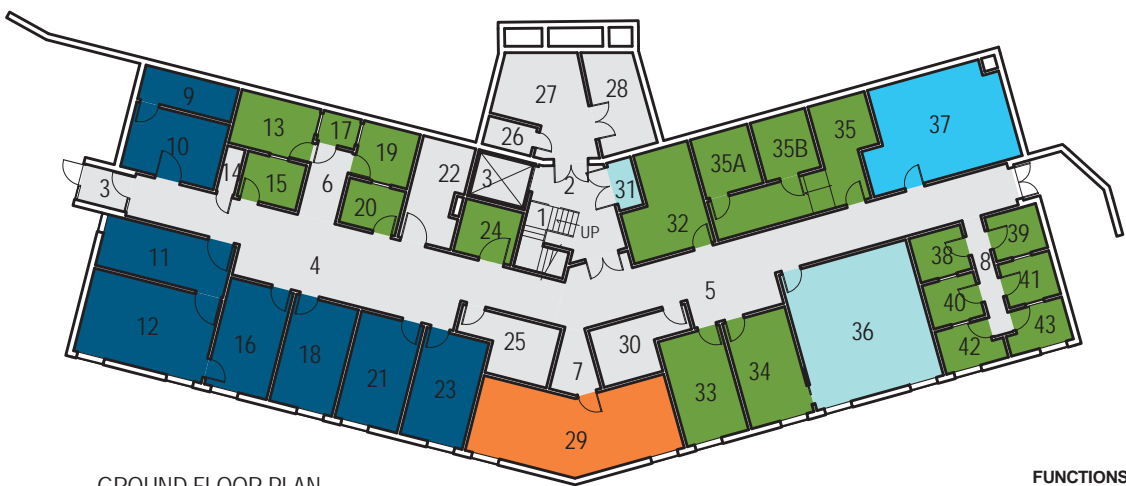
GROUND FLOOR PLAN

- DEPARTMENTS**
- N/A
 - SPECIAL EDUCATION & REHABILITATIVE SCIENCES

BUILDINGS LAYOUTS AND ASSESSMENT
 Functions
KEELING HEALTH CENTER



FIRST FLOOR PLAN

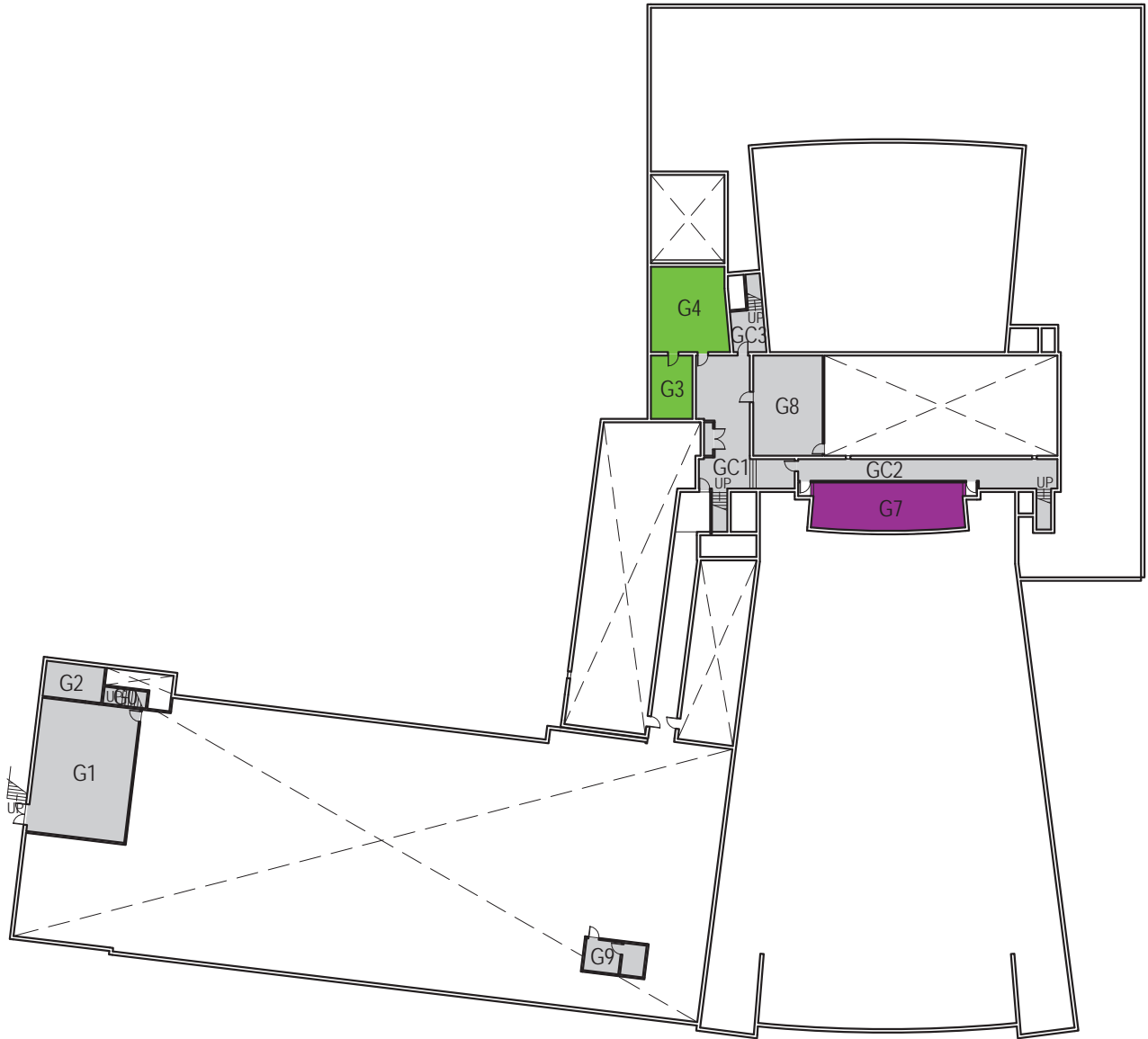


GROUND FLOOR PLAN

- FUNCTIONS**
- UNUSED
 - CLASSROOM
 - CLASS LAB
 - OFFICE
 - STUDY
 - SPECIAL USE
 - GENERAL USE
 - SUPPORT
 - HEALTH CARE
 - RESIDENTIAL
 - NON-ASSIGNABLE
 - UNKNOWN

D BUILDINGS LAYOUTS AND ASSESSMENT

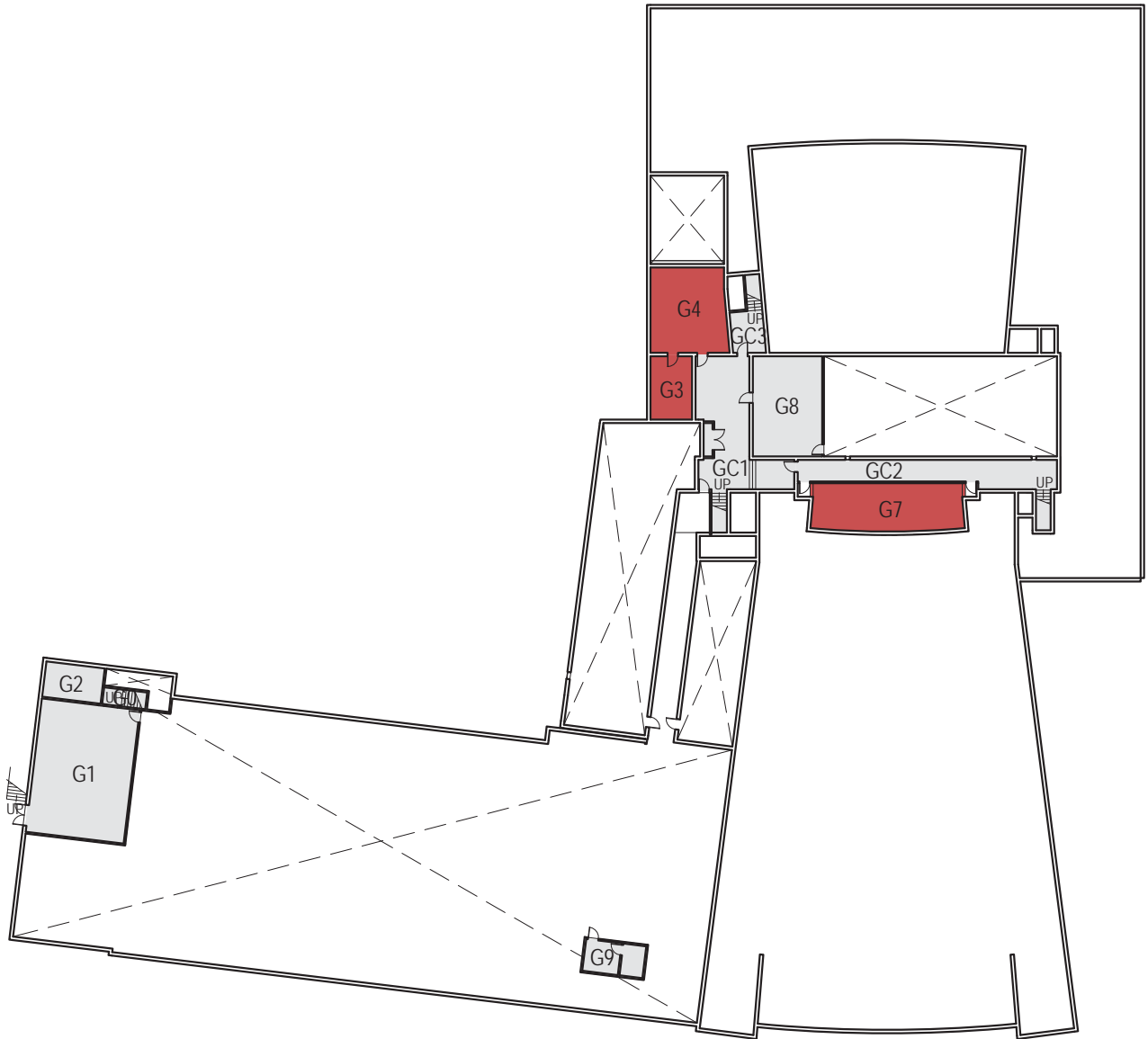
Departments
MARWICK-BOYD FINE ARTS CENTER



BASEMENT FLOOR PLAN

- DEPARTMENTS**
- GENERAL ACADEMIC
 - N/A
 - THEATER

BUILDINGS LAYOUTS AND ASSESSMENT
 Functions
 MARWICK-BOYD FINE ARTS CENTER



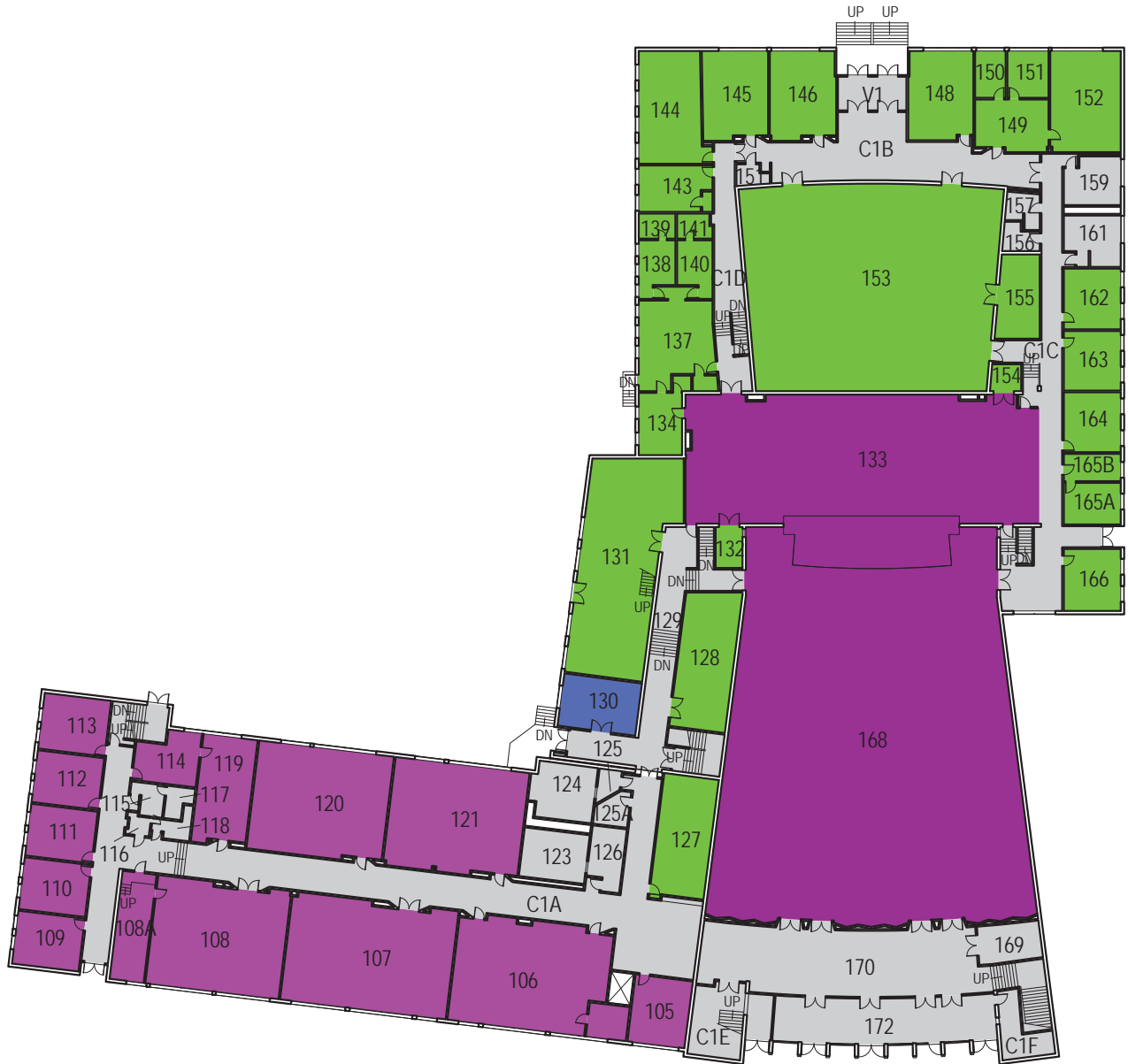
BASEMENT FLOOR PLAN

FUNCTIONS

- UNUSED
- CLASSROOM
- CLASS LAB
- OFFICE
- STUDY
- SPECIAL USE
- GENERAL USE
- SUPPORT
- HEALTH CARE
- RESIDENTIAL
- NON-ASSIGNABLE
- UNKNOWN

D BUILDINGS LAYOUTS AND ASSESSMENT

Departments MARWICK-BOYD FINE ARTS CENTER

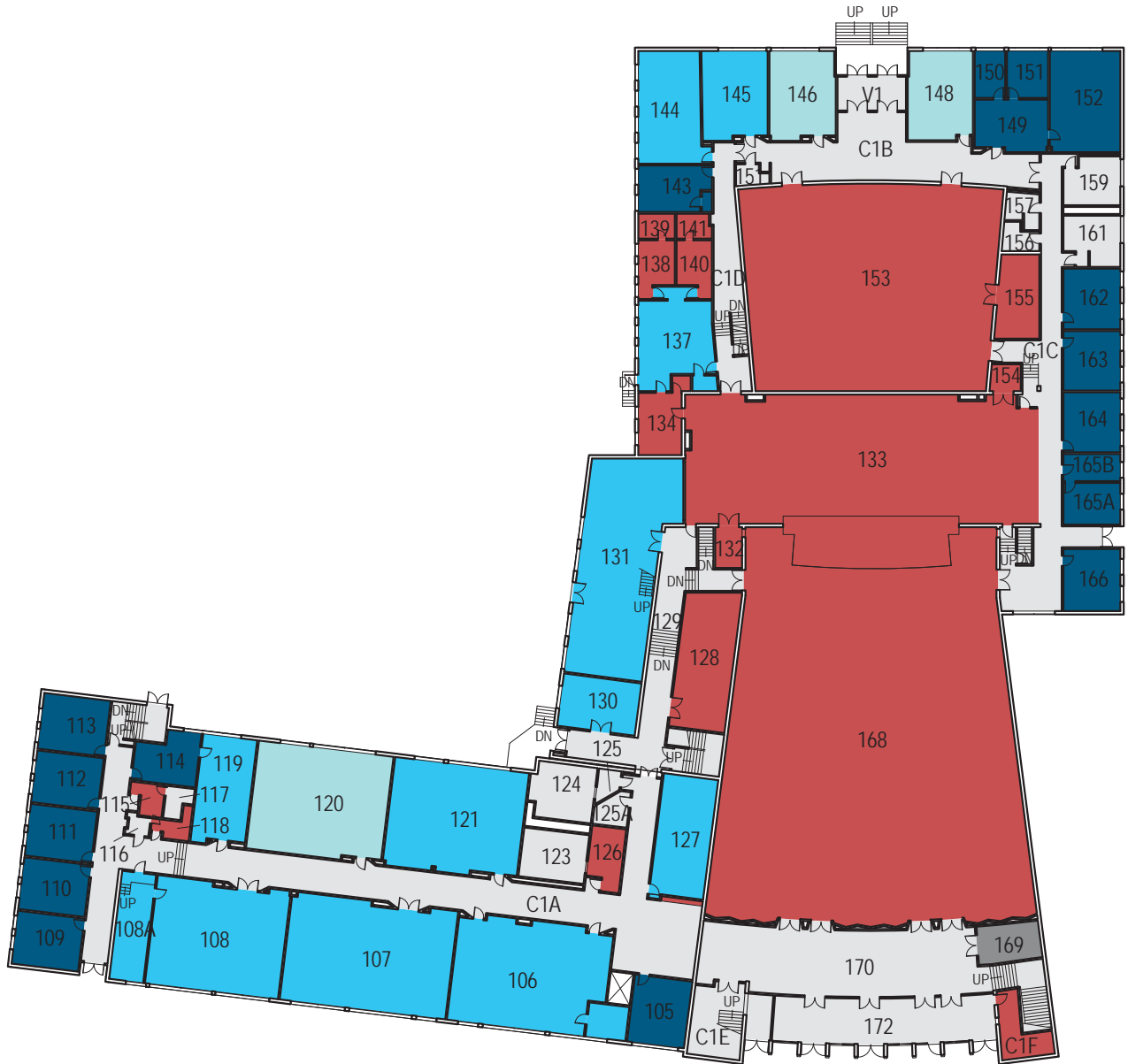


FIRST FLOOR PLAN

DEPARTMENTS

- ART
- GENERAL ACADEMIC
- MUSIC
- N/A
- THEATER

BUILDINGS LAYOUTS AND ASSESSMENT
 Functions
 MARWICK-BOYD FINE ARTS CENTER



FIRST FLOOR PLAN

FUNCTIONS

- UNUSED
- CLASSROOM
- CLASS LAB
- OFFICE
- STUDY
- SPECIAL USE
- GENERAL USE
- SUPPORT
- HEALTH CARE
- RESIDENTIAL
- NON-ASSIGNABLE
- UNKNOWN

D BUILDINGS LAYOUTS AND ASSESSMENT

Departments MARWICK-BOYD FINE ARTS CENTER

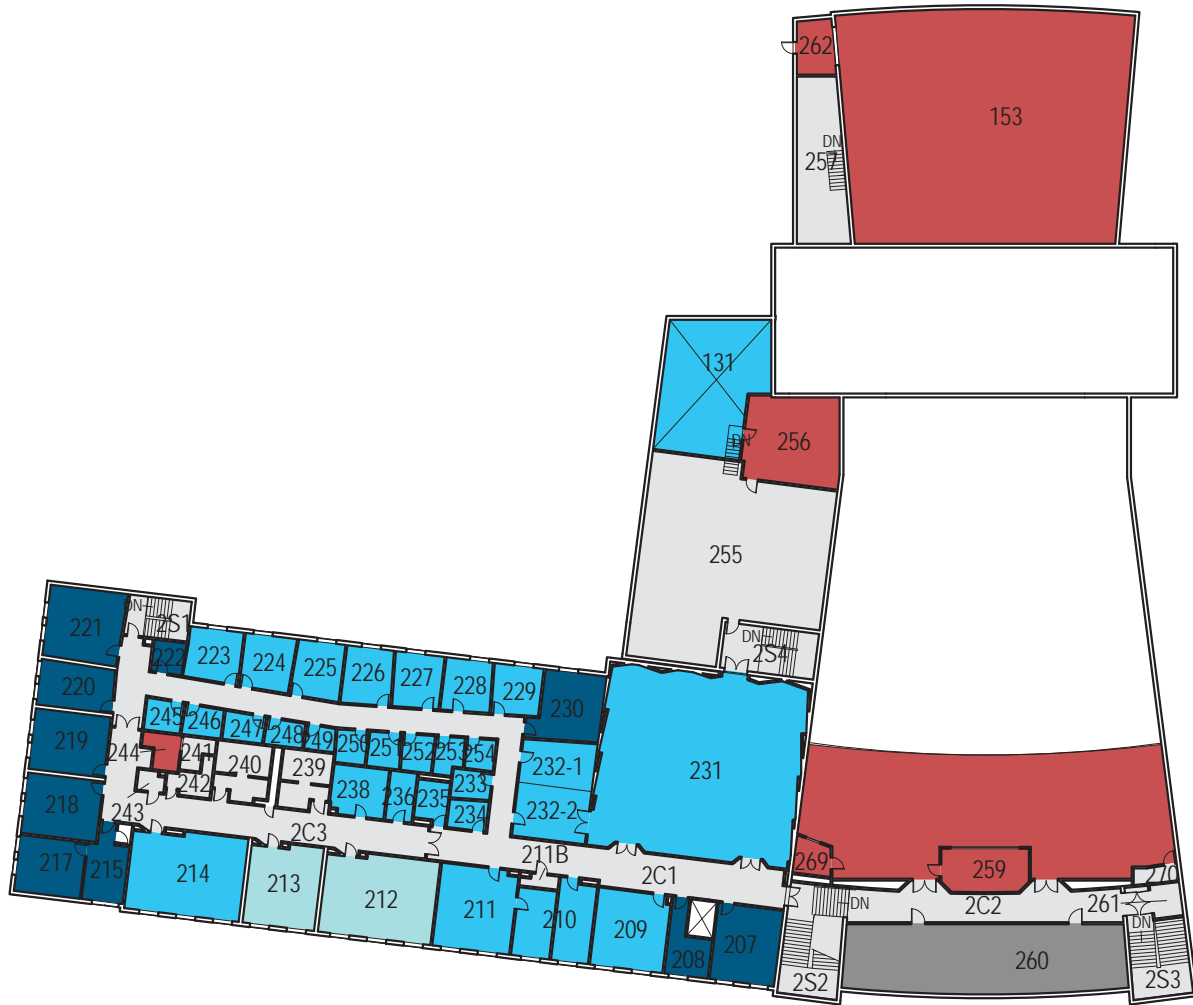


SECOND FLOOR PLAN

DEPARTMENTS

- ANTHROPOLOGY, GEOGRAPHY, & EARTH SCIENCE
- GENERAL ACADEMIC
- MUSIC
- N/A
- THEATER

BUILDINGS LAYOUTS AND ASSESSMENT
 Functions
 MARWICK-BOYD FINE ARTS CENTER



SECOND FLOOR PLAN

FUNCTIONS

- UNUSED
- CLASSROOM
- CLASS LAB
- OFFICE
- STUDY
- SPECIAL USE
- GENERAL USE
- SUPPORT
- HEALTH CARE
- RESIDENTIAL
- NON-ASSIGNABLE
- UNKNOWN

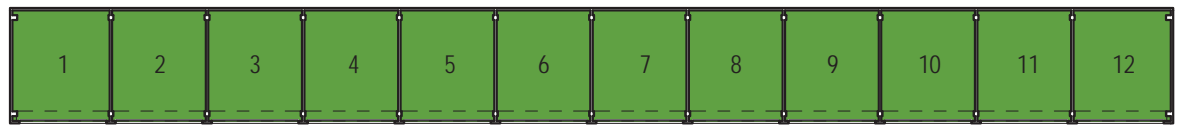
D BUILDINGS LAYOUTS AND ASSESSMENT

Departments
McENTIRE BUILDING



D BUILDINGS LAYOUTS AND ASSESSMENT

Departments
McENTIRE WAREHOUSE



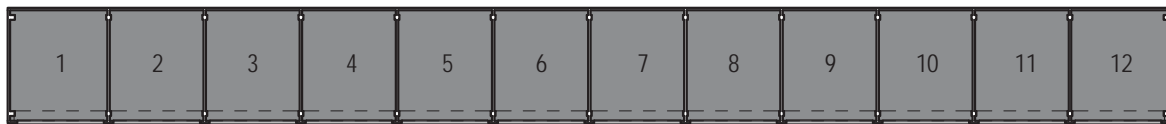
GROUND FLOOR PLAN

DEPARTMENTS

- FACILITIES PLANNING & MAINTENANCE

BUILDINGS LAYOUTS AND ASSESSMENT
Functions
McENTIRE WAREHOUSE

D



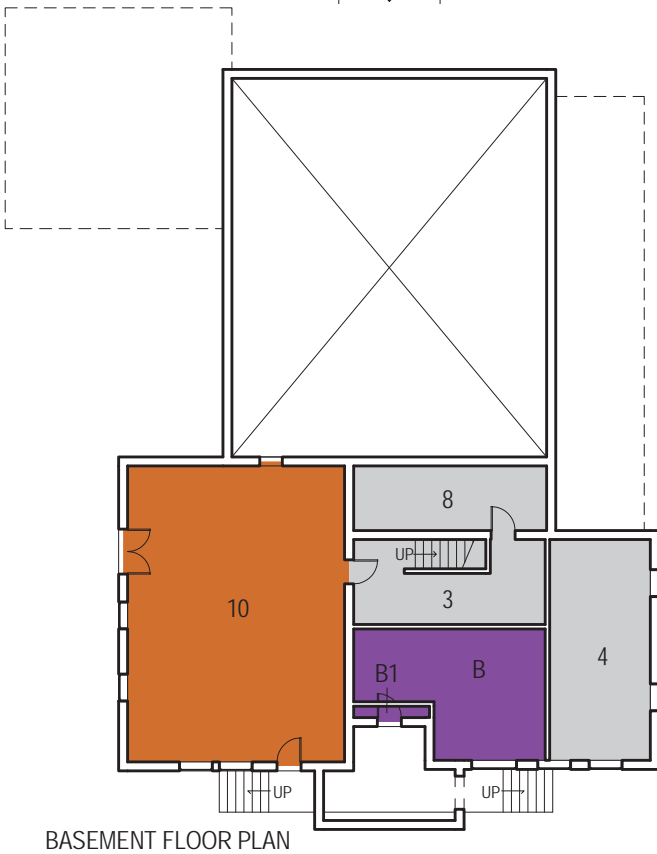
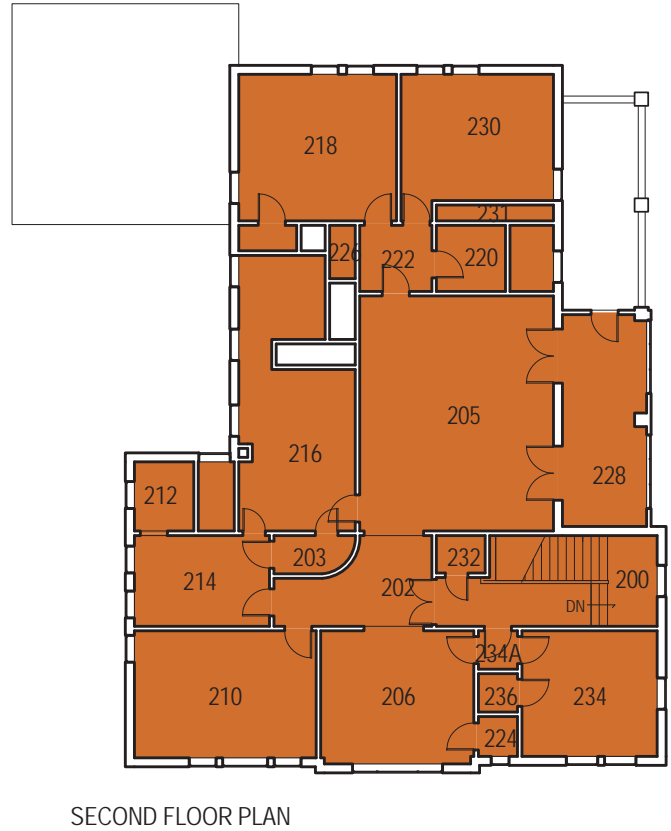
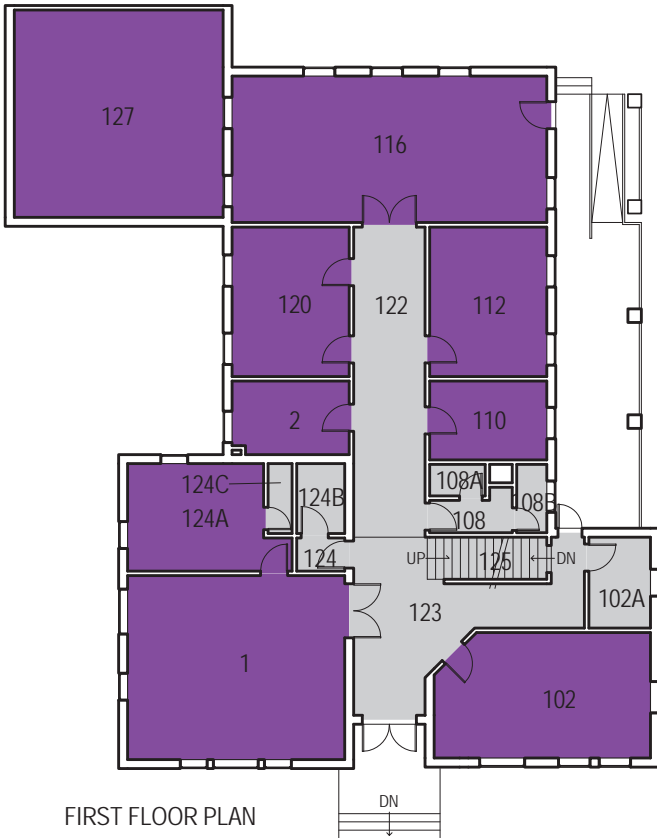
GROUND FLOOR PLAN

FUNCTIONS

-  UNUSED
-  CLASSROOM
-  CLASS LAB
-  OFFICE
-  STUDY
-  SPECIAL USE
-  GENERAL USE
-  SUPPORT
-  HEALTH CARE
-  RESIDENTIAL
-  NON-ASSIGNABLE
-  UNKNOWN

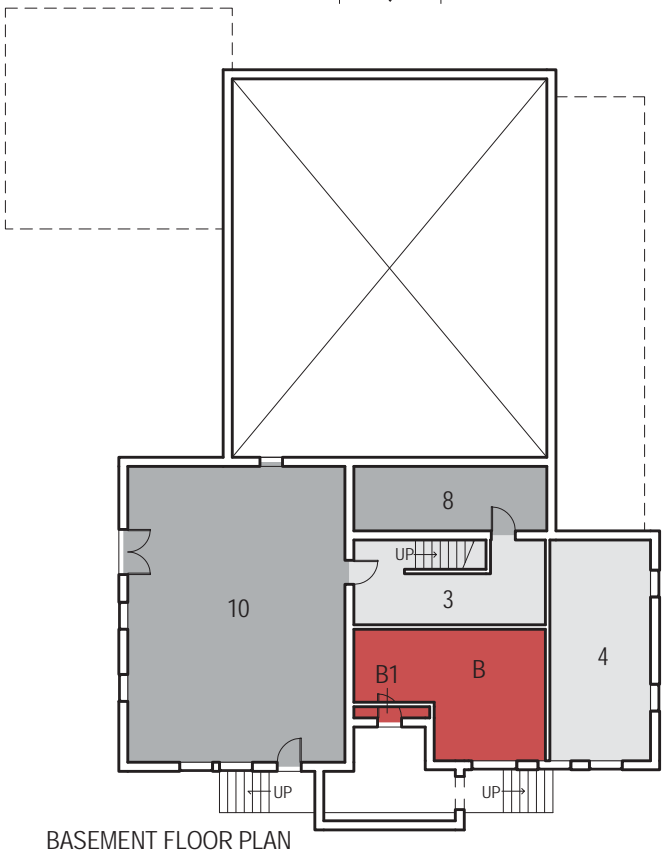
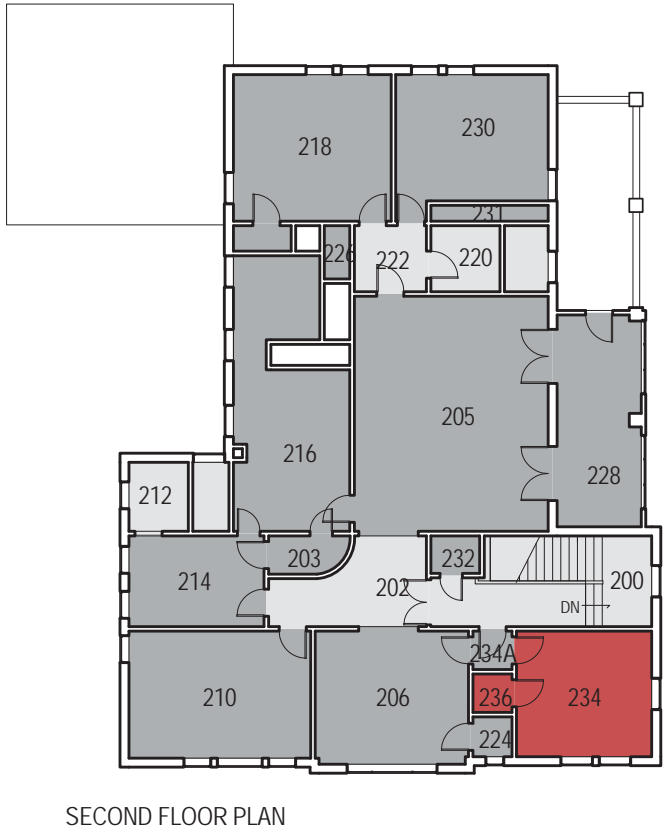
D BUILDINGS LAYOUTS AND ASSESSMENT

Departments
MOORE HALL



- DEPARTMENTS**
- AUXILIARY OPERATIONS
 - N/A
 - UNASSIGNED

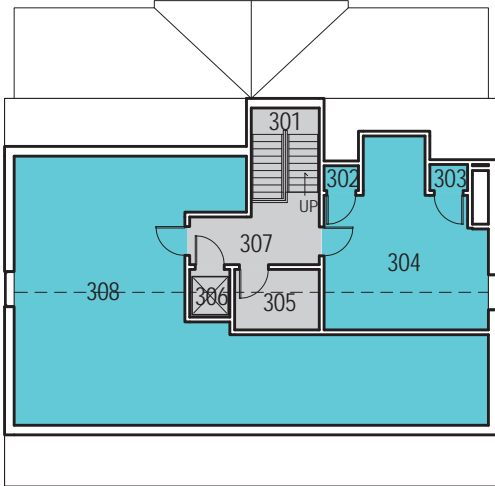
BUILDINGS LAYOUTS AND ASSESSMENT
 Functions
 MOORE HALL



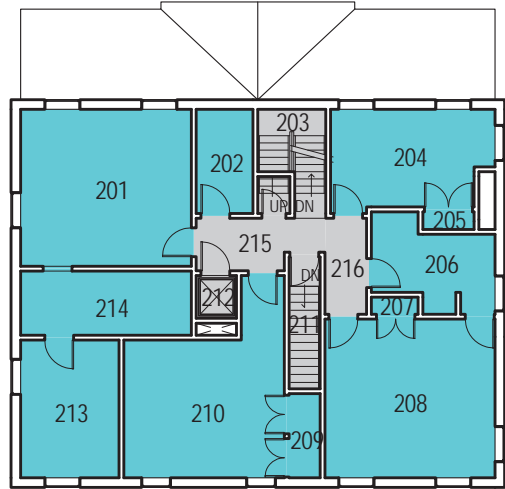
- FUNCTIONS**
- UNUSED
 - CLASSROOM
 - CLASS LAB
 - OFFICE
 - STUDY
 - SPECIAL USE
 - GENERAL USE
 - SUPPORT
 - HEALTH CARE
 - RESIDENTIAL
 - NON-ASSIGNABLE
 - UNKNOWN

D BUILDINGS LAYOUTS AND ASSESSMENT

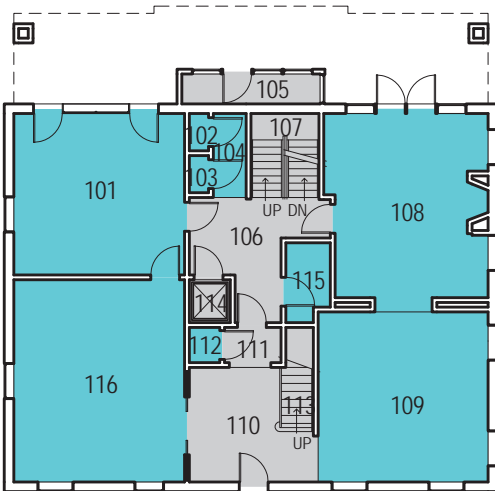
Departments
PRESIDENT'S HOUSE



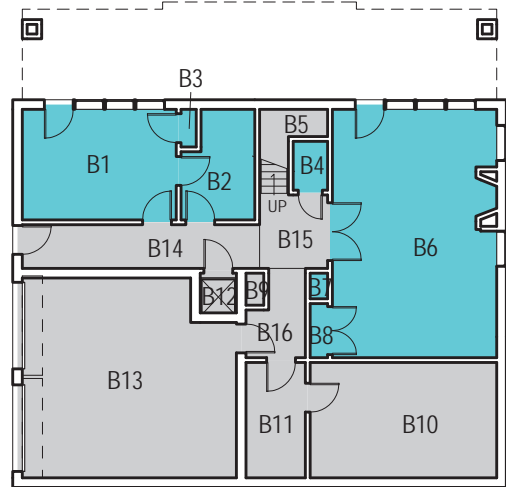
ATTIC PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

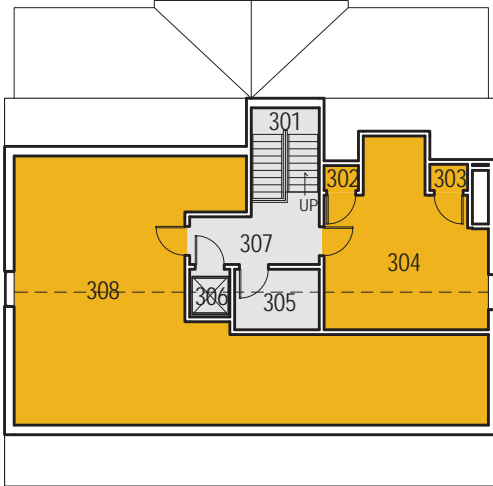


BASEMENT FLOOR PLAN

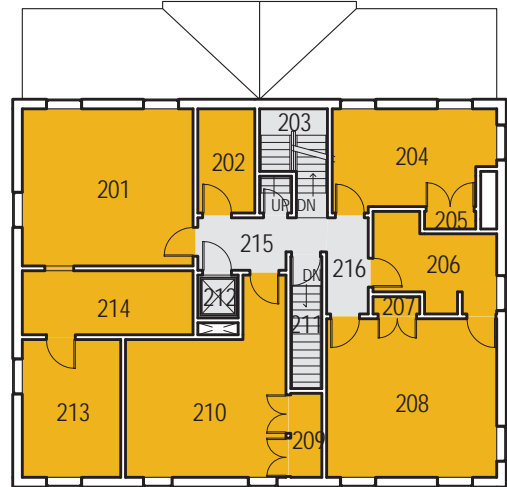
DEPARTMENTS
 ■ N/A
 ■ RESIDENTIAL

BUILDINGS LAYOUTS AND ASSESSMENT
 Functions
PRESIDENT'S HOUSE

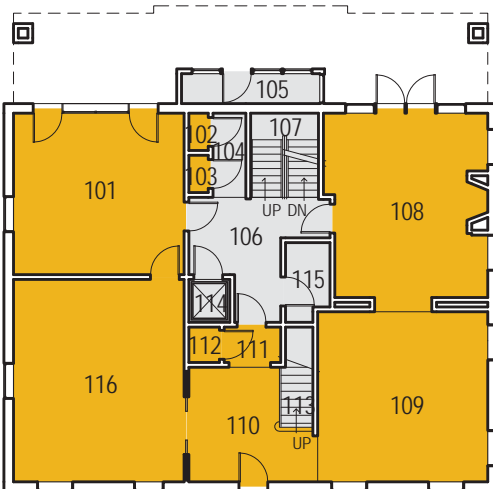
D



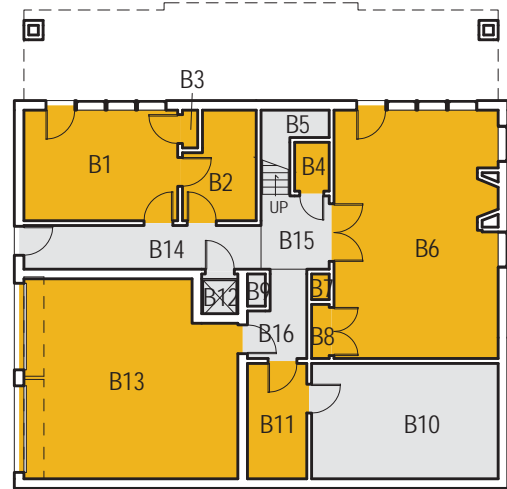
ATTIC PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN



BASEMENT FLOOR PLAN

- FUNCTIONS**
- UNUSED
 - CLASSROOM
 - CLASS LAB
 - OFFICE
 - STUDY
 - SPECIAL USE
 - GENERAL USE
 - SUPPORT
 - HEALTH CARE
 - RESIDENTIAL
 - NON-ASSIGNABLE
 - UNKNOWN

D BUILDINGS LAYOUTS AND ASSESSMENT

Departments RALSTON HALL

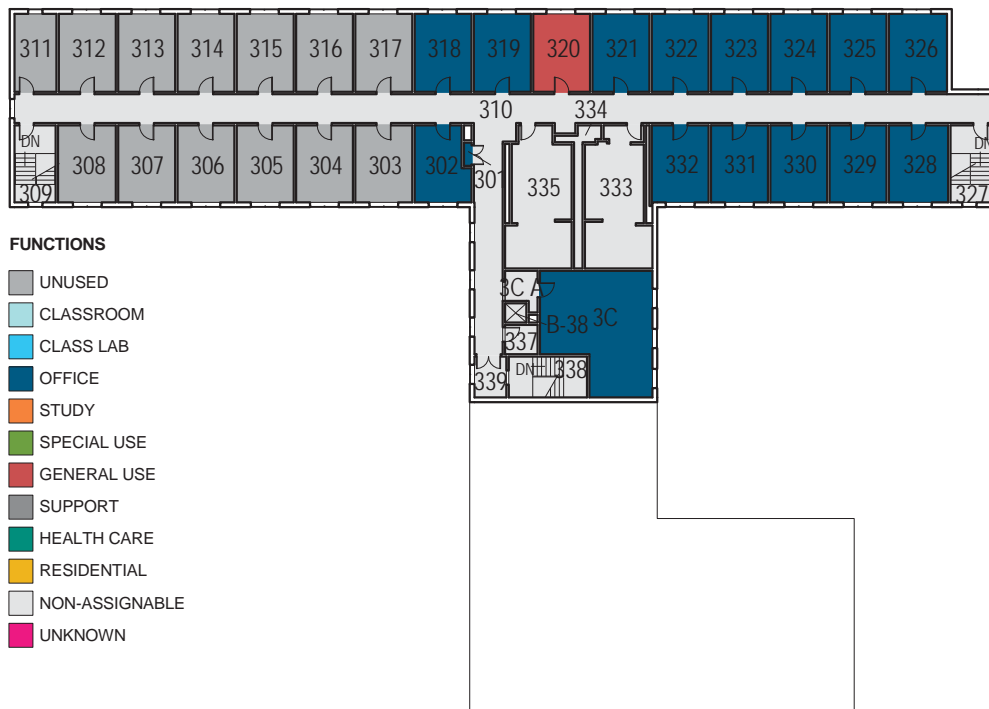


THIRD FLOOR PLAN



SECOND FLOOR PLAN

BUILDINGS LAYOUTS AND ASSESSMENT
 Functions
 RALSTON HALL



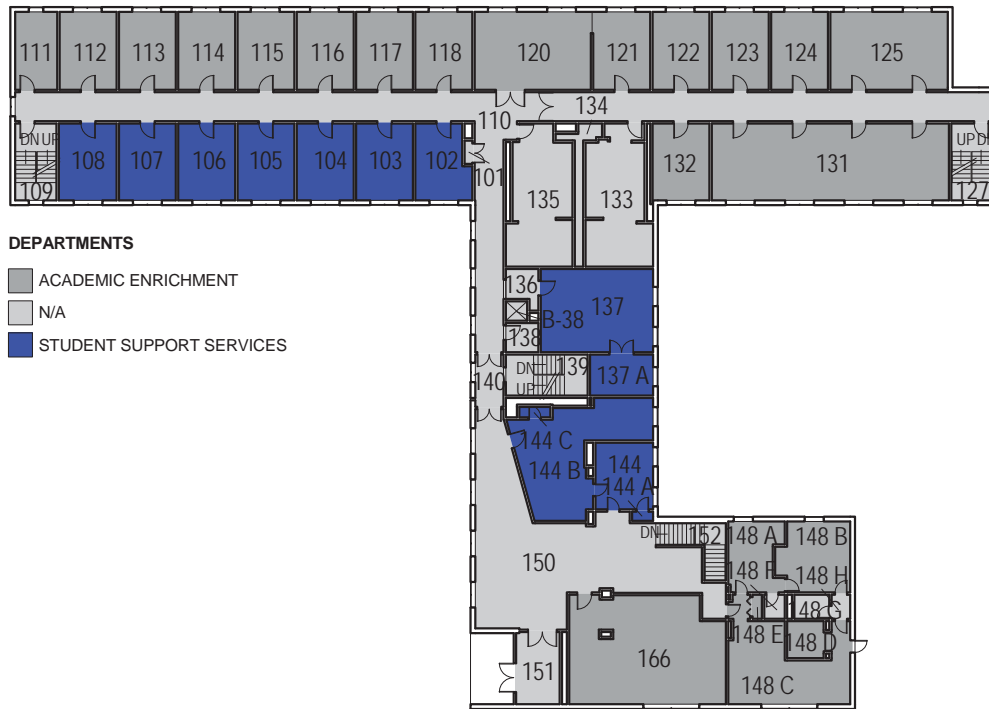
THIRD FLOOR PLAN



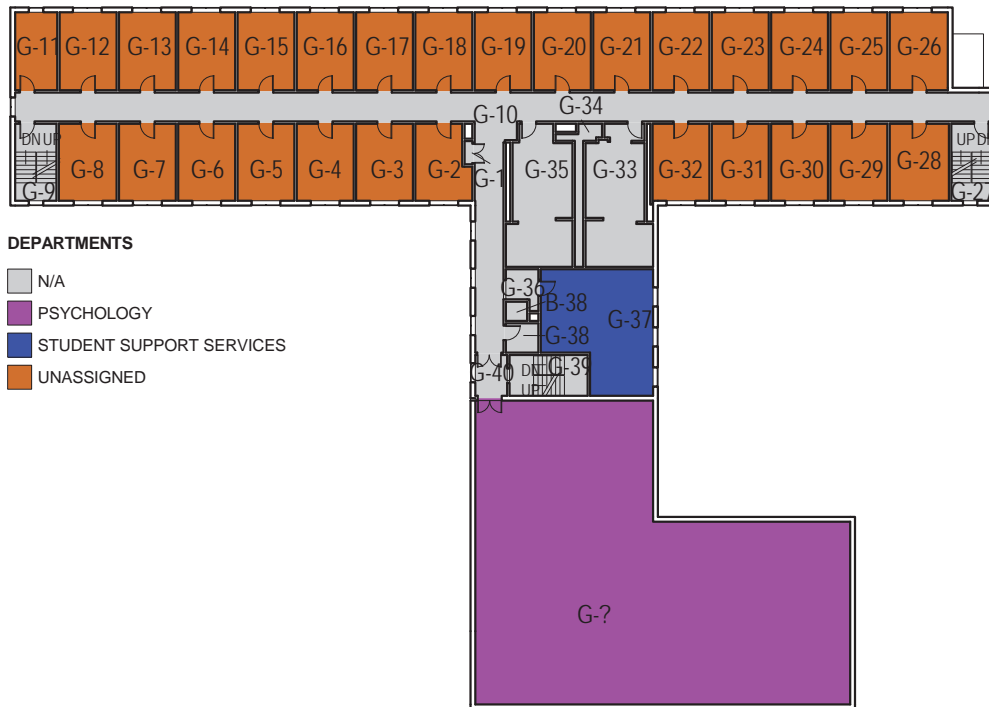
SECOND FLOOR PLAN

D BUILDINGS LAYOUTS AND ASSESSMENT

Departments RALSTON HALL



FIRST FLOOR PLAN

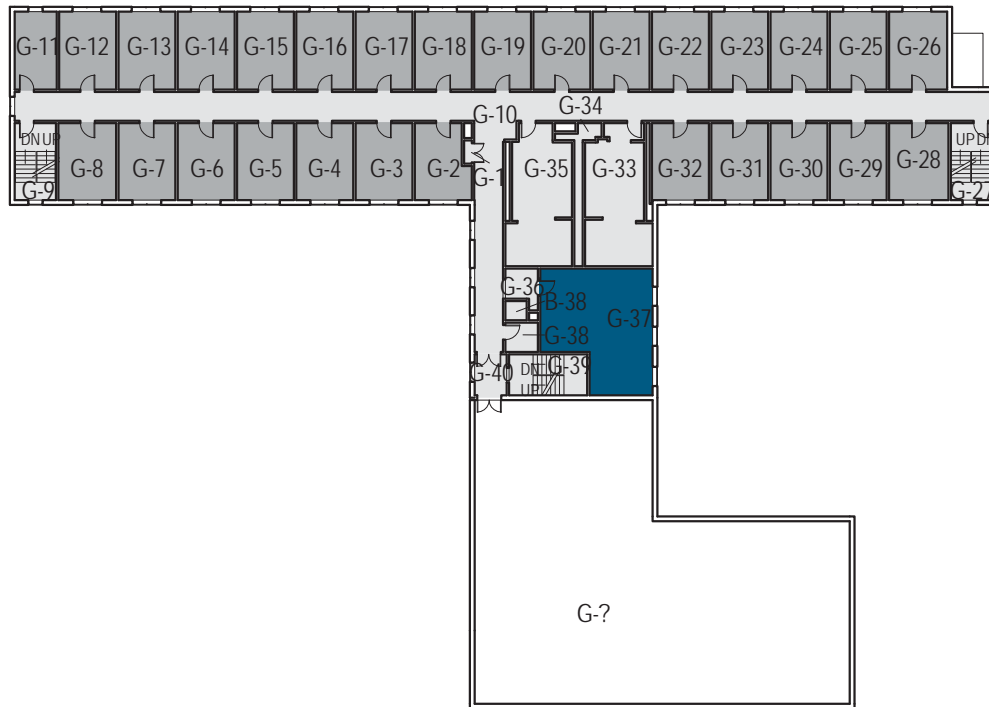


GROUND FLOOR PLAN

BUILDINGS LAYOUTS AND ASSESSMENT
 Functions
 RALSTON HALL



FIRST FLOOR PLAN



GROUND FLOOR PLAN

D BUILDINGS LAYOUTS AND ASSESSMENT

Departments
RALSTON HALL



BASEMENT FLOOR PLAN

BUILDINGS LAYOUTS AND ASSESSMENT
 Functions
 RALSTON HALL

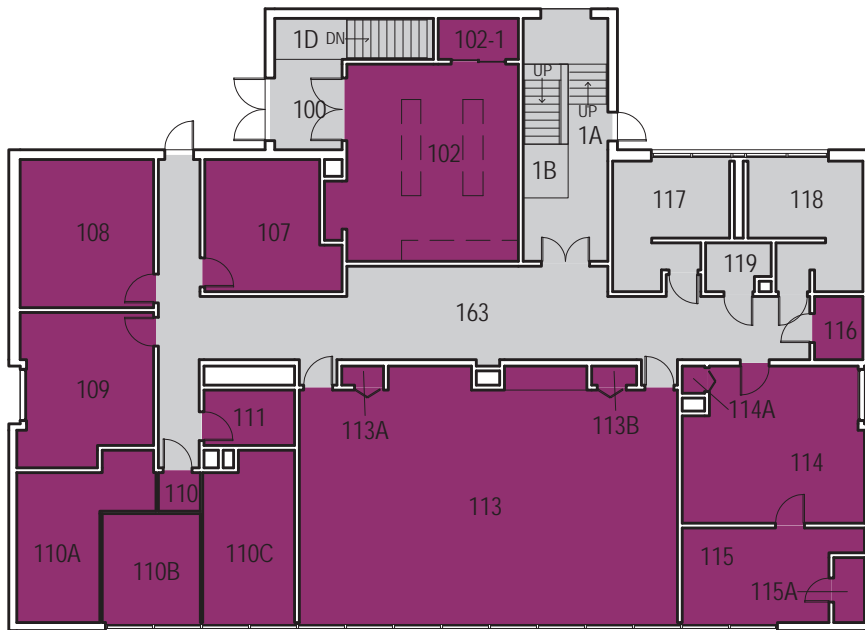


- FUNCTIONS**
- UNUSED
 - CLASSROOM
 - CLASS LAB
 - OFFICE
 - STUDY
 - SPECIAL USE
 - GENERAL USE
 - SUPPORT
 - HEALTH CARE
 - RESIDENTIAL
 - NON-ASSIGNABLE
 - UNKNOWN

BASEMENT FLOOR PLAN

D BUILDINGS LAYOUTS AND ASSESSMENT

Departments
SPECIAL EDUCATION BUILDING



DEPARTMENTS

- N/A
- SPECIAL EDUCATION & REHABILITATIVE SCIENCES

FIRST FLOOR PLAN

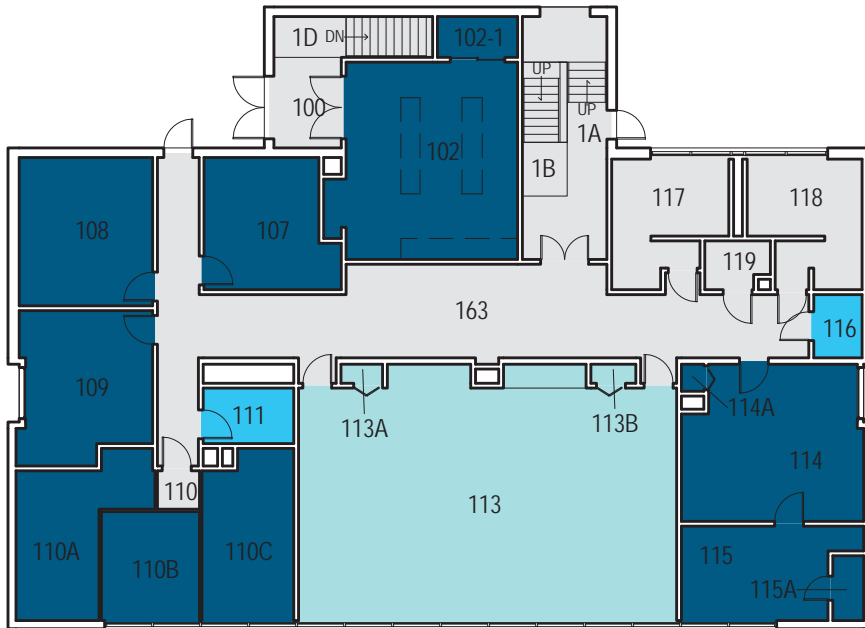


DEPARTMENTS

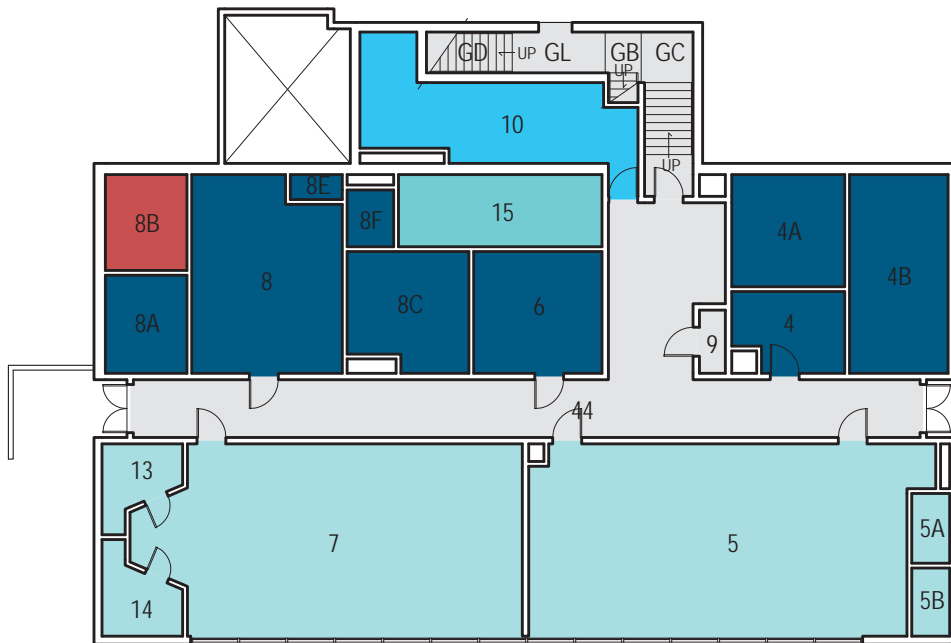
- N/A
- SPECIAL EDUCATION & REHABILITATIVE SCIENCES
- STUDENT SUPPORT SERVICES

GROUND FLOOR PLAN

BUILDINGS LAYOUTS AND ASSESSMENT
 Functions
 SPECIAL EDUCATION BUILDING



FIRST FLOOR PLAN



GROUND FLOOR PLAN

- FUNCTIONS**
- UNUSED
 - CLASSROOM
 - CLASS LAB
 - OFFICE
 - STUDY
 - SPECIAL USE
 - GENERAL USE
 - SUPPORT
 - HEALTH CARE
 - RESIDENTIAL
 - NON-ASSIGNABLE
 - UNKNOWN

D BUILDINGS LAYOUTS AND ASSESSMENT

Departments
STADIUM LOCKER ROOMS



GROUND FLOOR PLAN

- DEPARTMENTS**
- ATHLETIC TRAINING
 - ATHLETICS
 - N/A

BUILDINGS LAYOUTS AND ASSESSMENT D

Functions
STADIUM LOCKER ROOMS



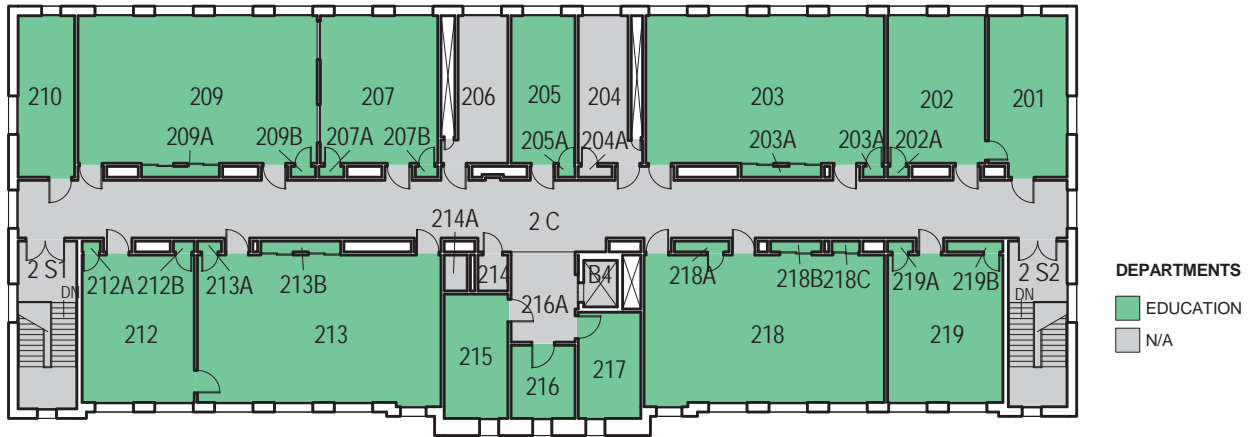
GROUND FLOOR PLAN

FUNCTIONS

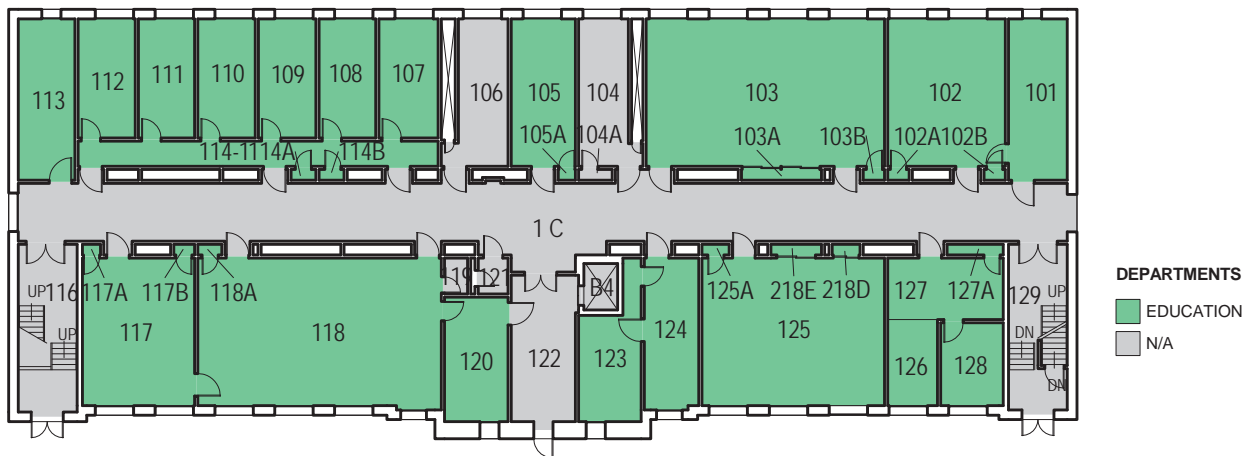
- UNUSED
- CLASSROOM
- CLASS LAB
- OFFICE
- STUDY
- SPECIAL USE
- GENERAL USE
- SUPPORT
- HEALTH CARE
- RESIDENTIAL
- NON-ASSIGNABLE
- UNKNOWN

D BUILDINGS LAYOUTS AND ASSESSMENT

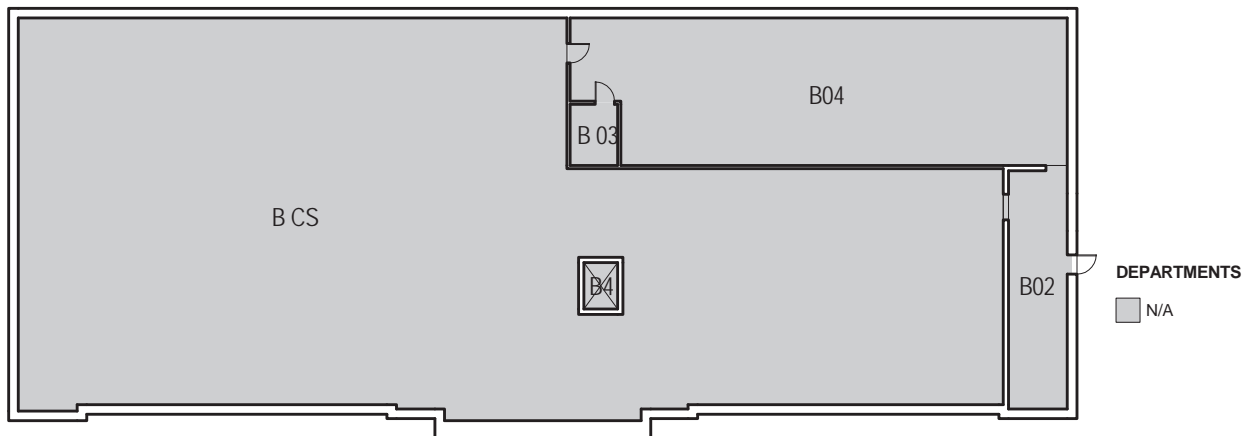
Departments STEVENS HALL



SECOND FLOOR PLAN

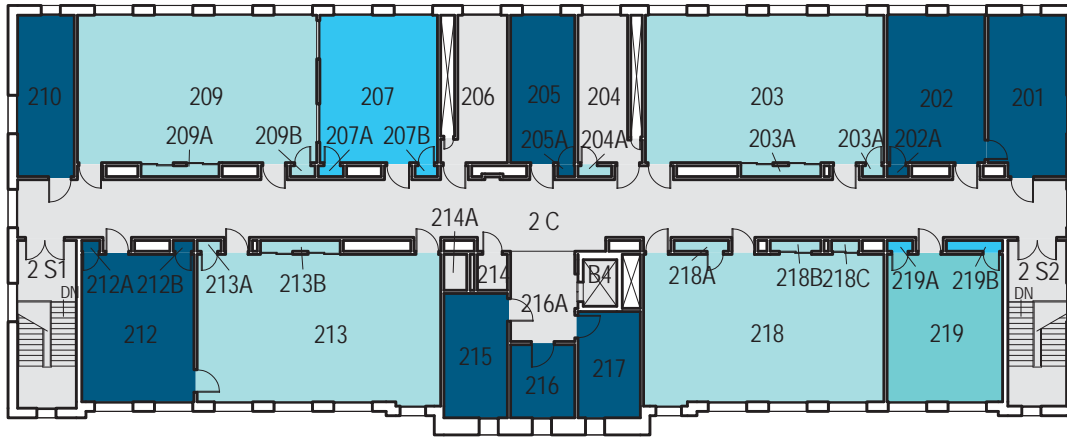


FIRST FLOOR PLAN

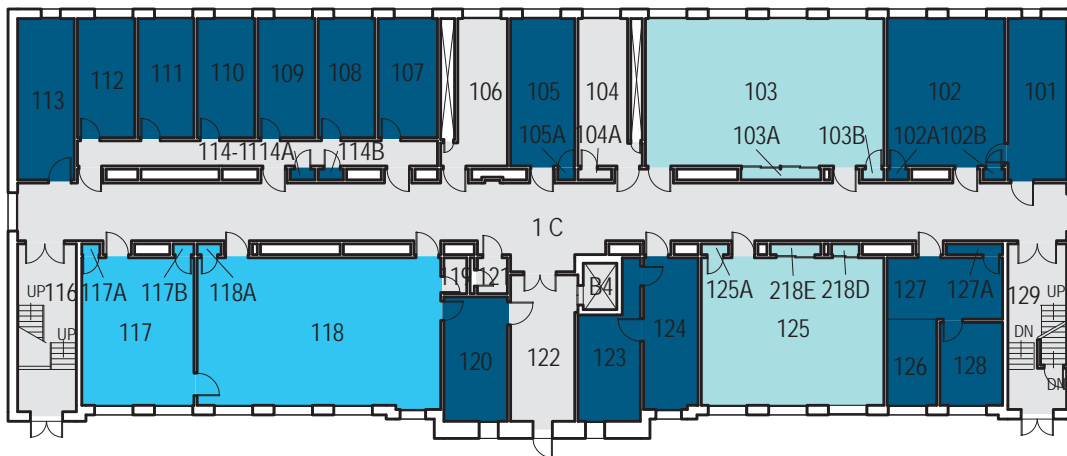


BASEMENT FLOOR PLAN

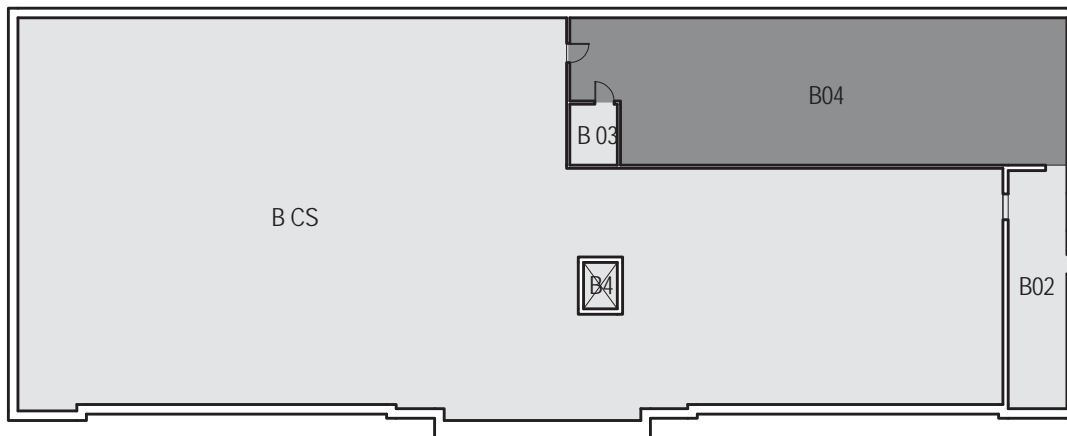
BUILDINGS LAYOUTS AND ASSESSMENT
 Functions
 STEVENS HALL



SECOND FLOOR PLAN



FIRST FLOOR PLAN



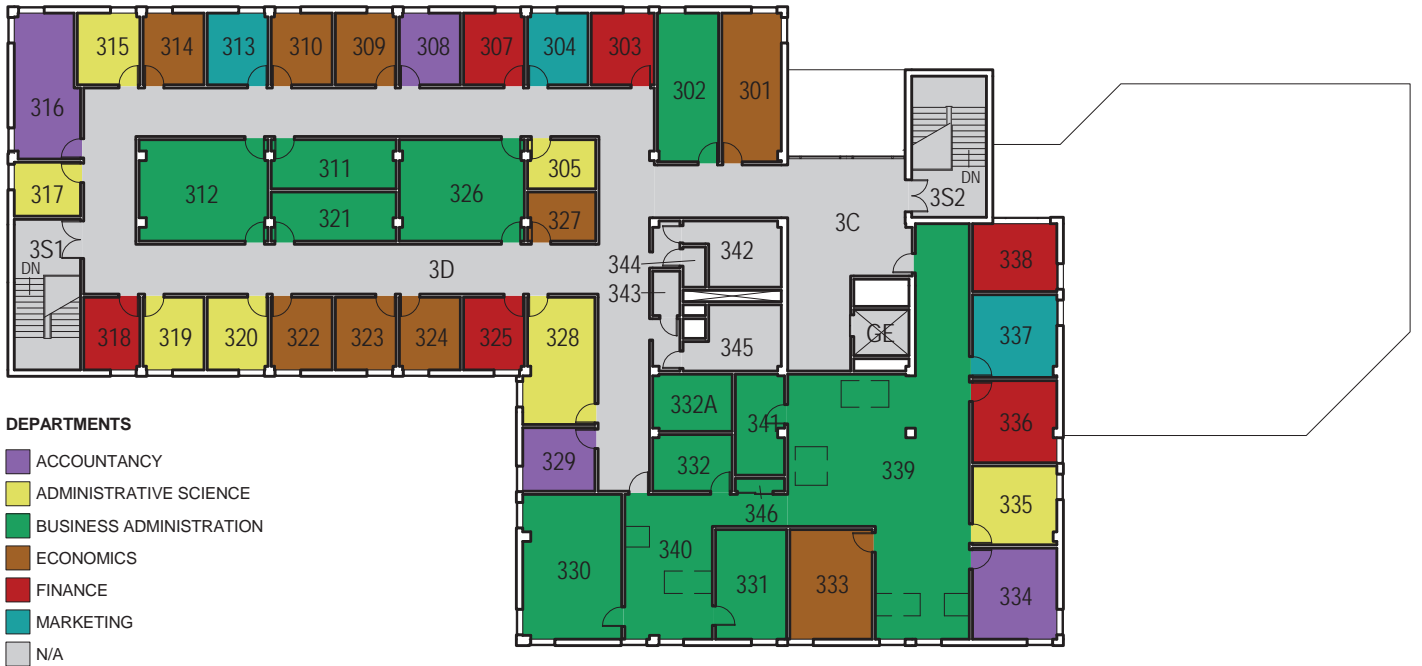
BASEMENT FLOOR PLAN

FUNCTIONS

- UNUSED
- CLASSROOM
- CLASS LAB
- OFFICE
- STUDY
- SPECIAL USE
- GENERAL USE
- SUPPORT
- HEALTH CARE
- RESIDENTIAL
- NON-ASSIGNABLE
- UNKNOWN

D BUILDINGS LAYOUTS AND ASSESSMENT

Departments
STILL HALL



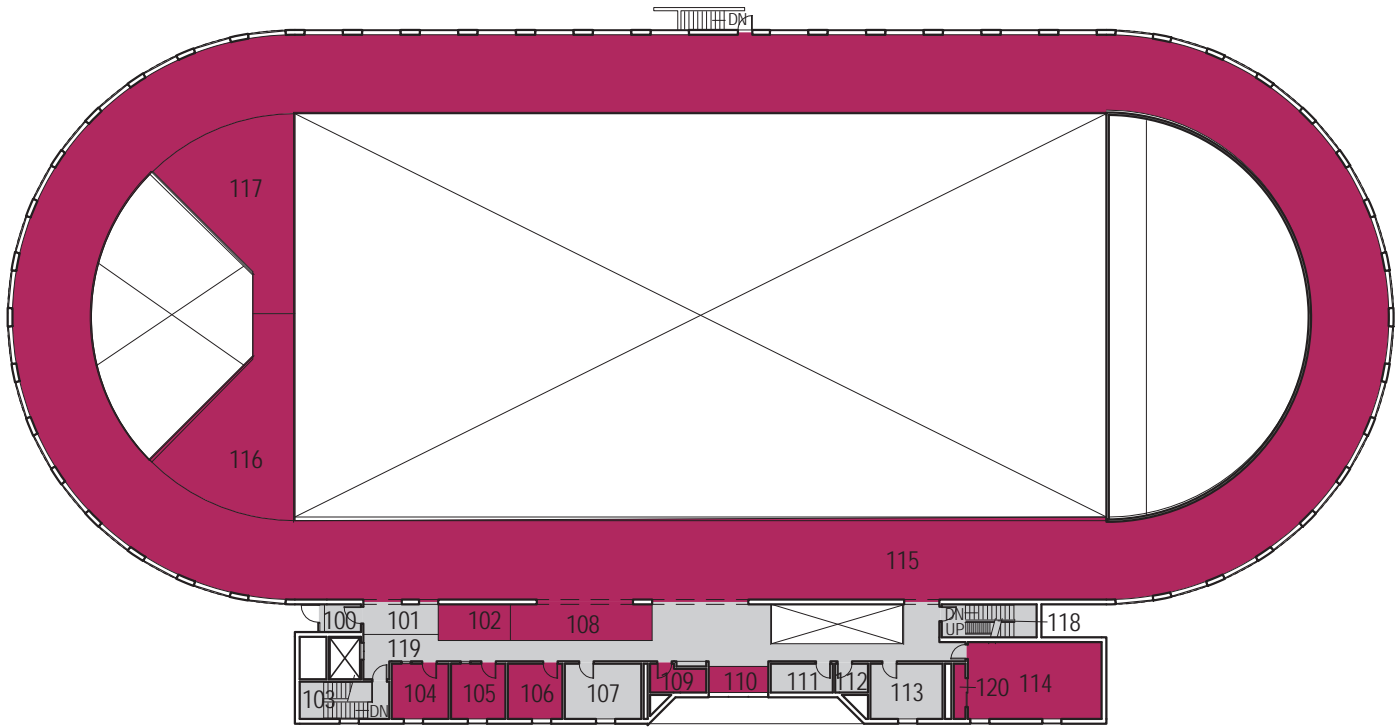
THIRD FLOOR PLAN



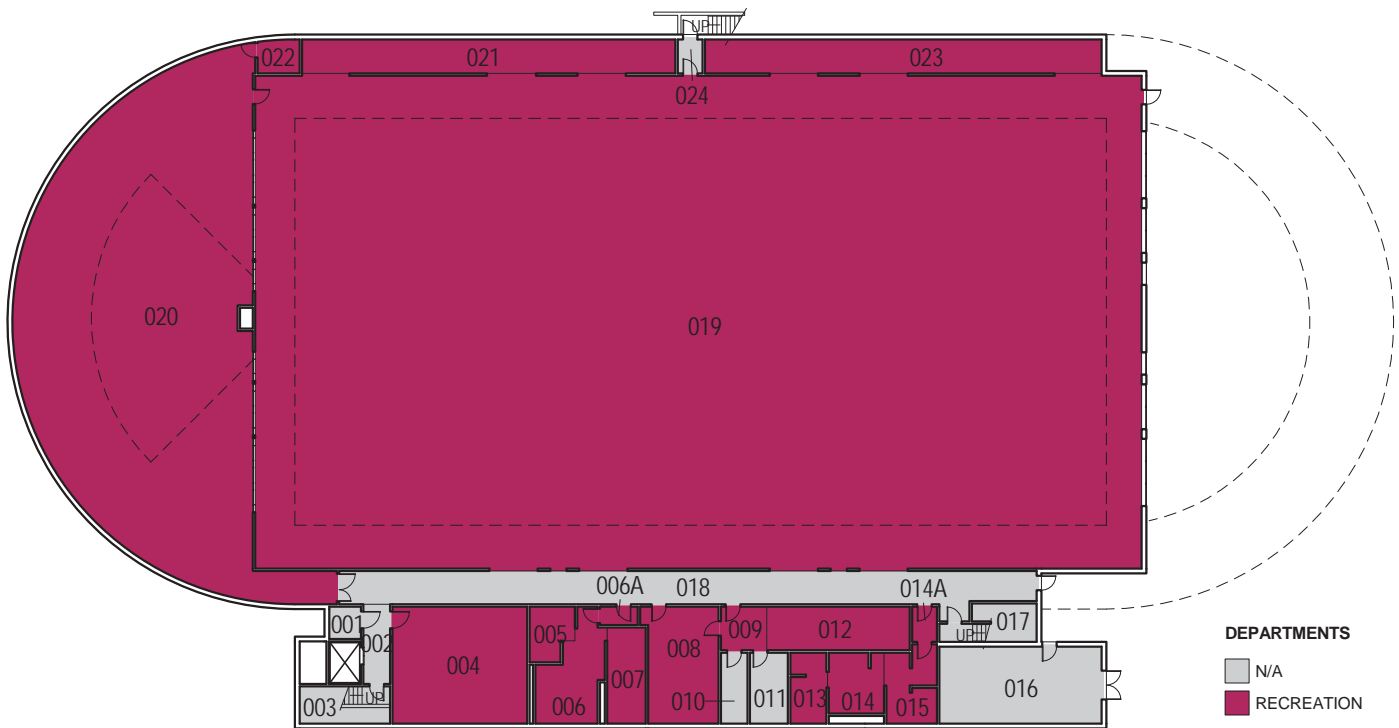
SECOND FLOOR PLAN

D BUILDINGS LAYOUTS AND ASSESSMENT

Departments
STUDENT RECREATION CENTER



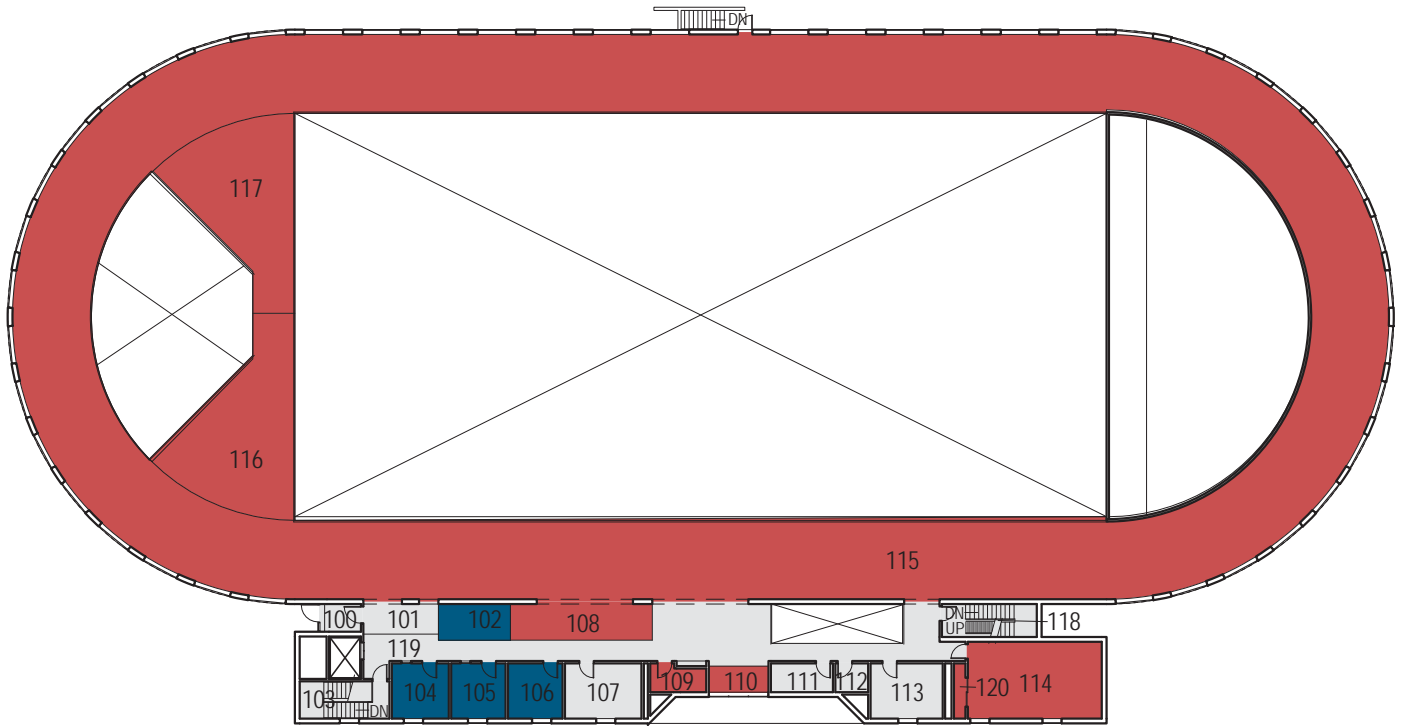
FIRST FLOOR PLAN



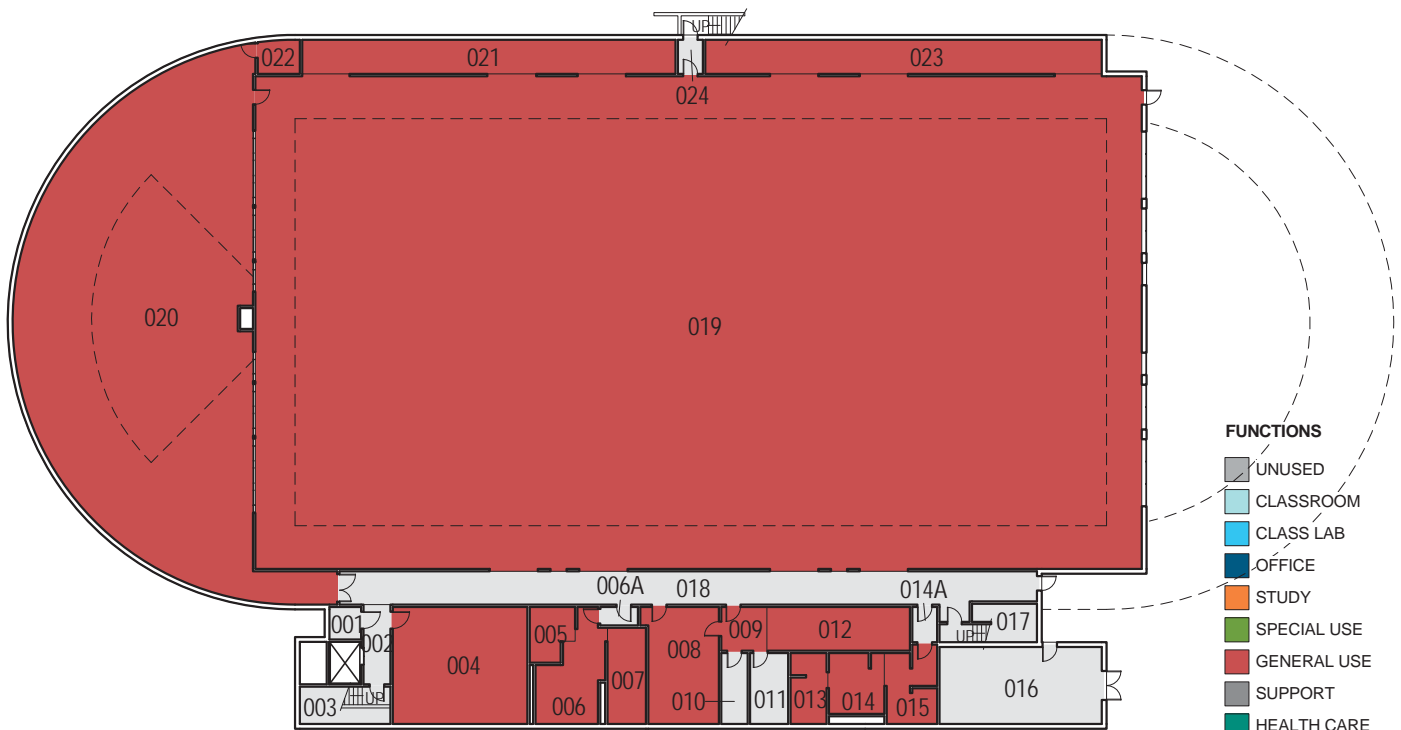
DEPARTMENTS
 ■ N/A
 ■ RECREATION

GROUND FLOOR PLAN

BUILDINGS LAYOUTS AND ASSESSMENT
 Functions
 STUDENT RECREATION CENTER



FIRST FLOOR PLAN



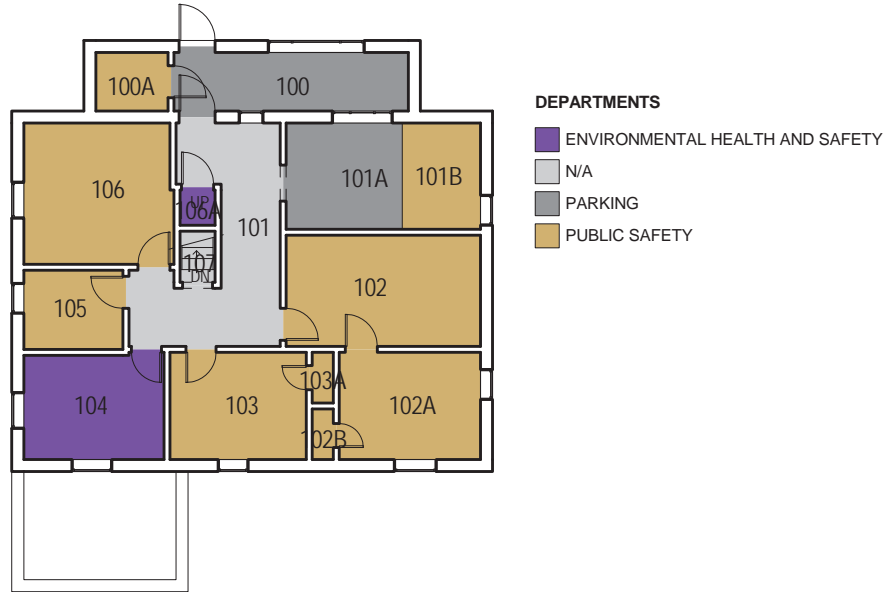
GROUND FLOOR PLAN

FUNCTIONS

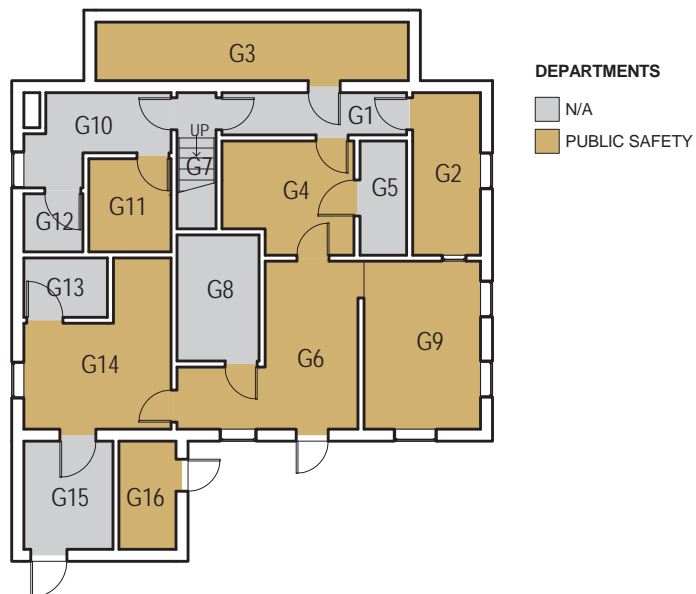
- UNUSED
- CLASSROOM
- CLASS LAB
- OFFICE
- STUDY
- SPECIAL USE
- GENERAL USE
- SUPPORT
- HEALTH CARE
- RESIDENTIAL
- NON-ASSIGNABLE
- UNKNOWN

D BUILDINGS LAYOUTS AND ASSESSMENT

Departments
THORN I



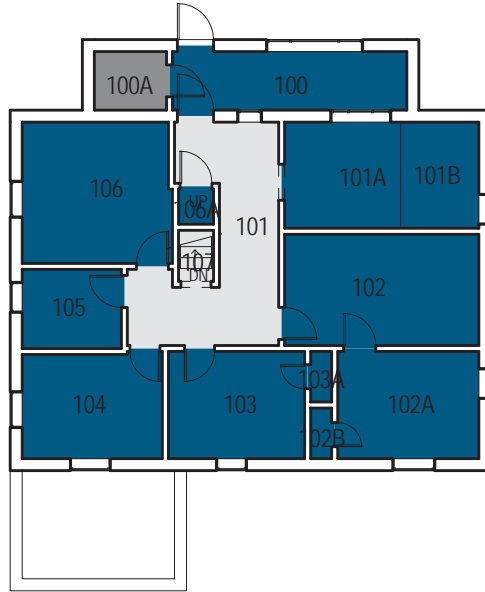
FIRST FLOOR PLAN



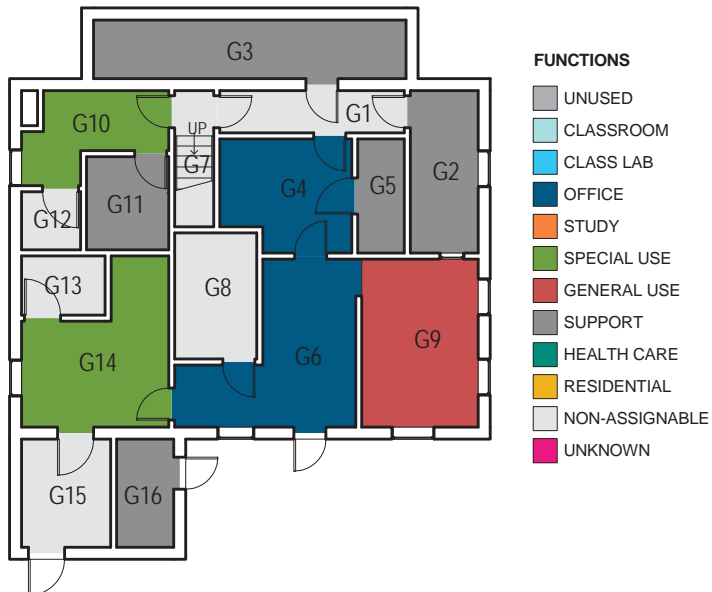
GROUND FLOOR PLAN

BUILDINGS LAYOUTS AND ASSESSMENT D

Functions
 THORN I



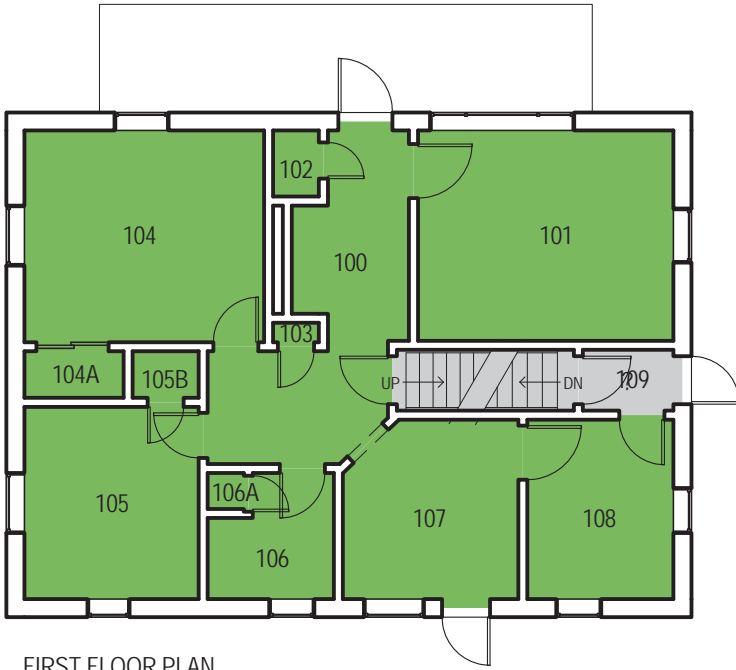
FIRST FLOOR PLAN



GROUND FLOOR PLAN

D BUILDINGS LAYOUTS AND ASSESSMENT

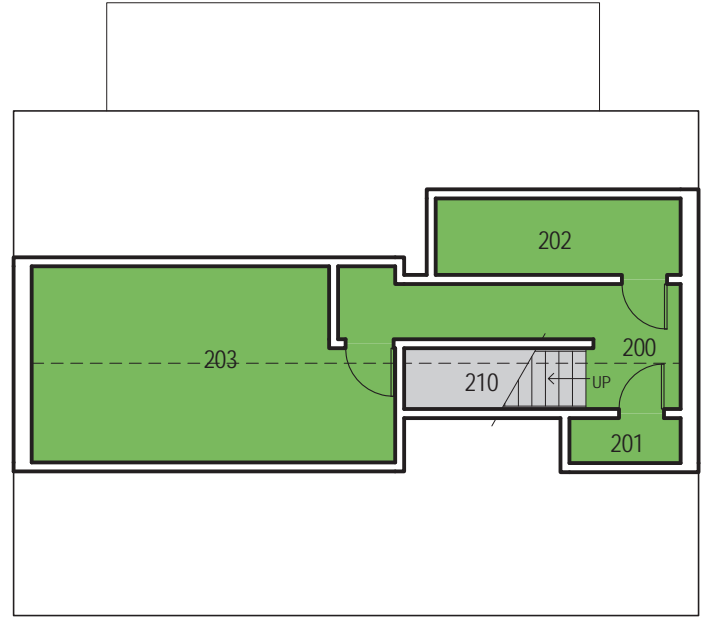
Departments
THORN II



FIRST FLOOR PLAN

DEPARTMENTS

- N/A
- R.O.T.C.



ATTIC FLOOR PLAN

DEPARTMENTS

- N/A
- R.O.T.C.



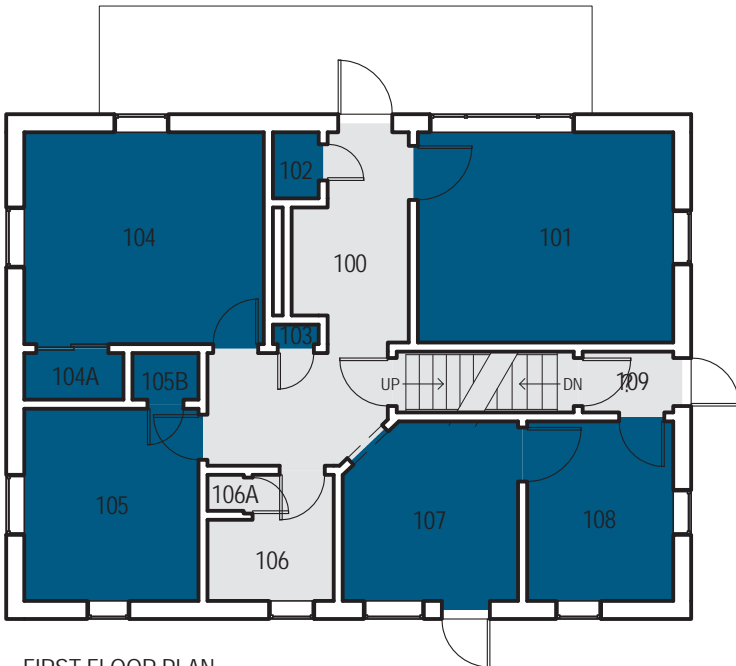
BASEMENT FLOOR PLAN

DEPARTMENTS

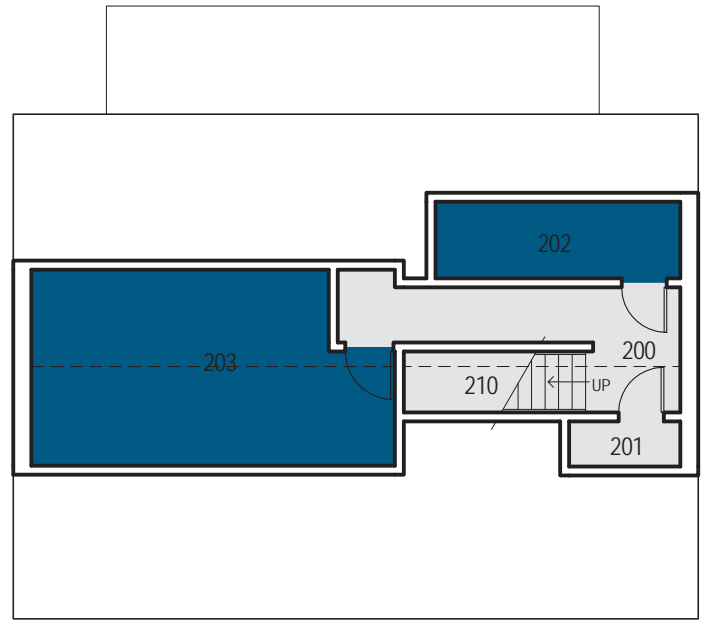
- FACILITIES PLANNING & MAINTENANCE

BUILDINGS LAYOUTS AND ASSESSMENT D

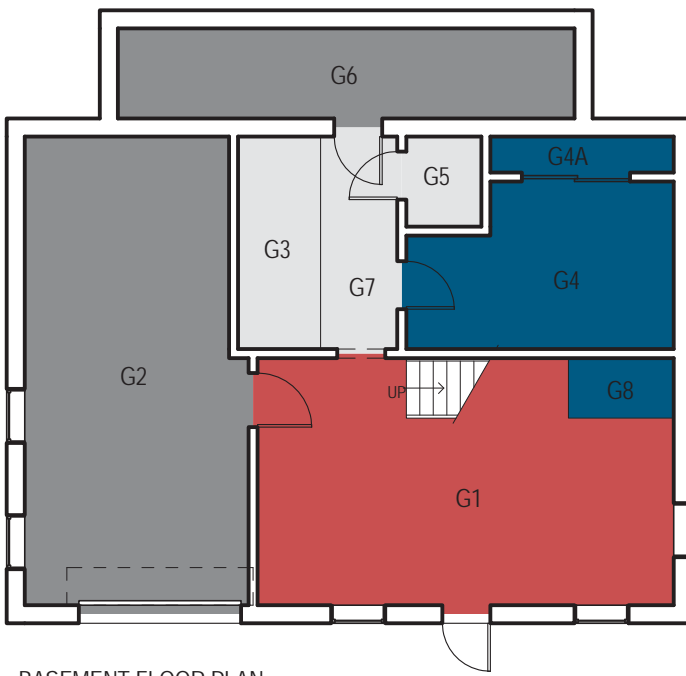
Functions
THORN II



FIRST FLOOR PLAN



ATTIC FLOOR PLAN



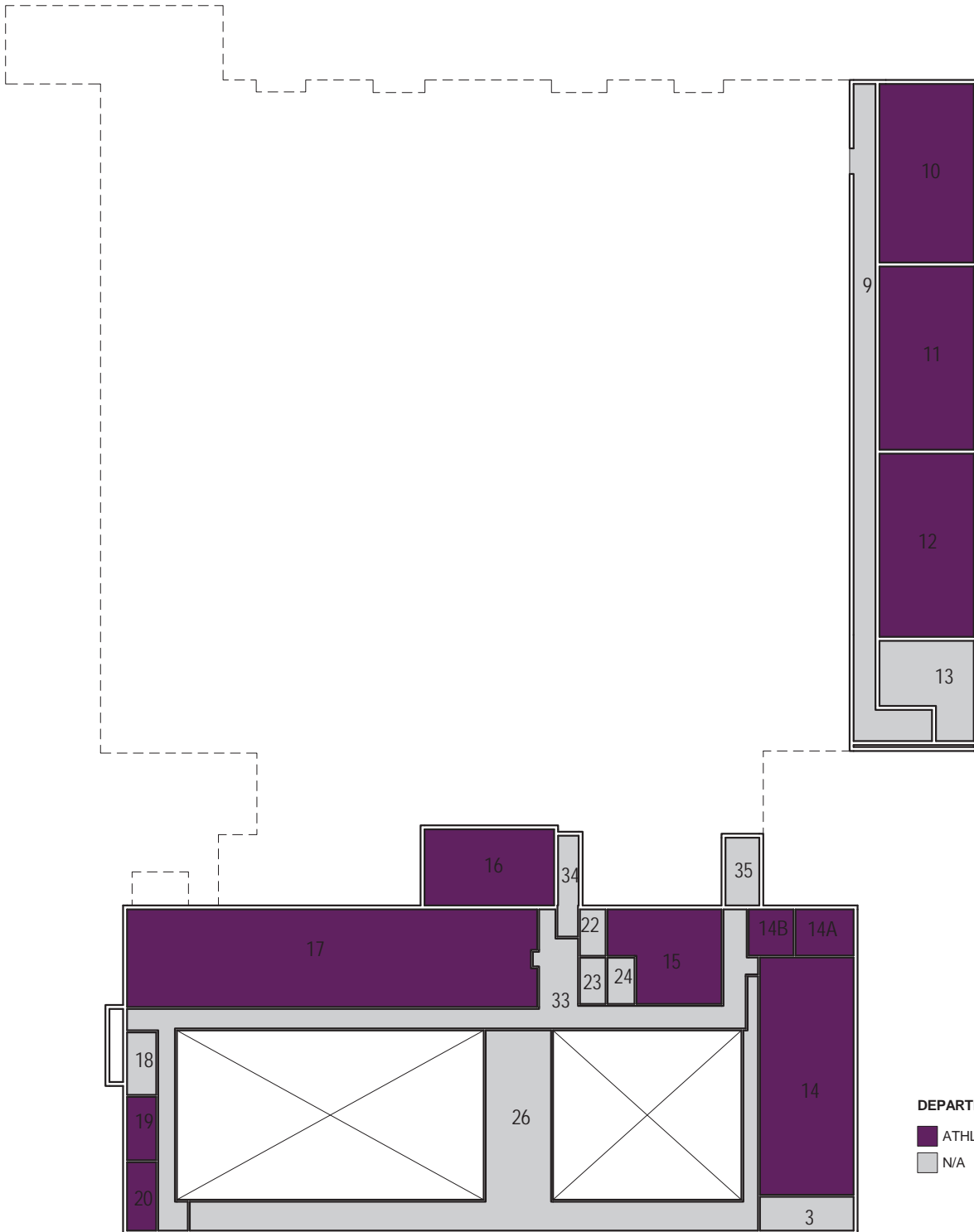
BASEMENT FLOOR PLAN

FUNCTIONS

- UNUSED
- CLASSROOM
- CLASS LAB
- OFFICE
- STUDY
- SPECIAL USE
- GENERAL USE
- SUPPORT
- HEALTH CARE
- RESIDENTIAL
- NON-ASSIGNABLE
- UNKNOWN

D BUILDINGS LAYOUTS AND ASSESSMENT

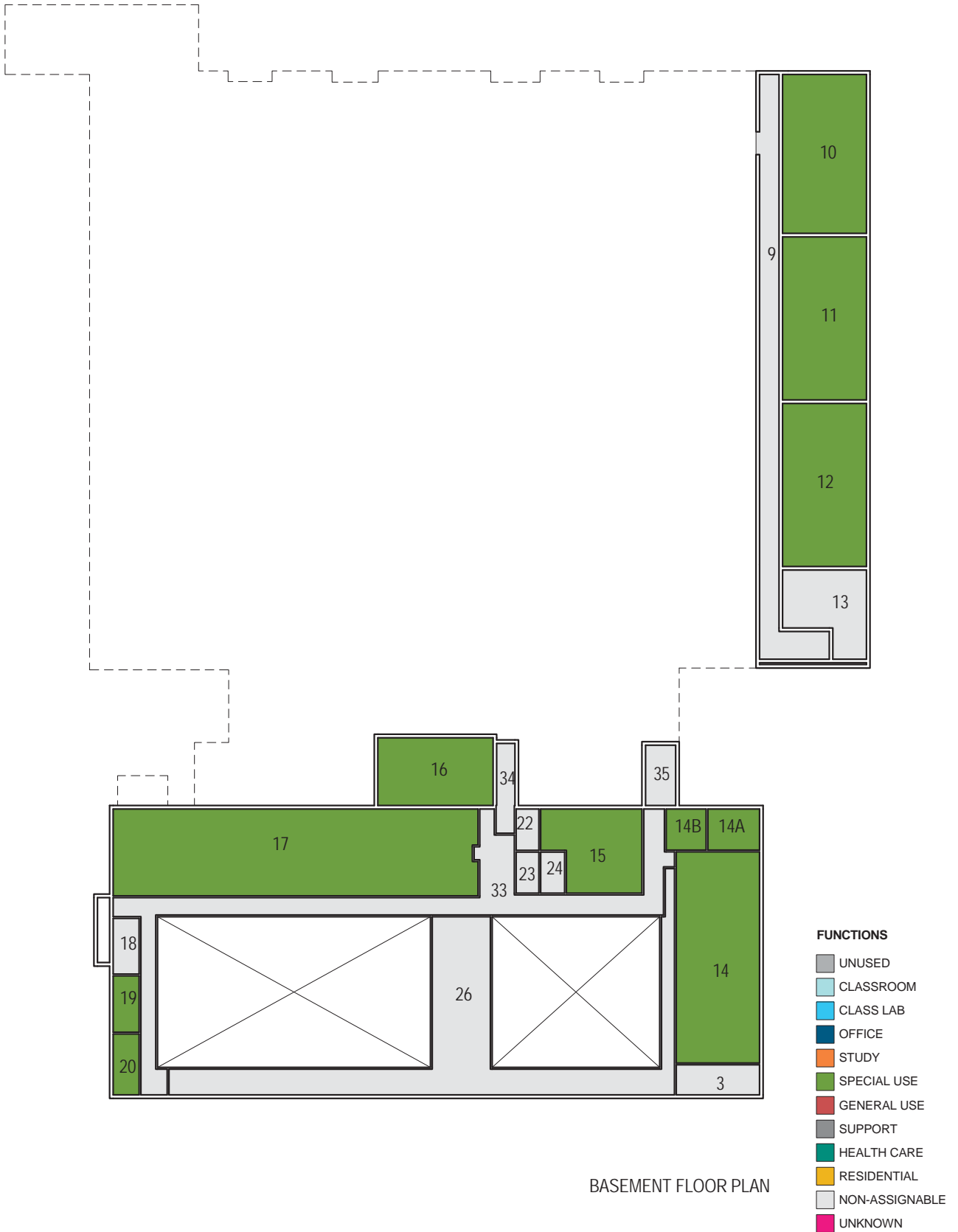
Departments TIPPIN GYMNASIUM & NATATORIUM



DEPARTMENTS
■ ATHLETICS
■ N/A

BASEMENT FLOOR PLAN

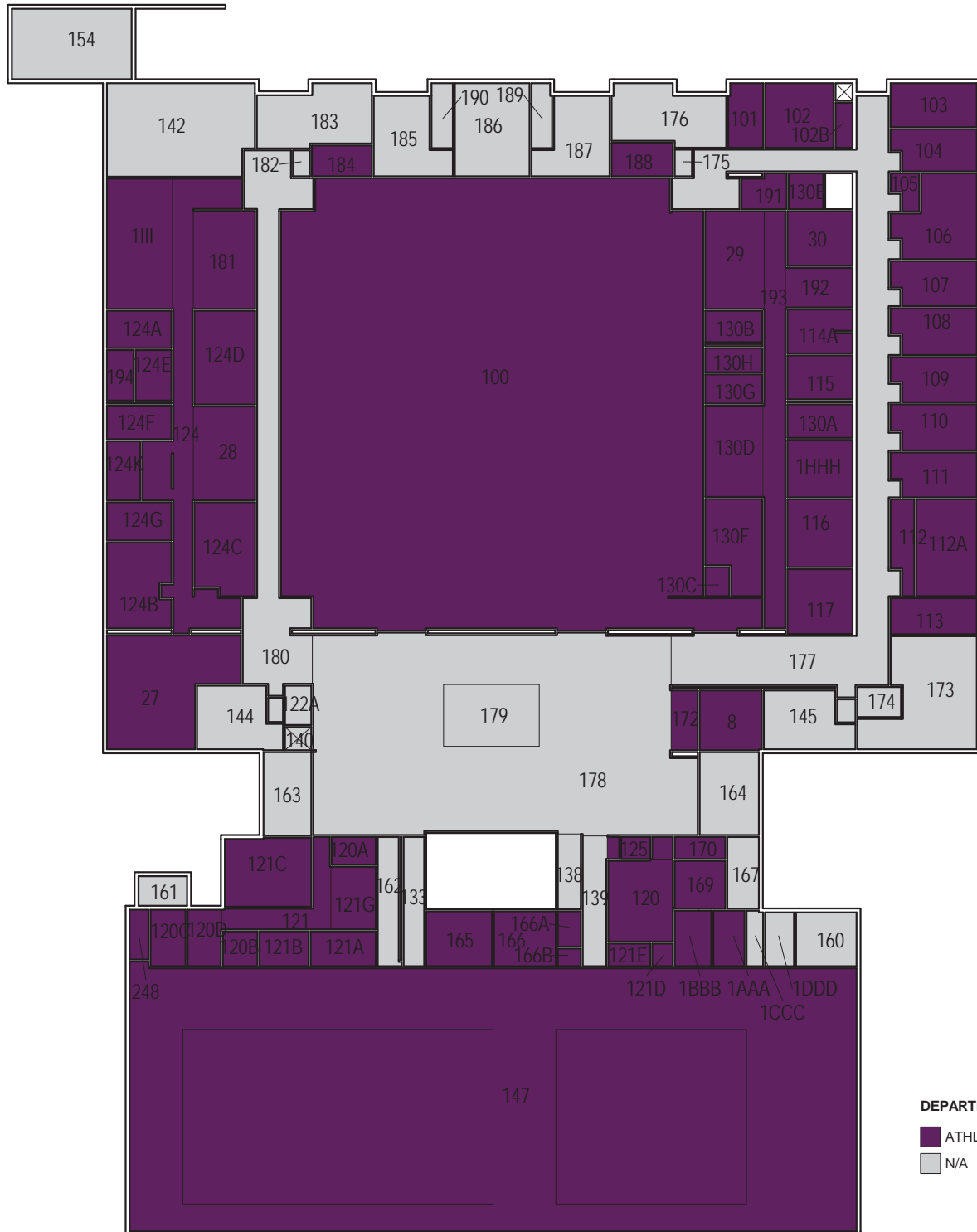
BUILDINGS LAYOUTS AND ASSESSMENT
 Functions
 TIPPIN GYMNASIUM & NATATORIUM



BASEMENT FLOOR PLAN

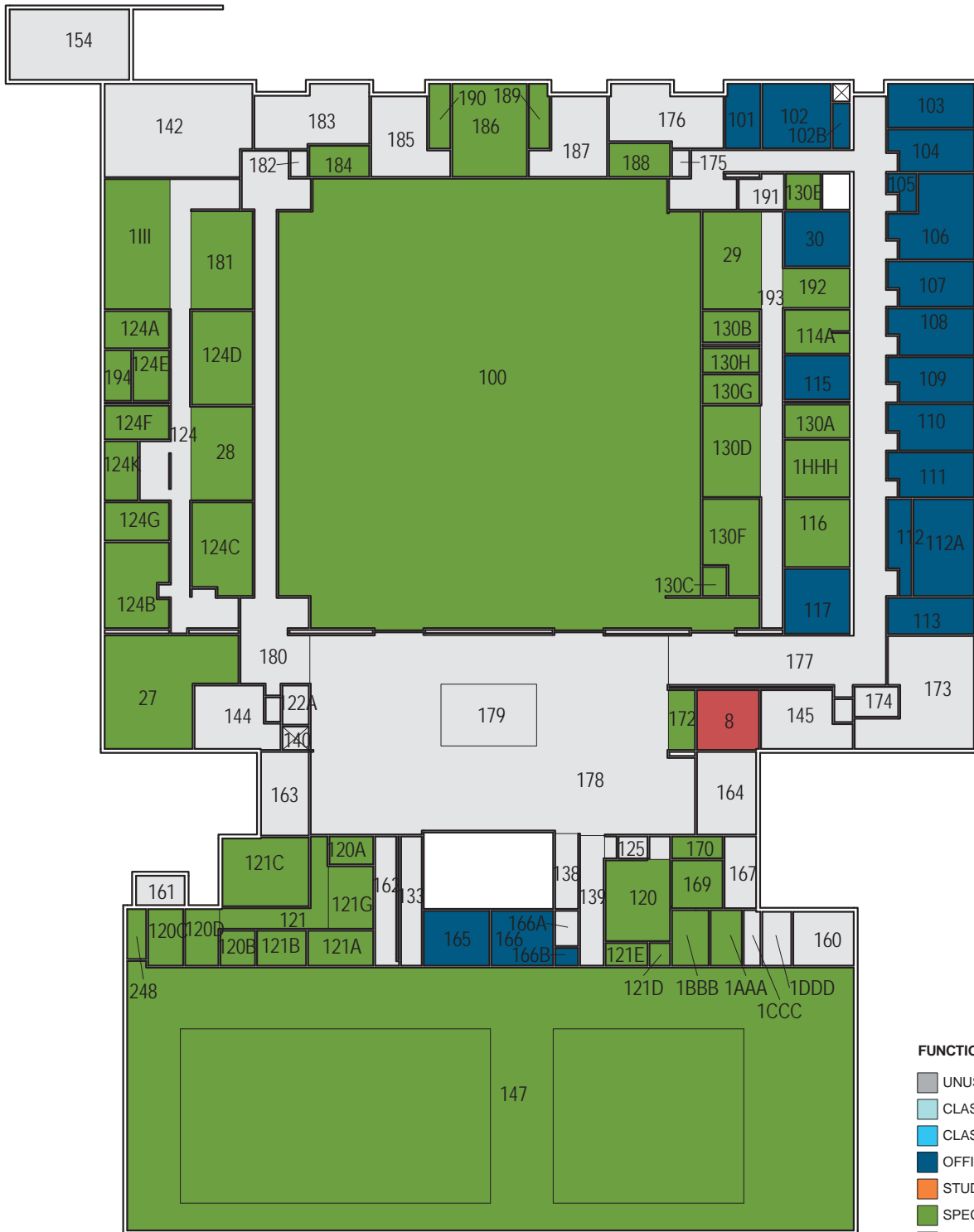
D BUILDINGS LAYOUTS AND ASSESSMENT

Departments TIPPIN GYMNASIUM & NATATORIUM



FIRST FLOOR PLAN

BUILDINGS LAYOUTS AND ASSESSMENT
 Functions
 TIPPIN GYMNASIUM & NATATORIUM



FIRST FLOOR PLAN

FUNCTIONS

- UNUSED
- CLASSROOM
- CLASS LAB
- OFFICE
- STUDY
- SPECIAL USE
- GENERAL USE
- SUPPORT
- HEALTH CARE
- RESIDENTIAL
- NON-ASSIGNABLE
- UNKNOWN

D BUILDINGS LAYOUTS AND ASSESSMENT

Departments TIPPIN GYMNASIUM & NATATORIUM



SECOND FLOOR PLAN

BUILDINGS LAYOUTS AND ASSESSMENT
 Functions
 TIPPIN GYMNASIUM & NATATORIUM



SECOND FLOOR PLAN

D BUILDINGS LAYOUTS AND ASSESSMENT

Departments
VALLEY VIEW SUITES



FOURTH FLOOR PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN

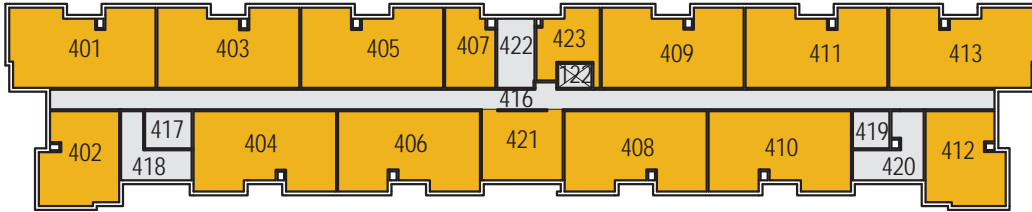


FIRST FLOOR PLAN

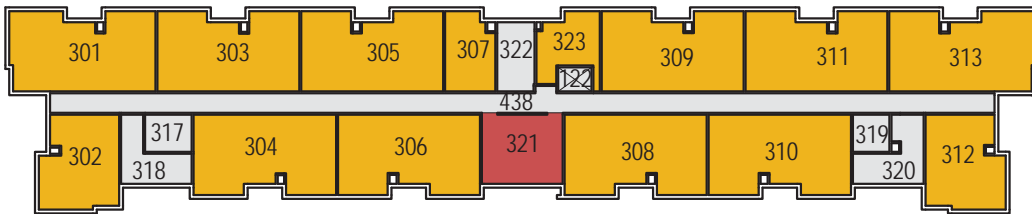
DEPARTMENTS

- N/A
- RESIDENTIAL
- RESIDENTIAL SUPPORT

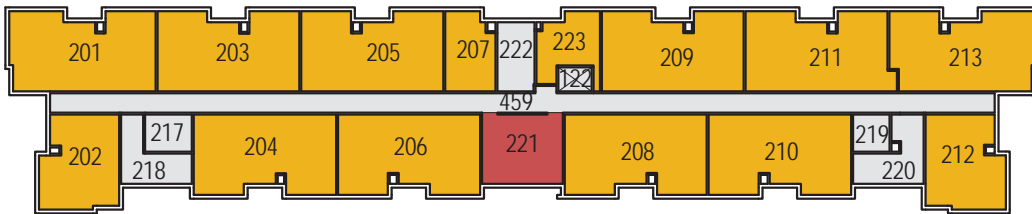
BUILDINGS LAYOUTS AND ASSESSMENT
 Functions
 VALLEY VIEW SUITES



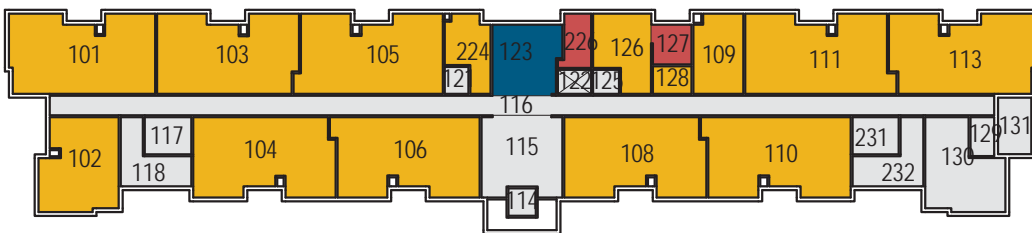
FOURTH FLOOR PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

- FUNCTIONS**
- UNUSED
 - CLASSROOM
 - CLASS LAB
 - OFFICE
 - STUDY
 - SPECIAL USE
 - GENERAL USE
 - SUPPORT
 - HEALTH CARE
 - RESIDENTIAL
 - NON-ASSIGNABLE
 - UNKNOWN

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: 206 Wilson Avenue

BUILDING INFORMATION

Date Built:	Unknown	Construction type:	
Additions:		Use Group:	
Height:	1 Story with Basement and Attic	Principal Uses:	Residential
Size:	768 GSF		

BUILDING CONDITION DESCRIPTION AND ASSESSMENT:

BUILDING SITE

Description	Level site, with lawn, entrance walk and driveway
Condition	Fair
Rating:	2.0
Recommendations	Maintain existing site conditions

BUILDING STRUCTURE

Description	Wood frame residential construction on concrete masonry foundation walls.
Condition	Fair.
Rating:	2.0
Recommendations	Maintain existing structural conditions

BUILDING EXTERIOR: ENCLOSURE

Description	Stucco finish on wood sheathing. Aluminum soffit at front porch.
Condition	Fair
Rating:	2.0
Recommendations	Maintain exterior enclosure condition.

BUILDING EXTERIOR: ROOF

Description	Asphalt shingle
Condition	Fair
Rating:	2.0
Recommendations	Maintain roof condition

BUILDING EXTERIOR: WINDOWS

Description	Double hung aluminum and glass
Condition	Fair
Rating:	2.0
Recommendations	Maintain existing window conditions

EXTERIOR ENCLOSURE: DOORS/DOOR HARDWARE

Description	Wood and glass front entrance door with aluminum and glass storm door. Pull and knob handle
-------------	---

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: 206 Wilson Avenue

	hardware
Condition	Fair
Rating:	2.0
Recommendations	Maintain existing doors and hardware

INTERIOR FINISHES: PARTITIONS

Description	Not observed
Condition	
Rating	
Recommendations	

INTERIOR FINISHES: CEILINGS

Description	Not observed
Condition	
Rating	
Recommendations	

INTERIOR FINISHES: FLOORS

Description	Not observed
Condition	
Rating	
Recommendations	

INTERIOR FINISHES: DOORS AND DOOR HARDWARE

Description	Not observed
Condition	
Rating	
Recommendations	

INTERIOR FINISHES: TOILET ROOMS

Description	Floor finishes: Not observed Wall finishes: Not observed Ceiling finishes: Not observed
Condition	
Rating	
Recommendations	

INTERIOR FINISHES: BUILT-IN FURNITURE

Description	Not observed
Condition	
Rating	
Recommendations	

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: 206 Wilson Avenue

ACCESSIBILITY (2010 ADA Standards for Accessible Design) :

Unless triggered by alterations, buildings are generally not required to meet accessibility standards enacted after their construction. The purpose of this section is to provide an indication of the building's accessibility, as measured by current standards.

Entrance:	Not Applicable	Elevator:	Not Applicable
Signage:	Not Applicable	Hardware:	Not Applicable
Toilet	Not Applicable	Stairs and	Not Applicable
Rooms:		Circulation:	
Overall Rating			

HEATING, COOLING AND VENTILATION SYSTEMS:

Description	A gas fired furnace (replaced recently) provides heating for the residence while a window AC unit provides cooling.
Condition	3
Rating:	Good
Recommendations	Maintain equipment to extend useful life.

PLUMBING SYSTEMS:

Description	The building is served with water and a 1" natural gas service.
Condition	Unknown
Rating:	Unknown
Recommendations	

ELECTRICAL SYSTEM: POWER

Description	The building is served with 100A-1 phase – 3W-240/120V electric service. No emergency generator is installed.
Condition	Unknown
Rating:	Unknown
Recommendations	

ELECTRICAL SYSTEM: LIGHTING

Description	Unknown
Condition	Unknown
Rating:	Unknown
Recommendations	

TELECOMMUNICATIONS AND SECURITY

Description	The building is served with cable television and phone service
Condition	Unknown
Rating:	Unknown
Recommendations	N/A

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: 206 Wilson Avenue

FIRE PROTECTION SYSTEM:

Description	There is no fire protection service installed in the building
Condition	N/A
Rating:	N/A
Recommendations	N/A

FIRE ALARM SYSTEM:

Description	There is no fire alarm system installed in the building
Condition	N/A
Rating:	N/A
Recommendations	N/A

PHOTOGRAPHS:



Figure 1: 206 Wilson Avenue exterior view



Figure 2: Building exterior finishes

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: 206 Wilson Avenue

OVERALL RECOMMENDATIONS:

Building Component / Attribute	Recommendations	Replacement Period		
		1 yr	5 yrs	10 yrs
Site:				
Skin:				
Roof:				
Windows:				
Exterior doors:				
Interiors:				
Accessibility				
HVAC	Maintain equipment to extend useful life.			
Plumbing	Unknown			
Power:	Unknown			
Lighting:	Unknown			
Telecom and Security	Unknown			
Fire Protection:	Unknown			
Fire Alarm:	Unknown			

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: 915 Corbett Street

BUILDING INFORMATION

Date Built:	Unknown	Construction type:	
Additions:		Use Group:	
Height:	2 Stories	Principal Uses:	Residential
Size:	2,765 GSF 1,728 ASF		

BUILDING CONDITION DESCRIPTION AND ASSESSMENT:

BUILDING SITE

Description	Level site, building abuts street.
Condition	Fair
Rating:	2.0
Recommendations	Maintain existing site conditions

BUILDING STRUCTURE

Description	Concrete masonry bearing walls and concrete slab on grade.
Condition	Fair.
Rating:	2.0
Recommendations	Maintain existing structural conditions

BUILDING EXTERIOR: ENCLOSURE

Description	Concrete masonry, brick veneer, wood and aluminum siding.
Condition	Fair
Rating:	2.0
Recommendations	Maintain exterior enclosure condition.

BUILDING EXTERIOR: ROOF

Description	Asphalt shingle
Condition	Fair
Rating:	2.0
Recommendations	Maintain roof condition

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: 915 Corbett Street

BUILDING EXTERIOR: WINDOWS

Description	Sliding aluminum and glass
Condition	Fair
Rating:	2.0
Recommendations	Maintain existing window conditions

EXTERIOR ENCLOSURE: DOORS/DOOR HARDWARE

Description	Steel door and frame at entrance. Pull and knob handle hardware. Two overhead roll-down doors.
Condition	Fair
Rating:	2.0
Recommendations	Maintain existing doors and hardware

INTERIOR FINISHES: PARTITIONS

Description	Not observed
Condition	
Rating	
Recommendations	

INTERIOR FINISHES: CEILINGS

Description	Not observed
Condition	
Rating	
Recommendations	

INTERIOR FINISHES: FLOORS

Description	Not observed
Condition	
Rating	
Recommendations	

INTERIOR FINISHES: DOORS AND DOOR HARDWARE

Description	Not observed
Condition	
Rating	
Recommendations	

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: 915 Corbett Street

INTERIOR FINISHES: TOILET ROOMS

Description Floor finishes: Not observed
 Wall finishes: Not observed
 Ceiling finishes: Not observed

Condition
Rating
Recommendations

INTERIOR FINISHES: BUILT-IN FURNITURE

Description Not observed

Condition
Rating
Recommendations

ACCESSIBILITY (2010 ADA Standards for Accessible Design) :

Unless triggered by alterations, buildings are generally not required to meet accessibility standards enacted after their construction. The purpose of this section is to provide an indication of the building's accessibility, as measured by current standards.

Entrance: Not Applicable **Elevator:** Not Applicable

Signage: Not Applicable **Hardware:** Not Applicable
Toilet Not Applicable **Stairs and** Not Applicable
Rooms: **Circulation:**

Overall
Rating

HEATING, COOLING AND VENTILATION SYSTEMS:

Description A gas fired furnace provides heating for the residence. Access to inspect equipment was unavailable so condition is unknown.

Condition ?

Rating: Unknown

Recommendations Maintain equipment to extend useful life. Replace on an as needed basis.

PLUMBING SYSTEMS:

Description The building is served with water and a 1" natural gas service.

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: 915 Corbett Street

Condition Unknown

Rating: Unknown

Recommendations

ELECTRICAL SYSTEM: POWER

Description The building is served with 100A-1 phase – 3W-240/120V electric service.
No emergency generator is installed.

Condition Unknown

Rating: Unknown

Recommendations

ELECTRICAL SYSTEM: LIGHTING

Description Unknown

Condition Unknown

Rating: Unknown

Recommendations

TELECOMMUNICATIONS AND SECURITY

Description The building is served with cable television and phone service

Condition Unknown

Rating: Unknown

Recommendations N/A

FIRE PROTECTION SYSTEM:

Description There is no fire protection service installed in the building

Condition N/A

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: 915 Corbett Street

Rating: N/A

Recommendations N/A

FIRE ALARM SYSTEM:

Description There is no fire alarm system installed in the building

Condition N/A

Rating: N/A

Recommendations N/A

PHOTOGRAPHS:



Figure 1: 915 Corbett Street exterior view



Figure 2: Building exterior finishes

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: 915 Corbett Street

OVERALL RECOMMENDATIONS:

Building Component / Attribute	Recommendations	Replacement Period		
		1 yr	5 yrs	10 yrs
Site:				
Skin:				
Roof:				
Windows:				
Exterior doors:				
Interiors:				
Accessibility				
HVAC	Maintain equipment to extend useful life. Replace on an as needed basis.			
Plumbing	Unknown			
Power:	Unknown			
Lighting:	Unknown			
Telecom and Security	Unknown			
Fire Protection:	Unknown			
Fire Alarm:	Unknown			

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: 957 Corbett Street

BUILDING INFORMATION

Date Built:	Unknown	Construction type:	
Additions:		Use Group:	
Height:	1 Story with Attic	Principal Uses:	Residential
Size:	1,008 GSF		

BUILDING CONDITION DESCRIPTION AND ASSESSMENT:

BUILDING SITE

Description	Level site, with lawn, entrance walkway.
Condition	Fair
Rating:	2.0
Recommendations	Maintain existing site conditions

BUILDING STRUCTURE

Description	Concrete masonry foundation walls and concrete slab on grade, with residential wood framing above.
Condition	Fair.
Rating:	2.0
Recommendations	Maintain existing structural conditions

BUILDING EXTERIOR: ENCLOSURE

Description	Concrete masonry, wood and aluminum siding. Aluminum awnings over entrances and south-facing windows.
Condition	Good
Rating:	2.5
Recommendations	Maintain exterior enclosure condition.

BUILDING EXTERIOR: ROOF

Description	Asphalt shingle
Condition	Good
Rating:	2.5
Recommendations	Maintain roof condition

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: 957 Corbett Street

BUILDING EXTERIOR: WINDOWS

Description	Double hung aluminum and glass
Condition	Fair
Rating:	2.0
Recommendations	Maintain existing window conditions

EXTERIOR ENCLOSURE: DOORS/DOOR HARDWARE

Description	Wood and glass door with aluminum and glass storm door at entrance. Pull and knob handle hardware.
Condition	Fair
Rating:	2.0
Recommendations	Maintain existing doors and hardware

INTERIOR FINISHES: PARTITIONS

Description	Not observed
Condition	
Rating	
Recommendations	

INTERIOR FINISHES: CEILINGS

Description	Not observed
Condition	
Rating	
Recommendations	

INTERIOR FINISHES: FLOORS

Description	Not observed
Condition	
Rating	
Recommendations	

INTERIOR FINISHES: DOORS AND DOOR HARDWARE

Description	Not observed
Condition	
Rating	
Recommendations	

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: 957 Corbett Street

INTERIOR FINISHES: TOILET ROOMS

Description Floor finishes: Not observed
 Wall finishes: Not observed
 Ceiling finishes: Not observed

Condition
Rating
Recommendations

INTERIOR FINISHES: BUILT-IN FURNITURE

Description Not observed

Condition
Rating
Recommendations

ACCESSIBILITY (2010 ADA Standards for Accessible Design) :

Unless triggered by alterations, buildings are generally not required to meet accessibility standards enacted after their construction. The purpose of this section is to provide an indication of the building's accessibility, as measured by current standards.

Entrance:	Not Applicable	Elevator:	Not Applicable
Signage:	Not Applicable	Hardware:	Not Applicable
Toilet Rooms:	Not Applicable	Stairs and Circulation:	Not Applicable
Overall Rating			

HEATING, COOLING AND VENTILATION SYSTEMS:

Description A gas fired furnace provides heating for the residence. Access to inspect equipment was unavailable so condition is unknown.

Condition ?

Rating: Unknown

Recommendations Maintain equipment to extend useful life. Replace on an as needed basis.

PLUMBING SYSTEMS:

Description The building is served with water and a 1" natural gas service.

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: 957 Corbett Street

Condition Unknown

Rating: Unknown

Recommendations

ELECTRICAL SYSTEM: POWER

Description The building is served with 100A-1 phase – 3W-240/120V electric service.
No emergency generator is installed.

Condition Unknown

Rating: Unknown

Recommendations

ELECTRICAL SYSTEM: LIGHTING

Description Unknown

Condition Unknown

Rating: Unknown

Recommendations

TELECOMMUNICATIONS AND SECURITY

Description The building is served with cable television and phone service

Condition Unknown

Rating: Unknown

Recommendations N/A

FIRE PROTECTION SYSTEM:

Description There is no fire protection service installed in the building

Condition N/A

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: 957 Corbett Street

Rating: N/A

Recommendations N/A

FIRE ALARM SYSTEM:

Description There is no fire alarm system installed in the building

Condition N/A

Rating: N/A

Recommendations N/A

PHOTOGRAPHS:



Figure 1: 957 Corbett Street exterior view



Figure 2: Building rear, exterior finishes

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: 957 Corbett Street

OVERALL RECOMMENDATIONS:

Building Component / Attribute	Recommendations	Replacement Period		
		1 yr	5 yrs	10 yrs
Site:				
Skin:				
Roof:				
Windows:				
Exterior doors:				
Interiors:				
Accessibility				
HVAC	Maintain equipment to extend useful life. Replace on an as needed basis.			
Plumbing	Unknown			
Power:	Unknown			
Lighting:	Unknown			
Telecom and Security	Unknown			
Fire Protection:	Unknown			
Fire Alarm:	Unknown			

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: 959 Corbett Street

BUILDING INFORMATION

Date Built:	Unknown	Construction type:	
Additions:		Use Group:	
Height:	1 Story with Attic and Basement	Principal Uses:	Residential
Size:	2,944 GSF 1,962 ASF		

BUILDING CONDITION DESCRIPTION AND ASSESSMENT:

BUILDING SITE

Description	Level site, with lawn, entrance walkway and driveway.
Condition	Fair
Rating:	2.0
Recommendations	Maintain existing site conditions

BUILDING STRUCTURE

Description	Concrete masonry foundation walls and concrete slab on grade, with residential wood framing above.
Condition	Fair.
Rating:	2.0
Recommendations	Maintain existing structural conditions

BUILDING EXTERIOR: ENCLOSURE

Description	Concrete masonry, wood and vinyl siding. Aluminum awnings over some entrances and windows.
Condition	Good. Minor cracking of siding observed.
Rating:	2.5
Recommendations	Maintain exterior enclosure condition.

BUILDING EXTERIOR: ROOF

Description	Asphalt shingle
Condition	Good
Rating:	2.5
Recommendations	Maintain roof condition

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: 959 Corbett Street

BUILDING EXTERIOR: WINDOWS

Description	Double hung and fixed wood, vinyl and glass
Condition	Fair
Rating:	2.0
Recommendations	Maintain existing window conditions

EXTERIOR ENCLOSURE: DOORS/DOOR HARDWARE

Description	Wood and glass door with aluminum and glass storm door at entrance. Pull and knob handle hardware.
Condition	Fair
Rating:	2.0
Recommendations	Maintain existing doors and hardware

INTERIOR FINISHES: PARTITIONS

Description	Not observed
Condition	
Rating	
Recommendations	

INTERIOR FINISHES: CEILINGS

Description	Not observed
Condition	
Rating	
Recommendations	

INTERIOR FINISHES: FLOORS

Description	Not observed
Condition	
Rating	
Recommendations	

INTERIOR FINISHES: DOORS AND DOOR HARDWARE

Description	Not observed
Condition	
Rating	
Recommendations	

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: 959 Corbett Street

INTERIOR FINISHES: TOILET ROOMS

Description Floor finishes: Not observed
 Wall finishes: Not observed
 Ceiling finishes: Not observed

Condition
Rating
Recommendations

INTERIOR FINISHES: BUILT-IN FURNITURE

Description Not observed

Condition
Rating
Recommendations

ACCESSIBILITY (2010 ADA Standards for Accessible Design) :

Unless triggered by alterations, buildings are generally not required to meet accessibility standards enacted after their construction. The purpose of this section is to provide an indication of the building's accessibility, as measured by current standards.

Entrance:	Not Applicable	Elevator:	Not Applicable
Signage:	Not Applicable	Hardware:	Not Applicable
Toilet Rooms:	Not Applicable	Stairs and Circulation:	Not Applicable
Overall Rating			

HEATING, COOLING AND VENTILATION SYSTEMS:

Description A gas fired furnace provides heating for the residence. Access to inspect equipment was unavailable so condition is unknown.

Condition ?

Rating: Unknown

Recommendations Maintain equipment to extend useful life. Replace on an as needed basis.

PLUMBING SYSTEMS:

Description The building is served with water and a 1" natural gas service.

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: 959 Corbett Street

Condition Unknown

Rating: Unknown

Recommendations

ELECTRICAL SYSTEM: POWER

Description The building is served with 100A-1 phase – 3W-240/120V electric service.
No emergency generator is installed.

Condition Unknown

Rating: Unknown

Recommendations

ELECTRICAL SYSTEM: LIGHTING

Description Unknown

Condition Unknown

Rating: Unknown

Recommendations

TELECOMMUNICATIONS AND SECURITY

Description The building is served with cable television and phone service

Condition Unknown

Rating: Unknown

Recommendations N/A

FIRE PROTECTION SYSTEM:

Description There is no fire protection service installed in the building

Condition N/A

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: 959 Corbett Street

Rating: N/A

Recommendations N/A

FIRE ALARM SYSTEM:

Description There is no fire alarm system installed in the building

Condition N/A

Rating: N/A

Recommendations N/A

PHOTOGRAPHS:



Figure 1: 959 Corbett Street exterior view



Figure 2: Building rear, exterior finishes

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: 959 Corbett Street

OVERALL RECOMMENDATIONS:

Building Component / Attribute	Recommendations	Replacement Period		
		1 yr	5 yrs	10 yrs
Site:				
Skin:				
Roof:				
Windows:				
Exterior doors:				
Interiors:				
Accessibility				
HVAC	Maintain equipment to extend useful life. Replace on an as needed basis.			
Plumbing	Unknown			
Power:	Unknown			
Lighting:	Unknown			
Telecom and Security	Unknown			
Fire Protection:	Unknown			
Fire Alarm:	Unknown			

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: 961 Corbett Street

BUILDING INFORMATION

Date Built:	Unknown	Construction type:	
Additions:		Use Group:	
Height:	2 Stories	Principal Uses:	Residential
Size:	1,792 GSF		

BUILDING CONDITION DESCRIPTION AND ASSESSMENT:

BUILDING SITE

Description	Level site, with lawn, entrance walkway and driveway.
Condition	Fair
Rating:	2.0
Recommendations	Maintain existing site conditions

BUILDING STRUCTURE

Description	Concrete masonry foundation walls with residential wood framing above.
Condition	Fair.
Rating:	2.0
Recommendations	Maintain existing structural conditions

BUILDING EXTERIOR: ENCLOSURE

Description	Concrete masonry, wood and vinyl siding. Aluminum awning at front entrance.
Condition	Good. Minor cracking of siding observed.
Rating:	2.5
Recommendations	Maintain exterior enclosure condition.

BUILDING EXTERIOR: ROOF

Description	Asphalt shingle
Condition	Good
Rating:	2.5
Recommendations	Maintain roof condition

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: 961 Corbett Street

BUILDING EXTERIOR: WINDOWS

Description	Double hung and fixed wood, vinyl and glass
Condition	Fair
Rating:	2.0
Recommendations	Maintain existing window conditions

EXTERIOR ENCLOSURE: DOORS/DOOR HARDWARE

Description	Wood and glass door with aluminum and glass storm door at entrance. Pull and knob handle hardware.
Condition	Fair
Rating:	2.0
Recommendations	Maintain existing doors and hardware

INTERIOR FINISHES: PARTITIONS

Description	Not observed
Condition	
Rating	
Recommendations	

INTERIOR FINISHES: CEILINGS

Description	Not observed
Condition	
Rating	
Recommendations	

INTERIOR FINISHES: FLOORS

Description	Not observed
Condition	
Rating	
Recommendations	

INTERIOR FINISHES: DOORS AND DOOR HARDWARE

Description	Not observed
Condition	
Rating	
Recommendations	

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: 961 Corbett Street

INTERIOR FINISHES: TOILET ROOMS

Description Floor finishes: Not observed
 Wall finishes: Not observed
 Ceiling finishes: Not observed

Condition
Rating
Recommendations

INTERIOR FINISHES: BUILT-IN FURNITURE

Description Not observed

Condition
Rating
Recommendations

ACCESSIBILITY (2010 ADA Standards for Accessible Design) :

Unless triggered by alterations, buildings are generally not required to meet accessibility standards enacted after their construction. The purpose of this section is to provide an indication of the building's accessibility, as measured by current standards.

Entrance:	Not Applicable	Elevator:	Not Applicable
Signage:	Not Applicable	Hardware:	Not Applicable
Toilet Rooms:	Not Applicable	Stairs and Circulation:	Not Applicable
Overall Rating			

HEATING, COOLING AND VENTILATION SYSTEMS:

Description A gas fired furnace provides heating for the residence. A window AC provides cooling. Access to inspect equipment was unavailable so condition is unknown.

Condition ?

Rating: Unknown

Recommendations Maintain equipment to extend useful life. Replace on an as needed basis.

PLUMBING SYSTEMS:

Description The building is served with water and a 1" natural gas service.

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: 961 Corbett Street

Condition Unknown

Rating: Unknown

Recommendations

ELECTRICAL SYSTEM: POWER

Description The building is served with 100A-1 phase – 3W-240/120V electric service.
No emergency generator is installed.

Condition Unknown

Rating: Unknown

Recommendations

ELECTRICAL SYSTEM: LIGHTING

Description Unknown

Condition Unknown

Rating: Unknown

Recommendations

TELECOMMUNICATIONS AND SECURITY

Description The building is served with cable television and phone service

Condition Unknown

Rating: Unknown

Recommendations N/A

FIRE PROTECTION SYSTEM:

Description There is no fire protection service installed in the building

Condition N/A

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: 961 Corbett Street

Rating: N/A

Recommendations N/A

FIRE ALARM SYSTEM:

Description There is no fire alarm system installed in the building

Condition N/A

Rating: N/A

Recommendations N/A

PHOTOGRAPHS:



Figure 1: 961 Corbett Street exterior view



Figure 2: Building rear, exterior finishes

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: 961 Corbett Street

OVERALL RECOMMENDATIONS:

Building Component / Attribute	Recommendations	Replacement Period		
		1 yr	5 yrs	10 yrs
Site:				
Skin:				
Roof:				
Windows:				
Exterior doors:				
Interiors:				
Accessibility				
HVAC	Maintain equipment to extend useful life. Replace on an as needed basis.			
Plumbing	Unknown			
Power:	Unknown			
Lighting:	Unknown			
Telecom and Security	Unknown			
Fire Protection:	Unknown			
Fire Alarm:	Unknown			

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: 962 Corbett Street

BUILDING INFORMATION

Date Built:	Unknown	Construction type:	
Additions:		Use Group:	
Height:	1 Story and Basement	Principal Uses:	Residential
Size:	2,864 GSF 1,935 ASF		

BUILDING CONDITION DESCRIPTION AND ASSESSMENT:

BUILDING SITE

Description	Level site, with lawn, entrance walkway and driveway.
Condition	Fair
Rating:	2.0
Recommendations	Maintain existing site conditions

BUILDING STRUCTURE

Description	Concrete masonry foundation walls with residential wood framing above.
Condition	Fair.
Rating:	2.0
Recommendations	Maintain existing structural conditions

BUILDING EXTERIOR: ENCLOSURE

Description	Concrete masonry, wood trim, stucco and aluminum siding.
Condition	Fair. Damage to stucco noted.
Rating:	2.0
Recommendations	Maintain exterior enclosure condition.

BUILDING EXTERIOR: ROOF

Description	Asphalt shingle
Condition	Good
Rating:	2.5
Recommendations	Maintain roof condition

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: 962 Corbett Street

BUILDING EXTERIOR: WINDOWS

Description	Aluminum and glass sliding windows
Condition	Fair
Rating:	2.0
Recommendations	Maintain existing window conditions

EXTERIOR ENCLOSURE: DOORS/DOOR HARDWARE

Description	Wood and glass door with aluminum screen door at entrance. Pull and knob handle hardware.
Condition	Fair
Rating:	2.0
Recommendations	Maintain existing doors and hardware

INTERIOR FINISHES: PARTITIONS

Description	Painted gypsum board
Condition	Poor. Water damage and partial demolition
Rating	1.0
Recommendations	Replace if house is to be reoccupied.

INTERIOR FINISHES: CEILINGS

Description	Painted gypsum board
Condition	Poor. Water damage and partial demolition
Rating	1.0
Recommendations	Replace if house is to be reoccupied

INTERIOR FINISHES: FLOORS

Description	Wood subfloor, sheet vinyl
Condition	Poor. Water damage
Rating	1.0
Recommendations	Replace if house is to be reoccupied

INTERIOR FINISHES: DOORS AND DOOR HARDWARE

Description	Doors and frames removed
Condition	
Rating	
Recommendations	

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: 962 Corbett Street

INTERIOR FINISHES: TOILET ROOMS

Description Floor finishes: Removed
 Wall finishes: Removed
 Ceiling finishes: Removed

Condition
 Rating
 Recommendations

INTERIOR FINISHES: BUILT-IN FURNITURE

Description Not observed

Condition
 Rating
 Recommendations

ACCESSIBILITY (2010 ADA Standards for Accessible Design) :

Unless triggered by alterations, buildings are generally not required to meet accessibility standards enacted after their construction. The purpose of this section is to provide an indication of the building's accessibility, as measured by current standards.

Entrance:	Not Applicable	Elevator:	Not Applicable
Signage:	Not Applicable	Hardware:	Not Applicable
Toilet	Not Applicable	Stairs and	Not Applicable
Rooms:		Circulation:	
Overall			
Rating			

HEATING, COOLING AND VENTILATION SYSTEMS:

Description This residence has been gutted because of water damage and therefore no HVAC system exists.

Condition N/A

Rating: N/A

Recommendations Install new gas fired furnace with central split DX cooling if house is to be renovated.

PLUMBING SYSTEMS:

Description The building is served with water and a 1" natural gas service.

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: 962 Corbett Street

Condition Unknown

Rating: Unknown

Recommendations

ELECTRICAL SYSTEM: POWER

Description The building is served with 100A-1 phase – 3W-240/120V electric service.

No emergency generator is installed.

Condition Unknown

Rating: Unknown

Recommendations

ELECTRICAL SYSTEM: LIGHTING

Description Unknown

Condition Unknown

Rating: Unknown

Recommendations

TELECOMMUNICATIONS AND SECURITY

Description The building is served with cable television and phone service

Condition Unknown

Rating: Unknown

Recommendations N/A

FIRE PROTECTION SYSTEM:

Description There is no fire protection service installed in the building

Condition N/A

Rating: N/A

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: 962 Corbett Street

Recommendations N/A

FIRE ALARM SYSTEM:

Description There is no fire alarm system installed in the building

Condition N/A

Rating: N/A

Recommendations N/A

PHOTOGRAPHS:



Figure 1: 962 Corbett Street exterior view



Figure 2: Interior view of former kitchen

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: 962 Corbett Street

OVERALL RECOMMENDATIONS:

Building Component / Attribute	Recommendations	Replacement Period		
		1 yr	5 yrs	10 yrs
Site:				
Skin:				
Roof:				
Windows:				
Exterior doors:				
Interiors:				
Accessibility				
HVAC	Install new gas fired furnace with central split DX cooling if house is to be renovated.			X
Plumbing	Unknown			
Power:	Unknown			
Lighting:	Unknown			
Telecom and Security	Unknown			
Fire Protection:	Unknown			
Fire Alarm:	Unknown			

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: 963 Corbett Street

BUILDING INFORMATION

Date Built:	Unknown	Construction type:	
Additions:		Use Group:	
Height:	1 story and Basement	Principal Uses:	Residential
Size:	2,128 GSF 1,859 ASF		

BUILDING CONDITION DESCRIPTION AND ASSESSMENT:

BUILDING SITE

Description	Level site, with lawn, entrance walkway and driveway.
Condition	Fair
Rating:	2.0
Recommendations	Maintain existing site conditions

BUILDING STRUCTURE

Description	Concrete masonry foundation walls with residential wood framing above.
Condition	Fair.
Rating:	2.0
Recommendations	Maintain existing structural conditions

BUILDING EXTERIOR: ENCLOSURE

Description	Concrete masonry, wood and aluminum siding.
Condition	Good.
Rating:	2.5
Recommendations	Maintain exterior enclosure condition.

BUILDING EXTERIOR: ROOF

Description	Asphalt shingle
Condition	Good
Rating:	2.5
Recommendations	Maintain roof condition

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: 963 Corbett Street

BUILDING EXTERIOR: WINDOWS

Description Wood, aluminum and glass windows
Condition Fair
Rating: 2.0
Recommendations Maintain existing window conditions

EXTERIOR ENCLOSURE: DOORS/DOOR HARDWARE

Description Wood and glass door with aluminum and glass storm door at entrance. Pull and knob handle hardware.
Condition Fair
Rating: 2.0
Recommendations Maintain existing doors and hardware

INTERIOR FINISHES: PARTITIONS

Description Not observed
Condition
Rating
Recommendations

INTERIOR FINISHES: CEILINGS

Description Not observed
Condition
Rating
Recommendations

INTERIOR FINISHES: FLOORS

Description Not observed
Condition
Rating
Recommendations

INTERIOR FINISHES: DOORS AND DOOR HARDWARE

Description Not observed
Condition
Rating
Recommendations

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: 963 Corbett Street

INTERIOR FINISHES: TOILET ROOMS

Description Floor finishes: Not observed
 Wall finishes: Not observed
 Ceiling finishes: Not observed

Condition
Rating
Recommendations

INTERIOR FINISHES: BUILT-IN FURNITURE

Description Not observed

Condition
Rating
Recommendations

ACCESSIBILITY (2010 ADA Standards for Accessible Design) :

Unless triggered by alterations, buildings are generally not required to meet accessibility standards enacted after their construction. The purpose of this section is to provide an indication of the building's accessibility, as measured by current standards.

Entrance: Not Applicable **Elevator:** Not Applicable

Signage: Not Applicable **Hardware:** Not Applicable
Toilet Not Applicable **Stairs and** Not Applicable
Rooms: **Circulation:**

Overall
Rating

HEATING, COOLING AND VENTILATION SYSTEMS:

Description A gas fired furnace provides heating for the residence. Access to inspect equipment was unavailable so condition is unknown.

Condition ?

Rating: Unknown

Recommendations Maintain equipment to extend useful life. Replace on an as needed basis.

PLUMBING SYSTEMS:

Description The building is served with water and a 1" natural gas service.

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: 963 Corbett Street

Condition Unknown

Rating: Unknown

Recommendations

ELECTRICAL SYSTEM: POWER

Description The building is served with 100A-1 phase – 3W-240/120V electric service.
No emergency generator is installed.

Condition Unknown

Rating: Unknown

Recommendations

ELECTRICAL SYSTEM: LIGHTING

Description Unknown

Condition Unknown

Rating: Unknown

Recommendations

TELECOMMUNICATIONS AND SECURITY

Description The building is served with cable television and phone service

Condition Unknown

Rating: Unknown

Recommendations N/A

FIRE PROTECTION SYSTEM:

Description There is no fire protection service installed in the building

Condition N/A

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: 963 Corbett Street

Rating: N/A

Recommendations N/A

FIRE ALARM SYSTEM:

Description There is no fire alarm system installed in the building

Condition N/A

Rating: N/A

Recommendations N/A

PHOTOGRAPHS:



Figure 1: 963 Corbett Street exterior view



Figure 2: 963 Corbett Street exterior view

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: 963 Corbett Street

OVERALL RECOMMENDATIONS:

Building Component / Attribute	Recommendations	Replacement Period		
		1 yr	5 yrs	10 yrs
Site:				
Skin:				
Roof:				
Windows:				
Exterior doors:				
Interiors:				
Accessibility				
HVAC	Maintain equipment to extend useful life. Replace on an as needed basis.			
Plumbing	Unknown			
Power:	Unknown			
Lighting:	Unknown			
Telecom and Security	Unknown			
Fire Protection:	Unknown			
Fire Alarm:	Unknown			

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: Admissions Building

BUILDING INFORMATION

Date Built:	1950	Construction type:	
Additions:	N/A	Use Group:	
Height:	One story and basement	Principal Uses:	Offices
Size:	5,912 GSF 4,043 ASF		

BUILDING CONDITION DESCRIPTION AND ASSESSMENT:

BUILDING SITE

Description	Gently sloping site. Building is constructed into hillside. Building surrounded by landscape and walks on the north, south and west sides. A parking lot is constructed on the east side of the building. No visible sign of site drainage issues.
Condition	Good
Rating:	3
Recommendations	Maintain existing landscape and hardscape.

BUILDING STRUCTURE

Description	The building structure consists of reinforced concrete footings and slab on grade with concrete masonry foundation walls. The first floor and attic are residential wood frame construction.
Condition	Good
Rating:	3
Recommendations	Maintain existing structural system condition

BUILDING EXTERIOR: ENCLOSURE

Description	The exterior of the building is clad in vinyl siding.
Condition	Good
Rating:	3.0
Recommendations	Maintain the existing condition of the building enclosure

BUILDING EXTERIOR: ROOF

Description	Roofing consists of asphalt shingles
Condition	Good. The age of the roof is unknown.
Rating:	3.0
Recommendations	Maintain the existing condition of the roof.

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Admissions Building

BUILDING EXTERIOR: WINDOWS

Description Windows consist of fixed and operable wood / glass and aluminum / glass units. Window units are double glazed.
Condition Good. Age of the window system is unknown.
Rating: 3.0
Recommendations Maintain existing window conditions.

EXTERIOR ENCLOSURE: DOORS/DOOR HARDWARE

Description The building entry consists of a double glazed wood door and sidelights in wood frames. The remaining exterior doors are hollow metal with wood frames. Lever handle hardware is installed at all exterior door locations.
Condition Good
Rating: 3.0
Recommendations Maintain existing door and hardware condition.

INTERIOR FINISHES: PARTITIONS

Description Interior partitions consist of painted concrete masonry and painted gypsum board.
Condition Good
Rating 3.0
Recommendations Maintain existing partition finishes.

INTERIOR FINISHES: CEILINGS

Description Suspended acoustical tile ceiling systems and painted gypsum board are typical throughout the first floor and basement of the building. The attic area is not finished.
Condition Good
Rating 3.0
Recommendations Maintain existing ceiling conditions.

INTERIOR FINISHES: FLOORS

Description Floor finishes include vinyl composition tile, carpet and exposed concrete.
Condition Good
Rating 3.0
Recommendations Maintain existing condition of floor finishes.

INTERIOR FINISHES: DOORS AND DOOR HARDWARE

Description In general, interior doors and frames are wood. Passage and lockset hardware utilize door knobs and lever handles for operation.
Condition Good. Door damage at one location.

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Admissions Building

Rating 2.5
Recommendations Maintain existing interior doors and hardware. Replace damaged hollow core door.

INTERIOR FINISHES: TOILET ROOMS

Description Floor finishes: Vinyl composition tile
 Wall finishes: Painted concrete masonry and painted gypsum board
 Ceiling finishes: suspended acoustical tile
Condition Good
Rating 3.0
Recommendations Maintain existing toilet room finishes

INTERIOR FINISHES: BUILT-IN FURNITURE

Description Pantry
Condition Good
Rating 3.0
Recommendations Maintain current condition

ACCESSIBILITY (2010 ADA Standards for Accessible Design) :

Unless triggered by alterations, buildings are generally not required to meet accessibility standards enacted after their construction. The purpose of this section is to provide an indication of the building's accessibility, as measured by current standards.

Entrance:	The entrance on the north side of the building appears to be accessible. The remaining doors are non-compliant with current requirements.	Elevator:	No elevator
Signage:	Accessible signage not present	Hardware:	Knob handle hardware is non-compliant
Toilet	Not accessible due to fixture and	Stairs and	Handrails at stairs are not compliant. Room
Rooms:	accessory mounting heights and clearances.	Circulation:	entrance clearances are not compliant.
Overall Rating	1.0		

HEATING, COOLING AND VENTILATION SYSTEMS:

Description The building heat source is a gas fired hot water boiler. Cooling is provided through 3 split DX units. A gas fired furnace with a split DX coil provides cooling and ventilation on the lower level. Two split DX air handlers in the attic provide cooling for the upper level. A ceiling exhaust fan in the restroom provides general exhaust. The hot water system is split into four zones and utilizes a zone pump for each zone. The building ductwork and piping appear to be in good condition. Terminal units in the spaces include hot water finned tube and electric unit heaters which appear in good

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Admissions Building

condition. The building utilizes newer DDC controls.

Condition: 3

Rating: Good

Recommendations: Maintain systems to achieve additional life.

PLUMBING SYSTEMS:

Description: The building is served with a 3/4" water service. The restroom fixtures are residential tank type water closets and residential china lavatories in fair condition. The distribution piping is uninsulated copper with PVC drain waste and vent lines.

There is a 3/4" natural gas line that enters the mechanical equipment room underground.

The domestic water heater is a 40 gallon electric in fair condition.

Condition: Fair

Rating: 2

Recommendations: The plumbing system should be replaced when the building is renovated.

ELECTRICAL SYSTEM: POWER

Description: The building is served from the campus power system. The main distribution panel (MDP) is rated at 225A-3 phase-4W-208/120V. It serves branch panels on each floor of the building. The building service disconnect is hidden behind a wall and is not readily visible.

There is no emergency generator.

Condition: Fair - Poor

Rating: 1.5

Recommendations: System should be replaced as soon as possible

ELECTRICAL SYSTEM: LIGHTING

Description: The system consists of T-12 and compact fluorescent lamped fixtures installed throughout. Emergency lighting is via battery packs. Lighting control is manual wall switches.

Condition: Fair

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Admissions Building

Rating: 2

Recommendations The system should be replaced when the building is renovated.

TELECOMMUNICATIONS AND SECURITY

Description The building is served with multiple strands of fiber optic cabling and copper for voice communications. The distribution cabling throughout the building is mostly Category 5 and there is limited spare space within the racks for expansion.

Condition Fair

Rating: 2

Recommendations System may remain as installed but will likely be upgraded when the building is renovated.

FIRE PROTECTION SYSTEM:

Description No fire protection system is installed.

Condition N/A

Rating: N/A

Recommendations N/A

FIRE ALARM SYSTEM:

Description The building is fitted with an FCI analog audio/visual system. It has limited smoke detectors installed.

Condition Fair-Poor

Rating: 1.5

Recommendations System should be replaced

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Admissions Building

PHOTOGRAPHS:



Figure 1: South and east facades of Admissions Building



Figure 2: East and north facades of building



Figure 3: View of waiting room



Figure 4: Attic interior with distribution ductwork

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Admissions Building

OVERALL RECOMMENDATIONS:

Building Component / Attribute	Recommendations	Replacement Period		
		1 yr	5 yrs	10 yrs
Site:				
Skin:				
Roof:				
Windows:				
Exterior doors:				
Interiors:				
Accessibility				
HVAC	Maintain systems to achieve additional life.			
Plumbing	System should be replaced when building is renovated		X	
Power:	System should be replaced as soon as possible	X		
Lighting:	System should be replaced when building is renovated		X	
Telecomm. and Security	System should be replaced when the building is renovated		X	
Fire Protection:	N/A			
Fire Alarm:	System should be replaced	X		

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: Ballentine Hall

BUILDING INFORMATION

Date Built:	1951	Construction type:	
Additions:		Use Group:	
Height:	Three stories and basement	Principal Uses:	Student Residence Hall
Size:	26,680 GSF 18,876 ASF		

BUILDING CONDITION DESCRIPTION AND ASSESSMENT:

BUILDING SITE

Description	The Ballentine Hall site was excavated out of steep hillside. A retaining wall on the south side of the building defines the extent of that work. The excavated building site slopes gradually, descending to the north, exposing the basement level. The building is surrounded by landscape and walks. There are no visible signs of site drainage issues.
Condition	Generally good. Minor sidewalk cracking and spalling observed.
Rating:	2.5
Recommendations	Maintain existing landscape and hardscape.

BUILDING STRUCTURE

Description	The building structure consists of reinforced concrete footings and slab on grade with concrete masonry foundation walls. The superstructure consists of concrete masonry bearing walls, supporting concrete floor construction.
Condition	Good
Rating:	3
Recommendations	Maintain the existing structural system condition

BUILDING EXTERIOR: ENCLOSURE

Description	The exterior enclosure consists of brick veneer with limestone sills, steel lintels, and cement plaster. Limestone panels face the south entrance of the building. Copper fascias at building entrances have been overlaid with aluminum.
Condition	Generally good. Limestone repairs were observed.
Rating:	2.5
Recommendations	Periodic inspections and maintenance should be performed to maintain the existing enclosure.

BUILDING EXTERIOR: ROOF

Description	Roof system consists of a single ply membrane with membrane flashing carried under aluminum coping.
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EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Ballentine Hall

Condition	Good, based on visual observation. Age of the roof is unknown.
Rating:	3.0
Recommendations	Periodic roof inspections and maintenance are recommended.

BUILDING EXTERIOR: WINDOWS

Description	The window system consists of double glazed fixed and operable aluminum and glass units.
Condition	Good. Age of the window system is unknown.
Rating:	2.5
Recommendations	Periodic inspections and maintenance are recommended to maintain existing window conditions.

EXTERIOR ENCLOSURE: DOORS/DOOR HARDWARE

Description	Entry doors are single glazed aluminum and glass, with pull and panic bar hardware. A card key entry system is utilized at all building entrances.
Condition	Good
Rating:	2.5
Recommendations	Maintain existing door and hardware condition.

INTERIOR FINISHES: PARTITIONS

Description	Interior partition consist of painted concrete masonry.
Condition	Good
Rating	2.5
Recommendations	Maintain existing partition finishes.

INTERIOR FINISHES: CEILINGS

Description	Ceiling finishes consist of painted concrete
Condition	Good
Rating	3.0
Recommendations	Maintain existing ceiling conditions.

INTERIOR FINISHES: FLOORS

Description	Floor finishes consist of exposed concrete, vinyl composition tile and carpet.
Condition	Generally good. Cracking and missing pieces of vinyl composition flooring observed. Mismatched tile where repairs have been performed.
Rating	2.5
Recommendations	Consideration should be given to replacement of the vinyl tile, which is showing wear.

INTERIOR FINISHES: DOORS AND DOOR HARDWARE

Description	Hollow metal door frames, with hollow metal or wood doors, are used throughout the building.
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EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: Ballentine Hall

	Resident rooms are equipped with electronic lock and lever handle hardware. Toilet rooms utilize push plates and pulls. Service doors are equipped with knob hardware.
Condition	Good
Rating	2.5
Recommendations	Maintain existing interior doors and hardware.

INTERIOR FINISHES: TOILET ROOMS

Description	Floor finishes: Ceramic mosaic tile Wall finishes: Ceramic tile Ceiling finishes: Painted concrete
Condition	Fair. Tile finishes are showing wear. Cracks, open joints, discoloration and missing pieces observed in wall tile. Age of tile is unknown.
Rating	2.0
Recommendations	Consideration should be given to replacing the tile finishes.

INTERIOR FINISHES: BUILT-IN FURNITURE

Description	Not observed
Condition	
Rating	
Recommendations	

ACCESSIBILITY (2010 ADA Standards for Accessible Design) :

Unless triggered by alterations, buildings are generally not required to meet accessibility standards enacted after their construction. The purpose of this section is to provide an indication of the building's accessibility, as measured by current standards.

Entrance:	South building entrance is accessible. Remaining entrances are not accessible.	Elevator:	No elevator
Signage:	Accessible signage not present	Hardware:	Hardware at toilet rooms and resident rooms appears to be accessible.
Toilet Rooms:	Not accessible due to fixture and accessory mounting heights and clearances.	Stairs and Circulation:	Stairs are not compliant. Room entrance clearances are not compliant.
Overall Rating	1.0, based on the widespread use of non-compliant door hardware, toilet room conditions and inadequate clearances at many room entrances.		

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Ballentine Hall

HEATING, COOLING AND VENTILATION SYSTEMS:

Description	The building heat source is a recently installed gas fired steam boiler. The boiler provides low pressure steam to radiators throughout the building. The building has no cooling or mechanical ventilation. Three exhaust fans on the roof provide general exhaust for the building. One of the building condensate pumps is in fair condition and the recently installed boiler feedwater pumps are in excellent condition. The exhaust ductwork, piping, insulation, and radiators are all very aged. Controls are local thermostatic controls on the radiators.
Condition	1.5
Rating:	Poor / Fair
Recommendations	Replace entire HVAC system aside from boiler system that has been recently installed. Convert steam to hot water to distribute throughout building for heat. Provide central cooling system and add mechanical ventilation throughout building.

PLUMBING SYSTEMS:

Description	<p>The restroom faucets are older and should be replaced. The urinals have manual flush valves and are in fair condition. The water closets are wall mounted and have the flush valves recessed in the wall and should also be replaced. The fixtures themselves are vitreous china and are in good condition, but they are dated.</p> <p>The distribution piping is copper and utilizes cast iron drain waste and vent piping. The 3" water service to the building is supplied without any backflow prevention but it is metered. The service has approximately 65 psi of pressure.</p> <p>The domestic hot water is supplied by a steam instantaneous water heater. Hot water is recirculated through the building. There is also an electric water heater in the building that provides hot water when the steam is shut down but now that stand alone boilers have been installed in the building the electric water heater may not be needed. The boilers produce the domestic hot water and store the water in three 175 gallon tanks. This system was installed in June 2012.</p> <p>A new gas service was recently installed for the new boilers.</p>
Condition	Poor – Good. The work associated with the new boilers is in good shape, the rest of the system is in poor condition.
Rating:	2
Recommendations	Overall the plumbing system is in poor condition and should be replaced.

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Ballentine Hall

ELECTRICAL SYSTEM: POWER

Description The building is served from the campus power grid from an exterior pad mounted transformer. The building main distribution switchboard is rated at 400A-3 phase-4W-208/120V. There are two service disconnects, one is a 150/3P, and the other is a 200A/3P. The panel is in fair condition but the breakers are obsolete. The switchboard serves numerous branch panels in the building. The wiring is installed in metal conduit. There is an EMON/DMON meter installed on it. A new panel has been installed to serve the boiler project and it is in excellent condition.

An Onan 11.5KW-3 phase-4W-208/120V, natural gas fueled generator was recently installed in the mechanical room as part of the boiler project to serve the building emergency power needs.

Condition Poor - Excellent

Rating: 2.5

Recommendations The recent work associated with the new boilers is in excellent condition, the rest is in poor condition.

ELECTRICAL SYSTEM: LIGHTING

Description The system consists of mostly T-8 fluorescent lamped fixtures installed surface mounted fixtures. Generally, the fixtures are fair condition. The interior lighting is controlled via manual wall switches.

Condition Fair

Rating: 2

Recommendations The system should be replaced when the building is renovated.

TELECOMMUNICATIONS AND SECURITY

Description The building is served with multiple strands of fiber optic cabling as well as hard line for CATV and copper for voice communications. The distribution cabling throughout the building is mostly Category 5 and there is some spare space within the racks for expansion.

The exterior doors are locally alarmed.

Condition Fair - Good

Rating: 2.5

Recommendations System may remain as installed but will likely be upgraded when the building is renovated.

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Ballentine Hall

FIRE PROTECTION SYSTEM:

Description	The building is fully sprinklered. The standpipe on the top floor has 60 psi of pressure on it. The majority of the sprinklers are sidewall.
Condition	Fair
Rating:	2
Recommendations	The system should be upgraded when the building is renovated

FIRE ALARM SYSTEM:

Description	The building contains a Johnson Controls Metasys, audio/visual system with smoke detectors in the corridors and is in good condition. There is a remote annunciator in the lobby. The system is installed to meet ADA.
Condition	Good
Rating:	3
Recommendations	System may remain as installed.

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Ballentine Hall

PHOTOGRAPHS:



Figure 1: South façade of Ballentine Hall, from top of retaining wall



Figure 2: North façade of the building, with basement windows



Figure 3: Interior view of resident room corridor



Figure 4: View of membrane roofing

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Ballentine Hall

OVERALL RECOMMENDATIONS:

Building Component / Attribute	Recommendations	Replacement Period		
		1 yr	5 yrs	10 yrs
Site:				
Skin:				
Roof:				
Windows:				
Exterior doors:				
Interiors:				
Accessibility				
HVAC	Replace entire HVAC system aside from boiler system that has been recently installed. Convert steam to hot water to distribute throughout building for heat. Provide central cooling system and add mechanical ventilation throughout building.		X	
Plumbing	Overall the system is in poor condition and should be updated shortly		X	
Power:	The work associated with the new boilers may remain, the rest should be replaced		X	
Lighting:	System should be replaced when the building is renovated		X	
Telecomm. and Security	System may remain as installed			X
Fire Protection:	System should be replaced when building is renovated			X
Fire Alarm:	System may remain as installed.			X

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: Becker Hall

BUILDING INFORMATION

Date Built:	1973	Construction type:	
Additions:	N/A	Use Group:	
Height:	Basement and One Story	Principal Uses:	Offices, Classrooms, Computer
Size:	53,119 GSF 34,422 ASF		Lab, TV Studio, Radio Station

BUILDING CONDITION DESCRIPTION AND ASSESSMENT:

BUILDING SITE

Description	Sloping site, with retaining wall at adjacent parking lot. Building is constructed into hillside. Paved surface parking on south and east sides of building. Landscape on north and west sides of building. No visible sign of site drainage issues.
Condition	Good
Rating:	3
Recommendations	Maintain existing landscape and hardscape.

BUILDING STRUCTURE

Description	The building structure consists of reinforced concrete footings and slab on grade, reinforced concrete foundation walls, load-bearing reinforced concrete masonry walls, concrete and metal deck on steel framing at First Floor and Roof.
Condition	Good
Rating:	3
Recommendations	Maintain existing structural system condition

BUILDING EXTERIOR: ENCLOSURE

Description	The exterior enclosure consists of brick veneer on concrete foundation walls and on load-bearing concrete masonry walls. Cast stone trim at window openings.
Condition	Generally good in most locations. Minor cracking and spalling of cast stone trim observed. However, poor condition at rooftop screen walls at northeast and southwest corners of building. Screen walls exhibit brick masonry cracking, spalling, displacement and mortar failure.
Rating:	1.5 due to screen wall conditions
Recommendations	Installation of pedestrian protection and removal of screen walls recommended. This work should be performed immediately. Current condition is unsafe, particularly given proximity to building entrances. Do not recommend repairs to existing screen wall construction: existing design vulnerable to further deterioration. Screen wall replacement, if desired, should be based on an alternative design.

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Becker Hall

BUILDING EXTERIOR: ROOF

Description Roof system consists of a single ply membrane with copper flashing and stainless steel coping.
Condition Generally good, based on visual observation. Copper cap flashing requires reinstallation into parapet at one location. Age of roof unknown.
Rating: 2.5
Recommendations Periodic inspections, maintenance and repairs noted are recommended.

BUILDING EXTERIOR: WINDOWS

Description The window system consists largely of 2-story aluminum and glass window assemblies, incorporating double-glazed fixed and operable units at each floor, separated vertically by a spandrel glass unit. 1-story units, of similar construction, are located on the north side of the building.
Condition Good. Age of the window system is unknown, assumed to be original to the building.
Rating: 2.5
Recommendations Periodic inspections and maintenance are recommended to maintain existing window conditions.

EXTERIOR ENCLOSURE: DOORS/DOOR HARDWARE

Description Building entry doors consist of aluminum and glass units, with lever handle exterior latches and interior pulls and panic bar hardware. Power-assist door operation is installed at entrances. Service and egress doors and frames are painted hollow metal, with panic and pull hardware.
Condition Good
Rating: 3.0
Recommendations Maintain existing door and hardware condition.

INTERIOR FINISHES: PARTITIONS

Description Interior partitions are painted concrete masonry and painted gypsum board.
Condition Good
Rating 3.0
Recommendations Maintain existing partition finishes.

INTERIOR FINISHES: CEILINGS

Description Suspended acoustical ceiling systems are typical throughout the building
Condition Good
Rating 3.0
Recommendations Maintain existing ceiling conditions.

INTERIOR FINISHES: FLOORS

Description Floor finishes vary by location: Exposed concrete in building service areas, vinyl composition tile in corridors and

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Becker Hall

classrooms, carpeting in offices and classrooms.
Condition: Good
Rating: 3.0
Recommendations: Maintain existing condition of floor finishes.

INTERIOR FINISHES: DOORS AND DOOR HARDWARE

Description: In general, interior doors and frames are hollow metal at building service rooms. Wood doors are used at offices and classrooms. Passage and lockset hardware utilize door knobs for operation.
Condition: Good
Rating: 3.0
Recommendations: Maintain existing interior doors and hardware.

INTERIOR FINISHES: TOILET ROOMS

Description: Floor finishes: Ceramic mosaic tile
 Wall finishes: 4.25 x 4.25 ceramic tile
 Ceiling finishes: Painted gypsum board
Condition: Generally good: Limited cracking of wall tile observed
Rating: 2.5
Recommendations: Maintain, and repair where indicated, existing toilet room finishes

INTERIOR FINISHES: BUILT-IN FURNITURE

Description: Not observed
Condition:
Rating:
Recommendations:

ACCESSIBILITY (2010 ADA Standards for Accessible Design) :

Unless triggered by alterations, buildings are generally not required to meet accessibility standards enacted after their construction. The purpose of this section is to provide an indication of the building's accessibility, as measured by current standards.

Entrance:	Entrances appear to be compliant with respect to door hardware and operation.	Elevator:	Elevator control panel and audio functions do not meet current requirements.
Signage:	Accessible signage not present	Hardware:	Knob operation hardware is non-compliant
Toilet Rooms:	Not accessible due to fixture and accessory mounting heights and clearances.	Stairs and Circulation:	Stairs and circulation appear to be compliant in most respects. Handrails at stairs may need modifications with respect to extensions.
Overall Rating:	1.5, based largely on the widespread use of non-compliant door hardware and toilet room conditions.		

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Becker Hall

HEATING, COOLING AND VENTILATION SYSTEMS:

Description	The building heat source is campus steam that is reduced to low pressure in the main mechanical room and then converted to hot water via heat exchangers. A newer water cooled chiller provides cooling to the building. The condenser water sumps and pumps are in very poor condition and in need of replacement. A roof mounted cooling tower provides heat rejection for the chiller and appears in fair condition, but some of the support steel is in poor condition. An older split DX system provides cooling to a small portion of the building. A large central station air handler provides conditioning air throughout the building. Another roof top DX unit provides cooling to a computer lab. Building exhaust fans are older, but appear in fair condition. Ventilation is achieved through outdoor air intakes at the main air handlers. Ventilation performance is questionable because of poor damper controls on these units. Some of the building pumps appear to be in poor condition. Most ductwork and piping appears to be original to the building and leaks occur often. Much of the pipe insulation is missing in the mechanical room. Terminal units (hot water reheat coils and convectors) are mostly original to the building. Air terminals have been replaced in some spaces that have undergone recent renovations. Controls are mostly pneumatic and very aged.
Condition	1.5
Rating:	Poor / Fair
Recommendations	The building is in need of a HVAC infrastructure upgrade. The existing chiller is in good shape, but most of the rest of the HVAC equipment (pumps, air handlers, controls, etc.) are in need of replacement / refurbishment.

PLUMBING SYSTEMS:

Description	<p>The restroom fixtures are china lavatories with various types, ages and conditions of fixtures. The urinals have newer flush valves installed and are sensor type, as are the flush valves for the water closets. The distribution piping is copper and utilizes cast iron drain waste and vent piping. The water service to the building is a 4" line with backflow prevention and maintenance bypass, but no meter. The service has approximately 100 psi of pressure.</p> <p>The domestic hot water is supplied by a steam water heater that is original to the building. Hot water is recirculated through the building.</p>
Condition	Fair to Good
Rating:	2.5
Recommendations	The entire plumbing system should be replaced when the building is renovated.

ELECTRICAL SYSTEM: POWER

Description	The building is served from the campus power grid via an old ITE pad mounted transformer located outside.
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EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Becker Hall

The service is a 1600A-3 Phase-4W-208/120V service. The building has a newer digital electric energy meter installed that is installed on the main distribution switchboard. The switchboard serves numerous branch panels in the building and all equipment was manufactured in 1971. Due to the age and manufacturer of the panelboards and circuit breakers, the equipment is now obsolete making replacement circuit breakers difficult to obtain. The branch panels are recessed in the corridors and serve the loads on the floors.

There are arc flash labels installed on some of the panels, but the arc flash category is not readily visible.

An old Kohler 20 KW-3 phase-4W-208/120V natural gas fueled generator is installed to serve parts of the building emergency power needs.

Condition: Poor
Rating: 1
Recommendations: Replace the system entirely when the building is renovated.

ELECTRICAL SYSTEM: LIGHTING

Description: The system consists of mostly T-8 lamped fixtures installed in a mixture of 2'x 4' recessed, semi-recessed, and pendent mounted fixtures. Some of the fixtures have been recently replaced and are in excellent condition, while others may have been retrofit with new T-8 lamps and ballasts and are nearing the end of their useful life. There are some limited occupancy sensors installed and it appears as though the exit lights have also recently been replaced.

Condition: Excellent to Fair
Rating: 3.5
Recommendations: Replace the lighting fixtures that were retrofit when building is renovated, newer lighting fixtures may remain.

TELECOMMUNICATIONS AND SECURITY

Description: The building is served with multiple strands of fiber optic cabling as well as hard line for CATV and copper for voice communications. The distribution cabling throughout the building is mostly Category 5e and there is limited spare space within the racks for expansion.

There is no security system in the building.

Condition: Good
Rating: 3

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Becker Hall

Recommendations System may remain as installed but will likely be upgraded when the building is renovated.

FIRE PROTECTION SYSTEM:

Description There are no sprinklers or fire service installed to the building.

Condition

Rating:

Recommendations

FIRE ALARM SYSTEM:

Description The building has been upgraded with a newer Johnson Controls Metasys audio/visual system and is in excellent condition.

Condition Excellent

Rating: 4

Recommendations System may remain as installed.

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Becker Hall

PHOTOGRAPHS:



Figure 1: Becker Hall viewed from the east



Figure 2: Typical multi-story window units

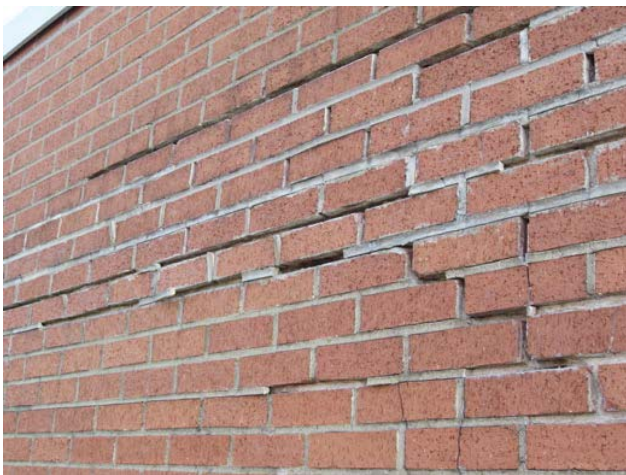


Figure 3: Masonry condition at screen wall



Figure 4: Masonry condition at screen wall

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Becker Hall

PHOTOGRAPHS (cont'd):



Figure 5: Classroom view



Figure 6: Loose copper flashing at roof



Figure 7: Non-compliant clearances at toilet room entry for accessibility



Figure 8: Non-compliant fixture clearances for accessibility. Cracked, broken wall tile.

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: Becker Hall

OVERALL RECOMMENDATIONS:

Building Component / Attribute	Recommendations	Replacement Period		
		1 yr	5 yrs	10 yrs
Site:				
Skin:				
Roof:				
Windows:				
Exterior doors:				
Interiors:				
Accessibility				
HVAC	Provide HVAC Infrastructure Upgrade including HW converters, pumps, air handlers, condenser water system, and controls.		X	
Plumbing	System is serviceable but will require increased maintenance in the coming years		X	
Power:	System is operational, but most of the installed circuit breakers are now obsolete and may not be available should they be needed.		X	
Lighting:	System has been updated since the building was constructed but all of the fixtures that had a retrofit done to them should be replaced.		X	X
Telecomm. and Security	System may remain as installed		X	
Fire Protection:	N/A			
Fire Alarm:	System may remain as installed.			X

CAMPUS UTILITY ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Utility: Campus Electric

CAMPUS STEAM:

Description	The campus is served by two separate 15KV feeds from West Penn Power. These services serve campus distribution switchgear at each end of campus. The distribution switchgear is adequate and in good condition, but the spare capacity is being reduced. The system has sectionalizing switches located in manholes. According to campus electricians, the total campus electrical load in the summer exceeds the capacity of the one incoming service and the power company is looking for ways to rectify that issue..
Condition	3
Rating:	Good
Recommendations	Depending upon how the power company decides to handle the load issue, there may be a need to install a third piece of 15KV distribution switchgear to better distribute the load.

PHOTOGRAPHS:

D BUILDINGS LAYOUTS AND ASSESSMENT

CAMPUS UTILITY ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Utility: Campus Steam

CAMPUS STEAM:

Description	Campus steam is provided from the central Utility Plant and piped to the majority of buildings on campus. The steam and condensate piping is distributed throughout campus in a loop manner allowing flexibility to back feed when a section of line needs to be isolated. The majority of steam and condensate piping mains are routed through walkable tunnels that are well ventilated and drained. A section of the main steam loop that runs parallel to Wilson Avenue is direct buried. The condensate piping in this section is known to be leaking. Most branch take-offs to buildings consist of direct buried steam and condensate piping. According to facilities personnel the main steam loop has adequate capacity.
Condition	3
Rating:	Good
Recommendations	The section of the direct buried steam and condensate piping in the campus steam loop should be replaced immediately. Consideration should be given to converting this section to a tunnel which would put the entire campus loop in a walkable tunnel.

PHOTOGRAPHS:

Figure 1: Location of Leaking Direct Buried Condensate

Figure 2: Example of Existing Steam Tunnel

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: Carlson Library

BUILDING INFORMATION

Date Built:	2002 (New construction) 1961 (Old construction)	Construction type:	
Additions:	See above	Use Group:	
Height:	2 Basements and Three Stories	Principal Uses:	University archive, art gallery, computer laboratory, library book stacks, offices, study areas
Size:	114,999 GSF 89,772 ASF		

BUILDING CONDITION DESCRIPTION AND ASSESSMENT:

BUILDING SITE

Description	Sloping site, with building is constructed into hillside. Entrance at east side of building at Floor 1, entrance at west side of building at Floor A (First Basement) due to site slope. Limited parking on west side of building, at vehicle drop-off loop. Landscape around immediate perimeter of building. No visible sign of site drainage issues.
Condition	Good
Rating:	3
Recommendations	Maintain existing landscape and hardscape.

BUILDING STRUCTURE

Description	The building structure consists of reinforced concrete footings and slab on grade and reinforced concrete foundation walls. The superstructure is a steel frame, incorporating new and existing structural elements. These include steel columns, girders and beams, open-web bar joists, composite metal deck and reinforced concrete waffle slab construction.
Condition	Good
Rating:	3
Recommendations	Maintain existing structural system condition

BUILDING EXTERIOR: ENCLOSURE

Description	The exterior enclosure consists of new and existing wall materials, including brick veneer, cast stone, aluminum column covers, concrete and steel pergolas, cast stone, granite and metal panel.
Condition	Generally good in most locations. Minor cracking of mortar joints at granite and cast stone corners was observed.
Rating:	3.0
Recommendations	Repair mortar cracks, maintain existing condition of building exterior.

BUILDING EXTERIOR: ROOF

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Carlson Library

Description	Roof system consists of a mechanically-fastened single ply membrane with aluminum coping.
Condition	Generally good, based on visual observation. Age of roof unknown: assumed to have been installed in 2002, at the time of the Library construction.
Rating:	3.0
Recommendations	Periodic roof inspections and maintenance are recommended.

BUILDING EXTERIOR: WINDOWS

Description	The window system consists of multiple window types, ranging from fixed glass units to combination assemblies of fixed and operable glass units. Window units are typically double glazed in aluminum frames. All operable units appear to require key use to open.
Condition	Window units in the new and old sections of the building appear to be original to the construction of their respective sections. Window conditions in the new portion of the building are excellent. Conditions in the old portion of the building appear to be good.
Rating:	3.0
Recommendations	Periodic inspections and maintenance are recommended to maintain existing window conditions.

EXTERIOR ENCLOSURE: DOORS/DOOR HARDWARE

Description	Building entry doors consist of aluminum and glass units, with pulls and panic bar hardware. Power-assist door operation is installed at two entrances. Service and egress doors and frames are painted hollow metal, with panic and lever handle hardware.
Condition	Aluminum and glass entrances are in good condition. Hollow metal doors and frames are in fair condition, due to corrosion.
Rating:	2.5
Recommendations	Repairs to corroded areas of hollow metal doors and frames should be performed to arrest further deterioration. Winter deicing salt should be used sparingly in close proximity to these doors. All doors should be inspected periodically and maintained to preserve their appearance, function and longevity.

INTERIOR FINISHES: PARTITIONS

Description	Interior partition finishes vary by floor. At the basement levels, partitions and walls consist of painted concrete, painted concrete masonry units, and painted gypsum board. Painted gypsum board is the predominate partition finish on Floors 1 through 3.
Condition	Good
Rating	3.0
Recommendations	Maintain existing partition finishes.

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Carlson Library

INTERIOR FINISHES: CEILINGS

Description	Ceiling finishes at the basement levels consist of exposed structure, painted gypsum board and suspended acoustical tile. Painted gypsum board and suspended acoustical tile are used extensively on Floors 1 through 3.
Condition	Good
Rating	3.0
Recommendations	Maintain existing ceiling conditions.

INTERIOR FINISHES: FLOORS

Description	Floor finishes vary by location: Exposed concrete or carpet on the second basement level, carpet throughout the rest of the building.
Condition	Good
Rating	3.0
Recommendations	Maintain existing condition of floor finishes.

INTERIOR FINISHES: DOORS AND DOOR HARDWARE

Description	In general, interior doors and frames are hollow metal at building service rooms. Wood doors are used at all other rooms. Lever handle hardware use is typical throughout the building.
Condition	Good
Rating	3.0
Recommendations	Maintain existing interior doors and hardware.

INTERIOR FINISHES: TOILET ROOMS

Description	Floor finishes: Ceramic mosaic tile floor and base Wall finishes: Painted gypsum board Ceiling finishes: Painted gypsum board
Condition	Good
Rating	3.0
Recommendations	Maintain existing toilet room finishes

INTERIOR FINISHES: BUILT-IN FURNITURE

Description	Not observed
Condition	
Rating	
Recommendations	

ACCESSIBILITY (2010 ADA Standards for Accessible Design) :

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Carlson Library

Unless triggered by alterations, buildings are generally not required to meet accessibility standards enacted after their construction. The purpose of this section is to provide an indication of the building's accessibility, as measured by current standards.

Entrance:	Entrances appear to be compliant with respect to door hardware and operation.	Elevator:	Elevators appear to meet accessibility requirements
Signage:	Accessible signage present	Hardware:	Hardware appears to meet accessibility requirements
Toilet Rooms:	Accessible except for some accessory mounting heights, possibly due to vendor installation.	Stairs and Circulation:	Stairs appear to meet accessibility requirements
Overall Rating	3.5		

HEATING, COOLING AND VENTILATION SYSTEMS:

Description	The building heat source is campus steam that is reduced to low pressure in the main mechanical room and then converted to hot water via heat exchangers. Two water cooled chiller (one absorption and one electric) provide cooling for the building. Telecom rooms are cooled by split DX systems. Heat is rejected through two cooling towers on the roof that appear to be in fair condition. Three large central station VAV air handlers provide conditioning and ventilation for the building. Outside air is monitored by airflow measuring stations. The building hot and chilled water pumps appear to be in good condition. Terminal units are VAV boxes with hot water reheat coils. The terminal devices are generally in good shape, but the automatic balancing valves on these units are starting to fail and causing leaks that require more than normal maintenance. Air distribution is overhead and is generally in good condition. The piping is believed to be around 10 years old and therefore still in good condition. Hot water finned tube provides heat to some perimeter areas of the building. Controls utilize a combination of pneumatic and electric operators and are on a DDC system.
Condition	3
Rating:	Good
Recommendations	Develop plan to replace existing hot water automatic balancing valves that are beginning to fail.

PLUMBING SYSTEMS:

Description	The restroom fixtures are china lavatories with wrist blade faucets. The urinals and water closets have manual flush valves installed. The distribution piping is copper and utilizes a mixture of cast iron, PVC and copper drain, waste and vent piping. The water service to the building is a 2" line with backflow prevention and maintenance bypass but no meter is installed.
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The domestic hot water was installed in 1996 and is an 80 gallon electric unit that serves the needs

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Carlson Library

of the building. It is nearing the end of its useful life and replacement should be considered.

Condition Good

Rating: 3

Recommendations The plumbing system is in good condition but consideration should be given to replacing the water heater.

ELECTRICAL SYSTEM: POWER

Description The building is served from the campus power grid via an indoor, dry-type, transformer located in the basement. There is a 15KV HVL switch installed on the primary side of the transformer. The transformer is bus connected to the low voltage switchboard which is rated at 1600A-3phase-4W-208/120V.

There are arc flash labels installed on some of the panels, but the arc flash category is not readily visible. There is also surge suppression installed on some panels. The wiring is installed in conduit.

A Kohler manufactured, diesel fueled, generator is installed in the basement. There are two transfer switches installed, one for the life safety loads, and the other for the mechanical equipment connected to standby power. There is an exterior fuel tank. The generator is rated at 150KW-3 phase-4W-208/120V.

Condition Good

Rating: 3

Recommendations System has many years of useful life remaining

ELECTRICAL SYSTEM: LIGHTING

Description The system consists of mostly T-8 and compact fluorescent lamped fixtures installed in surface and recessed mounted fixtures. Occupancy sensors have been installed in restrooms, the rest of the lighting controls are manually operated.

Condition Excellent

Rating: 4

Recommendations System has many years of useful life remaining

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Carlson Library

TELECOMMUNICATIONS AND SECURITY

Description The building is served by fiber optic cabling and copper phone lines. The distribution is Category 5E cabling. There is ample space available in the racks for expansion. Wi-Fi is installed in the corridors. There are cameras installed in the shelving aisles and book security sensors installed at the entrance. .

Condition Good

Rating: 3

Recommendations System has many years of useful life remaining

FIRE PROTECTION SYSTEM:

Description The building is fully sprinklered utilizing concealed heads in the finished spaces. The fire service is separate from the domestic water service and is a 6" line. The service has a double detector check valve assembly installed. There is approximately 95 psi at the service entrance.

Condition Good

Rating: 3

Recommendations The fire protection system is in good condition and should adequately serve the needs of the building for many years.

FIRE ALARM SYSTEM:

Description There is a Johnston Controls Metasys, audio/visual system with voice communication capabilities installed in the building. There are smoke detectors installed throughout the building.

Condition Good

Rating: 3

Recommendations System has many years of useful life remaining

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Carlson Library

PHOTOGRAPHS:



Figure 1: Carlson Library Main Entrance



Figure 2: South façade of Carlson Library



Figure 3: Mortar cracks at ashlar stonework



Figure 4: Membrane roof assembly

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: Carlson Library

OVERALL RECOMMENDATIONS:

Building Component / Attribute	Recommendations	Replacement Period		
		1 yr	5 yrs	10 yrs
Site:				
Skin:				
Roof:				
Windows:				
Exterior doors:				
Interiors:				
Accessibility				
HVAC	Develop plan to replace existing hot water automatic balancing valves that are beginning to fail.		X	
Plumbing	System is in good condition but consideration should be given to replacing the water heater.			X
Power:	System has many years of useful life remaining			X
Lighting:	System has many years of useful life remaining			X
Telecom and Security	System has many years of useful life remaining			X
Fire Protection:	System is in good condition			X
Fire Alarm:	System is in good condition			X

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: Carrier Administration Building

BUILDING INFORMATION

Date Built:	1971	Construction type:	
Additions:		Use Group:	
Height:	2 Stories and Basement	Principal Uses:	Offices
Size:	20,634 GSF 12,795 ASF		

BUILDING CONDITION DESCRIPTION AND ASSESSMENT:

BUILDING SITE

Description	Sloping site, with building is constructed into hillside. Entrance at south side of building at Floor 1, entrance at north side of building at Basement due to site slope. Parking on east side of building. Landscape around immediate perimeter of building. No visible sign of site drainage issues.
Condition	Generally good. Concrete cracking and spalling observed at steps on west side of building. Steel nosing damage at this location as well. Handrail corrosion observed at south entrance to building.
Rating:	2.5
Recommendations	Repair damaged concrete, replace nosings. Corrosion of stainless steel handrails may be due to de-icing salt use.

BUILDING STRUCTURE

Description	The building structure consists of reinforced concrete footings and slab on grade and reinforced concrete foundation walls. The superstructure consists of bearing walls supporting bar joist and concrete floor slab construction.
Condition	Good
Rating:	3
Recommendations	Maintain existing structural system condition

BUILDING EXTERIOR: ENCLOSURE

Description	The exterior enclosure consists of brick veneer with limestone sills and coping. Entrance canopies are clad in limestone panels and cement plaster soffits.
Condition	Generally good in most locations. Mortar loss and open joints in masonry was observed near entrances. Mortar loss observed at ends of window lintels.
Rating:	2.5
Recommendations	Replace cracked and missing mortar

BUILDING EXTERIOR: ROOF

Description	Roof system consists of a single ply membrane with membrane flashing secured to the top of the
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D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Carrier Administration Building

Condition limestone capping with flashing bars.
Fair. Age of roof unknown: Sealant deterioration observed at membrane seams.
Rating: 2.0
Recommendations Periodic roof inspections and maintenance are recommended.

BUILDING EXTERIOR: WINDOWS

Description The window system consists of operable aluminum and glass units.
Condition Good
Rating: 3.0
Recommendations Maintain existing window conditions.

EXTERIOR ENCLOSURE: DOORS/DOOR HARDWARE

Description Building entry doors consist of aluminum and glass units, with lever handles, pulls and panic bar hardware. Service and egress doors and frames are painted hollow metal, with knob or pull handle hardware.
Condition Aluminum and glass entrances are in good condition. Hollow metal doors and frames are in fair condition, due to corrosion.
Rating: 2.5
Recommendations Repairs to corroded areas of hollow metal doors and frames should be performed to arrest further deterioration. Winter deicing salt should be used sparingly in close proximity to these doors. All doors should be inspected periodically and maintained to preserve their appearance, function and longevity.

INTERIOR FINISHES: PARTITIONS

Description Interior partition finishes consist of painted concrete masonry units and painted gypsum board.
Condition Good
Rating: 3.0
Recommendations Maintain existing partition finishes.

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Carrier Administration Building

INTERIOR FINISHES: CEILINGS

Description	Ceiling finishes consist of painted plaster and suspended acoustical tile.
Condition	Good
Rating	3.0
Recommendations	Maintain existing ceiling conditions.

INTERIOR FINISHES: FLOORS

Description	Floor finishes consist of concrete, vinyl composition tile, sheet vinyl and carpet.
Condition	Good
Rating	3.0
Recommendations	Maintain existing condition of floor finishes.

INTERIOR FINISHES: DOORS AND DOOR HARDWARE

Description	Doors and frames are hollow metal. Office doors have glass vision panels. Hardware is a mix of knob and lever handles. Toilet rooms utilize push plates and pulls.
Condition	Good
Rating	3.0
Recommendations	Maintain existing interior doors and hardware.

INTERIOR FINISHES: TOILET ROOMS

Description	Floor finishes: Ceramic mosaic tile floor and base Wall finishes: Ceramic tile wainscot, painted gypsum board above Ceiling finishes: Painted gypsum board
Condition	Good
Rating	3.0
Recommendations	Maintain existing toilet room finishes

INTERIOR FINISHES: BUILT-IN FURNITURE

Description	Not observed
Condition	
Rating	
Recommendations	

ACCESSIBILITY (2010 ADA Standards for Accessible Design) :

Unless triggered by alterations, buildings are generally not required to meet accessibility standards enacted after their construction. The purpose of this section is to provide an indication of the building's accessibility, as measured by current standards.

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Carrier Administration Building

Entrance:	The north entrance appears to be accessible.	Elevator:	Accessible
Signage:	Not accessible	Hardware:	Not accessible
Toilet	Not accessible	Stairs and	Not accessible
Rooms:		Circulation:	
Overall Rating	1.5		

HEATING, COOLING AND VENTILATION SYSTEMS:

Description	The building heat source is campus steam that is reduced to low pressure and then converted to hot water via heat exchangers. An air cooled chiller on the roof provides cooling for the building. An aged air handler in the building penthouse provides conditioning and ventilation air for part of the building. The building hot and chilled water pumps appear to be in fair / poor condition. The piping distribution is aged and is only a two pipe system making temperature control a challenge during the swing seasons. Terminal units consist of two pipe fan coils that appear to be at the end of their useful life. Most controls are an older pneumatic system.
Condition	1.5
Rating:	Poor / Fair
Recommendations	Provide a complete HVAC system replacement.

PLUMBING SYSTEMS:

Description	<p>The water service is a 2" service with backflow prevention and approximately 100 psi of pressure. Some of the restroom lavatory faucets have been updated and are in good condition, the rest have not and are in fair condition. The urinals and water closets utilize sensor flush valves and are in good condition as well. The water coolers are newer Oasis units in good condition. The distribution piping is copper and utilizes cast iron drain waste and vent piping.</p> <p>The domestic water is created utilizing a steam heater when the steam is active and a 40 gallon electric heater when the steam is off.</p> <p>There is a 2" gas line that enters the building underground through a stairwell.</p>
Condition	Good - Fair
Rating:	2.5
Recommendations	The plumbing system should be replaced when the building is renovated.

ELECTRICAL SYSTEM: POWER

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Carrier Administration Building

Description	<p>The building is served from the campus power grid via an exterior oil-filled transformer. The main distribution panelboard (MDP) is rated at 400A-3 phase-4W-480/277V. There is no single low voltage building disconnect, there are six. There is a water leak over the MDP that should be repaired as soon as possible. There is an analog kilowatt-hour meter installed. The switchboard serves branch panels throughout the building via obsolete circuit breakers in the switchboard and in the branch panelboards.</p> <p>The wiring is installed in metal conduit.</p> <p>There are no arc flash labels installed on some of the panels.</p> <p>There is an old Onan emergency generator that is original to the building installed in the electric room. It is rated at 12.5KW-3 phase-480/277V. It provides emergency power through an equally as old Asco automatic transfer switch. While the generator is functional, it should not be counted on to provide power during an extended outage.</p>
Condition	Poor
Rating:	1
Recommendations	System should be replaced as soon as possible

ELECTRICAL SYSTEM: LIGHTING

Description	The system consists of T-8 fluorescent lamped fixtures. Lighting control is by manual switches.
Condition	Fair-Poor
Rating:	1.5
Recommendations	The system should be replaced when the building is renovated.

TELECOMMUNICATIONS AND SECURITY

Description	<p>The building is served with multiple strands of fiber optic cabling and copper for voice communications. The distribution cabling throughout the building is mostly Category 5 and there is limited spare space within the racks for expansion. There is Wi-Fi installed throughout the building. There are security cameras in some misc. areas.</p>
Condition	Good
Rating:	3

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Carrier Administration Building

Recommendations System may remain as installed but will likely be upgraded when the building is renovated.

FIRE PROTECTION SYSTEM:

Description No fire protection system is installed.

Condition N/A

Rating: N/A

Recommendations N/A

FIRE ALARM SYSTEM:

Description The building is fitted with a Johnson Controls IFC 2000 fire alarm system with horn/strobe audio/visual devices. There are smoke detectors in the elevator lobbies and an annunciator panel in the main lobby.

Condition Fair

Rating: 2

Recommendations System should be replaced when the building is renovated.

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Carrier Administration Building

PHOTOGRAPHS:



Figure 1: West façade of Carrier Administration Building, illustrating site slope



Figure 2: South façade of building, with first floor entrance



Figure 3: Masonry stains and open mortar joints at entry



Figure 4: Cracking and spalling at concrete steps, broken and missing steel nosings.

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Carrier Administration Building

PHOTOGRAPHS (CONT):



Figure 5: Interior view of office corridor



Figure 6: Deterioration at roof membrane seam

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Carrier Administration Building

OVERALL RECOMMENDATIONS:

Building Component / Attribute	Recommendations	Replacement Period		
		1 yr	5 yrs	10 yrs
Site:				
Skin:				
Roof:				
Windows:				
Exterior doors:				
Interiors:				
Accessibility				
HVAC	Provide a complete HVAC system replacement.		X	
Plumbing	System should be replaced when building is renovated		X	
Power:	System should be replaced as soon as possible	X		
Lighting:	System should be replaced when building is renovated		X	
Telecomm. and Security	System should be replaced when the building is renovated		X	
Fire Protection:	N/A			
Fire Alarm:	System should be replaced when building is renovated		X	

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: Center for Advancement and Development

BUILDING INFORMATION

Date Built:	2004	Construction type:	
Additions:		Use Group:	
Height:	2 Stories and Attic	Principal Uses:	Offices
Size:	8,599 GSF 5,160 ASF		

BUILDING CONDITION DESCRIPTION AND ASSESSMENT:

BUILDING SITE

Description	Level site surrounded by landscape. Parking lot is located on the east side of the building. No site drainage issues observed.
Condition	Good
Rating:	3.0
Recommendations	Maintain existing landscape and hardscape.

BUILDING STRUCTURE

Description	The building structure consists of a concrete slab on grade with a wood frame superstructure.
Condition	Good
Rating:	3
Recommendations	Maintain existing structural system conditions.

BUILDING EXTERIOR: ENCLOSURE

Description	The exterior enclosure consists of brick veneer and cast stone lintels, with aluminum and wood dormers, cupola, cornice and porches.
Condition	Good
Rating:	3.0
Recommendations	Maintain existing exterior wall conditions.

BUILDING EXTERIOR: ROOF

Description	Roof system consists of asphalt shingles. A standing seam metal roof is installed on the cupola.
Condition	Appears to be good: Could not be observed from the roof.
Rating:	2.5
Recommendations	Maintain roof construction in existing condition.

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Center for Advancement and Development

BUILDING EXTERIOR: WINDOWS

Description The windows consist of double glazed wood units.
Condition Good.
Rating: 3.0
Recommendations Maintain existing window conditions.

EXTERIOR ENCLOSURE: DOORS/DOOR HARDWARE

Description Building entry doors are glazed aluminum and wood and glass, with sidelights. Service doors are hollow metal, in hollow metal frames. Lever handle hardware, with panic bars, is installed at all exterior doors.
Condition Good
Rating: 3.0
Recommendations Maintain existing door and hardware condition.

INTERIOR FINISHES: PARTITIONS

Description Interior partitions are painted gypsum board.
Condition Good
Rating: 3.0
Recommendations Maintain existing partition finishes.

INTERIOR FINISHES: CEILINGS

Description Ceiling finishes are suspended acoustical ceiling tile
Condition Good
Rating: 3.0
Recommendations Maintain existing ceiling conditions.

INTERIOR FINISHES: FLOORS

Description Floor finishes are stone, carpet and vinyl composition tile.
Condition Good
Rating: 3.0
Recommendations Maintain existing floor finish conditions.

INTERIOR FINISHES: DOORS AND DOOR HARDWARE

Description Wood doors in hollow metal frames are installed throughout the building. Lever handle hardware is installed.
Condition Good
Rating: 3.0

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Center for Advancement and Development

Recommendations Maintain existing interior doors and hardware.

INTERIOR FINISHES: TOILET ROOMS

Description Floor finishes: Porcelain tile
 Wall finishes: Ceramic tile and painted gypsum board
 Ceiling finishes: Suspended acoustical ceiling tile

Condition Good

Rating 3.0

Recommendations Maintain existing toilet room finishes

INTERIOR FINISHES: BUILT-IN FURNITURE

Description Cabinets at pantry

Condition Good

Rating 3.0

Recommendations Maintain existing conditions

ACCESSIBILITY (2010 ADA Standards for Accessible Design) :

Unless triggered by alterations, buildings are generally not required to meet accessibility standards enacted after their construction. The purpose of this section is to provide an indication of the building's accessibility, as measured by current standards.

Entrance:	Two entrances are accessible	Elevator:	Is accessible
Signage:	Not accessible	Hardware:	Is accessible
Toilet	Not accessible due to fixture	Stairs and	Not accessible
Rooms:	installation	Circulation:	
Overall	2.0		
Rating			

HEATING, COOLING AND VENTILATION SYSTEMS:

Description Four gas furnaces provide heat for most of the building. The four furnaces are in-line with 4 blower coils with split DX cooling coils that provide cooling and ventilation air for the building. Air distribution is through overhead ductwork and diffusers which appear to be in excellent condition. Electric unit heaters provide heat at the building entryways. Controls are stand-alone for each blower coil.

Condition 3.5

Rating: Good / Excellent

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Center for Advancement and Development

Recommendations Maintain equipment to extend useful life.

PLUMBING SYSTEMS:

Description The building is served with a 1 1/2" water service fed from the city water system. The restroom fixtures are newer fixtures using sensor flush valves and faucets. The distribution piping is copper.

There is a 2" natural gas line that serves the building.

The domestic water heater is a 30 gallon electric with hot water recirculation/.

Condition Good

Rating: 3

Recommendations The system should adequately serve the building for many years

ELECTRICAL SYSTEM: POWER

Description The building is served from the utility provider. The main distribution panel (MDP) is rated at 600A-3 phase-4W-208/120V. It serves branch panels on each floor of the building. There are arc flash labels installed on the panels.

There is no emergency generator.

Condition Good

Rating: 3

Recommendations The system should adequately serve the building for many years

ELECTRICAL SYSTEM: LIGHTING

Description The system consists of T-18 and compact fluorescent lamped fixtures installed throughout. Emergency lighting is via Bodine emergency ballasts in the fixtures. Lighting control is manual wall switches.

Condition Good

Rating: 3

Recommendations The system should adequately serve the building for many years

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Center for Advancement and Development

TELECOMMUNICATIONS AND SECURITY

Description The building is served with multiple strands of fiber optic cabling and copper for voice communications. The distribution cabling throughout the building is mostly Category 5 and there is Wi-Fi installed throughout.

Condition Good

Rating: 3

Recommendations The system should adequately serve the building for many years

FIRE PROTECTION SYSTEM:

Description No fire protection system is installed.

Condition N/A

Rating: N/A

Recommendations N/A

FIRE ALARM SYSTEM:

Description The building is fitted with a Johnson Controls Metasys, audio visual system installed to meet ADA. There are smoke detectors throughout.

Condition Good

Rating: 2

Recommendations The system should adequately serve the building for many years

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Center for Advancement and Development

PHOTOGRAPHS:



Figure 1: West façade of the Center for Advancement



Figure 2: East façade of building with loggia



Figure 3: Interior corridor finishes



Figure 4: Attic construction

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Center for Advancement and Development

OVERALL RECOMMENDATIONS:

Building Component / Attribute	Recommendations	Replacement Period		
		1 yr	5 yrs	10 yrs
Site:				
Skin:				
Roof:				
Windows:				
Exterior doors:				
Interiors:				
Accessibility				
HVAC	Maintain equipment to extend useful life.			
Plumbing	System should adequately serve the building for many years			X
Power:	System should adequately serve the building for many years			X
Lighting:	System should adequately serve the building for many years			X
Telecomm. and Security	System should adequately serve the building for many years			X
Fire Protection:	N/A			
Fire Alarm:	System should adequately serve the building for many years			X

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: Central Services / Receiving Building

BUILDING INFORMATION

Date Built:	1938	Construction type:	
Additions:		Use Group:	
Height:	1 Story	Principal Uses:	Printing Plant, Mailroom, Receiving
Size:	9,413 GSF 7,882 ASF		

BUILDING CONDITION DESCRIPTION AND ASSESSMENT:

BUILDING SITE

Description	Sloping site: the west end of the building is built into the hillside. Limited landscape on the north sides of the building. Parking and pavement located on the north, south and east sides of the building. Interior damage due to water infiltration into southwest corner of building observed, possibly from groundwater.
Condition	Fair
Rating:	2
Recommendations	Determine if water penetration is a recurring problem that requires changes in site drainage

BUILDING STRUCTURE

Description	The building structure consists of reinforced concrete footings and slab on grade. The superstructure consists of masonry bearing walls and a central line of steel columns and girders, supporting roof construction of open web bar joists and metal deck.
Condition	Good
Rating:	3
Recommendations	Maintain existing structural system conditions

BUILDING EXTERIOR: ENCLOSURE

Description	Exterior finishes include stucco on rigid insulation and corrugated steel panels on concrete masonry
Condition	Fair
Rating:	2.0
Recommendations	Damage to stucco finishes observed. Steel panel corrosion observed.

BUILDING EXTERIOR: ROOF

Description	Roofing consists of a mechanically-fastened single ply membrane and flashing, with aluminum gravel stop
Condition	Fair. The age of the roof is unknown. Cement failure at membrane seams observed.
Rating:	2.0
Recommendations	Periodic inspections and maintenance should be performed. Repairs to seams may be required to

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Central Services / Receiving Building

maintain roofing integrity.

BUILDING EXTERIOR: WINDOWS

Description The window system consists of double glazed operable wood and glass and vinyl and glass units.
Condition Good
Rating: 3.0
Recommendations Maintain existing window conditions.

EXTERIOR ENCLOSURE: DOORS/DOOR HARDWARE

Description Building entry doors consist of double glazed hollow metal units in hollow metal frames. Hardware consists of lever handles and panic bars. Two roll-down doors are installed for deliveries.
Condition Fair. Corrosion of hollow metal frames and doors observed. Wood frames at roll-down doors are in poor condition. Door gasket separating from roll-down door in one location.
Rating: 2.0
Recommendations Refinish doors and frames to arrest further deterioration.

INTERIOR FINISHES: PARTITIONS

Description Interior partition finishes consist of painted concrete masonry and painted gypsum board.
Condition Generally good. However, water damage to interior finishes observed at exterior wall locations and doorways.
Rating 2.5
Recommendations Correct sources of water infiltration into building interior. Refinish damaged walls and partitions.

INTERIOR FINISHES: CEILINGS

Description Ceiling finishes consist of exposed roof structure and suspended acoustical tile
Condition Good
Rating 3.0
Recommendations Maintain existing ceiling conditions.

INTERIOR FINISHES: FLOORS

Description Floor finishes include concrete, carpet and vinyl composition tile.
Condition Good.
Rating 2.5
Recommendations Maintain existing condition of floor finishes.

INTERIOR FINISHES: DOORS AND DOOR HARDWARE

Description Interior door frames are hollow metal, with hollow metal doors. Hardware include knob and lever handle passage and locksets, as well as pulls and push plates.
Condition Good

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Central Services / Receiving Building

Rating 3.0
Recommendations Maintain existing interior doors and hardware.

INTERIOR FINISHES: TOILET ROOMS

Description Floor finishes: Vinyl composition tile
 Wall finishes: Painted gypsum board
 Ceiling finishes: Acoustical tile
Condition Good
Rating 2.5
Recommendations Maintain existing toilet room finishes

INTERIOR FINISHES: BUILT-IN FURNITURE

Description Pantry
Condition Good
Rating 3.0
Recommendations Maintain existing pantry

ACCESSIBILITY (2010 ADA Standards for Accessible Design) :

Unless triggered by alterations, buildings are generally not required to meet accessibility standards enacted after their construction. The purpose of this section is to provide an indication of the building's accessibility, as measured by current standards.

Entrance:	Does not meet minimum clearance requirements	Elevator:	Not applicable
Signage:	Not accessible	Hardware:	Non-compliant door hardware
Toilet Rooms:	Non-compliant clearances, fixture installation.	Stairs and Circulation:	Not applicable
Overall Rating	1.0		

HEATING, COOLING AND VENTILATION SYSTEMS:

Description The building heating and cooling source is three gas fired roof top units that provide conditioning and ventilation air to the building. The rooftop units appear to be aged and are likely approaching the end of their useful life. The overhead ductwork and air terminals appear to be in good condition. Gas fired unit heaters in the warehouse and electric baseboard provide supplemental heat in areas. Controls are stand-alone with the roof top unit.

Condition 2

Rating: Fair

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Central Services / Receiving Building

Recommendations Develop plan to replace aging rooftops.

PLUMBING SYSTEMS:

Description The building is served by a 3/4" water line with backflow prevention. The domestic hot water is supplied by natural gas fired water heater with 40 gallons of storage.

Condition Fair - Good

Rating: 2.5

Recommendations The plumbing system is in fair condition and should adequately serve the building until the time it is renovated.

ELECTRICAL SYSTEM: POWER

Description The building is served from the campus power grid to the building main distribution panelboard (MDP) which is rated at 1200A-3 phase-4W-208/120V with a 1000A main and was manufactured by Square D. The switchboard utilizes circuit breakers for the overcurrent protection. The switchboard serves numerous branch panels in the building. The wiring is installed in metal conduit. There is a moisture problem in the closet where the MDP is located as water damage is evident and a dehumidifier is operating to try and remove the moisture.

Condition Fair

Rating: 2

Recommendations System may remain as installed but the water issue at the MDP should be addressed

ELECTRICAL SYSTEM: LIGHTING

Description The system consists of mostly T-8 lamped fixtures installed in a mixture of 2'x 4' recessed and pendent mounted fixtures, Generally, the fixtures are good condition. The interior lighting is controlled via manual wall switches. Emergency lighting is provided by use of battery packs.

Condition Good

Rating: 3

Recommendations The system may remain as installed.

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Central Services / Receiving Building

TELECOMMUNICATIONS AND SECURITY

Description	The building is served with multiple strands of fiber optic cabling as well copper for voice communications. The distribution cabling throughout the building is mostly Category 5 and there is some spare space within the racks for expansion.
Condition	Good
Rating:	3
Recommendations	System may remain as installed but will likely be upgraded when the building is renovated.

FIRE PROTECTION SYSTEM:

Description	No sprinklers are installed in the building.
Condition	N/A
Rating:	N/A
Recommendations	N/A

FIRE ALARM SYSTEM:

Description	The building is fitted with a Johnson Controls audio/visual system with smoke detectors throughout.
Condition	Fair
Rating:	2
Recommendations	System may remain as installed.

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Central Services / Receiving Building

PHOTOGRAPHS:



Figure 1: Northwest corner of building, with entrance beyond



Figure 2: North façade of building



Figure 3: South and east building facades



Figure 4: Interior corridor

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Central Services / Receiving Building

PHOTOGRAPHS (cont'd):



Figure 5: Stucco damage at building exterior



Figure 6: Hollow metal frame corrosion

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Central Services / Receiving Building

OVERALL RECOMMENDATIONS:

Building Component / Attribute	Recommendations	Replacement Period		
		1 yr	5 yrs	10 yrs
Site:				
Skin:				
Roof:				
Windows:				
Exterior doors:				
Interiors:				
Accessibility				
HVAC	Develop plan to replace aging rooftops.			X
Plumbing	System is in fair condition and may remain until the building is renovated			X
Power:	System may remain as installed			X
Lighting:	System may remain as installed			X
Telecomm. and Security	System may remain as installed			X
Fire Protection:	N/A			
Fire Alarm:	System may remain as installed.			X

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: Ceramics Laboratory

BUILDING INFORMATION

Date Built:	1940	Construction type:	
Additions:		Use Group:	
Height:	1 Story	Principal Uses:	Instructional Laboratory
Size:	2,432 GSF 1,909 ASF		

BUILDING CONDITION DESCRIPTION AND ASSESSMENT:

BUILDING SITE

Description	Sloping site: the south side of the building is built into the hillside. Limited landscape the east side of the building. Streets, alleys and parking on north, east and west sides of building. No evidence of site drainage issues.
Condition	Fair
Rating:	2.0
Recommendations	Maintain existing landscape and paved areas.

BUILDING STRUCTURE

Description	The building structure consists of a reinforced concrete slab on grade, with brick masonry bearing walls supporting open web bar joist and concrete plank roof construction
Condition	Fair. The condition of the bearing walls is discussed under "Enclosure"
Rating:	2.0
Recommendations	Maintain existing concrete slab and roof structure conditions.

BUILDING EXTERIOR: ENCLOSURE

Description	Exterior finishes include concrete base, brick veneer, limestone coping, brick sills, steel lintels and wood canopies over entrances.
Condition	Poor. Significant masonry cracking and open mortar joints in multiple locations
Rating:	1.0
Recommendations	Where masonry movement has occurred, remove and replace masonry. Re-point all mortar joints.

BUILDING EXTERIOR: ROOF

Description	Roofing consists of a single ply membrane with copper flashing and limestone coping.
Condition	Fair. The age of the roof is unknown. The membrane appears to be in fair condition. Open mortar joints in the coping and spalling were observed. The condition of the exterior wall suggests water penetration, possibly through the roof construction and coping.
Rating:	1.5

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Ceramics Laboratory

Recommendations An inspection of the roofing should be performed to determine if repair or replacement is required. Flashing and coping should be repaired to prevent water penetration into the masonry walls below.

BUILDING EXTERIOR: WINDOWS

Description The window system consists of single glazed industrial steel sash.
Condition Poor. Extensive corrosion to the steel frames was observed. Cracked and broken glass was observed.
Rating: 1.0
Recommendations Given their age and condition, the windows should be replaced.

EXTERIOR ENCLOSURE: DOORS/DOOR HARDWARE

Description Building entrances consist of hollow metal frames and doors, with pulls, lever handles and panic bar hardware. A pair of wood and glass doors, on the north side of the building, is used for receiving.
Condition Fair. Hollow metal doors are in fair condition. The wood doors are in poor condition.
Rating: 2.0
Recommendations Maintain existing door and hardware conditions.

INTERIOR FINISHES: PARTITIONS

Description Interior partition finishes consist of concrete masonry, glazed brick and painted gypsum board.
Condition Fair
Rating 2.0
Recommendations Maintain existing partition conditions.

INTERIOR FINISHES: CEILINGS

Description Ceiling finishes consist of exposed concrete roof structure and plaster
Condition Fair
Rating 2.0
Recommendations Maintain existing ceiling conditions.

INTERIOR FINISHES: FLOORS

Description Floor finishes are concrete
Condition Fair
Rating 2.0
Recommendations Maintain existing condition of floor finishes.

INTERIOR FINISHES: DOORS AND DOOR HARDWARE

Description Interior door frames are hollow metal, with hollow metal and wood doors. Hardware consists of knob and lever handle passage and locksets.
Condition Fair

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Ceramics Laboratory

Rating 2.0
Recommendations Maintain existing interior doors and hardware.

INTERIOR FINISHES: TOILET ROOMS

Description Floor finishes: Concrete
 Wall finishes: Glazed brick masonry
 Ceiling finishes: Painted plaster
Condition Fair
Rating 1.5
Recommendations Maintain existing toilet room finishes

INTERIOR FINISHES: BUILT-IN FURNITURE

Description Not observed
Condition
Rating
Recommendations

ACCESSIBILITY (2010 ADA Standards for Accessible Design) :

Unless triggered by alterations, buildings are generally not required to meet accessibility standards enacted after their construction. The purpose of this section is to provide an indication of the building's accessibility, as measured by current standards.

Entrance:	Not Accessible	Elevator:	Not applicable
Signage:	Not accessible	Hardware:	Not accessible
Toilet Rooms:	Not accessible	Stairs and Circulation:	Not applicable
Overall Rating	1.0		

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Ceramics Laboratory

HEATING, COOLING AND VENTILATION SYSTEMS:

Description The building heat source is low pressure steam that is piped directly from the boiler plant. No cooling exists inside the building. A roof top heating / ventilating unit provides general ventilation. Access to this unit is poor requiring a ladder be used up to the roof. Vents and fans are installed for kiln ventilation. No exhaust exists in the building restroom. Ventilation is poor in the mixing room. Large prop fans are used to help cool the main studio space. Air is distributed throughout from the roof top unit. The building steam piping is mostly un-insulated. Steam unit heaters and radiators are in fair condition. All controls are stand-alone on the terminal devices.

Condition 1.5

Rating: Poor / Fair

Recommendations Replace most of the outdated building HVAC system. Some portions, like the kiln ventilation systems are in good condition and not in need of replacement. Add cooling to the building.

PLUMBING SYSTEMS:

Description The building is served by a 1 1/2" water service that is fed from the boiler house through the tunnel. There is no meter or backflow prevention. The restroom fixtures are old china lavatories with dated fixtures. The water closets and urinals are floor mounted with manual flush valves. The distribution piping is copper and utilizes cast iron drain waste and vent piping.

There is a 2" natural gas service to the building served from the boiler plant.

Condition Fair to Poor

Rating: 1.5

Recommendations The entire plumbing system should be replaced when the building is renovated.

ELECTRICAL SYSTEM: POWER

Description The building is served from the boiler plant with a 225A-3 phase-4W 208/120V feed to a panelboard. Some spare capacity exists in the panel. The building disconnect is old and installed next to the panelboard. It is in poor condition.

There are arc flash labels installed but they are difficult to read.

Condition Fair

Rating: 2

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Ceramics Laboratory

Recommendations The system should be adequate for the next 5 years.

ELECTRICAL SYSTEM: LIGHTING

Description The system consists of mostly T-12 fluorescent lamped pendant fixtures installed with manually operated switches. Emergency lighting is provided by battery packs.

Condition Poor

Rating: I

Recommendations Replace the entire lighting system when the building is renovated.

TELECOMMUNICATIONS AND SECURITY

Description The building is served with multiple strands of fiber optic cabling as well as copper for voice communications. The distribution cabling throughout the building is mostly Category 5e and there is limited spare space within the rack for expansion.

There is no security system in the building.

Condition Good

Rating: 3

Recommendations System may remain as installed but will likely be upgraded when the building is renovated.

FIRE PROTECTION SYSTEM:

Description Building has no fire protection system

Condition N/A

Rating: N/A

Recommendations N/A

FIRE ALARM SYSTEM:

Description No fire alarm system exists in the building, either manual or automatic.

Condition N/A

Rating: N/A

Recommendations Building is required to have at least a manual system installed.

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Ceramics Laboratory

PHOTOGRAPHS:



Figure 1: West façade of Ceramics Laboratory



Figure 2: Cracked masonry and open mortar joints (typical)



Figure 3: Window frame corrosion



Figure 4: Concrete spalling at entrance

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Ceramics Laboratory

PHOTOGRAPHS (cont'd):



Figure 5: Ceramic Laboratory Interior



Figure 6: Toilet room finishes

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: Ceramics Laboratory

OVERALL RECOMMENDATIONS:

Building Component / Attribute	Recommendations	Replacement Period		
		1 yr	5 yrs	10 yrs
Site:				
Skin:				
Roof:				
Windows:				
Exterior doors:				
Interiors:				
Accessibility				
HVAC	Replace most of the outdated building HVAC system. Some portions, like the kiln ventilation systems are in good condition and not in need of replacement. Add cooling to the building.			X
Plumbing	System is serviceable but will require increased maintenance in the coming years			X
Power:	System is serviceable and should be adequate for the next 5 years			X
Lighting:	System should be replaced shortly			X
Telecom and Security	System may remain as installed			X
Fire Protection:	Building has no fire protection system			
Fire Alarm:	Building has no fire alarm system			

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: Davis Hall

BUILDING INFORMATION

Date Built:	1938	Construction type:	
Additions:	N/A	Use Group:	
Height:	Two stories and partial basement	Principal Uses:	Classrooms and offices
Size:	32,298 GSF 18,301 ASF		

BUILDING CONDITION DESCRIPTION AND ASSESSMENT:

BUILDING SITE

Description	Gently sloping site. Building is constructed on hillside. Building surrounded by landscape and walks. No visible sign of site drainage issues.
Condition	Good
Rating:	3
Recommendations	Maintain existing landscape and hardscape.

BUILDING STRUCTURE

Description	The building structure consists of reinforced concrete footings and slab on grade with reinforced concrete foundation walls. Concrete piers and bearing walls support concrete arch first floor construction. Exterior and interior masonry bearing walls support the second floor and roof construction. Second floor slab construction consists of concrete arches, roof construction is made of concrete plank on open web bar joists.
Condition	Good
Rating:	3
Recommendations	Maintain existing structural system condition

BUILDING EXTERIOR: ENCLOSURE

Description	The exterior enclosure consists of cement plaster and concrete at the building base. The primary building skin is brick veneer with limestone sills and band course. Copper fascias are present at two building entrance canopies. Ornamental marble trim is present at one building entrance.
Condition	Generally good in most locations. Cracking at the southwest corner of the building, in the concrete and cement plaster, was observed.
Rating:	2.5
Recommendations	Repairs to the cracks in the exterior enclosure should be performed to arrest further deterioration. Periodic inspections and maintenance should be performed to maintain the existing enclosure.

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Davis Hall

BUILDING EXTERIOR: ROOF

Description Roof system consists of a single ply membrane on tapered insulation, anchored to the building parapets with flashing bars. An aluminum coping is installed atop the parapet.

Condition Generally good, based on visual observation. Age of roof unknown. There is no cap flashing between the coping and flashing bar, leaving the parapet construction exposed. This could be a source of future moisture infiltration into the building.

Rating: 2.5

Recommendations Periodic inspections, maintenance and repairs noted are recommended. Parapet mortar and masonry conditions, above the roof flashing bar, should be included in periodic inspections.

BUILDING EXTERIOR: WINDOWS

Description The window system consists of double glazed operable and fixed aluminum and glass window assemblies. Operable units are double hung. The typical room window has spandrel glass installed above the vision glass.

Condition Good. Age of the window system is unknown.

Rating: 2.5

Recommendations Periodic inspections and maintenance are recommended to maintain existing window conditions.

EXTERIOR ENCLOSURE: DOORS/DOOR HARDWARE

Description Two building entry doors consist of double glazed aluminum and glass units, with pulls and panic bar hardware. A third entrance is hollow metal, with power-assist door operation. The former main entrance to the building is a bronze and glass assembly, with knob and pull hardware. Service doors and frames are painted hollow metal, with panic and lever handle hardware.

Condition Good

Rating: 2.5

Recommendations Maintain existing door and hardware condition.

INTERIOR FINISHES: PARTITIONS

Description Interior partition finishes vary by floor. Basement walls are painted concrete. First and second floor corridors are finished in fabric wall covering and painted gypsum board. Classrooms and offices are finished with exposed brick and painted gypsum board. Elevator entrances, added to the building, are finished with brick.

Condition Good

Rating 2.5

Recommendations Maintain existing partition finishes.

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Davis Hall

INTERIOR FINISHES: CEILINGS

Description Suspended acoustical ceiling systems are typical throughout the first and second floors of the building. The basement ceiling consists of the exposed floor structure above.

Condition Good

Rating 3.0

Recommendations Maintain existing ceiling conditions.

INTERIOR FINISHES: FLOORS

Description Floor finishes vary by location: Exposed concrete in building service areas, terrazzo flooring and base in corridors and stair landings, carpeting in offices and classrooms. Vinyl flooring is installed at elevator entrances.

Condition Good

Rating 3.0

Recommendations Maintain existing condition of floor finishes.

INTERIOR FINISHES: DOORS AND DOOR HARDWARE

Description In general, interior doors and frames are hollow metal at building service rooms. Wood doors are typically used at offices and classrooms. Passage and lockset hardware utilize door knobs for operation. Pulls are provided at toilet rooms.

Condition Good

Rating 2.5

Recommendations Maintain existing interior doors and hardware.

INTERIOR FINISHES: TOILET ROOMS

Description Floor finishes: Ceramic mosaic tile with terrazzo base
 Wall finishes: Painted brick
 Ceiling finishes: Painted plaster

Condition Fair

Rating 2.0

Recommendations Maintain existing toilet room finishes

INTERIOR FINISHES: BUILT-IN FURNITURE

Description Not observed

Condition

Rating

Recommendations

ACCESSIBILITY (2010 ADA Standards for Accessible Design) :

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Davis Hall

Unless triggered by alterations, buildings are generally not required to meet accessibility standards enacted after their construction. The purpose of this section is to provide an indication of the building's accessibility, as measured by current standards.

Entrance:	Ramp and power assist door operation at one entrance. Remaining entrances are not accessible.	Elevator:	Elevator controls and audio functions do not meet current requirements.
Signage:	Accessible signage not present	Hardware:	Knob operation hardware is non-compliant
Toilet Rooms:	Not accessible due to fixture and accessory mounting heights and clearances.	Stairs and Circulation:	Handrails at stairs are not compliant. Room entrance clearances are not compliant.
Overall Rating	1.0, based on the widespread use of non-compliant door hardware, toilet room conditions and inadequate clearances at many room entrances.		

HEATING, COOLING AND VENTILATION SYSTEMS:

Description	The building heat source is campus steam that is reduced to low pressure in the main mechanical room and then piped directly to the unit ventilators. Two steam PRVs supply steam for building heat while another provides medium pressure steam to serve an autoclave. Two aged split system air handlers provide cooling to portions of the building. An older rooftop unit also provides cooling to a small portion of the building. Ventilation intakes on the basement air handlers and unit ventilators provide ventilation for the building. A steam condensate pump returns condensate from one of the basement air handlers. The piping appears to be very aged and was leaking in one location. The unit ventilators, fan coils and finned tube all appear to be near the end of their useful life. DDC controls are installed for one of the basement air handlers.
Condition	I
Rating:	Poor
Recommendations	Due to age of systems and components, complete an entire HVAC system replacement. Add cooling throughout building and convert steam to hot water for heating distribution in building.

PLUMBING SYSTEMS:

Description	The restroom fixtures are mostly dated and in fair to poor condition. The urinals appear to have been replaced and have newer flush valves installed and are sensor type. The water closet flush valves are manual. The distribution piping is copper and utilizes cast iron drain waste and vent piping. The water service to the building is galvanized steel and a spool piece has been installed in place of the meter which has been removed.
Condition	Poor

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Davis Hall

Rating: I

Recommendations The plumbing system should be replaced when the building is renovated.

ELECTRICAL SYSTEM: POWER

Description The building is served from the campus power grid via a 300KVA, dry-type transformer. The service disconnect is an old Pringle switch and it then serves a General Electric 1200A-3 phase-4W-208/120V switchboard. There is an analog kilowatt-hour meter installed. The switchboard serves 100A branch panels throughout the building via obsolete circuit breakers in the switchboard.

The wiring is installed in metal conduit.

There are arc flash labels installed on some of the panels.

There is no emergency generator.

Condition Poor

Rating: I

Recommendations System should be replaced as soon as possible

ELECTRICAL SYSTEM: LIGHTING

Description The system consists of a mixture of T-12 and T-8 lamped fluorescent fixtures installed. There are some fixtures that have had low glare lenses installed. Emergency lighting is via battery packs. Lighting control is manual wall switches.

Condition Fair-Poor

Rating: 1.5

Recommendations The system should be replaced when the building is renovated.

TELECOMMUNICATIONS AND SECURITY

Description The building is served with multiple strands of fiber optic cabling as well as hard line for CATV and copper for voice communications. The distribution cabling throughout the building is mostly Category 5 and there is limited spare space within the racks for expansion. Wi-Fi is installed throughout.

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Davis Hall

Condition	Good
Rating:	3
Recommendations	System may remain as installed but will likely be upgraded when the building is renovated.

FIRE PROTECTION SYSTEM:

Description	No fire protection system is installed.
Condition	N/A
Rating:	N/A
Recommendations	N/A

FIRE ALARM SYSTEM:

Description	The building is fitted with a Johnson Controls analog fire alarm system with audio/visual devices installed. There is remote annunciation at the entrance.
Condition	Fair - Poor
Rating:	1.5
Recommendations	System should be replaced when the building is renovated.

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Davis Hall

PHOTOGRAPHS:



Figure 1: Davis Hall viewed from the west



Figure 2: Cracking at foundation wall, south facade



Figure 3: View of interior corridor with typical finishes



Figure 4: Elevator entrance cut into corridor construction

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Davis Hall

PHOTOGRAPHS (cont'd):



Figure 5: View of typical toilet room



Figure 6: Roof construction with flashing bar below coping

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Davis Hall

OVERALL RECOMMENDATIONS:

Building Component / Attribute	Recommendations	Replacement Period		
		1 yr	5 yrs	10 yrs
Site:				
Skin:				
Roof:				
Windows:				
Exterior doors:				
Interiors:				
Accessibility				
HVAC	Complete an entire HVAC system replacement.		X	
Plumbing	System should be replaced when building is renovated		X	
Power:	System should be replaced as soon as possible	X		
Lighting:	System should be replaced when building is renovated		X	
Telecomm. and Security	System should be replaced when the building is renovated		X	
Fire Protection:	N/A			
Fire Alarm:	System should be replaced when building is renovated		X	

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: Egbert Hall

BUILDING INFORMATION

Date Built:	1938	Construction type:	
Additions:		Use Group:	
Height:	2 Stories and basement	Principal Uses:	Offices
Size:	17,894 GSF 11,500 ASF		

BUILDING CONDITION DESCRIPTION AND ASSESSMENT:

BUILDING SITE

Description	Sloping site. Building is constructed on hillside. Paved surface parking on north east side of the building. Landscape and walks around building. No site drainage problems observed.
Condition	Good
Rating:	3.0
Recommendations	Maintain existing landscape and hardscape.

BUILDING STRUCTURE

Description	The building structure consists of a concrete slab on grade with brick masonry bearing and foundation walls. Floor construction consists of concrete arch slabs. Roof framing is wood.
Condition	Good
Rating:	3
Recommendations	Maintain existing structural system condition

BUILDING EXTERIOR: ENCLOSURE

Description	The exterior enclosure consists of brick veneer and concrete base. Aluminum fascia and cornice are installed at the roof line.
Condition	Good
Rating:	3.0
Recommendations	Maintain existing exterior wall conditions.

BUILDING EXTERIOR: ROOF

Description	Roof system consists of slate shingles.
Condition	Appears to be good: Could not be observed from roof.
Rating:	2.5
Recommendations	Maintain roof construction in existing condition.

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Egbert Hall

BUILDING EXTERIOR: WINDOWS

Description The windows consist of double glazed fixed and operable aluminum and glass units.
Condition Good.
Rating: 3.0
Recommendations Maintain existing window conditions.

EXTERIOR ENCLOSURE: DOORS/DOOR HARDWARE

Description Building entry doors are wood and glass and aluminum and glass. Pulls or lever handle hardware, with panic bars, are installed at entrances.
Condition Good
Rating: 3.0
Recommendations Maintain existing door and hardware condition.

INTERIOR FINISHES: PARTITIONS

Description Interior partitions include painted brick and painted plaster.
Condition Good
Rating 2.5
Recommendations Maintain existing partition finishes.

INTERIOR FINISHES: CEILINGS

Description Ceiling finishes include painted plaster and suspended acoustical ceiling tile
Condition Good
Rating 3.0
Recommendations Maintain existing ceiling conditions.

INTERIOR FINISHES: FLOORS

Description Floor finishes are carpet throughout much of the building. Vinyl tile is present in the fire stair.
Condition Carpet finishes are good. The dimensions of the vinyl tile suggest possible asbestos content. Chipping and cracking of this tile was observed.
Rating 2.0
Recommendations The University should perform testing to determine the tile composition and, if asbestos is present, develop a policy for tile maintenance or replacement. Maintain existing condition of carpet finishes.

INTERIOR FINISHES: DOORS AND DOOR HARDWARE

Description Hollow metal and glass as well as wood doors in hollow metal frames, with knob handle hardware in most locations. Lever handle hardware at first floor office.
Condition Fair

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: Egbert Hall

Rating 2.0
 Recommendations Maintain existing interior doors and hardware.

INTERIOR FINISHES: TOILET ROOMS

Description Floor finishes: Ceramic mosaic tile
 Wall finishes: Glazed concrete masonry
 Ceiling finishes: Painted plaster
 Condition Fair
 Rating 2.0
 Recommendations Maintain existing toilet room finishes

INTERIOR FINISHES: BUILT-IN FURNITURE

Description Not observed
 Condition
 Rating
 Recommendations

ACCESSIBILITY (2010 ADA Standards for Accessible Design) :

Unless triggered by alterations, buildings are generally not required to meet accessibility standards enacted after their construction. The purpose of this section is to provide an indication of the building's accessibility, as measured by current standards.

Entrance:	Two entrances appear to be accessible	Elevator:	Non-compliant
Signage:	Non-compliant	Hardware:	Non-compliant
Toilet	Non-compliant	Stairs and	Non-compliant
Rooms:		Circulation:	
Overall Rating	1.0		

HEATING, COOLING AND VENTILATION SYSTEMS:

Description The building heat source is campus steam that is reduced to low pressure in the main mechanical room and then piped directly to self-contained units and unit heaters throughout the building. Cooling is provided by through the wall self-contained cooling units. Exhaust is provided through an inline fan in the attic of the building. Some of the steam piping in the mechanical room is missing insulation. The self-contained cooling units appear to be in poor shape. Controls for the building are local for each self-contained unit.

Condition I

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Egbert Hall

Rating: Poor

Recommendations Due to age of systems and components, complete an entire HVAC system replacement. Consideration should be given to eliminating the self-contained cooling units and adding a chilled water system for the building to decrease maintenance and improve acoustics in spaces.

PLUMBING SYSTEMS:

Description The restroom fixtures are mostly dated and in poor condition. They appear to be original to the building and utilize manual flush valves. The distribution piping is copper and utilizes cast iron drain waste and vent piping. The water service to the building is galvanized steel with backflow prevention installed and a maintenance bypass, but no meter. There is 80 psi of pressure at the service. Some of the drain piping has been replaced with PVC.

The domestic water heater is a 40 gallon electric, A.O. Smith, in good condition.

Condition Poor

Rating: I

Recommendations The plumbing system should be replaced when the building is renovated.

ELECTRICAL SYSTEM: POWER

Description The building is served from the campus power grid via an exterior pad-mounted, oil-filled transformer that is installed with limited clearance around it and an analog kilowatt-hour meter. The main distribution panel (MDP) is a newer Square D panel with a 400A main circuit breaker and is rated at 400A-3 phase-4W-208/120V switchboard. There are no spare circuit breakers or spare space available in the panel.

The wireway from the service disconnect to the new MDP is heavily corroded and should be replaced immediately. The service disconnect, and the other two disconnect switches in this area, show heavy corrosion on the exterior of the enclosures as well and it is likely that the contacts in the disconnect switches are also corroded and may start to arc.

The wiring is installed in metal conduit.

There are arc flash labels installed on some of the panels.

There is no emergency generator.

Condition Poor

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Egbert Hall

Rating: I
Recommendations System should be replaced as soon as possible

ELECTRICAL SYSTEM: LIGHTING

Description The system consists of T-12 lamped fluorescent fixtures installed throughout. Emergency lighting is via battery packs. Lighting control is manual wall switches.
Condition Poor
Rating: I
Recommendations The system should be replaced when the building is renovated.

TELECOMMUNICATIONS AND SECURITY

Description The building is served with multiple strands of fiber optic cabling as well as hard line for CATV and copper for voice communications. The distribution cabling throughout the building is mostly Category 5 and there is limited spare space within the racks for expansion.
Condition Good
Rating: 3
Recommendations System may remain as installed but will likely be upgraded when the building is renovated.

FIRE PROTECTION SYSTEM:

Description No fire protection system is installed.
Condition N/A
Rating: N/A
Recommendations N/A

FIRE ALARM SYSTEM:

Description The building is fitted with a Johnson Controls Metasys audio/visual system. It has been replaced recently and is in good condition. There is remote annunciation at the entrance. There are some limited smoke detectors installed in the basement.
Condition Good
Rating: 3
Recommendations System Could be maintained when the building is renovated.

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Egbert Hall

PHOTOGRAPHS:



Figure 1: West façade of Egbert Hall



Figure 2: North façade of building



Figure 3: Interior corridor finishes



Figure 4: Possible asbestos floor tile at stair landing

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: Egbert Hall

OVERALL RECOMMENDATIONS:

Building Component / Attribute	Recommendations	Replacement Period		
		1 yr	5 yrs	10 yrs
Site:				
Skin:				
Roof:				
Windows:				
Exterior doors:				
Interiors:				
Accessibility				
HVAC	Complete an entire HVAC system replacement.		X	
Plumbing	System should be replaced when building is renovated		X	
Power:	System should be replaced as soon as possible	X		
Lighting:	System should be replaced when building is renovated		X	
Telecomm. and Security	System should be replaced when the building is renovated		X	
Fire Protection:	N/A			
Fire Alarm:	System is in good condition			X

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: Founders Hall

BUILDING INFORMATION

Date Built:	1894	Construction type:	
Additions:	Infill construction on north side of building	Use Group:	
Height:	3 Stories and Basement	Principal Uses:	Offices and Classrooms
Size:	31,943 GSF 19,391 ASF		

BUILDING CONDITION DESCRIPTION AND ASSESSMENT:

BUILDING SITE

Description	Sloping site. Building is constructed into hillside. Paved surface parking on north side of building. Narrow landscape and walks on south, east and west sides of building. Evidence of past moisture infiltration through basement walls and mold.
Condition	Good
Rating:	2.5
Recommendations	Maintain existing landscape and hardscape. Determine if moisture infiltration into basement is a recurring problem. Depending upon findings, corrective site drainage work may need to be performed.

BUILDING STRUCTURE

Description	The building structure consists of a stone foundation with concrete slab on grade. The superstructure consists of masonry bearing walls, wood floor and roof framing and iron / steel columns and beams at interior atrium
Condition	Good
Rating:	3
Recommendations	Maintain existing structural system condition

BUILDING EXTERIOR: ENCLOSURE

Description	The exterior enclosure consists of brick and stone masonry. Stone elements include the building water table, entrance, lintels, sills, quoins and jambs. Wood trim appears at the cornice line. A painted tin soffit is installed above the main entrance.
Condition	Generally good in most locations. Minor cracking and spalling of mortar and masonry observed. Vertical staining of masonry suggests water overflow from roof gutters above.
Rating:	2.5
Recommendations	Inspect the facades for cracks and mortar loss: make repairs. Inspect gutters for blockages that may be causing overflow onto masonry below.

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Founders Hall

BUILDING EXTERIOR: ROOF

Description Roof system consists of slate shingles with copper flashing. Flat roof areas utilize a single ply membrane roofing system.
Condition Good.
Rating: 3.0
Recommendations Maintain roof construction in existing condition.

BUILDING EXTERIOR: WINDOWS

Description The window system consists largely of double glazed operable and fixed wood and glass units. Aluminum and glass windows are installed in the infill addition.
Condition Good.
Rating: 3.0
Recommendations Maintain existing window conditions.

EXTERIOR ENCLOSURE: DOORS/DOOR HARDWARE

Description Building entry doors are wood and glass and aluminum and glass. Pulls or lever handle hardware, with panic bars, are installed at entrances.
Condition Good
Rating: 3.0
Recommendations Maintain existing door and hardware condition.

INTERIOR FINISHES: PARTITIONS

Description Interior partitions are painted brick and painted gypsum board.
Condition Good
Rating 3.0
Recommendations Maintain existing partition finishes.

INTERIOR FINISHES: CEILINGS

Description Ceiling finishes include painted plaster, painted gypsum board, painted tin and suspended acoustical ceiling tile
Condition Good
Rating 3.0
Recommendations Maintain existing ceiling conditions.

INTERIOR FINISHES: FLOORS

Description Floor finishes include carpet, sheet vinyl and terrazzo
Condition Generally good. Cracks in terrazzo and terrazzo joints observed at atrium staircase.

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Founders Hall

Rating 2.5
Recommendations Maintain existing condition of floor finishes. Monitor cracks in terrazzo to determine if conditions are stable or if repairs are required.

INTERIOR FINISHES: DOORS AND DOOR HARDWARE

Description Wood doors in hollow metal frames, with lever handle hardware, are used throughout the building
Condition Good
Rating 3.0
Recommendations Maintain existing interior doors and hardware.

INTERIOR FINISHES: TOILET ROOMS

Description Floor finishes: Ceramic mosaic tile
 Wall finishes: 4.25 x 4.25 ceramic tile wainscot, painted gypsum board above
 Ceiling finishes: suspended acoustical tile
Condition Good
Rating 3.0
Recommendations Maintain existing toilet room finishes

INTERIOR FINISHES: BUILT-IN FURNITURE

Description Not observed
Condition
Rating
Recommendations

ACCESSIBILITY (2010 ADA Standards for Accessible Design) :

Unless triggered by alterations, buildings are generally not required to meet accessibility standards enacted after their construction. The purpose of this section is to provide an indication of the building's accessibility, as measured by current standards.

Entrance:	Accessible	Elevator:	Accessible
Signage:	Accessible	Hardware:	Accessible
Toilet Rooms:	Accessible	Stairs and Circulation:	Accessible
Overall Rating	4.0		

HEATING, COOLING AND VENTILATION SYSTEMS:

Description The building heat source is campus steam that is reduced to low pressure in the main mechanical

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Founders Hall

room and then converted to hot water via heat exchangers. Cooling for the building is provided from a split chiller that appears to be in relatively good condition. A large variable volume air handler on the top floor provides conditioning for much of the building. Energy recovery units in the attic provide ventilation for the building, but access to the units is very poor. The building hot and chilled water pumps appear to be in fair condition. Conditioning air is delivered overhead in most areas and the distribution appears to be in good condition. The building piping is believed to be relatively new, but the steam piping in the mechanical room is missing insulation on large sections of piping. Four pipe unit ventilators provide conditioning and ventilation on much of the basement floor. Hot water finned tube provides supplemental perimeter heat in much of the building. The air distribution diffusers and grilles appear to be in good condition. Building controls are mostly DDC.

Condition 3

Rating: Good

Recommendations Replace missing insulation on steam piping. Add improved access to equipment in attic. Maintain existing systems to achieve long life.

PLUMBING SYSTEMS:

Description The restroom fixtures are new china lavatories with metering faucets. The urinals and water closets are fairly new and have manual flush valves installed. The distribution piping is copper and utilizes cast iron drain waste and vent piping. The water service to the building is a 6" line with backflow prevention and maintenance bypass that separates inside the building to serve the fire protection system. The service is separately metered.

The domestic hot water is supplied by a 120 gallon electric unit that serves the needs of the building but is in poor condition and should be planned for replacement.

There is a 1 1/2" natural gas service to the building served by a gas meter from the provider located outside.

Condition Good

Rating: 3

Recommendations The plumbing system is in good condition and should adequately serve the needs of the building for many years.

ELECTRICAL SYSTEM: POWER

Description The building is served from the campus power grid via an outdoor, oil-filled, pad mounted transformer. The main distribution panel is located in the basement electrical room and supplies branch panels on each floor of the building. It is rated at 1600A-3 phase-4W-208/120V. The

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Founders Hall

switchboard has a fused switch main and feeder switches.

The wiring is installed in conduit. Arc flash labeling appears only on the MDP.

A 30KW Kohler manufactured natural gas generator with LP backup is installed indoor. IT is approximately 13 years old and serves both emergency-only and normal-emergency loads. It is in fair condition.

Condition: Fair-Good
Rating: 3
Recommendations: System has many years of useful life remaining

ELECTRICAL SYSTEM: LIGHTING

Description: The system consists of mostly T-8 lamped fixtures installed in surface and recessed mounted fixtures. Control is through manual switches.

Condition: Good
Rating: 3
Recommendations: System has many years of useful life remaining

TELECOMMUNICATIONS AND SECURITY

Description: The building is served by fiber optic cabling and copper phone lines. The distribution is Category 5 cabling. There is ample space available in the racks for expansion.

Condition: Good
Rating: 3
Recommendations: System has many years of useful life remaining

FIRE PROTECTION SYSTEM:

Description: The building is fully sprinklered utilizing concealed heads in the finished spaces. The fire service is a 4" line.

Condition: Excellent
Rating: 4

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Founders Hall

Recommendations The fire protection system is in excellent condition and should adequately serve the needs of the building for many years.

FIRE ALARM SYSTEM:

Description There is a Johnston Controls Metasys, audio/visual system installed in the building. There are smoke detectors installed in the corridors.

Condition Good

Rating: 3

Recommendations System has many years of useful life remaining

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Founders Hall

PHOTOGRAPHS:



Figure 1: South façade of Founders Hall



Figure 2: Elevator tower addition to west facade



Figure 3: Possible moisture infiltration damage at basement



Figure 4: Cracked masonry and mortar loss on east facade

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Founders Hall

PHOTOGRAPHS (cont'd):



Figure 5: Cracked terrazzo stair finish in atrium



Figure 6: Corridor interior finishes

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Founders Hall

OVERALL RECOMMENDATIONS:

Building Component / Attribute	Recommendations	Replacement Period		
		1 yr	5 yrs	10 yrs
Site:				
Skin:				
Roof:				
Windows:				
Exterior doors:				
Interiors:				
Accessibility				
HVAC	Replace missing insulation on steam piping. Add improved access to equipment in attic. Maintain existing systems to achieve long life.			
Plumbing	System is in good condition			X
Power:	System has many years of useful life remaining			X
Lighting:	System has many years of useful life remaining			X
Telecom and Security	System has many years of useful life remaining			X
Fire Protection:	System is in excellent condition			X
Fire Alarm:	System is in excellent condition			X

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: Gemmell Student Union

BUILDING INFORMATION

Date Built:	1991	Construction type:	
Additions:	Incorporates the older Riemer Student Center	Use Group:	
Height:	2 Stories	Principal Uses:	Auditorium, Bookstore, Offices, Dining, Lounge
Size:	72,968 GSF 52,077 ASF		

BUILDING CONDITION DESCRIPTION AND ASSESSMENT:

BUILDING SITE

Description	Sloping site: the north side of the building is built into the hillside. Landscape and walkways on the east and north sides of the building. Parking is located on the south and east sides of the building. No site drainage issues were observed.
Condition	Good
Rating:	3
Recommendations	Maintain existing landscape and paved areas.

BUILDING STRUCTURE

Description	The building structure consists of reinforced concrete footings and slab on grade, with concrete foundation walls. The superstructure is a steel frame of columns and beams, with concrete slabs supported on steel bar joists.
Condition	Good
Rating:	3
Recommendations	Maintain existing structural system conditions

BUILDING EXTERIOR: ENCLOSURE

Description	Exterior finishes include brick veneer, split-face concrete masonry, precast concrete, stucco and cement plaster.
Condition	Good.
Rating:	3.0
Recommendations	Maintain the current condition of the building enclosure

BUILDING EXTERIOR: ROOF

Description	Roofing consists of a single ply membrane and flashing, with aluminum coping and gravel stops. Approximately half of the roof assemblies are ballasted.
Condition	Good. The age of the roof is unknown.
Rating:	3.0
Recommendations	Periodic inspections and maintenance should be performed.

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Gemmell Student Union

BUILDING EXTERIOR: WINDOWS

Description The window system consists of double glazed aluminum and glass units. Fixed and operable glazing units are incorporated into the window assemblies. An aluminum and glass storefront system is installed at the lounge, creating a greenhouse environment on the north side of the building.

Condition Good
Rating: 3.0
Recommendations Maintain existing window conditions.

EXTERIOR ENCLOSURE: DOORS/DOOR HARDWARE

Description Building entry doors consist of double glazed aluminum and glass units, with pulls and panic bar hardware. Power assist operation is provided at one entrance. Hollow metal doors and frames are installed at service entrances.

Condition Good
Rating: 3.0
Recommendations Maintain existing door and hardware conditions.

INTERIOR FINISHES: PARTITIONS

Description Interior partition finishes consist of painted concrete masonry, glazed concrete masonry, painted gypsum board, wood and glass.

Condition Good
Rating 3.0
Recommendations Maintain existing partition finishes.

INTERIOR FINISHES: CEILINGS

Description Ceiling finishes consist of painted gypsum board and suspended acoustical tile

Condition Good
Rating 3.0
Recommendations Maintain existing ceiling conditions.

INTERIOR FINISHES: FLOORS

Description Floor finishes include porcelain tile, carpet, wood and vinyl composition tile.

Condition Good.
Rating 3.0
Recommendations Maintain existing condition of floor finishes.

INTERIOR FINISHES: DOORS AND DOOR HARDWARE

Description Interior door frames are hollow metal, with hollow metal and wood doors. Hardware consists of knob and lever handle passage and locksets. Pulls and push plates are installed at toilet room doors.

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: Gemmell Student Union

Condition	Good
Rating	3.0
Recommendations	Maintain existing interior doors and hardware.

INTERIOR FINISHES: TOILET ROOMS

Description	Floor finishes: Vinyl composition tile Wall finishes: Painted and glazed concrete masonry Ceiling finishes: Acoustical tile
Condition	Good
Rating	3.0
Recommendations	Maintain existing toilet room finishes

INTERIOR FINISHES: BUILT-IN FURNITURE

Description	Food service counters
Condition	Good
Rating	3.0
Recommendations	Maintain existing food service counters

ACCESSIBILITY (2010 ADA Standards for Accessible Design) :

Unless triggered by alterations, buildings are generally not required to meet accessibility standards enacted after their construction. The purpose of this section is to provide an indication of the building's accessibility, as measured by current standards.

Entrance:	Accessible entrance at one location only	Elevator:	Elevator appears to meet accessibility requirements
Signage:	Not accessible	Hardware:	Non-compliant door hardware
Toilet Rooms:	Non-compliant door clearances, fixture installation and accessory mounting heights.	Stairs and Circulation:	Stair appears to meet accessibility requirements.
Overall Rating	1.5		

HEATING, COOLING AND VENTILATION SYSTEMS:

Description	The building heat source is campus steam that is reduced to low pressure in the main mechanical room and then converted to hot water via heat exchangers. A newer split chiller provides cooling for the building. Several smaller single zone, constant volume air handlers provide conditioning air and ventilation to parts of the building. Other parts of the building are served by unit ventilators. Make up air units on the roof support cooking ventilation needs. The building hot and chilled water and condensate pumps appear to be in fair condition. Areas of the building have undergone architectural changes without appropriate HVAC zoning changes and have resulted in temperature
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EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Gemmell Student Union

	control problems in some office areas. Most controls appear to be an older pneumatic system.
Condition	2.5
Rating:	Fair / Good
Recommendations	Provide HVAC upgrades / zoning changes in areas where architectural changes have resulted in poor temperature control. Upgrade controls to DDC.

PLUMBING SYSTEMS:

Description	<p>The restroom faucets are manufactured by Eljer and are manually operated in good condition. The urinals and water closet flush valves are also manually operated and in good condition as well. The distribution piping is copper and utilizes cast iron drain waste and vent piping. The water service to the building is supplied with a double detector check valve assembly for backflow prevention. The service has approximately 80 psi of pressure.</p> <p>The domestic hot water is supplied by a steam instantaneous water heater with approximately 1,000 gallons of storage. Hot water is recirculated through the building. There is also a 50 gallon electric water heater in the building that provides hot water when the steam is shut down.</p>
Condition	Fair - Good
Rating:	2.5
Recommendations	The plumbing system is in fair condition and should adequately serve the building until the time it is renovated.

ELECTRICAL SYSTEM: POWER

Description	<p>The building is served from the campus power grid via a 500 KVA dry-type pad mounted transformer direct connected to the switchboard. The building main distribution switchboard is rated at 1200A-3 phase-4W-480/277V with a 1200A main and was manufactured by Westinghouse in 4/91 and is in fair condition. The switchboard utilizes circuit breakers for the overcurrent protection. The switchboard serves numerous branch panels in the building. The wiring is installed in metal conduit. Part of the building is also being served by FPE manufactured branch panelboards which are now obsolete.</p> <p>There are arc flash labels installed randomly installed on some of the panels, but the arc flash category is not readily visible.</p> <p>A Kohler 30 KW-3 phase-4W-208/120V, natural gas fueled generator is installed in the mechanical room to serve the building emergency power needs. The system also utilizes area protection</p>
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EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Gemmell Student Union

	panels to ensure that a loss of power in part of the building will start the generator and activate the emergency lighting.
Condition	Good
Rating:	3
Recommendations	System may remain as installed.

ELECTRICAL SYSTEM: LIGHTING

Description	The system consists of mostly T-8 lamped fixtures installed in a mixture of 2'x 4' recessed and pendent mounted fixtures, although there are some T-12 lamped fixtures in the mechanical room. Most of the lighting in the Large Group Instruction room is incandescent and is controlled through a Lehigh dimmer rack. Generally, the fixtures are fair condition. The interior lighting is controlled via manual wall switches while the exterior lighting is on a time clock.
Condition	Good
Rating:	3
Recommendations	The system may remain as installed.

TELECOMMUNICATIONS AND SECURITY

Description	The building is served with multiple strands of fiber optic cabling as well as hard line for CATV and copper for voice communications. The distribution cabling throughout the building is mostly Category 5 and there is some spare space within the racks for expansion. This building is also a distribution hub to Givan, Ralston, Campbell, Still and Becker Halls. Fiber is fed from Gemmel to these buildings. There are security cameras in the corridors and at the entrances.
Condition	Good
Rating:	3
Recommendations	System may remain as installed but will likely be upgraded when the building is renovated.

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Gemmell Student Union

PHOTOGRAPHS:



Figure 1: Gemmell Student Union entrance



Figure 2: North façade, with lounge greenhouse beyond



Figure 3: Typical finishes at entry corridor



Figure 4: Lounge interior

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Gemmell Student Union

PHOTOGRAPHS (cont'd):



Figure 5: South façade at Riemer Student Center portion of building (older wing of Student Union)



Figure 6: Membrane roof assemblies, with and without ballast



Figure 5: Meeting room interior



Figure 6: Lounge with student association offices beyond

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Gemmell Student Union

OVERALL RECOMMENDATIONS:

Building Component / Attribute	Recommendations	Replacement Period		
		1 yr	5 yrs	10 yrs
Site:				
Skin:				
Roof:				
Windows:				
Exterior doors:				
Interiors:				
Accessibility				
HVAC	Provide HVAC upgrades / zoning changes in areas where architectural changes have resulted in poor temperature control. Upgrade controls to DDC.		X	
Plumbing	System is in fair condition and may remain until the building is renovated			X
Power:	System may remain as installed			X
Lighting:	System may remain as installed			X
Telecomm. and Security	System may remain as installed			X
Fire Protection:	Partial system is in good condition			X
Fire Alarm:	System may remain as installed.			X

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: Givan Hall

BUILDING INFORMATION

Date Built:	1960	Construction type:	
Additions:		Use Group:	
Height:	3 Stories and Basement	Principal Uses:	Student Residence Hall
Size:	65,512 GSF 42,517 ASF		

BUILDING CONDITION DESCRIPTION AND ASSESSMENT:

BUILDING SITE

Description	Sloping site descending on the south and east sides of the building. Landscape and walkways on the east and north sides of the building. Parking is located on the south and east sides of the building. No site drainage issues were observed. Field stone walls at entrances are in poor condition, with mortar cracking, loose and missing stone masonry. Reinforcement corrosion observed in ramp construction. No evidence of site drainage issues.
Condition	Fair
Rating:	2.0
Recommendations	Stone walls should be rebuilt. Maintain existing landscape and paved areas.

BUILDING STRUCTURE

Description	The building structure consists of reinforced concrete footings and slab on grade, with concrete foundation walls. The superstructure is a steel frame of columns and beams, with concrete slabs supported on steel bar joists.
Condition	Good
Rating:	3
Recommendations	Maintain existing structural system conditions

BUILDING EXTERIOR: ENCLOSURE

Description	Exterior finishes include brick veneer, polished face concrete masonry, concrete, limestone, steel and aluminum.
Condition	Fair. Cracking and open joints at limestone panels observed. Evidence of past repairs. Steel pipe column corrosion noted at entrances. Corrosion occurring in concrete canopy soffits, at entrances.
Rating:	2.0
Recommendations	Repair mortar and sealant joints in masonry. Remove corrosion and refinish pipe columns. Monitor concrete soffits to determine if corrosion is progressive. Future repairs to concrete, roofing and flashing may be necessary to arrest further corrosion.

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Givan Hall

BUILDING EXTERIOR: ROOF

Description	Roofing consists of a single ply membrane and flashing, with aluminum coping.
Condition	Good. The age of the roof is unknown.
Rating:	3.0
Recommendations	Maintain the existing condition of the roof.

BUILDING EXTERIOR: WINDOWS

Description	The window system consists of double glazed fixed and operable aluminum and glass units.
Condition	Good
Rating:	3.0
Recommendations	Maintain existing window conditions.

EXTERIOR ENCLOSURE: DOORS/DOOR HARDWARE

Description	Building entry doors consist of double glazed aluminum and glass units, with lever handle and panic bar hardware. Other exterior doors are hollow metal units, in hollow metal frames with lever handle and panic bar hardware.
Condition	Good
Rating:	2.5
Recommendations	Maintain existing door and hardware conditions.

INTERIOR FINISHES: PARTITIONS

Description	Interior partition finishes consist of painted concrete masonry and painted gypsum board.
Condition	Good
Rating	3.0
Recommendations	Maintain existing partition finishes.

INTERIOR FINISHES: CEILINGS

Description	Ceiling finishes consist of painted gypsum board and suspended acoustical tile
Condition	Good
Rating	3.0
Recommendations	Maintain existing ceiling conditions.

INTERIOR FINISHES: FLOORS

Description	Vinyl tile flooring is typical throughout much of the building. The tile size suggests the possibility of asbestos content.
Condition	Good, where observed.
Rating	2.5, based on the potential for asbestos content.
Recommendations	While friable conditions were not observed and the general condition of the tile appears to be good, the University should perform testing to determine its composition and, if positive, develop a policy for its maintenance or replacement.

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: Givan Hall

INTERIOR FINISHES: DOORS AND DOOR HARDWARE

Description Interior door frames are hollow metal, with hollow metal and wood doors. Hardware consists of knob and lever handle passage and locksets. Resident rooms are equipped with card reader locksets with lever handles. Entrance to the residential parts of the building, from the common rooms, is through aluminum and glass entrance units, with power assist operation and card reader unlocking mechanism.

Condition Good
 Rating 3.0
 Recommendations Maintain existing interior doors and hardware.

INTERIOR FINISHES: TOILET ROOMS

Description Floor finishes: Seamless epoxy flooring, ceramic mosaic tile
 Wall finishes: Painted concrete masonry and ceramic tile
 Ceiling finishes: Painted gypsum board

Condition Good
 Rating 2.5
 Recommendations Maintain existing toilet room finishes

INTERIOR FINISHES: BUILT-IN FURNITURE

Description Information desk in lobby and wardrobes resident rooms

Condition Good
 Rating 3.0
 Recommendations Maintain existing conditions

ACCESSIBILITY (2010 ADA Standards for Accessible Design) :

Unless triggered by alterations, buildings are generally not required to meet accessibility standards enacted after their construction. The purpose of this section is to provide an indication of the building's accessibility, as measured by current standards.

Entrance:	Accessibility at one location only	Elevator:	No elevator
Signage:	Not accessible	Hardware:	Compliant for resident use
Toilet Rooms:	Non-compliant door clearances, fixture installation and accessory mounting heights.	Stairs and Circulation:	Not accessible
Overall Rating	1.0		

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Givan Hall

HEATING, COOLING AND VENTILATION SYSTEMS:

Description	The building heating source is campus steam that is reduced to low pressure in the main mechanical room and then converted to hot water via heat exchangers. The building has no cooling except for window units in the main lobby and a portable AC unit serving the telecom room. The building has no mechanical ventilation. The building hot water pumps appear to be in fair condition. The building piping appears aged and valves are corroded. Much of the pipe insulation is missing. Terminal units are hot water radiators and convectors that appear to be in fair condition. Controls are an older pneumatic system.
Condition	I.5
Rating:	Poor / Fair
Recommendations	Provide a complete HVAC replacement. Add central cooling and mechanical ventilation.

PLUMBING SYSTEMS:

Description	The restroom fixtures are manually operated and are in fair condition. The lavatory faucets are also manually operated and in fair condition. The building is served by a 2" domestic water line that enters the building in the corridor. It does not have backflow prevention but it is metered. Domestic hot water is supplied by a steam water heater with storage capacity. The water distribution piping is copper and utilizes cast iron and some PVC drain waste and vent piping. The water coolers are older, floor mounted units.
Condition	Fair - Poor
Rating:	I.5
Recommendations	The entire plumbing system should be replaced when the building is renovated.

ELECTRICAL SYSTEM: POWER

Description	The building is served by the campus distribution system. The main distribution panel (MDP) is a fused switch switchboard, manufactured by FPE. The main is a fused switch but the size was unmarked. It is likely a 600A-3 phase – 4W-208-120V fused switch to match the rating of the switchboard itself. The building also has installed a new MDP that serves the water tower. This MDP has breakers in it that serve Givan Hall and a 2000A breaker that is unmarked. The original MDP is in poor condition while the newer one is in excellent. There is an analog kilowatt-hour meter installed on the old MDP and surge suppression installed on the new MDP. Emergency power is supplied by a newer 30KW-3 phase-208/120V, natural gas fueled, Kohler manufactured, emergency generator. It has 36 hours of use on it and is in excellent condition. It serves the radio tower, pumps and the emergency lighting. There are separate automatic transfer
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EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Givan Hall

switches for the emergency equipment and the mechanical equipment.

Condition: Excellent - Poor

Rating: 2

Recommendations: The equipment that has not already been replaced should be when the building is renovated.

ELECTRICAL SYSTEM: LIGHTING

Description: The majority of the building is served by T-8 lamped, surface mounted, fixtures, however there are some remaining T-12 lamped fluorescent fixtures in the industrial space.

Accent lighting is incandescent.

Condition: Fair

Rating: 2

Recommendations: Replace the entire lighting system when the building is renovated.

TELECOMMUNICATIONS AND SECURITY

Description: The building is served with multiple strands of fiber optic cabling as well as hard line for CATV and copper for voice communications. The distribution cabling throughout the building is mostly Category 5e and there is limited spare space within the racks for expansion.

There is a card access system installed to enter the building as well as cameras installed inside the building.

Condition: Good

Rating: 3

Recommendations: System may remain as installed but will likely be upgraded when the building is renovated.

FIRE PROTECTION SYSTEM:

Description: A 4" fire service serves the building. It has been installed recently and is good condition. The static pressure after the valves is 70 psi. The system utilizes steel pipe with Victaulic fittings. The building is fully sprinklered and utilizes pendant heads.

Condition: Good

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Givan Hall

Rating: 3
Recommendations The existing service should be maintained

FIRE ALARM SYSTEM:

Description A newer Johnson Controls Metasys audio/visual system has been installed in the building and is in good condition. There are smoke detectors in the corridors and rooms and an annunciator at the building entrance.

Condition Good

Rating: 3

Recommendations System may remain in service for many years.

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Givan Hall

PHOTOGRAPHS:



Figure 1: Givan Hall east façade with basement floor at grade



Figure 2: Fieldstone wall conditions at entrances (typical)



Figure 3: Concrete soffit corrosion at entrance



Figure 4: Sealant failure at limestone panel

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Givan Hall

PHOTOGRAPHS (cont'd):



Figure 5: Interior corridor, typical finishes



Figure 6: Resident room finishes and wardrobes

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: Givan Hall

OVERALL RECOMMENDATIONS:

Building Component / Attribute	Recommendations	Replacement Period		
		1 yr	5 yrs	10 yrs
Site:				
Skin:				
Roof:				
Windows:				
Exterior doors:				
Interiors:				
Accessibility				
HVAC	Provide a complete HVAC replacement. Add central cooling and mechanical ventilation.		X	
Plumbing	System is serviceable but will require increased maintenance in the coming years		X	
Power:	System components that have not already been replaced, should be replaced when renovation occurs		X	
Lighting:	System should be replaced when renovation occurs.		X	
Telecom and Security	System may remain as installed			X
Fire Protection:	System may remain when the building is renovated			X
Fire Alarm:	System is in good condition and may remain			X

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: Hart Chapel

BUILDING INFORMATION

Date Built:	1902	Construction type:	
Additions:		Use Group:	
Height:	1 Story and Basement	Principal Uses:	Auditorium, Theater
Size:	12,886 GSF 7,548 ASF		

BUILDING CONDITION DESCRIPTION AND ASSESSMENT:

BUILDING SITE

Description	Gradually sloping site, descending west to east.. Parking on the east side of the building. Street and sidewalk paving on remaining sides.
Condition	Fair. Evidence of water infiltration into the building basement, suggesting the presence of site drainage issues. Cracked and open mortar joints in stone steps.
Rating:	2
Recommendations	Determine the cause(s) of the water infiltration and perform corrective work. Re-point mortar joints at steps.

BUILDING STRUCTURE

Description	The building structure consists of a concrete slab on grade and stone foundation walls. Superstructure consists of stone masonry bearing walls and wood framing at galleries and roof construction.
Condition	Good
Rating:	2.5
Recommendations	Maintain existing structural system conditions. Coordinate water infiltration solutions with maintaining the integrity of the stone foundations.

BUILDING EXTERIOR: ENCLOSURE

Description	Exterior finish is stone masonry.
Condition	Fair. Cracks in mortar and stone in multiple locations. Open mortar joints in some locations.
Rating:	2.0
Recommendations	Perform stone and mortar repairs to arrest further masonry deterioration.

BUILDING EXTERIOR: ROOF

Description	Roofing consists of slate shingles at pitched surfaces, membrane roofing at flat areas.
Condition	Fair. The age of the roof is unknown.
Rating:	2.0
Recommendations	Periodic inspections and maintenance should be performed to assure the longevity of the roofing.

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Hart Chapel

BUILDING EXTERIOR: WINDOWS

Description The window system largely consists of single glazed wood and glass fixed and operable window units. Replacement double glazed windows have been installed on the west side of the building, at the basement level.

Condition Fair

Rating: 2.0

Recommendations Wood windows are in fair condition, with low thermal properties.

EXTERIOR ENCLOSURE: DOORS/DOOR HARDWARE

Description Principal entry doors are painted wood in hollow metal frames, with pulls and panic bar hardware. Hollow metal doors and frames are installed at other entrances, with lever handle or pull hardware and panic bar.

Condition Fair. Corrosion observed at hollow metal door frames.

Rating: 2.0

Recommendations Repair or replace hollow metal frames damaged by corrosion.

INTERIOR FINISHES: PARTITIONS

Description Interior partition finishes consist of painted concrete masonry, painted gypsum board, painted plaster and wood wainscot.

Condition Fair. Finishes are worn.

Rating 2.0

Recommendations Repaint wall surfaces and refinish wood wainscot.

INTERIOR FINISHES: CEILINGS

Description Ceiling finishes consist of painted gypsum board, painted wood and suspended acoustical tile

Condition Fair

Rating 2.0

Recommendations Maintain existing ceiling conditions.

INTERIOR FINISHES: FLOORS

Description Floor finishes include ceramic mosaic tile, carpet, wood and vinyl flooring.

Condition Fair

Rating 2.0

Recommendations Maintain existing condition of floor finishes.

INTERIOR FINISHES: DOORS AND DOOR HARDWARE

Description Interior door frames are hollow metal and wood, with hollow metal and wood doors. Hardware consists of knob handle, pull, push plate and panic bar hardware.

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Hart Chapel

Condition	Fair
Rating	2.0
Recommendations	Maintain existing interior doors and hardware.

INTERIOR FINISHES: TOILET ROOMS

Description	Floor finishes: Vinyl composition tile Wall finishes: Painted gypsum board and painted concrete masonry Ceiling finishes: Acoustical tile
Condition	Good
Rating	3.0
Recommendations	Maintain existing toilet room finishes

INTERIOR FINISHES: BUILT-IN FURNITURE

Description	Not observed
Condition	
Rating	
Recommendations	

ACCESSIBILITY (2010 ADA Standards for Accessible Design) :

Unless triggered by alterations, buildings are generally not required to meet accessibility standards enacted after their construction. The purpose of this section is to provide an indication of the building's accessibility, as measured by current standards.

Entrance:	Not accessible	Elevator:	Elevator appears to meet accessibility requirements
Signage:	Not accessible	Hardware:	Not accessible
Toilet Rooms:	Not accessible	Stairs and Circulation:	Not accessible
Overall Rating	1.0		

HEATING, COOLING AND VENTILATION SYSTEMS:

Description	The building heat source is campus steam that is reduced to low pressure in the main mechanical room and then converted to hot water via heat exchangers. Cooling for the building is provided from a split air handler that serves the main Theatre. Ventilation is through the main air handler. The building hot water pumps appear to be in fair condition. Most of the insulation is missing on the steam service in the mechanical room. Terminal units (finned tube and convector) appear to be in poor condition. Overall the HVAC system is aged and likely near the end of its useful life.
Condition	2

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Hart Chapel

Rating: Fair

Recommendations Replace missing insulation on steam piping. Plan for complete building HVAC upgrade.

PLUMBING SYSTEMS:

Description The building is served by a 2" water line from the tunnel. The restroom fixtures are newer with manual flush valves in fair condition. There are Oasis water coolers installed.

Condition Fair - Good

Rating: 2.5

Recommendations The plumbing system is in fair condition and should adequately serve the building until the time it is renovated.

ELECTRICAL SYSTEM: POWER

Description The building is served from the campus power grid from an exterior mounted, oil-filled, pad-mounted transformer that provides power to the building main distribution panelboard (MDP) which is rated at 600A-3 phase-4W-208/120V and was installed in 1988. The switchboard utilizes circuit breakers for the overcurrent protection. The switchboard serves numerous branch panels in the building. The wiring is installed in metal conduit. Arc flash labels are installed on the MDP. There are no spare circuit breakers or space to install additional circuit breakers. The branch panels were also installed in 1988. The stage panel is older and in fair condition.

Emergency power is provided through a 70A automatic transfer switch with the emergency power coming from the generator in Founder's Hall.

Condition Fair - Good

Rating: 2.5

Recommendations System may remain as installed but should be replaced when the building is renovated.

ELECTRICAL SYSTEM: LIGHTING

Description The system consists of mostly T-12 lamped fixtures installed in the service areas and ornamental incandescent fixtures in the seating area. There are two Strand manufactured dimmer racks that serve the seating area and are in good condition.

Condition Fair - Good

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Hart Chapel

Rating: 2.5

Recommendations The system may remain as installed but should be replaced when renovated

TELECOMMUNICATIONS AND SECURITY

Description The building is served with multiple strands of fiber optic cabling as well copper for voice communications. The distribution cabling throughout the building is mostly Category 5 and there is some spare space within the racks for expansion.

Condition Good

Rating: 3

Recommendations System may remain as installed but will likely be upgraded when the building is renovated.

FIRE PROTECTION SYSTEM:

Description No sprinklers are installed in the building.

Condition N/A

Rating: N/A

Recommendations N/A

FIRE ALARM SYSTEM:

Description The building is fitted with a Simplex 2001 audio/visual system that appears to be installed to meet ADA.

Condition Fair

Rating: 2

Recommendations System may remain as installed.

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Hart Chapel

PHOTOGRAPHS:



Figure 1: South façade of Hart Chapel



Figure 2: Cracked stone lintel



Figure 3: Moisture damage at basement level



Figure 4: Moisture damage and corrosion at entry

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Hart Chapel

PHOTOGRAPHS (cont'd):



Figure 5: Crack in concrete repair to stonework, above doorway.



Figure 6: Typical operable wood and glass window

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: Hart Chapel

OVERALL RECOMMENDATIONS:

Building Component / Attribute	Recommendations	Replacement Period		
		1 yr	5 yrs	10 yrs
Site:				
Skin:				
Roof:				
Windows:				
Exterior doors:				
Interiors:				
Accessibility				
HVAC	Replace missing insulation on steam piping. Plan for complete building HVAC upgrade.		X	
Plumbing	System is in fair condition and may remain until the building is renovated			X
Power:	System may remain as installed			X
Lighting:	System may remain as installed but should be replaced when building is renovated		X	
Telecomm. and Security	System may remain as installed			X
Fire Protection:	N/A			
Fire Alarm:	System may remain as installed.		X	

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: Harvey Hall

BUILDING INFORMATION

Date Built:	1931	Construction type:	
Additions:		Use Group:	
Height:	2 Stories and Basement	Principal Uses:	Classrooms and Offices
Size:	21,828 GSF 14,757 ASF		

BUILDING CONDITION DESCRIPTION AND ASSESSMENT:

BUILDING SITE

Description	Sloping site descends from north to south. The north side of the building is built into the hillside. Landscape and walkways surround the building. No site drainage issues were observed.
Condition	Good
Rating:	3
Recommendations	Maintain existing landscape and paved areas.

BUILDING STRUCTURE

Description	The building structure consists of reinforced concrete footings and slab on grade, with concrete foundation walls. The first floor is supported on concrete columns, beams and concrete arch slab construction. The second floor is supported on steel columns, open bar web joists and composite metal deck construction.
Condition	Good
Rating:	3
Recommendations	Maintain existing structural system conditions

BUILDING EXTERIOR: ENCLOSURE

Description	Exterior finishes include brick veneer, cast stone sills, painted metal panel and wood trim.
Condition	Generally good. Areas of cracked and spalled masonry were observed.
Rating:	2.5
Recommendations	Repair areas of cracked and spalled masonry.

BUILDING EXTERIOR: ROOF

Description	Roofing consists of slate shingles and copper flashing at pitched roofs. Flat roof areas were not observed. The flashing bars and flashing tied into the copings suggests membrane roofing was used in these locations.
Condition	Generally good. The age of the roof is unknown. Slate fragments were found on the ground around the building, suggesting damage to some slate shingles.

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Harvey Hall

Rating: 2.5
Recommendations Periodic inspections and maintenance should be performed to identify and repair roof deficiencies.

BUILDING EXTERIOR: WINDOWS

Description The window system consists of double glazed aluminum and glass units. Fixed and operable units are incorporated into the window assemblies.
Condition Good
Rating: 3.0
Recommendations Maintain existing window conditions.

EXTERIOR ENCLOSURE: DOORS/DOOR HARDWARE

Description Building entry doors consist of double glazed hollow metal doors and frames. Ornamental wood trim surrounds the two primary entrance doors. Hardware consists of lever handles and panic bars.
Condition Good
Rating: 3.0
Recommendations Maintain existing door and hardware conditions.

INTERIOR FINISHES: PARTITIONS

Description Interior partition finishes consist of painted brick, painted concrete, painted concrete masonry and painted gypsum board.
Condition Good
Rating 3.0
Recommendations Maintain existing partition finishes.

INTERIOR FINISHES: CEILINGS

Description Ceiling finishes consist of painted gypsum board and suspended acoustical tile
Condition Good
Rating 3.0
Recommendations Maintain existing ceiling conditions.

INTERIOR FINISHES: FLOORS

Description Floor finishes include sheet vinyl and vinyl composition tile.
Condition Good.
Rating 3.0
Recommendations Maintain existing condition of floor finishes.

INTERIOR FINISHES: DOORS AND DOOR HARDWARE

Description Interior door frames are hollow metal, with hollow metal and wood doors. Hardware consists of lever handle passage and locksets.

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Harvey Hall

Condition	Good
Rating	3.0
Recommendations	Maintain existing interior doors and hardware.

INTERIOR FINISHES: TOILET ROOMS

Description	Floor finishes: Vinyl composition tile Wall finishes: Ceramic tile Ceiling finishes: Suspended acoustical tile
Condition	Good
Rating	3.0
Recommendations	Maintain existing toilet room finishes

INTERIOR FINISHES: BUILT-IN FURNITURE

Description	Not observed
Condition	
Rating	
Recommendations	

ACCESSIBILITY (2010 ADA Standards for Accessible Design) :

Unless triggered by alterations, buildings are generally not required to meet accessibility standards enacted after their construction. The purpose of this section is to provide an indication of the building's accessibility, as measured by current standards.

Entrance:	Accessible	Elevator:	Accessible
Signage:	Accessible	Hardware:	Accessible
Toilet Rooms:	Largely accessible except for accessory mounting heights.	Stairs and Circulation:	Stairs comply with accessibility requirements. Offices off of stair landings are not accessible
Overall Rating	2.0		

HEATING, COOLING AND VENTILATION SYSTEMS:

Description	The building heat source is campus steam that is reduced to low pressure in the main mechanical room and then converted to hot water via heat exchangers. The heating system appears to have not been upgraded like much of the rest of the building systems. A newer air cooled chiller on grade provides cooling for the building. Conditioning air is provided from 4 pipe blower coil units and fan coil units in the attic. Two main heat recovery units in the attic provide ventilation to the building, but did not appear to be running. The building hot and chilled water pumps and condensate pumps appear to be in fair condition. The condensate receiver tank vents directly into the mechanical room instead of outside. Air distribution for classrooms is overhead and is generally in good condition. Hot water unit heaters provide heat to the basement and are in good condition. Most of the building piping appears to be in good condition except for the heating piping in the main mechanical room.
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EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: Harvey Hall

	Most controls utilize pneumatic operators but appear to be on a DDC system.
Condition	3
Rating:	Good
Recommendations	Verify operation of energy recovery units. Replace main heating equipment including PRVs, convertor, pumps, and piping inside mechanical room.

PLUMBING SYSTEMS:

Description	<p>The restroom fixtures are china lavatories with single lever faucets. The urinals and water closets are fairly new and have manual flush valves installed. The distribution piping is copper and utilizes cast iron drain waste and vent piping. The water service to the building is an 8" line with backflow prevention and maintenance bypass that separates inside the building to serve the fire protection system. The service has approximately 100 psi of pressure.</p> <p>The domestic hot water is a 40 gallon electric unit that serves the needs of the building..</p> <p>There is a 2" natural gas service to the building served by a gas meter from the provider located outside in a fenced in area. The gas service rises up out of the ground before entering the building above grade.</p>
Condition	Excellent
Rating:	4
Recommendations	The plumbing system is in excellent condition and should adequately serve the needs of the building for many years.

ELECTRICAL SYSTEM: POWER

Description	<p>The building is served from the campus power grid via an outdoor, oil-filled, pad mounted transformer located in a fenced enclosure. The main distribution panel is located in the basement electrical room and supplies branch panels on each floor of the building. IT is rated at 1600A-3 phase-4W-208/120V. The bottom of the switchboard has rusted badly due to water or moisture issues in the room. This should be corrected as soon as possible so as to prevent further corrosion to the bussing and possible damage to the circuit breakers.</p> <p>There is an isolation transformer that supplies the 208V panel SDP. The main distribution board has transient voltage surge suppression installed. The wiring is installed in conduit.</p> <p>A Cummins manufactured, exterior natural gas generator in a skin enclosure is installed in a fenced enclosure</p>
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EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Harvey Hall

Condition Excellent, except for MDP corrosion
Rating: 3
Recommendations System has many years of useful life remaining

ELECTRICAL SYSTEM: LIGHTING

Description The system consists of mostly T-8 lamped fixtures installed in surface and recessed mounted fixtures. Occupancy sensors have been installed in restrooms and classrooms
Condition Excellent
Rating: 4
Recommendations System has many years of useful life remaining

TELECOMMUNICATIONS AND SECURITY

Description The building is served by fiber optic cabling and copper phone lines. The distribution is Category 5 cabling. There is ample space available in the racks for expansion. Wi-Fi is installed in the corridors. The computer room has a security system installed.
Condition Good
Rating: 3
Recommendations System has many years of useful life remaining

FIRE PROTECTION SYSTEM:

Description The building is fully sprinklered utilizing concealed heads in the finished spaces. The fire service is a 4" line.
Condition Excellent
Rating: 4
Recommendations The fire protection system is in excellent condition and should adequately serve the needs of the building for many years.

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Harvey Hall

FIRE ALARM SYSTEM:

Description	There is a Johnston Controls Metasys, audio/visual system installed in the building. There are smoke detectors installed in the corridors.
Condition	Excellent
Rating:	4
Recommendations	System has many years of useful life remaining

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Harvey Hall

PHOTOGRAPHS:



Figure 1: South and east façades of Harvey Hall



Figure 2: Cracked brick and mortar, spalling cast stone



Figure 3: Classroom interior



Figure 4: Cracks and open joints in mortar, masonry movement above doorway

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: Harvey Hall

OVERALL RECOMMENDATIONS:

Building Component / Attribute	Recommendations	Replacement Period		
		1 yr	5 yrs	10 yrs
Site:				
Skin:				
Roof:				
Windows:				
Exterior doors:				
Interiors:				
Accessibility				
HVAC	Verify operation of energy recovery units. Replace main heating equipment including PRVs, converters, pumps, and piping inside mechanical room dehumidification.	X		X
Plumbing	System is in excellent condition			X
Power:	System has many years of useful life remaining			X
Lighting:	System has many years of useful life remaining			X
Telecom and Security	System has many years of useful life remaining			X
Fire Protection:	System is in excellent condition			X
Fire Alarm:	System is in excellent condition			X

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: Keeling Health Center

BUILDING INFORMATION

Date Built:	1971	Construction type:	
Additions:		Use Group:	
Height:	1 Story and Basement	Principal Uses:	Health Clinic, Speech and Hearing Clinic and Offices
Size:	14,258 GSF 12,779 ASF		

BUILDING CONDITION DESCRIPTION AND ASSESSMENT:

BUILDING SITE

Description	Sloping site, descending west to east. The west side of the building is built into the hillside. Landscape is present on the east, south and north sides of the building. Parking is located on the west side of the building. No site drainage issues were observed.
Condition	Good
Rating:	3
Recommendations	Maintain existing landscape and paved areas.

BUILDING STRUCTURE

Description	The building structure consists of reinforced concrete footings and slab on grade, with concrete foundation walls and brick masonry bearing walls supporting the first floor. The roof is supported on brick masonry bearing walls.
Condition	Good
Rating:	3
Recommendations	Maintain existing structural system conditions

BUILDING EXTERIOR: ENCLOSURE

Description	Exterior finishes include brick veneer, aluminum roof fascia and stainless steel fascia at the south entrance.
Condition	Generally good. However, vertical cracks observed in the brick masonry
Rating:	2.5
Recommendations	Re-point cracked mortar joints and replace cracked masonry.

BUILDING EXTERIOR: ROOF

Description	Roofing consists of a mechanically fastened single ply membrane and flashing, with an aluminum gravel stop. Entrance canopy roofs are ballasted.
Condition	Good. The age of the roof is unknown.
Rating:	3.0

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Keeling Health Center

Recommendations Periodic inspections and maintenance should be performed.

BUILDING EXTERIOR: WINDOWS

Description The window system consists of double glazed aluminum and glass units. Fixed and operable glazing units are incorporated into the window assemblies. An aluminum and glass window and panel system is installed on the west side of the building, at the reception area.

Condition Good

Rating: 3.0

Recommendations Maintain existing window conditions.

EXTERIOR ENCLOSURE: DOORS/DOOR HARDWARE

Description Building entry doors consist of double glazed aluminum and glass units, with lever handle and pull and push bar hardware. Power assist operation is present at the reception entry door. Hollow metal doors and frames are installed at service entrances, with pulls.

Condition Good

Rating: 2.5

Recommendations Maintain existing door and hardware conditions.

INTERIOR FINISHES: PARTITIONS

Description Interior partition finishes consist of painted gypsum board

Condition Good

Rating 3.0

Recommendations Maintain existing partition finishes.

INTERIOR FINISHES: CEILINGS

Description Ceiling finishes consist of suspended acoustical tile

Condition Good

Rating 3.0

Recommendations Maintain existing ceiling conditions.

INTERIOR FINISHES: FLOORS

Description Floor finishes include carpet and vinyl composition tile.

Condition Good.

Rating 3.0

Recommendations Maintain existing condition of floor finishes.

INTERIOR FINISHES: DOORS AND DOOR HARDWARE

Description Wood doors in wood frames and hollow metal doors in hollow metal frames are installed. Hardware consists of knob handle passage sets and locksets. Lever handle hardware is furnished at toilet rooms.

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Keeling Health Center

Condition Good
Rating 3.0
Recommendations Maintain existing interior doors and hardware.

INTERIOR FINISHES: TOILET ROOMS

Description Floor finishes: Ceramic mosaic tile
 Wall finishes: Ceramic tile and painted gypsum board
 Ceiling finishes: Painted gypsum board
Condition Good
Rating 3.0
Recommendations Maintain existing toilet room finishes

INTERIOR FINISHES: BUILT-IN FURNITURE

Description Not observed
Condition
Rating
Recommendations

ACCESSIBILITY (2010 ADA Standards for Accessible Design) :

Unless triggered by alterations, buildings are generally not required to meet accessibility standards enacted after their construction. The purpose of this section is to provide an indication of the building's accessibility, as measured by current standards.

Entrance:	Accessible entrance at one location only	Elevator:	Elevator appears to meet accessibility requirements
Signage:	Not accessible	Hardware:	Non-compliant door hardware
Toilet Rooms:	Non-compliant fixture installation and accessory mounting heights.	Stairs and Circulation:	Non-compliant stair
Overall Rating	1.0		

HEATING, COOLING AND VENTILATION SYSTEMS:

Description The building heating and cooling source are five gas fired DX roof top units. The roof top units provide conditioning air and ventilation for the building. Roof top exhaust fans provide general exhaust for the building. The duct system and overhead diffusers appear to be in good condition. Electric unit heaters at the entryways provide supplemental heat and are in good condition. Controls are standalone with the rooftops. The building is split into only 5 different temperature control zones.
Condition 2.5

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Keeling Health Center

Rating: Fair / Good

Recommendations Develop plan to replace aging rooftops. Give consideration to making the rooftops VAV with VAV boxes with reheat to provide better temperature control.

PLUMBING SYSTEMS:

Description The restroom flush fixtures utilize automatic flush valves on the urinals and manual flush valves on the water closets. The lavatory fixtures are manually operated and in fair condition. The building is served by a 4" domestic water line that is reduced to a 2". It does have backflow prevention and has approximately 75 psi of pressure on the service gauges. Domestic hot water is supplied by a steam water heater with storage capacity and a 40 gallon electric that is used when the steam is not available. The water distribution piping is copper and utilizes cast iron drain waste and vent piping. The water fountains are old Halsey-Taylor units in poor condition.

Condition Fair - Poor

Rating: 1.5

Recommendations The entire plumbing system should be replaced when the building is renovated.

ELECTRICAL SYSTEM: POWER

Description The building is served by a dry-type unit substation located in the electric room. The transformer is rated at 150 KVA and it serves a 500A-3phase-4W 208/120V Main distribution panel (MDP). Some spare capacity exists in the MDP. There is an analog kilowatt-hour meter installed. The MDP serves branch panels on each floor. Arc flash labels have been installed on the MDP and 15KV switch.

Emergency power is supplied by an old Onan 12.5KW-1 phase-208/120V, natural gas fueled, emergency generator. It appears to be original to the building, is located in the same room as the MDP and is in poor condition. The automatic transfer switch is original as well. It serves a screw-in fuse type emergency panel.

Condition Poor

Rating: 1

Recommendations Entire system should be replaced

ELECTRICAL SYSTEM: LIGHTING

Description The majority of the building is served by T-8 fluorescent lamped, surface and recessed mounted, fixtures. The exit lighting fixtures have been replaced recently and are in good condition.

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Keeling Health Center

Condition	Fair
Rating:	2
Recommendations	Replace the entire lighting system when the building is renovated.

TELECOMMUNICATIONS AND SECURITY

Description	The building is served with multiple strands of fiber optic cabling and copper for voice communications. The distribution cabling throughout the building is mostly Category 5e and there is no spare space within the racks for expansion. There is no security system in the building.
Condition	Good
Rating:	3
Recommendations	System may remain as installed but will likely be upgraded when the building is renovated.

FIRE PROTECTION SYSTEM:

Description	There is no fire protection service installed in the building
Condition	N/A
Rating:	N/A
Recommendations	N/A

FIRE ALARM SYSTEM:

Description	A Johnson Controls audio/visual system has been installed in the building. It appears to be installed to meet ADA.
Condition	Fair
Rating:	2
Recommendations	System should be replaced when the building is renovated

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Keeling Health Center

PHOTOGRAPHS:



Figure 1: South facade of Keeling with retaining wall in hillside



Figure 2: Reception entrance on west side of the building



Figure 3: Vertical crack at inside corner of masonry, southeast corner of building



Figure 4: Cracked brick masonry on east facade

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Keeling Health Center

PHOTOGRAPHS (cont'd):



Figure 5: Clinic interior



Figure 6: Membrane roof, illustrating thermal leaks at points of attachment.

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Keeling Health Center

OVERALL RECOMMENDATIONS:

Building Component / Attribute	Recommendations	Replacement Period		
		1 yr	5 yrs	10 yrs
Site:				
Skin:				
Roof:				
Windows:				
Exterior doors:				
Interiors:				
Accessibility				
HVAC	Develop plan to replace aging rooftops. Give consideration to making the rooftops VAV with VAV boxes with reheat to provide better temperature control.			
Plumbing	System is serviceable but will require increased maintenance in the coming years		X	
Power:	System should be replaced entirely when renovation occurs		X	
Lighting:	System should be replaced when the building is renovated.		X	
Telecom and Security	System may remain as installed			X
Fire Protection:	N/A			
Fire Alarm:	System should be replaced when building is renovated		X	

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: Marwick - Boyd Fine Arts Center

BUILDING INFORMATION

Date Built:	1969	Construction type:	
Additions:		Use Group:	
Height:	2 Stories and Partial Basement	Principal Uses:	Auditorium, Theater, Rehearsal and Recital Rooms, Art Studios, and Offices
Size:	87,522 GSF 54,060 ASF		

BUILDING CONDITION DESCRIPTION AND ASSESSMENT:

BUILDING SITE

Description	Relatively flat site, with landscape and walkways on north, west and south sides of the building. A parking lot is located on the east side of the building. No site drainage issues were observed.
Condition	Good
Rating:	3
Recommendations	Maintain existing landscape and paved areas.

BUILDING STRUCTURE

Description	The building structure consists of reinforced concrete footings and slab on grade, with concrete foundation walls and columns at the basement level. The superstructure is steel framing with concrete floor slabs. Roof construction is composite metal deck.
Condition	Good
Rating:	3
Recommendations	Maintain existing structural system conditions

BUILDING EXTERIOR: ENCLOSURE

Description	Exterior finishes include brick veneer, precast terrazzo concrete panels, limestone sills, coping and trim, and marble
Condition	Fair. Erosion of limestone trim observed, possibly due to weather or pavement de-icing treatments. Open joints in limestone and marble due to mortar and sealant failures. Paint and weather staining of brick masonry. Cracking and spalling of limestone trim has occurred. Concrete cracking and spalling observed at entrances and service areas.
Rating:	2.0
Recommendations	Recommend cleaning of the building facades to remove staining and contaminants. An inspection of the facades, following cleaning, should be performed to identify masonry areas requiring repair. Mortar and sealant repairs should be made where cracking and open joints are observed.

BUILDING EXTERIOR: ROOF

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Marwick - Boyd Fine Arts Center

Description	Roofing consists of a single ply membrane with copper flashing and limestone coping.
Condition	Fair. Ponding observed in many locations. Roof areas not pitched to drains. Prior roof repairs visible. Mortar deterioration and loss observed a coping. Age of the roof is unknown.
Rating:	2.0
Recommendations	Consideration should be given to roof replacement, particularly in those areas where ponding is occurring. Cracked and open coping mortar joints should be repaired. At a minimum, periodic inspections and maintenance should be performed on a regular basis to maintain the integrity of the roofing.

BUILDING EXTERIOR: WINDOWS

Description	The window system consists of combination fixed and operable aluminum and glass units. Translucent panels are installed in some window units. Window units are single glazed.
Condition	Fair
Rating:	2.0
Recommendations	Periodic inspections and maintenance are recommended to maintain existing window conditions. Consideration should be given to replacing the window system with higher efficiency units for energy savings.

EXTERIOR ENCLOSURE: DOORS/DOOR HARDWARE

Description	Building entry doors consist of single glazed aluminum and glass units, with pulls and panic bar hardware. Lever handles are installed at one entrance.
Condition	Fair
Rating:	2.0
Recommendations	Consideration should be given to replacement of the entry door system with a system having higher energy saving performance.

INTERIOR FINISHES: PARTITIONS

Description	Interior partition finishes consist of painted concrete masonry, fabric-covered concrete masonry, hardwood paneling, marble, acoustical panels and painted gypsum board.
Condition	Generally good, some wear observed.
Rating	2.5
Recommendations	Maintain existing partition finishes.

INTERIOR FINISHES: CEILINGS

Description	Ceiling finishes exposed structure, painted plaster and suspended acoustical tile.
Condition	Good
Rating	3.0
Recommendations	Maintain existing ceiling conditions.

INTERIOR FINISHES: FLOORS

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Marwick - Boyd Fine Arts Center

Description	Floor finishes include concrete, vinyl composition tile, carpet, wood and terrazzo tile.
Condition	Good. Some repairs, with mismatched finishes, observed.
Rating	2.5
Recommendations	Maintain existing condition of floor finishes.

INTERIOR FINISHES: DOORS AND DOOR HARDWARE

Description	Interior door frames are hollow metal, with hollow metal and wood doors. Hardware consists of knob passage and locksets. Pulls and push plates are installed at toilet room doors.
Condition	Good
Rating	3.0
Recommendations	Maintain existing interior doors and hardware.

INTERIOR FINISHES: TOILET ROOMS

Description	Floor finishes: Mosaic tile and vinyl composition tile Wall finishes: Ceramic tile Ceiling finishes: Acoustical tile
Condition	Generally good. Repairs have resulted in mismatched wall tile and sheet metal patches over tile.
Rating	2.5
Recommendations	Maintain existing toilet room finishes

INTERIOR FINISHES: BUILT-IN FURNITURE

Description	Non observed
Condition	
Rating	
Recommendations	

ACCESSIBILITY (2010 ADA Standards for Accessible Design) :

Unless triggered by alterations, buildings are generally not required to meet accessibility standards enacted after their construction. The purpose of this section is to provide an indication of the building's accessibility, as measured by current standards.

Entrance:	Non-compliant with respect to hardware and operation	Elevator:	Elevator appears to meet accessibility requirements
Signage:	Not accessible	Hardware:	Non-compliant door hardware
Toilet Rooms:	Non-compliant door clearances, fixture installation and accessory mounting heights.	Stairs and Circulation:	Non-compliant stair design
Overall Rating	1.0		

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Marwick - Boyd Fine Arts Center

HEATING, COOLING AND VENTILATION SYSTEMS:

Description The building heat source is campus steam that is reduced to low pressure in the main mechanical room and then converted to hot water via heat exchangers. Two newer split DX chillers provide cooling to the building. Most classroom and office spaces are served by 4 pipe unit ventilators that were found to be in various conditions. There are 4 larger 4 pipe air handlers that serve the auditorium and music room that are in poor shape. Building exhaust fans are older, but appear in fair condition. Ventilation is achieved through outdoor air intakes at the main air handlers and through the unit ventilators. The building hot and chilled water pumps appear to be in fair condition. The condensate return tank / pumping unit is leaking. Most ductwork and piping appears to be original to the building. Much of the pipe insulation is missing on the chilled water piping in the mechanical room and a good deal of corrosion has occurred. It appears that some unit ventilators have been replaced. Other terminal units (hot water convectors) appear original to the building. Controls are mostly pneumatic and very aged.

Condition 2

Rating: Fair

Recommendations The building condensate pump should be repaired and/or replaced. Most of the building HVAC is at or nearing the end of its useful life. A project to upgrade the building heating system, central air handlers, and controls should be considered. Unit ventilators are recommended to be maintained and replaced on an as needed basis.

PLUMBING SYSTEMS:

Description The restroom fixtures are a mixture of manual and automatic flush valves and are in good condition. The lavatory fixtures are manually operated and in fair condition. The building is served by a 4" domestic water line that enters the building via the crawl space. It does have backflow prevention and a maintenance bypass installed around the backflow prevention. The building has approximately 100 psi of pressure on the service gauges. Domestic hot water is supplied by a steam water heater with storage capacity. The water distribution piping is copper and utilizes cast iron drain waste and vent piping.

The building is served by a separate natural gas service that is supplied to the building via a separate meter. The gas service enters the building underground which is not recommended due to safety concerns should a leak in the incoming line occur.

Condition Fair

Rating: 2

Recommendations The entire plumbing system should be replaced when the building is renovated.

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Marwick - Boyd Fine Arts Center

ELECTRICAL SYSTEM: POWER

Description The building is served by a pad-mounted transformer fed from the campus system. It is a 750 kVA transformer. It has a 15 KV – 600A, fused, medium voltage switch protecting it. The transformer serves a 1600A-3 phase – 4W-480/277V fused switch switchboard with no main low voltage switch. It serves old Westinghouse branch panels, most of which are located in the corridors, that appear to be original to the building. Both the panelboards, and the circuit breakers installed within them, are now obsolete. There is a surge suppressor installed on the main switchboard.

Emergency power is supplied by a 50KW-3 phase-208/120V, natural gas fueled, Onan manufactured, emergency generator. It appears to be original to the building and is in poor condition. The automatic transfer switch is original as well. It serves split bus, fused switch, panelboards.

Condition Poor

Rating: 1

Recommendations Entire system should be replaced when building is renovated.

ELECTRICAL SYSTEM: LIGHTING

Description The majority of the building is served by T-8 lamped, surface mounted, fixtures. The exit lighting fixtures have been replaced recently and are in good condition. The control of the fixtures is by manually operated switches.

Condition Fair to Good

Rating: 2.5

Recommendations Replace the entire lighting system when the building is renovated.

TELECOMMUNICATIONS AND SECURITY

Description The building is served with multiple strands of fiber optic cabling as well as hard line for CATV and copper for voice communications. The distribution cabling throughout the building is mostly Category 5e and there is limited spare space within the racks for expansion.

There is no security system in the building.

Condition Good

Rating: 3

Recommendations System may remain as installed but will likely be upgraded when the building is renovated.

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Marwick - Boyd Fine Arts Center

FIRE PROTECTION SYSTEM:

Description A 6" fire service serves the building. It has been installed recently and is good condition. The only area observed to have automatic sprinklers is the stage area and they are in good condition as well.

Condition Good

Rating: 4

Recommendations The existing service should be maintained and expanded when the building is renovated

FIRE ALARM SYSTEM:

Description A newer Johnston Controls Metasys system has been installed in the building and is in good condition.

Condition Good

Rating: 4

Recommendations System may remain in service for many years.

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Marwick - Boyd Fine Arts Center

PHOTOGRAPHS:



Figure 1: Marwick – Boyd Auditorium Entrance



Figure 2: Marwick – Boyd, looking west from parking lot

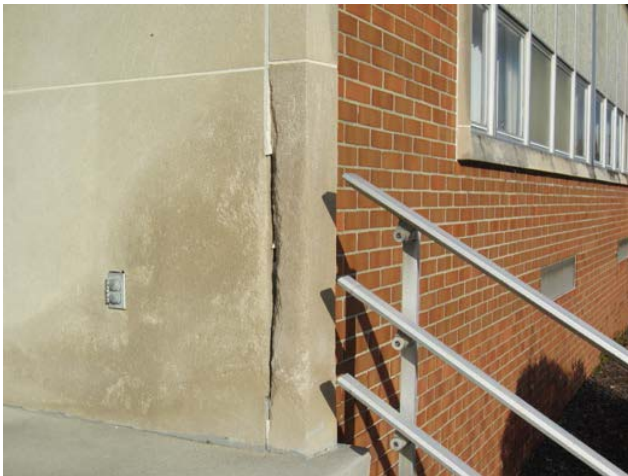


Figure 3: Surface erosion and open joint in limestone panels



Figure 4: Sealant failure at marble panel joint

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Marwick - Boyd Fine Arts Center

PHOTOGRAPHS (cont'd):



Figure 5: Studio interior



Figure 6: Typical finishes, interior corridor



Figure 5: Roof water ponding



Figure 6: Sealant failure at limestone coping

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Marwick - Boyd Fine Arts Center

OVERALL RECOMMENDATIONS:

Building Component / Attribute	Recommendations	Replacement Period		
		1 yr	5 yrs	10 yrs
Site:				
Skin:				
Roof:				
Windows:				
Exterior doors:				
Interiors:				
Accessibility				
HVAC	Repair / replace building condensate receiver tank and pumps. Replace building heating system, main air handlers, and controls. Replace unit ventilators on an as needed basis or as area renovations occur.	X	X	
Plumbing	System is serviceable but will require increased maintenance in the coming years		X	
Power:	System should be replaced entirely when renovation occurs		X	
Lighting:	System has been updated to receive more efficient lighting, but should be replaced when the building is renovated.			X
Telecom and Security	System may remain as installed			X
Fire Protection:	Area protected is limited to the stage but it may remain when the building is renovated			X
Fire Alarm:	System is in good condition and may remain			X

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: McEntire Building

BUILDING INFORMATION

Date Built:	1971	Construction type:	
Additions:	N/A	Use Group:	
Height:	1.5 Stories (Split Level)	Principal Uses:	Offices, Conference Room.
Size:	22,516 GSF 16,952 ASF		Locker Rooms, Shops and Storage

BUILDING CONDITION DESCRIPTION AND ASSESSMENT:

BUILDING SITE

Description
 Condition
 Rating:
 Recommendations

BUILDING STRUCTURE

Description	The building structure consists of reinforced concrete footings and slab on grade, load-bearing masonry walls and roof construction of open web bar joists and metal deck.
Condition	Good
Rating:	3
Recommendations	Maintain existing structural system condition.

BUILDING EXTERIOR: ENCLOSURE

Description	The building exterior enclosure consists of brick veneer and cement plaster on concrete masonry wall construction. Masonry over wall openings is supported on steel lintels. Painted steel canopies are installed over the main entrance and loading dock entrance to the building.
Condition	Fair to good. Cement plaster cracking and spalling was observed at lintels and on the east façade. Corrosion was observed along the bottom edge of the steel canopies. Corrosion was observed at some steel lintels over wall openings.
Rating:	2.5
Recommendations	Cracking and spalling of plaster should be repaired to maintain the integrity of the building enclosure and to prevent damage to the exterior enclosure. The corrosion should be removed from the canopies and the canopies repainted. Similarly, steel lintels should be scrapped to remove corrosion and refinished against further corrosion.

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: McEntire Building

BUILDING EXTERIOR: ROOF

Description	The building roof consists of an exposed EPDM membrane adhered to rigid insulation, mechanically fastened to the roof deck. Aluminum cap flashing and coping is installed at the roof perimeter.
Condition	The membrane appears to be in good condition. However, mastic cracking at membrane seams and flashing was observed.
Rating:	2.5
Recommendations	Periodic inspections and maintenance are recommended to maintain existing roof conditions.

BUILDING EXTERIOR: WINDOWS

Description	Windows consist of aluminum insulated glazing units. Most of the units are fixed: A small number of units are subdivided into fixed and operable awning components.
Condition	The windows appear to be in good condition, with no sign of sealant deterioration or condensation within the double glazing.
Rating:	3
Recommendations	Periodic inspections and maintenance are recommended to maintain existing window conditions.

EXTERIOR ENCLOSURE: DOORS/DOOR HARDWARE

Description	Exterior doors consist of steel hollow metal doors and frames at building and service entrances. Steel overhead roll-down doors are provided at the vehicle service bay and at the loading dock. Typical hardware at pedestrian entry doors consists of exterior pulls and interior panic bar devices.
Condition	Doors and hardware are in good condition. See the Accessibility section of this assessment for additional information.
Rating:	3
Recommendations	Maintain the existing condition of the exterior doors and hardware

INTERIOR FINISHES: PARTITIONS

Description	Partition construction is painted concrete masonry.
Condition	Good
Rating	3
Recommendations	Maintain existing partition condition.

INTERIOR FINISHES: CEILINGS

Description	Suspended acoustical, painted plaster and exposed structure (no ceiling).
Condition	Good
Rating	3
Recommendations	Maintain existing ceiling conditions.

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: McEntire Building

INTERIOR FINISHES: FLOORS

Description	Sealed concrete, ceramic mosaic tile, vinyl sheet, carpet and vinyl floor tile. Vinyl base installed in carpeted and other, limited, areas.
Condition	Good
Rating	3
Recommendations	Maintain existing floor finish conditions.

INTERIOR FINISHES: DOORS AND DOOR HARDWARE

Description	Hollow metal frames with wood and hollow metal doors. Door hardware includes knobs, pulls and push plates.
Condition	Fair to Good
Rating	2.5
Recommendations	Maintain doors and hardware in existing condition. See Accessibility comments.

INTERIOR FINISHES: TOILET ROOMS

Description	Toilet room finishes include sealed concrete, vinyl sheet, and ceramic tile flooring with vinyl base, painted concrete masonry partitions and painted plaster ceilings.
Condition	Fair to Good: De-lamination of sheet flooring in isolated areas, wear from normal usage observed on other floor surfaces.
Rating	2
Recommendations	Maintain toilet room finishes in existing condition.

INTERIOR FINISHES: BUILT-IN FURNITURE

Description	Kitchen cabinets and countertop installed in Break Room.
Condition	Good
Rating	3
Recommendations	Maintain existing condition.

ACCESSIBILITY (2010 ADA Standards for Accessible Design) :

Unless triggered by alterations, buildings are generally not required to meet accessibility standards enacted after their construction. The purpose of this section is to provide an indication of the building's accessibility, as measured by current standards.

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: McEntire Building

Entrance:	Not accessible: Opening force appears to exceed requirements	Elevator:	Not accessible: No elevator between floor levels
Signage:	Not accessible: Compliant signage not provided	Hardware:	Not accessible: Non-compliant knob hardware
Toilet Rooms:	Not accessible: Clearances and mounting heights non-compliant; non-compliant route to toilet room.	Stairs and Circulation:	Not accessible: Non-compliant accessible route between building levels
Overall Rating	1.0		

HEATING, COOLING AND VENTILATION SYSTEMS:

Description	The building heat source is campus steam that is reduced to low pressure in the main mechanical room and then converted to hot water via heat exchanger. Since a portion of the direct buried campus condensate line in the campus loop is leaking, high pressure condensate from other areas of campus is brought into this building and flashed. Office areas are cooled with a direct expansion (DX) system while the maintenance areas have no cooling. A newer air handler serves a portion of the office areas, but the maintenance area is served by heating only air handlers that are very aged. Ventilation appears to be fair. Three duty hot water pumps are used to pump hot water to various portions of the building. Most ductwork and piping appears to be original to the building. Terminal units (fan coils and some finned tube) and air terminals appear aged. Controls are pneumatically operated and temperature control in the office area was described as poor.
Condition Rating:	2 Fair
Recommendations	The section of the direct buried steam line in the campus steam loop should be replaced immediately to improve the ability to return condensate. The building HVAC system is aged and should be upgraded within the next 10 years.

PLUMBING SYSTEMS:

Description	The restroom fixtures are china lavatories with dated fixtures. The urinals have newer flush valves installed and are sensor type, as are the flush valves for the water closets. There are showers in the locker rooms that are in poor condition but don't appear to be used. The distribution piping is copper and utilizes cast iron drain waste and vent piping. The water service to the building is a 4" line with approximately 100 psi of pressure. There is a 53 gallon domestic water heater in the building that was installed in 2005. There is a natural gas service to the building served by a gas meter from the provider.
Condition Rating:	Fair to Poor 1.5
Recommendations	The entire plumbing system should be replaced when the building is renovated.

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: McEntire Building

ELECTRICAL SYSTEM: POWER

Description The building is served from the campus power grid via a pad mounted transformer located outside of the electric room. The service is a 400A-3 Phase-4W-480/277V service. There are two 400A main distribution panels but the second one, M2, does not have a main breaker and it is unclear as to how the panel is served. The building has a newer digital EMON/DMON electric meter installed on the one MDP. There are arc flash labels installed on some of the panels, but the arc flash category is not readily visible.

There is a large steam grate located below panel M2 that discharges steam frequently. This is an unsafe condition for an electrical who may be working in the panel and the steam discharges. An old Onan 40 KW-3 phase-4W-208/120V natural gas generator is installed to serve parts of the building emergency power needs. The automatic transfer switch has been replaced and is in good condition.

Condition Poor
Rating: 1
Recommendations Replace the system entirely when the building is renovated and install a single main building disconnect that is readily accessible.

ELECTRICAL SYSTEM: LIGHTING

Description The system consists of mostly T-8 lamped fixtures installed in a mixture of 2'x 4' recessed and pendent mounted fixtures. There are some limited occupancy sensors installed and limited battery pack, exit signs, and emergency lighting installed.

Condition Fair
Rating: 2
Recommendations Replace the entire lighting system when the building is renovated.

TELECOMMUNICATIONS AND SECURITY

Description The building is served with multiple strands of fiber optic cabling as well as copper for voice communications. The adjacent Thorn Building is also served from this building. The distribution cabling throughout the building is mostly Category 5e and there is limited spare space within the racks for expansion.

There is no security system in the building.

Condition Good
Rating: 3
Recommendations System may remain as installed but will likely be upgraded when the building is renovated.

FIRE PROTECTION SYSTEM:

Description The system is served by a 6" fire service separated from the domestic water outside of the building. The building is not fully sprinklered as the office area does not have sprinklers. There are some old sprinklers in the shop area.

Condition Poor
Rating: 1

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: McEntire Building

Recommendations Replace entire system when building is renovated

FIRE ALARM SYSTEM:

Description No fire alarm system exists in the building, either manual or automatic.
Condition N/A
Rating: N/A
Recommendations Building is required to have at least a manual system installed.

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: McEntire Building

PHOTOGRAPHS:



Figure 1: McEntire Entrance and Exterior Enclosure



Figure 2: Cement Plaster Cracking and Spalling



Figure 3: Canopy Corrosion at Entrance



Figure 4: Membrane Roof

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: McEntire Building

PHOTOGRAPHS (cont'd):



Figure 5: Typical Interior Finishes



Figure 6: Stair Between Building Levels



Figure 7: Conference Room Finishes



Figure 8: Loading Dock Entrance

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: McEntire Building

OVERALL RECOMMENDATIONS:

Building Component / Attribute	Recommendations	Replacement Period		
		1 yr	5 yrs	10 yrs
Site:				
Skin:				
Roof:				
Windows:				
Exterior doors:				
Interiors:				
Accessibility				
HVAC	Replace direct buried condensate steam lines within next year. Plan for HVAC upgrade within the next 10 years.	X		X
Plumbing	System is serviceable but will require increased maintenance in the coming years		X	
Power:	System is serviceable, but most of the installed circuit breakers are now obsolete and may not be available should they be needed.		X	
Lighting:	System has been updated since the building was constructed but all new lighting fixtures should be installed when the building is renovated.		X	
Telecom and Security	System may remain as installed		X	
Fire Protection:	System should be replaced		X	
Fire Alarm:	Building has no fire alarm system even though it is required. One should be installed as soon as possible.	X		

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: McEntire Warehouse

BUILDING INFORMATION

Date Built:	1971	Construction type:	
Additions:		Use Group:	
Height:	1 Story	Principal Uses:	Maintenance, Storage
Size:	5,790 GSF 4,890 ASF		

BUILDING CONDITION DESCRIPTION AND ASSESSMENT:

BUILDING SITE

Description	Relatively flat site. The north side of the building is located on a service drive. A lawn is located on the south side of the building. There is no evidence of site drainage issues.
Condition	Fair
Rating:	2.0
Recommendations	Maintain existing paved areas and lawn.

BUILDING STRUCTURE

Description	The building structure consists of a reinforced concrete slab on grade, steel columns and steel roof trusses. The columns and trusses divide the building into a repetitive series of garage bays. Lightweight steel sections span between and brace the trusses, helping to support the corrugated metal roof.
Condition	Good.
Rating:	3.0
Recommendations	Maintain existing structural conditions.

BUILDING EXTERIOR: ENCLOSURE

Description	The building enclosure consists of corrugated steel panels.
Condition	Fair. Corrosion is occurring at the base of the wall panels.
Rating:	2.0
Recommendations	Remove corrosion and refinish panel areas.

BUILDING EXTERIOR: ROOF

Description	Roofing consists of corrugated metal panels.
Condition	Fair. This judgment is based on the building overall condition, as the roof was not inspected.
Rating:	2.0
Recommendations	Maintain existing roof conditions.

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: McEntire Warehouse

BUILDING EXTERIOR: WINDOWS

Description Not applicable
Condition
Rating:
Recommendations

EXTERIOR ENCLOSURE: DOORS/DOOR HARDWARE

Description Building entrances consist of hollow metal frames and doors, with knob handle hardware. Overhead roll down doors are located in each structural bay on the north side of the building.
Condition Fair. Hollow metal doors are in fair condition. Corrosion at hollow metal doors and overhead door tracks.
Rating: 2.0
Recommendations Remove corrosion and refinish metal surfaces.

INTERIOR FINISHES: PARTITIONS

Description Interior partition finishes consist of concrete masonry between garage bays.
Condition Fair
Rating 2.0
Recommendations Maintain existing partition conditions.

INTERIOR FINISHES: CEILINGS

Description Ceiling finishes consist of spray-on fire proofing on the corrugated metal roof.
Condition Fair
Rating 2.0
Recommendations Maintain existing ceiling conditions.

INTERIOR FINISHES: FLOORS

Description Floor finishes are concrete
Condition Fair
Rating 2.0
Recommendations Maintain existing condition of floor finishes.

INTERIOR FINISHES: DOORS AND DOOR HARDWARE

Description Hollow metal doors and frames with knob hardware
Condition Fair
Rating 2.0
Recommendations Maintain existing condition

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: McEntire Warehouse

INTERIOR FINISHES: TOILET ROOMS

Description Not applicable

Condition
 Rating
 Recommendations

INTERIOR FINISHES: BUILT-IN FURNITURE

Description Not observed

Condition
 Rating
 Recommendations

ACCESSIBILITY (2010 ADA Standards for Accessible Design) :

Unless triggered by alterations, buildings are generally not required to meet accessibility standards enacted after their construction. The purpose of this section is to provide an indication of the building's accessibility, as measured by current standards.

Entrance:	Not accessible	Elevator:	Not applicable
Signage:	Not applicable	Hardware:	Not accessible
Toilet Rooms:	Not applicable	Stairs and Circulation:	Not applicable
Overall Rating:	Not applicable		

HEATING, COOLING AND VENTILATION SYSTEMS:

Description A combination of electric radiant heaters and gas fire unit heaters provide heat to some bays of the garage. A sidewall fan provides ventilation in the garage bay that is used as a welding shop.

Condition 2

Rating: Fair

Recommendations Maintain heating and ventilating equipment and replace on an as needed basis.

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: McEntire Warehouse

PHOTOGRAPHS:



Figure 1: North façade of McEntire Warehouse



Figure 2: Sealant failure and open joint in masonry at expansion joint



Figure 3: Interior view of garage bay



Figure 4: Northwest corner of building

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: McEntire Warehouse

OVERALL RECOMMENDATIONS:

Building Component / Attribute	Recommendations	Replacement Period		
		1 yr	5 yrs	10 yrs
Site:				
Skin:				
Roof:				
Windows:				
Exterior doors:				
Interiors:				
Accessibility				
HVAC	Maintain heating and ventilating equipment and replace on an as needed basis.			X
Plumbing:				
Power:				
Lighting:				
Fire Protection:				
Fire Alarm:				

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: Moore Hall

BUILDING INFORMATION

Date Built:	1890	Construction type:	
Additions:		Use Group:	
Height:	2 Stories, Basement and Attic	Principal Uses:	Conferences and Meetings
Size:	10,283 GSF 6,583 ASF		

BUILDING CONDITION DESCRIPTION AND ASSESSMENT:

BUILDING SITE

Description	Sloping site, descending from east to west. Building basement is built into the hillside.. Paved surface parking, driveway and garage on the east side of the building. Landscape and walks on north, south and west sides of building. No site drainage problems observed.
Condition	Good
Rating:	2.5
Recommendations	Maintain existing landscape and hardscape.

BUILDING STRUCTURE

Description	The building structure consists of a concrete slab on grade with stone masonry bearing and foundation walls. The building superstructure consists of load bearing brick masonry walls with wood floor and roof framing.
Condition	Good
Rating:	2.5
Recommendations	Maintain existing structural system conditions.

BUILDING EXTERIOR: ENCLOSURE

Description	The exterior enclosure consists of a stone water table, brick masonry walls, stone lintels and sills, wood porch and architectural trim.
Condition	Generally good. Open mortar joints and cracked stone and mortar were observed.
Rating:	2.5
Recommendations	Maintain existing exterior wall conditions.

BUILDING EXTERIOR: ROOF

Description	Roof system consists of slate shingles.
Condition	Appears to be good: Could not be observed from roof.
Rating:	2.5
Recommendations	Maintain roof construction in existing condition.

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Moore Hall

BUILDING EXTERIOR: WINDOWS

Description The windows consist of single glazed wood and glass units. One casement window is installed.
Condition Fair
Rating: 2.0
Recommendations Maintain existing window conditions.

EXTERIOR ENCLOSURE: DOORS/DOOR HARDWARE

Description Building entry doors and frames are wood. Knob and pull handle hardware are installed.
Condition Good
Rating: 2.5
Recommendations Maintain existing door and hardware condition.

INTERIOR FINISHES: PARTITIONS

Description Interior partitions include painted plaster and wood. Wood chair rails, wainscot and cornice are installed.
Condition Good
Rating 2.5
Recommendations Maintain existing partition finishes.

INTERIOR FINISHES: CEILINGS

Description Ceiling finishes include painted plaster and suspended acoustical ceiling tile
Condition Good
Rating 2.5
Recommendations Maintain existing ceiling conditions.

INTERIOR FINISHES: FLOORS

Description Floor finishes are wood, vinyl composition tile and carpet.
Condition Good.
Rating 2.5
Recommendations Maintain existing floor finish conditions.

INTERIOR FINISHES: DOORS AND DOOR HARDWARE

Description Historic wood doors and frames with knob handle hardware (typical)
Condition Good
Rating 2.5
Recommendations Maintain existing interior doors and hardware.

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: Moore Hall

INTERIOR FINISHES: TOILET ROOMS

Description Floor finishes: Ceramic mosaic tile and carpet
 Wall finishes: Painted gypsum board and ceramic mosaic tile
 Ceiling finishes: Painted plaster
 Condition Fair. Upstairs bathrooms are worn and appear to be little used.
 Rating 2.0
 Recommendations Maintain existing toilet room finishes.

INTERIOR FINISHES: BUILT-IN FURNITURE

Description Kitchen cabinetry
 Condition Fair
 Rating 2.0
 Recommendations Maintain existing cabinetry condition

ACCESSIBILITY (2010 ADA Standards for Accessible Design) :

Unless triggered by alterations, buildings are generally not required to meet accessibility standards enacted after their construction. The purpose of this section is to provide an indication of the building's accessibility, as measured by current standards.

Entrance:	One entrances is accessible	Elevator:	None
Signage:	Not accessible	Hardware:	Not accessible
Toilet	Not accessible	Stairs and	Not accessible
Rooms:		Circulation:	
Overall	1.0		
Rating			

HEATING, COOLING AND VENTILATION SYSTEMS:

Description The building heat source is a recently installed gas fired steam boiler that supplies steam to radiators located throughout the building. Cooling is provided in the main conference room by window air conditioners. Ceiling exhaust fans provide exhaust in the restrooms. The boiler feed water / condensate return pumps were replaced recently with the boiler. Some of the steam piping in the mechanical room was replaced when the boiler was installed, but most steam and condensate piping is believed to be aged. Controls are local radiator thermostats.

Condition 2.5

Rating: Fair / Good

Recommendations Maintain recently installed heating system. Replace window units serving conference room with a

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Moore Hall

more aesthetically pleasing split cooling system.

PLUMBING SYSTEMS:

Description The water closets are tank type and the lavatory is vitreous china with manual faucet. The building is served by a 1" domestic water line that enters the building in the basement and has no backflow prevention or meter.

Domestic hot water is supplied by a new electric water heater with 40 gallons of storage capacity. The water distribution piping is copper and utilizes cast iron and PVC drain, waste and vent piping.

The building is served by a separate natural gas service that is supplied to the building via a separate meter.

Condition Fair-Poor

Rating: 1.5

Recommendations The entire plumbing system should be replaced when the building is renovated.

ELECTRICAL SYSTEM: POWER

Description The building is served with an ancient Frank Adams manufactured 200A-1 phase – 3W-240/120V, fused switch panelboard that uses screw-in fuses. The branch circuit wiring is fabric coated. There is no metering or emergency power installed.

Condition Poor

Rating: 1

Recommendations Entire system should be replaced as soon as possible.

ELECTRICAL SYSTEM: LIGHTING

Description The majority of the building is served by surface mounted incandescent fixtures. Since the building was previously used as the President's House, the fixtures are residential in nature with some of them being highly ornate and should be salvaged if possible when the building is renovated. The control of the fixtures is by manually operated switches.

Condition Poor

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Moore Hall

Rating: I
Recommendations Replace the entire lighting system when the building is renovated.

TELECOMMUNICATIONS AND SECURITY

Description The building is served with copper telecommunications cabling and fiber optic cabling. There is no security system installed.
Condition Poor
Rating: I
Recommendations Replace the telecommunications system when the building is renovated.

FIRE PROTECTION SYSTEM:

Description There is no fire protection service installed in the building
Condition N/A
Rating: N/A
Recommendations N/A

FIRE ALARM SYSTEM:

Description There is no fire alarm system installed in the building
Condition N/A
Rating: N/A
Recommendations N/A

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Moore Hall

PHOTOGRAPHS:



Figure 1: West façade of Moore Hall



Figure 2: Cracks and open joints in exterior masonry



Figure 3: Typical room finishes



Figure 4: East elevation of building, with porch

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: Moore Hall

OVERALL RECOMMENDATIONS:

Building Component / Attribute	Recommendations	Replacement Period		
		1 yr	5 yrs	10 yrs
Site:				
Skin:				
Roof:				
Windows:				
Exterior doors:				
Interiors:				
Accessibility				
HVAC	Maintain recently installed heating system. Replace window units serving conference room with a more aesthetically pleasing split cooling system.		X	
Plumbing	System is serviceable but will require increased maintenance in the coming years		X	
Power:	System should be replaced as soon as possible	X		
Lighting:	System should be replaced when the building is renovated.		X	
Telecom and Security	System should be replaced when the building is renovated.		X	
Fire Protection:	Building has no sprinklers installed			N/A
Fire Alarm:	Building has no fire alarms system installed			N/A

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: Pole Barn

BUILDING INFORMATION

Date Built:	1976	Construction type:	
Additions:		Use Group:	
Height:	1 Story	Principal Uses:	Storage Building
Size:	4,851 GSF 4,573 ASF		

BUILDING CONDITION DESCRIPTION AND ASSESSMENT:

BUILDING SITE

Description	Level Site: No site drainage issues observed. Site is unimproved except for gravel roadways around building.
Condition	Fair
Rating:	2.0
Recommendations	Given the utilitarian building functions, maintain existing site conditions.

BUILDING STRUCTURE

Description	The building structure consists of a reinforced concrete slab on grade, with wood wall framing supporting wooden roof trusses
Condition	Fair
Rating:	2.0
Recommendations	Perform periodic inspections and maintenance to prevent deterioration of the exposed wood structure.

BUILDING EXTERIOR: ENCLOSURE

Description	The building is clad in corrugated steel and translucent plastic panels.
Condition	Fair. Steel panel corrosion and impact damage observed.
Rating:	2.0
Recommendations	Perform periodic inspections and maintenance to prevent further deterioration of the exterior panels.

BUILDING EXTERIOR: ROOF

Description	Roofing consists of corrugated steel panels with steel flashing.
Condition	Fair. The age of the roof is unknown. Corrosion of flashing and fasteners observed.
Rating:	2.0
Recommendations	Periodic inspections and maintenance should be performed to maintain the integrity of the roof system.

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Pole Barn

BUILDING EXTERIOR: WINDOWS

Description: There are no window units. Daylight transmission through the translucent wall panels.
Condition:
Rating:
Recommendations:

EXTERIOR ENCLOSURE: DOORS/DOOR HARDWARE

Description: Building entry doors consist of four overhead roll-down doors and three hollow metal doors. Doors are framed in wood and metal trim. Knob handle locksets are installed.
Condition: Fair.
Rating: 2.0
Recommendations: Maintain existing door conditions.

INTERIOR FINISHES: PARTITIONS

Description: Not applicable
Condition:
Rating:
Recommendations:

INTERIOR FINISHES: CEILINGS

Description: Not applicable
Condition:
Rating:
Recommendations:

INTERIOR FINISHES: FLOORS

Description: Exposed concrete slab
Condition: Good.
Rating: 2.5
Recommendations: Maintain existing condition of floor finishes.

INTERIOR FINISHES: DOORS AND DOOR HARDWARE

Description: One wood door and frame are installed in a plywood enclosure within the building. Knob hardware is installed in the door.
Condition: Poor
Rating: 1.0
Recommendations: Given the utilitarian functions of the building, maintain the existing interior door and hardware.

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Pole Barn

INTERIOR FINISHES: TOILET ROOMS

Description Not applicable

Condition

Rating

Recommendations

INTERIOR FINISHES: BUILT-IN FURNITURE

Description Not applicable

Condition

Rating

Recommendations

ACCESSIBILITY (2010 ADA Standards for Accessible Design) :

Unless triggered by alterations, buildings are generally not required to meet accessibility standards enacted after their construction. The purpose of this section is to provide an indication of the building's accessibility, as measured by current standards.

Entrance: Not applicable Elevator: Not applicable

Signage: Not applicable Hardware: Not applicable

Toilet Rooms: Not applicable Stairs and Circulation: Not applicable

Overall Rating: Not applicable

HEATING, COOLING AND VENTILATION SYSTEMS:

Description An electric unit heater provides heat in the small room that houses the water service. The rest of the building is not heated or cooled. Roof top vents provide general ventilation in the main barn area.

Condition 3

Rating: Good

Recommendations Maintain and replace electric unit heater on an as needed basis.

PLUMBING SYSTEMS:

Description There is an 8" water service that is used to water the fields that enters this building. It is connected

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Pole Barn

to the city water system.

Condition: Good

Rating: 3

Recommendations: The system should adequately meet the needs of the building use for the next few years.

ELECTRICAL SYSTEM: POWER

Description: The building is served with 200A-1 phase – 3W-240/120V electric service. There are approximately 10 spare spaces available in the panel for future use.

No emergency generator is installed.

Condition: Fair

Rating: 2

Recommendations: The system should adequately meet the needs of the building use for the next few years.

ELECTRICAL SYSTEM: LIGHTING

Description: The building is served with mostly bare incandescent lamped fixtures. There are some recessed T-12 fluorescent lamped fixtures and a few high pressure sodium fixtures outside and then the bays.

Condition: Poor

Rating: 1

Recommendations: Replace the entire lighting system when the building is renovated.

TELECOMMUNICATIONS AND SECURITY

Description: The building has no telecom or security system installed

Condition: N/A

Rating: N/A

Recommendations: N/A

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Pole Barn

FIRE PROTECTION SYSTEM:

Description	There is no fire protection service installed in the building
Condition	N/A
Rating:	N/A
Recommendations	N/A

FIRE ALARM SYSTEM:

Description	There is no fire alarm system installed in the building
Condition	N/A
Rating:	N/A
Recommendations	N/A

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Pole Barn

PHOTOGRAPHS:



Figure 1: Pole barn exterior view



Figure 2: Exterior corrosion at roof flashing and impact damage at wall panels



Figure 3: Barn interior



Figure 4: Door, hinge and wood jamb deterioration at hollow metal entrance.

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Pole Barn

OVERALL RECOMMENDATIONS:

Building Component / Attribute	Recommendations	Replacement Period		
		1 yr	5 yrs	10 yrs
Site:				
Skin:				
Roof:				
Windows:				
Exterior doors:				
Interiors:				
Accessibility				
HVAC	Maintain and replace electric unit heater on an as needed basis.			
Plumbing	System should adequately meet the needs of the building's use for the next few years			X
Power:	System should adequately meet the needs of the building's use for the next few years		X	
Lighting:	System should be replaced when the building is renovated.		X	
Telecom and Security	Building has no telecom or security system installed			
Fire Protection:	Building has no sprinklers installed			
Fire Alarm:	Building has no fire alarms system installed			

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: President's House

BUILDING INFORMATION

Date Built:	1997	Construction type:	
Additions:		Use Group:	
Height:	2 Stories, Basement and Attic	Principal Uses:	Residence
Size:	7,569 GSF 4,842 ASF		

BUILDING CONDITION DESCRIPTION AND ASSESSMENT:

BUILDING SITE

Description	Sloping site descending west to east, surrounded by landscape. Parking and driveway are located on the north side of the building. No site drainage issues observed.
Condition	Good
Rating:	3.0
Recommendations	Maintain existing landscape and hardscape.

BUILDING STRUCTURE

Description	The building structure consists of a concrete slab on grade with a wood frame superstructure.
Condition	Good
Rating:	3
Recommendations	Maintain existing structural system conditions.

BUILDING EXTERIOR: ENCLOSURE

Description	The exterior enclosure consists of brick veneer and cast stone lintels and sills, aluminum and wood portico, porch and cornice.
Condition	Good
Rating:	3.0
Recommendations	Maintain existing exterior wall conditions.

BUILDING EXTERIOR: ROOF

Description	Roof system consists of asphalt shingles. .
Condition	Appears to be good: Could not be observed from the roof.
Rating:	3.0
Recommendations	Maintain roof construction in existing condition.

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: President's House

BUILDING EXTERIOR: WINDOWS

Description	The windows consist of double glazed aluminum and glass units.
Condition	Good.
Rating:	3.0
Recommendations	Maintain existing window conditions.

EXTERIOR ENCLOSURE: DOORS/DOOR HARDWARE

Description	Building entry doors are wood, with knob and lever handle hardware. Entry doors on the basement level are wood and glass.
Condition	Good
Rating:	3.0
Recommendations	Maintain existing door and hardware condition.

INTERIOR FINISHES: PARTITIONS

Description	Interior partitions are painted and wall papered, with wood chair rail and wainscot in some locations.
Condition	Good
Rating	3.0
Recommendations	Maintain existing partition finishes.

INTERIOR FINISHES: CEILINGS

Description	Ceiling finishes are painted gypsum board
Condition	Good
Rating	3.0
Recommendations	Maintain existing ceiling conditions.

INTERIOR FINISHES: FLOORS

Description	Floor finishes are wood, sheet vinyl and carpet.
Condition	Good
Rating	3.0
Recommendations	Maintain existing floor finish conditions.

INTERIOR FINISHES: DOORS AND DOOR HARDWARE

Description	Wood doors in wood frames are installed throughout the building. Lever handle hardware is installed.
Condition	Good
Rating	3.0
Recommendations	Maintain existing interior doors and hardware.

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: President's House

INTERIOR FINISHES: TOILET ROOMS

Description	Floor finishes: Vinyl sheet flooring Wall finishes: Painted gypsum board Ceiling finishes: Suspended acoustical ceiling tile
Condition	Good
Rating	3.0
Recommendations	Maintain existing toilet room finishes

INTERIOR FINISHES: BUILT-IN FURNITURE

Description	Kitchen cabinetry and window seats
Condition	Good
Rating	3.0
Recommendations	Maintain existing conditions

ACCESSIBILITY (2010 ADA Standards for Accessible Design) :

Unless triggered by alterations, buildings are generally not required to meet accessibility standards enacted after their construction. The purpose of this section is to provide an indication of the building's accessibility, as measured by current standards.

Entrance:	Accessible	Elevator:	Not accessible
Signage:	Not accessible	Hardware:	Is accessible
Toilet	Not accessible	Stairs and	Not accessible
Rooms:		Circulation:	
Overall	1.5		
Rating			

HEATING, COOLING AND VENTILATION SYSTEMS:

Description	The building heating and cooling source is three gas fired furnaces with split DX cooling that appear to be in good condition. The units also provide humidification during dry winter conditions. Ceiling exhaust fans provide general exhaust in the restrooms and a range hood provides exhaust for cooking. Air is distributed via floor mounted grilles that are in good condition. Controls are stand-alone for each furnace.
Condition	3
Rating:	Good
Recommendations	Maintain systems to extend remaining life of equipment.

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: President's House

PLUMBING SYSTEMS:

Description The water closets are residential tank type and the lavatories are vitreous china with manual faucets. The building is served by a 1" domestic water line that enters the building in the basement and no backflow prevention and a meter.

Domestic hot water is supplied by a new natural gas water heater with 75 gallons of storage capacity. The water distribution piping is copper and utilizes PVC drain, waste and vent piping.

The building is served by a separate natural gas service that is supplied to the building via a separate meter.

Condition Excellent

Rating: 4

Recommendations The plumbing system should adequately serve the building for many years.

ELECTRICAL SYSTEM: POWER

Description The main panelboard is a 600A-1 phase-3W-240/120V panel with a main circuit breaker. It does have spare capacity and serves other branch panels in the house. There is a kilowatt-hour meter installed on the pad-mounted transformer that serves the house. The branch circuit wiring is MC cable.

Condition Excellent

Rating: 4

Recommendations The system should adequately serve the building for many years.

ELECTRICAL SYSTEM: LIGHTING

Description The majority of the building is served by surface mounted T-8 and compact fluorescent, residential style fixtures. The control of the fixtures is by manually operated switches. The emergency lighting is provided via battery packs.

Condition Excellent

Rating: 4

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: President's House

Recommendations The system should adequately serve the building for many years.

TELECOMMUNICATIONS AND SECURITY

Description The building is served with copper telecommunications cabling and fiber optic cabling. The branch wiring is Cat. 5. There is a security system installed.

Condition Excellent

Rating: 4

Recommendations The system should adequately serve the building for many years.

FIRE PROTECTION SYSTEM:

Description There is no fire protection service installed in the building

Condition N/A

Rating: N/A

Recommendations N/A

FIRE ALARM SYSTEM:

Description There is no central fire alarm system, just individual smoke detectors.

Condition N/A

Rating: N/A

Recommendations N/A

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: President's House

PHOTOGRAPHS:



Figure 1: West façade of the President's House



Figure 2: East façade of the building

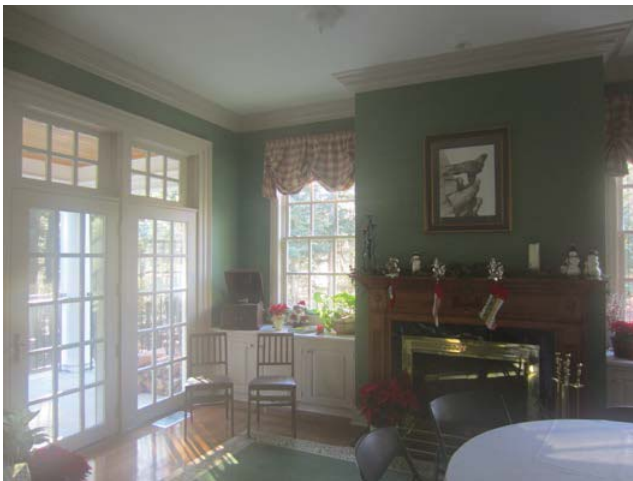


Figure 3: Room interior



Figure 4: Main staircase

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: President's House

OVERALL RECOMMENDATIONS:

Building Component / Attribute	Recommendations	Replacement Period		
		1 yr	5 yrs	10 yrs
Site:				
Skin:				
Roof:				
Windows:				
Exterior doors:				
Interiors:				
Accessibility				
HVAC	Maintain systems to extend remaining life of equipment.			
Plumbing	System should adequately serve the building for many years			X
Power:	System should adequately serve the building for many years			X
Lighting:	System should be replaced when the building is renovated.			X
Telecom and Security	System should be replaced when the building is renovated.			X
Fire Protection:	Building has no sprinklers installed			N/A
Fire Alarm:	Building has no fire alarms system installed			N/A

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: Ralston Hall

BUILDING INFORMATION

Date Built:	1963	Construction type:	
Additions:		Use Group:	
Height:	4 Stories and basement	Principal Uses:	Offices and Residences
Size:	59,544 GSF 35,356 ASF		

BUILDING CONDITION DESCRIPTION AND ASSESSMENT:

BUILDING SITE

Description	Sloping site, descending north to south. Building basement is constructed into the hillside. Landscape and walks around building. Small parking lot on the east side of the building. No site drainage issues observed.
Condition	Good
Rating:	3.0
Recommendations	Maintain existing landscape and hardscape.

BUILDING STRUCTURE

Description	The building structure consists of a concrete slab on grade with reinforced concrete foundation walls. The superstructure is a concrete frame, with concrete floor slabs.
Condition	Good
Rating:	3
Recommendations	Maintain existing structural system conditions

BUILDING EXTERIOR: ENCLOSURE

Description	The exterior enclosure consists of fieldstone and brick veneer, limestone sills, spandrel panels and window trim, concrete coping and cement plaster canopy soffits.
Condition	Fair. Cracking, spalling and open joints observed in brick masonry. Corrosion bleeding through cement plaster at entrance canopy. Steel lintel corrosion is cracking brick masonry. Concrete spalling occurring at exterior stair construction. Sealant at building expansion joints is failing.
Rating:	1.5. While much of the enclosure is in fair condition, the number of significant deficiencies indicates that the enclosure is deteriorating toward a poor condition.
Recommendations	The building exterior should be inspected to determine the type and scope of repairs required to correct the current deficiencies and prevent further deterioration of the building enclosure.

BUILDING EXTERIOR: ROOF

Description	Roof system consists of ballasted membrane roofing.
Condition	Fair. Age of the roof is unknown. Plants have taken root and are spreading across the roofing.

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Ralston Hall

Rating: 1.5
Recommendations The roof should be inspected to determine if repairs or replacement are required to maintain its integrity.

BUILDING EXTERIOR: WINDOWS

Description The windows consist of double glazed fixed and operable aluminum and glass units.
Condition Good.
Rating: 2.5
Recommendations Maintain existing window conditions.

EXTERIOR ENCLOSURE: DOORS/DOOR HARDWARE

Description Building entry doors are aluminum and glass units with glazed sidelight or storefront assemblies. Pulls or lever handle hardware, with panic bars, are installed at entrances. Hollow metal doors and frames, with pulls and knob hardware, are installed at service entrances.
Condition Fair. Corrosion noted at hollow metal doors and frames.
Rating: 2.0
Recommendations Remove corrosion and refinish hollow metal doors and frames.

INTERIOR FINISHES: PARTITIONS

Description Interior partitions include painted concrete, painted concrete masonry and painted gypsum board.
Condition Good
Rating 2.5
Recommendations Maintain existing partition finishes.

INTERIOR FINISHES: CEILINGS

Description Ceiling finishes include painted plaster and suspended acoustical ceiling tile
Condition Good
Rating 2.5
Recommendations Maintain existing ceiling conditions.

INTERIOR FINISHES: FLOORS

Description Floor finishes include sheet vinyl, terrazzo, concrete and vinyl tile.
Condition Fair. The dimensions of the vinyl tile suggest possible asbestos content.
Rating 2.0
Recommendations The University should perform testing to determine the tile composition and, if asbestos is present, develop a policy for tile maintenance or replacement. Maintain existing condition of other floor finishes.

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Ralston Hall

INTERIOR FINISHES: DOORS AND DOOR HARDWARE

Description Interior doors include wood and hollow metal doors in hollow metal frames, with lever handle, knob handle, pull and push plate hardware.
Condition Fair.
Rating 2.0
Recommendations Maintain existing interior doors and hardware.

INTERIOR FINISHES: TOILET ROOMS

Description Floor finishes: Vinyl composition tile, ceramic mosaic tile
 Wall finishes: Painted gypsum board, painted concrete masonry, ceramic tile
 Ceiling finishes: Painted concrete, painted plaster and suspended acoustical tile
Condition Fair
Rating 2.0
Recommendations Maintain existing toilet room finishes

INTERIOR FINISHES: BUILT-IN FURNITURE

Description Resident room wardrobes and shelving
Condition Fair
Rating 2.0
Recommendations Maintain existing built-in furniture

ACCESSIBILITY (2010 ADA Standards for Accessible Design) :

Unless triggered by alterations, buildings are generally not required to meet accessibility standards enacted after their construction. The purpose of this section is to provide an indication of the building's accessibility, as measured by current standards.

Entrance:	Not accessible	Elevator:	None
Signage:	Not accessible	Hardware:	Not accessible
Toilet	Not accessible due to clearances,	Stairs and	Not accessible
Rooms:	fixture types and mounting heights.	Circulation:	
Overall	1.0		
Rating			

HEATING, COOLING AND VENTILATION SYSTEMS:

Description The building heat source is campus steam that is reduced to low pressure in the main mechanical room and then converted to hot water via heat exchangers. Building heating is separated into three control zones. One hot water pump serves each zone and one additional pump acts as a standby pump for the three duty pumps. Most of the heating system appears to be original to the building. Window air conditioning units provide cooling to some areas of the building. Exhaust fans serving

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Ralston Hall

the toilet room shafts provide exhaust. The building is not mechanically ventilated aside from a few unit ventilators. The building hot water and condensate pumps appear to be in fair condition. The hot water piping system is aged and leaks occur often. The controls for the heating system appear to have been upgraded to DDC recently.

Condition I

Rating: Poor

Recommendations Complete HVAC system replacement. Provide central cooling system and add mechanical ventilation throughout building.

PLUMBING SYSTEMS:

Description Some of the restroom lavatories have been updated at one time and in good condition. The urinals and water closets are in good condition as well and utilize manual flush valves. The water service enters through a corridor wall and has no backflow prevention or meter installed. The distribution piping is copper and utilizes cast iron drain waste and vent piping.

The domestic water is created utilizing a steam heater when the steam is active, and a 30 gallon natural gas heater when the steam is off.

There is a 2" gas line that enters the building underground through a stairwell.

Condition Fair

Rating: 2

Recommendations The plumbing system should be replaced when the building is renovated.

ELECTRICAL SYSTEM: POWER

Description The building is served from the campus power grid via a Westinghouse 300KVA, dry-type power center that has the transformer direct-coupled to the low voltage distribution board rated at 1400A-3 phase-4W-208/120V. There is an analog kilowatt-hour meter installed. The switchboard serves branch panels throughout the building via obsolete circuit breakers in the switchboard and in the branch panelboards.

The wiring is installed in metal conduit.

There are arc flash labels installed on some of the panels.

There is an old Kohler emergency generator that is original to the building installed in the electric room. It is rated at 10KW-1 phase-120V. It provides emergency power through an equally as old

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Ralston Hall

	Zenith automatic transfer switch. While the generator is functional, it should not be counted on to provide power during an extended outage.
Condition	Poor
Rating:	1
Recommendations	System should be replaced as soon as possible

ELECTRICAL SYSTEM: LIGHTING

Description	The system consists of a mixture of T-12, T-8 and compact fluorescent lamped fixtures. There are some fixtures that have had low glare lenses installed. Lighting control is by manual switches mostly with some occupancy sensors scattered throughout.
Condition	Fair-Poor
Rating:	1.5
Recommendations	The system should be replaced when the building is renovated.

TELECOMMUNICATIONS AND SECURITY

Description	The building is served with multiple strands of fiber optic cabling and copper for voice communications. The distribution cabling throughout the building is mostly Category 5 and there is limited spare space within the racks for expansion. There are door alarms installed on the exterior doors.
Condition	Good
Rating:	3
Recommendations	System may remain as installed but will likely be upgraded when the building is renovated.

FIRE PROTECTION SYSTEM:

Description	No fire protection system is installed.
Condition	N/A
Rating:	N/A
Recommendations	N/A

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Ralston Hall

FIRE ALARM SYSTEM:

Description	The building is fitted with a Johnson Controls fire alarm system with bell/strobe audio/visual devices, as well as a Simplex 4002 system. They apparently serve different parts of the building. There are smoke detectors in the corridors.
Condition	Fair - Poor
Rating:	1.5
Recommendations	System should be replaced when the building is renovated.

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Ralston Hall

PHOTOGRAPHS:



Figure 1: Ralston Hall entrance



Figure 2: East façade of building



Figure 3: Cracks in stone masonry



Figure 4: Cracks in brick masonry

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Ralston Hall



Figure 5: Window lintel corrosion cracking masonry and mortar joints



Figure 6: Sealant failure at expansion joint, with masonry spalling and cracking.



Figure 7: Open joints and cracks in chimney masonry



Figure 8: Plant growth on lower roof, beyond

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Ralston Hall

OVERALL RECOMMENDATIONS:

Building Component / Attribute	Recommendations	Replacement Period		
		1 yr	5 yrs	10 yrs
Site:				
Skin:				
Roof:				
Windows:				
Exterior doors:				
Interiors:				
Accessibility				
HVAC	Complete HVAC system replacement. Provide central cooling system and add mechanical ventilation throughout building.		X	
Plumbing	System should be replaced when building is renovated		X	
Power:	System should be replaced as soon as possible	X		
Lighting:	System should be replaced when building is renovated		X	
Telecomm. and Security	System should be replaced when the building is renovated		X	
Fire Protection:	N/A			
Fire Alarm:	System should be replaced when building is renovated		X	

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: Sculpture Studio

BUILDING INFORMATION

Date Built:	1930	Construction type:	
Additions:		Use Group:	
Height:	2 Stories	Principal Uses:	Instructional Laboratory
Size:	2,888 GSF 2,038 ASF		

BUILDING CONDITION DESCRIPTION AND ASSESSMENT:

BUILDING SITE

Description	Sloping site: the south side of the building is built into the slope. No landscape: The building is surrounded by roads and alleys. No evidence of site drainage issues.
Condition	Fair
Rating:	2.0
Recommendations	Maintain existing paved areas.

BUILDING STRUCTURE

Description	The building structure consists of a reinforced concrete slab on grade, with concrete masonry bearing walls supporting concrete floor and roof construction. Supplemental steel beams and an interior steel post support the floor and roof construction.
Condition	Fair. The condition of the bearing walls is discussed under "Enclosure"
Rating:	2.0
Recommendations	Maintain existing structural conditions.

BUILDING EXTERIOR: ENCLOSURE

Description	Exterior finishes include concrete masonry, precast concrete lintels and sills, wood lintels and sills, and an aluminum soffit at the roof line.
Condition	Poor. Significant masonry cracking and open mortar joints in multiple locations
Rating:	1.0
Recommendations	The underlying causes of the masonry failures should be investigated. Repairs, including masonry replacement, should be performed if found to be feasible.

BUILDING EXTERIOR: ROOF

Description	Roofing consists of asphalt shingles.
Condition	Fair. The age of the roof is unknown. The condition of the roof is assumed to be similar to that of the rest of the building.
Rating:	1.5

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Sculpture Studio

Recommendations An inspection of the roofing should be performed to determine its condition and if repair or replacement is required.

BUILDING EXTERIOR: WINDOWS

Description The window system consists of fixed single glazed industrial steel sash, as well as double hung single glazed wood units. Window units replaced with sheet metal and louvers in some locations.
Condition Poor. Steel frame corrosion and wood frame deterioration observed. Thermal performance is poor.
Rating: 1.0
Recommendations Given their age and condition, the windows should be replaced.

EXTERIOR ENCLOSURE: DOORS/DOOR HARDWARE

Description Building entrances consist of hollow metal frames and doors, with pulls, lever handles and panic bar hardware. Two steel overhead doors are installed on the first floor. A wood overhead door is installed at the second floor.
Condition Fair.
Rating: 2.0
Recommendations Maintain existing door and hardware conditions.

INTERIOR FINISHES: PARTITIONS

Description Interior partition finishes consist of painted concrete masonry.
Condition Fair
Rating 2.0
Recommendations Maintain existing partition conditions.

INTERIOR FINISHES: CEILINGS

Description Ceiling finishes consist of painted concrete and painted gypsum board.
Condition Good
Rating 2.5
Recommendations Maintain existing ceiling conditions.

INTERIOR FINISHES: FLOORS

Description Floor finishes are concrete
Condition Fair
Rating 2.0
Recommendations Maintain existing condition of floor finishes.

INTERIOR FINISHES: DOORS AND DOOR HARDWARE

Description Wood doors and frames are installed on the second floor. Hardware consists of knob handle latch sets.

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: Sculpture Studio

Condition Fair
 Rating 2.0
 Recommendations Maintain existing interior doors and hardware, given the overall condition of the building.

INTERIOR FINISHES: TOILET ROOMS

Description Floor finishes: Not applicable
 Wall finishes: Not applicable
 Ceiling finishes: Not applicable
 Condition
 Rating
 Recommendations

INTERIOR FINISHES: BUILT-IN FURNITURE

Description Not observed
 Condition
 Rating
 Recommendations

ACCESSIBILITY (2010 ADA Standards for Accessible Design) :

Unless triggered by alterations, buildings are generally not required to meet accessibility standards enacted after their construction. The purpose of this section is to provide an indication of the building's accessibility, as measured by current standards.

Entrance:	Not Accessible	Elevator:	Not applicable
Signage:	Not accessible	Hardware:	Not accessible
Toilet	Not applicable	Stairs and	Not accessible
Rooms:		Circulation:	
Overall	1.0		
Rating			

HEATING, COOLING AND VENTILATION SYSTEMS:

Description The building heat source is campus steam that is low pressure piped directly from the boiler house. No cooling system exists. Sidewall propeller fans provide some ventilation for the building. A large fan provides exhaust in the welding shop. A new portable dust collector is used in the wood shop. The fans all appear to be in good condition. Most of the piping is not insulated. Steam radiators are aged. Unit heaters that are used in areas appear to be in fair condition. Controls are stand-alone.

Condition 1.5
 Rating: Poor / Fair

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Sculpture Studio

Recommendations Maintain existing system and provide repairs / replacement on as needed basis.

PLUMBING SYSTEMS:

Description There does not appear to be any restroom fixtures in the building. The building is served by a 3/4" domestic water line that enters the building on the lowest level. It does not have any backflow prevention installed. There is no domestic hot water. The water distribution piping is copper and utilizes cast iron and PVC drain, waste and vent piping.

The building's natural gas service has been disconnected.

Condition Poor

Rating: I

Recommendations The entire plumbing system should be replaced.

ELECTRICAL SYSTEM: POWER

Description The building's main distribution panel (MDP) is a 200A-3 phase – 4W-208/120V with a 150A main circuit breaker. There is one panel branch panel served from the MDP. The panels were installed in 1990.

Condition Fair

Rating: 2

Recommendations Entire system should be replaced when building is renovated.

ELECTRICAL SYSTEM: LIGHTING

Description The majority of the building is served by T-12 fluorescent lamped, pendant mounted, industrial type fixtures. The control of the fixtures is by manually operated switches. There are battery packs installed for emergency lighting.

Condition Poor

Rating: I

Recommendations Replace the entire lighting system when the building is renovated.

TELECOMMUNICATIONS AND SECURITY

Description The building is served with fiber optic cabling and copper telecommunications cabling. The

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Sculpture Studio

telecommunications wiring within the building is category 5. There is no security system installed.

Condition: Fair

Rating: 2

Recommendations: Replace the telecommunications system when the building is renovated.

FIRE PROTECTION SYSTEM:

Description: There is no fire protection service installed in the building

Condition: N/A

Rating: N/A

Recommendations: N/A

FIRE ALARM SYSTEM:

Description: There is no fire alarm system installed in the building

Condition: N/A

Rating: N/A

Recommendations: N/A

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Sculpture Studio

PHOTOGRAPHS:



Figure 1: North façade of Sculpture Studio



Figure 2: Cracked masonry and open mortar joints (typical)



Figure 3: View of interior



Figure 4: East façade of building

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: Sculpture Studio

OVERALL RECOMMENDATIONS:

Building Component / Attribute	Recommendations	Replacement Period		
		1 yr	5 yrs	10 yrs
Site:				
Skin:				
Roof:				
Windows:				
Exterior doors:				
Interiors:				
Accessibility				
HVAC	Maintain existing system and provide repairs / replacement on as needed basis.		X	
Plumbing	System should be replaced	X		
Power:	System should be replaced entirely when renovation occurs		X	
Lighting:	System should be replaced when the building is renovated.	X		
Telecom and Security	System should be replaced when the building is renovated.		X	
Fire Protection:	Building has no sprinklers installed			N/A
Fire Alarm:	Building has no fire alarms system installed			N/A

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: Special Education Annex Building

BUILDING INFORMATION

Date Built:	1962	Construction type:	
Additions:	N/A	Use Group:	
Height:	2 Stories	Principal Uses:	Offices and classrooms
Size:	11,967 GSF 7,266 ASF		

BUILDING CONDITION DESCRIPTION AND ASSESSMENT:

BUILDING SITE

Description	The Special Education Annex shares the building site with Stevens Hall. It was constructed as an addition to the west end of Stevens Hall, on sloping topography. Three entrances, at the link between Stevens Hall and the Annex, provide access to the upper story of the building. Two entrances, further west along the north and south sides of the building, provide access to the lower story. The building surrounded by landscape and accessed from sidewalks on the north and south sides. Site erosion was observed on the south side of the building. There are no signs of site drainage impacting the building itself.
Condition	Good
Rating:	2.5
Recommendations	Given the relatively steep slope of the site, consideration should be given to landscape modifications to prevent erosion from runoff.

BUILDING STRUCTURE

Description	The building structure consists of reinforced concrete footings and slab on grade and load-bearing masonry walls. The floor and roof structure was not visible.
Condition	Good
Rating:	3
Recommendations	Maintain the existing structural system condition.

BUILDING EXTERIOR: ENCLOSURE

Description	The building exterior enclosure consists of brick veneer and aluminum and glass curtain wall. The link between Stevens Hall and the Annex consists of aluminum and glass storefront. Cement plaster finishes are present on the underside of the building entrance canopies.
Condition	Good

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Special Education Annex Building

Rating: 3.0
Recommendations Maintain the existing condition of the building enclosure.

BUILDING EXTERIOR: ROOF

Description The building roofing consists of a mechanically fastened membrane, with flashing. Aluminum coping is installed at the roof perimeter.
Condition The membrane appears to be in good condition. The age of the roof is unknown.
Rating: 2.5
Recommendations Periodic inspections and maintenance are recommended to maintain existing roof conditions.

BUILDING EXTERIOR: WINDOWS

Description The window systems are aluminum and insulated glass. On the west end of the Annex, the window system is a two story curtain wall, incorporating fixed and operable units, as well as spandrel panels. Smaller versions of this wall system, constituting a single bay, appear above two of the building entrances. At the link between the Annex and Stevens Hall, the entrances are framed in aluminum and glass storefront construction, derived from the curtain wall system.
Condition The window systems appear to be in good condition.
Rating: 3
Recommendations Periodic inspections and maintenance are recommended to maintain existing window conditions.

EXTERIOR ENCLOSURE: DOORS/DOOR HARDWARE

Description Exterior doors are insulated aluminum and glass, furnished with pull, lever handle and panic bar hardware. Power assist door operation is installed at three entrances.
Condition Doors and hardware are in good condition.
Rating: 3
Recommendations Maintain the existing condition of the exterior doors and hardware

INTERIOR FINISHES: PARTITIONS

Description Partition construction is painted concrete masonry.
Condition Good
Rating 3
Recommendations Maintain existing partition condition.

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Special Education Annex Building

INTERIOR FINISHES: CEILINGS

Description	Suspended acoustical tile is installed throughout the building
Condition	Good
Rating	2.5
Recommendations	Maintain existing ceiling finishes

INTERIOR FINISHES: FLOORS

Description	Vinyl tile flooring and carpet are installed in the building. The tile size suggests the possibility of asbestos content.
Condition	Good where observed
Rating	2.5, based on the potential for asbestos content
Recommendations	While friable conditions were not observed and the general condition of the tile appears to be good, the University should perform testing to determine its composition and, if positive, develop a policy for its maintenance or replacement.

INTERIOR FINISHES: DOORS AND DOOR HARDWARE

Description	Hollow metal frames with wood doors. Door hardware uses knobs for passage and latch operation.
Condition	Good
Rating	2.5
Recommendations	Maintain doors and hardware in existing condition.

INTERIOR FINISHES: TOILET ROOMS

Description	Floors: Ceramic mosaic tile Walls: 4.25 x 4.25 ceramic tile wainscot, with painted gypsum board above Ceiling: Painted gypsum board
Condition	Good
Rating	3.0

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: Special Education Annex Building

Recommendations Maintain toilet room finishes in existing condition.

INTERIOR FINISHES: BUILT-IN FURNITURE

Description Not observed

Condition

Rating

Recommendations

ACCESSIBILITY (2010 ADA Standards for Accessible Design) :

Unless triggered by alterations, buildings are generally not required to meet accessibility standards enacted after their construction. The purpose of this section is to provide an indication of the building's accessibility, as measured by current standards.

Entrance:	Appears to be in compliance	Elevator:	Not accessible: No elevator between floor levels
Signage:	Compliant signage not provided	Hardware:	Not accessible: Non-compliant knob hardware
Toilet Rooms:	Not accessible: Clearances and mounting heights non-compliant	Stairs and Circulation:	Not accessible: Non-compliant accessible route between building levels
Overall Rating	1.0		

HEATING, COOLING AND VENTILATION SYSTEMS: **SEE THE STEVENS HALL ASSESSMENT FOR BUILDING SYSTEMS EVALUATION**

Description

Condition

Rating:

Recommendations

PLUMBING SYSTEMS:

Description

Condition

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Special Education Annex Building

Rating:

Recommendations

ELECTRICAL SYSTEM: POWER

Description

Condition

Rating:

Recommendations

ELECTRICAL SYSTEM: LIGHTING

Description

Condition

Rating:

Recommendations

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Special Education Annex Building

FIRE PROTECTION SYSTEM:

Description

Condition

Rating:

Recommendations

FIRE ALARM SYSTEM:

Description

Condition

Rating:

Recommendations

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Special Education Annex Building

PHOTOGRAPHS:



Figure 1: View of Special Education Annex from the north



Figure 2: West façade curtain wall enclosure



Figure 3: View of link between Stevens Hall and the Annex



Figure 4: Membrane Roof at Annex

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Special Education Annex Building

OVERALL RECOMMENDATIONS:

Building Component / Attribute	Recommendations	Replacement Period		
		1 yr	5 yrs	10 yrs
Site:				
Skin:				
Roof:				
Windows:				
Exterior doors:				
Interiors:				
Accessibility				
HVAC				
Plumbing:				
Power:				
Lighting:				
Fire Protection:				
Fire Alarm:				

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: Stadium and Locker Rooms

BUILDING INFORMATION

Date Built:	1965	Construction type:	
Additions:		Use Group:	
Height:	1 Story	Principal Uses:	Athletics
Size:	26,516 GSF 22,152 ASF		

BUILDING CONDITION DESCRIPTION AND ASSESSMENT:

BUILDING SITE

Description	The football stadium and locker rooms are located on a landscaped athletic campus consisting of multiple outdoor playing fields. The site is relatively flat. The football stadium and locker rooms are located on the south end of the campus. No site drainage issues were observed.
Condition	Good
Rating:	2.5
Recommendations	Maintain existing site conditions

BUILDING STRUCTURE

Description	The stadium structure consists of steel columns and beams supporting steel folded plate panels that serve as seating structure. The locker room structures consist of reinforced slabs on grade, concrete bearing walls and both concrete plank and bar joist with metal deck roofs.
Condition	Good. Limited areas of corrosion observed on stadium structure.
Rating:	3
Recommendations	Maintain existing structural system conditions. Scrape and repaint areas of steel corrosion.

BUILDING EXTERIOR: ENCLOSURE

Description	Exterior locker room finishes include painted concrete masonry with an aluminum fascia at the roof line.
Condition	Good. Some paint flaking observed on masonry.
Rating:	3.0
Recommendations	Maintain existing exterior enclosures.

BUILDING EXTERIOR: ROOF

Description	Roofing consists of multiple single ply membranes, each specific to the age of the associated locker room construction below. Stadium press box roofing is painted steel.
Condition	Generally good. The ages of the roofs are unknown.
Rating:	2.5
Recommendations	Periodic inspections and maintenance should be performed to maintain roofing integrity.

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Stadium and Locker Rooms

BUILDING EXTERIOR: WINDOWS

Description Press box windows are double glazed operable aluminum and glass units. Locker room windows include fixed aluminum and glass units and glass block units.

Condition Good

Rating: 2.5

Recommendations Maintain existing window conditions.

EXTERIOR ENCLOSURE: DOORS/DOOR HARDWARE

Description Locker room entrances consist of hollow metal doors and frames, with knob handles, pulls and panic bar hardware. Lever handle hardware is provided at stadium toilet room entrances. One overhead roll-down door is installed.

Condition Fair. Corrosion of hollow metal frames and doors observed.

Rating: 2.0

Recommendations Refinish doors and frames to arrest corrosion.

INTERIOR FINISHES: PARTITIONS

Description Interior partition finishes consist of painted concrete masonry.

Condition Good. Some staining from surface mounted and concealed pipe observed.

Rating 2.5

Recommendations Maintain existing partition conditions.

INTERIOR FINISHES: CEILINGS

Description Ceiling finishes consist of exposed roof structure and painted concrete plank.

Condition Good

Rating 3.0

Recommendations Maintain existing ceiling conditions.

INTERIOR FINISHES: FLOORS

Description Floor finishes include concrete, carpet and epoxy flooring.

Condition Generally good. Prior repairs to epoxy flooring observed.

Rating 2.5

Recommendations Maintain existing condition of floor finishes.

INTERIOR FINISHES: DOORS AND DOOR HARDWARE

Description Interior hollow metal doors and frames are installed. Hardware includes pulls and push plates.

Condition Good

Rating 3.0

Recommendations Maintain existing interior doors and hardware.

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Stadium and Locker Rooms

INTERIOR FINISHES: TOILET ROOMS

Description	Floor finishes: Ceramic mosaic tile, polished concrete, porcelain tile Wall finishes: Painted concrete masonry Ceiling finishes: Painted concrete and painted plaster
Condition	Good
Rating	2.5
Recommendations	Maintain existing toilet room finishes

INTERIOR FINISHES: BUILT-IN FURNITURE

Description	Not observed
Condition	
Rating	
Recommendations	

ACCESSIBILITY (2010 ADA Standards for Accessible Design) :

Unless triggered by alterations, buildings are generally not required to meet accessibility standards enacted after their construction. The purpose of this section is to provide an indication of the building's accessibility, as measured by current standards.

Entrances:	Do not meet accessibility requirements	Elevator:	Not applicable
Signage:	Not accessible	Hardware:	Non-compliant door hardware
Toilet Rooms:	Non-compliant clearances and accessory mounting heights	Stairs and Circulation:	Not applicable
Overall Rating	1.0		

HEATING, COOLING AND VENTILATION SYSTEMS:

Description	The building heating source for much of the locker rooms is a gas fired steam boiler that was recently replaced and is in excellent condition. A portion of the locker rooms is heated by a gas fired roof top unit. The stadium press box is heated by electric resistance. The locker rooms have no mechanical cooling while the press box is cooled by a through the wall unit. The majority of the locker rooms are served by suspended heating / ventilating air handlers. General exhaust fans on the roof and prop fans provided general exhaust for the locker rooms, showers, and restrooms. The ductwork and air grilles are in fair condition. Insulation is missing on some of the piping. Much of the steam finned tube enclosure is rusted especially in the shower areas. Most controls are on an older pneumatic system.
Condition	1.5

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Stadium and Locker Rooms

Rating: Poor / Fair

Recommendations Develop plan to replace aging air handlers, heating terminals, and piping. Give consideration to converting steam to hot water in the mechanical room.

PLUMBING SYSTEMS:

Description The locker rooms are served by a 2" water service with no backflow prevention but it is metered. The plumbing fixtures are older and the flush valves on the water closets and urinals are manual. Natural gas boilers provide the domestic hot water, and it is stored in a 1000 gallon (+/-) storage tank that was built in 1964. There is no recirculation on the hot water. The showers are also old and in fair condition

Condition Fair

Rating: 2

Recommendations The plumbing system is in fair condition but should be replaced shortly

ELECTRICAL SYSTEM: POWER

Description The building power is supplied by a separate service from the utility provider. The main distribution panel is a 600A-3 phase-4W-480/277V panel with circuit breaker distribution. There is no space available in the panel to add additional circuit breakers.

Condition Good - Fair

Rating: 2.5

Recommendations System may remain as installed

ELECTRICAL SYSTEM: LIGHTING

Description The lighting installed in the locker rooms are T-8 fluorescent surface mounted fixtures. There are Musco manufactured lighting fixture to light the field surface.

Condition Good - Fair

Rating: 2.5

Recommendations The system may remain as installed.

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Stadium and Locker Rooms

TELECOMMUNICATIONS AND SECURITY

Description	The building is served by a separate phone service from the utility.
Condition	Fair
Rating:	2
Recommendations	System may remain as installed but will likely be upgraded when the building is renovated.

FIRE PROTECTION SYSTEM:

Description	No sprinklers are installed in the building.
Condition	N/A
Rating:	N/A
Recommendations	N/A

FIRE ALARM SYSTEM:

Description	There is no fire alarm system installed
Condition	N/A
Rating:	N/A
Recommendations	N/A

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Stadium and Locker Rooms

PHOTOGRAPHS:



Figure 1: Stadium seating and pressbox



Figure 2: Locker room in foreground, with stadium beyond



Figure 3: Corrosion at pressbox entrance



Figure 4: Locker Room interior

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Stadium and Locker Rooms

OVERALL RECOMMENDATIONS:

Building Component / Attribute	Recommendations	Replacement Period		
		1 yr	5 yrs	10 yrs
Site:				
Skin:				
Roof:				
Windows:				
Exterior doors:				
Interiors:				
Accessibility				
HVAC	Develop plan to replace aging air handlers, heating terminals, and piping. Give consideration to converting steam to hot water in the mechanical room.		X	
Plumbing	System is in fair condition but should be replaced shortly		X	
Power:	System may remain as installed			X
Lighting:	System may remain as installed			X
Telecomm. and Security	System may remain as installed		X	
Fire Protection:	N/A			
Fire Alarm:	N/A.			

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: Stevens Hall

BUILDING INFORMATION

Date Built:	1929	Construction type:	
Additions:	Special Education Annex (1962)	Use Group:	
Height:	Two stories and partial basement	Principal Uses:	Classrooms and offices
Size:	21,054 GSF 11,607 ASF		

BUILDING CONDITION DESCRIPTION AND ASSESSMENT:

BUILDING SITE

Description	Stevens Hall shares the building site with the Special Education Center. Stevens Hall is built on the east end of the site, on a gradual slope. The Building surrounded by landscape and walks on the north and south sides. A small parking lot abuts the east end of the building. The Special Education Center is joined to Stevens Hall on the west end of the building. There are no visible signs of site drainage issues.
Condition	Generally good. Concrete stair cracking observed at the building entrance. The joint between the stair/ramp construction and the building has been caulked, suggesting possible past water infiltration into this joint.
Rating:	2.5
Recommendations	Maintain existing landscape and hardscape.

BUILDING STRUCTURE

Description	The building structure consists of reinforced concrete footings and slab on grade with reinforced concrete foundation walls. The superstructure consists of concrete columns and beams supporting concrete arch floor construction.
Condition	Good
Rating:	3
Recommendations	Maintain existing structural system condition

BUILDING EXTERIOR: ENCLOSURE

Description	The exterior enclosure consists of brick veneer with a cut limestone water table, sills, lintels and ornamental trim.
Condition	Good
Rating:	3.0
Recommendations	Periodic inspections and maintenance should be performed to maintain the existing enclosure.

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Stevens Hall

BUILDING EXTERIOR: ROOF

Description Roof system consists of a single ply membrane with membrane flashing carried over the top of the masonry parapet.
Condition Good, based on visual observation. Age of the roof is unknown.
Rating: 3.0
Recommendations Periodic inspections, maintenance and repairs noted are recommended.

BUILDING EXTERIOR: WINDOWS

Description The window system consists of double glazed fixed units and combination fixed and operable units. Spandrel glass appears at the head of most window assemblies, presumably to conceal interior ceiling construction.
Condition Good. Age of the window system is unknown.
Rating: 2.5
Recommendations Periodic inspections and maintenance are recommended to maintain existing window conditions.

EXTERIOR ENCLOSURE: DOORS/DOOR HARDWARE

Description Three entry doors are located on the north side of the building. The central entrance has been provided with a ramp for accessibility. The remaining entrances are not handicapped accessible due to steps. Entrance units are aluminum and glass construction, with pull and panic bar hardware.
Condition Good
Rating: 2.5
Recommendations Maintain existing door and hardware condition.

INTERIOR FINISHES: PARTITIONS

Description Interior partition finishes vary by floor. Basement walls are exposed concrete. First and second floor corridors are finished with an exposed brick wainscot and painted plaster. Classrooms and offices are finished with painted gypsum board.
Condition Good
Rating 2.5
Recommendations Maintain existing partition finishes.

INTERIOR FINISHES: CEILINGS

Description Suspended acoustical ceiling systems are typical throughout the first and second floors of the building. The basement ceiling consists of the exposed floor structure above.
Condition Good
Rating 3.0
Recommendations Maintain existing ceiling conditions.

INTERIOR FINISHES: FLOORS

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Stevens Hall

Description	Floor finishes vary by location: Exposed concrete in building service areas, vinyl flooring throughout the first and second floor corridors and some classrooms. The tile size suggests the possibility of asbestos content. Carpet used in other classrooms and offices.
Condition	Good, where observed
Rating	2.5, based on the potential for asbestos content in the corridor tile.
Recommendations	While friable conditions were not observed and the general condition of the corridor tile appears to be good, the University should perform testing to determine its composition and, if positive for asbestos, develop a policy for its maintenance or replacement.

INTERIOR FINISHES: DOORS AND DOOR HARDWARE

Description	In general, interior doors and frames are wood. Many room entrance doors are glazed and have wood and glass transoms. Passage and lockset hardware utilize door knobs for operation.
Condition	Good
Rating	2.5
Recommendations	Maintain existing interior doors and hardware.

INTERIOR FINISHES: TOILET ROOMS

Description	Floor finishes: Vinyl composition tile Wall finishes: Painted plaster Ceiling finishes: Suspended acoustical ceiling
Condition	Good
Rating	2.5
Recommendations	Maintain existing toilet room finishes

INTERIOR FINISHES: BUILT-IN FURNITURE

Description	Not observed
Condition	
Rating	
Recommendations	

ACCESSIBILITY (2010 ADA Standards for Accessible Design) :

Unless triggered by alterations, buildings are generally not required to meet accessibility standards enacted after their construction. The purpose of this section is to provide an indication of the building's accessibility, as measured by current standards.

Entrance:	Ramp at one entrance. Remaining entrances are not accessible.	Elevator:	Elevator appears to meet current requirements.
Signage:	Accessible signage not present	Hardware:	Knob operation hardware is non-compliant
Toilet	Not accessible due to fixture and	Stairs and	Stairs are not compliant. Room entrance

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Stevens Hall

Rooms:	accessory mounting heights and clearances.	Circulation:	clearances are not compliant.
Overall Rating	1.0, based on the widespread use of non-compliant door hardware, toilet room conditions and inadequate clearances at many room entrances.		

HEATING, COOLING AND VENTILATION SYSTEMS:

Description	The building heat source is campus steam that is reduced to low pressure in the main mechanical room and then converted to hot water via heat exchangers. One PRV and heat exchanger is dedicated to Stevens Hall while another is dedicated to the Special Education Center. Stevens Hall has no cooling while the Special Education Center has a split chiller to provide cooling. Unit ventilators provide conditioning air and ventilation to the classrooms and offices. Two exhaust fans on Stevens Hall that exhaust the main toilet rooms did not appear to be running. The building hot and chilled water pumps appeared to be in fair to good condition. Overhead air distribution provides conditioning air in parts of the Special Education Center. The piping is believed to be in fair condition. The unit ventilators and hot water convectors appear to be in fair condition. Controls are a combination of DDC for the Special Education Center, pneumatic for Stevens Hall, and local thermostatic controls on some convectors.
Condition	2
Rating:	Fair
Recommendations	Verify operation of exhaust fans on Stevens Hall. Add cooling to Stevens Hall. Ideally this would be completed during the next major building renovation.

PLUMBING SYSTEMS:

Description	The restroom fixtures in most of the building are newer china lavatories with newer trim. The urinals and water closets are dated but have had their flush valves replaced recently with sensor flush valves. The distribution piping is copper and galvanized steel, and utilizes cast iron drain, waste and vent piping. The water service to the building has no meter or backflow prevention installed. The domestic hot water is a 40 gallon electric with a recirculating pump unit that serves the needs of the building.
Condition	Poor
Rating:	1.5
Recommendations	The plumbing system is in poor condition with the exception of the restrooms that have been updated.

ELECTRICAL SYSTEM: POWER

Description	The building is served from the campus power grid. The main distribution panel is rated at 1600A-
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EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Stevens Hall

3phase-4W-208/120V. The switchboard is manufactured by the Ohio Transformer Custom Switchgear company and is obsolete. There is an analog kilowatt-hour meter installed. The switchboard serve the chiller and five branch panels installed at various locations in the building.

No emergency generator is installed.

Condition: Poor

Rating: I

Recommendations: System should be replaced entirely when the building is renovated

ELECTRICAL SYSTEM: LIGHTING

Description: The system consists of T-8 fluorescent lamped fixtures installed in surface and recessed mounted fixtures. Occupancy sensors have been installed in restrooms, the rest of the lighting controls are manually operated. There are battery packs installed to serve the emergency lighting needs of the building but due to their age, it is unlikely that they would operate for 90 minutes in the event of a power outage.

Condition: Poor

Rating: I

Recommendations: System should be replaced entirely when the building is renovated

TELECOMMUNICATIONS AND SECURITY

Description: The building is served by fiber optic cabling and copper phone lines. The distribution is Category 5 cabling. There is some space available in the racks for expansion. There is no security system installed in the building.

Condition: Fair

Rating: 2

Recommendations: System should be replaced when the building is renovated.

FIRE PROTECTION SYSTEM:

Description: The building has no fire protection system installed

Condition: N/A

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Stevens Hall

Rating: N/A

Recommendations N/A

FIRE ALARM SYSTEM:

Description There is a Johnson Controls system with limited audio /visual devices installed in the building. The system is in poor condition and should be replaced soon.

Condition Poor

Rating: I

Recommendations System should be replaced soon

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Stevens Hall

PHOTOGRAPHS:



Figure 1: Stevens Hall viewed from the north



Figure 2: View of interior corridor with typical finishes



Figure 3: View of classroom with typical finishes



Figure 4: View of membrane roofing

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Stevens Hall

OVERALL RECOMMENDATIONS:

Building Component / Attribute	Recommendations	Replacement Period		
		1 yr	5 yrs	10 yrs
Site:				
Skin:				
Roof:				
Windows:				
Exterior doors:				
Interiors:				
Accessibility				
HVAC	Verify operation of exhaust fans on Stevens Hall. Add cooling to Stevens Hall.			X
Plumbing	System should be replaced entirely when the building is renovated		X	
Power:	System should be replaced entirely when the building is renovated	X		
Lighting:	System should be replaced entirely when the building is renovated		X	
Telecom and Security	System should be replaced entirely when the building is renovated		X	
Fire Protection:	N/A			
Fire Alarm:	System should be replaced soon	X		

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: Still Hall

BUILDING INFORMATION

Date Built:	1979	Construction type:	
Additions:		Use Group:	
Height:	4 Stories	Principal Uses:	Classrooms and Offices
Size:	53,168 GSF 30,884 ASF		

BUILDING CONDITION DESCRIPTION AND ASSESSMENT:

BUILDING SITE

Description	Sloping site, with building is constructed into hillside. Entrance at south side of building at Floor 1, entrance at north side of building at Ground due to site slope. Parking on north and east sides of building. Landscape around immediate perimeter of building. No visible sign of current site drainage issues.
Condition	Generally good. Sidewalk cracking and spalling observed.
Rating:	3.0
Recommendations	Recommend sidewalk repairs

BUILDING STRUCTURE

Description	The building structure consists of reinforced concrete footings and slab on grade, reinforced concrete foundation walls and a concrete frame and floor slab superstructure.
Condition	Good
Rating:	3
Recommendations	Maintain existing structural system condition

BUILDING EXTERIOR: ENCLOSURE

Description	The exterior enclosure consists of brick veneer precast concrete panels. Entrance canopies are clad in precast concrete panels with aluminum soffits.
Condition	Generally good in most locations. Multiple vertical masonry cracks on west end of north façade, near transformer screen wall. Sealant failures observed between precast concrete panels.
Rating:	2.5
Recommendations	Replace cracked and missing mortar; replace sealant.

BUILDING EXTERIOR: ROOF

Description	Roof system consists of a single ply membrane with metal flashing anchored to precast concrete coping.
Condition	Fair. Age of roof unknown: Sealant deterioration observed at membrane seams. Precast concrete

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Still Hall

Rating: 2.0
 Recommendations: coping is spalling. Open joints observed between coping panels. The roof may be nearing the end of its service life. The age of the roof is unknown. Consideration should be given to repair or replacement of the roofing. The open joints between coping panels should be closed with sealant and repairs made to the panels themselves where deteriorating and spalling are occurring.

BUILDING EXTERIOR: WINDOWS

Description: The window system consists of double glazed fixed and operable aluminum and glass units. An aluminum and glass curtain wall system is installed above the south entrance to the building. Its components include vision glass and spandrel panels.
 Condition: Good
 Rating: 3.0
 Recommendations: Maintain existing window conditions.

EXTERIOR ENCLOSURE: DOORS/DOOR HARDWARE

Description: Building entry doors consist of aluminum and glass units, with pulls and panic bar hardware. Service doors and frames are painted hollow metal, pull handle and panic bar hardware.
 Condition: Good
 Rating: 3.0
 Recommendations: Maintain existing door and hardware condition

INTERIOR FINISHES: PARTITIONS

Description: Interior partition finishes consist of painted concrete masonry units, painted concrete a modular partition system at the third floor.
 Condition: Good
 Rating: 3.0
 Recommendations: Maintain existing partition finishes.

INTERIOR FINISHES: CEILINGS

Description: Ceiling finishes consist of painted plaster and suspended acoustical tile.
 Condition: Good
 Rating: 3.0
 Recommendations: Maintain existing ceiling conditions.

INTERIOR FINISHES: FLOORS

Description: Floor finishes consist of concrete, ceramic tile, terrazzo, vinyl composition tile and carpet
 Condition: Good
 Rating: 3.0

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: Still Hall

Recommendations Maintain existing condition of floor finishes.

INTERIOR FINISHES: DOORS AND DOOR HARDWARE

Description Hollow metal door frames with wood and hollow metal doors are used throughout the building. Knob hardware is typical at many door locations.
 Condition Good
 Rating 3.0
 Recommendations Maintain existing interior doors and hardware.

INTERIOR FINISHES: TOILET ROOMS

Description Floor finishes: Ceramic mosaic tile floor and base
 Wall finishes: Ceramic tile
 Ceiling finishes: Painted gypsum board
 Condition Good
 Rating 2.5
 Recommendations Maintain existing toilet room finishes

INTERIOR FINISHES: BUILT-IN FURNITURE

Description Not observed
 Condition
 Rating
 Recommendations

ACCESSIBILITY (2010 ADA Standards for Accessible Design) :

Unless triggered by alterations, buildings are generally not required to meet accessibility standards enacted after their construction. The purpose of this section is to provide an indication of the building's accessibility, as measured by current standards.

Entrance:	The primary north and south entrances appear to be accessible. Power assist door operation is installed at these two locations.	Elevator:	Accessible
Signage:	Not accessible	Hardware:	Not accessible
Toilet	Not accessible	Stairs and	Not accessible
Rooms:		Circulation:	
Overall Rating	1.0		

HEATING, COOLING AND VENTILATION SYSTEMS:

Description The building heat source is campus steam that is reduced to low pressure and then converted to hot

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Still Hall

water via heat exchangers. Cooling is provided from a steam powered absorption chiller. The data center in this building is served by two Liebert computer room cooling units and a few other split DX cooling systems. A cooling tower on grade provides heat rejection for the chiller. A bypass is needed around the cooling tower for improved control. Three VAV air handlers that are in fair / good condition provide conditioning and ventilation air for the building. The building hot water, chilled water, and condenser water pumps all appear to be in relatively good condition. The building air distribution terminals are older VVT type air terminals that contain bladders that are failing. Facilities has begun to gut the diffusers of the bladders and internal controls since they are no longer available and install air dampers upstream for temperature control. Finned tube provides perimeter heating in some areas. Most control actuators are pneumatic, but panels appear to have been replaced with newer DDC panels.

Condition 2.5

Rating: Fair / Good

Recommendations Complete project to retrofit existing VVT terminals with air dampers and add a cooling tower bypass. Maintain systems to achieve additional life.

PLUMBING SYSTEMS:

Description The ductile iron water service is a 4" service with backflow prevention and approximately 105 psi of pressure. The restroom lavatories are vitreous china with older manual faucets. The urinals and water closets utilize manual flush valves and are in fair condition. The water coolers are old Elkay units in poor condition. The distribution piping is copper and utilizes cast iron drain waste and vent piping.

The domestic water is created utilizing a steam heater with 390 gallons of storage.

Condition Poor - Fair

Rating: 1.5

Recommendations The plumbing system should be replaced when the building is renovated.

ELECTRICAL SYSTEM: POWER

Description The building is served from the campus power. The main distribution panelboard (MDP) is rated at 1200A-3 phase-4W-480/277V. There is an analog kilowatt-hour meter, as well as a digital energy meter installed. The switchboard serves branch panels throughout the building via circuit breakers in the switchboard and in the branch panelboards. There are no spare circuit breakers or spaces available in the MDP. The service transformer and conductors are slated for replacement in 2013.

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Still Hall

The wiring is installed in metal conduit.

There are arc flash labels installed on some of the panels.

There is a newer Kohler emergency generator that has been recently installed that is located outside of the building in a skin enclosure. It is rated at 275KW-3 phase-480/277V. It provides emergency power through a new Kohler automatic transfer switch. It provides power to the emergency lighting and power needs of the building as well as the Liebert HVAC equipment installed in the data center.

Condition: Good-Fair

Rating: 3

Recommendations: System components that have not already been replaced should be replaced shortly.

ELECTRICAL SYSTEM: LIGHTING

Description: The system consists of T-8 fluorescent lamped pendant, surface, and recessed mounted fixtures. Lighting control is by manual switches.

Condition: Fair-Poor

Rating: 1.5

Recommendations: The system should be replaced when the building is renovated.

TELECOMMUNICATIONS AND SECURITY

Description: The building is served with multiple strands of fiber optic cabling and copper for voice communications. The distribution cabling throughout the building is mostly Category 5 and there is limited spare space within the racks for expansion. There is Wi-Fi installed throughout the building. The main campus data center is located in this building.

Condition: Good

Rating: 3

Recommendations: System may remain as installed but will likely be upgraded when the building is renovated.

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Still Hall

FIRE PROTECTION SYSTEM:

Description	No fire protection system is installed in the main building, but there is a Halon system installed in the data center.
Condition	N/A
Rating:	N/A
Recommendations	N/A

FIRE ALARM SYSTEM:

Description	The building is fitted with an old Johnson Controls fire alarm system with horn/strobe audio/visual devices. There are limited smoke detectors in the corridors and detectors in the data center that are part of the Halon system. There is an annunciator panel in the main lobby.
Condition	Poor
Rating:	I
Recommendations	System should be replaced shortly

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Still Hall

PHOTOGRAPHS:



Figure 1: North and west facades of Still Hall



Figure 2: Sealant failure between precast panels



Figure 3: One of multiple vertical masonry cracks



Figure 4: Interior corridor with typical finishes

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Still Hall

PHOTOGRAPHS (CONT):



Figure 5: Spalling and sealant failure at roof coping

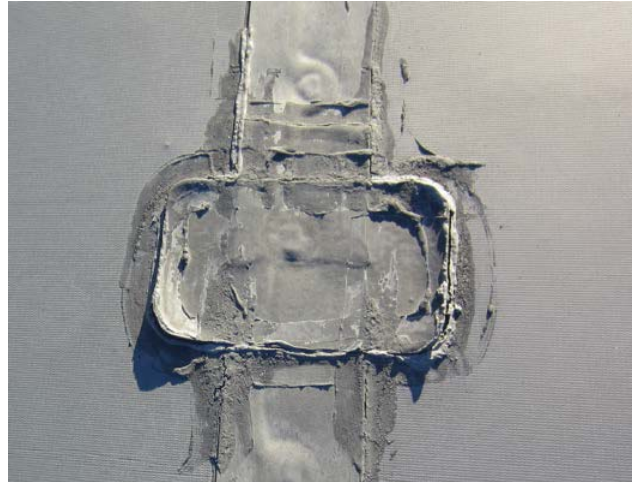


Figure 6: Deterioration at roof membrane edges (typical)

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: Still Hall

OVERALL RECOMMENDATIONS:

Building Component / Attribute	Recommendations	Replacement Period		
		1 yr	5 yrs	10 yrs
Site:				
Skin:				
Roof:				
Windows:				
Exterior doors:				
Interiors:				
Accessibility				
HVAC	Complete project to retrofit existing VVT terminals with air dampers and add a cooling tower bypass. Maintain systems to achieve additional life.			X
Plumbing	System should be replaced when building is renovated			X
Power:	System components that have not already been replaced should be replaced shortly	X		
Lighting:	System should be replaced when building is renovated			X
Telecomm. and Security	System should be replaced when the building is renovated			X
Fire Protection:	N/A			
Fire Alarm:	System should be replaced shortly	X		

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: Strohman Building

BUILDING INFORMATION

Date Built:	Unknown	Construction type:	
Additions:		Use Group:	
Height:	1 Story	Principal Uses:	Storage garage
Size:	3,958 GSF 3,538 ASF		

BUILDING CONDITION DESCRIPTION AND ASSESSMENT:

BUILDING SITE

Description	Level site. No recent site improvements. Concrete driveway is in poor condition. Gravel surface around the building. No evidence of site drainage issues.
Condition	Poor
Rating:	1.0
Recommendations	Given the building condition and its utilitarian use, maintain existing conditions for the near term.

BUILDING STRUCTURE

Description	The building structure consists of a reinforced concrete slab on grade, with concrete masonry bearing walls supporting steel truss and wood roof construction.
Condition	Fair. The condition of the bearing walls is discussed under "Enclosure"
Rating:	2.0
Recommendations	Maintain existing structural conditions.

BUILDING EXTERIOR: ENCLOSURE

Description	Exterior finishes include concrete masonry with steel bond beam lintels and concrete sills.
Condition	Poor. Masonry cracking and open mortar joints in multiple locations
Rating:	1.0
Recommendations	The underlying causes of the masonry failures should be investigated. Repairs, including masonry replacement, should be performed if found to be feasible.

BUILDING EXTERIOR: ROOF

Description	Roofing consists of asphalt shingles.
Condition	Poor. The age of the roof is unknown. The condition of the roof is assumed to be similar to that of the rest of the building.
Rating:	1.0
Recommendations	An inspection of the roofing should be performed to determine its condition and if repair or replacement is required.

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Strohmman Building

BUILDING EXTERIOR: WINDOWS

Description The window system consists of fixed and operable single glazed industrial steel sash. One double hung replacement window has been installed in the west façade.

Condition Poor. Steel frame corrosion and cracked / broken glass observed. Thermal performance is poor.

Rating: 1.0

Recommendations Given their age and condition, the windows should be replaced.

EXTERIOR ENCLOSURE: DOORS/DOOR HARDWARE

Description Building entrances consist of steel and hollow doors in wood frames, with knob handle hardware. Two overhead roll-down doors are installed: A wooden door on the east side and an aluminum door on the west side. The wood door does not appear to be operational.

Condition Poor. Corrosion present at hollow metal doors. Wood frames are deteriorated.

Rating: 1.0

Recommendations Door and frame replacement is recommended if building remains in service.

INTERIOR FINISHES: PARTITIONS

Description Interior partition finishes consist of painted concrete masonry and painted drywall.

Condition Poor. Widespread paint flaking from concrete masonry. Gypsum board partitions have been vandalized.

Rating 1.0

Recommendations Remove and replace partitions, if office and toilet room are required.

INTERIOR FINISHES: CEILINGS

Description Ceiling finishes consist of exposed building structure and painted gypsum board.

Condition Poor. Gypsum board ceilings have been vandalized.

Rating 1.0

Recommendations Remove and replace ceilings, if office and toilet room are required.

INTERIOR FINISHES: FLOORS

Description Floor finishes are concrete

Condition Fair

Rating 2.0

Recommendations Maintain existing condition of floor finishes.

INTERIOR FINISHES: DOORS AND DOOR HARDWARE

Description Wood doors and frames are installed in the office and toilet room. Hardware not documented.

Condition Poor

Rating 1.0

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Strohmman Building

Recommendations Remove and replace doors, frames and hardware if office and toilet room are required.

INTERIOR FINISHES: TOILET ROOMS

Description Floor finishes: Concrete
 Wall finishes: Damaged painted gypsum board
 Ceiling finishes: Damaged painted gypsum board

Condition Poor

Rating 1.0

Recommendations Replace office and toilet room if either is needed for continued use of the building.

INTERIOR FINISHES: BUILT-IN FURNITURE

Description Not applicable

Condition

Rating

Recommendations

ACCESSIBILITY (2010 ADA Standards for Accessible Design) :

Unless triggered by alterations, buildings are generally not required to meet accessibility standards enacted after their construction. The purpose of this section is to provide an indication of the building's accessibility, as measured by current standards.

Entrance:	Not Accessible	Elevator:	Not applicable
Signage:	Not accessible	Hardware:	Not accessible
Toilet Rooms:	Not accessible	Stairs and Circulation:	Not applicable
Overall Rating	1.0		

HEATING, COOLING AND VENTILATION SYSTEMS:

Description This building contains no heating, cooling, or ventilation systems.

Condition N/A

Rating: N/A

Recommendations None

PLUMBING SYSTEMS:

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Strohman Building

Description	There is no plumbing installed
Condition	N/A
Rating:	N/A
Recommendations	N/A

ELECTRICAL SYSTEM: POWER

Description	The building is served with 200A-1 phase – 3W-240/120V electric service. There are approximately 10 spare spaces available in the panel for future use, but the panel is obsolete, as are the circuit breakers installed in it. The ground wire has been removed. No emergency generator is installed.
Condition	Poor
Rating:	I
Recommendations	The system should be replaced as soon as possible.

ELECTRICAL SYSTEM: LIGHTING

Description	The building is served with mostly T-12 fluorescent lamped fixtures.
Condition	Poor
Rating:	I
Recommendations	Replace the entire lighting system when the building is renovated.

TELECOMMUNICATIONS AND SECURITY

Description	The building has no telecom or security system installed
Condition	N/A
Rating:	N/A
Recommendations	N/A

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Strohman Building

FIRE PROTECTION SYSTEM:

Description	There is no fire protection service installed in the building
Condition	N/A
Rating:	N/A
Recommendations	N/A

FIRE ALARM SYSTEM:

Description	There is no fire alarm system installed in the building
Condition	N/A
Rating:	N/A
Recommendations	N/A

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Strohmman Building

PHOTOGRAPHS:



Figure 1: West façade of the Strohmman Building



Figure 2: Cracked concrete masonry (typical)



Figure 3: Exterior door corrosion and frame deterioration



Figure 4: Building interior

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Strohman Building

OVERALL RECOMMENDATIONS:

Building Component / Attribute	Recommendations	Replacement Period		
		1 yr	5 yrs	10 yrs
Site:				
Skin:				
Roof:				
Windows:				
Exterior doors:				
Interiors:				
Accessibility				
HVAC	None			
Plumbing	Building has no plumbing system installed			N/A
Power:	System should be replaced as soon as possible	X		
Lighting:	System should be replaced when the building is renovated.		X	
Telecom and Security	Building has no telecom or security system installed			
Fire Protection:	Building has no sprinklers installed			
Fire Alarm:	Building has no fire alarms system installed			

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: Student Recreation Center

BUILDING INFORMATION

Date Built:	1999	Construction type:	
Additions:		Use Group:	
Height:	2 Stories	Principal Uses:	Athletic Courts, Track, Locker Rooms, Exercise Rooms, Offices
Size:	48,664 GSF 41,630 ASF		

BUILDING CONDITION DESCRIPTION AND ASSESSMENT:

BUILDING SITE

Description	Sloping site, with landscape and walkways on north and west sides of building. Parking and access roads are located on the south and east sides of the building. No site drainage issues observed.		
Condition	Good		
Rating:	3		
Recommendations	Maintain existing landscape and paved areas.		

BUILDING STRUCTURE

Description	The building structure consists of reinforced concrete footings and slab on grade, with a superstructure of steel framing and composite metal deck.		
Condition	Good		
Rating:	3		
Recommendations	Maintain existing structural system conditions		

BUILDING EXTERIOR: ENCLOSURE

Description	Exterior finishes include brick veneer, cement plaster, precast concrete sills, split-face concrete masonry units and aluminum panel soffits and fascia.		
Condition	Good		
Rating:	3.0		
Recommendations	Maintain existing building enclosure condition.		

BUILDING EXTERIOR: ROOF

Description	Two roof systems are utilized, each in different areas of the building: an aluminum standing seam roof and a single ply membrane roof.		
Condition	Good		
Rating:	3.0		
Recommendations	Periodic roof inspections and maintenance are recommended.		

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Student Recreation Center

BUILDING EXTERIOR: WINDOWS

Description	The window system consists of fixed double glazed aluminum and glass units
Condition	Good
Rating:	3.0
Recommendations	Periodic inspections and maintenance are recommended to maintain existing window conditions.

EXTERIOR ENCLOSURE: DOORS/DOOR HARDWARE

Description	Building entry doors consist of aluminum / hollow metal and glass units, with pulls and panic bar hardware. Service doors and frames are painted hollow metal, with pulls and panic hardware.
Condition	Good
Rating:	3.0
Recommendations	Maintain exterior doors and hardware in existing condition

INTERIOR FINISHES: PARTITIONS

Description	Interior partition finishes consist of painted concrete masonry and painted gypsum board
Condition	Good
Rating	3.0
Recommendations	Maintain existing partition finishes.

INTERIOR FINISHES: CEILINGS

Description	Ceiling finishes include painted steel and metal deck, painted gypsum board and suspended acoustical tile ceilings
Condition	Good
Rating	3.0
Recommendations	Maintain existing ceiling conditions.

INTERIOR FINISHES: FLOORS

Description	Floor finishes include vinyl composition tile, carpet, hardwood and synthetic track surface.
Condition	Good
Rating	3.0
Recommendations	Maintain existing condition of floor finishes.

INTERIOR FINISHES: DOORS AND DOOR HARDWARE

Description	Interior door frames are hollow metal, with hollow metal and wood doors. Hardware consists of push plates, pulls and lever handles.
Condition	Good
Rating	3.0
Recommendations	Maintain existing interior doors and hardware.

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: Student Recreation Center

INTERIOR FINISHES: TOILET ROOMS

Description	Floor finishes: Epoxy flooring and base at 1 st floor; vinyl composition tile at 2 nd floor Wall finishes: Painted concrete masonry at 1 st floor; painted gypsum board at 2 nd floor Ceiling finishes: Painted gypsum board
Condition	Good
Rating	3.0
Recommendations	Maintain existing toilet room finishes

INTERIOR FINISHES: BUILT-IN FURNITURE

Description	Entrance desk consisting of painted gypsum board with plastic laminate and wood trim
Condition	Good
Rating	2.5
Recommendations	Maintain existing desk

ACCESSIBILITY (2010 ADA Standards for Accessible Design) :

Unless triggered by alterations, buildings are generally not required to meet accessibility standards enacted after their construction. The purpose of this section is to provide an indication of the building's accessibility, as measured by current standards.

Entrance:	Entrances appear to be compliant with respect to door hardware and operation.	Elevator:	Elevator appears to meet accessibility requirements
Signage:	Not accessible	Hardware:	Hardware appears to meet accessibility requirements
Toilet Rooms:	Non-compliant door clearances and accessory mounting heights.	Stairs and Circulation:	Stairs appear to meet accessibility requirements
Overall Rating	2.5		

HEATING, COOLING AND VENTILATION SYSTEMS:

Description	The building heat source is campus steam that is reduced to low pressure in the main mechanical room and then piped directly to the unit ventilators. Two steam PRVs supply steam for building heat while another provides medium pressure steam to serve an autoclave. Two aged split system air handlers provide cooling to portions of the building. An older rooftop unit also provides cooling to a small portion of the building. Ventilation intakes on the basement air handlers and unit ventilators provide ventilation for the building. A steam condensate pump returns condensate from one of the basement air handlers. The piping appears to be very aged and was leaking in one location. The unit ventilators, fan coils and finned tube all appear to be near the end of their useful life. DDC controls are installed for one of the basement air handlers.
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EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Student Recreation Center

Condition	I
Rating:	Poor
Recommendations	Due to age of systems and components, complete an entire HVAC system replacement. Add cooling throughout building and convert steam to hot water for heating distribution in building.

PLUMBING SYSTEMS:

Description	The restroom fixtures are mostly dated and in fair to poor condition. The urinals appear to have been replaced and have newer flush valves installed and are sensor type. The water closet flush valves are manual. The distribution piping is copper and utilizes cast iron drain waste and vent piping. The water service to the building is galvanized steel and a spool piece has been installed in place of the meter which has been removed.
Condition	Poor
Rating:	I
Recommendations	The plumbing system should be replaced when the building is renovated.

ELECTRICAL SYSTEM: POWER

Description	The building is served from the campus power grid via a 300KVA, dry-type transformer. The service disconnect is an old Pringle switch and it then serves a General Electric 1200A-3 phase-4W-208/120V switchboard. There is an analog kilowatt-hour meter installed. The switchboard serves 100A branch panels throughout the building via obsolete circuit breakers in the switchboard. The wiring is installed in metal conduit. There are arc flash labels installed on some of the panels. There is no emergency generator.
Condition	Poor
Rating:	I
Recommendations	System should be replaced as soon as possible

ELECTRICAL SYSTEM: LIGHTING

Description	The system consists of a mixture of T-12 and T-8 lamped fluorescent fixtures installed. There are
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D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Student Recreation Center

some fixtures that have had low glare lenses installed. Emergency lighting is via battery packs. Lighting control is manual wall switches.

Condition: Fair-Poor

Rating: 1.5

Recommendations: The system should be replaced when the building is renovated.

TELECOMMUNICATIONS AND SECURITY

Description: The building is served with multiple strands of fiber optic cabling as well as hard line for CATV and copper for voice communications. The distribution cabling throughout the building is mostly Category 5 and there is limited spare space within the racks for expansion. Wi-Fi is installed throughout.

Condition: Good

Rating: 3

Recommendations: System may remain as installed but will likely be upgraded when the building is renovated.

FIRE PROTECTION SYSTEM:

Description: No fire protection system is installed.

Condition: N/A

Rating: N/A

Recommendations: N/A

FIRE ALARM SYSTEM:

Description: The building is fitted with a Johnson Controls analog fire alarm system with audio/visual devices installed. There is remote annunciation at the entrance.

Condition: Fair - Poor

Rating: 1.5

Recommendations: System should be replaced when the building is renovated.

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Student Recreation Center

PHOTOGRAPHS:



Figure 1: Student Recreation Center Entrance



Figure 2: West façade of Recreation Center

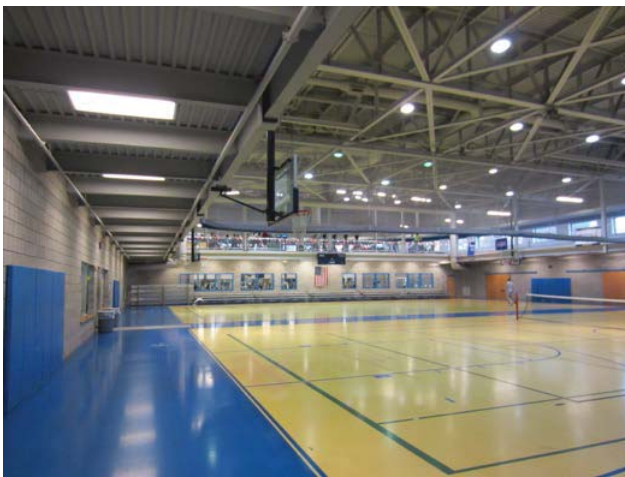


Figure 3: Interior view of athletic courts



Figure 4: Membrane roofing and aluminum coping

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Student Recreation Center

OVERALL RECOMMENDATIONS:

Building Component / Attribute	Recommendations	Replacement Period		
		1 yr	5 yrs	10 yrs
Site:				
Skin:				
Roof:				
Windows:				
Exterior doors:				
Interiors:				
Accessibility				
HVAC	Complete an entire HVAC system replacement.			X
Plumbing	System should be replaced when building is renovated			X
Power:	System should be replaced as soon as possible	X		
Lighting:	System should be replaced when building is renovated			X
Telecomm. and Security	System should be replaced when the building is renovated			X
Fire Protection:	N/A			
Fire Alarm:	System should be replaced when building is renovated			X

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: Thorn I Building

BUILDING INFORMATION

Date Built:	1955	Construction type:	
Additions:	Garage Extension	Use Group:	
Height:	1 Story and Basement	Principal Uses:	Public Safety Offices
Size:	2,488 GSF 1,609 ASF		

BUILDING CONDITION DESCRIPTION AND ASSESSMENT:

BUILDING SITE

Description	Sloping site: the north side of the building is built into the hillside. Lawn on the north, east and west sides of the building. Parking is located on the south side of the building.
Condition	Fair.
Rating:	2.0
Recommendations	Maintain existing site conditions.

BUILDING STRUCTURE

Description	The building structure consists of a concrete slab on grade with concrete masonry foundation walls. The first story appears to be wood frame residential construction.
Condition	Fair
Rating:	2.0
Recommendations	Maintain existing structural system conditions

BUILDING EXTERIOR: ENCLOSURE

Description	Exterior finishes include brick veneer, exposed concrete masonry and painted wood.
Condition	Fair
Rating:	2.0
Recommendations	Maintain the current condition of the building enclosure.

BUILDING EXTERIOR: ROOF

Description	Roofing consists of asphalt shingles.
Condition	Fair. The age of the roof is unknown.
Rating:	2.0
Recommendations	Periodic inspections and maintenance of the roof should be performed.

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Thorn I Building

BUILDING EXTERIOR: WINDOWS

Description The windows consist of single glazed wood and glass units, both fixed and operable. Two windows utilize glass block at the basement level.

Condition Poor

Rating: 1.0

Recommendations Should the building remain in service, consideration should be given to window replacement to increase thermal performance.

EXTERIOR ENCLOSURE: DOORS/DOOR HARDWARE

Description Building entry doors consist of hollow metal doors and frames, with lever and panic bar handle hardware.

Condition Good

Rating: 3.0

Recommendations Maintain existing door and hardware conditions.

INTERIOR FINISHES: PARTITIONS

Description Interior partition finishes consist of painted concrete masonry, painted gypsum board and painted plaster.

Condition Fair. Moisture damage to paint finishes observed.

Rating 2.0

Recommendations Maintain existing partition finishes, given the utilitarian uses of the building.

INTERIOR FINISHES: CEILINGS

Description Ceiling finishes consist of painted gypsum board and suspended acoustical tile

Condition Good

Rating 2.5

Recommendations Maintain existing ceiling conditions.

INTERIOR FINISHES: FLOORS

Description Floor finishes include vinyl composition tile sheet vinyl

Condition Fair

Rating 2.0

Recommendations Maintain existing condition of floor finishes.

INTERIOR FINISHES: DOORS AND DOOR HARDWARE

Description Wood doors and frames are used throughout. Hardware consists of knob passage and locksets.

Condition Good

Rating 2.5

Recommendations Maintain existing condition of doors and frames.

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Thorn I Building

INTERIOR FINISHES: TOILET ROOMS

Description	Floor finishes: Vinyl composition tile Wall finishes: Painted concrete masonry and gypsum board Ceiling finishes: Acoustical tile and painted plaster
Condition	Poor. Finishes damaged and worn.
Rating	1.0
Recommendations	Should building remain in service, consideration should be given to toilet room renovations.

INTERIOR FINISHES: BUILT-IN FURNITURE

Description	Not observed
Condition	
Rating	
Recommendations	

ACCESSIBILITY (2010 ADA Standards for Accessible Design) :

Unless triggered by alterations, buildings are generally not required to meet accessibility standards enacted after their construction. The purpose of this section is to provide an indication of the building's accessibility, as measured by current standards.

Entrance:	Front entry may be accessible, provided force to open does not exceed maximum limit.	Elevator:	No elevator
Signage:	Not accessible	Hardware:	Non-compliant door hardware
Toilet Rooms:	Non-compliant door clearances, fixture installation and accessory mounting heights.	Stairs and Circulation:	Not accessible due to design and clearances
Overall Rating	1.0		

HEATING, COOLING AND VENTILATION SYSTEMS:

Description	The building heat source is a gas fired forced air furnace with some supplemental electric resistance unit heaters. Cooling is provided through a central DX cooling coil in the main furnace as well as window AC units in some areas. There is no fresh air introduced to the building. Air distribution is through un-insulated ducts that appear to be in fair condition but it is suspected that condensation occurs when the unit is in cooling mode.
Condition	2
Rating:	Fair

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Thorn I Building

Recommendations Provide new insulated duct system to prevent condensation on ductwork.

PLUMBING SYSTEMS:

Description The restroom fixtures are manually operated but in good condition. The water closet is a tank type fixture and the lavatory is vitreous china with manual faucet. The building is served by a 3/4" domestic water line that enters the building in the basement. It does not have any backflow prevention installed, but there is a meter. Domestic hot water is supplied by a natural gas water heater with 30 gallons of storage capacity. The water distribution piping is copper.

The building is served by a separate natural gas service that is supplied to the building via a separate meter.

Condition Fair

Rating: 2

Recommendations The entire plumbing system should be replaced when the building is renovated.

ELECTRICAL SYSTEM: POWER

Description The building is served with 150A-1 phase – 3W-240/120V electric service. There are two panels in the building. The service panel is a Cutler-Hammer circuit breaker panel that appears to be original to the building. The location of the panel is behind a cabinet door that makes it difficult to access. The branch circuit wiring is romex.

There is an old, existing 5 KW-1 phase-240/120V, natural gas fueled emergency generator with automatic transfer switch installed. It serves some receptacles and normal-emergency lighting fixtures. The unit is in poor condition and should not be relied upon to provide many more years of service.

Condition Fair - Poor

Rating: 1.5

Recommendations Entire system should be replaced when building is renovated.

ELECTRICAL SYSTEM: LIGHTING

Description The majority of the building is served by T-12 lamped, surface mounted, fixtures in fair condition

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Thorn I Building

but the lamps are being phased out and the fixtures should either be retrofitted with T-8 lamps or replaced in the near future. The switching is all done manually.

Condition Fair

Rating: 2

Recommendations Replace the entire lighting system when the building is renovated.

TELECOMMUNICATIONS AND SECURITY

Description The building has security cameras installed as well as intrusion detection. The telecommunications equipment was not located, but due to the nature of the building it is assumed to be served with phone and data lines.

Condition Fair

Rating: 2

Recommendations Replace the telecommunications system when the building is renovated.

FIRE PROTECTION SYSTEM:

Description There is no fire protection service installed in the building

Condition N/A

Rating: N/A

Recommendations N/A

FIRE ALARM SYSTEM:

Description There is no fire alarm system installed in the building

Condition N/A

Rating: N/A

Recommendations N/A

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Thorn I Building

PHOTOGRAPHS:



Figure 1: North facade of building



Figure 2: South facade of building



Figure 3: Damaged floor finish at toilet room

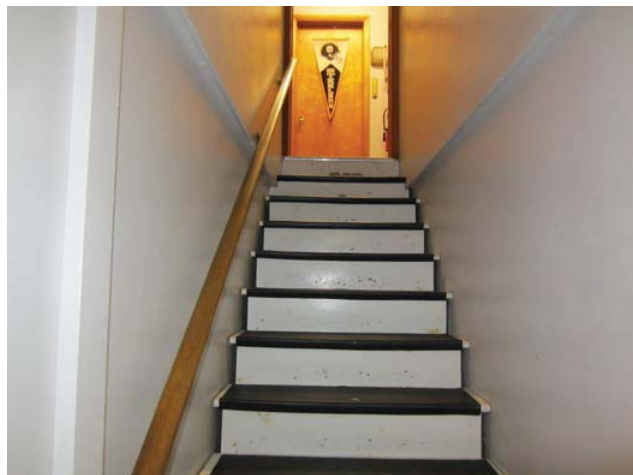


Figure 4: Interior finishes at stair to basement

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Thorn I Building

OVERALL RECOMMENDATIONS:

Building Component / Attribute	Recommendations	Replacement Period		
		1 yr	5 yrs	10 yrs
Site:				
Skin:				
Roof:				
Windows:				
Exterior doors:				
Interiors:				
Accessibility				
HVAC	Add bathroom exhaust fan for better ventilation. Provide new insulated duct system to prevent condensation on ductwork.		X	
Plumbing	System should be replaced entirely when renovation occurs		X	
Power:	System should be replaced entirely when renovation occurs		X	
Lighting:	System should be replaced when the building is renovated.		X	
Telecom and Security	System should be replaced when the building is renovated.		X	
Fire Protection:	Building has no sprinklers installed			N/A
Fire Alarm:	Building has no fire alarms system installed			N/A

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: Thorn II Building

BUILDING INFORMATION

Date Built:	1955	Construction type:	
Additions:		Use Group:	
Height:	2 Story and Basement	Principal Uses:	ROTC and University Ground Crew Offices
Size:	2,666 GSF 1,780 ASF		

BUILDING CONDITION DESCRIPTION AND ASSESSMENT:

BUILDING SITE

Description	Sloping site: the north side of the building is built into the hillside. Lawn on the north, east and west sides of the building. Parking is located on the south side of the building. Soil erosion and fill at the perimeter of the building observed. Evidence of past site drainage problems and repairs.
Condition	Fair. Moisture damage to interior finishes suggests past leaks into building due to exterior site drainage deficiencies.
Rating:	2.0
Recommendations	Consideration should be given to directing the flow of rain leader water away from the building without contributing to erosion.

BUILDING STRUCTURE

Description	The building structure consists of a concrete slab on grade with concrete masonry foundation walls. The first and second stories appear to be wood frame residential construction.
Condition	Fair
Rating:	2.0
Recommendations	Maintain existing structural system conditions

BUILDING EXTERIOR: ENCLOSURE

Description	Exterior finishes include brick veneer, exposed concrete masonry and painted wood.
Condition	Fair
Rating:	2.0
Recommendations	Maintain the current condition of the building enclosure.

BUILDING EXTERIOR: ROOF

Description	Roofing consists of asphalt shingles.
Condition	Fair. The age of the roof is unknown.
Rating:	2.0
Recommendations	Periodic inspections and maintenance of the roof should be performed.

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Thorn II Building

BUILDING EXTERIOR: WINDOWS

Description The windows consist of single glazed wood and glass units, both fixed and operable.
Condition Poor
Rating: 1.0
Recommendations Should the building remain in service, consideration should be given to window replacement to increase thermal performance.

EXTERIOR ENCLOSURE: DOORS/DOOR HARDWARE

Description Building entry doors consist of wood doors, in wood frames, with knob hardware.
Condition Fair
Rating: 2.0
Recommendations Maintain existing door and hardware conditions.

INTERIOR FINISHES: PARTITIONS

Description Interior partition finishes consist of painted concrete masonry, painted wood, painted gypsum board and painted plaster.
Condition Fair
Rating 2.0
Recommendations Maintain existing partition finishes, given the utilitarian uses of the building.

INTERIOR FINISHES: CEILINGS

Description Ceiling finishes consist of painted gypsum board and suspended acoustical tile
Condition Poor. Damaged tiles observed. Discoloration of painted ceilings suggests the possibility of mold.
Rating 1.5
Recommendations Replace damaged ceiling tiles. Inspect for presence of mold.

INTERIOR FINISHES: FLOORS

Description Floor finishes include vinyl composition tile and carpet.
Condition Fair
Rating 1.5
Recommendations Maintain existing condition of floor finishes, given utilitarian building use.

INTERIOR FINISHES: DOORS AND DOOR HARDWARE

Description Wood doors and frames are used throughout. Hardware consists of knob passage and locksets.
Condition Fair
Rating 2.0
Recommendations Maintain existing condition of doors and frames, given utilitarian building use.

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: Thorn II Building

INTERIOR FINISHES: TOILET ROOMS

Description Floor finishes: Vinyl composition tile
 Wall finishes: Painted concrete masonry and gypsum board
 Ceiling finishes: Acoustical tile and painted plaster
 Condition Fair
 Rating 2.0
 Recommendations Maintain existing toilet room finishes

INTERIOR FINISHES: BUILT-IN FURNITURE

Description None observed
 Condition
 Rating
 Recommendations

ACCESSIBILITY (2010 ADA Standards for Accessible Design) :

Unless triggered by alterations, buildings are generally not required to meet accessibility standards enacted after their construction. The purpose of this section is to provide an indication of the building's accessibility, as measured by current standards.

Entrance:	Entrances are not accessible	Elevator:	No elevator
Signage:	Not accessible	Hardware:	Non-compliant door hardware
Toilet Rooms:	Non-compliant door clearances, fixture installation and accessory mounting heights.	Stairs and Circulation:	Not accessible
Overall Rating	1.0		

HEATING, COOLING AND VENTILATION SYSTEMS:

Description The building heat source is a gas fired forced air furnace and a gas fired unit heater in the garage. Cooling is provided in some areas through window AC units. The bathroom appears to not have any exhaust and there is no fresh air introduced to the building. Air distribution is through un-insulated ducts that appear to be in fair condition.

Condition 2

Rating: Fair

Recommendations Replace existing gas furnace with a new unit that has a central cooling coil and split condensing unit to eliminate window AC units. Add bathroom exhaust fan for better ventilation. Provide new

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Thorn II Building

insulated duct system to prevent condensation on ductwork.

PLUMBING SYSTEMS:

Description	<p>The restroom fixtures are manually operated. The water closet is a tank type fixture and the lavatory is vitreous china with manual faucet. The building is served by a 3/4" domestic water line that enters the building in the basement. It does not have any backflow prevention installed, but there is a meter. Domestic hot water is supplied by a natural gas water heater with 40 gallons of storage capacity. The water distribution piping is copper and utilizes cast iron and galvanized steel drain, waste and vent piping.</p> <p>The building is served by a separate natural gas service that is supplied to the building via a separate meter. The gas service enters the building in the garage area, which is also where the meter is located.</p>
Condition	Fair-Poor
Rating:	1.5
Recommendations	The entire plumbing system should be replaced when the building is renovated.

ELECTRICAL SYSTEM: POWER

Description	<p>The building is served with 150A-1 phase – 3W-240/120V electric service. There is one panel in the building and it is a Square D circuit breaker panel that does not appear to be original to the building. The branch circuit wiring is romex. The service entrance panel has the water meter installed in front of it and is installed without proper clearances. There is no metering or emergency power installed.</p>
Condition	Fair - Poor
Rating:	1.5
Recommendations	Entire system should be replaced when building is renovated.

ELECTRICAL SYSTEM: LIGHTING

Description	<p>The majority of the building is served by T-8 lamped, recessed mounted, fixtures. The majority of the lenses are missing. The control of the fixtures is by manually operated switches.</p>
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D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Thorn II Building

Condition: Poor
Rating: I
Recommendations: Replace the entire lighting system when the building is renovated.

TELECOMMUNICATIONS AND SECURITY

Description: The building is served with copper telecommunications cabling from McEntire. There is no security system installed.
Condition: Poor
Rating: I
Recommendations: Replace the telecommunications system when the building is renovated.

FIRE PROTECTION SYSTEM:

Description: There is no fire protection service installed in the building
Condition: N/A
Rating: N/A
Recommendations: N/A

FIRE ALARM SYSTEM:

Description: There is no fire alarm system installed in the building
Condition: N/A
Rating: N/A
Recommendations: N/A

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Thorn II Building

PHOTOGRAPHS:



Figure 1: North facade of building



Figure 2: South facade of building



Figure 3: Office interior



Figure 4: Office interior

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: Thorn II Building

OVERALL RECOMMENDATIONS:

Building Component / Attribute	Recommendations	Replacement Period		
		1 yr	5 yrs	10 yrs
Site:				
Skin:				
Roof:				
Windows:				
Exterior doors:				
Interiors:				
Accessibility				
HVAC	Replace existing gas furnace with a new unit that has a central cooling coil and split condensing unit to eliminate window AC units. Add bathroom exhaust fan for better ventilation. Provide new insulated duct system to prevent condensation on ductwork.		X	
Plumbing	System is serviceable but will require increased maintenance in the coming years		X	
Power:	System should be replaced entirely when renovation occurs		X	
Lighting:	System should be replaced when the building is renovated.		X	
Telecom and Security	System should be replaced when the building is renovated.		X	
Fire Protection:	Building has no sprinklers installed			N/A
Fire Alarm:	Building has no fire alarms system installed			N/A

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: Tippin Gymnasium

BUILDING INFORMATION

Date Built:	1968	Construction type:	
Additions:		Use Group:	
Height:	2 Stories	Principal Uses:	Indoor Athletics
Size:	101,995 GSF 67,367 ASF		

BUILDING CONDITION DESCRIPTION AND ASSESSMENT:

BUILDING SITE

Description	Sloping site, descending gradually from northeast to southwest. Landscape and walkways surround the building. Limited parking is located at the northeast corner of the building. No site drainage issues observed.
Condition	Good
Rating:	3
Recommendations	Maintain existing landscape and paved areas.

BUILDING STRUCTURE

Description	The building structure consists of reinforced concrete footings and slab on grade, with concrete foundation walls. The superstructure consists of concrete frame and floor slab construction.
Condition	Good
Rating:	3
Recommendations	Maintain existing structural system conditions

BUILDING EXTERIOR: ENCLOSURE

Description	Exterior finishes include concrete, brick veneer, exposed aggregate concrete panels and cement plaster soffits at entrance canopies.
Condition	Fair. Cracking and spalling of concrete in multiple locations. Widespread corrosion of steel reinforcement observed. Masonry and mortar cracks noted, as well as open mortar joints.
Rating:	2.0
Recommendations	A complete inspection of the building exterior should be performed, to determine the extent of the concrete and masonry deterioration and the appropriate repairs required.

BUILDING EXTERIOR: ROOF

Description	The roof system consists of a single ply membrane and flashing, terminated at gravel stops or with flashing bars. Portions of the roofs are ballasted.
Condition	Fair. The age of the roof is unknown. Numerous patches were observed. Membrane seam separation was noted.

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Tippin Gymnasium

Rating: 1.5
Recommendations A complete inspection of the roof should be performed to determine if further repairs or replacement is warranted.

BUILDING EXTERIOR: WINDOWS

Description The window system consists of fixed and operable single glazed aluminum and glass units. Units were observed with opaque panels installed, as well as wire glass.
Condition Fair. The age of the windows is unknown.
Rating: 1.5
Recommendations Consideration should be given to window replacement, given their apparent age and poor thermal properties.

EXTERIOR ENCLOSURE: DOORS/DOOR HARDWARE

Description Primary building entrances consist of aluminum and glass door units, with pulls and panic bar hardware. Separate entrances, with aluminum and glass door units, utilize lever handle hardware for accessibility. Service doors and frames are hollow metal, with pulls and panic hardware.
Condition Fair. Corrosion observed at hollow metal frames.
Rating: 2.0
Recommendations Remove corrosion and refinish doors and frames

INTERIOR FINISHES: PARTITIONS

Description Interior partition finishes consist of painted concrete and painted concrete masonry.
Condition Good
Rating 3.0
Recommendations Maintain existing partition finishes.

INTERIOR FINISHES: CEILINGS

Description Ceiling finishes include painted plaster and suspended acoustical tile
Condition Good
Rating 3.0
Recommendations Maintain existing ceiling conditions.

INTERIOR FINISHES: FLOORS

Description Floor finishes include vinyl tile, carpet, hardwood, synthetic athletic surfaces and mosaic tile. The vinyl tile size suggests the possibility of asbestos content
Condition Good, where observed.
Rating 2.5, based on the potential for asbestos content.
Recommendations While friable conditions were not observed and the general condition of the tile appears to be good, the University should perform testing to determine its composition and, if positive, develop a policy for its maintenance or replacement.

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Tippin Gymnasium

INTERIOR FINISHES: DOORS AND DOOR HARDWARE

Description Hollow metal doors and frames are installed throughout the building. Hardware consists of push plates, pulls and knob handles.
Condition Good
Rating 2.5
Recommendations Maintain existing interior doors and hardware.

INTERIOR FINISHES: TOILET ROOMS

Description Floor finishes: Ceramic mosaic tile
 Wall finishes: Painted concrete masonry
 Ceiling finishes: Painted plaster
Condition Fair.
Rating 2.0
Recommendations Maintain existing toilet room finishes

INTERIOR FINISHES: BUILT-IN FURNITURE

Description Not observed
Condition
Rating
Recommendations

ACCESSIBILITY (2010 ADA Standards for Accessible Design) :

Unless triggered by alterations, buildings are generally not required to meet accessibility standards enacted after their construction. The purpose of this section is to provide an indication of the building's accessibility, as measured by current standards.

Entrance:	Not accessible	Elevator:	Elevator appears to meet accessibility requirements
Signage:	Not accessible	Hardware:	Not accessible
Toilet Rooms:	Non-compliant clearances, fixtures and mounting heights.	Stairs and Circulation:	Not accessible
Overall Rating	1.0		

HEATING, COOLING AND VENTILATION SYSTEMS:

Description The building heat source is campus steam that is reduced to low pressure in the main mechanical room and then converted to hot water via heat exchangers. Steam is also used for pool water heating. The majority of the building is not cooled except for some window units in a few spaces and

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Tippin Gymnasium

a split DX system for a weight room. Vertical heating only air handlers provide heat and ventilation to the main gym. The pool has no dehumidification and is operating under an extreme negative pressure. The building hot water pumps appear to be in fair condition, but a condensate pump was found to be leaking. Air distribution within the pool is poor and likely is resulting in high humidity levels as evidenced by a large amount of corrosion observed. The building ductwork, piping, and air terminals all appear to be in poor condition. Most controls are an older pneumatic system but some appear to be on a newer DDC system.

Condition I

Rating: Poor

Recommendations Provide a complete HVAC replacement. Provide cooling throughout the facility and better natatorium ventilation and dehumidification.

PLUMBING SYSTEMS:

Description The restroom fixtures are china lavatories with dated fixtures. The elongated bowl urinals are no longer manufactured. Flush valves installed and are manual. The distribution piping is copper and utilizes cast iron drain waste and vent piping. Some of the pool water piping has been replaced with PVC. The water service to the building is a 3" line with approximately 100 psi of pressure. The water service valves are corroded and may not function.

The domestic hot water is produced using an Aerco steam heater that was installed in 1966.

There is a natural gas service to the building served by a gas meter from the provider.

Condition Poor

Rating: I

Recommendations The entire plumbing system should be replaced when the building is renovated.

ELECTRICAL SYSTEM: POWER

Description The building is served from the campus power grid via a 500 KVA pad mounted dry type transformer located in a separate room under the entrance walk. The main distribution panel is located in the mechanical equipment room and has multiple service disconnects. A label on the panel indicates that the panel is served by multiple sets of conductors but they are different sizes which is a violation of the National Electric Code. The panel is a fused switch switchboard. The building has an analog KWH electric meter installed. There are arc flash labels installed on some of the panels, but the arc flash category is not readily visible. The wiring is installed in conduit.

A newer Kohler, 35 KW-3 phase-4W-208/120V natural gas generator was installed in 1999 to serve the building emergency power needs and is in good condition. There are two automatic transfer

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Tippin Gymnasium

	switches installed, one is assumed to handle the life safety loads, and the other for the standby loads.
Condition	Poor
Rating:	1
Recommendations	Replace the system entirely when the building is renovated.

ELECTRICAL SYSTEM: LIGHTING

Description	The system consists of mostly T-12 lamped fixtures installed in surface mounted fixtures. The gym has pendant mounted metal halide fixtures. There are some limited occupancy sensors installed in the restrooms.
Condition	Poor
Rating:	1
Recommendations	Replace the entire lighting system when the building is renovated.

TELECOMMUNICATIONS AND SECURITY

Description	The building is served by fiber optic cabling and copper phone lines. The distribution is Category 5 cabling. There is no security installed in the building.
Condition	Fair
Rating:	2
Recommendations	Replace the entire system when the building is renovated.

FIRE PROTECTION SYSTEM:

Description	There is no fire protection system installed
Condition	N/A
Rating:	N/A
Recommendations	N/A

FIRE ALARM SYSTEM:

Description	There is a newer Johnston Controls, IFC 2000, audio/visual system installed in the building.
Condition	Good
Rating:	3
Recommendations	System could remain when building is renovated.

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Tippin Gymnasium

PHOTOGRAPHS:



Figure 1: Tippin Gymnasium viewed from the south



Figure 2: Concrete cracking and spalling



Figure 3: Concrete spalling and reinforcement corrosion



Figure 4: Cracks in brick masonry and mortar

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Tippin Gymnasium



Figure 5: Basketball court



Figure 6: Swimming Pool



Figure 7: Concrete deterioration at service entrance



Figure 8: Seam separation between roof membrane materials (typical)

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: Tippin Gymnasium

OVERALL RECOMMENDATIONS:

Building Component / Attribute	Recommendations	Replacement Period		
		1 yr	5 yrs	10 yrs
Site:				
Skin:				
Roof:				
Windows:				
Exterior doors:				
Interiors:				
Accessibility				
HVAC	Provide a complete HVAC replacement. Provide cooling throughout the facility and better natatorium ventilation and dehumidification.	X		
Plumbing	System should be replaced	X		
Power:	System should be replaced	X		
Lighting:	Lighting should be completely replaced	X		
Telecom and Security	Replace when building is renovated		X	
Fire Protection:	N/A			
Fire Alarm:	System is in good condition and could remain			X

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: Utility Plant

BUILDING INFORMATION

Date Built:	1951	Construction type:	
Additions:		Use Group:	
Height:	2 Stories	Principal Uses:	Central Steam Plant
Size:	8,876 GSF 7,474 ASF		

BUILDING CONDITION DESCRIPTION AND ASSESSMENT:

BUILDING SITE

Description	Relatively flat site. The building is surrounded by streets and alleys with limited parking on the south side of the building. No evidence of site drainage issues.
Condition	Fair
Rating:	2.0
Recommendations	Maintain existing paved areas.

BUILDING STRUCTURE

Description	The building structure consists of a reinforced concrete slab on grade, with concrete foundation walls. The superstructure consists of a steel frame supporting concrete plank floor and roof construction.
Condition	Good.
Rating:	3.0
Recommendations	Maintain existing structural conditions.

BUILDING EXTERIOR: ENCLOSURE

Description	Exterior finishes include concrete and brick veneer, with limestone sills, window trim and coping
Condition	Poor. Significant masonry cracking and open mortar joints in multiple locations. Concrete cracks and spalls noted. Limestone damage and open joints between stone pieces observed.
Rating:	1.0
Recommendations	Where masonry cracking and movement have occurred, remove and replace masonry. Re-point all mortar joints.

BUILDING EXTERIOR: ROOF

Description	Roofing consists of a single ply ballasted membrane. Membrane flashing is carried over the top of the coping and terminated with flashing bars anchored to the coping.
Condition	Fair. The age of the roof is unknown. The membrane appears to be in fair condition. Open mortar joints in the coping and spalling were observed. The condition of the exterior wall suggests water penetration, possibly through the roof construction and coping.

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Utility Plant

Rating: 1.5
Recommendations An inspection of the roofing should be performed to determine if repair or replacement is required. Flashing and coping should be repaired to prevent water penetration into the masonry walls below.

BUILDING EXTERIOR: WINDOWS

Description The window system consists of single glazed fixed and operable industrial steel sash.
Condition Poor. Extensive corrosion to the steel frames was observed. Cracked and broken glass was observed.
Rating: 1.0
Recommendations Given their age and condition, the windows should be replaced.

EXTERIOR ENCLOSURE: DOORS/DOOR HARDWARE

Description Building entrances consist of hollow metal frames and doors, with door pulls and panic bar hardware. A pair of wood service doors, on the east side of the building, appears to be little used. A steel overhead roll-down door is installed on the south side of the building
Condition Fair. Hollow metal doors are in fair condition. Corrosion at frames observed.
Rating: 2.0
Recommendations Repair and refinish or replace corroded door frames.

INTERIOR FINISHES: PARTITIONS

Description Interior partition finishes consist of painted concrete, brick, glazed concrete masonry and painted brick.
Condition Fair
Rating: 2.0
Recommendations Maintain existing partition conditions.

INTERIOR FINISHES: CEILINGS

Description Ceiling finishes consist of painted concrete plank
Condition Fair
Rating: 2.0
Recommendations Maintain existing ceiling conditions.

INTERIOR FINISHES: FLOORS

Description Floor finishes are concrete
Condition Fair
Rating: 2.0
Recommendations Maintain existing condition of floor finishes.

INTERIOR FINISHES: DOORS AND DOOR HARDWARE

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Utility Plant

Description	Interior door frames are hollow metal, with hollow metal doors. Hardware consists of knob handle passage and locksets.
Condition	Fair
Rating	2.0
Recommendations	Maintain existing interior doors and hardware.

INTERIOR FINISHES: TOILET ROOMS

Description	Floor finishes: Painted concrete Wall finishes: Glazed masonry Ceiling finishes: Painted plaster
Condition	Fair
Rating	1.5
Recommendations	Maintain existing toilet room finishes

INTERIOR FINISHES: BUILT-IN FURNITURE

Description	Not observed
Condition	
Rating	
Recommendations	

ACCESSIBILITY (2010 ADA Standards for Accessible Design) :

Unless triggered by alterations, buildings are generally not required to meet accessibility standards enacted after their construction. The purpose of this section is to provide an indication of the building's accessibility, as measured by current standards.

Entrance:	Not Accessible	Elevator:	Not applicable
Signage:	Not accessible	Hardware:	Not accessible
Toilet	Not accessible	Stairs and	Not applicable
Rooms:		Circulation:	
Overall	1.0		
Rating			

HEATING, COOLING AND VENTILATION SYSTEMS:

Description	The building heat source is three gas fired boilers that provide steam to the building and much of campus. The boilers have been recently retrofitted with new controls and are believed to be in good condition. The building is mostly not cooled except for a small split system that serves a small room that houses a UPS. Older heating / ventilating units provide outside air to help provide some cooling and ventilation, but it is unknown if they are in working order. A small room on the lower level had extreme humidify that is believed to be caused by a steam leak. The boiler feedwater and
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D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: Utility Plant

condensate transfer pumps have been recently replaced and are in excellent condition. Most of the condensate and feedwater piping appears to have been replaced, but most of the steam piping is believed to be aged. Unit heaters that provide heat in some areas are aged. Boiler controls have been recently replaced.

Condition 2.5

Rating: Fair / Good

Recommendations Find source of humidity in lower room and make repairs. Replace heating / ventilating units to allow outside air to be brought in to help cool boiler plant during summer.

PLUMBING SYSTEMS:

Description The building is served by an 8" ductile iron service that is partially metered and provided with backflow prevention. There is 95 psi of pressure at the main service. The restroom fixtures are china lavatories with dated fixtures. The water closets and urinals are floor mounted with manual flush valves. The distribution piping is copper and utilizes cast iron drain waste and vent piping.

There is a water softening system installed. There is a 30 gallon domestic water heater in the building that was installed to provide domestic hot water when the steam is off.

There is a 4" natural gas service to the building served by a gas meter from the provider.

Condition Fair to Poor

Rating: 1.5

Recommendations The entire plumbing system should be replaced when the building is renovated.

ELECTRICAL SYSTEM: POWER

Description The building is served from the campus power grid via a pad mounted, oil-filled transformer located outside of the building. The main distribution panel (MDP) is 800A-3 Phase-4W-208/120V. There are branch panels that are served by the MDP.

There are arc flash labels installed but they are difficult to read.

An Onan 200 KW-3 phase-4W-208/120V natural gas generator is installed to back up the steam plant.

Condition Fair

Rating: 2

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Utility Plant

Recommendations The system should be adequate for the next 5 years.

ELECTRICAL SYSTEM: LIGHTING

Description The system consists of mostly T-8 fluorescent lamped pendant fixtures installed with manually operated switches.

Condition Fair

Rating: 2

Recommendations Replace the entire lighting system when the building is renovated.

TELECOMMUNICATIONS AND SECURITY

Description The building is served with multiple strands of fiber optic cabling as well as copper for voice communications. The distribution cabling throughout the building is mostly Category 5e and there is limited spare space within the racks for expansion.

There is no security system in the building.

Condition Good

Rating: 3

Recommendations System may remain as installed but will likely be upgraded when the building is renovated.

FIRE PROTECTION SYSTEM:

Description Building has no fire protection system

Condition N/A

Rating: N/A

Recommendations N/A

FIRE ALARM SYSTEM:

Description No fire alarm system exists in the building, either manual or automatic.

Condition N/A

Rating: N/A

Recommendations Building is required to have at least a manual system installed.

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Utility Plant

PHOTOGRAPHS:



Figure 1: Northeast corner of Utility Plant



Figure 2: Sealant failure and open joint in masonry at expansion joint



Figure 3: Sealant failure between limestone and brick masonry



Figure 4: Cracked brick masonry and mortar

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
Building Name: Utility Plant

PHOTOGRAPHS (cont'd):



Figure 5: Masonry cracks and brick displacement



Figure 6: Cracking and spalling of concrete



Figure 7: Window frame corrosion and sealant failure at sill



Figure 8: Cracked and broken coping, open joint resulting from mortar and sealant failure.

D BUILDINGS LAYOUTS AND ASSESSMENT

EXISTING BUILDING ASSESSMENT

Campus: Clarion University of Pennsylvania: Main Campus
 Building Name: Utility Plant

OVERALL RECOMMENDATIONS:

Building Component / Attribute	Recommendations	Replacement Period		
		1 yr	5 yrs	10 yrs
Site:				
Skin:				
Roof:				
Windows:				
Exterior doors:				
Interiors:				
Accessibility				
HVAC	Find source of humidity in lower room and make repairs. Replace heating / ventilating units to allow outside air to be brought in to help cool boiler plant during summer.		X	
Plumbing	System is serviceable but will require increased maintenance in the coming years		X	
Power:	System is serviceable and should be adequate for the next 5 years		X	
Lighting:	System is serviceable and should be adequate for the next 5 years		X	
Telecom and Security	System may remain as installed		X	
Fire Protection:	Building has no fire protection system			
Fire Alarm:	Building has no fire alarm system			

BUILDINGS LAYOUTS AND ASSESSMENT **D**



FMP APPENDIX | E: DETAILED ASSESSMENT – SPACE NEEDS

E.1 INTRODUCTION TO FACILITY SPACE PLANNING GUIDELINES

Facilities master planning processes use space planning guidelines to evaluate quantitatively institutional space needs. Guidelines are just that—guidelines, not mandates—but the results can help focus attention, for example, on existing needs which may have been overlooked or projected needs that can be anticipated. States have developed different approaches for guidelines, reflecting values and traditions, priorities, and particular nuances related to space in that state or system within a state. No national guidelines exist, although the Council on Education Facilities Planning International [CEFPI] has developed a set of guidelines for higher education that provides a base and reference point for general practice (*Space Planning for Higher Education*, Scottsdale: Arizona, 2006). As indicated previously, the higher education industry, through the National Center for Educational Statistics, has developed a space use classification structure and has promulgated the *Facilities Inventory Classification Manual*. FICM provides standards for defining and measuring space in higher education to build toward consistency in reporting space and space use across institutions, sectors, and states. Appendix E contains a comparison of the Pennsylvania State System of Higher Education [PASSHE] space planning guidelines and the facility master plan [FMP] guidelines developed for Clarion University.

E.2 PASSHE GUIDELINE ANALYSIS OF SPACE

The Pennsylvania State System of Higher Education [PASSHE] has long had in place a comprehensive set of space planning guidelines which it uses in decision making regarding capital plans for its constituent institutions and allocating finite capital resources. Importantly these guidelines were developed for the PASSHE institutions which primarily began from strong teacher preparation programmatic roots and the traditional baccalaureate liberal arts and sciences. In their more recent history, the PASSHE institutions have added programs in business and related fields and even more recently have branched into the health professions, including nursing and other allied health programs. These changes have been in response to the changes in societal demand for more credentialed employees in business and the expansion and diversification of the health care industry. PASSHE institutions have also added graduate programs, primarily at the masters level. Engineering and first professional programs in law, medicine, and dental medicine in public Pennsylvania higher education are the purview of its state-related institutions—Pennsylvania State University, Temple University, and the University of Pittsburgh, and this programmatic distinction is expected to continue. This programmatic context, together with the traditional face-to-face delivery of instruction, provides the foundation for the PASSHE space planning guidelines.

E DETAILED ASSESSMENT - SPACE NEEDS

While the PASSHE space planning guidelines were recently reviewed and updated, the impact of web-based programs and online delivery of instruction was not directly addressed. Given Clarion University's vision for its future, both in terms of web-based programs and on line delivery, any guidelines used should address these major changes in pedagogy. Other major issues with the PASSHE guidelines include:

- Small classroom station size
- Lack of separate guidelines for class and open labs
- Classroom and class lab room and station utilization rates that do not address differentiated types of space
- Lack of office guideline for technical/paraprofessional staff
- Lack of a guideline for student organization space
- Outdated guidelines for collection, study, processing, and service study space
- Unclear determination of space planning factor for food facilities
- Lack of separate guidelines for lounge and merchandizing space
- Undistinguished guidelines for support space, including computer space, shop, storage, and central services
- Inclusion of utility production as an assignable space category
- Lack of planning (not programming) guidelines for residential space

E.3 FMP GUIDELINE ANALYSIS OF SPACE

In response to the concerns raised regarding the PASSHE guidelines, specially formulated guidelines were developed as part of this facility master plan [FMP]. Like the PASSHE guidelines, the FMP guidelines are based primarily on student enrollment. The FMP guidelines, however, selectively use FTE, FTE F2F, and FTE OL as the planning factors, instead of uniformly using FTE enrollment as the PASSHE guidelines do. For many space guidelines the FMP guidelines incorporate an allowed percentage of FTE OL enrollments, conservatively estimating 30% of the FTE OL enrollments can be expected to come to campus and use particular targeted facilities such as the library or lounges or food facilities, for example. This FMP differentiation affords the institution more realistic assessments of the true impact of enrollment on demand for particular facilities, where the PASSHE guidelines can be expected to exaggerate space needs.

The FMP guidelines also developed standards for room utilization, station utilization, and station size that should position Clarion University for instruction and service in the 21st century. In addition, separate FMP guidelines were provided for class and open labs, lounge, merchandising, computer, central services, and residential spaces, where the PASSHE guidelines have no such distinctions.

In summary, the FMP space planning guidelines were developed to be conceptually consistent with the overall approach of the PASSHE guidelines. Also they introduced only new data—FTE F2F and FTE OL—that could be readily obtained from current institutional data analysis practices. In addition, they attempted to reflect historic PASSHE values for specific types of space, while addressing emerging trends in higher education and looking forward to Clarion University's future in the 21st century.

E.4 QUANTITATIVE FACILITY NEEDS ASSESSMENT

Applying the PASSHE and FMP guidelines to Clarion’s campus planning data and space inventory provides useful perspectives on its current (Graphic E.01) and projected (Graphic E.02) quantitative space needs. This analysis does not include residence halls.

	PASSHE Surplus/ Deficit	% of PASSHE Guideline	FMP Surplus/ Deficit	% of FMP Guideline
Classroom	8,153	14%	15,400	30%
Laboratory	(3,359)	-4%	6,863	8%
Office	46,282	47%	48,184	50%
Study	2,190	3%	11,065	16%
Special Use	(29,819)	-25%	(15,382)	-14%
General Use	(6,531)	-4%	(21,110)	-12%
Support	3,910	9%	(14,426)	-26%
Health Care	(1,558)	-61%	(1,403)	-58%
Unclassified	51,074	--	51,074	--
TOTAL	70,342	11%	80,265	13%

Graphic E.01
 Current Space Surpluses and
 (Deficits) per PASSHE and
 FMP Guidelines (excluding
 Residential Space)

By 2023 (Graphic E.02), the PASSHE guidelines project that the Clarion campus will overall be deficient in space (-38,734 NASF, -5%), while the FMP guidelines, in sharp contrast, indicate that it will have excess space (79,488 NASF, 11%). Importantly, the FMP guidelines take into account the significant shifts in instructional delivery and the impacts of on line full-time equivalent enrollment, while the PASSHE guidelines do not. The PASSHE guidelines indicates future deficiencies in classroom and laboratory facilities, a total of -38,560 NASF, while the recommended guidelines clearly indicate that Clarion should expect to have excess space in these categories, a total of 29,707 NASF. A similar outcome occurs with study space; PASSHE indicates insufficient space, while the recommended guideline indicates excess space. These guideline differences, importantly, would result in dramatically different campus development solutions. Again the impact of the dramatic changes anticipated in instructional delivery must be cited, together with the sensitivity of the respective guidelines to this factor.

Interestingly, the two guideline approaches produce consistent outcomes for the remaining types of space, although they differ in quantity. Both project that Clarion will have excesses in office space: 21,922, or 17% of the PASSHE guideline and 23,824 NASF, or 19% of the FMP guideline. In each of the three remaining categories of space—special use, general use, and support, both guideline approaches suggest that the Clarion campus will have some sorts of overall deficiencies.

E DETAILED ASSESSMENT - SPACE NEEDS

Graphic E.02
 Projected 2023 Space
 Surpluses and (Deficits per
 PASSHE and FMP Guidelines
 (excluding Residential Space)

	PASSHE Surplus/ Deficit	% of PASSHE Guideline	FMP Surplus/ Deficit	% of FMP Guideline
Classroom	(9,426)	-12%	20,158	43%
Laboratory	(29,134)	-25%	9,549	12%
Office	21,922	17%	23,824	19%
Study	(7,295)	-8%	8,513	12%
Special Use	(33,523)	-23%	(4,237)	-3%
General Use	(21,718)	-11%	(3,101)	-2%
Support	(4,082)	-7%	(20,282)	-29%
Health Care	(1,310)	-44%	(768)	-31%
Unclassified	45,832	--	45,832	--
TOTAL	(38,734)	-5%	79,488	11%

E.5 FACILITY STRENGTHS AND ISSUES

With instruction and other factors in the 21st century changing, as indicated in section 4 of the FMP, the question to be addressed by this needs assessment is Clarion's current and future ability to serve students in this region with the facilities it has and plans to add.

Of critical importance is the learning environment. The recent addition of the Science and Technology Center has significantly enhanced instructional facilities on campus. The Clarion campus has too much classroom space, however, and the program enrollment and instructional delivery changes planned for this campus will reduce, not increase, demand for such space in the future. Further classrooms are not appropriately sized to promote active, collaborative learning, although right sizing them will result in a classroom curve more compatible with current section demand. On the positive side, most Clarion classrooms have appropriate instructional technology; less than 9% of classroom space was indicated as having no technology. In sharp contrast the labs at Clarion do not appear to have appropriate levels of instructional technology; over 63% of the lab space was indicated as having no technology. More critically, the discipline-based labs are limited in scope and are undersized, which can have a potential impact on Clarion's program development and its ability to compete for students. The clinic space associated with the Speech and Hearing Clinic could be better integrated with instructional types of spaces to optimize professional training. The campus has sufficient space for study and the collections, given the recent renovation of Carlson Library. The campus, however, would benefit with greater distribution of informal study spaces in additional buildings to support collaborative learning.

The workplace, while reasonably aligned functionally, is oversized. Individual offices for faculty and administrators tend to be large, and service and reception areas have been designed for handling larger face-to-face pools of students. As described in section 4 of the FMP, the higher education workplace is smaller, more efficient, and more flexible. The planned renovation of Becht Hall will co-locate enrollment management functions and student and health services, creating a more student centered functionality for the campus. It will also leave several buildings substantially vacated and hence provide opportunities for reducing the number of campus buildings and the amount of space to be maintained. Campus life will be enhanced with planned additional and/or renovated facilities supporting athletics and recreation, theatre, dining, and merchandising, and additional space is not needed. Finally, more institutional support spaces for technology support, physical plant, and central services, such as security, are needed.

These issues are detailed further.

E.6 INSTRUCTIONAL ENVIRONMENTS

The core of the learning environment is comprised of classrooms and teaching laboratories, both scheduled and open. The Clarion campus in fall 2012 had 68 scheduled and unscheduled classrooms, 3 distance learning classrooms, and 3 lecture halls, with a total of 3,655 stations, 64,794 NASF, and an average station size of 17.7 NASF, although this average does not reflect the average station size in classrooms. The average station size for the 68 classrooms is 20 NASF. The average station size for the lecture halls is about half this amount and therefore skews the overall average. Classrooms in Founders and Davis have, on average, the smallest station sizes at between 15 and 16 NASF, while classrooms in Ralston, Becker, and Science and Technology have the largest station sizes.

The Clarion campus has 53 scheduled and unscheduled teaching class labs with 1,201 stations, 47,660 NASF, and an average station size of 37.7 NASF. The largest station size (75.0 NASF) is associated with the dance studio in Tippin; the smallest (17.0 and 15.3 NASF) are in Davis associated with the English lab and the language lab, respectively. Most of the lab sizes hover between 40 and 50 NASF, with little variation for discipline, except for a few of the science labs. While this is discussed further later, of concern are station sizes for the class labs.

The campus also has 36 open labs with 13,221 NASF. The majority of these open labs (24 open labs) are music practice rooms and studios in Marwick-Boyd. Since these labs are not scheduled, the number of stations in each lab was not available for analysis. The Math Resource Center is also scheduled for instruction which diminishes its usefulness in delivering the support it was purposed to deliver. As noted previously, the transition of math instruction from the classroom to the lab, especially for entry level courses, and the student success experienced elsewhere, should encourage bringing such resources to the campus.

E DETAILED ASSESSMENT - SPACE NEEDS

Clarion University has developed a framework for technology in its learning environments, comprised of five levels. Such a framework provides the community with easy understanding as to the types of technology that can be expected to support instruction. All but thirteen (18%) of Clarion's classrooms were reported on its web site at technology level four or five, and eleven classrooms were indicated as having no technology. The lack of technology in 36 class labs (68%), including many science and art labs, indicates further a significant issue for the Clarion learning environment. Seamless, computer-based instruction, coupled with the hands-on experiential environment of a class lab has rapidly become the norm in higher education, and Clarion will need to ensure that its class labs all have technology appropriate for the discipline.

In addition to the above resources in the learning environment, Clarion also schedules 31,128 NASF of other campus facilities for instruction. This figure includes the Math Resource Center, and the need for separate math instructional facilities is required. Use of other campus resources such as theaters and athletic space is common in higher education and enhances the student's learning experiences. At Clarion, Level A has been well received as a flexible facility for instructional experimentation

The Clarion campus has 12 research labs, 9 of them associated with the sciences. Having science research labs available to students and faculty is consistent with best practices in the STEM disciplines, and Clarion is to be congratulated in including these in its new Science and Technology Center. The remaining Research labs are the Learning and Technology Center (two labs) and the Clarion University History Project Lab.

Commitment to active, collaborative, and experiential learning should be reflected in the learning environment that is available. The recent renovation of Carlson Library with its Level A and the addition of the new Science and Technology Center have begun to position the Clarion campus for the 21st century. The remaining learning environment is very much rooted in the past and is in need of transformation.

On an average day in the fall 2012 semester, demand for scheduled instruction (Graphic E.03), whether in the classroom or class lab, began at 8:00 a.m. and continued through 6:00 p.m. Greatest demand, however, was between 10:00 a.m. and 4:00 p.m., with a modest dip around lunch time. The Clarion campus does not have an evening program.

Demand for instruction was fairly consistent Monday through Thursday (Graphic E.04), with demand for scheduled instruction at its peak on Wednesday and waning by half on Friday, not unlike many other institutions of higher education. The Clarion campus does not schedule instruction for Saturday or Sunday.

Time	Enrollment
7:00 AM	0
8:00 AM	980
9:00 AM	1,961
10:00 AM	3,986
11:00 AM	4,038
12:00 PM	3,146
1:00 PM	3,069
2:00 PM	3,547
3:00 PM	3,244
4:00 PM	2,523
5:00 PM	584
6:00 PM	314
7:00 PM	0
8:00 PM	0
9:00 PM	0

Graphic E.03
 Demand for Scheduled Instruction by Hour (averaged over the week)

Day of Week	Enrollment
Sunday	0
Monday	9,961
Tuesday	9,836
Wednesday	10,240
Thursday	9,124
Friday	5,964
Saturday	0
Five Day Average	9,025

Graphic E.04
 Demand for Scheduled Instruction by Weekday

E.7 CLASSROOM GUIDELINES

The guideline analyses for Clarion classrooms (Graphic E.01 and E.02) indicate that currently the campus has excess capacity, with the FMP guidelines suggested greater excesses than the PASSHE guidelines. FMP projections to 2023 suggest an even greater surplus of 20,158 NASF, while the PASSHE guidelines which do not take into account on line enrollments, indicate a deficiency of -9,428 NASF. Importantly these differences in guideline outcomes would lead to implementation of very different facility strategies. Further assessment of Clarion’s classrooms is needed to clarify classroom issues and consider room and station utilization, station size, and service support as critical elements in determining the campus ability to be a productive hybrid campus for the 21st century.

Utilization of classroom space, including the number of hours a room is scheduled (room utilization) and the number of stations filled (station utilization) provide significant insight into the classroom inventory. Graphic E.06 presents relevant PASSHE and FMP classroom utilization and other standards (Appendix E.1) and compares these standards with the overall findings for fall 2012 at the Clarion campus.

E DETAILED ASSESSMENT - SPACE NEEDS

Graphic E.05
 Instructional Inventory (Fall
 2012) by Type

Classrooms	No.	No.	NASF	Stations	No.	Diff	No.	Diff
	Rooms	Stations		Size (avg)		RS Stations		from Current
Becker	9	387	10,749	27.8	345	-42	269	-118
Davis	5	183	2,881	15.7	120	-63	103	-80
Founders	8	359	5,492	15.3	183	-176	289	-70
Harvey	2	61	1,227	20.1	40	-21	45	-16
Keeling	2	75	1,200	16.0	40	-35	64	-11
Marwick-Boyd	4	136	2,865	21.1	92	-44	92	-44
Ralston	2	48	1,385	28.9	41	-7	39	-9
Science & Technology	9	330	8,110	24.6	274	-56	237	-93
Special Education	2	100	1,790	17.9	60	-40	57	-43
Stevens	6	305	4,972	16.3	167	-138	161	-144
Still	11	548	9,299	17.0	309	-239	322	-226
Tippin	3	123	2,441	19.8	82	-41	78	-45
Scheduled Classrooms	63	2,655	52,411	19.7	1,753	-902	1,756	-899
Scheduled DL Classrooms	3	117	2,633	22.5	86	-31	72	-45
Scheduled Lecture Halls	3	795	7,675	9.7	487	-308	394	-401
Unscheduled Classrooms	5	88	2,075	23.6	69	-19	53	-35

Teaching Labs	No.	No.	NASF	Station
	Rooms	Stations		Size (avg)
Becker	1	41	1,474	36.0
Ceramics	1	24	1,181	49.2
Davis	1	25	425	17.0
Foundry	1	22	670	30.5
Founders	1	22	736	33.5
Harvey	3	96	1,911	19.9
Marwick-Boyd	7	215	9,094	42.3
Science & Technology	20	376	16,669	44.3
Special Education	1	24	743	31.0
Stevens	3	79	1,703	21.6
Still	1	25	808	32.3
Tippin	1	30	2,250	75.0
Scheduled Class Labs	41	979	37,664	38.5
Unscheduled Class Labs	12	222	9,996	45.0
Total Class Labs	53	1,201	47,660	39.7

Open Labs	No.	
	Rooms	NASF
Becker	2	3,546
Carlson	1	656
Davis	1	1,294
Founders	1	132
Harvey	1	866
Marwick-Boyd	24	3,774
Ralston	2	1,289
Science & Technology	3	1,250
Stevens	1	414
Total Open Labs	36	13,221

Other Scheduled Resources	NASF
Level A	7,420
Math Resource Center	454
Black Box Theater	4,416
Fitness Center	2,514
Gymnasium	11,874
Training Room	719
Small Gym	3,731
TOTAL	31,128

Graphic E.06
 Comparisons with Targeted
 Guideline Standards

Space Type	PASSHE Standard	Clarion	FMP Standard
Classrooms	13.7 WSCH per FTES	12.1 WSCH	12.5 WSCH per FTE F2F
	37.5 CH per room	20.6 CH	37.5 CH per room
	67% SUR	55% SUR	80% SUR
	20 NASF per station	18 NASF	27.5 NASF per station
	10% service	3%	10% service
Class Labs	4.2 WSCH per FTES	3.1 WSCH	5.4 WSCH per FTE F2F
	23 CH per room	15.6 CH	30 CH per room
	70% SUR	67% SUR	80% SUR
	50 NASF per station	38.9 NASF	50 NASF per station
	25% service	32%	18.25% service
Office	150 NASF to 190 NASF per allowed employee	213 NASF	140 NASF to 170 NASF per allowed employee

- FTES Full Time Equivalent Student
- FTE F2FH Full Time Equivalent Face to Face Student
- WSCH Weekly Scheduled Contact Hours
- CH Contact Hour
- SUR Station Utilization Rate

Both of the guideline approaches assumes that an FTES or an FTF F2F will spend an average of 17.9 contact hours scheduled in either classrooms or class labs each week (13.7 WSCH + 4.2 WSCH or 12.5 WSCH + 5.4 WSCH). In fall 2012, the average for Clarion was 15.2 WSCH (12.1 WSCH + 3.1 WSCH). This lower level of scheduled contact time would indicate that Clarion underutilizes its classrooms and class labs.

Both sets of guidelines expect each classroom to be scheduled 37.5 contact hours a week. At Clarion classrooms are scheduled an average of 20.6 contact hours per week (Graphic E.06), only 55% of the PASSHE and FMP standard. Classrooms with technology are scheduled more often than those with no technology, but even those with technology are scheduled at 64% of the standard. (Appendix E.8 presents classroom utilization data by room and technology level.)

Even when classrooms are scheduled, on average only 55% of the available stations are used (Graphic E.06). As with room utilization, classrooms with technology have more seats filled—67% on average which is consistent with the PASSHE standard of 67% but less than the recommended standard of 80%.

Further, the average station size—18 NASF—is below the PASSHE standard of 20 NASF and well below the recommended standard of 27.5 NASF, although the average is reduced by the smaller station size in the lecture hall. Interestingly, classrooms with no technology or Level 2 technology have larger station sizes, between 22 and 23 NASF, while classrooms with Levels 3, 4, and 5 technology have much lower station sizes.

E DETAILED ASSESSMENT - SPACE NEEDS

Station size will be critical in meeting the needs for flexible classroom instruction in the 21st century, and the impact of right-sizing Clarion’s classrooms was examined based on guidelines for various room sizes. As indicated by these station sizing guidelines, smaller rooms generally require larger station sizes to accommodate the demands of flexible seating arrangements. Applying these right-sizing guidelines to Clarion’s existing classroom inventory (Graphic E.05) indicates that Clarion classrooms, if they were right-sized, would lose a total of -1,260 stations: -952 from the general and distance learning classrooms and -308 from lecture halls. Importantly, most of this lecture hall downsizing is associated with Hart lecture hall; it would be reduced by -270 stations. The reduction of stations by 69% indicates how poorly the stations in Hart are sized and rightly raises questions about the usefulness of this facility for instruction and even other assembly activities. The lecture hall in the Science and Technology Center would only lose -2 stations, indicating that this new facility was sized appropriately during design and construction. Finally the Still lecture hall would lose -36 stations, or 18% of its stations.

Utilization analysis of Clarion’s classrooms also considered existing demand for stations based on the actual section sizes, not what was available in a particular classroom (Graphic E.05). If classrooms were developed based on current demand, Clarion would need -1,380 fewer stations than it currently has: -934 fewer general classroom seats, -45 fewer distance learning seats, and -401 fewer lecture hall seats.

The impact of current demand on the classroom curve—the distribution of classrooms by room size (Graphic E.07)—indicates that currently Clarion has too few rooms in room sizes of up to 35 stations and too many in the 36 to 85 station range. If, however, Clarion’s classrooms were right-sized, a better match with current demand would result. Such a strategy would be expected to improve Clarion’s station utilization rate.

Graphic E.07
 Classroom Curve

Room Size	Existing # Rooms	Right-sized # Rooms	Demand # Rooms
≤ 25	7	34	34
26 - 35	16	31	26
36 - 45	29	4	9
46 - 55	14	0	1
56 - 85	4	1	2
86 - 155	1	2	1
> 156	3	2	1

The question remains, however, as to how many classrooms Clarion will need in the future. The FMP guidelines, which rely on FTE F2F rather than total FTE enrollments, suggest that fewer classrooms will be needed, despite an increase in overall headcount enrollment. Such an analysis was not conducted since specific changes in course delivery were not projected by the campus. Regardless, the campus should consider alternative uses for targeted classroom space, including conversion to class lab or open lab spaces and distributed study space.

Finally, the issue of service space for Clarion classrooms must be raised. Currently only 3% of classroom space is associated with classroom service, while the guidelines suggest that up to 10% would be more reasonable. Security and technology may have an impact, as will the potential need for such items as instructional cart storage and the like. The campus should carefully evaluate classroom service needs as Clarion’s classrooms are reconfigured for the 21st century.

E.8 TEACHING AND RESEARCH LABORATORIES GUIDELINES

The vast majority (22 class labs) of the 53 scheduled and unscheduled teaching class labs are associated with the sciences in the Science and Technology Center. Marwick-Boyd has the next highest number of class labs, 9 associated with the visual and performing arts. In total, Clarion class lab inventory has 1,201 stations, 47,660 NASF, and an average station size of 37.7 NASF. Science class labs with 408 stations represent 34% of all class lab stations, and the 321 stations supporting the visual and performing arts reflect an additional 27% of all class lab stations. The remaining 472 stations (39% of the total) are distributed to all the other programs offered at Clarion:

	No. Labs	No. Stations
Business Administration	1	25
Communications	1	41
Computer Information Science	2	30
Education	3	79
English	1	25
Health and Physical Education	1	30
History	1	10
Modern Language	1	30
Psychology	4	149
Special Education and Rehabilitation Sciences	2	42

The Clarion campus, with the exception of the science class labs, lacks the richness of discipline-based class labs that has emerged in higher education since entering the 21st century. For example, in business, class labs now include presentation labs, stock market labs, accounting labs, among others. Education, in addition to general computer labs, has multiple micro-teach labs representing different educational levels—pre-K and kindergarten, primary, and intermediate educational environments, plus specialized settings for high school disciplines in addition to the sciences. With awareness of the global market, language programs often have cultural learning labs to complement language learning. Other discipline examples abound.

The guideline analyses for Clarion instructional and research laboratories (Graphics E.01 and E.02) indicates that currently under PASSHE guidelines the campus had deficiencies—-3,359 NASF, while the FMP guidelines suggests excess space—6,863 NASF. Projections to 2023 amplify these observations. The PASSHE guidelines indicate a laboratory deficiency of -29,134 NASF, while the FMP guidelines suggest excesses of 9,549 NASF. Analysis of the laboratory details (Appendix E.3) indicates that currently, regardless of the guideline used, Clarion has deficiencies in research lab space (-4,865 NASF) and that these deficiencies are expected to grow (-7,385 NASF). Importantly, as with classroom space, the PASSHE guideline assessment and the FMP guideline for teaching lab space would draw dramatically different conclusions about campus needs and result in very different campus planning strategies. The impact of on line delivery for Clarion will be significant, and the space planning guidelines must take this into account.

E DETAILED ASSESSMENT - SPACE NEEDS

Further assessment of Clarion’s laboratories is needed to clarify issues and considers room and station utilization, station size, and service support. Graphic E.06 presents detailed PASSHE and FMP class lab standards (Appendix E.1) and compares the standards with the overall findings for fall 2012 at the Clarion campus. In addition, Graphic E.06 summarizes the average 2012 class lab room and station utilization and station sizes for each campus building; Appendix E.7 provides summary data for each room in a respective building.

Graphic E.08
 Existing 2012 Class Lab Room
 and Station Utilization and
 Station Size

Building	Average Sched. Hrs. per Week	% of PASSHE Standard	Average Station Utilization	Average Station Size
Becker	3.0	13%	66%	36
Ceramics	18.0	78%	49%	49
Davis	30.0	130%	96%	17
Foundry	6.0	26%	55%	31
Founders	24.0	104%	41%	34
Harvey	44.0	67%	74%	20
Marwick-Boyd	13.4	58%	63%	42
Science & Technology	15.1	66%	108%	45
Special Education	30.6	133%	51%	31
Stevens	13.0	57%	57%	22
Still	9.0	39%	63%	32
Tippin	10.0	43%	78%	75
Average	15.6	68%	67%	39
PASSHE Standard	23.0		70%	50
FMP Standard	30.0		80%	50

Overall the campus only schedules teaching labs, on average about 16 hours a week, or about 68% of the PASSHE standard and about 52% of the FMP standard. When labs are scheduled, however, average station utilization at 67% is close to the PASSHE standard of 70%, although somewhat below the FMP standard of 80%.

The recent addition of the Science and Technology Center to the Clarion campus has upgraded the science lab facilities and positioned the campus well for science instruction. Of concern, however, is that labs supporting basic science instruction, including rooms 205, 207, 208, and 308, and science education (room 242), all show current room utilization rates near or above PASSHE standards. With the planned strategic location of the BSN program at the Clarion campus and the renewed thrust in the sciences, the campus may well require additional basic science labs to meet needs.

In addition, Clarion has only one English lab located in Davis, and it is fully scheduled in terms of both room utilization (30 hours, 130% of the PASSHE standard) and station utilization (96% of PASSHE standard). Also the campus does not have a dedicated math lab, although the Math Resource Center, an open lab, is also scheduled for instruction.

With the transition that has occurred in these disciplines, moving instruction from the classroom to the class lab, Clarion is woefully unprepared for incorporating best instructional practices in these disciplines. Not only will students not receive the best in instruction, it may find it challenging to recruit new faculty in these disciplines in the future without such facilities being present.

While most discipline labs are co-located, a final concern is the fragmentation of the visual and performing arts class labs. They are currently located in four buildings—Ceramics, Foundry, Founders, and Marwick-Boyd. Programmatic synergy, collegiality, and a common culture are more challenging to achieve in this type of physical separation. Given the room utilization of the color and design lab (Davis B04), consideration should also be given to providing additional lab space.

Station sizes for Clarion's class labs are also well below expectations. The average station size is 39 NASF, where both the PASSHE and recommended standards set 50 NASF as the target average. Importantly, this standard is the average across the University's program offerings. Should the program offerings differ significantly from the University average—more health science or professional programs, for example—the standard should be re-evaluated. For comparison purposes average station sizes for teaching and research labs are provided in Appendix E.9. Frequently labs associated with the STEM disciplines, the visual and performing arts, and/or those experientially based integrate recitation areas within the lab to make seamless transitions between the more traditional lecture and lab experiences, thereby increasing the lab station sizes even more.

Access to a diversity of open labs in a broad array of disciplines is also a pedagogical trend of which Clarion should be mindful. Currently, the majority of open labs are associated with music practice rooms. As Clarion increases its offerings in nursing and health sciences and renews its commitment to teacher education, the need for unscheduled specialized learning environments—open laboratories—can be expected to grow slightly, despite the emphasis on on line delivery of instruction.

In addition, the existing class labs do not equipped with the technology one would expect for 21st century labs. Thirty-six of the 53 of the labs (68%) are reported not to have any technology consistent with the defined University levels (Appendix E.8), potentially restricting the pedagogy that can be brought to bear in the learning environments. Further, only 11 of the 53 labs (21%) are described as having either level 3, 4, or 5 in technology. Attention should be given the providing appropriate and adequate technology in campus labs to ensure the campus is with current best practices for higher education instruction in the 21st century.

The Clarion campus currently has 6,895 NASF of research lab space, with the majority of space associated with the sciences (5,468 NASF, 79%). Additional research space is associated with the CU History Project (565 NASF) and the Learning and Technology Center (862 NASF). The PASSHE and FMP guidelines indicate an overall need for 11,760 NASF, or a deficiency of -4,865 NASF. Projections to 2023 show this deficiency increasing to -7,385 NASF. Renewal of the teacher education programs, expansion of the health science professions, and development of research in the social sciences and business would benefit from a formal research lab presence.

E.9 NON-INSTRUCTIONAL LEARNING SPACE GUIDELINES

While classrooms and laboratories provide the core of the learning environment for faculty and students, study facilities and special use facilities—athletic and spectator space, media production, non-health clinics, animal facilities, and greenhouses—all work to complete the learning resources at a campus.

Most of Clarion's non-lab study space is currently located in Carlson Library, including patron seating, collection stack, processing, and service space. In addition, discipline specific study space is provided for computer and information science, honors, biology, science education, chemistry, and business, as well as for Student Support Services. The recent renovation of Carlson Library has provided the campus with the variety of study spaces supporting collaborative and active learning. Guideline analysis suggests that currently, the Clarion campus has sufficient, if not too much, study space Graphic E.01, with the PASSHE guideline indicating an excess of 2,190 NASF and the FMP guideline suggesting an even greater excess—11,065 NASF. Projections to 2023 again show disparate results; PASSHE indicates a deficiency in study space of -7,295 NASF, while the FMP guideline posits 8,513 NASF excess of study space. As with classroom and teaching lab space, the impact of on line delivery and web based programs at the Clarion campus can be expected to reduce overall demand for study space. This assessment, however, masks the success of the addition of Level A to the learning environment at Clarion. This facility with 7,420 NASF provides the campus with dynamic and flexible space for teaching and learning. Also masked is the need for informal study and collaborative spaces distributed throughout the academic buildings.

The planned renovation and addition to Tippin, including the new natatorium, and the new pool in the Recreation Center will meet the athletic and recreation needs of the campus (Appendices E.2, E.3, and E.4). The Speech and Hearing Clinic in Keeling would benefit from better integration with instructional functions to enhance the client's experience, as well as the student's. While both guidelines suggest that the Clarion campus has excesses of media production space, most of the media production space supports the communications program with recording and TV studios (4,139 NASF) or the student newspaper (756 NASF). The campus has sufficient animal facilities and has determined that greenhouse facilities are not needed.

E.10 WORKPLACE GUIDELINES

Office space, and its alignment with instructional and service delivery and functional management, is critical to institutional productivity. The PASSHE guidelines for office space provide separate guidelines per employee designated by employee class. For faculty and administrative offices, 190 NASF per employee is allowed, and for secretarial staff, 150 NASF, with lesser amounts for various student classes (Appendix E.1). While these standards include support space as well as conference room space, they are quite generous. The FMP guidelines provide for lower amounts and generally range from 150 NASF to 170 NASF. The actual total amount of office space per employee at the Clarion campus significantly exceeds either of these standards, with on average 213 NASF per allowed employee (Table 5.11).

Analysis of both office space guidelines, not surprisingly, suggests that the Clarion currently has substantial excess office space—46,282 NASF, or 47% of guideline, for PASSHE guidelines and 48,184 NASF, or 50% of guideline, for the FMP guidelines Graphic E.01. Projections of office space need Graphic E.02, given the projected enrollment growth, regardless of modality, reduce these excesses by almost half—21,922 NASF for the PASSHE guideline and 23,824 NASF for the FMP guideline. Even with this reduction, Clarion appears to have too much office space.

	NASF	# Rooms	Avg Room Size
Faculty Office	45,327	259	175
Administrative Office	49,546	274	181
Secretarial Office	33,275	193	172
Student/Graduate Assistant Office	2,628	10	263
Conference Room	11,911	35	340
	142,687	771	185
Student Activity Office	1,394	7	199
Governance Office	228	1	228
	144,309	779	185

Graphic E.09
 Distribution of Office Space

To understand further office space at the Clarion campus, each of the various types of office space was examined (Graphic E.09). Not surprisingly, faculty office space and administrative office space comprised about 66% of the campus office space. The average size of a faculty office is 175 NASF, which is quite generous. Only 10 faculty offices are smaller than 100 NASF, and most (148 of 238, 62%) of the faculty offices are over 140 NASF. Only 59 faculty offices are between 121 NASF and 140 NASF.

Administrative and managerial employees are housed across the campus and appear to be reasonably distributed relative to function. As indicated previously, the planned renovation of Becht Hall will do much to co-locate enrollment management and student services, as well as accommodating Graduate Studies, Student Affairs, and others: The campus will then have opportunities to strategically remove buildings from its inventory. Most of the administrative offices are between 141 and 300 NASF, with an overall average of 191 NASF. Office support space for administrative offices is minimal; the 17 rooms with 372 NASF average 22 NASF.

About 39% of the secretarial space is support space—copier rooms, storage rooms, and file rooms. The remaining secretarial offices provide space not only for administrative assistants but also reception space often with seating for guests. As such, these are typically larger rooms, although at Clarion these are sized generously

E DETAILED ASSESSMENT - SPACE NEEDS

E.11 STUDENT LIFE FACILITIES GUIDELINES

A campus is more than classrooms, labs, libraries, and office space, however. A campus must also bring the community together, both formally and informally, whether through auditoria and exhibitions, with meals or meetings, recreational activities and lounges. It should provide space that caters to the health and wellness of the campus.

As a lot of campuses like Clarion, lecture halls serve double duty for instruction and assemblies. The balconies in Hart lecture hall, which is classified as classroom space, provides a core element of Clarion's assembly inventory. As indicated in the instructional needs assessment, the station size in Hart lecture hall is of concern with only 5.6 NASF per station raises the concern about the viability of this space for either lectures or assemblies. Marwick-Boyd provides most of the campus' assembly, including an auditorium and black box theatre. Finally, a multi-purpose room with a stage supports student activities in Gemmell. The planned construction of Main Street Residences incorporates another theater, as well as other amenities. Guideline assessments for 2023 indicate that the current and planned facilities will provide sufficient assembly space.

Exhibit space on campus includes an art gallery in Carlson Library and a planetarium and biology museum in the Science and Technology Center. The PASSHE guideline suggests that the campus will be deficient in 2023 by -3,238 NASF, which corroborates with the FMP assessment, although it indicates a smaller, more modest deficiency of -1,431 NASF. Exhibit spaces, particularly in more rural communities, support not only the campus but also frequently the external community.

Both the PASSHE and FMP guidelines suggest that the Clarion campus currently has about two-thirds of the food facilities it needs to support the campus. By 2023, PASSHE indicates that the Clarion campus will be deficient by -27,492 NASF (-42% of the guideline), while the FMP guideline, which is based on FTE F2F and allowed FTE OL, sets the deficiency lower at -11,651 NASF, or -24% of the guideline. In addition to the food facilities provided in Eagle and Gemmell, they include facilities in Carlson, the Stadium, Tippin, and the planned facilities for the Main Street Residences. The addition of any more food facilities in other locations, however, should only proceed if financially viable.

A small child care facility is provided in Ralston. As enrollments grow and change, the size and composition of child care services should be regularly evaluated.

Currently the campus has 4,032 NASF of lounge space which is one-half of 1% of the total amount of non-residential space on campus. While the PASSHE guideline does not distinguish between lounge and merchandising space, the FMP guideline suggests that the campus has insufficient lounge space. In today's campus context, lounge space represents informal collaboration space that softens waiting time, encourages casual interchange, and enhances academic life. Where possible, lounges should be provided in every building.

The Bookstore in Gemmell is Clarion's key retail space. PSECU also has modest retail space in Gemmell, and a bookstore is planned for the Main Street Residence Hall. While the PASSHE guideline does not distinguish between lounge and merchandising space, the FMP guideline suggests that the campus will have excess merchandising space. Further expansion or addition of other merchandising space should only proceed if financially viable.

Both the PASSHE and FMP guidelines indicate that the Clarion campus has excess recreation space. With the addition of a pool in the Recreation Center as planned, and taken in conjunction with athletic space on campus, no additional recreation space is needed.

Clarion has both campus and auxiliary meeting space totaling 14,733 NASF. Both guidelines suggest that this amount is sufficient, although the PASSHE guideline indicates a 2023 deficiency of -2,019 NASF, while the FMP posits a meager -212 NASF deficiency.

While campuses today have moved away from the college infirmaries of the past, the focus of today's health facilities is on wellness and health education. Clarion plans to relocate its current Health Center from Keeling Hall to the renovated Becht Hall where it will be co-located with other student services. The planned facility will be almost 700 NASF larger than the current facility. Both sets of guidelines suggest that more health space is needed -1,310 NASF (PASSHE) or -768 NASF (FMP), but any additional space should be reviewed carefully.

E.12 INSTITUTIONAL SUPPORT AND UNASSIGNED FACILITIES GUIDELINES

Support facilities focus on the campus' infrastructure and its overall maintenance and on providing campus-wide central services. Currently, Clarion has 49,878 NASF in support space, including computer, shop, central and user storage, vehicle storage, and central services; it does not have any hazardous material storage spaces. Both the PASSHE and FMP guidelines indicate a projected 2023 deficiency in these spaces, although PASSHE is more conservative than the FMP guidelines -4,082 NASF (PASSHE) and -20,282 NASF (FMP).

While technology is changing rapidly and the Clarion campus provides the hub for computer technology, some additional space on campus should be dedicated to maintaining and securing the campus' technology infrastructure, particularly in light of Clarion's vision for online instructional delivery. Further, some computer shop space should be provided for the maintenance and repair of instructional computer equipment and workstations where possible in each campus building. Further, central services, such as technology help desks and enhanced campus security, should be provided.

Clarion will have 45,832 NASF in unassigned space by 2023, a substantial amount. Even though Becht Hall will be removed from unassigned space, and 29,808 NASF added into the active inventory, the project will vacate 24,481 NASF. The University has significant opportunities to reduce its campus inventory and its building maintenance costs without increasing needs.



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Project Phase		Phase A					
Project Number		A1		A2		A3	
Project Name - Sub-Project Name		Becht Hall - Student Services Renovation		Main Street Housing - North		Main Street Housing - South	
Original GSF		-		-		-	
Year of Procurement		2013		2013		2013	
Year of Delivery		2015		2015		2015	
Construction Magnitude		HIGH INTENSITY RENOVATION		NEW CONSTRUCTION		NEW CONSTRUCTION	
Divisions		Amount	Rate	Amount	Rate	Amount	Rate
		\$	\$/GSF	\$	\$/GSF	\$	\$/GSF
New/Calculated GSF		#REF!		#REF!		#REF!	
Demolition							
Hazmat Abatement							
Sitework - Site Prep & Earthwork							
Sitework - Utilities							
Sitework - Pavements							
Sitework - Landscape & Misc.							
Foundations/Substructure							
Superstructure							
Roofing and Waterproofing							
Exterior Enclosure							
Interior Development - High Intensity							
Interior Development - Medium Intensity							
Interior Development - Low Intensity							
Interior Dev - Equip & Fixed Furnishings/Millwork							
Special Construction, Systems, Process, etc. (incl elevator)							
Fire Protection							
Plumbing							
HVAC							
Electrical - Power, Lighting, Systems, Tele/Data/Security							
Hard/Direct Construction Cost		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Conditions (incl Bonds and Insurance) 7.50%		#REF!	\$ -	#REF!	\$ -	#REF!	\$ -
Design & Estimating Contingency 10.00%		#REF!	\$ -	#REF!	\$ -	#REF!	\$ -
Design & Estimating Contingency 7.00%		#REF!	\$ -	#REF!	\$ -	#REF!	\$ -
Design & Estimating Contingency 6.00%		#REF!	\$ -	#REF!	\$ -	#REF!	\$ -
Total Hard/Direct Construction Cost		#REF!	\$ -	#REF!	\$ -	#REF!	\$ -
Number of Years for Construction Duration			0.50		0.50		0.50
Number of Years for Escalation			1.75		1.75		1.75
Escalation 3.0% per Annum 3.00%		#REF!	\$ -	#REF!	\$ -	#REF!	\$ -
Total Hard/Direct Construction Cost with Escalation		#REF!	\$ -	#REF!	\$ -	#REF!	\$ -
Soft Cost Allowance (Professional, permitting and in-house fees, owner contingency and moveable furniture and equipment, etc.) 30.00%		#REF!	\$ -	#REF!	\$ -	#REF!	\$ -
Total Project Cost		\$ 16,600,000	\$ -	\$ 30,500,000	\$ -	\$ 30,500,000	\$ -
Project Description		Renovation of Becht Hall for new student services center.		Existing initiative.		Existing initiative.	

F ESTIMATED COSTS

Clarion University

Clarion Campus Facilities Master Plan
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Project Phase		Phase A					
Project Number		A9		A10		A11	
Project Name - Sub-Project Name		Carlson - Renovations		Gemmell 1 - Interior		Ralston - Renovations	
Original GSF		6,300		-		-	
Year of Procurement		2015		2015		2015	
Year of Delivery		2015		2015		2016	
Construction Magnitude		LOW INTENSITY RENOVATION		LOW INTENSITY RENOVATION		MEDIUM INTENSITY RENOVATION	
Divisions		Amount	Rate	Amount	Rate	Amount	Rate
New/Calculated GSF		\$	\$/GSF	\$	\$/GSF	\$	\$/GSF
		6,300		-		-	
	Demolition	\$ 12,600	\$ 2.00			\$ -	\$ -
	Hazmat Abatement	\$ -	\$ -			\$ -	\$ -
	Sitework - Site Prep & Earthwork	\$ -	\$ -			\$ -	\$ -
	Sitework - Utilities	\$ -	\$ -			\$ -	\$ -
	Sitework - Pavements	\$ -	\$ -			\$ -	\$ -
	Sitework - Landscape & Misc.	\$ -	\$ -			\$ -	\$ -
	Foundations/Substructure	\$ -	\$ -			\$ -	\$ -
	Superstructure	\$ -	\$ -			\$ -	\$ -
	Roofing and Waterproofing	\$ -	\$ -			\$ -	\$ -
	Exterior Enclosure	\$ -	\$ -			\$ -	\$ -
	Interior Development - High Intensity	\$ -	\$ -			\$ -	\$ -
	Interior Development - Medium Intensity	\$ -	\$ -			\$ -	\$ -
	Interior Development - Low Intensity	\$ 157,500	\$ 25.00			\$ -	\$ -
	Interior Dev - Equip & Fixed Furnishings/Millwork	\$ -	\$ -			\$ -	\$ -
	Special Construction, Systems, Process, etc. (incl elevator)	\$ -	\$ -			\$ -	\$ -
	Fire Protection	\$ -	\$ -			\$ -	\$ -
	Plumbing	\$ -	\$ -			\$ -	\$ -
	HVAC	\$ -	\$ -			\$ -	\$ -
	Electrical - Power, Lighting, Systems, Tele/Data/Security	\$ 94,500	\$ 15.00			\$ -	\$ -
	Hard/Direct Construction Cost	\$ 264,600	\$ 42.00	\$ -	\$ -	\$ -	\$ -
	General Conditions (incl Bonds and Insurance) 7.50%	\$ 19,845	\$ 3.15	\$ -	\$ -	\$ -	\$ -
	Design & Estimating Contingency 10.00%	\$ 28,445	\$ 4.52	\$ -	\$ -	\$ -	\$ -
	Design & Estimating Contingency 7.00%	\$ 21,902	\$ 3.48	\$ -	\$ -	\$ -	\$ -
	Design & Estimating Contingency 6.00%	\$ 20,088	\$ 3.19	\$ -	\$ -	\$ -	\$ -
	Total Hard/Direct Construction Cost	\$ 354,879	\$ 56.33	\$ -	\$ -	\$ -	\$ -
	Number of Years for Construction Duration		0.50		0.50		1.00
	Number of Years for Escalation		1.75		1.75		2.50
	Escalation 3.0% per Annum 3.00%	\$ 18,840	\$ 2.99	\$ -	\$ -	\$ -	\$ -
	Total Hard/Direct Construction Cost with Escalation	\$ 373,720	\$ 59.32	\$ -	\$ -	\$ -	\$ -
	Soft Cost Allowance (Professional, permitting and in-house fees, owner contingency and moveable furniture and equipment, etc.) 30.00%	\$ 112,116	\$ 17.80	\$ -	\$ -	\$ -	\$ -
	Total Project Cost	\$ 485,835	\$ 77.12	\$ 1,400,000	\$ -	\$ 1,500,000	\$ -
	Project Description	Renovation of open seating area on Level A.		Cosmetic enhancements to the interior of the Gemmell Center and new furniture. Existing budgeted project which retains existing layout of the building.		Renovations to level 1 of Ralston Hall for new Nursing program instruction. [Cost provided by college estimators]	

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Project Phase		Phase A					
Project Number	Project Name - Sub-Project Name	A12 Greenville - Existing Demolition		A12 Greenville - New Site Construction		A13 Admissions Hall - Renovations	
Original GSF	Year of Procurement	6,000	2016	101,000	2016	5,912	2016
Year of Delivery	Construction Magnitude	DEMOLITION		OPEN SPACE		LOW INTENSITY RENOVATION	
Divisions	New/Calculated GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
		6,000		101,000		5,912	
Demolition		\$ 90,000	\$ 15.00	\$ -	\$ -	\$ 15,371	\$ 2.60
Hazmat Abatement		\$ 16,500	\$ 2.75	\$ -	\$ -	\$ -	\$ -
Sitework - Site Prep & Earthwork		\$ -	\$ -	\$ 202,000	\$ 2.00	\$ -	\$ -
Sitework - Utilities		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sitework - Pavements		\$ -	\$ -	\$ 202,000	\$ 2.00	\$ -	\$ -
Sitework - Landscape & Misc.		\$ 6,000	\$ 1.00	\$ 151,500	\$ 1.50	\$ -	\$ -
Foundations/Substructure		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Superstructure		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Roofing and Waterproofing		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exterior Enclosure		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interior Development - High Intensity		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interior Development - Medium Intensity		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interior Development - Low Intensity		\$ -	\$ -	\$ -	\$ -	\$ 147,800	\$ 25.00
Interior Dev - Equip & Fixed Furnishings/Millwork		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Construction, Systems, Process, etc. (incl elevator)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Protection		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Plumbing		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HVAC		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electrical - Power, Lighting, Systems, Tele/Data/Security		\$ -	\$ -	\$ -	\$ -	\$ 88,680	\$ 15.00
Hard/Direct Construction Cost		\$ 112,500	\$ 18.75	\$ 555,500	\$ 5.50	\$ 251,851	\$ 42.60
General Conditions (incl Bonds and Insurance)	7.50%	\$ 8,438	\$ 1.41	\$ 41,663	\$ 0.41	\$ 18,889	\$ 3.20
Design & Estimating Contingency	10.00%	\$ 12,094	\$ 2.02	\$ 59,716	\$ 0.59	\$ 27,074	\$ 4.58
Design & Estimating Contingency	7.00%	\$ 9,312	\$ 1.55	\$ 45,982	\$ 0.46	\$ 20,847	\$ 3.53
Design & Estimating Contingency	6.00%	\$ 8,541	\$ 1.42	\$ 42,172	\$ 0.42	\$ 19,120	\$ 3.23
Total Hard/Direct Construction Cost		\$ 150,884	\$ 25.15	\$ 745,032	\$ 7.38	\$ 337,781	\$ 57.13
Number of Years for Construction Duration			0.50		0.50		0.50
Number of Years for Escalation			2.75		2.75		2.75
Escalation 3.0% per Annum	3.00%	\$ 12,777	\$ 2.13	\$ 63,091	\$ 0.62	\$ 28,604	\$ 4.84
Total Hard/Direct Construction Cost with Escalation		\$ 163,661	\$ 27.28	\$ 808,123	\$ 8.00	\$ 366,385	\$ 61.97
Soft Cost Allowance (Professional, permitting and in-house fees, owner contingency and moveable furniture and equipment, etc.)	30.00%	\$ 49,098	\$ 8.18	\$ 242,437	\$ 2.40	\$ 109,915	\$ 18.59
Total Project Cost		\$ 212,760	\$ 35.46	\$ 1,050,559	\$ 10.40	\$ 476,300	\$ 80.56
Project Description		Demolition and removal of the private home on the existing property (3 independent structures).		Improve campus image along Greenville Ave with additional trees and University signage. 0% hardscape.		Renovation to facilitate relocation of public safety into the existing building.	

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Project Phase		Phase A					
Project Number	Project Name - Sub-Project Name	A14 Seminary Plaza - Egbert to Harvey Hall, Loggia		A14 Seminary Plaza - Egbert to Harvey Hall, Site Improvements		A14 Seminary Plaza - Seminary Grove, Site Improvements	
Original GSF	Year of Procurement	1,400	2014	20,000	2014	35,000	2014
Year of Delivery	Construction Magnitude	2017	OPEN SPACE	2017	OPEN SPACE	2017	OPEN SPACE
Divisions	New/Calculated GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
		1,400		20,000		35,000	
Demolition		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hazmat Abatement		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sitework - Site Prep & Earthwork		\$ 4,900	\$ 3.50	\$ 20,000	\$ 1.00	\$ 35,000	\$ 1.00
Sitework - Utilities		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sitework - Pavements		\$ 14,000	\$ 10.00	\$ 80,000	\$ 4.00	\$ 140,000	\$ 4.00
Sitework - Landscape & Misc.		\$ 2,800	\$ 2.00	\$ 40,000	\$ 2.00	\$ 70,000	\$ 2.00
Foundations/Substructure		\$ 7,000	\$ 5.00	\$ -	\$ -	\$ -	\$ -
Superstructure		\$ 28,000	\$ 20.00	\$ -	\$ -	\$ -	\$ -
Roofing and Waterproofing		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exterior Enclosure		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interior Development - High Intensity		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interior Development - Medium Intensity		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interior Development - Low Intensity		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interior Dev - Equip & Fixed Furnishings/Millwork		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Construction, Systems, Process, etc. (incl elevator)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Protection		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Plumbing		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HVAC		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electrical - Power, Lighting, Systems, Tele/Data/Security		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hard/Direct Construction Cost		\$ 56,700	\$ 40.50	\$ 140,000	\$ 7.00	\$ 245,000	\$ 7.00
General Conditions (incl Bonds and Insurance)	7.50%	\$ 4,253	\$ 3.04	\$ 10,500	\$ 0.53	\$ 18,375	\$ 0.53
Design & Estimating Contingency	10.00%	\$ 6,095	\$ 4.35	\$ 15,050	\$ 0.75	\$ 26,338	\$ 0.75
Design & Estimating Contingency	7.00%	\$ 4,693	\$ 3.35	\$ 11,589	\$ 0.58	\$ 20,280	\$ 0.58
Design & Estimating Contingency	6.00%	\$ 4,304	\$ 3.07	\$ 10,628	\$ 0.53	\$ 18,600	\$ 0.53
Total Hard/Direct Construction Cost with Escalation		\$ 83,713	\$ 59.80	\$ 206,700	\$ 10.33	\$ 361,724	\$ 10.33
Number of Years for Construction Duration			1.50		1.50		1.50
Number of Years for Escalation			3.25		3.25		3.25
Escalation 3.0% per Annum	3.00%	\$ 7,668	\$ 5.48	\$ 18,933	\$ 0.95	\$ 33,133	\$ 0.95
Total Hard/Direct Construction Cost with Escalation		\$ 83,713	\$ 59.80	\$ 206,700	\$ 10.33	\$ 361,724	\$ 10.33
Soft Cost Allowance (Professional, permitting and in-house fees, owner contingency and moveable furniture and equipment, etc.)	30.00%	\$ 25,114	\$ 17.94	\$ 62,010	\$ 3.10	\$ 108,517	\$ 3.10
Total Project Cost		\$ 108,827	\$ 77.73	\$ 268,710	\$ 13.44	\$ 470,242	\$ 13.44
Project Description		Construction of loggia between the halls at the edge of University Walk.		Re-routing of paths within the space between Egbert and Harvey Halls.		Rerouting of paths, tree planting and general landscape enhancements.	

F ESTIMATED COSTS

Clarion University

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Project Phase		Phase A					
Project Number	Project Name - Sub-Project Name	A15 Nair - Demolition		A16 Wilkinson - Demolition		A17 Carrier - Demolition	
Original GSF		101,631		101,526		20,634	
Year of Procurement		2017		2017		2017	
Year of Delivery		2017		2017		2017	
Construction Magnitude		DEMOLITION		DEMOLITION		DEMOLITION	
Divisions	New/Calculated GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
		101,631		101,526		20,634	
Demolition		\$ 508,155	\$ 5.00	\$ 507,630	\$ 5.00	\$ 103,170	\$ 5.00
Hazmat Abatement		\$ 279,485	\$ 2.75	\$ 279,197	\$ 2.75	\$ 56,744	\$ 2.75
Sitework - Site Prep & Earthwork		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sitework - Utilities		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sitework - Pavements		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sitework - Landscape & Misc.		\$ 101,631	\$ 1.00	\$ 101,526	\$ 1.00	\$ -	\$ -
Foundations/Substructure		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Superstructure		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Roofing and Waterproofing		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exterior Enclosure		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interior Development - High Intensity		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interior Development - Medium Intensity		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interior Development - Low Intensity		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interior Dev - Equip & Fixed Furnishings/Millwork		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Construction, Systems, Process, etc. (incl elevator)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Protection		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Plumbing		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HVAC		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electrical - Power, Lighting, Systems, Tele/Data/Security		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hard/Direct Construction Cost		\$ 889,271	\$ 8.75	\$ 888,353	\$ 8.75	\$ 159,914	\$ 7.75
General Conditions (incl Bonds and Insurance)	7.50%	\$ 66,695	\$ 0.66	\$ 66,626	\$ 0.66	\$ 11,994	\$ 0.58
Design & Estimating Contingency	10.00%	\$ 95,597	\$ 0.94	\$ 95,498	\$ 0.94	\$ 17,191	\$ 0.83
Design & Estimating Contingency	7.00%	\$ 73,609	\$ 0.72	\$ 73,533	\$ 0.72	\$ 13,237	\$ 0.64
Design & Estimating Contingency	6.00%	\$ 67,510	\$ 0.66	\$ 67,441	\$ 0.66	\$ 12,140	\$ 0.59
Total Hard/Direct Construction Cost		\$ 1,192,683	\$ 11.74	\$ 1,191,451	\$ 11.74	\$ 214,475	\$ 10.39
Number of Years for Construction Duration			0.50		0.50		0.50
Number of Years for Escalation			3.75		3.75		3.75
Escalation 3.0% per Annum	3.00%	\$ 139,809	\$ 1.38	\$ 139,665	\$ 1.38	\$ 25,141	\$ 1.22
Total Hard/Direct Construction Cost with Escalation		\$ 1,332,492	\$ 13.11	\$ 1,331,115	\$ 13.11	\$ 239,616	\$ 11.61
Soft Cost Allowance (Professional, permitting and in-house fees, owner contingency and moveable furniture and equipment, etc.)	30.00%	\$ 399,748	\$ 3.93	\$ 399,335	\$ 3.93	\$ 71,885	\$ 3.48
Total Project Cost		\$ 1,732,240	\$ 17.04	\$ 1,730,450	\$ 17.04	\$ 311,501	\$ 15.10
Project Description		The demolition and removal of Nair dormitory.		The demolition and removal of Wilkinson dormitory.		The demolition and removal of Carrier Hall.	

F ESTIMATED COSTS

Clarion University

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Project Phase		Phase A		Phase B	
Project Number	Project Name - Sub-Project Name	A20	A21	B1	
		Arnold Avenue - Site Improvement	Critical Maintenance to 2018	Lower Grove - Site Improvements	
Original GSF		49,000	795,326	150,000	
Year of Procurement		2017	2017	2018	
Year of Delivery		2017	2017	2018	
Construction Magnitude		OPEN SPACE	CRITICAL MAINTENANCE	OPEN SPACE	
Divisions		Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
	New/Calculated GSF	49,000		795,326	150,000
		\$ -	\$ -	\$ -	\$ -
	Demolition	\$ -	\$ -	\$ -	\$ -
	Hazmat Abatement	\$ -	\$ -	\$ -	\$ -
	Sitework - Site Prep & Earthwork	\$ 171,500	\$ 3.50	\$ -	\$ -
	Sitework - Utilities	\$ 245,000	\$ 5.00	\$ -	\$ -
	Sitework - Pavements	\$ 735,000	\$ 15.00	\$ -	\$ -
	Sitework - Landscape & Misc.	\$ 98,000	\$ 2.00	\$ -	\$ -
	Foundations/Substructure	\$ -	\$ -	\$ -	\$ -
	Superstructure	\$ -	\$ -	\$ -	\$ -
	Roofing and Waterproofing	\$ -	\$ -	\$ -	\$ -
	Exterior Enclosure	\$ -	\$ -	\$ -	\$ -
	Interior Development - High Intensity	\$ -	\$ -	\$ -	\$ -
	Interior Development - Medium Intensity	\$ -	\$ -	\$ -	\$ -
	Interior Development - Low Intensity	\$ -	\$ -	\$ -	\$ -
	Interior Dev - Equip & Fixed Furnishings/Millwork	\$ -	\$ -	\$ -	\$ -
	Special Construction, Systems, Process, etc. (incl elevator)	\$ -	\$ -	\$ -	\$ -
	Fire Protection	\$ -	\$ -	\$ -	\$ -
	Plumbing	\$ -	\$ -	\$ -	\$ -
	HVAC	\$ -	\$ -	\$ -	\$ -
	Electrical - Power, Lighting, Systems, Tele/Data/Security	\$ -	\$ -	\$ -	\$ -
	Hard/Direct Construction Cost	\$ 1,249,500	\$ 25.50	\$ -	\$ -
	General Conditions (incl Bonds and Insurance) 7.50%	\$ 93,713	\$ 1.91	\$ -	\$ -
	Design & Estimating Contingency 10.00%	\$ 134,321	\$ 2.74	\$ -	\$ -
	Design & Estimating Contingency 7.00%	\$ 103,427	\$ 2.11	\$ -	\$ -
	Design & Estimating Contingency 6.00%	\$ 94,858	\$ 1.94	\$ -	\$ -
	Total Hard/Direct Construction Cost	\$ 1,675,819	\$ 34.20	\$ -	\$ -
	Number of Years for Construction Duration		0.50		0.50
	Number of Years for Escalation		3.75	4	4.75
	Escalation 3.0% per Annum 3.00%	\$ 196,443	\$ 4.01	\$ -	\$ -
	Total Hard/Direct Construction Cost with Escalation	\$ 1,872,262	\$ 38.21	\$ -	\$ 4.00
	Soft Cost Allowance (Professional, permitting and in-house fees, owner contingency and moveable furniture and equipment, etc.) 30.00%	\$ 561,679	\$ 11.46		
	Total Project Cost	\$ 2,433,941	\$ 49.67		
	Project Description	Introduction of shared road surface and landscape enhancements between Wood Street and Main Street using the established University Walk materials palette,		See summary page.	
				A reconfigured pedestrian network and gathering points within a newly planted tree grove. 25% hardscape.	

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Project Phase		Phase B					
Project Number	Project Name - Sub-Project Name	B2 Moore 2 - Garage Demolition		B2 Moore 2 - Critical Maintenance		B2 Moore 2 - Renovations	
Original GSF	Year of Procurement	620	2018	10,283	2018	5,475	2018
Year of Delivery	Construction Magnitude	2019	DEMOLITION	2019	CRITICAL MAINTENANCE	2019	LOW INTENSITY RENOVATION
Divisions	New/Calculated GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
		620		9,663		5,475	
Demolition		\$ 3,100	\$ 5.00	\$ -	\$ -	\$ 14,235	\$ 2.60
Hazmat Abatement		\$ 1,705	\$ 2.75	\$ -	\$ -	\$ 20,531	\$ 3.75
Sitework - Site Prep & Earthwork		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sitework - Utilities		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sitework - Pavements		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sitework - Landscape & Misc.		\$ 620	\$ 1.00	\$ -	\$ -	\$ -	\$ -
Foundations/Substructure		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Superstructure		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Roofing and Waterproofing		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exterior Enclosure		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interior Development - High Intensity		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interior Development - Medium Intensity		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interior Development - Low Intensity		\$ -	\$ -	\$ -	\$ -	\$ 136,875	\$ 25.00
Interior Dev - Equip & Fixed Furnishings/Millwork		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Construction, Systems, Process, etc. (incl elevator)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Protection		\$ -	\$ -	\$ 28,989	\$ 3.00	\$ -	\$ -
Plumbing		\$ -	\$ -	\$ 48,315	\$ 5.00	\$ -	\$ -
HVAC		\$ -	\$ -	\$ 193,260	\$ 20.00	\$ -	\$ -
Electrical - Power, Lighting, Systems, Tele/Data/Security		\$ -	\$ -	\$ 144,945	\$ 15.00	\$ -	\$ -
Hard/Direct Construction Cost		\$ 5,425	\$ 8.75	\$ 415,509	\$ 43.00	\$ 171,641	\$ 31.35
General Conditions (incl Bonds and Insurance)	7.50%	\$ 407	\$ 0.66	\$ 31,163	\$ 3.23	\$ 12,873	\$ 2.35
Design & Estimating Contingency	10.00%	\$ 583	\$ 0.94	\$ 44,667	\$ 4.62	\$ 18,451	\$ 3.37
Design & Estimating Contingency	7.00%	\$ 449	\$ 0.72	\$ 34,394	\$ 3.56	\$ 14,208	\$ 2.59
Design & Estimating Contingency	6.00%	\$ 412	\$ 0.66	\$ 31,544	\$ 3.26	\$ 13,030	\$ 2.38
Total Hard/Direct Construction Cost		\$ 7,276	\$ 11.74	\$ 557,277	\$ 57.67	\$ 230,204	\$ 42.05
Number of Years for Construction Duration			1.00		1.00		1.00
Number of Years for Escalation			5.50		5.50		5.50
Escalation 3.0% per Annum	3.00%	\$ 1,284	\$ 2.07	\$ 98,379	\$ 10.18	\$ 40,639	\$ 7.42
Total Hard/Direct Construction Cost with Escalation		\$ 8,560	\$ 13.81	\$ 655,656	\$ 67.85	\$ 270,843	\$ 49.47
Soft Cost Allowance (Professional, permitting and in-house fees, owner contingency and moveable furniture and equipment, etc.)	30.00%	\$ 2,568	\$ 4.14	\$ 196,697	\$ 20.36	\$ 81,253	\$ 14.84
Total Project Cost		\$ 11,129	\$ 17.95	\$ 852,353	\$ 88.21	\$ 352,096	\$ 64.31
Project Description		Demolition of the existing attached storage garage.		Total building maintenance and building system needs.		Student use, office and toilet room renovations.	

F ESTIMATED COSTS

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Project Phase		Phase B					
Project Number	Project Name - Sub-Project Name	B3 Still - Critical Maintenance		B3 Still - New Construction		B3 Still - Renovations	
Original GSF	Year of Procurement	53,168	2018	825	2018	15,200	2018
Year of Delivery	Construction Magnitude	2020	CRITICAL MAINTENANCE	2020	NEW CONSTRUCTION	2020	HIGH INTENSITY RENOVATION
Divisions	New/Calculated GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
		53,993		825		15,200	
Demolition		\$ -	\$ -	\$ 825	\$ 1.00	\$ 51,680	\$ 3.40
Hazmat Abatement		\$ -	\$ -	\$ -	\$ -	\$ 57,000	\$ 3.75
Sitework - Site Prep & Earthwork		\$ -	\$ -	\$ 825	\$ 1.00	\$ -	\$ -
Sitework - Utilities		\$ -	\$ -	\$ 1,320	\$ 1.60	\$ -	\$ -
Sitework - Pavements		\$ -	\$ -	\$ 825	\$ 1.00	\$ -	\$ -
Sitework - Landscape & Misc.		\$ -	\$ -	\$ 1,031	\$ 1.25	\$ -	\$ -
Foundations/Substructure		\$ -	\$ -	\$ 9,488	\$ 11.50	\$ -	\$ -
Superstructure		\$ -	\$ -	\$ 20,213	\$ 24.50	\$ -	\$ -
Roofing and Waterproofing		\$ -	\$ -	\$ 9,075	\$ 11.00	\$ -	\$ -
Exterior Enclosure		\$ -	\$ -	\$ 28,875	\$ 35.00	\$ 532,000	\$ 35.00
Interior Development - High Intensity		\$ -	\$ -	\$ 37,125	\$ 45.00	\$ 684,000	\$ 45.00
Interior Development - Medium Intensity		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interior Development - Low Intensity		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interior Dev - Equip & Fixed Furnishings/Millwork		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Construction, Systems, Process, etc. (incl elevator)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Protection		\$ 161,979	\$ 3.00	\$ 2,475	\$ 3.00	\$ 45,600	\$ 3.00
Plumbing		\$ 323,958	\$ 6.00	\$ 8,250	\$ 10.00	\$ 152,000	\$ 10.00
HVAC		\$ 1,889,755	\$ 35.00	\$ 28,875	\$ 35.00	\$ 532,000	\$ 35.00
Electrical - Power, Lighting, Systems, Tele/Data/Security		\$ 1,349,825	\$ 25.00	\$ 24,750	\$ 30.00	\$ 456,000	\$ 30.00
Hard/Direct Construction Cost		\$ 3,725,517	\$ 69.00	\$ 173,951	\$ 210.85	\$ 2,510,280	\$ 165.15
General Conditions (incl Bonds and Insurance)	7.50%	\$ 279,414	\$ 5.18	\$ 13,046	\$ 15.81	\$ 188,271	\$ 12.39
Design & Estimating Contingency	10.00%	\$ 400,493	\$ 7.42	\$ 18,700	\$ 22.67	\$ 269,855	\$ 17.75
Design & Estimating Contingency	7.00%	\$ 308,380	\$ 5.71	\$ 14,399	\$ 17.45	\$ 207,788	\$ 13.67
Design & Estimating Contingency	6.00%	\$ 282,828	\$ 5.24	\$ 13,206	\$ 16.01	\$ 190,572	\$ 12.54
Total Hard/Direct Construction Cost		\$ 4,996,632	\$ 92.54	\$ 233,302	\$ 282.79	\$ 3,366,766	\$ 221.50
Number of Years for Construction Duration			2.00		2.00		2.00
Number of Years for Escalation			6.00		6.00		6.00
Escalation 3.0% per Annum	3.00%	\$ 969,608	\$ 17.96	\$ 45,273	\$ 54.88	\$ 653,329	\$ 42.98
Total Hard/Direct Construction Cost with Escalation		\$ 5,966,240	\$ 110.50	\$ 278,575	\$ 337.67	\$ 4,020,095	\$ 264.48
Soft Cost Allowance (Professional, permitting and in-house fees, owner contingency and moveable furniture and equipment, etc.)	30.00%	\$ 1,789,872	\$ 33.15	\$ 83,572	\$ 101.30	\$ 1,206,028	\$ 79.34
Total Project Cost		\$ 7,756,111	\$ 143.65	\$ 362,147	\$ 438.97	\$ 5,226,123	\$ 343.82
Project Description		Total building maintenance and building system needs.		Addition of a new glass entrance and atrium.		Extensive classroom and student use renovations (levels 1 and 2).	

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Project Phase		Phase B					
Project Number	Project Name - Sub-Project Name	B3 Still - Renovations		B3 Still - Renovations		B3 Still - Adjacent Landscape	
Original GSF		10,600		1,400		14,400	
Year of Procurement		2018		2018		2018	
Year of Delivery		2020		2020		2020	
Construction Magnitude		MEDIUM INTENSITY RENOVATION		LOW INTENSITY RENOVATION		OPEN SPACE	
Divisions	New/Calculated GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
		10,600		1,400		14,400	
		\$ 33,390	\$ 3.15	\$ 3,640	\$ 2.60	\$ -	\$ -
		\$ 39,750	\$ 3.75	\$ 5,250	\$ 3.75	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ 14,400	\$ 1.00
		\$ -	\$ -	\$ -	\$ -	\$ 28,800	\$ 2.00
		\$ -	\$ -	\$ -	\$ -	\$ 57,600	\$ 4.00
		\$ -	\$ -	\$ -	\$ -	\$ 28,800	\$ 2.00
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ 371,000	\$ 35.00	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ 35,000	\$ 25.00	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ 31,800	\$ 3.00	\$ 4,200	\$ 3.00	\$ -	\$ -
		\$ 84,800	\$ 8.00	\$ 9,800	\$ 7.00	\$ -	\$ -
		\$ 339,200	\$ 32.00	\$ 42,000	\$ 30.00	\$ -	\$ -
		\$ 296,800	\$ 28.00	\$ 35,000	\$ 25.00	\$ -	\$ -
		\$ 1,196,740	\$ 112.90	\$ 134,890	\$ 96.35	\$ 129,600	\$ 9.00
		\$ 89,756	\$ 8.47	\$ 10,117	\$ 7.23	\$ 9,720	\$ 0.68
		\$ 128,650	\$ 12.14	\$ 14,501	\$ 10.36	\$ 13,932	\$ 0.97
		\$ 99,060	\$ 9.35	\$ 11,166	\$ 7.98	\$ 10,728	\$ 0.74
		\$ 90,852	\$ 8.57	\$ 10,240	\$ 7.31	\$ 9,839	\$ 0.68
		\$ 1,605,058	\$ 151.42	\$ 180,913	\$ 129.22	\$ 173,818	\$ 12.07
			2.00		2.00		2.00
			6.00		6.00		6.00
		\$ 311,465	\$ 29.38	\$ 35,107	\$ 25.08	\$ 33,730	\$ 2.34
		\$ 1,916,523	\$ 180.80	\$ 216,020	\$ 154.30	\$ 207,548	\$ 14.41
		\$ 574,957	\$ 54.24	\$ 64,806	\$ 46.29	\$ 62,264	\$ 4.32
		\$ 2,491,479	\$ 235.05	\$ 280,826	\$ 200.59	\$ 269,813	\$ 18.74
		Renovations to classrooms and building corridors.		Minor office and interior finish improvements.		Landscape enhancements to perimeter of building linked to renovation.	

F ESTIMATED COSTS

Clarion University

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Project Phase		Phase B					
Project Number	Project Name - Sub-Project Name	B4 Still Lawn - Site Improvements		B5 Gemmell 2 - Renovations		B6 Hilltop Pavilion and Firepit - Site Improvements	
Original GSF	Year of Procurement	31,000		72,968		1,750	
Year of Delivery	Construction Magnitude	2020		2020		2020	
Divisions	New/Calculated GSF	OPEN SPACE		LOW INTENSITY RENOVATION		OPEN SPACE	
		Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
		31,000		72,968		1,750	
Demolition		\$ -	\$ -	\$ 189,717	\$ 2.60	\$ -	\$ -
Hazmat Abatement		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sitework - Site Prep & Earthwork		\$ 31,000	\$ 1.00	\$ -	\$ -	\$ 6,125	\$ 3.50
Sitework - Utilities		\$ 62,000	\$ 2.00	\$ -	\$ -	\$ 3,500	\$ 2.00
Sitework - Pavements		\$ 124,000	\$ 4.00	\$ -	\$ -	\$ 6,125	\$ 3.50
Sitework - Landscape & Misc.		\$ 62,000	\$ 2.00	\$ -	\$ -	\$ 8,750	\$ 5.00
Foundations/Substructure		\$ -	\$ -	\$ -	\$ -	\$ 3,500	\$ 2.00
Superstructure		\$ -	\$ -	\$ -	\$ -	\$ 8,750	\$ 5.00
Roofing and Waterproofing		\$ -	\$ -	\$ -	\$ -	\$ 5,250	\$ 3.00
Exterior Enclosure		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interior Development - High Intensity		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interior Development - Medium Intensity		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interior Development - Low Intensity		\$ -	\$ -	\$ 1,824,200	\$ 25.00	\$ -	\$ -
Interior Dev - Equip & Fixed Furnishings/Millwork		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Construction, Systems, Process, etc. (incl elevator)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Protection		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Plumbing		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HVAC		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electrical - Power, Lighting, Systems, Tele/Data/Security		\$ -	\$ -	\$ 1,094,520	\$ 15.00	\$ -	\$ -
Hard/Direct Construction Cost		\$ 279,000	\$ 9.00	\$ 3,108,437	\$ 42.60	\$ 42,000	\$ 24.00
General Conditions (incl Bonds and Insurance)	7.50%	\$ 20,925	\$ 0.68	\$ 233,133	\$ 3.20	\$ 3,150	\$ 1.80
Design & Estimating Contingency	10.00%	\$ 29,993	\$ 0.97	\$ 334,157	\$ 4.58	\$ 4,515	\$ 2.58
Design & Estimating Contingency	7.00%	\$ 23,094	\$ 0.74	\$ 257,301	\$ 3.53	\$ 3,477	\$ 1.99
Design & Estimating Contingency	6.00%	\$ 21,181	\$ 0.68	\$ 235,982	\$ 3.23	\$ 3,188	\$ 1.82
Total Hard/Direct Construction Cost		\$ 374,192	\$ 12.07	\$ 4,169,009	\$ 57.13	\$ 56,330	\$ 32.19
Number of Years for Construction Duration			1.00		1.00		1.00
Number of Years for Escalation			6.50		6.50		6.50
Escalation 3.0% per Annum	3.00%	\$ 79,265	\$ 2.56	\$ 883,124	\$ 12.10	\$ 11,932	\$ 6.82
Total Hard/Direct Construction Cost with Escalation		\$ 453,458	\$ 14.63	\$ 5,052,133	\$ 69.24	\$ 68,262	\$ 39.01
Soft Cost Allowance (Professional, permitting and in-house fees, owner contingency and moveable furniture and equipment, etc.)	30.00%	\$ 136,037	\$ 4.39	\$ 1,515,640	\$ 20.77	\$ 20,479	\$ 11.70
Total Project Cost		\$ 589,495	\$ 19.02	\$ 6,567,773	\$ 90.01	\$ 88,741	\$ 50.71
Project Description		Rerouting of paths, tree planting and general landscape enhancements.		General interior renovation updating lighting, technology, furnishings and flooring.		A bespoke designed open air pavilion and fire pit on the hilltop close to the water tower.	

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Project Phase		Phase B					
Project Number	Project Name - Sub-Project Name	B7 Health Bldg - Existing Demolition		B7 Health Bldg - New Construction		B7 Health Bldg - Landscape	
Original GSF	Year of Procurement	16,000	2019	45,000	2019	12,800	2019
Year of Delivery	Construction Magnitude	2021	DEMOLITION	2021	NEW CONSTRUCTION	2021	OPEN SPACE
Divisions	New/Calculated GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
		16,000		45,000		12,800	
Demolition		\$ 80,000	\$ 5.00	\$ -	\$ -	\$ -	\$ -
Hazmat Abatement		\$ 44,000	\$ 2.75	\$ -	\$ -	\$ -	\$ -
Sitework - Site Prep & Earthwork		\$ -	\$ -	\$ 90,000	\$ 2.00	\$ 12,800	\$ 1.00
Sitework - Utilities		\$ -	\$ -	\$ 4,950	\$ 0.11	\$ 25,600	\$ 2.00
Sitework - Pavements		\$ -	\$ -	\$ 45,000	\$ 1.00	\$ 51,200	\$ 4.00
Sitework - Landscape & Misc.		\$ -	\$ -	\$ 56,250	\$ 1.25	\$ 25,600	\$ 2.00
Foundations/Substructure		\$ -	\$ -	\$ 384,750	\$ 8.55	\$ -	\$ -
Superstructure		\$ -	\$ -	\$ 1,102,500	\$ 24.50	\$ -	\$ -
Roofing and Waterproofing		\$ -	\$ -	\$ 420,750	\$ 9.35	\$ -	\$ -
Exterior Enclosure		\$ -	\$ -	\$ 1,575,000	\$ 35.00	\$ -	\$ -
Interior Development - High Intensity		\$ -	\$ -	\$ 2,160,000	\$ 48.00	\$ -	\$ -
Interior Development - Medium Intensity		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interior Development - Low Intensity		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interior Dev - Equip & Fixed Furnishings/Millwork		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Construction, Systems, Process, etc. (incl elevator)		\$ -	\$ -	\$ 326,250	\$ 7.25	\$ -	\$ -
Fire Protection		\$ -	\$ -	\$ 157,500	\$ 3.50	\$ -	\$ -
Plumbing		\$ -	\$ -	\$ 1,125,000	\$ 25.00	\$ -	\$ -
HVAC		\$ -	\$ -	\$ 2,250,000	\$ 50.00	\$ -	\$ -
Electrical - Power, Lighting, Systems, Tele/Data/Security		\$ -	\$ -	\$ 1,575,000	\$ 35.00	\$ -	\$ -
Hard/Direct Construction Cost		\$ 124,000	\$ 7.75	\$ 11,272,950	\$ 250.51	\$ 115,200	\$ 9.00
General Conditions (incl Bonds and Insurance) 7.50%		\$ 9,300	\$ 0.58	\$ 845,471	\$ 18.79	\$ 8,640	\$ 0.68
Design & Estimating Contingency 10.00%		\$ 13,330	\$ 0.83	\$ 1,211,842	\$ 26.93	\$ 12,384	\$ 0.97
Design & Estimating Contingency 7.00%		\$ 10,264	\$ 0.64	\$ 933,118	\$ 20.74	\$ 9,536	\$ 0.74
Design & Estimating Contingency 6.00%		\$ 9,414	\$ 0.59	\$ 855,803	\$ 19.02	\$ 8,746	\$ 0.68
Total Hard/Direct Construction Cost		\$ 166,308	\$ 10.39	\$ 15,119,185	\$ 335.98	\$ 154,505	\$ 12.07
Number of Years for Construction Duration			2.00		2.00		2.00
Number of Years for Escalation			7.00		7.00		7.00
Escalation 3.0% per Annum 3.00%		\$ 38,230	\$ 2.39	\$ 3,475,505	\$ 77.23	\$ 35,517	\$ 2.77
Total Hard/Direct Construction Cost with Escalation		\$ 204,538	\$ 12.78	\$ 18,594,690	\$ 413.22	\$ 190,022	\$ 14.85
Soft Cost Allowance (Professional, permitting and in-house fees, owner contingency and moveable furniture and equipment, etc.) 30.00%		\$ 61,361	\$ 3.84	\$ 5,578,407	\$ 123.96	\$ 57,007	\$ 4.45
Total Project Cost		\$ 265,899	\$ 16.62	\$ 24,173,097	\$ 537.18	\$ 247,029	\$ 19.30
Project Description		Demolition of existing buildings on site.		Construction of a new classroom, class lab and clinic building. Extension of campus utilities.		Landscape treatment of site.	

F ESTIMATED COSTS

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Project Phase		Phase B					
Project Number		B8		B9		B9	
Project Name - Sub-Project Name		Stevens - Renovations		Hart - Renovations		Hart - Site Landscape	
Original GSF		8,850		12,886		3,900	
Year of Procurement		2020		2020		2020	
Year of Delivery		2021		2022		2022	
Construction Magnitude		MEDIUM INTENSITY RENOVATION		HIGH INTENSITY RENOVATION		OPEN SPACE	
Divisions		Amount	Rate	Amount	Rate	Amount	Rate
New/Calculated GSF		\$	\$/GSF	\$	\$/GSF	\$	\$/GSF
		8,850		12,886		3,900	
Demolition		\$ 27,878	\$ 3.15	\$ 38,658	\$ 3.00	\$ -	\$ -
Hazmat Abatement		\$ 33,188	\$ 3.75	\$ 48,323	\$ 3.75	\$ -	\$ -
Sitework - Site Prep & Earthwork		\$ -	\$ -	\$ -	\$ -	\$ 3,900	\$ 1.00
Sitework - Utilities		\$ -	\$ -	\$ -	\$ -	\$ 7,800	\$ 2.00
Sitework - Pavements		\$ -	\$ -	\$ -	\$ -	\$ 15,600	\$ 4.00
Sitework - Landscape & Misc.		\$ -	\$ -	\$ -	\$ -	\$ 7,800	\$ 2.00
Foundations/Substructure		\$ -	\$ -	\$ 38,658	\$ 3.00	\$ -	\$ -
Superstructure		\$ -	\$ -	\$ 64,430	\$ 5.00	\$ -	\$ -
Roofing and Waterproofing		\$ -	\$ -	\$ 141,746	\$ 11.00	\$ -	\$ -
Exterior Enclosure		\$ -	\$ -	\$ 386,580	\$ 30.00	\$ -	\$ -
Interior Development - High Intensity		\$ -	\$ -	\$ 579,870	\$ 45.00	\$ -	\$ -
Interior Development - Medium Intensity		\$ 354,000	\$ 40.00	\$ -	\$ -	\$ -	\$ -
Interior Development - Low Intensity		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interior Dev - Equip & Fixed Furnishings/Millwork		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Construction, Systems, Process, etc. (incl elevator)		\$ -	\$ -	\$ 193,290	\$ 15.00	\$ -	\$ -
Fire Protection		\$ 26,550	\$ 3.00	\$ 38,658	\$ 3.00	\$ -	\$ -
Plumbing		\$ 44,250	\$ 5.00	\$ 103,088	\$ 8.00	\$ -	\$ -
HVAC		\$ 247,800	\$ 28.00	\$ 386,580	\$ 30.00	\$ -	\$ -
Electrical - Power, Lighting, Systems, Tele/Data/Security		\$ 221,250	\$ 25.00	\$ 386,580	\$ 30.00	\$ -	\$ -
Hard/Direct Construction Cost		\$ 954,915	\$ 107.90	\$ 2,406,461	\$ 186.75	\$ 35,100	\$ 9.00
General Conditions (incl Bonds and Insurance) 7.50%		\$ 71,619	\$ 8.09	\$ 180,485	\$ 14.01	\$ 2,633	\$ 0.68
Design & Estimating Contingency 10.00%		\$ 102,653	\$ 11.60	\$ 258,695	\$ 20.08	\$ 3,773	\$ 0.97
Design & Estimating Contingency 7.00%		\$ 79,043	\$ 8.93	\$ 199,195	\$ 15.46	\$ 2,905	\$ 0.74
Design & Estimating Contingency 6.00%		\$ 72,494	\$ 8.19	\$ 182,690	\$ 14.18	\$ 2,665	\$ 0.68
Total Hard/Direct Construction Cost		\$ 1,280,724	\$ 144.71	\$ 3,227,524	\$ 250.47	\$ 47,076	\$ 12.07
Number of Years for Construction Duration			1.00		2.00		2.00
Number of Years for Escalation			7.50		8.00		8.00
Escalation 3.0% per Annum 3.00%		\$ 317,857	\$ 35.92	\$ 861,007	\$ 66.82	\$ 12,558	\$ 3.22
Total Hard/Direct Construction Cost with Escalation		\$ 1,598,581	\$ 180.63	\$ 4,088,531	\$ 317.28	\$ 59,634	\$ 15.29
Soft Cost Allowance (Professional, permitting and in-house fees, owner contingency and moveable furniture and equipment, etc.) 30.00%		\$ 479,574	\$ 54.19	\$ 1,226,559	\$ 95.19	\$ 17,890	\$ 4.59
Total Project Cost		\$ 2,078,156	\$ 234.82	\$ 5,315,091	\$ 412.47	\$ 77,525	\$ 19.88
Project Description		Renovating existing small classrooms into larger active learning classrooms.		Major renovation of Hart Chapel.		Landscape remediation associated with renovation.	

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Project Phase		Phase B					
Project Number	Project Name - Sub-Project Name	B10 Davis - Renovations		B11 Ralston - Demolition		B12 Strohman - Demolition	
Original GSF		7,950		59,544		3,958	
Year of Procurement		2021		2022		2022	
Year of Delivery		2022		2022		2022	
Construction Magnitude		MEDIUM INTENSITY RENOVATION		DEMOLITION		DEMOLITION	
Divisions	New/Calculated GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
		7,950		59,544		3,958	
Demolition		\$ 25,043	\$ 3.15	\$ 297,720	\$ 5.00	\$ 19,790	\$ 5.00
Hazmat Abatement		\$ 29,813	\$ 3.75	\$ 163,746	\$ 2.75	\$ 10,885	\$ 2.75
Sitework - Site Prep & Earthwork		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sitework - Utilities		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sitework - Pavements		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sitework - Landscape & Misc.		\$ -	\$ -	\$ 59,544	\$ 1.00	\$ 3,958	\$ 1.00
Foundations/Substructure		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Superstructure		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Roofing and Waterproofing		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exterior Enclosure		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interior Development - High Intensity		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interior Development - Medium Intensity		\$ 318,000	\$ 40.00	\$ -	\$ -	\$ -	\$ -
Interior Development - Low Intensity		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interior Dev - Equip & Fixed Furnishings/Millwork		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Construction, Systems, Process, etc. (incl elevator)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Protection		\$ 23,850	\$ 3.00	\$ -	\$ -	\$ -	\$ -
Plumbing		\$ 79,500	\$ 10.00	\$ -	\$ -	\$ -	\$ -
HVAC		\$ 222,600	\$ 28.00	\$ -	\$ -	\$ -	\$ -
Electrical - Power, Lighting, Systems, Tele/Data/Security		\$ 198,750	\$ 25.00	\$ -	\$ -	\$ -	\$ -
Hard/Direct Construction Cost		\$ 897,555	\$ 112.90	\$ 521,010	\$ 8.75	\$ 34,633	\$ 8.75
General Conditions (incl Bonds and Insurance)	7.50%	\$ 67,317	\$ 8.47	\$ 39,076	\$ 0.66	\$ 2,597	\$ 0.66
Design & Estimating Contingency	10.00%	\$ 96,487	\$ 12.14	\$ 56,009	\$ 0.94	\$ 3,723	\$ 0.94
Design & Estimating Contingency	7.00%	\$ 74,295	\$ 9.35	\$ 43,127	\$ 0.72	\$ 2,867	\$ 0.72
Design & Estimating Contingency	6.00%	\$ 68,139	\$ 8.57	\$ 39,553	\$ 0.66	\$ 2,629	\$ 0.66
Total Hard/Direct Construction Cost		\$ 1,203,793	\$ 151.42	\$ 698,774	\$ 11.74	\$ 46,449	\$ 11.74
Number of Years for Construction Duration			1.00		0.50		0.25
Number of Years for Escalation			8.50		8.75		8.88
Escalation 3.0% per Annum	3.00%	\$ 343,841	\$ 43.25	\$ 206,255	\$ 3.46	\$ 13,933	\$ 3.52
Total Hard/Direct Construction Cost with Escalation		\$ 1,547,634	\$ 194.67	\$ 905,029	\$ 15.20	\$ 60,382	\$ 15.26
Soft Cost Allowance (Professional, permitting and in-house fees, owner contingency and moveable furniture and equipment, etc.)	30.00%	\$ 464,290	\$ 58.40	\$ 271,509	\$ 4.56	\$ 18,114	\$ 4.58
Total Project Cost		\$ 2,011,924	\$ 253.07	\$ 1,176,538	\$ 19.76	\$ 78,496	\$ 19.83
Project Description		Renovating existing small classrooms into open office environments.		The demolition and removal of Ralston Hall.		The demolition and removal of the Strohman building.	

F ESTIMATED COSTS

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Project Phase		Phase B					
Project Number	Project Name - Sub-Project Name	B13 Keeling - Demolition		B13 Keeling - Landscape		B14 Critical Maintenance to 2023	
Original GSF	Year of Procurement	15,433	2022	23,700	2022	568,461	2023
Year of Delivery	Construction Magnitude	DEMOLITION		OPEN SPACE		CRITICAL MAINTENANCE	
Divisions	New/Calculated GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
		15,433		23,700		568,461	
Demolition		\$ 77,165	\$ 5.00	\$ -	\$ -	\$ -	\$ -
Hazmat Abatement		\$ 42,441	\$ 2.75	\$ -	\$ -	\$ -	\$ -
Sitework - Site Prep & Earthwork		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sitework - Utilities		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sitework - Pavements		\$ -	\$ -	\$ 47,400	\$ 2.00	\$ -	\$ -
Sitework - Landscape & Misc.		\$ -	\$ -	\$ 47,400	\$ 2.00	\$ -	\$ -
Foundations/Substructure		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Superstructure		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Roofing and Waterproofing		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exterior Enclosure		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interior Development - High Intensity		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interior Development - Medium Intensity		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interior Development - Low Intensity		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interior Dev - Equip & Fixed Furnishings/Millwork		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Construction, Systems, Process, etc. (incl elevator)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Protection		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Plumbing		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HVAC		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electrical - Power, Lighting, Systems, Tele/Data/Security		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hard/Direct Construction Cost		\$ 119,606	\$ 7.75	\$ 94,800	\$ 4.00	\$ -	\$ -
General Conditions (incl Bonds and Insurance)	7.50%	\$ 8,970	\$ 0.58	\$ 7,110	\$ 0.30	\$ -	\$ -
Design & Estimating Contingency	10.00%	\$ 12,858	\$ 0.83	\$ 10,191	\$ 0.43	\$ -	\$ -
Design & Estimating Contingency	7.00%	\$ 9,900	\$ 0.64	\$ 7,847	\$ 0.33	\$ -	\$ -
Design & Estimating Contingency	6.00%	\$ 9,080	\$ 0.59	\$ 7,197	\$ 0.30	\$ -	\$ -
Total Hard/Direct Construction Cost		\$ 160,414	\$ 10.39	\$ 127,145	\$ 5.36	\$ -	\$ -
Number of Years for Construction Duration			0.50		0.50		
Number of Years for Escalation			8.75		8.75		10.00
Escalation 3.0% per Annum	3.00%	\$ 47,349	\$ 3.07	\$ 37,529	\$ 1.58	\$ -	\$ -
Total Hard/Direct Construction Cost with Escalation		\$ 207,763	\$ 13.46	\$ 164,674	\$ 6.95	\$ -	\$ 10.00
Soft Cost Allowance (Professional, permitting and in-house fees, owner contingency and moveable furniture and equipment, etc.)	30.00%	\$ 62,329	\$ 4.04	\$ 49,402	\$ 2.08		
Total Project Cost		\$ 270,092	\$ 17.50	\$ 214,076	\$ 9.03		
Project Description		The demolition and removal of the Keeling building.		Landscape treatment of Keeling site - Pathways, lawn and tree planting.		See summary page.	

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Project Phase		Phase C					
Project Number	Project Name - Sub-Project Name	C1 Hilltop Residence West - New Construction		C1 Hilltop Residence West - Site Landscape		C2 Campus Police - New Construction	
Original GSF	Year of Procurement	32,400	2023	18,600	2023	4,300	2023
Year of Delivery	Construction Magnitude	2025	NEW CONSTRUCTION	2025	OPEN SPACE	2024	NEW CONSTRUCTION
Divisions	New/Calculated GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
		32,400		18,600		4,300	
Demolition		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hazmat Abatement		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sitework - Site Prep & Earthwork		\$ 64,800	\$ 2.00	\$ 18,600	\$ 1.00	\$ 4,300	\$ 1.00
Sitework - Utilities		\$ -	\$ -	\$ 37,200	\$ 2.00	\$ 13,502	\$ 3.14
Sitework - Pavements		\$ 32,400	\$ 1.00	\$ 74,400	\$ 4.00	\$ 4,300	\$ 1.00
Sitework - Landscape & Misc.		\$ 40,500	\$ 1.25	\$ 37,200	\$ 2.00	\$ 5,375	\$ 1.25
Foundations/Substructure		\$ 299,700	\$ 9.25	\$ -	\$ -	\$ 44,505	\$ 10.35
Superstructure		\$ 793,800	\$ 24.50	\$ -	\$ -	\$ 105,350	\$ 24.50
Roofing and Waterproofing		\$ 356,400	\$ 11.00	\$ -	\$ -	\$ 47,300	\$ 11.00
Exterior Enclosure		\$ 986,580	\$ 30.45	\$ -	\$ -	\$ 130,935	\$ 30.45
Interior Development - High Intensity		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interior Development - Medium Intensity		\$ 1,134,000	\$ 35.00	\$ -	\$ -	\$ 172,000	\$ 40.00
Interior Development - Low Intensity		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interior Dev - Equip & Fixed Furnishings/Millwork		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Construction, Systems, Process, etc. (incl elevator)		\$ 210,600	\$ 6.50	\$ -	\$ -	\$ -	\$ -
Fire Protection		\$ 113,400	\$ 3.50	\$ -	\$ -	\$ 12,900	\$ 3.00
Plumbing		\$ 324,000	\$ 10.00	\$ -	\$ -	\$ 34,400	\$ 8.00
HVAC		\$ 1,296,000	\$ 40.00	\$ -	\$ -	\$ 129,000	\$ 30.00
Electrical - Power, Lighting, Systems, Tele/Data/Security		\$ 810,000	\$ 25.00	\$ -	\$ -	\$ 129,000	\$ 30.00
Hard/Direct Construction Cost		\$ 6,462,180	\$ 199.45	\$ 167,400	\$ 9.00	\$ 832,867	\$ 193.69
General Conditions (incl Bonds and Insurance)	7.50%	\$ 484,664	\$ 14.96	\$ 12,555	\$ 0.68	\$ 62,465	\$ 14.53
Design & Estimating Contingency	10.00%	\$ 694,684	\$ 21.44	\$ 17,996	\$ 0.97	\$ 89,533	\$ 20.82
Design & Estimating Contingency	7.00%	\$ 534,907	\$ 16.51	\$ 13,857	\$ 0.74	\$ 68,941	\$ 16.03
Design & Estimating Contingency	6.00%	\$ 490,586	\$ 15.14	\$ 12,708	\$ 0.68	\$ 63,228	\$ 14.70
Total Hard/Direct Construction Cost		\$ 8,667,021	\$ 267.50	\$ 224,515	\$ 12.07	\$ 1,117,034	\$ 259.78
Number of Years for Construction Duration			2.00		2.00		1.50
Number of Years for Escalation			11.00		11.00		10.25
Escalation 3.0% per Annum	3.00%	\$ 3,330,163	\$ 102.78	\$ 86,266	\$ 4.64	\$ 395,301	\$ 91.93
Total Hard/Direct Construction Cost with Escalation		\$ 11,997,184	\$ 370.28	\$ 310,782	\$ 16.71	\$ 1,512,335	\$ 351.71
Soft Cost Allowance (Professional, permitting and in-house fees, owner contingency and moveable furniture and equipment, etc.)	30.00%	\$ 3,599,155	\$ 111.09	\$ 93,235	\$ 5.01	\$ 453,700	\$ 105.51
Total Project Cost		\$ 15,596,339	\$ 481.37	\$ 404,016	\$ 21.72	\$ 1,966,035	\$ 457.22
Project Description		Construction of a new dormitory building on the hilltop. Dormitory A replaces Ralston Hall.		Landscape enhancements adjacent to the building		Construction of a new campus police station.	

F ESTIMATED COSTS

Clarion University

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Project Phase		Phase C					
Project Number	Project Name - Sub-Project Name	C2 Lot 8 Parking		C3 Grunewald Lawn - New Const.		C4 Marwick-Boyd - Critical Maint.	
Original GSF	Year of Procurement	41,000	2023	101,000	2024	87,522	2024
Year of Delivery	Construction Magnitude	2024		2024		2025	
Divisions	New/Calculated GSF	OPEN SPACE		OPEN SPACE		CRITICAL MAINTENANCE	
		Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
		41,000		101,000		87,522	
Demolition		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hazmat Abatement		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sitework - Site Prep & Earthwork		\$ 82,000	\$ 2.00	\$ 101,000	\$ 1.00	\$ -	\$ -
Sitework - Utilities		\$ 82,000	\$ 2.00	\$ -	\$ -	\$ -	\$ -
Sitework - Pavements		\$ 164,000	\$ 4.00	\$ 404,000	\$ 4.00	\$ -	\$ -
Sitework - Landscape & Misc.		\$ 41,000	\$ 1.00	\$ 202,000	\$ 2.00	\$ -	\$ -
Foundations/Substructure		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Superstructure		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Roofing and Waterproofing		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exterior Enclosure		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interior Development - High Intensity		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interior Development - Medium Intensity		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interior Development - Low Intensity		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interior Dev - Equip & Fixed Furnishings/Millwork		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Construction, Systems, Process, etc. (incl elevator)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Protection		\$ -	\$ -	\$ -	\$ -	\$ 175,044	\$ 2.00
Plumbing		\$ -	\$ -	\$ -	\$ -	\$ 612,654	\$ 7.00
HVAC		\$ -	\$ -	\$ -	\$ -	\$ 3,063,270	\$ 35.00
Electrical - Power, Lighting, Systems, Tele/Data/Security		\$ -	\$ -	\$ -	\$ -	\$ 2,363,094	\$ 27.00
Hard/Direct Construction Cost		\$ 369,000	\$ 9.00	\$ 707,000	\$ 7.00	\$ 6,214,062	\$ 71.00
General Conditions (incl Bonds and Insurance)	7.50%	\$ 27,675	\$ 0.68	\$ 53,025	\$ 0.53	\$ 466,055	\$ 5.33
Design & Estimating Contingency	10.00%	\$ 39,668	\$ 0.97	\$ 76,003	\$ 0.75	\$ 668,012	\$ 7.63
Design & Estimating Contingency	7.00%	\$ 30,544	\$ 0.74	\$ 58,522	\$ 0.58	\$ 514,369	\$ 5.88
Design & Estimating Contingency	6.00%	\$ 28,013	\$ 0.68	\$ 53,673	\$ 0.53	\$ 471,750	\$ 5.39
Total Hard/Direct Construction Cost		\$ 494,900	\$ 12.07	\$ 948,222	\$ 9.39	\$ 8,334,247	\$ 95.22
Number of Years for Construction Duration			1.50		0.50		1.50
Number of Years for Escalation			10.25		10.75		11.25
Escalation 3.0% per Annum	3.00%	\$ 175,137	\$ 4.27	\$ 354,675	\$ 3.51	\$ 3,287,867	\$ 37.57
Total Hard/Direct Construction Cost with Escalation		\$ 670,037	\$ 16.34	\$ 1,302,898	\$ 12.90	\$ 11,622,115	\$ 132.79
Soft Cost Allowance (Professional, permitting and in-house fees, owner contingency and moveable furniture and equipment, etc.)	30.00%	\$ 201,011	\$ 4.90	\$ 390,869	\$ 3.87	\$ 3,486,634	\$ 39.84
Total Project Cost		\$ 871,048	\$ 21.25	\$ 1,693,767	\$ 16.77	\$ 15,108,749	\$ 172.63
Project Description		Reconfiguration of parking lot associated with new Campus Police building		Maintains lawn and adds simple performance stage/platform adjacent to Grunewald.		Total building maintenance and building system needs.	

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Project Phase		Phase C					
Project Number	Project Name - Sub-Project Name	C4 Marwick-Boyd - Renovations		C4 Marwick-Boyd - Renovations		C4 Marwick-Boyd - Renovations	
Original GSF	Year of Procurement	17,000	2024	26,000	2024	8,200	2024
Year of Delivery	Construction Magnitude	2025	HIGH INTENSITY RENOVATION	2025	MEDIUM INTENSITY RENOVATION	2025	LOW INTENSITY RENOVATION
Divisions	New/Calculated GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
		17,000		26,000		8,200	
Demolition		\$ 57,800	\$ 3.40	\$ 88,400	\$ 3.40	\$ 21,320	\$ 2.60
Hazmat Abatement		\$ 63,750	\$ 3.75	\$ 97,500	\$ 3.75	\$ 30,750	\$ 3.75
Sitework - Site Prep & Earthwork		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sitework - Utilities		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sitework - Pavements		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sitework - Landscape & Misc.		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Foundations/Substructure		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Superstructure		\$ 34,000	\$ 2.00	\$ -	\$ -	\$ -	\$ -
Roofing and Waterproofing		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exterior Enclosure		\$ 340,000	\$ 20.00	\$ -	\$ -	\$ -	\$ -
Interior Development - High Intensity		\$ 765,000	\$ 45.00	\$ -	\$ -	\$ -	\$ -
Interior Development - Medium Intensity		\$ -	\$ -	\$ 910,000	\$ 35.00	\$ -	\$ -
Interior Development - Low Intensity		\$ -	\$ -	\$ -	\$ -	\$ 262,400	\$ 32.00
Interior Dev - Equip & Fixed Furnishings/Millwork		\$ -	\$ -	\$ 390,000	\$ 15.00	\$ -	\$ -
Special Construction, Systems, Process, etc. (incl elevator)		\$ -	\$ -	\$ 130,000	\$ 5.00	\$ -	\$ -
Fire Protection		\$ 51,000	\$ 3.00	\$ 78,000	\$ 3.00	\$ 24,600	\$ 3.00
Plumbing		\$ 136,000	\$ 8.00	\$ 208,000	\$ 8.00	\$ 49,200	\$ 6.00
HVAC		\$ 595,000	\$ 35.00	\$ 832,000	\$ 32.00	\$ 246,000	\$ 30.00
Electrical - Power, Lighting, Systems, Tele/Data/Security		\$ 476,000	\$ 28.00	\$ 650,000	\$ 25.00	\$ 164,000	\$ 20.00
Hard/Direct Construction Cost		\$ 2,518,550	\$ 148.15	\$ 3,383,900	\$ 130.15	\$ 798,270	\$ 97.35
General Conditions (incl Bonds and Insurance) 7.50%		\$ 188,891	\$ 11.11	\$ 253,793	\$ 9.76	\$ 59,870	\$ 7.30
Design & Estimating Contingency 10.00%		\$ 270,744	\$ 15.93	\$ 363,769	\$ 13.99	\$ 85,814	\$ 10.47
Design & Estimating Contingency 7.00%		\$ 208,473	\$ 12.26	\$ 280,102	\$ 10.77	\$ 66,077	\$ 8.06
Design & Estimating Contingency 6.00%		\$ 191,200	\$ 11.25	\$ 256,894	\$ 9.88	\$ 60,602	\$ 7.39
Total Hard/Direct Construction Cost		\$ 3,377,858	\$ 198.70	\$ 4,538,458	\$ 174.56	\$ 1,070,633	\$ 130.56
Number of Years for Construction Duration			1.50		1.50		1.50
Number of Years for Escalation			11.25		11.25		11.25
Escalation 3.0% per Annum 3.00%		\$ 1,332,568	\$ 78.39	\$ 1,790,425	\$ 68.86	\$ 422,366	\$ 51.51
Total Hard/Direct Construction Cost with Escalation		\$ 4,710,426	\$ 277.08	\$ 6,328,883	\$ 243.42	\$ 1,492,999	\$ 182.07
Soft Cost Allowance (Professional, permitting and in-house fees, owner contingency and moveable furniture and equipment, etc.) 30.00%		\$ 1,413,128	\$ 83.13	\$ 1,898,665	\$ 73.03	\$ 447,900	\$ 54.62
Total Project Cost		\$ 6,123,553	\$ 360.21	\$ 8,227,548	\$ 316.44	\$ 1,940,898	\$ 236.69
Project Description		Extensive new classroom and office renovations. Remodelling of Payne Street entrance with expanded lobby and reception area.		Moderate classroom, office and corridor renovations. Medium intensity renovation of main and black-box theaters and back of house.		Low intensity fit and finish classroom renovations.	

F ESTIMATED COSTS

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Project Phase		Phase C							
Project Number	Project Name - Sub-Project Name	C6 Becker - Glass Façade		C6 Becker - Renovations		C6 Becker - Renovations			
Original GSF	Year of Procurement	Year of Delivery	Construction Magnitude	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF		
				0		24,900		11,650	
				2025		2025		2025	
				2027		2027		2027	
				NEW CONSTRUCTION		HIGH INTENSITY RENOVATION		MEDIUM INTENSITY RENOVATION	
				Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
				0		24,900		11,650	
Divisions	New/Calculated GSF								
Demolition		\$ -	\$ 149,000.00	\$ 84,660	\$ 3.40	\$ 36,698	\$ 3.15		
Hazmat Abatement		\$ -	\$ -	\$ 93,375	\$ 3.75	\$ 43,688	\$ 3.75		
Sitework - Site Prep & Earthwork		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Sitework - Utilities		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Sitework - Pavements		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Sitework - Landscape & Misc.		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Foundations/Substructure		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Superstructure		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Roofing and Waterproofing		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Exterior Enclosure		\$ -	\$ 613,240.00	\$ -	\$ -	\$ -	\$ -		
Interior Development - High Intensity		\$ -	\$ -	\$ 1,145,400	\$ 46.00	\$ -	\$ -		
Interior Development - Medium Intensity		\$ -	\$ 20,000.00	\$ -	\$ -	\$ 466,000	\$ 40.00		
Interior Development - Low Intensity		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Interior Dev - Equip & Fixed Furnishings/Millwork		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Special Construction, Systems, Process, etc. (incl elevator)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Fire Protection		\$ -	\$ -	\$ 74,700	\$ 3.00	\$ 34,950	\$ 3.00		
Plumbing		\$ -	\$ -	\$ 199,200	\$ 8.00	\$ 81,550	\$ 7.00		
HVAC		\$ -	\$ -	\$ 871,500	\$ 35.00	\$ 372,800	\$ 32.00		
Electrical - Power, Lighting, Systems, Tele/Data/Security		\$ -	\$ -	\$ 697,200	\$ 28.00	\$ 291,250	\$ 25.00		
Hard/Direct Construction Cost		\$ -	\$ 782,240.00	\$ 3,166,035	\$ 127.15	\$ 1,326,935	\$ 113.90		
General Conditions (incl Bonds and Insurance) 7.50%		\$ -	\$ 58,668.00	\$ 237,453	\$ 9.54	\$ 99,520	\$ 8.54		
Design & Estimating Contingency 10.00%		\$ -	\$ 84,090.80	\$ 340,349	\$ 13.67	\$ 142,646	\$ 12.24		
Design & Estimating Contingency 7.00%		\$ -	\$ 64,749.92	\$ 262,069	\$ 10.52	\$ 109,837	\$ 9.43		
Design & Estimating Contingency 6.00%		\$ -	\$ 59,384.92	\$ 240,354	\$ 9.65	\$ 100,736	\$ 8.65		
Total Hard/Direct Construction Cost		\$ -	\$ 1,049,134	\$ 4,246,259	\$ 170.53	\$ 1,779,674	\$ 152.76		
Number of Years for Construction Duration			2.00		2.00		2.00		
Number of Years for Escalation			13.00		13.00		13.00		
Escalation 3.0% per Annum 3.00%		\$ -	\$ 491,554	\$ 1,989,516	\$ 79.90	\$ 833,837	\$ 71.57		
Total Hard/Direct Construction Cost with Escalation		\$ -	\$ 1,540,688	\$ 6,235,775	\$ 250.43	\$ 2,613,511	\$ 224.34		
Soft Cost Allowance (Professional, permitting and in-house fees, owner contingency and moveable furniture and equipment, etc.) 30.00%		\$ -	\$ 462,206	\$ 1,870,732	\$ 75.13	\$ 784,053	\$ 67.30		
Total Project Cost		\$ -	\$ 2,002,895	\$ 8,106,507	\$ 325.56	\$ 3,397,565	\$ 291.64		
Project Description		Replace portions of the existing opaque façade with glass curtain wall. New southwest stairwell.		Extensive classroom, office and student use renovations across both levels.		Medium intensity renovations to existing classroom and corridor spaces.			

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Project Phase		Phase C					
Project Number	Project Name - Sub-Project Name	C6 Becker - Renovations		C6 Becker - Landscape		C7 Ballentine - Demolition	
Original GSF	4,250	21,000		26,680			
Year of Procurement	2023	2023		2026			
Year of Delivery	2027	2027		2027			
Construction Magnitude	LOW INTENSITY RENOVATION	OPEN SPACE		DEMOLITION			
Divisions	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	
New/Calculated GSF	4,250		21,000		26,680		
Demolition	\$ 11,050	\$ 2.60	\$ -	\$ -	\$ 133,400	\$ 5.00	
Hazmat Abatement	\$ 15,938	\$ 3.75	\$ -	\$ -	\$ 73,370	\$ 2.75	
Sitework - Site Prep & Earthwork	\$ -	\$ -	\$ 21,000	\$ 1.00	\$ -	\$ -	
Sitework - Utilities	\$ -	\$ -	\$ 42,000	\$ 2.00	\$ -	\$ -	
Sitework - Pavements	\$ -	\$ -	\$ 84,000	\$ 4.00	\$ -	\$ -	
Sitework - Landscape & Misc.	\$ -	\$ -	\$ 42,000	\$ 2.00	\$ 26,680	\$ 1.00	
Foundations/Substructure	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Superstructure	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Roofing and Waterproofing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Exterior Enclosure	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Interior Development - High Intensity	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Interior Development - Medium Intensity	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Interior Development - Low Intensity	\$ 119,000	\$ 28.00	\$ -	\$ -	\$ -	\$ -	
Interior Dev - Equip & Fixed Furnishings/Millwork	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Special Construction, Systems, Process, etc. (incl elevator)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Fire Protection	\$ 12,750	\$ 3.00	\$ -	\$ -	\$ -	\$ -	
Plumbing	\$ 25,500	\$ 6.00	\$ -	\$ -	\$ -	\$ -	
HVAC	\$ 127,500	\$ 30.00	\$ -	\$ -	\$ -	\$ -	
Electrical - Power, Lighting, Systems, Tele/Data/Security	\$ 85,000	\$ 20.00	\$ -	\$ -	\$ -	\$ -	
Hard/Direct Construction Cost	\$ 396,738	\$ 93.35	\$ 189,000	\$ 9.00	\$ 233,450	\$ 8.75	
General Conditions (incl Bonds and Insurance) 7.50%	\$ 29,755	\$ 7.00	\$ 14,175	\$ 0.68	\$ 17,509	\$ 0.66	
Design & Estimating Contingency 10.00%	\$ 42,649	\$ 10.04	\$ 20,318	\$ 0.97	\$ 25,096	\$ 0.94	
Design & Estimating Contingency 7.00%	\$ 32,840	\$ 7.73	\$ 15,644	\$ 0.74	\$ 19,324	\$ 0.72	
Design & Estimating Contingency 6.00%	\$ 30,119	\$ 7.09	\$ 14,348	\$ 0.68	\$ 17,723	\$ 0.66	
Total Hard/Direct Construction Cost	\$ 532,101	\$ 125.20	\$ 253,485	\$ 12.07	\$ 313,101	\$ 11.74	
Number of Years for Construction Duration		2.00		2.00		0.50	
Number of Years for Escalation		13.00		13.00		12.75	
Escalation 3.0% per Annum 3.00%	\$ 249,307	\$ 58.66	\$ 118,766	\$ 5.66	\$ 143,313	\$ 5.37	
Total Hard/Direct Construction Cost with Escalation	\$ 781,408	\$ 183.86	\$ 372,252	\$ 17.73	\$ 456,414	\$ 17.11	
Soft Cost Allowance (Professional, permitting and in-house fees, owner contingency and moveable furniture and equipment, etc.) 30.00%	\$ 234,422	\$ 55.16	\$ 111,675	\$ 5.32	\$ 136,924	\$ 5.13	
Total Project Cost	\$ 1,015,831	\$ 239.02	\$ 483,927	\$ 23.04	\$ 593,339	\$ 22.24	
Project Description	Low intensity fit and finish renovations.		Landscape enhancements associated with renovation.		The demolition and removal of Ballentine dormitory.		

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Project Phase		Phase C					
Project Number	Project Name - Sub-Project Name	C11 Facilities Bldg - Existing Demolition		C11 Facilities Bldg - New Construction		C11 Facilities Bldg - Renovation	
Original GSF	Year of Procurement	11,850	2027	11,800	2027	0	2027
Year of Delivery	Construction Magnitude	2028	DEMOLITION	NEW CONSTRUCTION	2028	MEDIUM INTENSITY RENOVATION	2028
Divisions	New/Calculated GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
		11,850		11,800		0	
Demolition		\$ 177,750	\$ 15.00	\$ -	\$ -	\$ -	\$ -
Hazmat Abatement		\$ 32,588	\$ 2.75	\$ -	\$ -	\$ -	\$ -
Sitework - Site Prep & Earthwork		\$ -	\$ -	\$ 23,600	\$ 2.00	\$ -	\$ -
Sitework - Utilities		\$ -	\$ -	\$ 26,550	\$ 2.25	\$ -	\$ -
Sitework - Pavements		\$ -	\$ -	\$ 11,800	\$ 1.00	\$ -	\$ -
Sitework - Landscape & Misc.		\$ 11,850	\$ 1.00	\$ 14,750	\$ 1.25	\$ -	\$ -
Foundations/Substructure		\$ -	\$ -	\$ 118,000	\$ 10.00	\$ -	\$ -
Superstructure		\$ -	\$ -	\$ 295,000	\$ 25.00	\$ -	\$ -
Roofing and Waterproofing		\$ -	\$ -	\$ 118,000	\$ 10.00	\$ -	\$ -
Exterior Enclosure		\$ -	\$ -	\$ 354,000	\$ 30.00	\$ -	\$ -
Interior Development - High Intensity		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interior Development - Medium Intensity		\$ -	\$ -	\$ 448,400	\$ 38.00	\$ -	\$ -
Interior Development - Low Intensity		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interior Dev - Equip & Fixed Furnishings/Millwork		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Construction, Systems, Process, etc. (incl elevator)		\$ -	\$ -	\$ 82,600	\$ 7.00	\$ -	\$ -
Fire Protection		\$ -	\$ -	\$ 41,300	\$ 3.50	\$ -	\$ -
Plumbing		\$ -	\$ -	\$ 118,000	\$ 10.00	\$ -	\$ -
HVAC		\$ -	\$ -	\$ 413,000	\$ 35.00	\$ -	\$ -
Electrical - Power, Lighting, Systems, Tele/Data/Security		\$ -	\$ -	\$ 295,000	\$ 25.00	\$ -	\$ -
Hard/Direct Construction Cost		\$ 222,188	\$ 18.75	\$ 2,360,000	\$ 200.00	\$ -	\$ -
General Conditions (incl Bonds and Insurance) 7.50%		\$ 16,664	\$ 1.41	\$ 177,000	\$ 15.00	\$ -	\$ -
Design & Estimating Contingency 10.00%		\$ 23,885	\$ 2.02	\$ 253,700	\$ 21.50	\$ -	\$ -
Design & Estimating Contingency 7.00%		\$ 18,392	\$ 1.55	\$ 195,349	\$ 16.56	\$ -	\$ -
Design & Estimating Contingency 6.00%		\$ 16,868	\$ 1.42	\$ 179,163	\$ 15.18	\$ -	\$ -
Total Hard/Direct Construction Cost		\$ 297,996	\$ 25.15	\$ 3,165,212	\$ 268.24	\$ -	\$ -
Number of Years for Construction Duration			1.50		1.50		1.50
Number of Years for Escalation			14.25		14.25		14.25
Escalation 3.0% per Annum 3.00%		\$ 156,093	\$ 13.17	\$ 1,657,966	\$ 140.51	\$ -	\$ -
Total Hard/Direct Construction Cost with Escalation		\$ 454,089	\$ 38.32	\$ 4,823,178	\$ 408.74	\$ -	\$ -
Soft Cost Allowance (Professional, permitting and in-house fees, owner contingency and moveable furniture and equipment, etc.) 30.00%		\$ 136,227	\$ 11.50	\$ 1,446,953	\$ 122.62	\$ -	\$ -
Total Project Cost		\$ 590,316	\$ 49.82	\$ 6,270,131	\$ 531.37	\$ -	\$ -
Project Description		Demolition of two existing buildings on the site.		Construction of a new facilities and maintenance office and service building.		Conversion of an existing site building into a service vehicle storage building.	

F ESTIMATED COSTS

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Project Phase		Phase C					
Project Number	Project Name - Sub-Project Name	C11 Rhea Lot - Reconfiguration		C12 Gemmell Park - Site Improvements		C13 Givan - Demolition	
Original GSF	Year of Procurement	82,200	2027	83,000	2028	65,512	2030
Year of Delivery	Construction Magnitude	2028	2028	2028	2028	2030	2030
Divisions	New/Calculated GSF	OPEN SPACE		OPEN SPACE		DEMOLITION	
		Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
		82,200		83,000		65,512	
Demolition		\$ -	\$ -	\$ -	\$ -	\$ 327,560	\$ 5.00
Hazmat Abatement		\$ -	\$ -	\$ -	\$ -	\$ 180,158	\$ 2.75
Sitework - Site Prep & Earthwork		\$ 82,200	\$ 1.00	\$ 41,500	\$ 0.50	\$ -	\$ -
Sitework - Utilities		\$ 164,400	\$ 2.00	\$ 41,500	\$ 0.50	\$ -	\$ -
Sitework - Pavements		\$ 328,800	\$ 4.00	\$ 83,000	\$ 1.00	\$ -	\$ -
Sitework - Landscape & Misc.		\$ 164,400	\$ 2.00	\$ 41,500	\$ 0.50	\$ 65,512	\$ 1.00
Foundations/Substructure		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Superstructure		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Roofing and Waterproofing		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exterior Enclosure		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interior Development - High Intensity		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interior Development - Medium Intensity		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interior Development - Low Intensity		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interior Dev - Equip & Fixed Furnishings/Millwork		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Construction, Systems, Process, etc. (incl elevator)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Protection		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Plumbing		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HVAC		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electrical - Power, Lighting, Systems, Tele/Data/Security		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hard/Direct Construction Cost		\$ 739,800	\$ 9.00	\$ 207,500	\$ 2.50	\$ 573,230	\$ 8.75
General Conditions (incl Bonds and Insurance)	7.50%	\$ 55,485	\$ 0.68	\$ 15,563	\$ 0.19	\$ 42,992	\$ 0.66
Design & Estimating Contingency	10.00%	\$ 79,529	\$ 0.97	\$ 22,306	\$ 0.27	\$ 61,622	\$ 0.94
Design & Estimating Contingency	7.00%	\$ 61,237	\$ 0.74	\$ 17,176	\$ 0.21	\$ 47,449	\$ 0.72
Design & Estimating Contingency	6.00%	\$ 56,163	\$ 0.68	\$ 15,753	\$ 0.19	\$ 43,518	\$ 0.66
Total Hard/Direct Construction Cost		\$ 992,213	\$ 12.07	\$ 278,297	\$ 3.35	\$ 768,811	\$ 11.74
Number of Years for Construction Duration			1.50		0.50		0.50
Number of Years for Escalation			14.25		14.75		16.75
Escalation 3.0% per Annum	3.00%	\$ 519,730	\$ 6.32	\$ 152,089	\$ 1.83	\$ 492,561	\$ 7.52
Total Hard/Direct Construction Cost with Escalation		\$ 1,511,944	\$ 18.39	\$ 430,386	\$ 5.19	\$ 1,261,372	\$ 19.25
Soft Cost Allowance (Professional, permitting and in-house fees, owner contingency and moveable furniture and equipment, etc.)	30.00%	\$ 453,583	\$ 5.52	\$ 129,116	\$ 1.56	\$ 378,412	\$ 5.78
Total Project Cost		\$ 1,965,527	\$ 23.91	\$ 559,502	\$ 6.74	\$ 1,639,784	\$ 25.03
Project Description		Parking lot reconfiguration and landscape enhancements.		Reconfigured pathways and vehicular service access, and new lawn and tree planting adjacent to Carlson Library and Stevens Hall.		The demolition and removal of Givan dormitory.	

F ESTIMATED COSTS

Clarion University

Clarion Campus Facilities Master Plan
 Project Phasing & Budget Funding Plan
 Date: 2014-08-28

Project Phase		Phase C					
Project Number	Project Name - Sub-Project Name	C15 Hilltop - New Site Construction		C16 North Access & Lot 6 - Site Enhancement		C17 Hilltop Connector - Walkway and Site Improvement	
Original GSF		98,000		175,000		64,000	
Year of Procurement		2031		2031		2031	
Year of Delivery		2032		2031		2031	
Construction Magnitude		OPEN SPACE		OPEN SPACE		OPEN SPACE	
Divisions	New/Calculated GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
		98,000		175,000		64,000	
Demolition		\$ -	\$ -	\$ -	\$ -	\$ 64,000	\$ 1.00
Hazmat Abatement		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sitework - Site Prep & Earthwork		\$ -	\$ -	\$ 525,000	\$ 3.00	\$ 256,000	\$ 4.00
Sitework - Utilities		\$ 98,000	\$ 1.00	\$ 350,000	\$ 2.00	\$ 64,000	\$ 1.00
Sitework - Pavements		\$ 196,000	\$ 2.00	\$ 700,000	\$ 4.00	\$ 128,000	\$ 2.00
Sitework - Landscape & Misc.		\$ 196,000	\$ 2.00	\$ 262,500	\$ 1.50	\$ 128,000	\$ 2.00
Foundations/Substructure		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Superstructure		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Roofing and Waterproofing		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exterior Enclosure		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interior Development - High Intensity		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interior Development - Medium Intensity		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interior Development - Low Intensity		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interior Dev - Equip & Fixed Furnishings/Millwork		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Construction, Systems, Process, etc. (incl elevator)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Protection		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Plumbing		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HVAC		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electrical - Power, Lighting, Systems, Tele/Data/Security		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hard/Direct Construction Cost		\$ 490,000	\$ 5.00	\$ 1,837,500	\$ 10.50	\$ 640,000	\$ 10.00
General Conditions (incl Bonds and Insurance)	7.50%	\$ 36,750	\$ 0.38	\$ 137,813	\$ 0.79	\$ 48,000	\$ 0.75
Design & Estimating Contingency	10.00%	\$ 52,675	\$ 0.54	\$ 197,531	\$ 1.13	\$ 68,800	\$ 1.08
Design & Estimating Contingency	7.00%	\$ 40,560	\$ 0.41	\$ 152,099	\$ 0.87	\$ 52,976	\$ 0.83
Design & Estimating Contingency	6.00%	\$ 37,199	\$ 0.38	\$ 139,497	\$ 0.80	\$ 48,587	\$ 0.76
Total Hard/Direct Construction Cost		\$ 657,184	\$ 6.71	\$ 2,464,439	\$ 14.08	\$ 858,363	\$ 13.41
Number of Years for Construction Duration			1.00		0.50		0.50
Number of Years for Escalation			18.50		17.75		17.75
Escalation 3.0% per Annum	3.00%	\$ 478,286	\$ 5	\$ 1,700,214	\$ 9.72	\$ 592,183	\$ 9.25
Total Hard/Direct Construction Cost with Escalation		\$ 1,135,470	\$ 12	\$ 4,164,654	\$ 23.80	\$ 1,450,546	\$ 22.66
Soft Cost Allowance (Professional, permitting and in-house fees, owner contingency and moveable furniture and equipment, etc.)	30.00%	\$ 340,641	\$ 3	\$ 1,249,396	\$ 7.14	\$ 435,164	\$ 6.80
Total Project Cost		\$ 1,476,111	\$ 15	\$ 5,414,050	\$ 30.94	\$ 1,885,710	\$ 29.46
Project Description		Extensive new tree plantings. 25% hardscape.		Parking Reconfiguration and Site Improvement		Removal of parking and replacement with a pathway through woodland.	

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Project Phase		Phase C					
Project Number	Project Name - Sub-Project Name	C18 McEntire - Demolition		C19 McEntire Warehouse - Demolition		C20 South Access & Lot R - Site Improvement	
Original GSF		22,516		5,790		240,000	
Year of Procurement		2032		2032		2032	
Year of Delivery		2032		2032		2032	
Construction Magnitude		DEMOLITION		DEMOLITION		OPEN SPACE	
Divisions		Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
	New/Calculated GSF	22,516		5,790		240,000	
	Demolition	\$ 112,580	\$ 5.00	\$ 28,950	\$ 5.00	\$ -	\$ -
	Hazmat Abatement	\$ 84,435	\$ 3.75	\$ 21,713	\$ 3.75	\$ -	\$ -
	Sitework - Site Prep & Earthwork	\$ -	\$ -	\$ -	\$ -	\$ 480,000	\$ 2.00
	Sitework - Utilities	\$ -	\$ -	\$ -	\$ -	\$ 240,000	\$ 1.00
	Sitework - Pavements	\$ -	\$ -	\$ -	\$ -	\$ 960,000	\$ 4.00
	Sitework - Landscape & Misc.	\$ 22,516	\$ 1.00	\$ 5,790	\$ 1.00	\$ 360,000	\$ 1.50
	Foundations/Substructure	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Superstructure	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Roofing and Waterproofing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Exterior Enclosure	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Interior Development - High Intensity	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Interior Development - Medium Intensity	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Interior Development - Low Intensity	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Interior Dev - Equip & Fixed Furnishings/Millwork	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Special Construction, Systems, Process, etc. (incl elevator)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Fire Protection	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Plumbing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	HVAC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Electrical - Power, Lighting, Systems, Tele/Data/Security	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Hard/Direct Construction Cost	\$ 219,531	\$ 9.75	\$ 56,453	\$ 9.75	\$ 2,040,000	\$ 8.50
	General Conditions (incl Bonds and Insurance) 7.50%	\$ 16,465	\$ 0.73	\$ 4,234	\$ 0.73	\$ 153,000	\$ 0.64
	Design & Estimating Contingency 10.00%	\$ 23,600	\$ 1.05	\$ 6,069	\$ 1.05	\$ 219,300	\$ 0.91
	Design & Estimating Contingency 7.00%	\$ 18,172	\$ 0.81	\$ 4,673	\$ 0.81	\$ 168,861	\$ 0.70
	Design & Estimating Contingency 6.00%	\$ 16,666	\$ 0.74	\$ 4,286	\$ 0.74	\$ 154,870	\$ 0.65
	Total Hard/Direct Construction Cost	\$ 294,433	\$ 13.08	\$ 75,714	\$ 13.08	\$ 2,736,031	\$ 11.40
	Number of Years for Construction Duration		0.50		0.50		0.50
	Number of Years for Escalation		18.75		18.75		18.75
	Escalation 3.0% per Annum 3.00%	\$ 218,056	\$ 9.68	\$ 56,073	\$ 9.68	\$ 2,026,293	\$ 8.44
	Total Hard/Direct Construction Cost with Escalation	\$ 512,489	\$ 22.76	\$ 131,787	\$ 22.76	\$ 4,762,324	\$ 19.84
	Soft Cost Allowance (Professional, permitting and in-house fees, owner contingency and moveable furniture and equipment, etc.) 30.00%	\$ 153,747	\$ 6.83	\$ 39,536	\$ 6.83	\$ 1,428,697	\$ 5.95
	Total Project Cost	\$ 666,236	\$ 29.59	\$ 171,323	\$ 29.59	\$ 6,191,021	\$ 25.80
	Project Description	The demolition and removal of the McEntire building.		The demolition and removal of the McEntire warehouse.		xxx	

F ESTIMATED COSTS

Clarion University
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Project Phase		Phase C					
Project Number		C21		C22		C23	
Project Name - Sub-Project Name		Marwick Grove - Site Improvement		Wood Street - Site Improvement		Hilltop Residence East - New Construction	
Original GSF		67,000		35,000		32,400	
Year of Procurement		2033		2033		2033	
Year of Delivery		2032		2033		2035	
Construction Magnitude		OPEN SPACE		OPEN SPACE		NEW CONSTRUCTION	
Divisions		Amount	Rate	Amount	Rate	Amount	Rate
New/Calculated GSF		\$	\$/GSF	\$	\$/GSF	\$	\$/GSF
		67,000		35,000		32,400	
	Demolition	\$ -	\$ -	\$ -	\$ -	\$ 23,652	\$ 0.73
	Hazmat Abatement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Sitework - Site Prep & Earthwork	\$ 67,000	\$ 1.00	\$ 35,000	\$ 1.00	\$ 64,800	\$ 2.00
	Sitework - Utilities	\$ 134,000	\$ 2.00	\$ 175,000	\$ 5.00	\$ -	\$ -
	Sitework - Pavements	\$ 134,000	\$ 2.00	\$ 140,000	\$ 4.00	\$ 32,400	\$ 1.00
	Sitework - Landscape & Misc.	\$ 134,000	\$ 2.00	\$ 70,000	\$ 2.00	\$ -	\$ -
	Foundations/Substructure	\$ -	\$ -	\$ -	\$ -	\$ 324,000	\$ 10.00
	Superstructure	\$ -	\$ -	\$ -	\$ -	\$ 810,000	\$ 25.00
	Roofing and Waterproofing	\$ -	\$ -	\$ -	\$ -	\$ 324,000	\$ 10.00
	Exterior Enclosure	\$ -	\$ -	\$ -	\$ -	\$ 972,000	\$ 30.00
	Interior Development - High Intensity	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Interior Development - Medium Intensity	\$ -	\$ -	\$ -	\$ -	\$ 1,231,200	\$ 38.00
	Interior Development - Low Intensity	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Interior Dev - Equip & Fixed Furnishings/Millwork	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Special Construction, Systems, Process, etc. (incl elevator)	\$ -	\$ -	\$ -	\$ -	\$ 226,800	\$ 7.00
	Fire Protection	\$ -	\$ -	\$ -	\$ -	\$ 113,400	\$ 3.50
	Plumbing	\$ -	\$ -	\$ -	\$ -	\$ 324,000	\$ 10.00
	HVAC	\$ -	\$ -	\$ -	\$ -	\$ 1,296,000	\$ 40.00
	Electrical - Power, Lighting, Systems, Tele/Data/Security	\$ -	\$ -	\$ -	\$ -	\$ 810,000	\$ 25.00
	Hard/Direct Construction Cost	\$ 469,000	\$ 7.00	\$ 420,000	\$ 12.00	\$ 6,552,252	\$ 202.23
	General Conditions (incl Bonds and Insurance) 7.50%	\$ 35,175	\$ 0.53	\$ 31,500	\$ 0.90	\$ 491,419	\$ 15.17
	Design & Estimating Contingency 10.00%	\$ 50,418	\$ 0.75	\$ 45,150	\$ 1.29	\$ 704,367	\$ 21.74
	Design & Estimating Contingency 7.00%	\$ 38,821	\$ 0.58	\$ 34,766	\$ 0.99	\$ 542,363	\$ 16.74
	Design & Estimating Contingency 6.00%	\$ 35,605	\$ 0.53	\$ 31,885	\$ 0.91	\$ 497,424	\$ 15.35
	Total Hard/Direct Construction Cost	\$ 629,019	\$ 9.39	\$ 563,300	\$ 16.09	\$ 8,787,825	\$ 271.23
	Number of Years for Construction Duration		0.50		0.50		2.00
	Number of Years for Escalation		18.75		19.75		21.00
	Escalation 3.0% per Annum 3.00%	\$ 465,849	\$ 6.95	\$ 446,592	\$ 12.76	\$ 7,560,118	\$ 233.34
	Total Hard/Direct Construction Cost with Escalation	\$ 1,094,868	\$ 16.34	\$ 1,009,893	\$ 28.85	\$ 16,347,943	\$ 504.57
	Soft Cost Allowance (Professional, permitting and in-house fees, owner contingency and moveable furniture and equipment, etc.) 30.00%	\$ 328,460	\$ 4.90	\$ 302,968	\$ 8.66	\$ 4,904,383	\$ 151.37
	Total Project Cost	\$ 1,423,328	\$ 21.24	\$ 1,312,861	\$ 37.51	\$ 21,252,325	\$ 655.94
	Project Description	xxx		xxx			



Perkins Eastman