Valley Campus Main Building Addition & Renovation

Alamosa, Colorado

PROGRAM PLAN

Prepared for:

TRINIDAD STATE COLLEGE

Final Report April 11, 2022

HALL ARCHITECTS

Farnsworth GROUP

ACKNOWLEDGMENTS

This report was prepared with the valued input from Trinidad State College Administrators, Faculty, Staff and Students. We, the Planning Team, are indebted for the College's vision and contributions.

TRINIDAD STATE COLLEGE

Administration
Dr. Rhonda Epper, President
Lynette Bates, Vice President of Academic Affairs
Shannon Shiveley, Vice President for Administrative Services
James Kynor, Vice President, Valley Campus
Linda Perry, Executive Assistant to the President

Academics
Jodi Garcia, Nursing Faculty
Nathan Haslett, Nursing Faculty
Lori Rae Hamilton, Dean of Instruction
Angie Medina, Nursing Faculty
Dr. Serena "Sully" Sullivan, Director of Technology Development, eSports coach
Jack Wiley, Dean of Instruction, Agric. Faculty

Athletics
Kyle Masterson, Asst. Dir. of Athletics, Coach, Track & Field, Cross-Country
Lauren Masterson, Head Coach, Track & Field, Cross-Country
Mike Salbato, Director of Athletics

Information Technology
Ira Williamson, Director

Institutional Research & Assessment
Annette Lujan, Assist. Registrar, I.R. Coord.

Physical Plant
Danny Rogers, Facilities Director

Student Services
Juliana Chaparro, Valley Campus Director of TRiO-Student Support Services

TSC Foundation
Toni DeAngelis, Executive Director

TSC Students
Athlete Students:
Ethan Coyhis
Conner Dosmann
Brayan Flores
Sharon Jesang
Ashley Lagat
Reagan Longei
Joe Ongala
Ahmed Sado
Tamsin Stewart
Holly Tsosie
Kaleia Vicenti

Allied Health students

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PLANNING TEAM

Hall Architects
Angeline Aradanas-Hall, Principal Planner
Stephen Hall
Ben Kubczak
Felicia Marshall

The Farnsworth Group
Amanda Occhi, P.E.
Brent Berg, P.E.
Brian Isley, P.E.
Steve Wagner, P.E.

THIRD PARTY REVIEW

To be selected by Trinidad State College

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I. OVERVIEW

I.A. EXECUTIVE SUMMARY

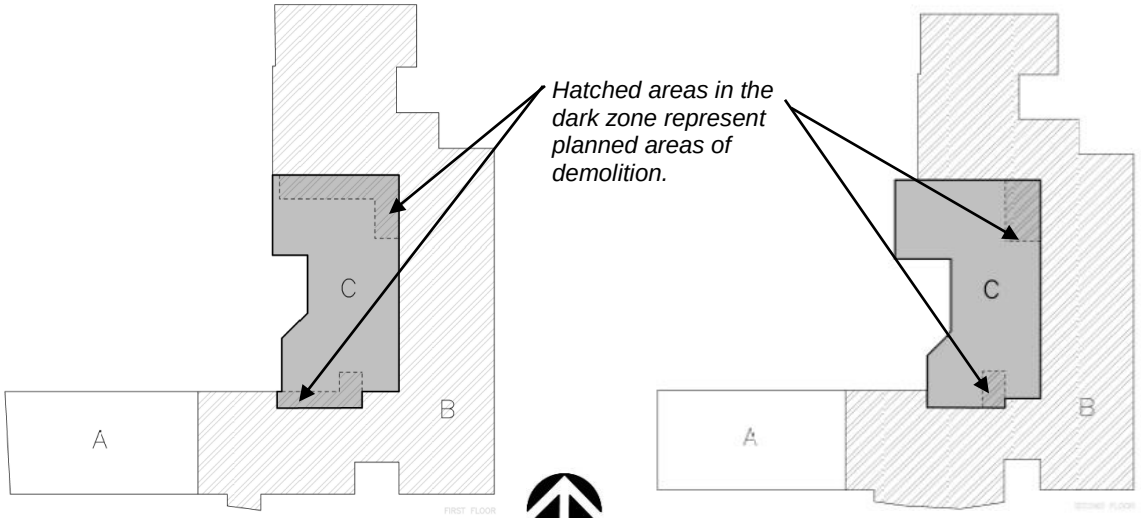
This report documents the program plan phase for the addition to and renovation of the Main Building for Trinidad State College (TSC) located on their Valley Campus, 1011 Main Street, in Alamosa, Colorado.

The purpose of this program plan is to identify the program needs and the space required by the proposed project. This Capital Development Project, which was the top priority project of the recently approved Facilities Master Plan for TSC, is anticipated to be appropriated over two years to allow the phased design and construction of the Addition and Renovation of the existing two-story 52,884 gross square feet (GSF) Main Building (excluding basement), resulting in a total new building area of 66,999 GSF. The major highlights of the project will: create a two-story addition with a main building entrance and north wing entrance; relocate the TRiO / Student Services Office Suite and Testing Center from the second floor to the first floor; create program space assigned to the Allied Health programs on both floors; create a Study Lounge available to students all week and weekends; create a centrally-located vending and recreation lounge; provide expanded space for TSC Athletes; add new offices for administration and faculty; create a large assembly space with potential to hold over 300 occupants; relocate the eSports program space with flex space for a dedicated Computer Science Lab to the vacated Testing Center and IT storage; and provide significant HVAC improvements. The project will also entail moving the Allied Health programs from their current building at 1015 Fourth Street, to their proposed new assigned spaces in the Main Building.

The current Main Building, whose origins go back to 1936 with subsequent building additions in 1998-1999 and 2015, can best be described as two buildings, “A” and “B”, from a building code perspective. See the First and Second Floor Plans below. A four-hour area separation wall dividing the two buildings allowed for Building “B” to expand its physical size. At this time only Building “A” has a fire sprinkler system, which serves the two vocational trades areas.

The Proposed Plan will entail a total of 1,949 GSF demolition of minor portions of Building B, and will infill back with 16,064 total GSF of the proposed Addition “C”. The proposed expanded area will require the installation of an NFPA 13 fire sprinkler system for the Buildings “B” and “C”.

“A” = Existing Building A
“B” = Existing Building B
“C” = Proposed Addition



Main Building First Floor Plan

Main Building Second Floor Plan

In the winter of 2022, the firm of Hall Architects met with TSC leadership and administrators, faculty, staff, and students to understand the College's concerns with the functionality and condition of both the Main Building and the Allied Health Building and space needs. Among those TSC groups Hall Architects interviewed were the cross-country and track and field athlete students and coaches, eSports athlete students, and Allied Health students. Among the topics of discussion were: the size and quality of space; availability of amenities from access to printers to vending machines to having a suitable space to study as well as sports conditioning; making the building available after hours or on weekends; building and site security; parking and carpooling; and the sense of school identity. Hall Architects also met with the Valley Campus Vice President and Dean of Instruction to discuss academic programs including off-site programs, building visitors, outreach through special spaces like Makerspaces, group assemblies, Webex technology, building scheduling, parking and traffic. The Learning Center Director was interviewed on available student services, general wayfinding in the building and the need for a front desk, students having access to resources, the Computer Lab, and outreach to high school students. The Allied Health faculty and Dean were interviewed on necessary program spaces and features that will factor into future program delivery for anticipated increased enrollment. The Director of Technology Development and TSC's eSports coach was also interviewed on the growing momentum of eSports and the impact at the high school level to spur an interest in Computer Science programs offered at TSC and preparing for increased enrollment.

Other discussions with various TSC groups included the topic of building comfort at both the Main Building and Allied Health Building. Numerous reports and observations were given on experiencing extreme heat or extreme cold, the difficulty of opening operable windows to get natural ventilation, and failed heating systems in the middle of winter.

HVAC Mechanical Upgrades included in the Program Plan

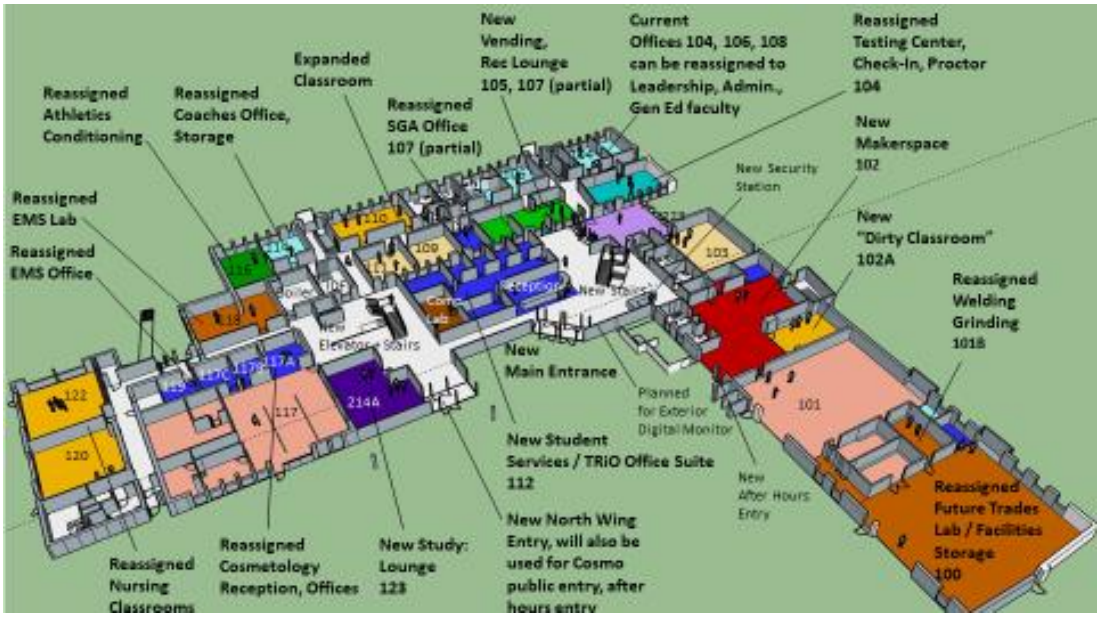
Sometime before the start of the worldwide COVID-19 pandemic and well before the TSC Facilities Master Plan process was underway late 2020, the College engaged the engineering firm of Bridgers and Paxton to design HVAC upgrades to the Valley Campus Main Building. This controlled maintenance project was long-awaited given the 85 year-old building's history of inefficient heating and cooling systems for decades in a region known for weather extremes. The engineer's design addressed the current building configuration without the knowledge of the College's potential plans for expansion. In the course of the design and subsequent bidding, the project's "bidding" fell victim to unprecedented price hikes. The College and design team's recent value engineering exercises have resulted in a drastic project scope reduction, limiting the intended plan to address the whole building structure to only half of the building. Their focus now has been redirected by the College to address areas that won't be significantly affected by the proposed building changes under this Program Plan. Consequently, this proposed Program Plan took on the desired mechanical upgrades to these other areas by incorporating them into the planned addition and modifications to the building, and evaluated by the Planning Team engineer, the Farnsworth Group.

Safety and security were on-going topics of discussion throughout the course of this Program Plan phase, as a matter of building usage, but also to highlight the building's interior layout and promote wayfinding and awareness. Aesthetic features to promote a positive campus identity were cited as needs by the TSC community and were considered. The site was likewise evaluated for safety and security; the new building addition was sited to not only preserve the parking count but also to maintain organization of traffic circulation.

Additionally, the planners referred to the space utilization analysis performed by the firm SmithGroup from the 2022 Facilities Master Plan to understand the Valley Campus Main Building's teaching space inventory and usage. The analysis concluded that there was a surplus of classrooms during the period of Fall of 2019. When a room is scheduled, on average, 53% of the student stations (seats) are occupied, also known as the seat fill rate. This is lower than the typical utilization expectation for a community college of 25 hours per week with 60% of the stations occupied, a recent target for rural community colleges. The Allied Health Building's

classroom was reported to have an even less seat fill rate at 37%. Teaching lab and office spaces, on the other hand were reported to have deficit space. It was the planners' goal to balance TSC's expressed space needs, in planning new and reconfigured spaces for this Project, capitalizing on "right-sized" spaces already available in the Main Building.

Throughout the course of more interviews along with a virtual presentation to the TSC Community held April 7 and April 8 which led to more valuable input, the planning team worked to meet the College's desired space needs within the context of the existing building structure and site.



In summary, the new total of 44,490 ASF was identified for the resulting Main Building project, broken down into 6,049 ASF for classroom space, 21,785 ASF in combined teaching laboratory and open laboratory space, 9,727 ASF in office space, 1,682 ASF in study space, 520 in athletic space, 3,411 ASF in general use space, and 1,316 ASF in support space. The ratio of ASF to GSF resulted in a 66.4% efficiency rate, which matches the current efficiency rate, and is within the DHE recommended efficiency range for a classroom/office building, slightly higher than the median of 63%, due to existing vocational trades' spaces and additional amenity spaces provided for this all-purpose campus building.

Total project construction costs for the Main Building Addition & Renovation project are estimated at approximately $11,614,396, with total anticipated project costs estimated at $17,434,650 factoring in Federal CPI inflation rate from FY 2022 – 2023. The Addition cost / sf is approximately $352.20 / sf. TSC anticipates the project costs to be funded with Capital Construction funds over two fiscal years. TSC plans to pursue LEED Gold certification; this associated cost increase was factored into the construction and overall project budget cost. Projected construction completion is scheduled for Fall of 2025.

The Main Building Addition and Renovation project has great potential to serve the College's mission, vision and core value of Students First. The integration of the Allied Health programs into the Main Building demonstrates a significant merging of resources that will prove valuable to TSC and the State over coming years, not just from a fiscal and institutional organization standpoint, but especially from a student identity standpoint. Locating the student services to the proper main entry ground level location will serve the TSC students and visitors, as well as the College's outreach more directly and with clarity. Providing proper indoor air quality with sufficient cooling and heating will support the comfort of building occupants and those to come and their activities. There is also a great opportunity to extend service to the community of Alamosa, through the new Makerspace and large Assembly area. Without the building improvements associated with this project, these great opportunities would be missed.

I.B. DESCRIPTION OF ACADEMIC PROGRAMS, SUPPORT SERVICES PROGRAMS AND ATHLETICS PROGRAMS

The following are Trinidad State College's mission and vision statements, and core value:

Mission Statement
Enriching our diverse communities through quality educational experiences and lifelong learning.

Vision Statement
Educate for the future.

Core Value
Students First

Academic Programs
The Valley Campus offers academic programs onsite as well as off-site in the community of Alamosa. The following narratives taken from TSC's website, describe the academic programs affected and served by the proposed Valley Campus Main Building Addition & Renovation Program Plan.

Associate Degrees – General Transfer
The Valley Campus offers the Associate of Arts, Associate of General Studies and Associate of Science degree programs. The Associate of Arts and Associate of Science degrees include Guaranteed Transfer Courses and the lower-division major field core courses recommended by the Colorado Department of Higher Education.

Accounting
The Accounting certificate is designed to prepare TSC students for entry-level accounting positions in business and industry. The program further provides a concentration in accounting courses and may be completed in one year of full-time study.

Agribusiness
The Agribusiness Program is designed to prepare students for the application of skills in areas such as animal and crop science, and agriculture mechanics for the agricultural industry. The agribusiness management program gives students the flexibility to expand on the core areas of study by choosing courses related to their individual interests in agriculture management.

Animal Science
The Animal Science Program is designed for students to complete the lower-division (freshman and sophomore) portion of a Bachelor of Science (BS) degree. This Associate of Science degree includes Guaranteed Transfer Courses and the lower-division agriculture core courses recommended by the Colorado Department of Higher Education to provide students with basic and applied knowledge in biological and physical sciences, nutrition, genetics, economics, and business management.

Art History
Trinidad State College's Art Department is a lively environment full of opportunities and pathways for individuals pursuing their art interests. Trinidad State offers an Associate of Arts (A.A.) degree with designation in Art History. This A.A. is a guarantee transfer to Colorado Public four-year schools.

Barbering
The Barbering Program at Trinidad State is designed to prepare students for the Colorado State Barber Licensure examination with courses in shaving, hair and scalp treatments, hairstyling techniques, coloring, chemical relaxers, facial massage/skin care, sanitation, laws, rules, and regulations.

Biology
Biology is an interdisciplinary field that involves the study of living organisms. Students learn about anatomy and physiology, biodiversity of plants and animals, chemistry of life, cellular biology, genetics, microbiology, evolutionary biology, ecology, and pathophysiology and more. An Associate of Science degree with a biology concentration will provide a solid foundation that can build to a bachelor's degree in the biological sciences or lead to certification in allied health fields.

Business
The Business programs are designed to help develop marketable skills that are responsive to a variety of workplace settings, and provide the competency, tools, and capabilities necessary to successfully contribute to today's evolving business environment. TSC's transfer pathway helps their students achieve two goals: completing an associate's degree while also staying on track to earn a bachelor's degree at the student's transfer destination.

The degree offered within Business is the two-year Associate of Applied Science in Business Management. There is also a two-year Associate of Arts in Business Administration.

Cosmetology
The Cosmetology Program at Trinidad State is designed to prepare students for the Colorado State Cosmetology Licensure examination with courses in hair and scalp treatments, hairstyling and haircutting techniques, coloring, chemical relaxers, facial massage/skin care, sanitation, laws, rules, and regulations.

Computer Science & Cybersecurity
The Valley Campus offers programs leading to a Computer Science Associate of Science, Computer Information Systems (CIS) Associate of Applied Science, and certificate programs including Database Administrator, Network Administration, Cybersecurity, Cloud Professional, Applications Specialist, and Technology in Agriculture.

Dental Assisting
The Dental Assisting program is designed to prepare students to deliver quality oral health care and to become valuable members of the dental care team.

Early Childhood Education
The Early Childhood Education Program is designed to provide all early learning professionals the knowledge, skills and dispositions needed to implement quality early education while fostering the professional's career opportunities and responding effectively to the workforce needs of our diverse communities.

Elementary Teacher Education
The Associate of Arts degree in Elementary Teacher Education is designed to complete the lower division portion of a Bachelor of Arts (BA) degree and provide a foundation for thinking critically about teaching and learning, and to promote appreciation of diversity among all types of learners.

Emergency Medical Technology
The Emergency Medical Department has a degree and many certificates offered on both campuses: Emergency Medical Responder, Emergency Medical Technician – Basic, Emergency Medical Technician – Intermediate, Emergency Medical Technician – IV Therapy, Refresher for

Basic, Intermediate, and Paramedic. In addition, we have opportunities for continuing credits needed to maintain the various certifications every February at the Trinidad State Valley campus in Alamosa. The Basic is a one semester program. The Intermediate is a one year program. These courses are offered in the evening on both campuses. All programs are state approved and completers will be able to sit for the national registry at the conclusion of the different levels.

Esthetician
The Esthetician Program at Trinidad State is designed to prepare students for the Colorado State Cosmetology Licensure examination. Esthetics involves beautifying the skin in a variety of ways; including analyzing the skin closely, performing facials, waxing facial hair, and giving facial massages.

Environmental Horticulture-Landscape Business
The Environmental-Horticulture-Landscape Business program provides students with basic and applied knowledge in natural and physical sciences, economics, soil science, and horticulture.

Mathematics
The Associate of Science degree in Mathematics is designed to complete the lower division portion of a Bachelor of Science (BA) degree and provide a foundation for a wide variety of careers. This Associate of Science degree includes Guaranteed Transfer Courses and the lower-division history core courses recommended by the Colorado Department of Higher Education to provide students with basic and applied knowledge for upper level mathematics courses.

Medical Assistant Professional
The Medical Assistant Professional Program at Trinidad State is designed to prepare students for clinical responsibilities such as review of a patient's medical history; pre-examination tasks before the doctor sees the patient; and support and assistance to the physician during the exam. Some clinical medical assistants are responsible for drawing a patient's blood, processing lab specimens, and other clinically related duties.

Nursing
The Valley Campus offers the Practical Nurse exit option. This options allows the student to take a short summer courses after the first year, then sit for their Practical Nursing boards. In addition, we do have a LPN to ADN option for those LPNs that would like to come back to school for their Associate Degree and eligibility to sit for the NCLEX-RN (RN) boards.

Nursing Aide
This program is designed to introduce the student to the basic concepts of nursing. It emphasizes the development of basic skills in administering safe, competent care to patients. It demonstrates skills needed for the observation and documentation of the patient's health, physical condition, and general well-being. Skills will be practiced in labs and in a real-work setting. Once finished with the course, the student is eligible for certification by the State Board of Nursing and employment as a certified Nurse Aide.

Unmanned Aviation Systems
Unmanned Aviation Systems (UAS) is an important emerging technology with an expanding range of applications. Drones are being used regularly in energy, agriculture, transportation, natural resources, emergency services, photography, mapping, recreation, and the list is growing. The Trinidad State UAS program focuses on training an upcoming and needed workforce to become safe and proficient pilots.

Welding
The Welding Technology Program at Trinidad State is designed to prepare students for professional welding construction and fabrication work. Students will receive instruction in the classroom and on projects by a NCCER Certified Instructor. Students will be taught workplace

safety, applied mathematics, in addition to hands-on supervised instruction in oxyacetylene, tungsten and structural welding, pipe welding and metal arc.

Support Services Programs

The following narratives describe the support service programs affected and served by the proposed Valley Campus Main Building Addition & Renovation Program Plan.

Learning Resource Center

The TSC Learning Resource Center (LRC or Learning Center) occupies the former Library in the spacious Room 202 on the second floor of the south wing. The Center is supported by TRiO funding, and operated by TSC Student Services, provided by Advisers, Tutors, and other Student Services program coordinators, with TSC work study students.

TRiO TRiO Student Support Services is a federally funded program that provides opportunities for academic development, assists students with basic college requirements, and serves to motivate students toward the successful completion of their postsecondary education. The goal of the program is to increase the college retention and graduation rates of its participants and help students make the transition from one level of higher education to the next. Services include: Academic Support / Advisement, Mentoring & Advising, Cultural Activities / Events, Financial Aid Advisement / Assistance, Tutoring in Many Subjects, Transfer Advisement, Career Advisement, Financial Literacy Training, Campus Tours to Four Year Colleges, & Various Academic Workshops. The Learning Center also has a study area and a dedicated computer lab for TRiO students, thought it also available to non-TRiO students.

Academic Advising

TSC's academic advising mission is to help students stay on track to graduate. An emphasis is placed on stress management and building confidence while self-managing their intended degree or certificate path. Students are also advised on transfer to a four-year university. Students make appointments to meet with their program advisers at the Learning Resource Center.

Tutoring

TSC students can also avail themselves to tutors on a variety of subjects at the LRC. One on one tutoring sessions are through appointments.

Testing Center

TSC's Testing Center, located at the second floor south wing, is an authorized Pearson VUE testing facility. In addition to administering the CLEP, the GED and the ACCUPLACER for Trinidad State students, the Center hosts testing for students from in state and out of state institutions, which include but not limited to Adams State University, Black Hills State University, Clovis Community College, Collin College, CSU-Fort Collins, CSU-Pueblo, Eastern New Mexico, Galveston College, Oregon State University, University of North Dakota, and Valencia College – Osceola Campus.

Athletics Programs

The following narratives describe the athletics programs affected and served by the proposed Valley Campus Main Building Addition & Renovation Program Plan.

Trinidad State is an accredited member of the National Junior Collegiate Athletic Association (NJCAA) in Region IX. Intercollegiate sports for men include cross country and indoor/outdoor track and field at the Valley Campus. Women's teams compete in cross country, and indoor/outdoor track and field at the Valley Campus. TSC's athletic programs have a long-standing record of NJCAA conference championships and awards, and producing NJCAA Academic All-Americans, along with athletes who have competed and excelled at the professional level.

Additionally, TSC is also an accredited member of the National Junior Collegiate Athletic Association Esports (NJCAAE). eSports, also known as electronic sports, is a recently formed national association offered only to two-year college institutions.

TSC's sports teams are the Trojans, and their mascot is named "Titus".

The Valley Campus has one room, 110, that serves as a conditioning space for TSC cross country and track and field athletes. The campus has no onsite athletic fields. TSC partners with nearby Adams State University for access to their conditioning and track facilities for practice and competitive meets. Additionally, the City and County of Alamosa have numerous parks and trails suitable for student conditioning.

TSC's eSports program is conducted in Room 112, which is set up with computer stations for competition as well as a Strategy Lounge space.

I.C. RELATIONSHIP TO THE FACILITIES MASTER PLAN

In February of 2022, Trinidad State College received State approval of their 2022 Facilities Master Plan*, for both their Trinidad and Alamosa campuses. The Plan recommended one major addition / renovation project for the Valley Campus. The project specifically proposed to relocate Student Services and the Testing Center operations from the second floor to the first floor with additional office space; consolidating the building's entries into one main entrance, providing new study lounge space, and relocating the Allied Health Programs into the Main Building. Providing more teaching laboratory space, offices, collaborative learning spaces, athletic space, and facilities were listed in the project description, validated by the planners' space needs analysis.

**"Trinidad State College Facilities Master Plan", Hall Architects & SmithGroup, February 2, 2022.*

Further noted in the Facilities Master Plan, the Facilities Condition Index (FCI) was reported for the two major buildings that comprise the Valley Campus - the Main Building (2018 Audit report) and the Allied Health Building (2021 preliminary audit report). The Main Building's FCI was reported at 69.95 for the overall building, owing to the main deficiencies of the condition and performance of the HVAC systems and equipment (rooftop units, aged inefficient unit ventilators, boilers, lack of air conditioning and overall controls); see Section II.A.iv. for more information on the Main Building's conditions. The Facilities Audit also noted that the northern Science Addition was only three years old at the time, which skewed the overall results to a degree. The true FCI of the different portions of the building are closer to the ranges listed below, which reflect different building periods:

- Original 1936 East wing with 1998-1999 upgrades: 63-65
- 1998-1999 West Wing addition: 70-73
- 2015 Science Building Addition: 97-99

The 69.95 FCI is interpreted as "Remodel is Needed".

The Allied Heath Building FCI was preliminarily reported as a range of 63-66. See Appendix IV.D for more information on the condition of the Allied Health Building.

II. JUSTIFICATION

II.A. EXISTING CONDITIONS

i. Current Program Enrollment

As a prelude to the discussion of program enrollment, an introduction of Trinidad State College (TSC) and the Valley Campus is provided for reference.

Trinidad State College – An Introduction

Established in 1925, Trinidad State was the first community college in Colorado. Today Trinidad State is one of thirteen community colleges within the Colorado Community College System (CCCS). The College, continually accredited by the Higher Learning Commission since 1962, currently offers over thirty combined associate degree programs, certificate programs, and guaranteed transfer associate degree programs. Trinidad State offers one online bachelor's program in Nursing.

Trinidad State Junior College serves an eight county service area from two full-service campuses:

Trinidad Campus in Trinidad, CO
The Valley Campus in Alamosa, CO

History of the TSC Valley Campus

The following narrative is sourced from Hall Architects' information from TSC's 2022 Facilities Master Plan*:

**"Trinidad State College Facilities Master Plan", Hall Architects & SmithGroup, February 2, 2022.*

The history of the Valley Campus dates back to 1936, when a portion of the current Main Building structure was originally constructed as a two-story 30,325 GSF elementary school at 1011 Main Street, on one city block in Alamosa. The former Central School, owned by Alamosa Public School District, is represented by the L-shaped east building wing facing Bell Avenue. Around 1980, the School District converted Central School into a vocational training facility, named the San Luis Valley Area Vocational School to serve high school age students and older. The former multi-purpose elementary school gym and cafeteria were repurposed into a weld shop, while a new two-story 17,150 GSF pre-engineered metal building was built on the same site in 1982, to temporarily house diesel and machining.

In 1994 a historic merger took place between the San Luis Valley Area Vocational School and Trinidad State to become the San Luis Valley Educational Center (SLVEC) of Trinidad State Junior College (TSJC). This agreement was approved by the Alamosa Board of Education, the State Board for Community Colleges and Occupational Education, and the Colorado Commission on Higher Education, which also approved the expansion of Trinidad State's service area into the San Luis Valley, opening up opportunities to offer Associate Degree programs along with certificate programs. Additionally, an agreement between Trinidad State and nearby Adams State College (now Adams State University) allowed for the transfer of course credits earned at SLVEC to Adams State.* Design for a major building addition to the Main Building immediately followed the merger, creating a wing of high bay shops facing Main Street to replace the 1982 metal building which was torn down. That addition and significant renovation of the Main Building were completed in 1999-2000. In the early 2000s SLVEC simply became TSJC Valley Campus. In 2015, a major addition for science labs and classrooms was completed at the north end of the east wing, amounting to 52, 884 GSF (excluding basement) total.

**Source: "Facilities Program Plan, Trinidad State Junior College San Luis Valley Educational Center", TSP Five, Inc., 1995.*

Exterior View of the former weld shop of the San Luis Valley Area Vocational School *Photo taken during 1999 construction to convert into TSC's Cosmetology program space. Source: Hall Architects.*

Allied Health Building
In 2002, the Valley Campus Student Government Council with the TSJC Educational Foundation purchased a one-story, 8,946 GSF mental health clinic office building across the street from the Main Building, at 1015 East Fourth Street, to create the Student Center facility for the Valley Campus. In 2011, the Student Center was repurposed into an academic building for TSC's ever-expanding Nursing and Health Professions programs, which now includes a Bachelor's Degree offering in Nursing.

Current Program Enrollment – Valley Campus
Enrollment figures for the Valley Campus were collected from TSC's Institutional Research Department, analyzed and reported by SmithGroup in the 2022 TSC Facilities Master Plan, given in the following narrative:

"Enrollment Assumptions – Valley Campus
The Trinidad State College Fall 2019 on-campus student enrollment and faculty/staff data sets were provided by the college, as follows:

- Student Headcount 450 *Author's note: On-campus FTE=166.47*
- Faculty and Staff headcount 114"

See Section II.B. for enrollment projections.

ii. Assessment of Space Functionality

The current Main Building houses the operations for TSC's academic programs, administration services, and Learning Resource Center as a multi-function campus building. Current assignable space (ASF) can be broken down into the following space categories:

Classrooms and Service	5,535 ASF (15.7%)
Laboratories and Service	17,943 ASF (51%)
Offices and Service	8,499 ASF (24.2%)
Study Areas	668 ASF (1.9%)
Athletics	344 ASF (1%)
General Use	1,522 ASF (4.4%)
Facilities Support	616 ASF (1.8%)
TOTAL ASF	35,127 ASF (100%)

TOTAL GSF 52,884 GSF (gross square footage, excl. basement)

The Department of Higher Education (DHE) Building Efficiency Factors for new construction establishes guidelines for efficiency ratios. The ratio of the assignable square feet or "ASF to GSF is expressed as a percent and indicates the efficiency of the building." *

**Department of Higher Education Space Utilization Planning Guidelines", April 5, 2007.*

The DHE further established ranges for certain building types, for example:

Classroom/Office Building	58-68%
Instructional Shop Building	70-80%
Physical Plant Service Building	80-90%

The current Main Building is similar to the Classroom/Office Building with Vocational Trades shop areas. Its efficiency ratio (ASF/GSF) would be expressed as:

35,127/52,884 = **66.4%,** which appears to be at the appropriate efficiency with the DHE established range, as a multi-function campus building with a mix of functions.

Section II.C. will continue the discussion of efficiency ratios in the Total Space Requirements narrative for the proposed Project.

iii. Current Space Utilization by Classroom Hours of Use and Percent Station Utilization

During the 2022 Facilities Master Plan process, the TSC Institutional Research Department provided general purpose classroom utilization information for Fall 2019 enrollment at the Valley campus site to SmithGroup for analysis.

Fall 2019 classroom utilization by seat fill rate = 53%

Classroom utilization among the 11 classrooms on the Valley Campus Main Building in Fall 2019 reported an average of 53%, which is below the State's target of 60% for a 25 hour week. Subsequently this presented as a 9% surplus of classrooms for the Main Building in Fall 2019.

iv. Facilities Condition Index

The 2022 Facilities Master Plan (FMP) reported that the Main Building was last audited in 2018 by Hall Architects, with a Facility Condition Index (FCI) reported to be 69.95. This places the building in the "Remodel is Needed" according to the criteria established by the Office of the State Architect. However, given the fact that the northern Science Addition was only three years old at the time, this skewed the overall results to a degree. It is estimated that the true FCI of the different portions of the building are closer to the ranges indicated below. The facilities audit determined that the main deficiency concerns with this building are the condition and performance of the HVAC systems and equipment (rooftop units, unit ventilators, boilers, lack of air conditioning and overall controls), the age of the gravel built-up roofing, non-accessible restrooms and elevators, age and condition of the main electrical service in the original portion of the building, interior architectural finishes, the condition of the "Kalwall" glazing panels, interior doors and hardware, the condition of the operable exterior windows, the energy performance of lighting and poor efficiency of lighting controls, a lack of a fire sprinkler system in the majority of the facility, and the age of the fire alarm system. The older portion of the facility is known to have asbestos containing materials in flooring and interior plaster walls. It should be noted that there is an HVAC upgrade project that is scheduled to commence construction in 2022, which is expected to raise the FCI of the entire facility by about 3 points.

Main Building
YR 2018 FCI
69.95

Original Wing
63 - 65

West Wing
70 - 73

Science Add'n
97 - 99

v. Specific Health / Life Safety and Code Deficiencies

From accounts given at group meetings, videoconferences and individual interviews with TSC administrators, the facilities director, faculty, staff, and students, a number of site and building deficiencies have been observed at the Main Building, as noted on the following plans, photographs, with accompanying narratives:

Site and First Floor Concerns

LACK OF MAIN ENTRY / SECURITY CONCERNS:
The building has multiple entries, none are distinguished as a main building entrance, with no welcoming reception.
Current door hardware not latching, ice buildup contribute to public wandering in through doors intended to stay shut for safety and security purposes.

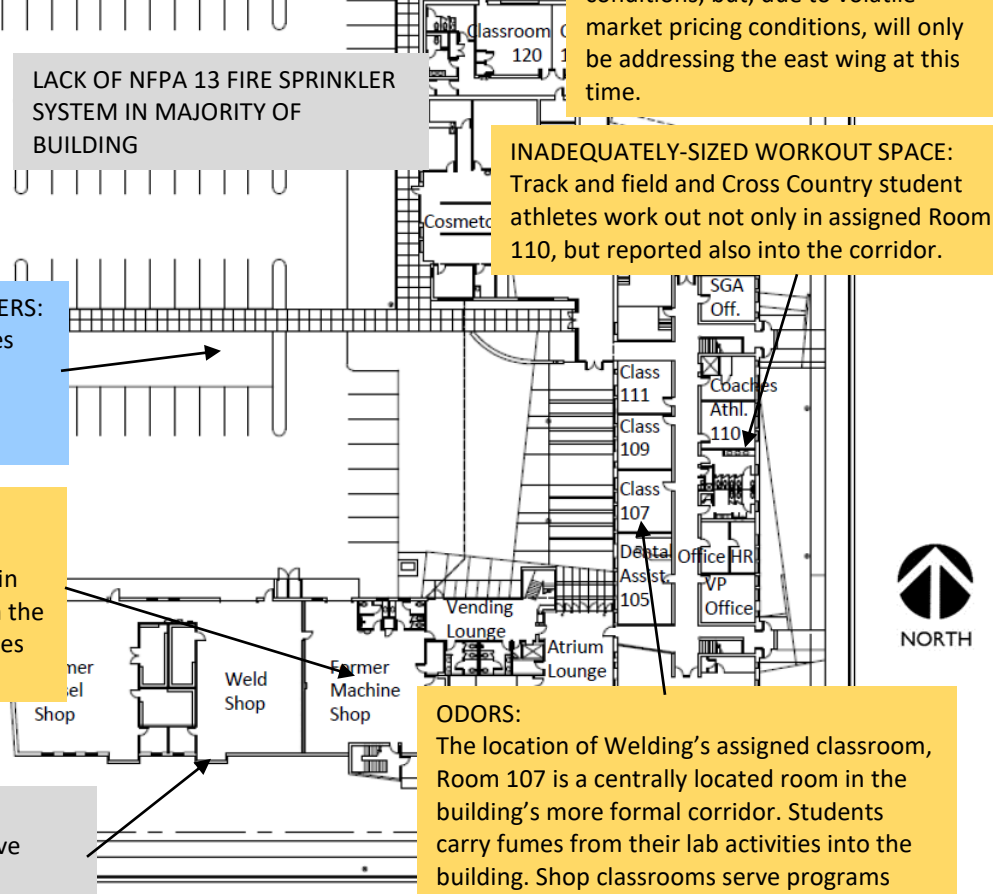
LACK OF PROPER INDOOR CLIMATE CONTROL:
Throughout the building's history, control of the building's indoor climate has not been fully addressed. TSC's current HVAC Upgrades project will improve these conditions, but, due to volatile market pricing conditions, will only be addressing the east wing at this time.

LACK OF NFPA 13 FIRE SPRINKLER SYSTEM IN MAJORITY OF BUILDING

INADEQUATELY-SIZED WORKOUT SPACE:
Track and field and Cross Country student athletes work out not only in assigned Room 110, but reported also into the corridor.

CONEX CONTAINERS & SMOKING SHELTERS:
The footprint of these ancillary structures take up space in the parking lot. Their centralized locations create negative attention.

NOISE:
The location of Welding's Grinding at an exterior opening is functional, but results in the amplification of unpleasant noise with the multiple hard reflective surfaces that carries the noise throughout the whole site.

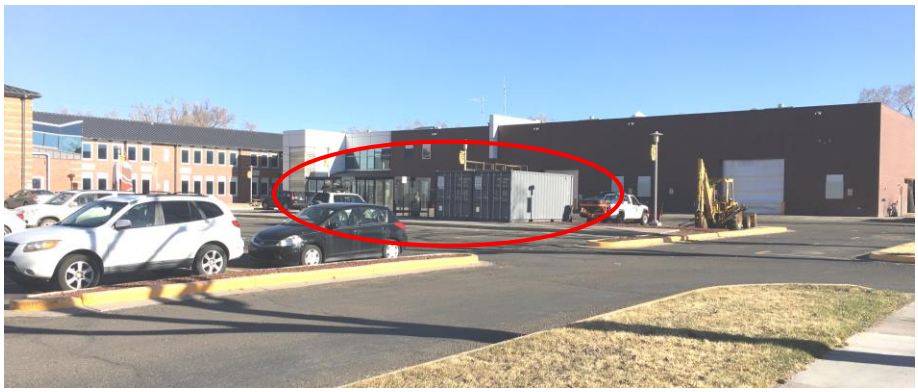


ODORS:
The location of Welding's assigned classroom, Room 107 is a centrally located room in the building's more formal corridor. Students carry fumes from their lab activities into the building. Shop classrooms serve programs better when they are adjacent to the shop.

MAIN STREET-FACING ARCHITECTURE:
TSC and Alamosa community members have commented on perceived lack of building identity, unaware the building houses a college institution. UV degraded windows that look like plywood contribute to this perception.

Source: Hall Architects

EXISTING SITE / FIRST LEVEL: Concerns
30,035 Combined GSF, excl. basement



Existing Conex containers used by Facilities and smokers shelters *are currently located in the center of the Valley Campus parking lot. The smokers shelters have been mistaken for bus shelters.*

Location of the Grinding Room *next to the outdoors creates noise that resonates in the whole site.*

The plastic of existing windows *has degraded and gives the appearance of plywood and the perception of boarded up windows.*

Room 110 is currently assigned as the Athletics Conditioning Room. *Cross country and track and field students, who regularly meet in the building as a whole team, are show in the taking the whole floor area of the 344 ASF room, while the coach must observe outside of the room. Athletes report that when all athletes are present, they move out into the very public formal corridor, across from classrooms.*

Security
The multiple entries into the building and the building's lack of a reception space at the main floor leads to security issues, with reports of transient people wandering into the building.

Building discomfort
The building's original 1936 windows are single pane without screens. Their lack of energy performance lends to discomfort for building occupants over the course of a typical day. There have been reports by student athletes of windows not being able to fully open to bring in natural ventilation during indoor conditioning exercises.

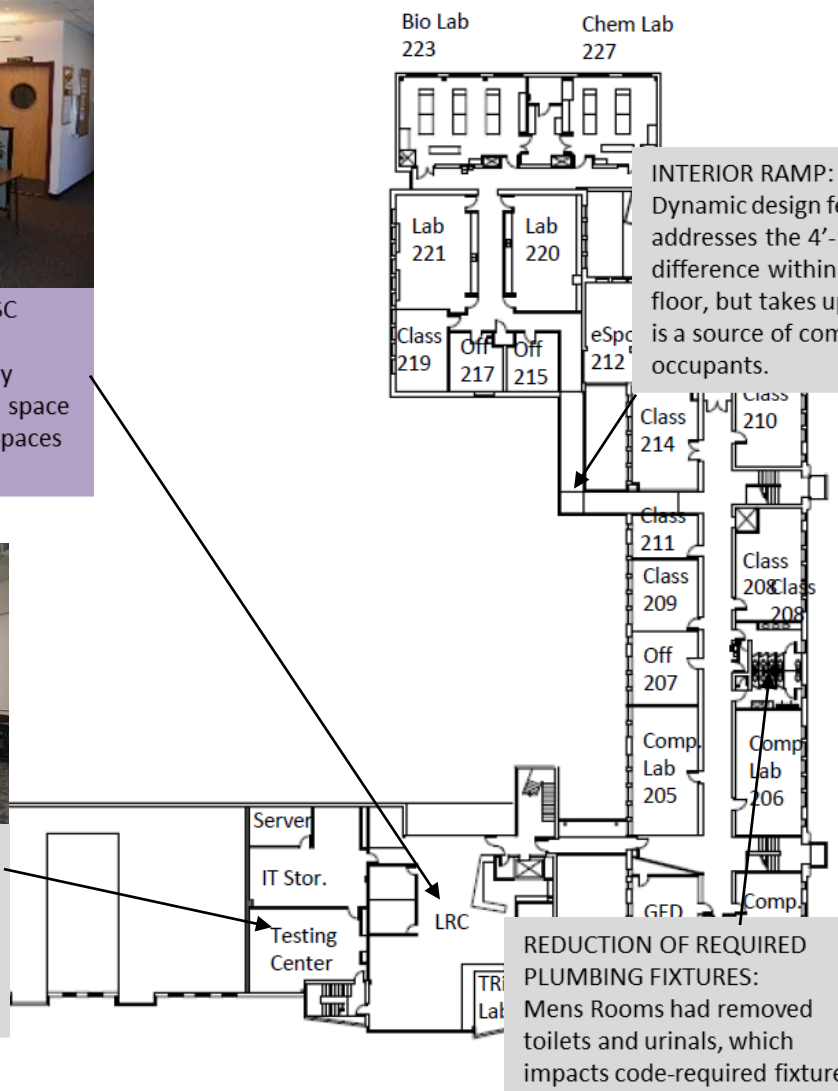
Lack of NFPA 13 Fire Sprinkler System outside of the two trades shop
Though the two trades shops have fire sprinklers, the remaining building was not outfitted with fire sprinklers during the 1998-1999 addition, nor added with the 2015 addition. Any increase to the building's footprint must consider the installation of fire sprinklers for safety and the addition of building occupant load.

Second Floor Concerns

LACK OF PROPER INDOOR CLIMATE CONTROL:
TSC's current HVAC Upgrades project will improve these conditions, but, due to volatile market pricing conditions, will only be addressing the east wing at this time.

IMPORTANT RESOURCE CENTER FOR TSC STUDENTS ON THE SECOND FLOOR:
Location for these services are not easily accessed from any exterior door. Large space has no proper ventilation nor cooling. Spaces can be very uncomfortable.

TESTING CENTER Room 200:
Space has no cooling nor proper ventilation, distant proximity from restrooms, which are guidelines per Pearson Vue.



INTERIOR RAMP:
Dynamic design feature addresses the 4'-10" vertical difference within the second floor, but takes up space and is a source of complaints by occupants.

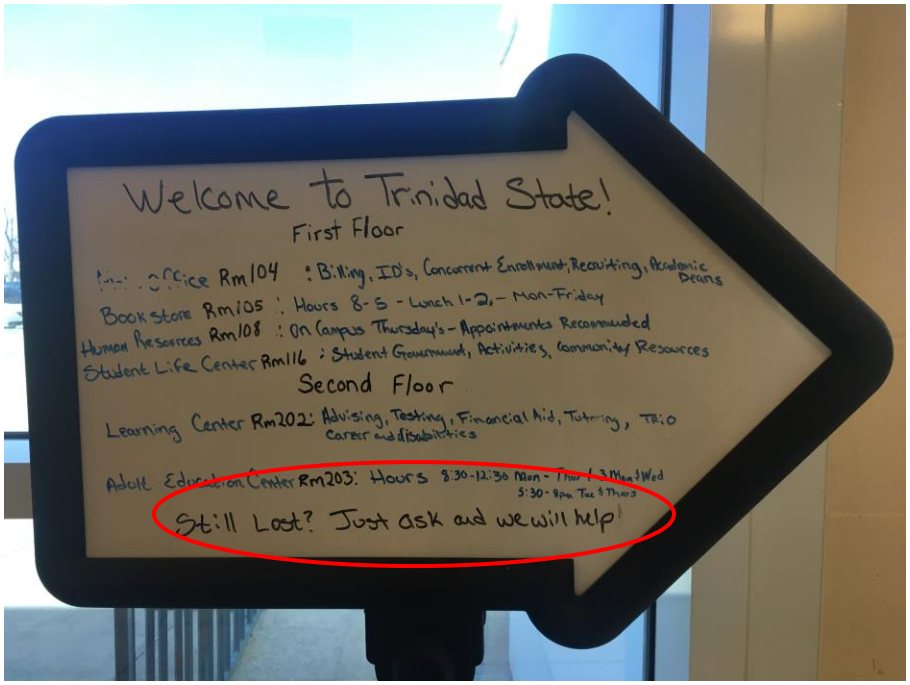
REDUCTION OF REQUIRED PLUMBING FIXTURES:
Mens Rooms had removed toilets and urinals, which impacts code-required fixture counts.

Source: Hall Architects

EXISTING SECOND LEVEL: Concerns
22,849 Total GSF

Additional building discomfort
Second Floor occupants report the building temperature to be uncomfortably hot during warm weather months, particularly with no cooling relief except for operable un-screened windows that are often needed to stay closed due to flying birds, insects and bats.

Other concerns
This narrative is included to address the general building design concern with horizontal and vertical circulation throughout the building. This is an issue with general building wayfinding, which becomes problematic for students and visitors, who become apprehensive with being lost in a building.



Signage at the vending lounge *for directing students, visitors.*

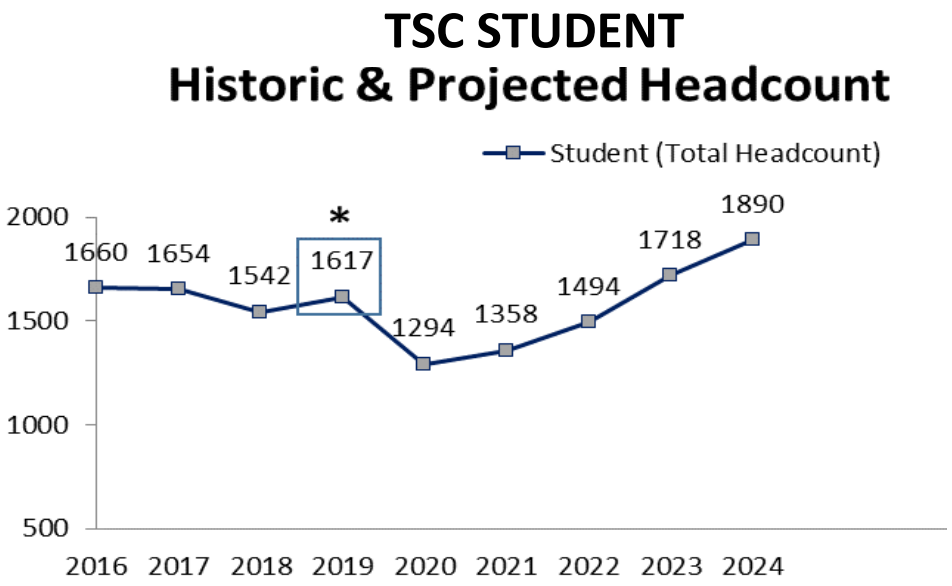
Door hardware concerns
During snow season, ice buildup contributes to exit doors not properly latching, creating not only safety but also security concerns.

Accessibility concerns
Restrooms at the East Wing have non-compliant conditions, including lack of proper clearances at the restroom doors and at the accessible toilet stalls with intrusive ventilator units at the knee area.

II.B. CHANGES AND PROJECTIONS

i. Enrollment Projections by Program or Department

Total TSC, Program Projections
In this present uncertain economic period with higher education still recovering from the COVID-19 pandemic impacting project schedules and construction budgets, the College has been proceeding cautiously with projecting enrollments. The following graph illustrates TSC Headcount projections for the next five years from the base year of 2019. See graph below:



* Fall 2019 Total TSC Headcount, TSC Institutional Research Department

During the pandemic, the College had expected a significant drop in Fall of 2020 (20% decrease), but also expected to rebound in subsequent years. The past academic year 2020-2021 to now proved to be devastating for enrollment, yet the College's Online Bachelors of Nursing program and Nurse Aide program are among the primary drivers of the upcoming growth with overall anticipated gains for the Health Care programs, given the ever-increasing aging population in need of skilled healthcare services in the San Luis Valley and the lack of public transportation to access healthcare. Outcomes of the economic fallout of COVID-19 for TSC are anticipated program growth in its CTE programs, particularly the movement towards more online coursework in traditional hands-on programs such as agriculture and cosmetology. Likewise, TSC's Unmanned Aviation Systems and Cybersecurity programs at the Valley Campus will attract those looking for careers in growing demand during this period of economic recovery.

The following narrative was reported by SmithGroup in the 2022 TSC Facilities Master Plan with regard to enrollment projections to the target year of 2032:

"Total Valley Campus on-campus enrollment is projected to increase to 660 students. Faculty and staff numbers are projected to increase at 50% of the student enrollment increase.

- Student Headcount 660
- Faculty and Staff headcount 140

Enrollment growth will focus in several academic areas and programs, including:

- Health sciences, with the potential introduction of bachelor's degrees
- Computer Information Systems
- Business and Entrepreneurship

Recent new programs include:

- Unmanned Aircraft Systems - Drones
- Esports

Potential new programs include:

- Sports Exercise

Several programs are being phased out or moved off-campus:

- Aquaculture
- Massage Therapy
- Diesel

Specific space needs to support enrollment growth include:

- Expanded office space for Student Services
- A lecture hall
- Makerspace
- Additional computer labs and study space"

In addition to addressing specific building concerns, the proposed Main Building Addition and Renovation project will look to address the anticipated future program enrollment.

ii. Collaboration / Instructional Methodology

Trinidad State's 2018-2023 Strategic Plan* outlined five strategic properties. Two of those strategic priorities along with their goals are:

Strategic Priority III. Cultivating our Relationships
Trinidad State values collaboration and the synergy that results from positive relationships. We will strengthen existing partnerships and develop new relationships.

Goal A. Broaden and Strengthen Partnerships
Goal B. Reinforce Communication"

Strategic Priority IV. Enriching our Communities
Trinidad State provides academic and career programming, and a variety of community, athletic and cultural events. New ideas will be continually explored to best serve our communities.

Goal A. Assess Programming
Goal B. Expand Offerings

**Source: Trinidad State Institutional 2018-2023 Strategic Plan*

The opportunities presented with this Program Plan recognize that TSC's partnerships and collaborations run deep throughout institution history. The Makerspace is another example of putting Students and their Educations First and allowing them to create their own opportunities.

Program Development
The TSC Valley Campus has a long history in program development and offerings of unique programs. The recent development of Unmanned Aviation Systems, and the Computer Information Systems and Cybersecurity programs and expanding on certificate program have great sustainable potential, providing the catalyst to job growth and supporting the local communities of the TSC Service Area.

As a whole, new program opportunities are beneficial to all instructional programs within Trinidad State College. Whether on site or in community workforce training environments, whether high students enrolled in concurrent enrollment or veteran workers strengthening job skills, new programs provide exposure to new technologies and making connections in respective industries less challenging.

The cumulative and desired effect of program growth will be the increase among students in related majors, professionals working to enhance career skills, and those changing careers altogether due to the current economy.

iii. Changes to Class Sizes

Class sizes remain low, on average 13 students to instructor. The College, particularly students reported to the planners that small class sizes are desired for engagement and focus. Where a large classroom is desired, a student count of 34 – 38 is ideal. The Nursing faculty reported a need for larger class sizes in the range of 30-50, due to maintaining program schedules for all students to meet completion goals.

II.C. TOTAL SPACE REQUIREMENTS

i. Planned Program Space Utilization

Hall Architects reviewed the 2022 Facilities Master Plan analysis of Base Year Fall 2019 (pre-pandemic utilization for the Classroom and Teaching Lab spaces at the Valley Campus (refer to Section II.A.iii. and Appendix IV.B.) received from TSC's Institutional Research Department. The analysis concluded combined Classroom utilization at the Valley Campus (the Main Building and the Allied Health Building) was represented with a 51% average seat fill rate, which is under the target guideline of 60% for a 25 weekly hour. This information provided confirmation of excess space assigned to Classrooms on campus, which could be potentially repurposed for other functions. Physical space parameters were divided into categories, consistent with the classification system outlined in the *Postsecondary Education Facilities Inventory Classification Manual, 2006 Edition*, as published by the U.S. Department of Education, National Center for Education Statistics and categories unique to Trinidad State College:

Classroom and Service

Classrooms are defined as any room primarily used for scheduled instruction requiring no special equipment. The rooms are generally referred to as "general purpose" classrooms, seminar rooms, or lecture halls. Classroom space need was determined by a formula that combines expected utilization of 25 hours per week with 60% of the seats filled and 25 SF per student station. Many higher education institutions have increased their classroom utilization expectation to 32 to 45 hours per week. However, 25 hours is appropriate for rural 2-year colleges the size of Trinidad State.

Teaching Laboratories

Teaching laboratories are defined as rooms used primarily for regularly scheduled classes that require special purpose equipment to serve the needs of a particular discipline for group instruction, participation, observation, experimentation, or discipline for group instruction, participation, observation, experimentation, or practice. Space requirements are calculated using a formula that is similar to that used to determine classroom space with the exception that the ASF per student station varies by discipline.

a. Number of Student Stations Required

Hall Architects evaluated the academic spaces proposed for both the addition and reassigned/renovated spaces and assigning the number of student stations. It was important from the College's perspective to maintain existing General Purpose classrooms, except for discipline specific (Nursing and Trades). TSC's small class sizes are well accommodated in the smaller rooms. Student seat counts are indicated on the table in Section II.C., entitled "Space Summary Needs" as well as pertinent building code occupant loads.

b. Room Area Needs by Function

The following Room Area Needs table correlates the applicable standards from guidelines from the Council of Educational Facility Planners International*, and standards from Colorado Community College System CTE Administrator's Handbook*** The Planners consulted these guidelines in confirming appropriate space size, and guidelines from SmithGroup. In addition, the Planners reviewed a public library makerspace for guidance.

** "Space Planning for Institutions of Higher Education", Abramson and Burnap, © 2006, CEFPI.*
***CCCS CTE Administrator's Handbook, 2021/2022.*

CCCS ROOM TYPE		CCCS or CEFPI SPACE UTILIZATION PLANNING CRITERIA *unless noted otherwise*	VALLEY CAMPUS MAIN BUILDING PROGRAM SIZE	VALLEY CAMPUS MAIN BUILDING ROOM NAMES	REMARKS
General Purpose Classrooms (103, 109, 110, 111, 203, 208, 219)		625 ASF min. (CCCS CTE Admin)	378 - 917 ASF	General Purpose Classroom (Seating varies 19 – 65 seats)	Large GP classrooms =/> CCCS CTE, meets CCCS standards; capacities sized for various sections needs and growth.
Classroom – Nursing (2)		45 sf / student, 900 ASF min., (CCCS CTE Admin)	675, 766 ASF	Nursing Classroom (Seating varies with use of furniture, room partition, range of 34 – 68 seats)	Both rooms < CCCS CTE. Desire for large classroom will be met with use of moving partition
Classroom – Trades, Welding, UAS (Drones) Makerspace-Robotics "Dirty Classroom"		50 sf per student, 1,200 min. (CCCS CTE Admin)	466 ASF	Trades Classroom	< CCCS CTE, but appropriate for a small class size 10 and under per this guideline
Teaching Laboratory – Nursing Fundamentals		600 min ASF (CCCS CTE Admin	8 beds + 24 seats = 1,429 ASF	Fundamentals Lab	> CCCS CTE Admin; Planner recommendations per TSC needs with SmithGroup guidelines; can adjust
Teaching Laboratory – Nursing Skills		600 min ASF (CCCS CTE Admin)	8 beds + 24 seats = 1,315 ASF	Skills Lab	>CCCS CTE Admin; Planner recommendations per TSC needs with SmithGroup guidelines, can adjust
Teaching Laboratory – Nursing SIM		600 min ASF (CCCS CTE Admin)	6 beds + 408 ASF for Control and storage = 762 + 408 ASF = 1,170 ASF	SIM Lab	>CCCS CTE Admin; Planner recommendations per TSC needs with SmithGroup guidelines, can adjust
Pre-Brief and De-Brief (two rooms)			2 (64) = 128 ASF	Pre-Brief and De-Brief	TSC to evaluate
Teaching Laboratory - EMS		600 min ASF (CCCS CTE Admin)	725 ASF	EMS	<TSC current, assumed Faculty office is moved into separate room; >CCCS CTE
Teaching Laboratories		50 SF/student, 1,200 ASF min. (CCCS CTE Admin)	1628 ASF	Makerspace	>CCCS CTE; PPLD Make I makerspace w/o 3D printers = 1,000 ASF (approx.)
Office		See remarks	750 ASF for 10 exam stations	Testing Center (Exam Room)	Planners consulted guidelines by Pearson Vue, authorizing TSC as a test facility
Computer Lab – Open Lab		500 ASF min (CCCS CTE Admin)	335 ASF	TRiO Computer Lab	<CCCS CTE; unscheduled Open Lab
Allied Health Testing Center		500 ASF min (CCCS CTE Ad)	1,176 ASF	Allied Health Testing Center	>CCCS CTE, AH planning 40 stations

Office – Faculty, Admin		Varies	Total of 9,727 ASF of Offices, distributed in suites, is being provided.	Faculty-Admin Offices	This category is waiting to be determined for assignment by TSC
Office – 112 Student Services Reception, Testing Check-In, 228 Office Reception		100-140 ASF (CEFPI)	241 ASF	Reception	> CEFPI; The Testing Center Check-in reception is accounting for other functions (waiting, lockers etc.)
Office – Student Services Administration		140-180 ASF (CEFPI)	Ranges from 112 ASF – 270 ASF	Student Services Administration	Generally within Guidelines per TSC service administrators, can adjust
Study Room (123, Atrium)			819 + 863 = 1,682 ASF	Study Room	
Assembly Area		5,600 ASF core (CEFPI)	2,342 ASF	Assembly	< CEFPI. Scaled properly for this facility, taking advantage of existing large space.
Lounge – General Use		3 ASF/ FTE (CEFPI) 3x166.47 FTE = 499.41 ASF	863 ASF	Recreation, Vending Lounge	>CEFPI for 2019 FTE and growth
Efficiency Ratio		63% median (Dept. of Higher Education)	66.4%	> DHE, Planners used a Classroom/Office Building type with Trades shops. Ratio of total ASF to GSF for total buildout is on target.	

ii. Total ASF Needed

On whole, the determination for the final ASF for the building addition and renovated spaces follows the referenced space planning guidelines in the previous section. In consideration of making the classrooms, laboratories, office space, study areas, meeting room, and lounges efficient to safely handle their respective functions as well as growth, balanced with budgetary needs and existing room sizes and load bearing walls, the planners have determined this ASF amount to be sufficient.

The efficiency ratio was noted in the previous Guidelines table. At 66.4% efficiency, the planned Space Needs is slightly higher than DHE's guidelines for the median for a Classroom/Office Building. It should be noted the Project already has shop space and is providing special amenity space (study rooms, Makerspace, Assembly) not traditionally provided in a Classroom/Office Building.

For the details of "Total ASF Needed", refer to the table entitled "Space Summary Needs" on the following page.

TRINIDAD STATE COLLEGE VALLEY CAMPUS

MAIN BUILDING ADDITION AND RENOVATION PROGRAM PLAN

SPACE SUMMARY NEEDS

		Space Name	Program Quantity[1]	Program Unit ASF	Program Total ASF	Comments
1.0	**CLASSROOM FACILITIES**				**6049**	
	1.01	Trades Classroom	1	466	466	24 capacity (replaces Room 107)
	1.02	Lecture Hall-General Purpose Classroom (103)	1	917	917	65 capacity
	1.03	General Purpose Classroom (109)	1	414	414	21 capacity
	1.04	General Purpose Classroom (110)	1	676	676	34 capacity
	1.05	General Purpose Classroom (111)	1	378	378	19 capacity
	1.06	Nursing Classroom (120)	1	675	675	34 capacity
	1.07	Nursing Classroom (122)	1	766	766	39 capacity
	1.08	GED Classroom (203)	1	690	690	35 capacity
	1.09	General Purpose Classroom (208)	1	677	677	34 capacity
	1.10	Classroom / Polycom (219)	1	390	390	12 capacity
2.0	**LABORATORY FACILITIES**				**21785**	
	2.01	Future Trades (Former Diesel)	1	2011	2011	55 capacity, shared with Facilities Stor.
	2.02	Future Trades Storage	1	226	226	
	2.03	Welding	1	2154	2154	44 capacity
	2.04	Grinding Room	1	266	266	6 capacity
	2.05	Welding Tool Storage	1	226	266	
	2.06	Makerspace	1	1628	1628	33 capacity
	2.07	Tool Storage	1	104	104	
	2.08	Cosmetology	1	1430	1430	41 capacity
	2.09	Facial	1	127	127	4 capacity
	2.10	Manicure	1	180	180	6 capacity - review
	2.11	Cosmetology Laundry	1	175	175	
	2.12	Esthetician	1	467	467	14 capacity - 4 beds
	2.13	EMS	1	724	724	12 capacity
	2.14	Computer Science / eSports	1	988	988	33 - 50 capacity
	2.15	Computer Lab	1	765	765	26 - 39 capacity
	2.16	Computer Lab	1	760	760	26 - 38 capacity
	2.17	Computer Lab	1	733	733	25 - 37 capacity
	2.18	Allied Health Testing Center	1	1176	1176	40 - 59 capacity
	2.19	Allied Health Testing Center storage	1	32	32	
	2.20	Allied Health Storage	1	532	532	
	2.21	Future Dental Assisting Lab	1	806	806	17 capacity - 10 chairs
	2.22	Teaching Lab Fundamentals	1	1429	1429	24 capacity - 8 beds
	2.23	Biology Lab	1	958	958	20 capacity
	2.24	Skills Lab	1	1315	1315	24 capacity - 8 beds
	2.25	Lab Prep	1	209	209	10 capacity
	2.26	Nursing SIM Lab	1	762	762	6 beds
	2.27	Chemistry Lab	1	701	701	15 capacity
	2.28	SIM Lab Pre-Brief	1	64	64	4 capacity
	2.29	SIM Lab De-Brief	1	64	64	4 capacity
	2.30	SIM Lab Control and Storage	1	408	408	9 capacity
	2.31	TRiO Computer Lab	1	325	325	11 capacity
3.0	**OFFICE FACILITIES**				**5780**	
	3.01	Future Trades Faculty	1	95	95	Interim use by Facilities
	3.02	Weld Faculty	1	91	91	
	3.03	Faculty - Makerspace	1	113	113	
	3.04	Testing Center	1	750	750	
	3.05	Testing Center check-in	1	105	105	
	3.06	Testing Center Proctor	1	105	105	
	3.07	Combined Offices - Suite	1	707	707	
	3.08	VP Office	1	356	356	
	3.09	SGA Office	1	232	232	
	3.10	HR Office	1	174	174	
	3.11	Touchdown Office	1	186	186	
	3.12	Athletic Coaches and Storage	1	328	328	
	3.13	Reception - Cosmetology Waiting Area	1	221	221	
	3.14	Cosmeotlogy Faculty	1	132	132	
	3.15	Cosmeotlogy Faculty	1	157	157	
	3.16	EMS Faculty	1	157	157	
	3.17	TRiO / Student Services Suite	1	612	612	
	3.18	Student Services Reception	1	448	448	
	3.19	Sudent Services Conference Room	1	205	205	
	3.20	TRiO / Student Services Director & Storage	1	270	270	
	3.21	Student Services Office	1	112	112	
	3.22	Student Services Office	1	112	112	
	3.23	Student Services Office	1	112	112	

		Space Name	Program Quantity[1]	Program Unit ASF	Program Total ASF	Comments
3.0	**OFFICES FACILIITIES (CONT.)**				**3947**	
	3.24	Student Services	1	112	112	
	3.25	Security Station	1	152	152	
	3.26	Allied Health Storage	1	285	285	
	3.27	Allied Health Office Suite	1	694	694	
	3.28	AH Open Office Suite	1	272	272	
	3.29	AH Faculty	1	117	117	
	3.30	AH Faculty Conferernce Room	1	188	188	
	3.31	AH Faculty	1	110	110	
	3.32	AH Faculty	1	112	112	
	3.33	AH Faculty	1	122	122	
	3.34	AH Recovery and Lactation Room	1	120	120	
	3.35	AH Break Room	1	134	134	
	3.36	Comp Sci / Tech Dev Dir. / eSports coach	1	142	142	
	3.37	IT Office and Storage	1	144	144	
	3.38	GED Office	1	138	138	
	3.39	Faculty-Admin Office Reception	1	251	251	
	3.40	Faculty-Admin Office	1	152	152	
	3.41	Faculty-Admin Office	1	103	103	
	3.42	Faculty-Admin Office	1	103	103	
	3.43	Faculty-Admin Office	1	173	173	
	3.44	Faculty-Admin Office	1	105	105	
	3.45	Faculty-Admin Conf Room	1	218	218	
4.0	**STUDY FACILITIES**				**1682**	
	4.01	Study Lounge	1	819	819	
	4.02	Study Lounge (Atrium)	1	863	863	
5.0	**ATHLETIC FACILITIES**				**520**	
	5.01	Athletics Conditioning	1	520	520	
6.0	**GENERAL USE**				**3411**	
	6.01	Vending Lounge	1	576	576	
	6.02	SGA Recreation Lounge	1	287	287	
	6.03	Large Assembly	1	2342	2342	322 capacity, incl, a raised platform
	6.04	Large Assembly Closet	1	206	206	
7.0	**SUPPORT FACILITIES**				**1316**	
	7.01	IDF / IT Storage	1	243	243	
	7.02	Server Room	1	216	216	
	7.03	IDF Room	1	53	53	
	7.04	Storage Closet	1	104	104	
	7.05	Facilities Storage	1	700	700	Sharing space with Future Trades 100
		TOTAL NET BUILDING AREA			**44,490**	**ASF**
		TOTAL GROSS BUILDING AREA			**66,999**	**GSF excludes basement**
		Efficiency			66.40%	

Program Room Use Codes Assignable
POSTSECONDARY EDUCATION FACILITIES INVENTORY AND CLASSIFICATION MANUAL FICM

- Classroom Facilities (100)
- Laboratory Facilities (200)
- Office Facilities (300)
- Study Facilities (400)
- General Use Facilities (500)
- General Use Facilities (600)
- Facilities Support (700)

Footnotes:

II.D. ALTERNATIVES ANALYSIS

The proposed Main Building Addition and Renovation project for the Valley Campus is the highest and best solution to address the present use of this facility and improving its efficiency of operations, as well as planning for the Allied Health programs, its growth and that of TSC's other programs and changes within the planned full buildout. Additionally this project intends to address reported health, life safety and code deficiencies and the critical need mechanical upgrades.

Two alternatives are presented below for discussion, though they do not adequately address the space needs. The College will continue to consider means of delivering the project in the most timely and cost effective manner.

Option One: Continued use of existing building and do nothing.
The impacts of this alternative will have long-term repercussions which ultimately affect growth potential for the College and its programs.

Option Two: Relocate programs to offsite locations
Relocating Allied Health to a more suitable building off-site would prove expensive, and create more physical distance between Allied Health students and faculty to the Valley Campus resources.

TSC remains committed to make innovative education opportunities accessible to all segments of its service areas. With insufficient program space, student engagement becomes difficult.

III. IMPLEMENTATION AND DESIGN CRITERIA

III.A. SPATIAL RELATIONSHIPS

The programs planned for the Main Building Addition and Renovation required a thorough understanding of spatial relationships within the academic functions, the Student Services departments, other office functions, study area functions, and their interdependence with the other, and other building functions such as lounge areas. Consideration was placed on people traffic between functions and spaces, scheduled times in the building, operations logistics, and physical comfort within the assigned space and that of their adjacent spaces.

The planners relied on a variety of data ascertaining space requirements, logical room placements and growth potential, further confirmed by TSC Administrators, the Deans of Instruction, the Learning Center Director, the Computer Science Director, the Allied Health Faculty, Facilities and IT staff. The planners further utilized prior research from their work on the 2020 TSC Freudenthal Renovation project at the Trinidad Campus, having reviewed Colorado Springs' Pikes Peak Library District's Library 21C and Penrose Library, libraries with makerspaces.

Programmed spaces for the Main Building Addition and Renovation have been organized into the following assignable space categories, as listed in the Postsecondary Education Facilities Inventory and Classification Manual, published by IES.

Classroom Facilities (100)
General Purpose Classrooms
Storage

Laboratory Facilities (200)
Teaching Labs
Open Labs

Office Facilities (300)
Faculty Offices, Administrative Offices, Reception areas, Huddle Rooms, Solution Rooms, Storage

Study Facilities (400)
Study Areas, Student Lounge

Special Use Rooms (500)
Athletic

General Use Facilities (600)
Meeting Rooms

Support Facilities (700)
General Storage; Telecom Distribution (IT closets); Facilities

Nonassignable
Public Restrooms, Janitor Closets, Mechanical Rooms, Public Corridors

Programmed Academic spaces (Classrooms and Teaching Laboratories) provide not only for current class sizes but are also configured to be flexible and purposeful with room to adapt to a variety of activities as well as for growth. These spaces comprise 17.6 percent of overall assignable building square footage and are mostly concentrated on the Upper Level, with the exception of the Testing Center on the Main Level.

Programmed Office Space takes into account staffing for various operations, including anticipated growth, as well as faculty and their respective storage needs. Offices comprised 28% of overall assignable building square footage.

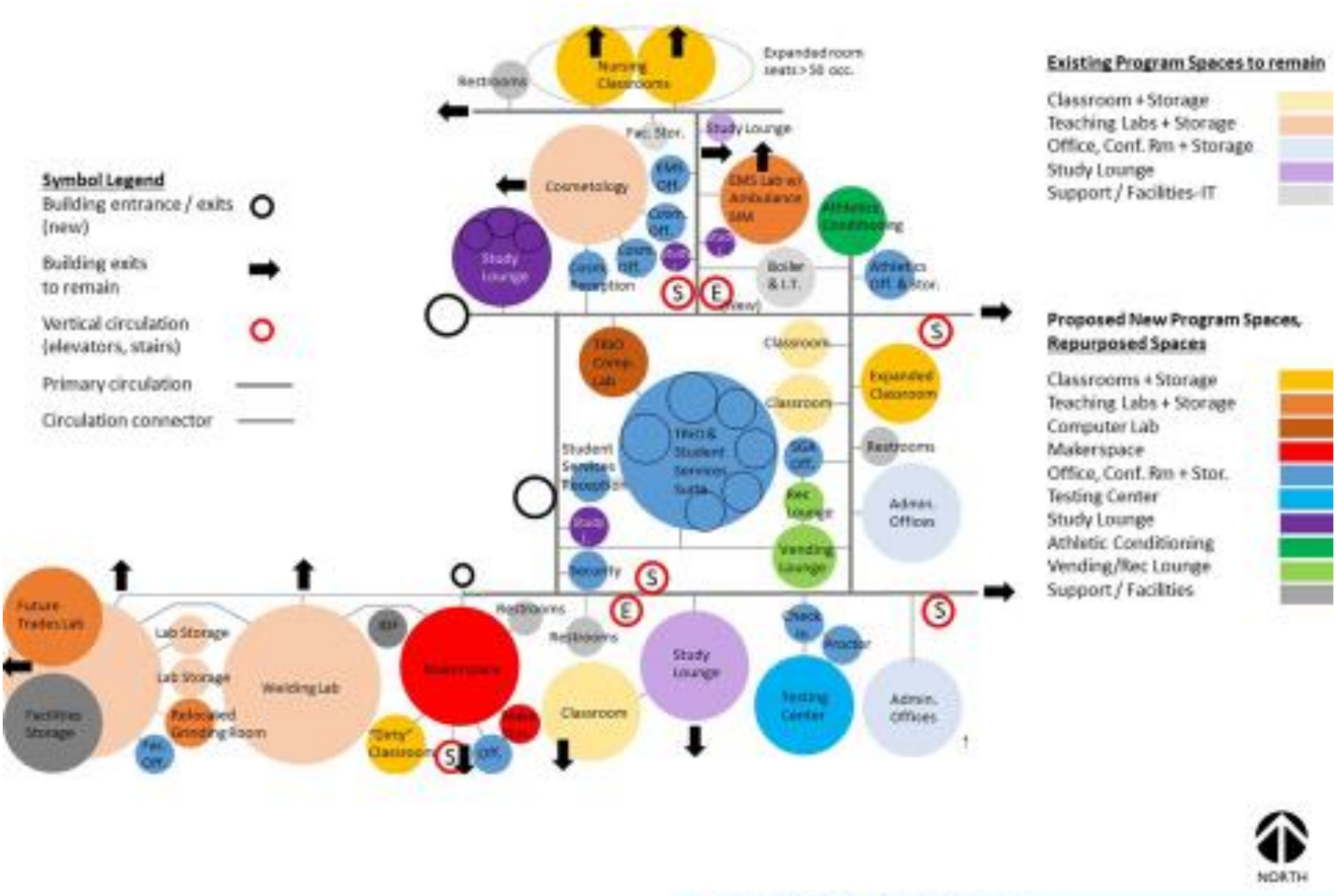
Programmed Study Space, which accounts for rooms such as study rooms, reading rooms, library stacks, and all support spaces, including but not limited to processing rooms, workrooms and storage, comprised the most space under the Program Plan with over 39% of overall assignable building square footage.

i. Diagrammatic Plan

The bubble diagram schemes on the following pages illustrate the spatial relationships. These layouts are derived from statements of desired adjacencies. These diagrams loosely represent a building configuration used in developing an overall cost model for the project, however, it should not be construed as the ultimate building configuration. The design A/E is encouraged to explore innovative solutions for building configuration, using the adjacencies and general spatial needs outlined in this program plan as a guide. Furthermore, creative solutions for the use of shared facilities should be investigated along with the critical design criteria derived from a detailed site investigation and Green Building considerations.

FIRST FLOOR PLAN: CENTRALLY LOCATED TSC STUDENT SERVICES, STUDY LOUNGE, VENDING & REC LOUNGES, WITH REASSIGNED CLASSROOMS AND OFFICES, MAKERSPACE

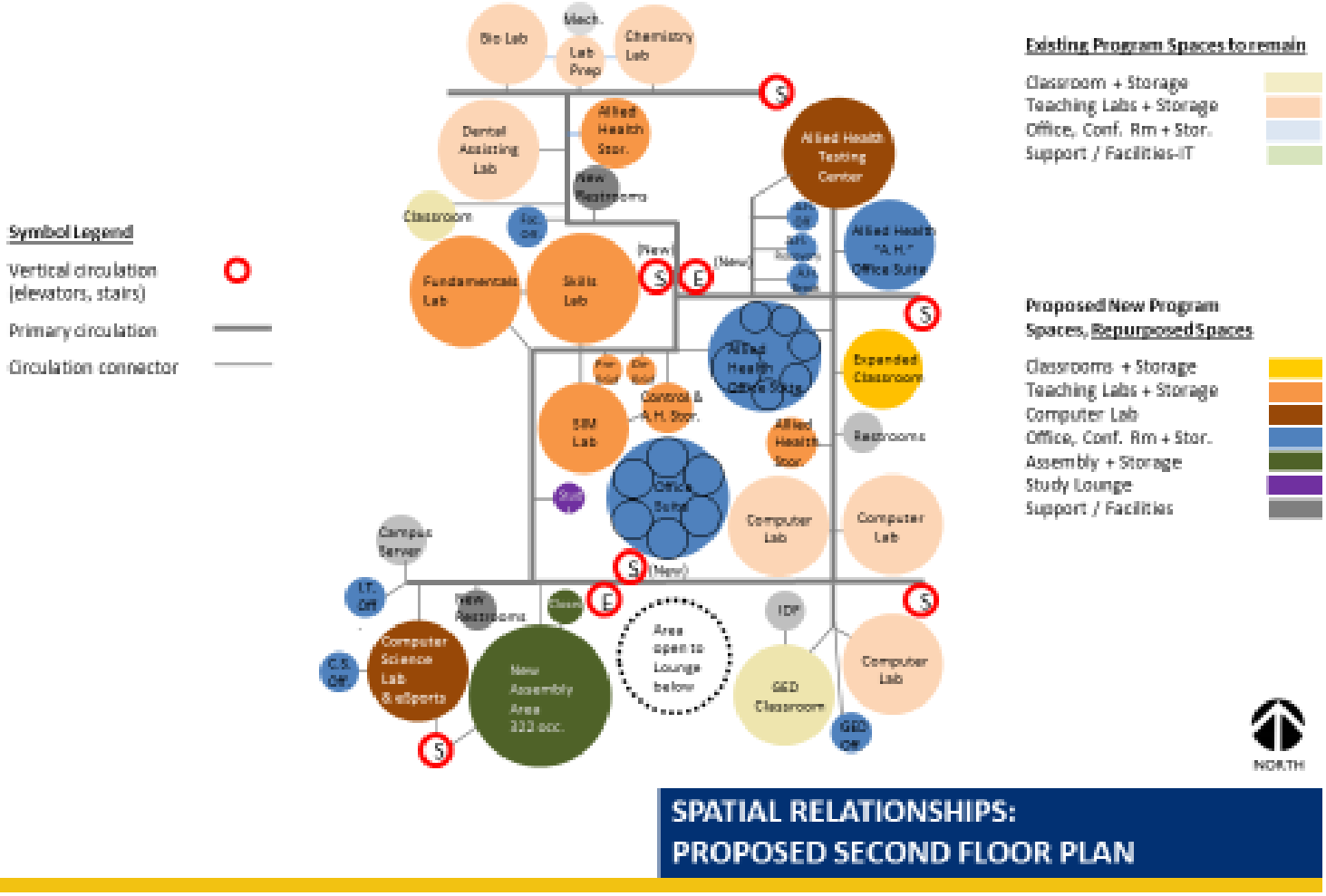
The relocation of TSC Student Services and resources to a prominent location at the first floor new Main Building entrance of the Addition, and collocated with student amenities such as a large study lounge and vending and rec lounges and accessible SGA office prioritize the TSC Student. The relocation and creation of a Main Building entrance further improve building wayfinding for all building users and visitors. It establishes the current “Atrium” Lounge as more semi-private, more conducive to study. The creation of the new Trades Classroom for programs like Welding, other Trades programs and Unmanned Aviation Systems in the Makerspace area keeps classroom space properly adjacent to respective teaching lab space. New vertical circulation elements provide better navigation and understanding of the building.



SPATIAL RELATIONSHIPS: PROPOSED FIRST FLOOR PLAN

SECOND FLOOR: CREATION OF ALLIED HEALTH CORE SPACE, RELOCATED eSPORTS AND COMPUTER SCIENCE LAB, ADDITIONAL ADMINISTRATION - FACULTY OFFICE SUITE, NEW LARGE ASSEMBLY AREA

The Second Floor Addition and Renovation focus on incorporating space for the Allied Health programs. Providing necessary adjacencies requested by faculty was a priority. Vacated Second Floor Student Services space brings opportunities for the eSports space and Computer Science Lab, as well as a new large Assembly area to host large events indoors, which is not currently allowed. Additional restrooms required by the building codes were placed for convenience to large occupant areas.



SPATIAL RELATIONSHIPS:
PROPOSED SECOND FLOOR PLAN

ii. Conceptual Floor Plans

See Appendix IV.A for individual floor plans.

III.B. SITE IMPROVEMENTS AND REQUIREMENTS

Site and Utility Issues
The removal and installation of replacement building infrastructure are anticipated for this Project. A major feature will be a ground-mounted condensing unit that will be installed in a future utility yard being installed under a separate project. See additional information in the mechanical and electrical narratives.

There appears to be an overhead telephone line running across the proposed Addition area that will require investigation for its eventual removal.

The parking lot currently has two major area drains, including one in the current grass interior plaza that will require rerouting. Stormwater management is a critical issue for the municipality of Alamosa and the County of Alamosa; site drainage guidelines should be consulted.

Parking
The Project will involve the removal of the two Conex containers and the two smoking shelters, and the median on which they currently reside. Restriping of the parking lot is planned with an accessible sidewalk development and one designated drop-off / loading zone space near the main building entrance. The lot restriping resulted in a total increase of three parking spaces for onsite parking, but preserves a needed pedestrian zone at the building's new entries.

Utilities
Utilities to service the proposed Project are well established. All utilities are supplied by the City of Alamosa and Xcel Energy.

Other site amenities and landscaping
Site light poles are planned to be replaced with more energy efficient lamps and security cameras, where necessary.

Low landscape features acting as bollards will provide a visual and anti-ram security buffer near the proposed building entries. See example below.

***Security planter example**. Adlai Stevenson High School. Source: https://dotyconcrete.com/category/uncategorized/page/2/*

Site studies for the parking design should include assigning designated parking for rideshare and carpool vehicles to encourage less motor vehicle traffic. Bicycle/motorcycle racks should be planned, with consideration for a campus-wide bike share program.

In addition, possible use of permeable paving materials should be considered for LEED goals.

III.C. DESIGN REQUIREMENTS

The following narratives address the scope of work pursued.

i. New Utilities Required

New utilities are required for this project with the Addition and Renovation project. Additional information on specific utility requirements is covered in depth in Appendix IV.C., "Room Data Sheets."

ii. Building Systems and Any Applicable Performance Criteria

Building Construction
Anticipated Total Building Area of the expanded Main Building, based on programmatic needs, and taking into account required support space, 66,999 GSF per the TSC space needs summary included in this Program Plan.

Building Systems
Modifications to the building's structural system are planned for this Addition and Renovation project.

Applicable Performance Criteria
The following building codes and standards are anticipated to be in effect and adopted by the State Architect's Office at the time of Architect Selection. They are the minimum requirements to be applied to all state-owned buildings and physical facilities, including capital construction and controlled maintenance projects:

2021 IBC, IEBC, IMC, IECC, IFGC, IFC, IPC
2020 NEC
2017 ICC / ANSI A117.1 Accessible and Useable Buildings and Facilities

Preliminary Code Analysis

General Building Information

Higher Ed Classroom Building (B), Assembly (A-3)
Stories: 2 (with basement mechanical room)
Construction Types (Building is separated with a Fire Wall): (Bldg "A") II-B, Bldg "B") III-B
Fire Alarm System: Yes (manual system with some automatic detection)
Fire Sprinkler: Currently only in Bldg "A", but will be fully sprinklered with this project

Building Area Calculation using IBC measuring criteria (inside face of exterior walls):

Bldg "A" (West Vocational Shops)		
Existing 1st Floor	5,860 sf	
Bldg "B" (Remainder of Building)		
Existing 1st Floor	24,175 sf	
Existing 2nd Floor	22,849 sf	
Existing Basement	600 sf	(Basement not included in totals per IBC 506.1.3)
Demolition 1st Floor	1,394 sf	
Demolition 2nd Floor	555 sf	
Addition 1st Floor	7,974 sf	
Addition 2nd Floor	8,090 sf	
New building "B" Total	61,139 sf	1st Flr: 30,755 sf 2nd Flr: 30,384 sf

New Total Building:	**66,999 sf**
1st Floor	**36,615 sf**
2nd Floor	**30,384 sf**
Basement	**600 sf**

Allowable Area (Per Table 506.2) without frontage increases

(Bldg "B") Const Type III-B non-sprinklered		Proposed 1st Flr	Proposed 2nd Flr
A-3	9,500 sf	2,541 sf	2,342 sf
B	19,000 sf	28,214 sf	28,042 sf

Since the A-3 occupancies are less than 10% of the each floor, IBC 508.2.3 allows them to be accessory to the B occupancy. The governing floor is the 1st.

1st: (30,755/19,000) + (28214/19000) = 1.62
Conclusion: It is unlikely that 62% frontage increase can be achieved, need to sprinkler building.

(Bldg "B") Const Type III-B –sprinklered		Proposed 1st Flr	Proposed 2nd Flr
A-3	38,000 sf	2,541 sf	2,342 sf
B	76,000 sf	28,214 sf	28,042 sf

1st: (30,755/76,000) = 0.40 **Conclusion: OK**

(Bldg "A") Assume Const Type II-B -sprinklered		Proposed 1st Flr
B	92,000 sf	5,860 sf

1st: (5860/92000) = 0.06 **Conclusion: OK**

Assumed Approximate Occupant Load Calculation

Original Occupant Load		North Addition	Proposed Addition	New Total	E Occup	B Occup	A Occup
First Floor:	780	75	101	956	716	150	90
Second Floor:	494	92	400	986	614	50	322
Totals	1274	167	501	1942	1330	200	412

Plumbing Fixture Calculation

A 50:50 Male/Female Ratio has been applied per IBC 2902

(E) Educational	1330 occup.	(665 men & 665 women)
(B) Offices/Gen. Circ.	200 occup.	(100 men & 100 women)
(A-3) Assembly	412 occup.	(206 men & 206 women)
Total	1942 occup.	

		(E) Req'd	(B) Req'd	(A-3) Req'd	Total Req'd	(Exist + New) Provided
Men's WC's	E(1:50) B(1:25 first 50, 1:50) A-3(1:125)	13.3	3.0	1.7	18	10 + 2 (OK)
Men's Lavs	E(1:50) B(1:40 first 80, 1:80) A-3(1:200)	13.3	2.3	1.0	17	9 + 4 (4 short)
Urinals	(may reduce WC by not more than 67%)	NR	NR	NR	NR	8 + 2 (OK)
Women's WC's	E(1:50) B(1:25 first 50, 1:50) A-3(1:65)	13.3	3.0	3.2	20	18 + 4 (OK)
Women's Lavs	E(1:50) B(1:40 first 80, 1:80) A-3(1:200)	13.3	2.3	1.0	17	11 + 4 (2 Short)
Drinking Fountains	E(1:100) B(1:100) A-3(1:500)	13.3	2.0	0.8	17	7 + 10 (OK)
Service Sinks	E(1) B(1) A-3(1) (may be shared)	1	-	-	1 total	5 (OK)

Plumbing Conclusion: Add 2 new sets of restrooms on the 2nd floor for a total of 4 new Women WC, and 2 new Men WC + 2 Men Urinals, and add 10 new drinking fountains throughout the building. There will be an overall shortage of lavatories, but this would most likely be acceptable under the provisions of the IEBC.

ii.a. Planned Green Building Goals

Green Building for Green Technology

Trinidad State College has the opportunity to create an environment aligned with sustainable principles with the Main Building Addition and Renovation project. TSC is planning to seek LEED certification. Building commissioning, site infrastructure design, energy conservation features (e.g. use of natural daylighting, lighting control systems, building automation systems, and demand side ventilation design where feasible) and building design material selections employing renewable resources will factor into creating a LEED certified building. Information on initial LEED concepts to be pursued are shown on the attached Appendix IV.A.iv., “LEED v4.1 for Operations and Maintenance: Existing Buildings Scorecard”.

Alternative transportation options, storm water and waste management plans, open space and alternative energy systems are high design priorities. Provisions for carpool parking and bicycle/motorcycle racks will encourage these modes of transportation.

iii. Design Features – Architectural, Mechanical, Plumbing and Electrical

Exterior Improvements
The Program Plan proposes exterior improvements, some major features are described below.

South-oriented Main Street Elevation:
The Plan proposes a transformation of the north-facing main entrance with modern and vibrant images transposed onto vinyl wall and window wraps applied over existing fenestration.

South elevation of the Main Building (left) with Kalwall glazing planned to receive vinyl wrap material with photo and graphic images (center and right).

Parking Lot
The parking lot will remove the central island along with the smoking shelters and Conex containers, and reorient the parking striping to maximize parking. A defined ADA walkway from the parking lot to the new building entries will be established, as well as a drop off / no parking zone. New lighting with security cameras will address security and safety.

New Entry Curtainwall
The addition will feature a modern-looking, energy performing curtainwall system with new building entries. See image below.

Source: Kawneer.

The proposed Exterior Site Plan is presented in Appendix IV.A.

Addition Interiors

The addition will take advantage of creating new open circulation space, with defined public zones and private zones. New teaching spaces for the Allied Health programs*, offices, and study lounge spaces will be created within the addition. Some major features are described in the following narratives.

*See Appendix IV.D. for discussion the Allied Health Building.

New open staircases

The two-story addition proposes a natural light-filled lobby space featuring two new open staircases. An example is shown with the image below.

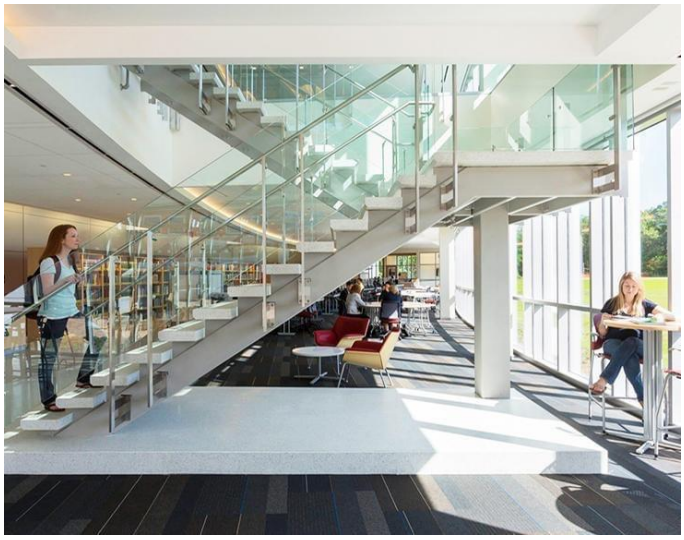
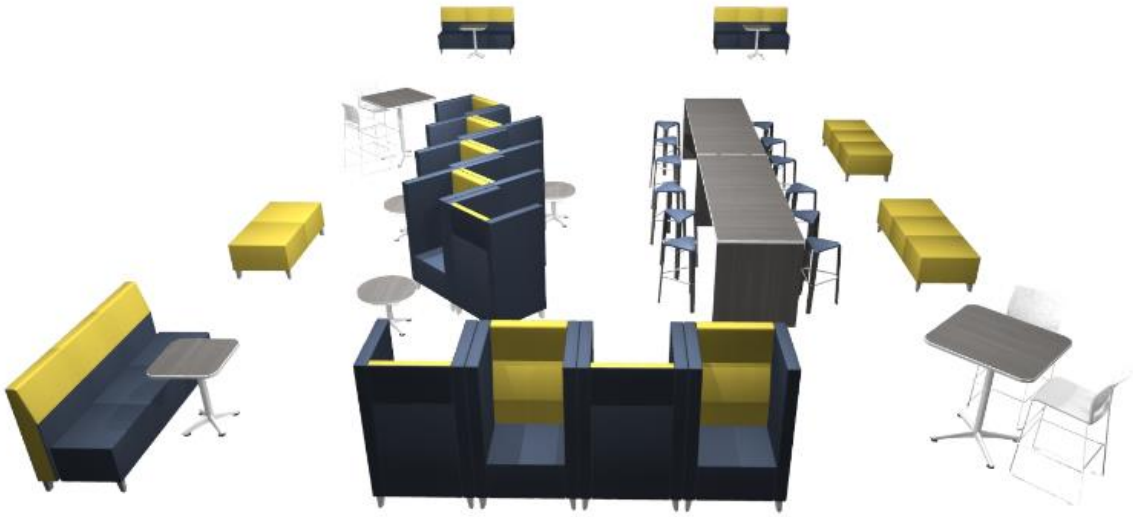


Image of example interior staircase at Germanna Community College, Fredericksburg, VA. Source: TSC

New Study Lounge

A study lounge available to students for after hours and weekend use is being planned to address many student-expressed needs for dedicated focused quiet space befitting group study as well as individual study as well as access to wi-fi, that can be challenging for students off-campus. A variety of seating in TSC brand colors along with a mix of tables is also planned to provide flexibility for long stretches of use. Image below shows samples of furnishings:



Source: Total Office.

The Study Lounge is also conveniently located near the new TRiO Computer Lab.

Renovation Interior Improvements
The Program Plan seeks to address the concerns highlighted in Section II.A., particularly space inefficiencies, health and life safety deficiencies along with security concerns. Some of the major improvements are detailed in the narratives below.

Large Assembly 202
The repurposing of the proposed vacated Learning Resource Center into a large Assembly space will address the ability for the College to host numerous events with large occupant loads. TSC hosts graduation ceremonies and symposium events, but are limited to the use of Classrooms 120 and 122 for indoors, and the grass plaza space.

The existing floor structure of the Learning Resource was designed for what was a library function, with a 100psf Live Load. The design team will evaluate to confirm the proposed large assembly function is acceptable.

e-Sports and Computer Science Lab area 200
This space currently located in Room 212 will be relocated to the current Testing Center, Room 200, which will be opened up to include IT storage space. This space will feature the competition area composed of computer stations and the Strategy Lounge, where e-Sports athletes are coached and review game strategies in preparation for competition. It is anticipated that the growing popularity of e-Sports will spur interest in the Computer Science disciplines.

This area will serve as a flex space in preparation for the anticipated growth of Computer Science / Cybersecurity programs.

Image of example gaming lounge space furniture at the University of Colorado in Colorado Springs. Source: Hall Architects.

Accessibility improvements:
Updating and achieving accessibility will be incorporated through the Renovation portion of the project scope of work, with the addition of two new ADA compliant bathroom groups. A new Machine Roomless (MRL) elevator planned will address accessibility, complying with new graphic requirements, in addition to being sized to accommodate a gurney, requested by the Allied Health program.

Makerspace:

The Makerspace, with its inherent entrepreneurial nature will have a fitting place at the Valley Campus. The repurposing of the former Precision Machining shop takes advantage of existing infrastructure and generous space. The creation of the Trades Classroom within the Makerspace benefits students in TSC Welding, UAS and future trades programs for proximity to shops and resources. Access to the Makerspace will be scheduled, with multiple potential collaborations with the City of Alamosa, community groups, and entrepreneurial Trinidad State students, faculty and staff.

Photos of Makerspaces: Innovate & Make Space, Lamar Community College, Lamar, CO (left), and Make I, Library 21C, Pike Peak Library District, Colorado Springs, CO (right). Source: Hall Architects.

Finishes and other features:

Low maintenance floors (porcelain tile, linoleum, carpet tile with hard-working entry zone mats will address high traffic and the outdoor elements of dirt / dust / rain / mud / snow, and reduced maintenance scheduling. The selection of low VOC high performance coatings and paints will address health and long term maintenance of exterior and interior finishes. Sound attenuation will be addressed throughout the building – public spaces vs. controlled sound spaces (academics and support, administration etc.) to create desirable ambient quality and speech-intelligibility through properly selected ceiling, wall and flooring finishes. Casework with lockable storage will be required for areas being opened to more community visitors. Building lockers for the Allied Testing Center, Allied Health, SGA and the Makerspace are being planned. The College is anticipating to review door hardware security requirements. Refer to Appendix IV.C., “Room Data Sheets” for additional planning requirements.

The College will need to evaluate existing Furniture, Fixture and Equipment to determine if they are appropriate; the cost model developed in this report has assumed a fair amount of replacement costs. The College should develop their FFE list early in the project design phase to assure that they can properly outfit the facility.

See Appendix IV.A. for proposed floor plans.

Mechanical, Plumbing and Electrical Narratives

Scope Overview

The following entails a description for proposed mechanical, electrical, plumbing and fire protection project scopes for the the TSC Valley Campus Main Building Addition and Renovation project. There is an addition of approximately 16,000 SF area over two floors, 7974 GSF on the first floor and 8090 GSF on the second floor.

Over half of the project scope for the 2021 Bridgers and Paxton HVAC Upgrades controlled maintenance project will now become part of the Addition and Renovation Capital Construction project. The Bridgers and Paxton design included the addition of heat recovery variable refrigerant VRF/VRV systems, dedicated outside air systems (DOAS) through ERVs, packaged rooftop units, boiler plant replacement, facility management system (FMS) upgrades, and associated sheet metal and piping scopes of work. A new mechanical yard will be constructed to locate new grade mounted mechanical equipment. Existing operable windows will be sealed shut throughout the building and various patching and sealing will be necessary to cap off abandoned through wall openings. The renovation will incorporate the Bridgers and Paxton design with modifications for the new room arrangements and new 16,000 SF building addition.

The following narratives reference “Area A”, “Area B”, and “Area C”; these references correspond to the building areas referenced in the July 6, 2020 Bridgers and Paxton documents. “Area D” is being used to reference the new Addition.

Mechanical Narrative

Mechanical Area A – West Wing and Atrium Lounge Renovation Work

- Area A will serve the construction trades, welding, and temporary storage. This area will be served by makeup air units, and exhaust fans for the air change rates required in shop areas per the Bridgers and Paxton project.
- The grinding room will require additional exhaust and makeup air based on the activities in the space. A metal dust collection system will be provided by the owner and exhausted to the outdoors. Future fume hoods will be tied into the exhaust fan system.
- Area A first floor classroom and maker space will be served with a makeup air unit to provide 100% outside air during occupied hours. The makeup air units from the Bridgers and Paxton project are heating only and will provide outdoor air during summer months.
- Area A first floor Lecture Hall and Lounge 121 area are to be served by a VAV system with hot water reheat coils per the Bridgers and Paxton project.
- Area A Lounge space RTU may be relocated to the new addition roof and used to supply the new addition lobby area and the Lounge area as a combined load. Because of the reduced glass load, the Lounge will have a lower heating and cooling load which can be used to serve the new lobby.
- Area A second floor RTU 6A and RTU 6B will need to be re-evaluated for the spaces served. The area will require higher outside air and will serve an area previously not in scope for offices and restrooms. The ducts and VAVs will be reworked to serve the Assembly, computer science and e-Sports areas.

Mechanical Area B – East Wing Renovation Work

- Area B utilizes VRF cassettes for heating and cooling and ERVs for outside air. The VRF branch controllers have additional spare ports that can be used to add cassettes for project expansion. Where rooms are divided up into smaller rooms, thermostats would be added, and the controls reprogrammed for the additional independent zones. The ERV ducts would be rerouted to supply ventilation air to the independent zones.
- Area B ERV inlet and exhaust louvers that would be blocked due to the new addition including 107, 109, 207, and 209 will be re-routed to the roof of Area B. The ERVs with louvers to the east side will remain per the Bridgers and Paxton project.

- Areas with larger outside air requirements, such as the athletics conditioning space, will need to have the current ERVs evaluated for proper air delivery. If more air is required, the ERV would be changed to a larger size in the same location above ceiling.
- The VRF #3 from the Bridgers and Paxton project serves portions of the B and C areas. The Athletics Conditioning Room and the EMS Lab are in the B area, while the other zones are located in the C area. On the second floor VRF #3 serves the A.H. Testing in area B.
- The boilers from the Bridgers and Paxton project appear to be large enough to pick up the additional load of the hydronic baseboard heat and the heating water coils. The main loop and pumps will need to be evaluated for the additional load.

Mechanical Area C – North Wing Renovation Work

- Area C utilizes VRF cassettes for heating and cooling and ERVs for outside air. The VRF branch controllers have additional spare ports that can be used to add cassettes for project expansion. Where rooms are divided up into smaller rooms, thermostats would be added, and the controls reprogrammed for the additional independent zones. Where rooms are enlarged, an additional ceiling cassette would be added to the room, thermostats added, and controls updated. The ERV ducts would be rerouted to supply ventilation air to the independent zones.
- For the Cosmetology rooms, the new 2021 code requires nail stations to have continuous exhaust when the classroom is operating. The Bridgers and Paxton project also shows continuous exhaust in the Cosmetology Room through the ERV in the space.
- The laundry room will need to be exhausted to the exterior of the building. The exhaust could either exit individually through the west wall with wall caps or a central exhaust duct to the roof with cleanouts and a chase.
- The far north classrooms are not in scope and are served by existing RTUs.
- ERV 18 from the Bridgers and Paxton project will no longer serve the office 118A, room 118B, and corridor, but will be repurposed to serve the Study Lounge in area D new addition.

Mechanical Area D - New Addition

- The new addition classrooms, offices, conference rooms, study lounge and corridors on the first and second floor will be served by a new VRF #4 system. The condenser would be placed in the condenser farm area outside on the northeast of the building. The outside air would be provided by ERVs above ceiling in similar manner to the Bridgers and Paxton project. The intake and exhaust ducts would be routed to the roof in chases.
- Small office areas that are located closely together would utilize a ducted fan coil unit to serve multiple rooms from a single unit. These rooms are on a similar zone and would tie into the new VFR #4 system.
- The Lobby and main corridor would share the RTU with the Area A Lounge space. The RTU may be relocated to the new addition roof. Exposed spiral duct would supply air to the upper and lower levels.
- For additional space comfort the west glass wall would have hydronic base boards heat to pick up the loads at the glass wall. The Study Lounge would also benefit from hydronic base board heating to reduce the radiant effect of the windows on the students and staff.
- A hydronic ceiling unit heater would be added to the new vestibule.

Mechanical Pricing
The preliminary estimated pricing for the work in Renovation Areas A, B, and C, and New Addition area D is as follows:

- Baseboard for heating - $57,700
- ERVs x13 - $156,200
- VRF, Cassettes, Refrigerant pipe, drains- $217,800
- Ductwork - $74,000
- Controls - $147,000
- RTUs - $76,500
- MAUs - $38,500
- Exhaust fans - $28,300
- Hydronics - $44,000
- Ceiling Unit Heater -$ 2,600

Plumbing Summary

Plumbing Area A
New work scope entails adding two restrooms on the second floor with water closets, lavs and floor drains.

Plumbing Area B
The only work anticipated is a sink for the Allied Health Breakroom (214).

Plumbing Area C
New work scope entails adding two restrooms on the second floor with water closets, lavs and urinals; adding a sink and water heater for room 121; adding sinks for cosmetology, manicure, facials, and laundry, as well as
Laundry rooms will be re-plumbed for washing machines as required.

Plumbing Area D
New sinks will be provided at all three new Allied Health Labs.

Plumbing Pricing
The preliminary estimated pricing for the work in area A, renovation area B, area C, and area D is as follows:

- Sinks, water heater, and plumbing - $78,300
- Water closets and floor drains - $56,000
- Electric water coolers (10) - $ 40,700

Fire Protection
A new fire riser would be located in the new addition to serve the existing building with fire sprinklers. The existing welding and construction area A is sprinklered. All other areas will need to be fully sprinklered in accordance with NFPA-13 for a fully sprinkled building.

Fire Protection Pricing
The preliminary estimated pricing for the work in Renovation Areas A, B, and C, and New Addition Area D is as follows:

- Fire Riser - $38,000
- Fire sprinkler - $346,000

Electrical Summary

General

Power Distribution

It is anticipated that electrical loads removed during demolition phase will offset the new electrical loads. The existing distribution system for this building consists of the following:

- 1200A, 480/277V Main Distribution Switchboard
  2000 A, 120/208 V,3 PH, 4W, Main Distribution Panel “MDP”, with two 100A spare breakers (Bridgers and Paxton 2020).
- Various existing panelboards throughout the facility.
- Panelboards will be added to provide power for the new addition, “Area D”.
- 30 days metering might be required to confirm the system capacity.

Branch Circuiting

All wires will be copper and run in EMT. Branch circuits and conductors will be minimum 20A with #12 copper conductors

Lighting

Existing lighting fixtures will be replaced with LED. Minimum recommended foot-candle levels for:

- General - 25 fc
- Laboratory Benches - 75 fc
- Examination, Hygiene, and Treatment – 100 fc
- General circulation - 10 fc
- Observation/ teaching – 50 fc
- Provide 0-10V dimming in all locations.

Electrical Area A

Area A addresses the construction trades, welding, temporary storage, associated offices, and newly created Makerspace, Assembly and eSports areas and associated offices. Area A will have new lighting, receptacles, and rough-in for data outlets. Additional outlets will be provided for 3D printers for the Makerspace. Electrical power will be provided to the metal dust collector in the Welding grinding room. Receptacle and rough-in data outlet for big screen TVs in the Assembly area and eSports area, and floor outlets in the Assembly Area.

Electrical Area B

Area B services the relocated testing center, classrooms, offices, storage, computer labs, and vending lounge. This area will have new lighting, receptacles, rough-in for data outlets. Additional power outlets will be provided for the specialized equipment in the labs and athletics conditioning. A dedicated outlet will be provided for each vending machine in the vending lounge. Lactation room to have a dimming switch for lighting.

Electrical Area C

Area C includes new cosmetology offices and reception, new EMS Lab and office, new restrooms, new faculty offices. This area will have new lighting, receptacles, and rough-in for data outlets.

Electrical Area D New Addition

The new addition will provide classrooms, offices, conference rooms, study lounge and corridors on the first and second floor. This area will have new lighting, receptacles, and rough-in for data

outlets. Floor outlets are planned for the Allied Health teaching spaces. A receptacle and data outlet will be installed for a TV monitor on the exterior wall next to the security desk.

In addition, the Fundamentals Lab will have two 120V quad receptacles, a data Duplex, and a polycom, at each bed. The Skills Lab will have two 120V quad receptacles, a data Duplex, and a polycom, at each bed. The Nursing SIM Lab will have two 120V quad receptacles, a data Duplex, and a polycom, at each bed.

Electrical Area Site

New electrical site work entails removal of 18 total existing light poles and the installation of 16 new lighting poles: 4 in the parking lot with security cameras, and 12 new replacement light poles along the perimeter of the site.

Electrical Pricing

The preliminary estimated pricing for the work in Renovation Areas A, B, C, and New Addition Area D is as follows:

- Data Outlet rough-in - $20,500
- New Panelboards and Distribution Breakers - $64,000
- Lighting and controls - $219,200
- Branch Circuiting and Device revisions/additions - $57,500
- Electrical power connections to MP equipment - $28,000
- Disconnects switches for MP equipment - $12,000

Preliminary estimate for Site work.

- Install New Lighting poles - $76,000
- Remove existing poles - $12,000
- Power to new Condensers - $10,000

III.D. PROJECT SCHEDULE, COST ESTIMATES, AND FINANCIAL ANALYSIS

i. Project Schedule

General

The probable Design and Construction schedule for the Valley Campus Main Buildling Addition & Renovation project is as follows:

Step (1): **Summer 2023 – Summer 2024** (12 Months): Design, Life Cycle Cost Analysis
Step (2): **Summer 2024 – Summer 2025** (15 months): Construction

ii. Cost Estimates

Information for cost estimates are covered on the following pages.

iii. Financing Explanation

Trinidad State College anticipates that this Project will be financed through State provided Capital Construction funds.

SC4.1 SIMULATION WORKSHEET

TSC Valley Campus Main Building Addition & Renovation - COMBINED APPROPRIATIONS
SC-4.1 Simulation Worksheet

4/11/22
All costs shown are projected to July 2023 dollar value

		Year 1	Year 2		Notes
A. Land / Building Acquisition				$0	
B. Professional Services					
Master Planning					
Site Surveys, Investigations, Reports		$59,000	$0		1
Architectural/Engineering Basic Services	(11.5%)	$1,024,024	$341,341		2
Code Review / Inspection	(1.5%)	$62,332	$115,759		3
Project Mgt Assistance	(3.25%)	$189,881	$284,821		4
Advertisements		$2,000	$2,000		
Other (Owner's Commissioning Agent)			$75,000		
Allied Health Relocation			$30,000		
Vocational Trades Equipment Moving			$15,000		
Temporary Off-Site Program Locations			$275,000		
				$2,476,158	
C. Construction or Improvement					
Infrastructure					
Sevice / Utilities		$163,640			
Site Improvements		$190,000	$467,031		
Structure / Systems / Components		$2,785,000	$7,548,975		5
Other (Abatement)		$459,750	$0		
High Performance Certification Program	(2.5%)	$69,625	$188,724		
				$11,872,745	
D. Equipment / Furnishings / Communications					
Equipment		$55,000	$300,000		
Furnishings		$0	$595,000		
Communication		$80,000	$160,000		
				$1,190,000	
E. Miscellaneous					
Art in Public Spaces (1%)		$51,403	$103,987		
Governor's Accessibility Requirements (1%)		$51,403	$103,987		
				$310,778	
			F. Total Project Costs	**$15,849,682**	
G. Project Contingencies (5% new, 10% renov, B,C,D,E only)		$524,306	$1,060,663	$1,584,968	
H. Total Budget		$5,767,363	$11,667,288	**$17,434,650**	

Notes: 1. Asbestos reports, soils reports
2. 75% (year 1), 25% (year 2)
3. 35% (yr 1), 65% (yr 2). Need Code Consultant and Special inspections for drilled piers, concrete, steel.
4. 40% (yr 1), 60% (yr 2). Assumed necessary due to limited staff availability for significant renovation management
5. 30% of overall construction costs assigned to year 1 to allow demolition, some renovation and sprinkler work to begin.

ESTIMATE OF PROBABLE CONSTRUCTION COST DETAIL

Estimate of Probable Project Construction Cost Detail (excl. HPCP) is presented on the following pages.

TRINIDAD STATE COLLEGE - VALLEY CAMPUS MAIN BUILDING ADDITION & RENOVATION

Program Plan Phase - Estimate of Probable Cost

4/11/2022 updated 4/12/22 with Fed CPI info

	Unit Cost	Unit	Quantity	Est'd Cost	Total
SITE WORK					
Site demolition					
Concrete Paving	1.97	sf	5124	10,094	
Asphalt Paving	1.75	sf	3200	5,600	
Asphalt Rotomilling	2.50	sf	33550	83,875	
Irrigation	0.50	sf	7080	3,540	
Turf	0.35	sf	7080	2,478	
14' Light poles	350	ea	16	5,600	
Site Electrical	9.50	lf	450	4,275	
Removal of O/H tele/data line	4000	ls	1	4,000	
Dumpster / Hauling	25000	ls	1	25,000	
					144,462
New Site Work					
6" Fire Lateral for New Sprinkler System	125	lf	250	31,250	
Tap Fee for Fire Water (Allowance)	10000	ls	1	10,000	
Sanitary Sewer Extension beyond 5 ft	65	lf	200	13,000	
Gas Service Extensions beyond 5 ft	55	lf	100	5,500	
Storm Water Improvements (Allowance)	40000	ls	1	40,000	
Turf	0.86	sf	1198	1,030	
Irrigation Improvements	2.20	sf	1198	2,636	
Concrete paving	6.25	sf	3183	19,894	
Asphalt Paving - full depth 6"	5.35	sf	5000	26,750	
Asphalt Paving - overlay 2"	2.70	sf	33550	90,585	
Parking lot striping	0.60	lf	1400	840	
Light poles	4075	ea	16	65,200	
Site Electrical Distribution	25.00	lf	450	11,250	
Masonry site screen walls (6 ft. high)	15.80	sf	684	10,807	
Sculpture relocation/reset/foundation	4500	ls	1	4,500	
6" concrete curb & gutter	36.50	lf	850	31,025	
					364,267
SITEWORK Subtotal				508,729	
Conceptual Phase Contingency	0.18			91,571	
			SITEWORK SUBTOTAL	600,300	
General Conditions 18%	0.18			108,054	
Contractor's Fee 8%	0.08			48,024	
			SITEWORK TOTAL	756,378	
Current Federal CPI inflation rate to project to July 2023	0.085			64,292	
SITEWORK TOTAL ADJUSTED TO YR 2023				**820,671**	
BUILDING ADDITION					
Selective Building Demolition					
Hazardous Material Mitigation	10000	ls	1	10,000	
Temp Weather Protection	15000	ls	1	15,000	
Heavy Equipment Rental	7500	wk	2	15,000	
Hauling/Dumping	10000	ls	1	10,000	
Foundation/slab removal	3.50	sf	1537	5,380	
Building components					
Roof	4.08	sf	2072	8,454	
Exterior masonry wall	14.10	sf	1659	23,392	
Exterior framed wall	3.67	sf	575	2,110	
Sawcut exterior walls	5.40	lf	520	2,808	
Exterior storefront and doors	1.42	sf	3604	5,118	
Stairs/Railing	12500	ls	1	12,500	
Ramps/Railing	26000	ls	1	26,000	
Mechanical	8500	ls	1	8,500	
Plumbing	2500	ls	1	2,500	
Electrical	5500	ls	1	5,500	
Confined Area /Attached to Existing - Difficulty Factor (65%)	0.65	pct	152,261	98,970	
					251,231

First Floor - New Construction					
Addition concrete footings	125.00	lf	400	50,000	
Addition drilled piers (assume 25 ft each)	75.00	vlf	500	37,500	
Addition slab-on-grade	7.75	sf	7974	61,799	
CMU elevator shaft (2 levels)	18.00	sf	1040	18,720	
Elevator (MRL, 2 levels, 3 stops)(front & back opening)	145,000	ls	1	145,000	
Insul Metal Wall Panels on steel stud framing	66.00	sf	440	29,040	
Exterior Metal Soffit Panels	38.00	sf	616	23,408	
Exterior Windows	56.00	sf	64	3,584	
Exterior glass curtain wall system	101.00	sf	1248	126,048	
Exterior glass entry doors	3,200.00	ea	6	19,200	
Interior wood doors 3 x 7 incl hardware	1,750.00	ea	11	19,250	
Interior wood doors with glass PR 3 x 7 incl hardware	2,800.00	ea	1	2,800	
Interior glass doors incl hardware	2,400.00	ea	6	14,400	
Overhead grille counter	260.00	lf	40	10,400	
Interior Storefront	56.00	sf	560	31,360	
Interior Vestibule Storefront w/o doors	56	sf	400	22,400	
Recessed entry mat	18.00	sf	230	4,140	
Staircase (with mid level landing) including HR/GR	950.00	riser	42	39,900	
Interior mtl stud gyp board partitions w/ sound insul	7.25	sf	3840	27,840	
Interior mtl stud gyp board furring	6.00	sf	1600	9,600	
Interior mtl stud gyp board partial-height wall - 5 feet	30.00	lf	32	960	
Sealant (Allowance)	3,000.00	ls	1	3,000	
Base casework	280	lf	46	12,880	
Upper casework	160	lf	0	-	
Solid surface countertop (36" deep, no backsplash)	275	lf	46	12,650	
Wall painting	1.90	sf	12280	23,332	
Suspended acoustical panel ceiling	9.80	sf	7974	78,145	
Floor finish - carpet tile	6.25	sf	2770	17,313	
Floor finish - LVT	10.50	sf	0	-	
Floor finish - Ceramic Tile, Large Format	19.00	sf	4975	94,525	
Markerboards (Allowance)	1,000.00	ls	1	1,000	
Signage (Allowance)	8,000.00	ls	1	8,000	
					948,193
Second Floor - New Construction					
Addition upper floor structure (deck, slab, joists, beams, columns)	42.00	sf	8090	339,780	
Addition roof structure (steel deck, joists, beams, columns to 2nd flr)	29.00	sf	8900	258,100	
Addition roof system (R-30 TPO)	21.50	sf	8900	191,350	
Addition roof flashing	3.75	sf	8900	33,375	
Addition roof drains & plumbing	1.60	sf	8900	14,240	
Insul Metal Wall Panels on steel stud framing	66.00	sf	1512	99,792	
Exterior glass curtain wall system	101.00	sf	980	98,980	
Staircase (@ 2nd level floor elevation change) incl HR	950.00	riser	9	8,550	
Guardrails	220.00	lf	188	41,360	
Interior door (wood w/HM frame) incl hardware	1,750.00	ea	10	17,500	
Interior wood doors 3.5 x 7 with hospital hardware	2,200	ea	3	6,600	
Interior Storefront	56.00	sf	316	17,696	
Interior mtl stud gyp board partitions w/ sound insul	7.25	sf	5400	39,150	
Interior mtl stud gyp board furring	6.00	sf	1800	10,800	
Interior mtl stud gyp board partial-height wall - 5 feet	30.00	lf	0	-	
Sealant (Allowance)	3,000.00	ls	1	3,000	
Base casework	280.00	lf	20	5,600	
Upper casework	160.00	lf	20	3,200	
Solid surface countertop (36" deep, no backsplash)	275.00	lf	0	-	
Wall painting	1.90	sf	15600	29,640	
Suspended acoustical panel ceiling	9.80	sf	8090	79,282	
Floor finish - carpet tile	6.25	sf	4025	25,156	
Floor finish - LVT	10.50	sf	4065	42,683	
Markerboards (Allowance)	2,500.00	ls	1	2,500	
Signage (Allowance)	5,000.00	ls	1	5,000	
					1,373,334
MEP for Addition					
Mechanical	476,500	ls	1	476,500	
Plumbing	26,700	ls	1	26,700	
Electrical	262,500	ls	1	262,500	
Sprinkler System	4.75	sf	16064	76,304	
Fire Alarm System	92,400	ls	1	92,400	
					934,404
BUILDING ADDITION Subtotal				3,507,162	
Conceptual Phase Contingency	0.18			631,289	
	BUILDING ADDITION SUBTOTAL			4,138,451	
General Conditions 18%	0.18			744,921	
Contractor's Fee 8%	0.08			331,076	
	BUILDING ADDITION TOTAL			5,214,448	
Current Federal CPI inflation rate to project to July 2023	0.085			443,228	
BUILDING ADDITION TOTAL ADJUSTED TO YR 2023				**5,657,676**	
= $ 352.20 /sf @ 16064 sf					

EXISTING BUILDING RENOVATION

Selective Interior Demolition					
Hazardous Material Mitigation	275,000	ls	1	275,000	
Heavy Equipment Rental	7,500	wk	4	30,000	
Hauling/Dumping	10,000	ls	1	10,000	
Building components					
Interior framed walls	0.91	sf	5260	4,787	
Sawcut Interior walls	1.35	lf	240	324	
Interior doors	27.00	ea	16	432	
Ceiling demolition	1.12	sf	18052	20,218	
Flooring finishes	0.82	sf	18000	14,760	
Elevator	18,000	ls	1	18,000	
Mechanical	0.70	sf	14556	10,189	
Plumbing	0.11	sf	14556	1,601	
Electrical - General	0.11	sf	14556	1,601	
Electrical - Lighting	0.75	sf	14556	10,917	
					397,829
First Floor - Renovation					
Doors - Exterior Alum/Glass	3,500.00	ea	1	3,500	
Doors - Interior Wood incl hardware	1,750.00	ea	16	28,000	
Overhead grille doors (floor to ceiling)(40' & 6')	350.00	lf	6	2,100	
Replacement south-facing kalwall + Decals	85.00	sf	840	71,400	
Infill west-facing windows	300.00	ea	16	4,800	
Interior mtl stud gyp board partitions w/ sountd insul	7.25	sf	3420	24,795	
Interior mtl stud gyp board furring	6.00	sf	1500	9,000	
Interior mtl stud gyp board partial-height wall - 5 feet	30.00	lf	0	-	
Sealant (Allowance)	4,000	ls	1	4,000	
Base casework (Trades Classroom 102A)	280.00	lf	18	5,040	
Upper casework (Trades Classroom 102A)	160.00	lf	18	2,880	
Solid surface countertop	175.00	lf	18	3,150	
Wall painting	1.90	sf	12340	23,446	
Suspended acoustical panel ceiling	9.80	sf	3411	33,428	
Reinstall Existing Suspended acoustical panel ceiling	1.75	sf	3975	6,956	
Gyp Bd Ceiling	8.50	sf	266	2,261	
Floor finish - sealed concrete	2.50	sf	720	1,800	
Floor finish - carpet tile	6.25	sf	6800	42,500	
Floor finish - LVT	10.50	sf	1800	18,900	
Markerboards (Allowance)	2,500.00	ls	1	2,500	
Signage (Allowance)	2,000.00	ls	1	2,000	
					292,456
Second Floor - Renovation					
Doors - Interior Wood - incl hardware	1,750.00	sf	25	43,750	
Overhead grille doors (floor to ceiling)(6' + 6')	350.00	lf	12	4,200	
Replacement south-facing kalwall + Decals	85.00	sf	216	18,360	
Infill west-facing windows	300.00	ea	20	6,000	
Interior mtl stud gyp board partitions	7.25	sf	6432	46,632	
Interior mtl stud gyp board furring	6.00	sf	1500	9,000	
Interior mtl stud gyp board partial-height wall - 5 feet	30.00	lf	0	-	
Sealant (Allowance)	4,000.00	ls	1	4,000	
Base casework	280.00	lf	0	-	
Upper casework	160.00	lf	0	-	
Solid surface countertop	175.00	lf	25	4,375	
Solid surface countertop (restroom - 24" deep, backsplash)	175.00	lf	24	4,200	
Wall painting	1.90	sf	19360	36,784	
Suspended acoustical panel ceiling	9.80	sf	6709	65,748	
Reinstall Existing Suspended acoustical panel ceiling	1.75	sf	3975	6,956	
Gyp Bd Ceiling	8.50	sf	618	5,253	
Assembly Area Platform	40.00	sf	240	9,600	
Ramp + Railings	220.00	lf	24	5,280	
Floor finish - sealed concrete	2.50	sf	0	-	
Floor finish - carpet tile	6.25	sf	7400	46,250	
Floor finish - LVT	10.50	sf	1200	12,600	
Floor finish (restrooms) - ceramic tile	14.00	sf	618	8,652	
Ceramic tile wainscotting (restrooms) - 5 feet	12.00	sf	500	6,000	
FRP wainscotting (janitor) - 5 feet	8.00	sf	100	800	
Restroom partitions	950.00	ea	8	7,600	
Restroom accessories (Allowance)	5,000.00	ls	1	5,000	
Markerboards (Allowance)	2,000.00	ls	1	2,000	
Signage (Allowance)	2,000.00	ls	1	2,000	
					361,040

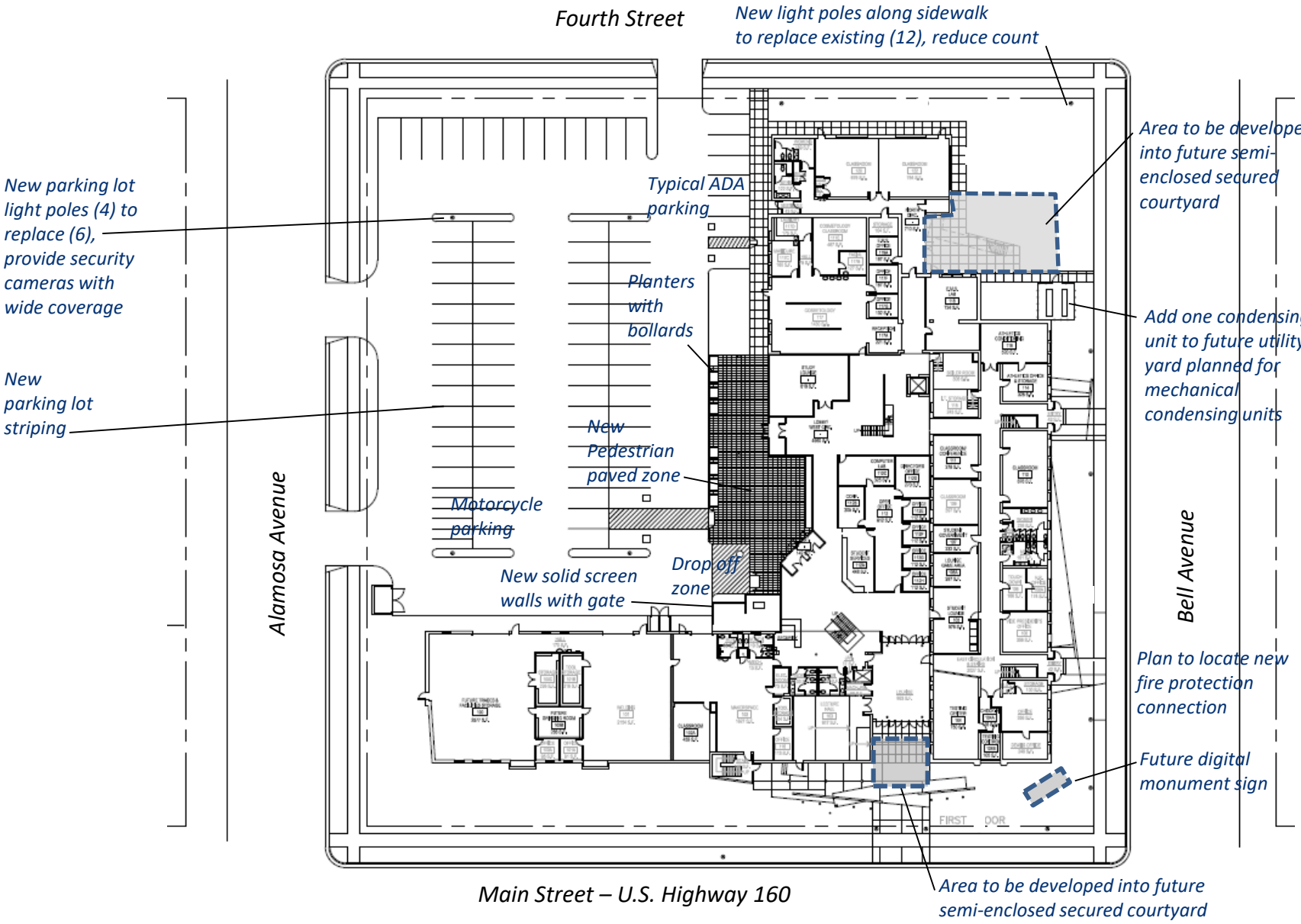
MEP for Renovation					
Deferred MEP from previous HVAC project	1,100,000.00	ls	1	1,100,000	
Mechanical	365,800.00	ls	1	365,800	
Plumbing	148,300.00	ls	1	148,300	
Electrical	167,400.00	ls	1	167,400	
Sprinkler System	5.90	sf	45675	269,483	
Sprinkler System Riser	38,000.00	ls	1	38,000	
Fire Alarm System	43,500.00	ls	1	43,500	
					2,132,483
EXISTING BUILDING RENOVATION Subtotal				3,183,808	
Conceptual Phase Contingency	0.18			573,086	
	EXISTING BUILDING RENOVATION SUBTOTAL			3,756,894	
General Conditions 18%	0.18			676,241	
Contractor's Fee 8%	0.08			300,552	
	EXISTING BUILDING RENOVATION TOTAL			4,733,686	
Current Federal CPI inflation rate to project to July 2023	0.085			402,363	
EXISTING BUILDING RENOVATION TOTAL ADJUSTED TO YR 2023				**5,136,050**	
TOTAL PROJECT CONSTRUCTION				**11,614,396**	

IV.A. SUPPORTING DOCUMENTS

i. Conceptual Site/First Floor Plan, Hall Architects

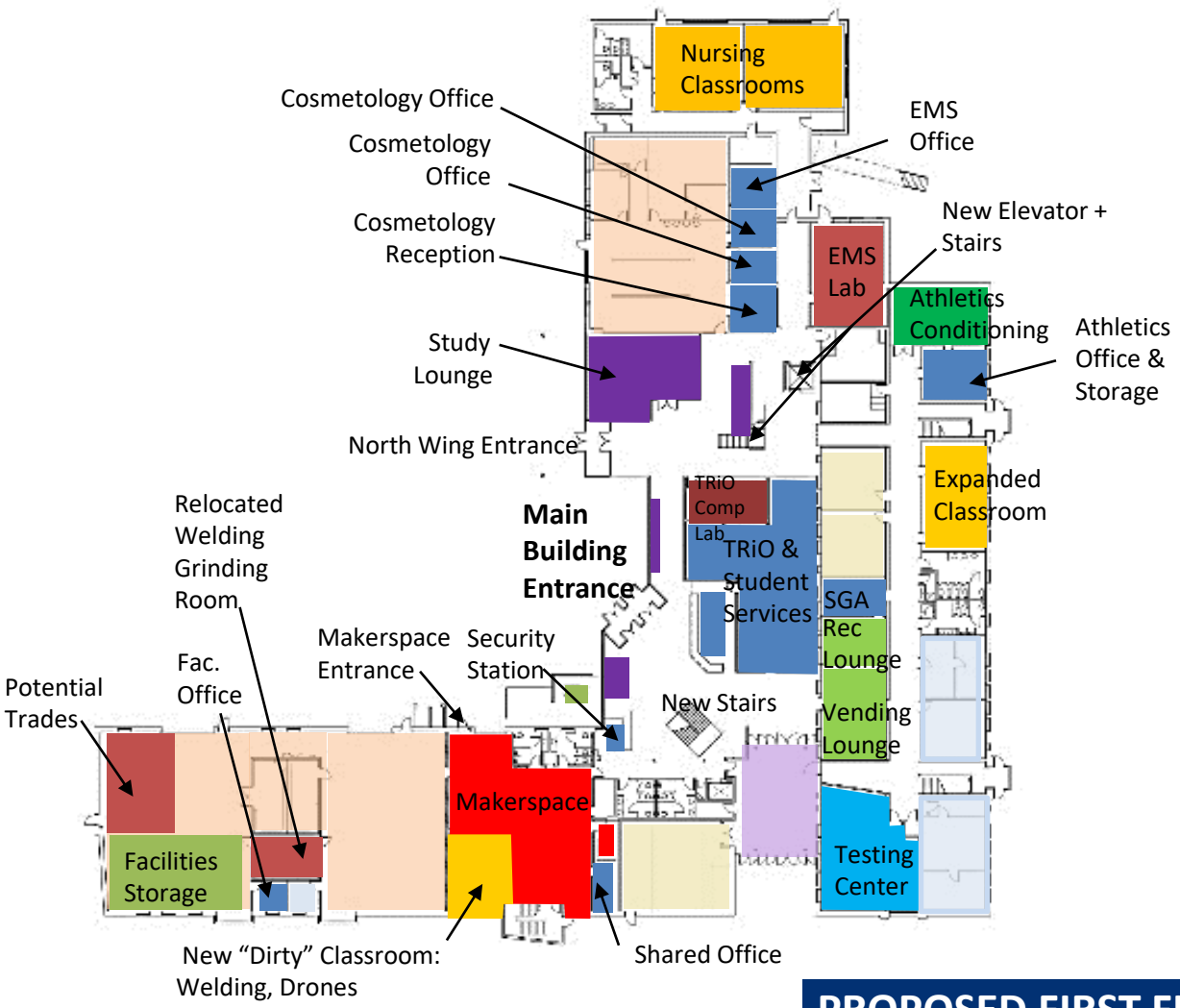
ii. Conceptual Design Floor Plans: First and Second Floor Plans, Hall Architects

iii. “LEED v4.1 for Operations and Maintenance: Existing Buildings Scorecard”



PROPOSED PARKING LOT, SITE PLAN

Interior parking count: Standard (76), ADA (4), Motorcycles (6), Drop off zone (no parking) (1)



Existing Program Spaces to remain

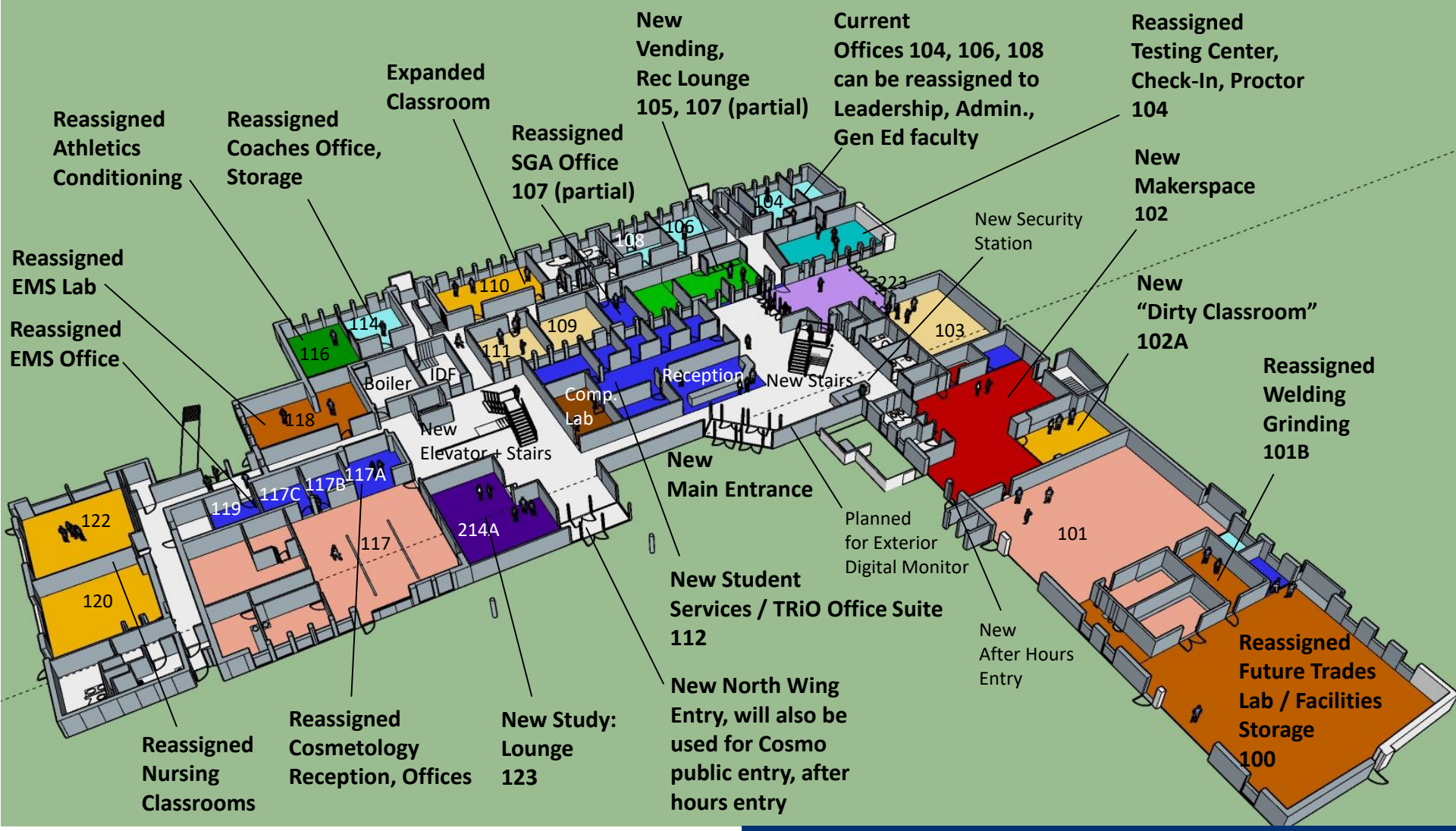
- Classroom + Storage
- Teaching Labs + Storage
- Office, Conf. Rm + Storage
- Study Lounge
- Support / Facilities-IT

Proposed New Program Spaces, Repurposed Spaces

- Classrooms + Storage
- Teaching Labs + Storage
- Computer Lab
- Makerspace
- Office, Conf. Rm + Storage
- Testing Center
- Study Lounge
- Athletic Conditioning
- Vending/Rec Lounge
- Support / Facilities

NORTH

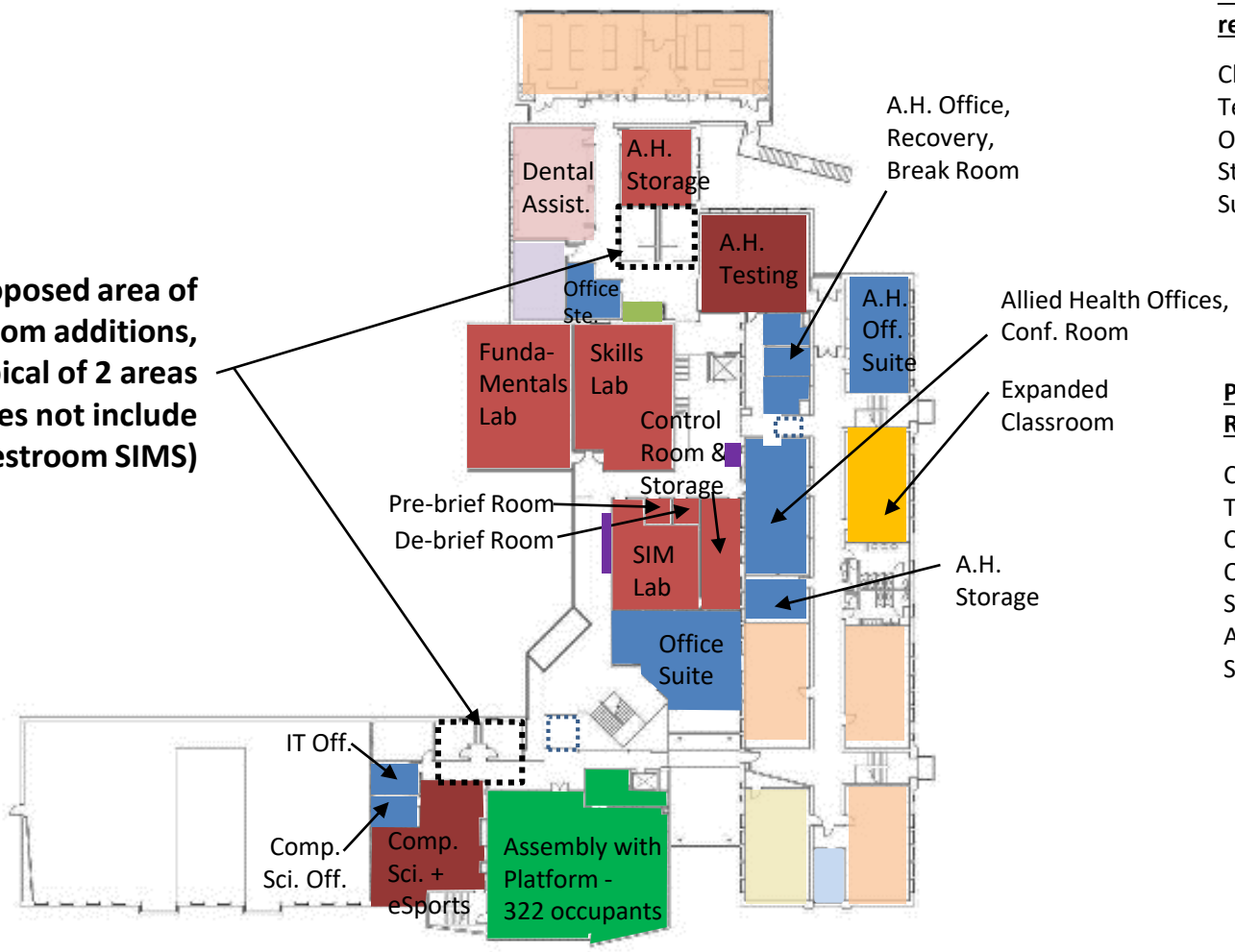
PROPOSED FIRST FLOOR



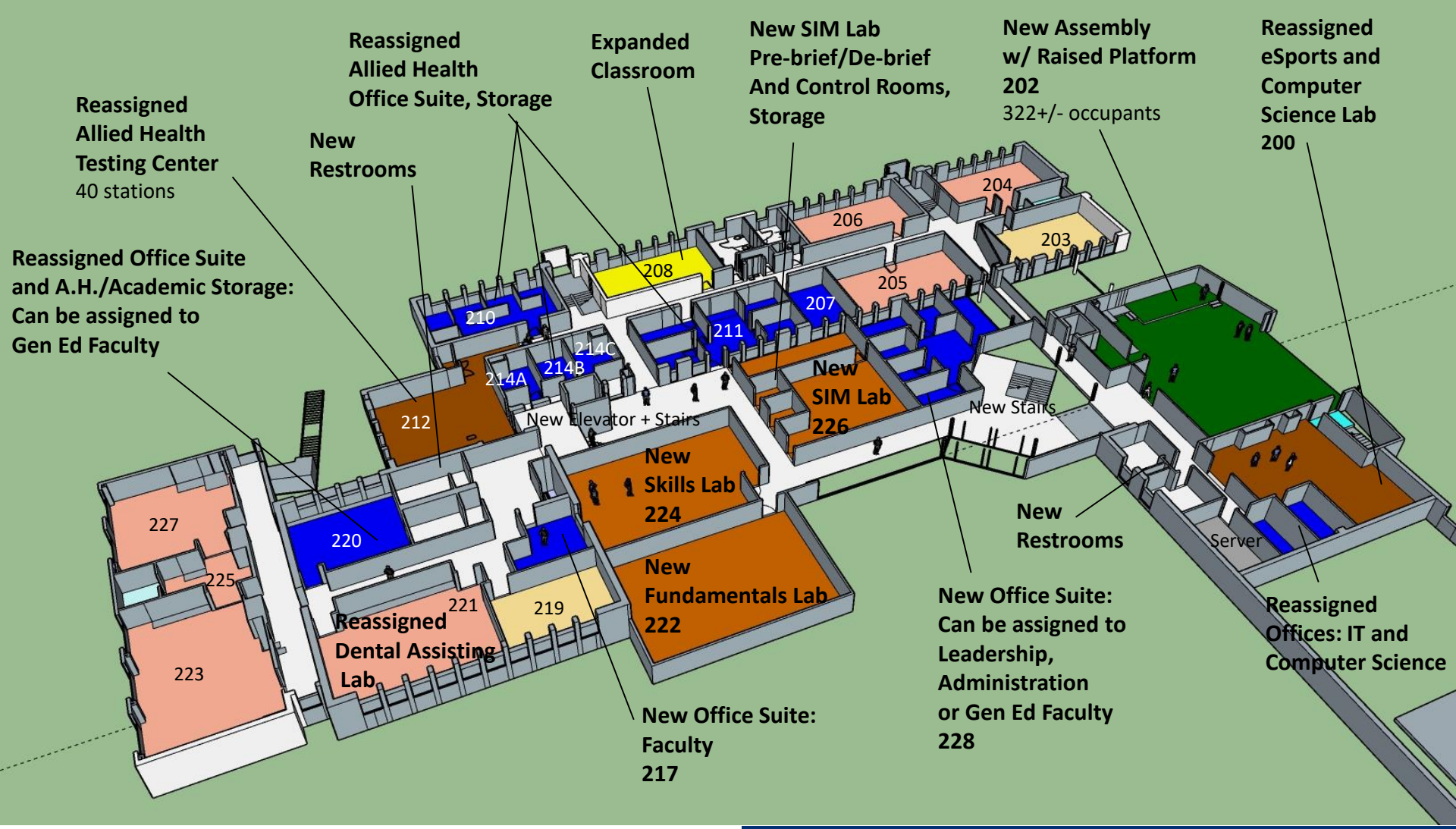
PROPOSED FIRST FLOOR

RENOVATION ASF = 2,699 (Classrooms) + 8,287 (Labs) + 3,090 (Office) + 552 (Athletics) + 2,278 (Lounges)
ADDITION ASF = 325 (Lab + support) + 1,983 (Office) + 818+ (Lounge) =

36,615 GSF COMBINED TOTAL FIRST FLOOR excludes basement



PROPOSED SECOND FLOOR



PROPOSED SECOND FLOOR

RENOVATION ASF = 1,067 (Classroom) + 3,888 (Lab) + 2,638 (Office) + 2,548 (Support)
ADDITION ASF = 3,914 (Lab) + 1,060 (Office)

30,384 GSF TOTAL SECOND FLOOR

LEED v4.1 for Operations & Maintenance: Existing Buildings

Scorecard

Y	?	N				
0	0	0	**Location and Transportation**			14
6			Prereq	Transportation Performance		14
0	0	0	**Sustainable Sites**			4
			Credit	Rainwater Management		1
			Credit	Heat Island Reduction		1
			Credit	Light Pollution Reduction		1
			Credit	Site Management		1
0	0	0	**Water Efficiency**			15
6			Prereq	Water Performance		15
0	0	0	**Energy and Atmosphere**			35
Y			Prereq	Energy Efficiency Best Management Practices		Required
Y			Prereq	Fundamental Refrigerant Management		Required
13			Prereq	Energy Performance		33
			Credit	Enhanced Refrigerant Management		1
			Credit	Grid Harmonization		1
0	0	0	**Materials and Resources**			9
Y			Prereq	Purchasing Policy		Required
Y			Prereq	Facility Maintenance and Renovations Policy		Required
3			Prereq	Waste Performance		8
			Credit	Purchasing		1
0	0	0	**Indoor Environmental Quality**			22
Y			Prereq	Minimum Indoor Air Quality		Required
Y			Prereq	Environmental Tobacco Smoke Control		Required
Y			Prereq	Green Cleaning Policy		Required
8			Prereq	Indoor Environmental Quality Performance		20
			Credit	Green Cleaning		1
			Credit	Integrated Pest Management		1
0	0	0	**Innovation**			1
			Credit	Innovation		1
0	0	0	**TOTALS**		Possible Points:	**100**

Certified: 40-49 points, **Silver:** 50-59 points, **Gold:** 60-79 points, **Platinum:** 80+

IV.B. ROOM UTILIZATION

i. Classroom Utilization Analysis – Detail for Valley Campus Fall 2019, SmithGroup.

ii. Teaching Laboratory Utilization Analysis – Detail for Valley Campus Fall 2019, SmithGroup

View of the west face of the former Central Elementary School, now TSC Valley Campus
Original 1967 painting by artist Phoebe Russell. Source: Lori Smith, Alamosa Elementary School.

TRINIDAD STATE JUNIOR COLLEGE • VALLEY CAMPUS

Main Building

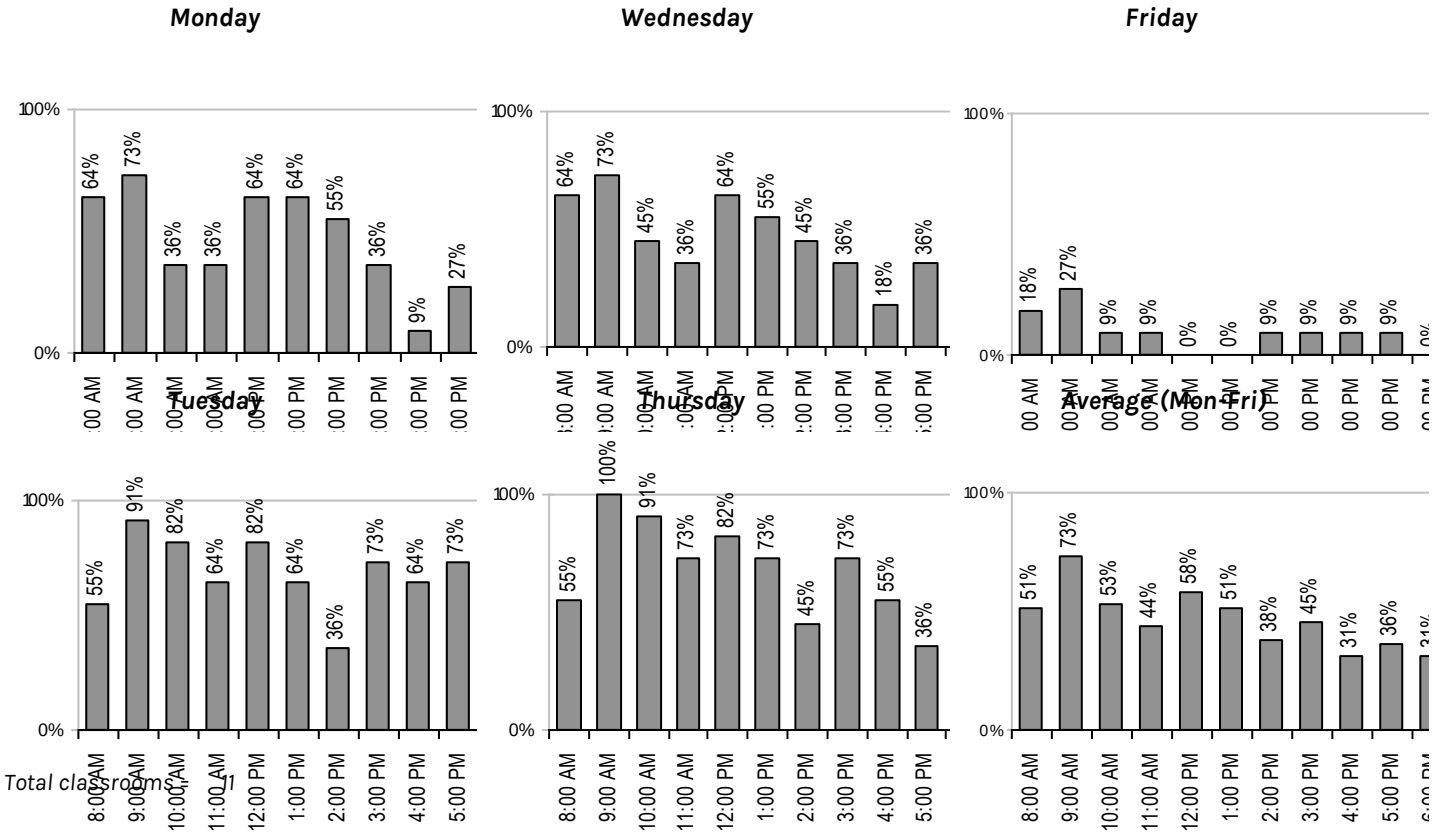
Scheduled Classroom Use by Day and Time *(Fall 2019)*

Time of Day	Monday		Tuesday		Wednesday		Thursday		Friday		Average	
	Rooms in Use	% In Use	Rooms in Use	% In Use	Rooms in Use	% In Use	Rooms in Use	% In Use	Rooms in Use	% In Use	Rooms in Use	% In Use
8:00 AM	7	64%	6	55%	7	64%	6	55%	2	18%	6	51%
9:00 AM	8	73%	10	91%	8	73%	11	100%	3	27%	8	73%
0:00 AM	4	36%	9	82%	5	45%	10	91%	1	9%	6	53%
11:00 AM	4	36%	7	64%	4	36%	8	73%	1	9%	5	44%
2:00 PM	7	64%	9	82%	7	64%	9	82%	0	0%	6	58%
1:00 PM	7	64%	7	64%	6	55%	8	73%	0	0%	6	51%
2:00 PM	6	55%	4	36%	5	45%	5	45%	1	9%	4	38%
3:00 PM	4	36%	8	73%	4	36%	8	73%	1	9%	5	45%
4:00 PM	1	9%	7	64%	2	18%	6	55%	1	9%	3	31%
5:00 PM	3	27%	8	73%	4	36%	4	36%	1	9%	4	36%
6:00 PM	4	36%	6	55%	4	36%	3	27%	0	0%	3	31%
7:00 PM	2	18%	3	27%	1	9%	1	9%	0	0%	1	13%

Total classrooms = 11

(Darker colors indicate a large percentage of rooms are scheduled.)

Percent of Classrooms In Use



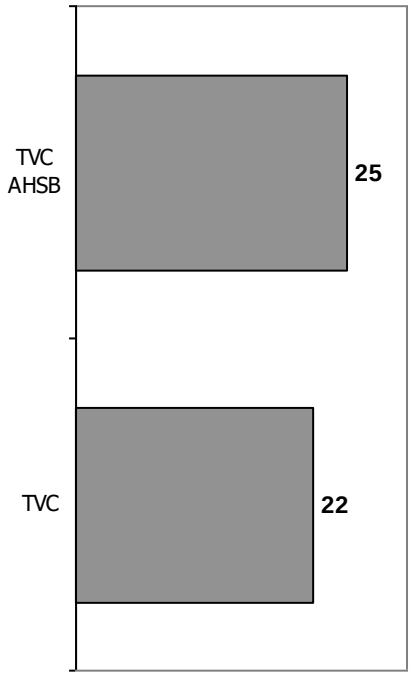
Total classrooms = 11

Classroom Utilization Analysis by Building Summary

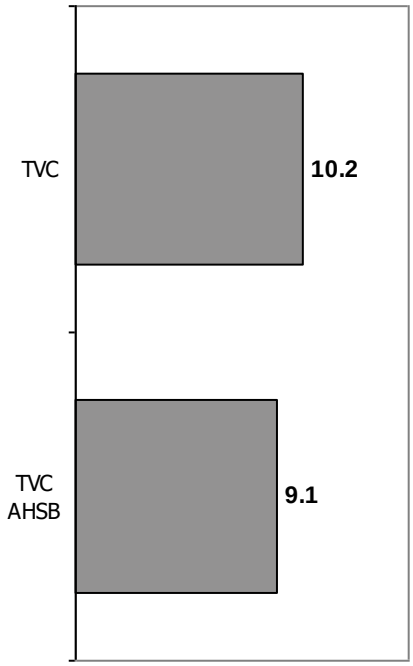
Fall 2019

Building Name and ID		No. of Rooms	Average Room Size	Average ASF per Station	Average Section Size	Weekly Seat Hours	Average Weekly Room Hours	Seat Fill Rate
Allied Health/Nursing Building	*TVC AHSB*	1	1,005	25.1 *	13	9.1	24.6	37%
Main Building	*TVC*	11	577	26.7 *	9	10.2	21.5	53%
Total No. of Rooms = 12	**AVERAGE**		**613**	**26.5***	**10**	**10.0**	**21.8**	**51%**
Total No. of Stations = 278	**Total ASF**		**7,355**					

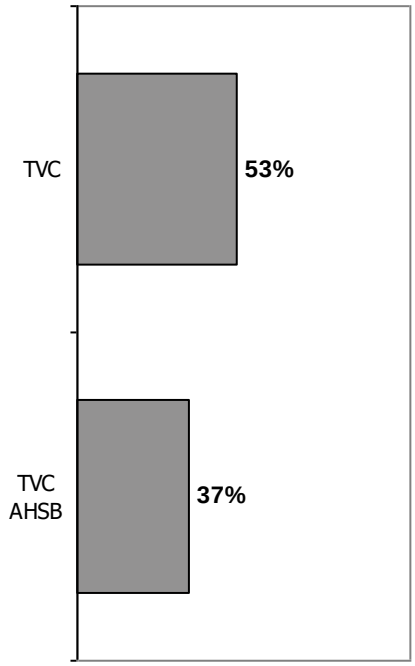
Weekly Room Hours:



Weekly Seat Hours:



Student Station Occupancy:



** - Weighted Average using Totals*

TRINIDAD STATE JUNIOR COLLEGE • VALLEY CAMPUS

Main Building

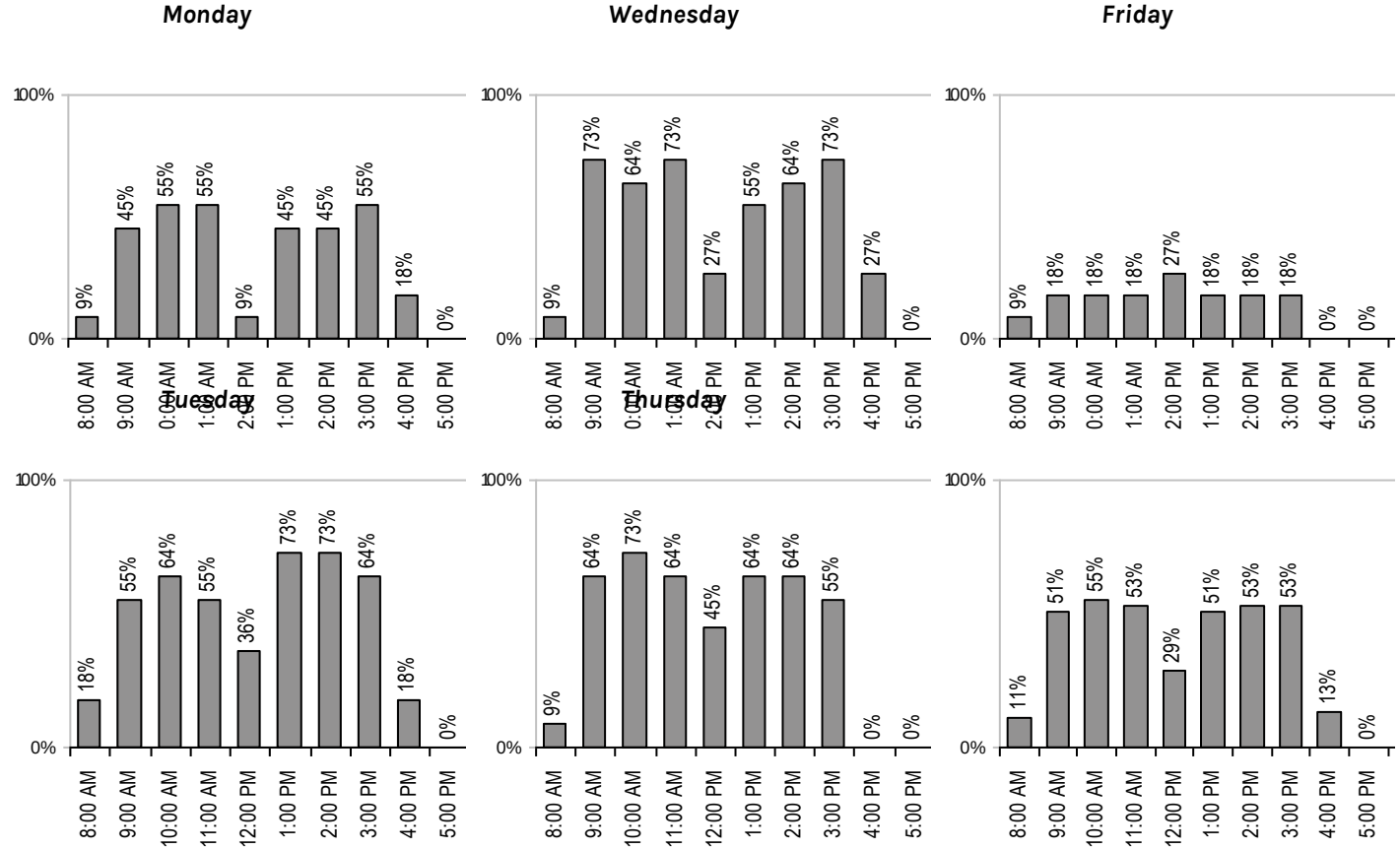
Scheduled Laboratory Use by Day and Time *(Fall 2019)*

(Darker colors indicate a large percentage of rooms are scheduled.)

Time of Day	Monday		Tuesday		Wednesday		Thursday		Friday		Average	
	Rooms in Use	% In Use	Rooms in Use	% In Use	Rooms in Use	% In Use	Rooms in Use	% In Use	Rooms in Use	% In Use	Rooms in Use	% In Use
8:00 AM	1	9%	2	18%	1	9%	1	9%	1	9%	1	11%
9:00 AM	5	45%	6	55%	8	73%	7	64%	2	18%	6	51%
0:00 AM	6	55%	7	64%	7	64%	8	73%	2	18%	6	55%
11:00 AM	6	55%	6	55%	8	73%	7	64%	2	18%	6	53%
2:00 PM	1	9%	4	36%	3	27%	5	45%	3	27%	3	29%
1:00 PM	5	45%	8	73%	6	55%	7	64%	2	18%	6	51%
2:00 PM	5	45%	8	73%	7	64%	7	64%	2	18%	6	53%
3:00 PM	6	55%	7	64%	8	73%	6	55%	2	18%	6	53%
4:00 PM	2	18%	2	18%	3	27%	0	0%	0	0%	1	13%
5:00 PM	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
6:00 PM	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
7:00 PM	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%

Total laboratories = 11

Percent of Laboratories In Use

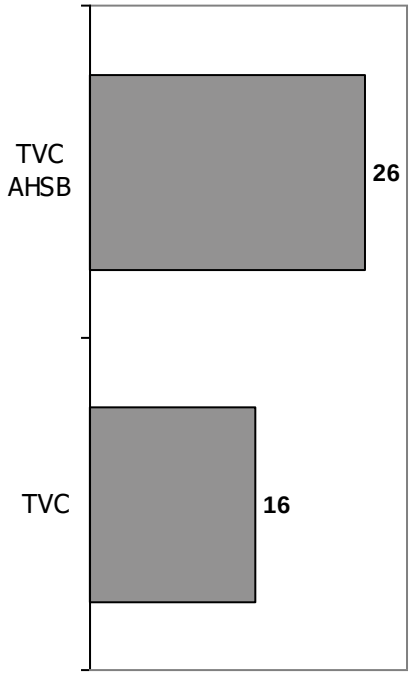


Teaching Laboratory Utilization Analysis by Building - Summary

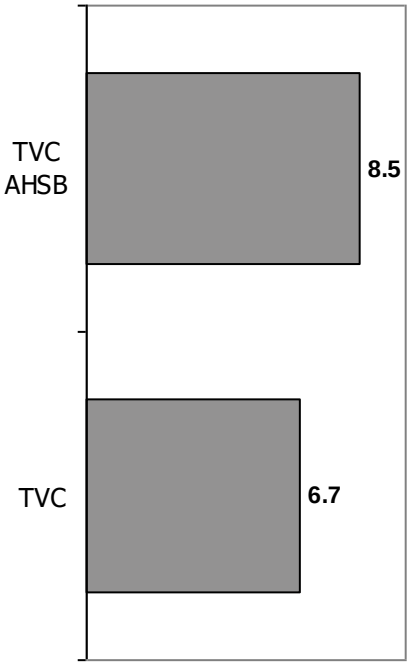
Fall 2019

Building Name and ID		No. of Rooms	Average Room Size	Average ASF per Station	Average Section Size	Weekly Seat Hours	Average Weekly Room Hours	Seat Fill Rate
Allied Health/Nursing Building	*TVC AHSB*	1	736	24.5 *	10	8.5	26.0	33%
Main Building	*TVC*	11	1,169	59.3 *	8	6.7	15.6	43%
Total No. of Rooms = 12	**AVERAGE**		**1,133**	**55.1** *	**9**	**6.9**	**16.5**	**41%**
Total No. of Stations = 247	**Total ASF**		**13,599**					

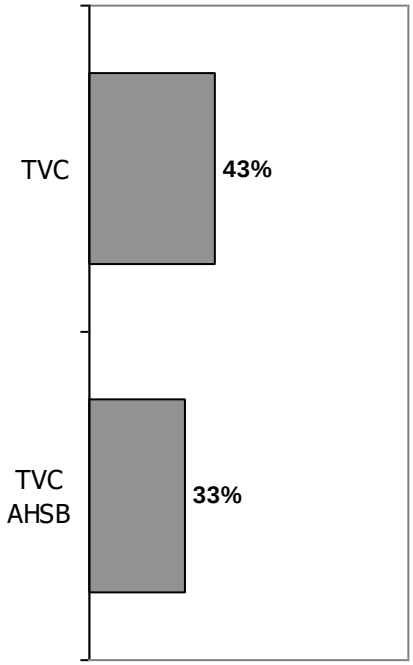
Weekly Room Hours:



Weekly Seat Hours:

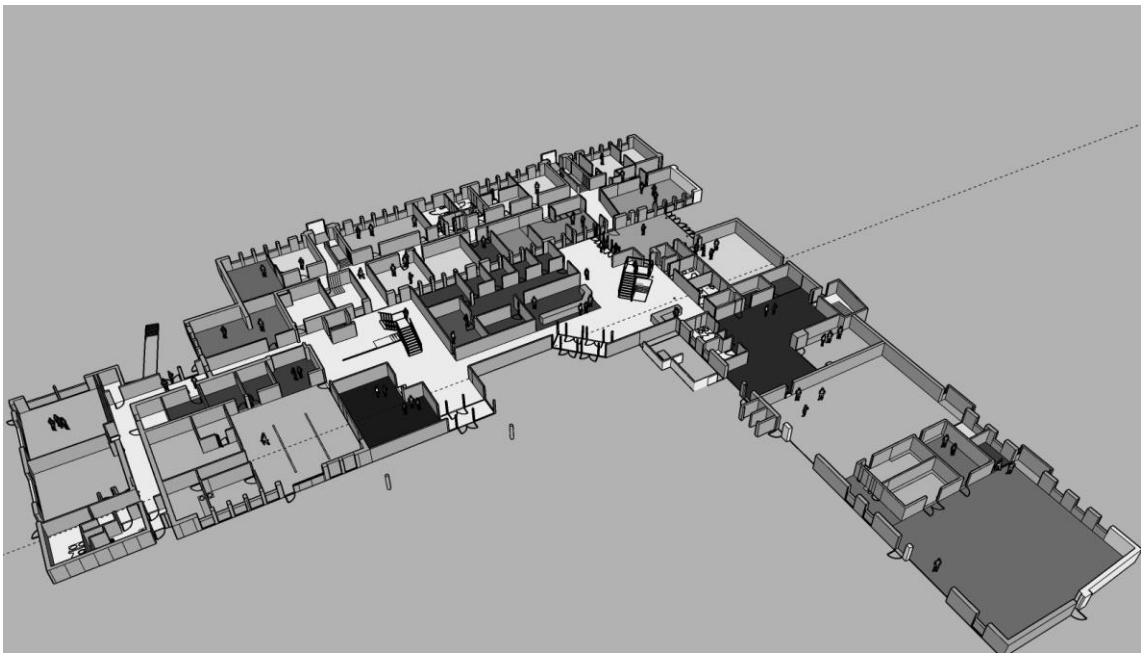


Student Station Occupancy:



** - Weighted Average using Totals*

IV.C. ROOM DATA SHEETS



Drawing: Hall Architects

Space Number/Room Number	1.01 / 102A
Space Name	Trades Classroom
Quantity	1
Unit Area	466 asf
Area	466 asf
Occupancy	B
Occupants	24 (one required exit)
Description	Classroom / Trades “Dirty Classroom” – Welding, Drones, Robotics
Uses	Welding, Drones, Robotics, Trades
Adjacencies	Makerspace 102, Restrooms, Welding 101
Furniture	Mobile wood top workbenches, mobile stools
Moveable Equipment	TBD
Fixed Equipment	Whiteboard, projection screen
Doors	Provide glass, hardware TBD
Windows	Interior glass, HM frame, laminated where applicable
Floor	Exposed sealed concrete
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	TBD
Acoustics	STC: 50; NRC: 0.70 min. where provided
HVAC	LEED – independent zone
Plumbing	none
Power	110 V, 20 amp
Lighting	LED
Audio/Visual	Digital projector
Data	Data outlets, wireless
Telephone	-
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	1.02 / 103
Space Name	Lecture Hall
Quantity	1
Unit Area	917 asf
Area	917 asf
Occupancy	A-3
Occupants	65 min. (two exits provided)
Description	Classroom / General Purpose Lecture Hall
Uses	General Purpose Lecture Hall
Adjacencies	Makerspace 102, Restrooms, Lounge
Furniture	Existing
Moveable Equipment	Existing
Fixed Equipment	Existing
Doors	Existing
Windows	Existing
Floor	Existing
Walls	Existing
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	None
Power	Existing
Lighting	Existing
Audio/Visual	Existing
Data	Existing
Telephone	-
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/ Room Number	1.03 / 109
Space Name	Classroom / General Purpose
Quantity	1
Unit Area	414 asf
Area	414 asf
Occupancy	B
Occupants	21 (one required exit)
Description	Classroom / General Purpose
Uses	General Purpose
Adjacencies	Classrooms, Restrooms
Furniture	Existing
Moveable Equipment	Existing
Fixed Equipment	Existing
Doors	TBD
Windows	Existing – cover windows, see Acoustics
Floor	Existing
Walls	Existing
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	Existing
Plumbing	None
Power	Existing
Lighting	Existing
Audio/Visual	Existing
Data	Existing
Telephone	N/A
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls

Space Number / Room Number	1.04 / 110
Space Name	Classroom / General Purpose
Quantity	1
Unit Area	676 asf
Area	676 asf
Occupancy	B
Occupants	34 (one required exit)
Description	Classroom / General Purpose
Uses	General Purpose
Adjacencies	Classrooms, Restrooms
Furniture	Existing from Classroom 120
Moveable Equipment	TBD
Fixed Equipment	Whiteboards
Doors	TBD
Windows	Existing
Floor	Carpet tile
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	Existing
Plumbing	None
Power	110 V, 20 amp
Lighting	LED
Audio/Visual	Existing
Data	Existing
Telephone	-
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/ Room Number	1.05 / 111
Space Name	Classroom
Quantity	1
Unit Area	378 asf
Area	378 asf
Occupancy	B
Occupants	19 (one required exit)
Description	Classroom
Uses	General Purpose Classroom, polycom
Adjacencies	Classroom 109, Classroom 110, Restrooms
Furniture	Existing
Moveable Equipment	Existing
Fixed Equipment	Existing
Doors	TBD
Windows	Existing – cover windows, see Acoustics; NW window can be utilized as an interior window to borrow natural light
Floor	Existing
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	None
Power	Existing
Lighting	Existing
Audio/Visual	Existing
Data	Existing
Telephone	-
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls

Space Number/ Room Number	1.06 / 120
Space Name	Classroom / Nursing Classroom
Quantity	1
Unit Area	675 asf
Area	675 asf
Occupancy	B
Occupants	34 (one required exit)
Description	Classroom / Nursing Classroom
Uses	Nursing and Allied Health programs
Adjacencies	Classroom 122, Restrooms
Furniture	Mobile seminar tables with grommets, no modesty panels/no intermediate cross bar, mobile chairs
Moveable Equipment	TBD
Fixed Equipment	TBD
Doors	Existing
Windows	Existing
Floor	Existing
Walls	Existing walls; has existing room divider to expand
Ceiling	Existing
Acoustics	Existing
HVAC	LEED – independent zone
Plumbing	Existing sink in casework
Power	Existing
Lighting	Existing
Audio/Visual	Existing
Data	Existing
Telephone	-
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Existing Lighting Controls, Exterior glazing

Space Number/Room Number	1.07 / 122
Space Name	Classroom / Nursing Classroom, Polycom
Quantity	1
Unit Area	766 asf
Area	766 asf
Occupancy	B
Occupants	39 (one required exit)
Description	Classroom / Nursing Classroom, Polycom
Uses	Nursing and Allied Health programs
Adjacencies	Classroom 120, Restrooms
Furniture	Mobile seminar tables with grommets, no modesty panels/no intermediate cross bar, mobile chairs
Moveable Equipment	TBD
Fixed Equipment	TBD
Doors	TBD
Windows	Existing
Floor	Existing
Walls	Existing walls; has existing room divider to expand
Ceiling	Existing
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	Sink in casework
Power	110 V, 20 amp
Lighting	Existing
Audio/Visual	Existing
Data	Existing
Telephone	-
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Lighting Controls, Exterior glazing

Space Number / Room Number	1.08 / 203
Space Name	Classroom / GED
Quantity	1
Unit Area	690 asf
Area	690 asf
Occupancy	B
Occupants	35 (one required exit)
Description	Classroom / GED
Uses	GED classroom
Adjacencies	GED office, IDF
Furniture	Existing
Moveable Equipment	Existing
Fixed Equipment	Existing
Doors	Existing
Windows	Existing
Floor	Existing
Walls	Existing
Ceiling	Grid / ACT
Acoustics	Existing
HVAC	Existing
Plumbing	None
Power	Existing
Lighting	Existing
Audio/Visual	Existing
Data	Existing
Telephone	-
Security	Existing
Life Safety	NFPA fire sprinkler
Environmental Quality	Lighting Controls, Exterior glazing

Space Number / Room Number	1.09 / 208
Space Name	Classroom / General Purpose Classroom
Quantity	1
Unit Area	677 asf
Area	677 asf
Occupancy	B
Occupants	34 (one required exit)
Description	Classroom / General Purpose Classroom
Uses	General Purpose Classroom
Adjacencies	Restrooms, Allied Health Offices, Computer Labs
Furniture	Existing from Classroom 122
Moveable Equipment	Existing
Fixed Equipment	Existing
Doors	TBD
Windows	Existing
Floor	Carpet Tile
Walls	Gypsum board, low VOC paint
Ceiling	Existing
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	Existing
Plumbing	None
Power	Existing
Lighting	Existing
Audio/Visual	Existing
Data	Existing
Telephone	-
Security	Existing
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number / Room Number	1.10 / 219
Space Name	Classroom / Polycom Classroom
Quantity	1
Unit Area	390 asf
Area	390 asf
Occupancy	B
Occupants	12 (one required exit)
Description	Classroom / Polycom Classroom
Uses	General Purpose Classroom
Adjacencies	Restrooms, Teaching Lab 221, Offices
Furniture	Existing
Moveable Equipment	Existing
Fixed Equipment	Existing
Doors	TBD
Windows	Existing
Floor	Existing
Walls	Existing
Ceiling	Existing
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	None
Power	Existing
Lighting	Existing
Audio/Visual	Existing
Data	Existing
Telephone	-
Security	Existing
Life Safety	NFPA fire sprinkler
Environmental Quality	Lighting Controls, Exterior glazing

Space Number / Room Number	2.01 / 100
Space Name	Teaching Lab / Future Trades with Facilities Storage
Quantity	1
Unit Area	2711 asf = 2,011 asf (Teaching Lab) + 700 asf (Support)
Area	2711 asf
Occupancy	B
Occupants	55 (two required exits provided)
Description	Teaching Lab and Support Space
Uses	Future Trades, Facilities Storage
Adjacencies	Storage, Office, Welding Lab 101
Furniture	Interior fencing for Facilities Storage
Moveable Equipment	Existing, TBD
Fixed Equipment	Existing, TBD
Doors	TBD
Windows	Existing
Floor	Existing, TBD
Walls	Existing
Ceiling	N/A
Acoustics	TBD
HVAC	LEED – independent zone
Plumbing	Existing
Power	Existing
Lighting	Existing
Audio/Visual	Existing
Data	Existing
Telephone	-
Security	Existing
Life Safety	Existing fire sprinkler system
Environmental Quality	Lighting Controls, Exterior glazing

Space Number/Room Number	2.02 / 100C
Space Name	Future Trades Tool Storage
Quantity	1
Unit Area	226 asf
Area	226 asf
Occupancy	B
Occupants	1 (one required exit)
Description	Teaching Lab Service/ Future Trades Storage
Uses	Future Trades storage
Adjacencies	Future Trades 100, Trades Classroom 102A, Office, Restrooms
Furniture	N/A
Moveable Equipment	TBD
Fixed Equipment	N/A
Doors	Existing
Windows	N/A
Floor	Existing
Walls	Existing, Low VOC paint
Ceiling	Existing
Acoustics	N/A
HVAC	LEED – independent zone
Plumbing	None
Power	Existing
Lighting	Existing
Audio/Visual	N/A
Data	N/A
Telephone	-
Security	Yes
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls

Space Number / Room Number	2.03 / 101
Space Name	Teaching Lab / Welding Lab
Quantity	1
Unit Area	2154 asf
Area	2154 asf
Occupancy	B
Occupants	44 (one required exit)
Description	Teaching Lab
Uses	Welding
Adjacencies	Grinding Room, Storage, Office, Trades Classroom, Restrooms
Furniture	Existing
Moveable Equipment	Existing
Fixed Equipment	Existing
Doors	TBD
Windows	Existing
Floor	Existing
Walls	Existing
Ceiling	N/A
Acoustics	OSHA guidelines
HVAC	LEED – independent zone
Plumbing	Shared with Lab 100
Power	Existing
Lighting	Existing
Audio/Visual	Existing
Data	Existing
Telephone	-
Security	Existing
Life Safety	Existing fire sprinkler
Environmental Quality	Lighting Controls, Exterior glazing

Space Number / Room Number	2.04 / 101B
Space Name	Grinding Room
Quantity	1
Unit Area	266 asf
Area	266 asf
Occupancy	B
Occupants	6 (one required exit)
Description	Grinding Room
Uses	Teaching Lab Service, Grinding, Sanding
Adjacencies	Welding 101, Storage, Office, Trades Classroom
Furniture	N/A
Moveable Equipment	Sanding belts, grinding tables
Fixed Equipment	Metal Dust Collector – no wood particulates
Doors	Lockset Reader
Windows	Insulated, low-E glazing, shades
Floor	Exposed sealed concrete
Walls	Existing – see Acoustics
Ceiling	Grid / ACT
Acoustics	OSHA guidelines, ceiling and wall blankets with protected surfaces
HVAC	LEED – independent zone
Plumbing	N/A
Power	110 V, 20 amp
Lighting	LED
Audio/Visual	N/A
Data	TBD
Telephone	-
Security	TBD
Life Safety	Existing fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls

Space Number/Room Number	2.05 / 101C
Space Name	Welding Tool Storage
Quantity	1
Unit Area	226 asf
Area	226 asf
Occupancy	B
Occupants	1 (one required exit)
Description	Teaching Lab Service/ Welding Storage
Uses	Welding storage
Adjacencies	Welding 101, Trades Classroom 102A, Office, Restrooms
Furniture	N/A
Moveable Equipment	TBD
Fixed Equipment	N/A
Doors	Existing
Windows	N/A
Floor	Existing
Walls	Existing, Low VOC paint
Ceiling	Existing
Acoustics	N/A
HVAC	LEED – independent zone
Plumbing	None
Power	Existing
Lighting	Existing
Audio/Visual	N/A
Data	N/A
Telephone	-
Security	Yes
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls

Space Number / Room Number	2.06 / 102
Space Name	Teaching Lab / Makerspace
Quantity	1
Unit Area	1628 asf
Area	1628 asf
Occupancy	B
Occupants	33 (one required exit)
Description	Campus and Community Makerspace
Uses	Teaching Lab, Makerspace
Adjacencies	Trades Classroom 101A, Restrooms, Welding 101, Storage, Office
Furniture	Mobile wood top tables, mobile stools, stationary tables with drawers for 3D printers and other equipment
Moveable Equipment	3D printers,
Fixed Equipment	TBD
Doors	TBD
Windows	Existing
Floor	Exposed sealed concrete
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	N/A
Acoustics	OSHA guidelines
HVAC	LEED – independent zone
Plumbing	Existing
Power	110 V, 20 amp
Lighting	LED
Audio/Visual	TV monitors
Data	Data outlets, wireless
Telephone	-
Security	TBD
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	2.07 / 102C
Space Name	Tool Storage
Quantity	1
Unit Area	104 asf
Area	104 asf
Occupancy	B
Occupants	1 (one required exit)
Description	Teaching Lab Service/ Makerspace Tool Storage
Uses	Makerspace storage
Adjacencies	Makerspace 102, Trades Classroom 102A, Office, Restrooms
Furniture	N/A
Moveable Equipment	TBD
Fixed Equipment	N/A
Doors	TBD
Windows	N/A
Floor	Exposed sealed concrete
Walls	Existing, Low VOC paint
Ceiling	Existing
Acoustics	N/A
HVAC	LEED – independent zone
Plumbing	None
Power	Existing
Lighting	Existing
Audio/Visual	N/A
Data	N/A
Telephone	-
Security	TBD
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls

Space Number/Room Number	2.08 / 117
Space Name	Teaching Lab / Cosmetology
Quantity	1
Unit Area	1430 asf
Area	1430 asf
Occupancy	B
Occupants	(one required exit)
Description	Teaching Lab / Cosmetology
Uses	Cosmetology
Adjacencies	Reception, Offices, Facial, Esthetician, Manicure, Laundry
Furniture	N/A
Moveable Equipment	N/A
Fixed Equipment	N/A
Doors	Lockset Reader
Windows	Insulated, low-E glazing, shades
Floor	Resilient flooring
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	none
Power	110 V, 20 amp
Lighting	LED
Audio/Visual	Digital projector
Data	Data outlets, wireless
Telephone	Yes
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	2.09 / 117B
Space Name	Teaching Lab / Facial
Quantity	1
Unit Area	127 asf
Area	127 asf
Occupancy	B
Occupants	(one required exit)
Description	Teaching Lab / Cosmetology
Uses	Cosmetology Facial
Adjacencies	Cosmetology, Esthetician, Laundry, Reception, Offices
Furniture	N/A
Moveable Equipment	N/A
Fixed Equipment	N/A
Doors	Lockset Reader
Windows	Insulated, low-E glazing, shades
Floor	Resilient flooring
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	none
Power	110 V, 20 amp
Lighting	LED
Audio/Visual	Digital projector
Data	Data outlets, wireless
Telephone	Yes
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	2.10 / 117C
Space Name	Teaching Lab / Manicure
Quantity	1
Unit Area	180 asf
Area	180 asf
Occupancy	B
Occupants	(one required exit)
Description	Teaching Lab / Manicure
Uses	Manicure
Adjacencies	Cosmetology, Laundry, Reception
Furniture	N/A
Moveable Equipment	N/A
Fixed Equipment	N/A
Doors	Lockset Reader
Windows	Insulated, low-E glazing, shades
Floor	Resilient flooring
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	none
Power	110 V, 20 amp
Lighting	LED
Audio/Visual	Digital projector
Data	Data outlets, wireless
Telephone	Yes
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number / Room Number	2.11 / 117D
Space Name	Teaching Lab Service / Cosmetology Laundry
Quantity	1
Unit Area	175 asf
Area	175 asf
Occupancy	B
Occupants	1 (one required exit)
Description	Teaching Lab Service / Cosmetology
Uses	Cosmetology
Adjacencies	Cosmetology 117, Facial 117B, Manicure 117C, Esthetician 117E
Furniture	N/A
Moveable Equipment	N/A
Fixed Equipment	N/A
Doors	Lockset Reader
Windows	Insulated, low-E glazing, shades
Floor	Resilient flooring
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	none
Power	110 V, 20 amp
Lighting	LED
Audio/Visual	Digital projector
Data	Data outlets, wireless
Telephone	Yes
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	2.12 / 117E
Space Name	Teaching Lab / Esthetician
Quantity	1
Unit Area	467 asf
Area	467 asf
Occupancy	B
Occupants	(one required exit)
Description	Teaching Lab / Cosmetology
Uses	Cosmetology
Adjacencies	Facial, Cosmetology, Laundry, Reception, Offices
Furniture	N/A
Moveable Equipment	N/A
Fixed Equipment	N/A
Doors	Lockset Reader
Windows	Insulated, low-E glazing, shades
Floor	Resilient flooring
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	none
Power	110 V, 20 amp
Lighting	LED
Audio/Visual	Digital projector
Data	Data outlets, wireless
Telephone	Yes
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	2.13 / 118
Space Name	Teaching Lab / EMS
Quantity	1
Unit Area	724 asf
Area	724 asf
Occupancy	B
Occupants	12 (one required exit)
Description	Teaching Lab / Nursing SIM Lab
Uses	Allied Health
Adjacencies	EMS Office, Nursing Classrooms, Restrooms
Furniture	N/A
Moveable Equipment	N/A
Fixed Equipment	N/A
Doors	Lockset Reader
Windows	Insulated, low-E glazing, shades
Floor	Resilient flooring
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	none
Power	110 V, 20 amp
Lighting	LED
Audio/Visual	Digital projector
Data	Data outlets, wireless
Telephone	Yes
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number / Room Number	2.14 / 200
Space Name	Teaching Lab / Computer Science / eSports Competition
Quantity	1
Unit Area	988 asf
Area	988 asf
Occupancy	B
Occupants	50 (two required exits)
Description	Teaching Lab / Computer Science, eSports Competition, Strategy Lounge
Uses	eSports competition, strategy lounge, computer lab stations
Adjacencies	Computer Science office, Restrooms, Assembly
Furniture	Mobile seating, computer workstations, lounge seating, high top tables
Moveable Equipment	TBD
Fixed Equipment	TBD
Doors	TBD
Windows	Existing
Floor	Carpet tile, resilient floor
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	None
Power	110 V, 20 amp
Lighting	LED
Audio/Visual	TV Monitors
Data	Data outlets, wireless
Telephone	TBD
Security	Yes
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number / Room Number	2.15 / 204
Space Name	Teaching Lab / Computer Lab
Quantity	1
Unit Area	765 asf
Area	765 asf
Occupancy	B
Occupants	39 (one required exit)
Description	Teaching Lab / Computer Lab
Uses	Computer Lab
Adjacencies	Computer Labs 205, 206, IDF
Furniture	Existing
Moveable Equipment	Existing
Fixed Equipment	Existing
Doors	Existing
Windows	Existing
Floor	Existing
Walls	Existing
Ceiling	Existing
Acoustics	Existing
HVAC	Existing
Plumbing	None
Power	Existing
Lighting	Existing
Audio/Visual	Existing
Data	Existing
Telephone	-
Security	Existing
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number / Room Number	2.16 / 205
Space Name	Teaching Lab / Computer Lab
Quantity	1
Unit Area	760 asf
Area	760 asf
Occupancy	B
Occupants	38 (one required exit)
Description	Teaching Lab / Computer Lab
Uses	Computer Lab
Adjacencies	Computer Labs 204, 206, IDF
Furniture	Existing
Moveable Equipment	Existing
Fixed Equipment	Existing
Doors	Existing
Windows	Existing – cover windows, see Acoustics
Floor	Existing
Walls	Existing
Ceiling	Existing
Acoustics	Existing
HVAC	LEED – independent zone
Plumbing	None
Power	Existing
Lighting	Existing
Audio/Visual	Existing
Data	Existing
Telephone	-
Security	Yes
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	2.17 / 206
Space Name	Teaching Lab / Computer Lab
Quantity	1
Unit Area	733 asf
Area	733 asf
Occupancy	B
Occupants	37 (one required exit)
Description	Teaching Lab / Computer Lab
Uses	Computer Lab
Adjacencies	Computer Labs 201, 205, IDF
Furniture	Existing
Moveable Equipment	Existing
Fixed Equipment	Existing
Doors	Existing
Windows	Existing
Floor	Existing
Walls	Existing
Ceiling	Grid / ACT
Acoustics	STC: 50 min, NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	none
Power	110 V, 20 amp
Lighting	LED
Audio/Visual	Digital projector
Data	Data outlets, wireless
Telephone	Yes
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number / Room Number	2.18 / 212
Space Name	Computer Lab – Allied Health Testing Center
Quantity	1
Unit Area	1176 asf
Area	1176 asf
Occupancy	B
Occupants	59 (two required exits)
Description	Open Lab / Computer Lab – AH Testing Center
Uses	Allied Health Testing
Adjacencies	AH Storage, AH Office Suites, Recovery Room, Break Room
Furniture	Computer Stations, chairs
Moveable Equipment	Mobile whiteboards,
Fixed Equipment	Whiteboards
Doors	Lockset Reader
Windows	Window Shades
Floor	Carpet tile
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	N/A
Power	110 V, 20 amp, floor outlets
Lighting	LED
Audio/Visual	N/A
Data	Existing
Telephone	-
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	2.19 / 212A
Space Name	Teaching Lab / Computer Lab – AH Testing Center Storage
Quantity	1
Unit Area	32 asf
Area	32 asf
Occupancy	B
Occupants	N/A
Description	Computer Lab – AH Testing Center Storage
Uses	Allied Health Testing Center storage
Adjacencies	AH Testing Center
Furniture	N/A
Moveable Equipment	N/A
Fixed Equipment	N/A
Doors	Lockable
Windows	N/A
Floor	N/A
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	N/A
HVAC	Existing
Plumbing	None
Power	N/A
Lighting	N/A
Audio/Visual	N/A
Data	N/A
Telephone	-
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	2.20 / 220
Space Name	Teaching Lab Service / AH Storage & Acad. Stor.
Quantity	1
Unit Area	532 asf
Area	532 asf
Occupancy	B
Occupants	(one required exit)
Description	Teaching Lab Service / AH Storage
Uses	Allied Health, TSC Faculty
Adjacencies	
Furniture	N/A
Moveable Equipment	N/A
Fixed Equipment	N/A
Doors	Lockset Reader
Windows	Insulated, low-E glazing, shades
Floor	Resilient flooring
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	none
Power	110 V, 20 amp
Lighting	LED
Audio/Visual	Digital projector
Data	Data outlets, wireless
Telephone	Yes
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	2.21 / 221
Space Name	Teaching Lab / Future Dental Assisting Lab
Quantity	1
Unit Area	806 asf
Area	806 asf
Occupancy	B
Occupants	10 (one required exit)
Description	Teaching Lab / Future Dental Assisting Lab
Uses	
Adjacencies	
Furniture	N/A
Moveable Equipment	N/A
Fixed Equipment	N/A
Doors	Lockset Reader
Windows	Insulated, low-E glazing, shades
Floor	Resilient flooring
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	none
Power	110 V, 20 amp
Lighting	LED
Audio/Visual	Digital projector
Data	Data outlets, wireless
Telephone	Yes
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	2.22 / 222
Space Name	Teaching Lab / Fundamentals Lab
Quantity	1
Unit Area	1429 asf
Area	1429 asf
Occupancy	B
Occupants	24 (one required exit)
Description	Teaching Lab / Fundamentals Lab
Uses	Allied Health
Adjacencies	Skills Lab, AH Offices, SIM Lab, Restrooms, Breakroom
Furniture	Mobile seminar tables, mobile chairs
Moveable Equipment	TBD
Fixed Equipment	Whiteboards, other TBD
Doors	TBD – provide lite in door
Windows	Insulated, low-E glazing, shades
Floor	Resilient flooring
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	Skills
Power	110 V, 20 amp
Lighting	LED
Audio/Visual	Digital projector
Data	Data outlets, wireless
Telephone	TBD
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number / Room Number	2.23 / 223
Space Name	Teaching Lab / Biology Lab
Quantity	1
Unit Area	958 asf
Area	958 asf
Occupancy	B
Occupants	20 (one required exit)
Description	Teaching Lab / Biology Lab
Uses	Biology Lab
Adjacencies	Lab Prep, Chemistry Lab, AH & Academic Stor.
Furniture	Existing
Moveable Equipment	Existing
Fixed Equipment	Existing
Doors	Existing
Windows	Existing
Floor	Existing
Walls	Existing
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	Existing
Power	Existing
Lighting	Existing
Audio/Visual	Existing
Data	Existing
Telephone	-
Security	Existing
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	2.24 / 224
Space Name	Teaching Lab / Skills Lab
Quantity	1
Unit Area	1315 asf
Area	1315 asf
Occupancy	B
Occupants	24 (one required exit)
Description	Teaching Lab / Skills Lab
Uses	Allied Health
Adjacencies	Fundamentals Lab, AH Offices, SIM Lab, Restrooms, Breakroom
Furniture	Mobile seminar tables, mobile chairs
Moveable Equipment	TBD
Fixed Equipment	Whiteboards, other TBD
Doors	TBD – provide lite in door
Windows	N/A
Floor	Resilient flooring
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	Yes
Power	110 V, 20 amp
Lighting	LED
Audio/Visual	Digital projector
Data	Data outlets, wireless
Telephone	TBD
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number / Room Number	2.25 / 225
Space Name	Teaching Lab Service / Lab Prep
Quantity	1
Unit Area	209 asf
Area	209 asf
Occupancy	B
Occupants	10 (one required exit)
Description	Teaching Lab Service / Lab Prep
Uses	Lab Prep
Adjacencies	Biology Lab, Chemistry Lab
Furniture	Existing
Moveable Equipment	Existing
Fixed Equipment	Existing
Doors	Existing
Windows	Existing
Floor	Existing
Walls	Existing
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	Existing
Power	Existing
Lighting	Existing
Audio/Visual	Existing
Data	Existing
Telephone	-
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	2.26 / 226
Space Name	Teaching Lab / Nursing SIM Lab
Quantity	1
Unit Area	762 asf
Area	762 asf
Occupancy	B
Occupants	12 (one required exit)
Description	Teaching Lab / Nursing SIM Lab
Uses	Allied Health
Adjacencies	Pre-Brief, De-Brief, Control Room, Fundamentals, Skills, Offices, Breakroom, Restrooms
Furniture	Mobile seminar tables, mobile chairs
Moveable Equipment	TBD
Fixed Equipment	TBD
Doors	TBD – provide lite in door
Windows	Control Room one-way window
Floor	Resilient flooring
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	Yes
Power	110 V, 20 amp
Lighting	LED
Audio/Visual	Digital projector
Data	Data outlets, wireless
Telephone	TBD
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number / Room Number	2.27 / 227
Space Name	Teaching Lab / Chemistry Lab
Quantity	1
Unit Area	701 asf
Area	701 asf
Occupancy	B
Occupants	15 (one required exit)
Description	Teaching Lab / Chemistry Lab
Uses	Chemistry Lab
Adjacencies	Lab Prep, Biology Lab
Furniture	Existing
Moveable Equipment	Existing
Fixed Equipment	Existing
Doors	Existing
Windows	Existing
Floor	Existing
Walls	Existing
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	Existing
Power	Existing
Lighting	Existing
Audio/Visual	Existing
Data	Existing
Telephone	-
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	2.28 / 226A
Space Name	Teaching Lab Service / SIM Lab Pre-brief
Quantity	1
Unit Area	64 asf
Area	64 asf
Occupancy	B
Occupants	12 (one required exit)
Description	Teaching Lab / Nursing SIM Lab
Uses	Allied Health
Adjacencies	SIM Lab, De-Brief, Control Room
Furniture	Conference table, mobile chairs
Moveable Equipment	TBD
Fixed Equipment	TBD
Doors	TBD – Provide lite in door
Windows	N/A
Floor	Resilient flooring
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	none
Power	110 V, 20 amp
Lighting	LED
Audio/Visual	N/A
Data	Data outlets, wireless
Telephone	-
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	2.29 / 226B
Space Name	Teaching Lab Service / SIM Lab De-brief
Quantity	1
Unit Area	64 asf
Area	64 asf
Occupancy	B
Occupants	3 (one required exit)
Description	Teaching Lab / Nursing SIM Lab
Uses	Allied Health
Adjacencies	Pre-Brief, SIM Lab, Control Room
Furniture	Conference table, mobile chairs
Moveable Equipment	TBD
Fixed Equipment	TBD
Doors	TBD – provide lite in door
Windows	N/A
Floor	Resilient flooring
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	none
Power	110 V, 20 amp
Lighting	LED
Audio/Visual	N/A
Data	Data outlets, wireless
Telephone	-
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	2.30 / 226C
Space Name	SIM Lab Control and Storage
Quantity	1
Unit Area	408 asf
Area	408 asf
Occupancy	B
Occupants	9 (one required exit)
Description	SIM Lab Control Room and Allied Health Storage
Uses	Control Room and Storage
Adjacencies	SIM Lab 226, Pre-Brief, De-Brief
Furniture	Chairs, built-in casework
Moveable Equipment	Computers, TBD
Fixed Equipment	Whiteboards, other TBD
Doors	TBD
Windows	Interior windows, shades
Floor	Resilient flooring
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	None
Power	110 V, 20 amp
Lighting	LED
Audio/Visual	TBD
Data	Data outlets, wireless
Telephone	TBD
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	2.31 / 112C
Space Name	TRiO Computer Lab
Quantity	1
Unit Area	325 asf Min.
Area	325 asf Min.
Occupancy	B
Occupants	11 (one required exit)
Description	TRiO Computer Lab
Uses	Computer Lab unscheduled for all TSC students
Adjacencies	TRiO Student Services Office Suite, Study Lounge 123, North Wing entry
Furniture	Computer stations, chairs
Moveable Equipment	Printer, computers
Fixed Equipment	TBD
Doors	Lockset Reader
Windows	Interior windows, shades
Floor	Carpet tile
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	none
Power	110 V, 20 amp
Lighting	LED
Audio/Visual	Digital projector
Data	Data outlets, wireless
Telephone	Yes
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	3.01 / 100A
Space Name	Office / Faculty
Quantity	1
Unit Area	95 asf
Area	95 asf
Occupancy	B
Occupants	1 (one required exit)
Description	Office
Uses	Future Trades, Facilities Office
Adjacencies	Future Trades Lab, Facilities Storage
Furniture	Existing
Moveable Equipment	N/A
Fixed Equipment	N/A
Doors	TBD
Windows	Existing
Floor	Existing
Walls	Existing
Ceiling	Existing
Acoustics	Adjacent to proposed Grinding Room, create Sound/impact barrier at north wall
HVAC	Existing
Plumbing	None
Power	Existing
Lighting	Existing
Audio/Visual	N/A
Data	Existing
Telephone	Yes
Security	Lock
Life Safety	Existing fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	3.02 / 101A
Space Name	Office / Faculty
Quantity	1
Unit Area	91 asf
Area	91 asf
Occupancy	B
Occupants	(one required exit)
Description	Office / Welding Faculty
Uses	Welding Faculty Office
Adjacencies	Welding Lab 101, Welding Storage, Welding Grinding Room, Trades Classroom 102A
Furniture	Existing
Moveable Equipment	Existing
Fixed Equipment	Existing
Doors	Existing
Windows	Existing
Floor	Existing
Walls	Adjacent to proposed Grinding Room, create Sound/impact barrier at north wall
Ceiling	Existing
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	None
Power	Existing
Lighting	Existing
Audio/Visual	None
Data	Existing
Telephone	Yes
Security	Lock
Life Safety	Existing fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number / Room Number	3.03 / 102D
Space Name	Shared Office / Faculty
Quantity	1
Unit Area	113 asf
Area	113 asf
Occupancy	B
Occupants	1 (one required exit)
Description	Shared Office
Uses	Faculty
Adjacencies	Makerspace 102, Trades Classroom 102A, Makerspace Storage 102C
Furniture	Existing
Moveable Equipment	Existing
Fixed Equipment	Existing
Doors	Existing
Windows	Existing
Floor	Existing
Walls	Existing
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	None
Power	Existing
Lighting	Existing
Audio/Visual	None
Data	Data outlets, wireless
Telephone	Yes
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	3.04 / 104
Space Name	Office / Testing Center
Quantity	1
Unit Area	750 asf
Area	750 asf
Occupancy	B
Occupants	12 (one required exit)
Description	TSC Testing Center
Uses	Office / Testing Center
Adjacencies	Check-in 104A, Proctor 104B, Restrooms
Furniture	Existing
Moveable Equipment	Existing
Fixed Equipment	Existing, security cameras
Doors	TBD
Windows	Shades
Floor	Carpet tile
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	None
Power	110 V, 20 amp
Lighting	LED
Audio/Visual	N/A
Data	Data outlets, wireless
Telephone	-
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	3.05 / 104A
Space Name	Office / Testing Center Check-In
Quantity	1
Unit Area	105 asf
Area	105 asf
Occupancy	B
Occupants	1 (one required exit)
Description	TSC Testing Center
Uses	Office / Testing Center Check-In
Adjacencies	Testing Center 104, Proctor 104B, Restrooms
Furniture	Chair
Moveable Equipment	TBD
Fixed Equipment	TBD
Doors	Lockset
Windows	Interior window in doors
Floor	Carpet tile
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	None
Power	110 V, 20 amp
Lighting	LED
Audio/Visual	N/A
Data	Data outlets, wireless
Telephone	-
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	3.06 / 104B
Space Name	Office / Testing Center Control
Quantity	1
Unit Area	105 asf
Area	105 asf
Occupancy	B
Occupants	1 (one required exit)
Description	TSC Testing Center
Uses	Office / Testing Center Control
Adjacencies	
Furniture	Desk, chair
Moveable Equipment	N/A
Fixed Equipment	N/A
Doors	Lockset Reader
Windows	Existing exterior; interior one way window
Floor	Carpet tile
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	none
Power	110 V, 20 amp
Lighting	LED
Audio/Visual	
Data	Data outlets, wireless
Telephone	Yes
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	3.07 / 104C-E
Space Name	Offices combined
Quantity	1
Unit Area	707 asf
Area	707 asf
Occupancy	B
Occupants	(one required exit)
Description	Offices
Uses	Current Admin, Storage+Vault
Adjacencies	Testing Center, VP Office, Restrooms, Vending Lounge
Furniture	N/A
Moveable Equipment	N/A
Fixed Equipment	Security camera(s), TV Monitors, Existing
Doors	Lockset Reader
Windows	Existing
Floor	Existing
Walls	Existing
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	None
Power	Existing
Lighting	Existing
Audio/Visual	None
Data	Existing
Telephone	Yes
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	3.08 / 106
Space Name	Office / VP Office
Quantity	1
Unit Area	356 asf
Area	356 asf
Occupancy	B
Occupants	1 (one required exit)
Description	Office / VP Office
Uses	TSC Admin
Adjacencies	Administration offices, Testing Center
Furniture	Existing
Moveable Equipment	Existing
Fixed Equipment	Existing
Doors	TBD
Windows	Existing
Floor	Existing
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	None
Power	Existing
Lighting	Existing
Audio/Visual	N/A
Data	Existing
Telephone	Yes
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	3.09 / 107
Space Name	Office / SGA
Quantity	1
Unit Area	232 asf
Area	232 asf
Occupancy	B
Occupants	4 (one required exit)
Description	Office / SGA
Uses	SGA operations
Adjacencies	SGA Rec Lounge, Vending Lounge, Restrooms
Furniture	Existing
Moveable Equipment	Existing
Fixed Equipment	Whiteboards
Doors	TBD
Windows	Existing – cover windows, see Acoustics
Floor	Carpet Tile
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	None
Power	110 V, 20 amp
Lighting	LED
Audio/Visual	None
Data	Data outlets, wireless
Telephone	Yes
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	3.10 / 108A
Space Name	Office / HR Office
Quantity	1
Unit Area	174 asf
Area	174 asf
Occupancy	B
Occupants	1 (one required exit)
Description	Office / HR Office
Uses	TSC Admin
Adjacencies	VP Office, Touchdown Office, Admin. Offices
Furniture	Existing
Moveable Equipment	Existing
Fixed Equipment	Existing
Doors	TBD
Windows	Existing
Floor	Existing
Walls	Existing
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	None
Power	Existing
Lighting	Existing
Audio/Visual	None
Data	Existing
Telephone	Yes
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	3.11 / 108
Space Name	Office / Touchdown Office
Quantity	1
Unit Area	186 asf
Area	186 asf
Occupancy	B
Occupants	1 (one required exit)
Description	Office / Touchdown Office
Uses	TSC Admin
Adjacencies	H.R. Office 108A, VP Office
Furniture	Existing
Moveable Equipment	Existing
Fixed Equipment	Existing
Doors	Existing
Windows	Existing
Floor	Existing
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	None
Power	Existing
Lighting	Existing
Audio/Visual	None
Data	Existing
Telephone	Yes
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	3.12 / 114
Space Name	Office / Coaches and Storage
Quantity	1
Unit Area	328 asf
Area	328 asf
Occupancy	B
Occupants	2 (one required exit)
Description	Office / Athletics
Uses	TSC Athletics
Adjacencies	Athletics Conditioning 116
Furniture	Existing
Moveable Equipment	Existing
Fixed Equipment	Whiteboards, Existing
Doors	TBD
Windows	Existing
Floor	Existing
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	None, access to drinking fiountains
Power	Existing
Lighting	Existing
Audio/Visual	TBD
Data	Existing
Telephone	Yes
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	3.13 / 117A
Space Name	Reception / Waiting Area
Quantity	1
Unit Area	221 asf
Area	221 asf
Occupancy	B
Occupants	2 - 10 (one required exit)
Description	Reception / Waiting Area
Uses	Cosmetology Reception
Adjacencies	Cosmetology 117
Furniture	Lounge seating, reception casework, chair
Moveable Equipment	TBD
Fixed Equipment	TBD
Doors	N/A
Windows	Interior glass
Floor	Resilient flooring
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	None
Power	110 V, 20 amp
Lighting	LED
Audio/Visual	TV Monitors
Data	Data outlets, wireless
Telephone	-
Security	Security camera
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	3.14 / 117B
Space Name	Office / Cosmetology Faculty
Quantity	1
Unit Area	132 asf
Area	132 asf
Occupancy	B
Occupants	2 (one required exit)
Description	Office / Cosmetology
Uses	Cosmetology
Adjacencies	Cosmetology Faculty Offices
Furniture	Existing
Moveable Equipment	Existing
Fixed Equipment	Existing
Doors	TBD – Doors with windows
Windows	N/A
Floor	Carpet tile
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	None
Power	110 V, 20 amp
Lighting	LED
Audio/Visual	N/A
Data	Data outlets, wireless
Telephone	Yes
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	3.15 / 117C
Space Name	Office / Cosmetology Faculty
Quantity	1
Unit Area	157 asf
Area	157 asf
Occupancy	B
Occupants	1 (one required exit)
Description	Office / Cosmetology Faculty
Uses	Cosmetology Faculty office
Adjacencies	Cosmetology Lab 117, Office 117B
Furniture	Existing
Moveable Equipment	Existing
Fixed Equipment	Existing
Doors	TBD – provide door with window
Windows	N/A
Floor	Carpet tile
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	None
Power	110 V, 20 amp
Lighting	LED
Audio/Visual	N/A
Data	Data outlets, wireless
Telephone	Yes
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	3.16 / 119
Space Name	EMS Faculty Office
Quantity	1
Unit Area	157 asf
Area	157 asf
Occupancy	B
Occupants	1-2 (one required exit)
Description	Office / EMS Faculty
Uses	EMS faculty office
Adjacencies	EMS Lab 118
Furniture	Existing
Moveable Equipment	Existing
Fixed Equipment	Existing
Doors	TBD – provide door with window
Windows	N/A
Floor	Resilient flooring
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	None
Power	Existing
Lighting	Existing
Audio/Visual	N/A
Data	Existing
Telephone	Yes
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	3.17 / 112
Space Name	TRiO / Student Services Suite
Quantity	1
Unit Area	612 asf
Area	612 asf
Occupancy	B
Occupants	6 min. (one required exit)
Description	Office / TRiO / Student Services Open Office
Uses	TRiO / Student Services offices
Adjacencies	Student Services reception, offices, conference room, TRiO Computer Lab, Security Station, Vending Lounge
Furniture	Desks, chairs, work tables
Moveable Equipment	Computer equipment TBD
Fixed Equipment	Security cameras TBD
Doors	TBD – provide door lites
Windows	N/A – borrowed natural light from conference room, computer lab glass partitions
Floor	Carpet tile
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	None
Power	110 V, 20 amp
Lighting	LED
Audio/Visual	N/A
Data	Data outlets, wireless
Telephone	Yes
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	3.18 / 112A
Space Name	TRiO / Student Services Reception
Quantity	1
Unit Area	448 asf
Area	448 asf
Occupancy	B
Occupants	2 min. (one required exit)
Description	Office / TRiO / Student Services Reception
Uses	TRiO / Student Services reception
Adjacencies	Student Services Open Office, Offices, TRiO Computer Lab, Conference Room
Furniture	Chairs at casework, counter
Moveable Equipment	Computers
Fixed Equipment	TV Monitors, security cameras
Doors	N/A
Windows	N/A
Floor	Tile
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	None
Power	110 V, 20 amp
Lighting	LED
Audio/Visual	N/A
Data	Data outlets, wireless
Telephone	Yes
Security	Yes
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	3.19 / 112B
Space Name	TRiO / Student Services Conference Room
Quantity	1
Unit Area	205 asf
Area	205 asf
Occupancy	B
Occupants	6-8 (one required exit)
Description	Office / TRiO / Student Services Conference Room
Uses	TRiO / Student Services meetings
Adjacencies	Student Services Open Office, Offices, TRiO Computer Lab, Reception
Furniture	Conference table and chairs
Moveable Equipment	Mobile whiteboards, TV Monitor
Fixed Equipment	Whiteboards
Doors	TBD – provide lite in door
Windows	Demountable glass partition walls
Floor	Carpet tile
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	None
Power	110 V, 20 amp
Lighting	LED
Audio/Visual	N/A
Data	Data outlets, wireless
Telephone	Yes
Security	Yes
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number / Room Number	3.20 / 112D
Space Name	TRiO-SS Director Office and Storage
Quantity	1
Unit Area	270 asf
Area	270 asf
Occupancy	B
Occupants	1 (one required exit)
Description	Office / Student Services Office Suite
Uses	TRiO / Student Service Open Office, Offices, Computer Lab, Conference Room
Adjacencies	
Furniture	N/A
Moveable Equipment	N/A
Fixed Equipment	N/A
Doors	Lockset Reader
Windows	Insulated, low-E glazing, shades
Floor	Resilient flooring
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	none
Power	110 V, 20 amp
Lighting	LED
Audio/Visual	Digital projector
Data	Data outlets, wireless
Telephone	Yes
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	3.21 / 112E
Space Name	Office / Student Services Office
Quantity	1
Unit Area	112 asf
Area	112 asf
Occupancy	B
Occupants	1 (one required exit)
Description	Office / Student Services Office
Uses	TRiO / Student Services Office
Adjacencies	Student Services Open Office, Director Office, Offices, Conference Room, Computer Lab
Furniture	Desk, chair, existing
Moveable Equipment	Existing
Fixed Equipment	Whiteboards
Doors	TBD – provide lite in door
Windows	N/A
Floor	Carpet tile
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	None
Power	110 V, 20 amp
Lighting	LED
Audio/Visual	N/A
Data	Data outlets, wireless
Telephone	Yes
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	3.22 / 112F
Space Name	Office / Student Services Office
Quantity	1
Unit Area	112 asf
Area	112 asf
Occupancy	B
Occupants	1 (one required exit)
Description	Office / Student Services Office
Uses	TRiO / Student Services Office
Adjacencies	Student Services Open Office, Director Office, Offices, Conference Room, Computer Lab
Furniture	Desk, chair, existing
Moveable Equipment	Existing
Fixed Equipment	Whiteboards
Doors	TBD – provide lite in door
Windows	N/A
Floor	Carpet tile
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	None
Power	110 V, 20 amp
Lighting	LED
Audio/Visual	N/A
Data	Data outlets, wireless
Telephone	Yes
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	3.23 / 112G
Space Name	Office / Student Services Office
Quantity	1
Unit Area	112 asf
Area	112 asf
Occupancy	B
Occupants	1 (one required exit)
Description	Office / Student Services Office
Uses	TRiO / Student Services Office
Adjacencies	Student Services Open Office, Director Office, Offices, Conference Room, Computer Lab
Furniture	Desk, chair, existing
Moveable Equipment	Existing
Fixed Equipment	Whiteboards
Doors	TBD – provide lite in door
Windows	N/A
Floor	Carpet tile
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	None
Power	110 V, 20 amp
Lighting	LED
Audio/Visual	N/A
Data	Data outlets, wireless
Telephone	Yes
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	3.24 / 112H
Space Name	Office / Student Services Office
Quantity	1
Unit Area	112 asf
Area	112 asf
Occupancy	B
Occupants	1 (one required exit)
Description	Office / Student Services Office
Uses	TRiO / Student Services Office
Adjacencies	Student Services Open Office, Director Office, Offices, Conference Room, Computer Lab
Furniture	Desk, chair, existing
Moveable Equipment	Existing
Fixed Equipment	Whiteboards
Doors	TBD – provide lite in door
Windows	N/A
Floor	Carpet tile
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	None
Power	110 V, 20 amp
Lighting	LED
Audio/Visual	N/A
Data	Data outlets, wireless
Telephone	Yes
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	3.25 / No Number
Space Name	Office / Security Station
Quantity	1
Unit Area	152 asf
Area	152 asf
Occupancy	B
Occupants	1 (one required exit)
Description	Office / Security Station
Uses	Security Station
Adjacencies	Student Services Reception, Office Suite, Main Entrance
Furniture	Chair at casework, counter
Moveable Equipment	Existing
Fixed Equipment	Security cameras
Doors	N/A
Windows	Building exterior curtainwall
Floor	Tile
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	None
Power	110 V, 20 amp
Lighting	LED
Audio/Visual	N/A
Data	Data outlets, wireless
Telephone	Yes
Security	Yes
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number / Room Number	3.26 / 207
Space Name	Office Service / Allied Health Storage
Quantity	1
Unit Area	285 asf
Area	285 asf
Occupancy	B
Occupants	1 (one required exit)
Description	Office Service / Allied Health Storage
Uses	Allied Health Storage
Adjacencies	Allied Health Office Suites
Furniture	N/A
Moveable Equipment	N/A
Fixed Equipment	N/A
Doors	TBD
Windows	Existing – cover windows, see Acoustics
Floor	Resilient flooring
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	none
Power	110 V, 20 amp
Lighting	LED
Audio/Visual	None
Data	Data outlets, wireless
Telephone	-
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	3.27 / 210
Space Name	Office / AH Office Suite
Quantity	1
Unit Area	694 asf
Area	694 asf
Occupancy	B
Occupants	7 (one required exit)
Description	Office / AH Office Suite
Uses	Allied Health
Adjacencies	Allied Health Office Suite, Testing Center, Break Room, Recovery Room, Restrooms, Labs
Furniture	Cubicle partitions
Moveable Equipment	N/A
Fixed Equipment	N/A
Doors	Lockset Reader
Windows	Insulated, low-E glazing, shades
Floor	Resilient flooring
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	none
Power	110 V, 20 amp
Lighting	LED
Audio/Visual	
Data	Data outlets, wireless
Telephone	Yes
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	3.28 / 211
Space Name	Office / AH Open Office Suite
Quantity	1
Unit Area	272 asf
Area	272 asf
Occupancy	B
Occupants	5 (one required exit)
Description	Office / AH Open Office Suite
Uses	Allied Health – adjuncts
Adjacencies	AH Offices, Conference Room, Break Room, Recovery Room, Labs, Restrooms
Furniture	Desks and chairs, AH faculty lockers
Moveable Equipment	Computers
Fixed Equipment	TV Monitors
Doors	TBD – provide lite in door
Windows	N/A
Floor	Carpet tile
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	None
Power	110 V, 20 amp
Lighting	LED
Audio/Visual	N/A
Data	Data outlets, wireless
Telephone	Yes
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	3.29 / 211A
Space Name	Office / AH Faculty
Quantity	1
Unit Area	117 asf
Area	117 asf
Occupancy	B
Occupants	1 (one required exit)
Description	Office / AH Faculty
Uses	Allied Health
Adjacencies	AH Open Office Suite, Offices , Conf. Room, Break Room, Recovery Room, Labs, Restrooms
Furniture	Desk and chair
Moveable Equipment	Existing
Fixed Equipment	Whiteboard
Doors	Lockset Reader
Windows	N/A
Floor	Carpet tile
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	none
Power	110 V, 20 amp
Lighting	LED
Audio/Visual	N/A
Data	Data outlets, wireless
Telephone	Yes
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	3.30 / 211B
Space Name	Office / AH Faculty Conference Room
Quantity	1
Unit Area	188 asf
Area	188 asf
Occupancy	B
Occupants	6 (one required exit)
Description	Office / AH Faculty Conference Room
Uses	Allied Health
Adjacencies	AH Open Office Suite, Office, Break Room, Recovery Room, Restrooms, Labs, Testing Center
Furniture	Conference table, chairs
Moveable Equipment	Existing
Fixed Equipment	TV Monitors, whiteboards
Doors	TBD – provide lite in door
Windows	Insulated, low-E glazing, shades
Floor	Resilient flooring
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	none
Power	110 V, 20 amp
Lighting	LED
Audio/Visual	TBD
Data	Data outlets, wireless
Telephone	Yes
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	3.31 / 211C
Space Name	Office / AH Faculty
Quantity	1
Unit Area	110 asf
Area	110 asf
Occupancy	B
Occupants	1 (one required exit)
Description	Office / AH Faculty
Uses	Allied Health
Adjacencies	AH Open Office Suite, Offices, Conf. Room, Break Room, Recovery Room, Labs, Restrooms
Furniture	Desk and chakr,
Moveable Equipment	N/A
Fixed Equipment	N/A
Doors	Lockset Reader
Windows	N/A
Floor	Carpet tile
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	none
Power	110 V, 20 amp
Lighting	LED
Audio/Visual	N/A
Data	Data outlets, wireless
Telephone	Yes
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	3.32 / 211D
Space Name	Office / AH Faculty
Quantity	1
Unit Area	112 asf
Area	112 asf
Occupancy	B
Occupants	1 (one required exit)
Description	Office / AH Faculty
Uses	Allied Health
Adjacencies	AH Open Office Suite, Offices, Conf. Room, Break Room, Recovery Room, Labs, Restrooms
Furniture	Desk and chair, existing
Moveable Equipment	Existing
Fixed Equipment	Whiteboard
Doors	TBD – provide lite in door
Windows	N/A
Floor	Carpet tile
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	None
Power	110 V, 20 amp
Lighting	LED
Audio/Visual	N/A
Data	Data outlets, wireless
Telephone	Yes
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	3.33 / 214A
Space Name	Office / Allied Health
Quantity	1
Unit Area	122 asf
Area	122 asf
Occupancy	B
Occupants	(one required exit)
Description	Office / Allied Health
Uses	Allied Health
Adjacencies	Break Room, Testing Center, Recovery Room, AH Office Suites
Furniture	N/A
Moveable Equipment	N/A
Fixed Equipment	N/A
Doors	Lockset Reader
Windows	N/A
Floor	Carpet tile
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	none
Power	110 V, 20 amp
Lighting	LED
Audio/Visual	N/A
Data	Data outlets, wireless
Telephone	Yes
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	3.34 / 214B
Space Name	Office Service / AH Recovery and Lactation Room
Quantity	1
Unit Area	120 asf
Area	120 asf
Occupancy	B
Occupants	(one required exit)
Description	Office Service / AH Recovery and Lactation Room
Uses	Allied Health
Adjacencies	AH Office Suites, Testing Center, Breakroom, Restrooms
Furniture	N/A
Moveable Equipment	N/A
Fixed Equipment	N/A
Doors	Lockset Reader
Windows	N/A
Floor	Resilient flooring
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	none
Power	110 V, 20 amp
Lighting	LED
Audio/Visual	N/A
Data	Data outlets, wireless
Telephone	Yes
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	3.35 / 214C
Space Name	Office Service / Break Room
Quantity	1
Unit Area	134 asf
Area	134 asf
Occupancy	B
Occupants	(one required exit)
Description	Office Service / Break Room
Uses	Allied Health
Adjacencies	AH Office Suites, Recovery Room, Restrooms
Furniture	N/A
Moveable Equipment	N/A
Fixed Equipment	Lockers, Whiteboard
Doors	Lockset Reader
Windows	N/A
Floor	Resilient flooring
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	none
Power	110 V, 20 amp
Lighting	LED
Audio/Visual	N/A
Data	Data outlets, wireless
Telephone	Yes
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	3.36 / 200A
Space Name	Office / Computer Sci Director / eSports Director
Quantity	1
Unit Area	142 asf
Area	142 asf
Occupancy	B
Occupants	1 (one required exit)
Description	Office / Computer Sci Director / eSports Director
Uses	Computer Science / eSports faculty office
Adjacencies	Computer Science / eSports Lab
Furniture	Existing
Moveable Equipment	Existing
Fixed Equipment	Existing
Doors	TBD – Provide door with window
Windows	N/A
Floor	Carpet tile
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	None
Power	110 V, 20 amp
Lighting	LED
Audio/Visual	TBD
Data	Data outlets, wireless
Telephone	Yes
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	3.37 / 201
Space Name	Office / IT and Storage
Quantity	1
Unit Area	144 asf
Area	144 asf
Occupancy	B
Occupants	1 (one required exit)
Description	Office / IT and Storage
Uses	IT
Adjacencies	Server Room
Furniture	Existing
Moveable Equipment	Existing
Fixed Equipment	Existing
Doors	TBD – provide window in door
Windows	N/A
Floor	Carpet tile
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	None
Power	110 V, 20 amp
Lighting	LED
Audio/Visual	N/A
Data	Data outlets, wireless
Telephone	Yes
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	3.38 / 203A
Space Name	GED Office
Quantity	1
Unit Area	138 asf
Area	138 asf
Occupancy	B
Occupants	1 (one required exit)
Description	Office / GED Office
Uses	GED Office
Adjacencies	GED Classroom, Computer Labs
Furniture	Existing
Moveable Equipment	Existing
Fixed Equipment	Existing
Doors	Existing
Windows	Existing
Floor	Existing
Walls	Existing
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	Existing
Plumbing	N/A
Power	Existing
Lighting	Existing
Audio/Visual	Existing
Data	Existing
Telephone	Yes
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	3.39 / 228
Space Name	Faculty-Admin Reception
Quantity	1
Unit Area	251 asf
Area	251 asf
Occupancy	B
Occupants	2 (one required exit)
Description	Office / Faculty-Admin
Uses	TSC Faculty-Admin Office reception
Adjacencies	Faculty-Admin Offices, Conference Room, Assembly, Nursing SIM Lab
Furniture	Visitor chairs, desk, chair
Moveable Equipment	TBD
Fixed Equipment	Security cameras
Doors	TBD – provide lite in door
Windows	Interior clear glass
Floor	Carpet tile
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	none
Power	110 V, 20 amp
Lighting	LED
Audio/Visual	N/A
Data	Data outlets, wireless
Telephone	Yes
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	3.40 / 228A
Space Name	Faculty-Admin Office
Quantity	1
Unit Area	152 asf
Area	152 asf
Occupancy	B
Occupants	1 (one required exit)
Description	Office / Faculty-Admin Office
Uses	Faculty-Admin Office
Adjacencies	Reception, Offices, Conference Room
Furniture	Desk, chair, bookcase, filing cabinet
Moveable Equipment	TBD
Fixed Equipment	Whiteboard
Doors	TBD – provide lite in door
Windows	N/A
Floor	Carpet tile
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	None
Power	110 V, 20 amp
Lighting	LED
Audio/Visual	N/A
Data	Data outlets, wireless
Telephone	Yes
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	3.41 / 228B
Space Name	Office / Faculty-Admin Office
Quantity	1
Unit Area	103 asf
Area	103 asf
Occupancy	B
Occupants	1 (one required exit)
Description	Office / Faculty-Admin Office
Uses	Faculty-Admin Office
Adjacencies	Faculty-Admin Offices, Reception, Conference Room
Furniture	Desk, chair, bookcase, file cabinet
Moveable Equipment	Existing
Fixed Equipment	Whiteboard
Doors	TBD – provide lite in door
Windows	N/A
Floor	Carpet tile
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	None
Power	110 V, 20 amp
Lighting	LED
Audio/Visual	N/A
Data	Data outlets, wireless
Telephone	Yes
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	3.42 / 228C
Space Name	Office / Faculty-Admin
Quantity	1
Unit Area	103 asf
Area	103 asf
Occupancy	B
Occupants	(one required exit)
Description	Office / Faculty-Admin
Uses	TSC
Adjacencies	Faculty-Admin Suite, Offices, Conference Room
Furniture	Desk, chair
Moveable Equipment	TBD
Fixed Equipment	TBD
Doors	Lockset Reader
Windows	N/A
Floor	Carpet tile
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	none
Power	110 V, 20 amp
Lighting	LED
Audio/Visual	N/A
Data	Data outlets, wireless
Telephone	Yes
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	3.43 / 227D
Space Name	Office / Faculty-Admin
Quantity	1
Unit Area	173 asf
Area	173 asf
Occupancy	B
Occupants	(one required exit)
Description	Office / Faculty-Admin
Uses	TSC
Adjacencies	Faculty-Admin Offices, Conference Room
Furniture	Desk, chair, bookcase, filing cabinet
Moveable Equipment	TBD
Fixed Equipment	TBD
Doors	TBD – provide lite in door
Windows	N/A
Floor	Carpet tile
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	none
Power	110 V, 20 amp
Lighting	LED
Audio/Visual	N/A
Data	Data outlets, wireless
Telephone	Yes
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	3.44 / 228E
Space Name	Office / Faculty Office
Quantity	1
Unit Area	105 asf
Area	105 asf
Occupancy	B
Occupants	1 (one required exit)
Description	Office / Faculty-Admin Office
Uses	Shared faculty office
Adjacencies	Faculty-Admin Office
Furniture	Desk, chair, bookcase, file
Moveable Equipment	Existing
Fixed Equipment	Whiteboard
Doors	TBD – provide lite in door
Windows	N/A
Floor	Carpet tile
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	None
Power	110 V, 20 amp
Lighting	LED
Audio/Visual	N/A
Data	Data outlets, wireless
Telephone	Yes
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	3.45 / 228F
Space Name	Faculty-Admin Conference Room
Quantity	1
Unit Area	218 asf
Area	218 asf
Occupancy	B
Occupants	8 (one required exit)
Description	Office / Faculty-Admin Conference Room
Uses	Faculty-Admin Conference Room
Adjacencies	Faculty-Admin Offices, Reception
Furniture	Conference Table, chairs
Moveable Equipment	TBD
Fixed Equipment	Whiteboards, TV Monitor
Doors	TBD
Windows	Glass partition walls
Floor	Carpet tile
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	None
Power	110 V, 20 amp
Lighting	LED
Audio/Visual	TBD
Data	Data outlets, wireless
Telephone	Yes
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	4.01 / 123
Space Name	Lounge / Study Lounge
Quantity	1
Unit Area	819 asf
Area	819 asf
Occupancy	B
Occupants	16 - 35 (one required exit)
Description	Lounge / Study Lounge
Uses	Study/Reading and Unconcentrated Assembly
Adjacencies	TRiO Computer Lab, Student Services, North Wing Entry, Restrooms
Furniture	Variety of lounge seating, tables and chairs
Moveable Equipment	N/A
Fixed Equipment	Whiteboards, mobile whiteboards, demountable glass partitions
Doors	TBD
Windows	Insulated, low-e glazing, shades
Floor	Carpet tile
Walls	Gyp board, low VOC painting, sound insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	None
Power	110V / 20A
Lighting	LED
Audio/Visual	TBD
Data	Data outlets, wireless
Telephone	-
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number / Room Number	5.01 / 116
Space Name	Athletics Conditioning
Quantity	1
Unit Area	520 asf min.
Area	520 asf min.
Occupancy	B; Exercise – Classroom
Occupants	11 – 26 (one required exit)
Description	Conditioning for Cross Country, Track & Field athletes (treadmill, stretching, free weights)
Uses	Athletics Conditioning
Adjacencies	Coaches' office, Restrooms
Furniture	Existing
Moveable Equipment	Existing
Fixed Equipment	Whiteboards, Lockers
Doors	TBD
Windows	Natural light through door lites
Floor	Carpet tile or resilient flooring
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	Access to drinking fountains
Power	Existing
Lighting	Existing
Audio/Visual	TBD
Data	Existing
Telephone	-
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	6.01 / No Number
Space Name	Lounge / Public Study Lounge
Quantity	1
Unit Area	863 asf
Area	863 asf
Occupancy	B
Occupants	56 (two required exits provided)
Description	Lounge / Public Study Lounge
Uses	Lounge for studying and snacks
Adjacencies	Lecture Hall 103
Furniture	Existing
Moveable Equipment	None
Fixed Equipment	Existing
Doors	Existing
Windows	Existing
Floor	Existing
Walls	Existing
Ceiling	Existing
Acoustics	-
HVAC	LEED – independent zone
Plumbing	None
Power	Existing
Lighting	Existing
Audio/Visual	Existing
Data	Existing
Telephone	-
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	6.02 / 105
Space Name	Merchandising / Lounge – Vending Lounge
Quantity	1
Unit Area	576 asf
Area	576 asf
Occupancy	B
Occupants	(one required exit)
Description	Merchandising / Lounge – Vending Lounge
Uses	SGA
Adjacencies	Rec Lounge, SGA Office
Furniture	N/A
Moveable Equipment	N/A
Fixed Equipment	N/A
Doors	TBD – provide lite in door
Windows	Existing
Floor	Resilient flooring
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	none
Power	110 V, 20 amp
Lighting	LED
Audio/Visual	N/A
Data	Data outlets, wireless
Telephone	Yes
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	6.03 / 105A
Space Name	Lounge / SGA Lounge
Quantity	1
Unit Area	287 asf
Area	287 asf
Occupancy	B
Occupants	(one required exit)
Description	Lounge / SGA Lounge
Uses	SGA Rec Lounge
Adjacencies	SGA Office, Vending Lounge
Furniture	Existing
Moveable Equipment	TBD
Fixed Equipment	Whiteboard
Doors	N/A
Windows	N/A
Floor	Carpet tile
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	none
Power	110 V, 20 amp
Lighting	LED
Audio/Visual	N/A
Data	Data outlets, wireless
Telephone	-
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	6.05 / 202
Space Name	Assembly Room
Quantity	1
Unit Area	2342 asf
Area	2342 asf
Occupancy	B
Occupants	322 (two required exits)
Description	Assembly Room
Uses	TSC and Community
Adjacencies	Assembly Closet, Restrooms
Furniture	TBD
Moveable Equipment	TBD
Fixed Equipment	TBD
Doors	TBD
Windows	Provide shades
Floor	Resilient flooring
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	none
Power	110 V, 20 amp
Lighting	LED
Audio/Visual	Digital projector
Data	Data outlets, wireless
Telephone	Yes
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	6.06 / 202A
Space Name	Assembly Room Service / Closet
Quantity	1
Unit Area	206 asf
Area	206 asf
Occupancy	B
Occupants	
Description	Assembly Room Service / Closet
Uses	TSC and Community
Adjacencies	Assembly Room
Furniture	N/A
Moveable Equipment	N/A
Fixed Equipment	N/A
Doors	TBD
Windows	TBD
Floor	Resilient flooring
Walls	Gypsum board, low VOC paint, sound batt insulation
Ceiling	Grid / ACT
Acoustics	STC: 50; NRC: 0.70 min.
HVAC	LEED – independent zone
Plumbing	none
Power	110 V, 20 amp
Lighting	LED
Audio/Visual	N/A
Data	N/A
Telephone	-
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	7.01 / 115
Space Name	IDF, IT Storage
Quantity	1
Unit Area	243 asf
Area	243 asf
Occupancy	S
Occupants	1 (one required exit)
Description	IDF, IT Storage
Uses	IDF, IT Storage
Adjacencies	Boiler Room
Furniture	N/A
Moveable Equipment	Existing
Fixed Equipment	Existing
Doors	Existing
Windows	N/A
Floor	Existing
Walls	Existing
Ceiling	N/A
Acoustics	STC: 50
HVAC	Existing
Plumbing	N/A
Power	Existing
Lighting	Existing
Audio/Visual	N/A
Data	Existing
Telephone	-
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

Space Number/Room Number	7.02 / 201.A
Space Name	Server Room
Quantity	1
Unit Area	216 asf
Area	216 asf
Occupancy	S
Occupants	1 (one required exit)
Description	Server Room
Uses	Server
Adjacencies	IT Office, Computer Science Office, eSports
Furniture	N/A
Moveable Equipment	Existing
Fixed Equipment	Existing
Doors	Existing
Windows	N/A
Floor	Existing
Walls	Existing
Ceiling	N/A
Acoustics	Existing
HVAC	Existing
Plumbing	N/A
Power	Existing
Lighting	Existing
Audio/Visual	N/A
Data	Existing
Telephone	-
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls

Space Number/Room Number	7.03 / 203.1
Space Name	IDF Room
Quantity	1
Unit Area	53 asf
Area	53 asf
Occupancy	S
Occupants	1 (one required exit)
Description	IDF Room
Uses	IDF Room
Adjacencies	GED Classroom
Furniture	N/A
Moveable Equipment	Existing
Fixed Equipment	Existing
Doors	Existing
Windows	Existing
Floor	Existing
Walls	Existing
Ceiling	N/A
Acoustics	Existing
HVAC	Existing
Plumbing	N/A
Power	Existing
Lighting	Existing
Audio/Visual	N/A
Data	Existing
Telephone	-
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls

Space Number/Room Number	7.04 / No room number
Space Name	Storage
Quantity	1
Unit Area	104 asf
Area	104 asf
Occupancy	S
Occupants	1 (one required exit)
Description	Storage
Uses	Facilities Storage
Adjacencies	Classrooms 120 and 122
Furniture	N/A
Moveable Equipment	Existing
Fixed Equipment	Existing
Doors	Existing
Windows	Existing
Floor	Existing
Walls	Existing
Ceiling	N/A
Acoustics	Existing
HVAC	Existing
Plumbing	N/A
Power	Existing
Lighting	Existing
Audio/Visual	N/A
Data	Existing
Telephone	-
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls

Space Number/Room Number	Nonassigned Space
Space Name	Jan Closet
Quantity	1
Unit Area	57 sf
Area	57 sf
Occupancy	S
Occupants	1 (one required exit)
Description	Janitor Closet
Uses	Janitor Closet
Adjacencies	Restrooms
Furniture	N/A
Moveable Equipment	TBD
Fixed Equipment	TBD
Doors	Lockset Reader
Windows	N/A
Floor	Exposed sealed concrete
Walls	Moisture Resistant Gypsum board, low VOC paint, FRP, sound batt insulation
Ceiling	N/A
Acoustics	STC: 50
HVAC	LEED – independent zone
Plumbing	Janitor Sink
Power	110 V, 20 amp
Lighting	LED
Audio/Visual	N/A
Data	Data outlets, wireless
Telephone	-
Security	Lock
Life Safety	NFPA fire sprinkler
Environmental Quality	Low-Emitting Materials, Lighting Controls, Exterior glazing

IV.D. Demolition of the Allied Health Building and Construction of a new parking lot

Demolition of the Allied Health Building and Construction of a new Parking Lot

Report by Hall Architects, April 11, 2022

View of the TSC Allied Health Building, 1015 Fourth Street, Alamosa. Source: Hall Architects.

The TSC Allied Health programs, with the exception of Dental Assisting, are currently housed in the TSC Foundation-owned one-story 8,946 sf building on the 16,814 sf property at 1015 Fourth Street, which is just north across the street from the Main Building. These academic programs have operated from this building since 2011, when the building was repurposed from the College's Student Center to an academic building. The renovation created one classroom, three teaching labs assigned to Nursing, Nurse Aide and EMS, one computer lab, faculty offices and other support spaces. The Main Building Addition / Renovation Program Plan proposes to relocate the Allied Health programs into the Main Building.

TSC's 2022 Facilities Master Plan (FMP) identified as a recommended project ("Project 3"), the demolition of the Allied Health Building and the construction of a surface parking lot to address significant parking deficiency at the campus. Regarding the existing Allied Health Building, from the findings of the 2021 Facilities Audit performed by Hall Architects, the main deficiency concerns of this structure, built originally in 1965 with subsequent additions in 1971 and 1974, are its aged and poorly performing HVAC system, its aging and foam-covered flat metal roofing system and mansard wood shake perimeter roofing, inefficient single glazed windows, inefficient lighting and lighting controls, its lack of a sprinkler system and aged architectural finishes. The structure's raised wood floor system was observed to have "low bearing capacity and not conducive to institutional quality". Further, the low profile structure allows only for 8'-0" high finished ceilings. From discussions and interviews with the Allied Health Building's faculty and students, concerns were raised with the building's inefficient heating and cooling, dated construction, building security along with lack of adequate property lighting, as well as the building size is not able to support program spaces effectively nor anticipated enrollment growth.

The need for the parking lot was to address the FMP's cited lack of parking availability and security concerns for the occupants of the landlocked Valley Campus properties as a whole. The Allied Health Building limits its onsite parking to fleet vehicles, while its building occupants must seek out parking at the Main Building or street parking. Additionally, from research during the Program Plan process, there is presently very limited public transportation services in the City of Alamosa, with only one private cab service and no "Uber", on-demand app type services. TSC's present commuting options are private vehicles, representing the majority of building occupants, or carpooling.

Additional research during the Facilities Master Plan process went into investigating the current City of Alamosa zoning designation of the 1015 Fourth Street property, which is zoned as EN or "Established Neighborhood" per the Zoning / Land Use Map of the City of Alamosa. The purpose of the EN Zone is noted as "intended to promote re-investment in established neighborhoods, while

maintaining the existing physical character of the neighborhood." (City of Alamosa Unified Development Code. Table 21-2-102.) The EN zone's permitted uses are mostly related to residential type uses (e.g. private dwellings and congregate care). Motor Vehicle Parking is currently not a permitted use in the EN zone*; any future plans to convert the property into parking would require review with the City Administrator. (City of Alamosa Unified Development Code. Table 21-2-204(a).)

Should the Program Plan project be approved and the College moves forward with their plans to relocate the Allied Health programs into the Main Building, planning for the development of the parking lot will involve first and foremost discussion of the transfer of property from the TSC Foundation to the State of Colorado, which could allow the State sovereign use of the property. A thorough review and understanding of the City's Uniform Development Code is recommended to ascertain the City's zoning standards and future downtown planning in building out more commercial zones into the EN zones.

The following is an opinion of probable budgetary construction costs that would be involved for future demolition of the Allied Health Building and the development of a surface parking lot. Pricing is derived from 2022 R.S. Means. Excluded are site surveys, architectural / engineering design services, permit fees, project contingencies, Contractor markups, and inflation markups. The costs shown below are NOT included in the proposed Main Building Addition and Renovation project cost projections.

Building Demolition Costs:

Hazards Testing		$	per sf *
Hazards abatement		$	per sf *
Demolition	(0.55/cf * 126,000 cf) + 17.45/lf * 380 lf fdn)	$	75,930
Demolition removal	(15.00/cy * 4700 cy)	$	70,500

** The different periods of construction of this building occurred during the common practice of installing products with known hazardous materials. It is anticipated that many materials will be sampled and tested, but difficult to presume a price by the square foot. The same applies to hazards abatement, as the abatement work is related to the amount of the discovery of Asbestos Containing Material (ACM). It is highly recommended that the College consult an Environmental Engineer for this information.*

Site Development Costs:

Site Demolition			
Utility removal		$	7,500
Tree, shrubbery removal		$	5,100
Misc. Pavement removal		$	4,500
Site clearing / rough grading		$	6,750
Site improvements			
Revised site electrical service		$	9,500
Drainage infrastructure	(1.90/sf * 12,000 sf)	$	22,800
Sidewalk repairs	(9.35/sf * 750 sf)	$	7,000
Concrete driveway and curb cut		$	4,500
Asphaltic concrete	(4" AC over 6" base) (5.70/sf * 12,000 sf)	$	68,400
Striping	(0.59/lf * 600 lf)	$	355
Secured site fencing	(decorative metal) (63.50/lf * 450lf)	$	28,575

Vehicle Gates (2)	$ 14,100	
Landscaping (5.50/sf * 400sf)	$ 2,200	
New light poles with LED lighting and wiring (6 poles @ 4500/)	$ 27,000	
Security cameras and wiring (4 cameras @ 2500/)	$ 10,000	
Probable Total Parking Lot Construction Cost	**$ 218,280**	**(= 18.19 / sf)**

(Excludes Building Demolition & cited project development costs)

IV.E. Third Party Review