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Acknowledgements

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University of California, Riverside Campus Health Center provides convenient, affordable and easily accessible medical care to students. All registered students are eligible to use the center.
The University of California, Riverside (UCR) commissioned HMC Architects to provide a Detailed Project Program – 1B (DPP-1B) for the construction of a new Campus Health and Counseling Center (also known as the Student Health and Counseling Center). The recommended project, defined through a rigorous programming and planning effort, will consist of a two-story structure providing a total of 51,033 gross square feet (GSF) housing the student health center with a pharmacy and dental clinic, a student counseling center, an administrative office suite, and The “Well,” linked by joint-use multi-purpose spaces. The new building will replace the existing Health Services building (also known as Veitch), originally built as a hospital in 1963 with a 1968 expansion.

The DPP-1B for this new facility is the follow-on to an earlier effort to develop a DPP-1A to cost effectively renovate the existing facility with a limited goal of extending its’ life for an additional 15 years. During the DPP-1A programming sessions, it became clear that the existing footprint was not large enough to provide adequate levels of service to meet accreditation and benchmarking standards for servicing the present student population of 21,000 - let alone to meet the needs of 25,000 student enrollment anticipated in UCR’s Long Range Development Plan (LRDP). Options for either expanding or replacing the existing facility were then considered. The renovation and expansion options triggered significant fire/life safety, ADA, and energy/Title 24 code upgrades. The inefficiencies of the existing load bearing wall system suited to the original hospital use required significant structural modifications to meet the program requirements efficiently. These extensive renovations impacted all portions of the existing fully occupied facility, which led to a multi-phased construction process with multiple moves so as to maintain operations throughout the entire construction process.
The complexity of the renovation/addition alternative pushed the price to the point where it exceeded 85% of the cost per square foot to build a new facility. The cost plus the disruptive impacts to the ongoing operations led to the conclusion that that construction of a new building was the more responsible approach to meeting the health and counseling needs of UCR, rather than continuing to make significant investments in a facility reaching the end of its useful life. An Executive Summary of the Draft January 2012 report is included in the Appendix.

The DPP-1B provides a new Campus Health and Counseling Center that is built on earlier programming charettes that defined the functional requirements necessary to serve a campus build-out population of 25,000 students, as identified in the LRDP. The planning process considered both the successful and unsuccessful aspects of the current Health Services facility to create a new model to better serve students. The program also expanded to incorporate an Administrative Office suite and The Well. The Well is part of the campus and UC system-wide Mental Health/Healthier Campus Climate Initiative committed to providing a safe, supportive, and connected campus environment through the promotion of healthy minds, bodies and communities.

With the shift to a DPP for a new facility, UCR conducted an internal study to evaluate whether the new project should be built on or in the immediate vicinity of the existing Campus Health Center or would provide better service at an alternative site on campus. UCR evaluated four alternative sites and identified a preferred site on the northeast corner of Linden and Florida Streets. The site was selected because of its balanced proximity to both on and off-campus resident population, aligned with internal campus planning and circulation frameworks, and provided easy access for emergency responders.

As the first new campus structure north of Linden Street, the selected site requires the design to work well in the context of the existing student housing. The building must also anticipate how it fits in with the proposed new Canyon Crest Student Housing.

The proximity to the Student Recreation Center across Linden Street creates opportunities for valuable joint/shared use programs and generates a change to the basic building components. The addition of The Well also expands the scale of a previously identified Joint Use Multi-Purpose meeting space to accommodate the types of student activities that they sponsor, and will enhance the opportunities for student peer to peer counseling. Taking advantage of the enhanced “retail” visibility of the new site, the Pharmacy program that is part of the Student Health Center was slightly enlarged to support the student population with the on-campus sale of a limited range of over-the-counter goods.
The new combination of functions defines a complete one-stop “Wellness Center” for the UCR campus. This co-location would help make all of the wellness services more visible, more accessible, and reduce any stigma that might be associated with seeking counseling services. At the same time, this co-location requires the design to address the different levels of energy, noise, and privacy requirements of the four primary functions – with the joint use, peer-to-peer counseling, and The Well on the active/high visibility end of the spectrum and the counseling services, exam rooms and providers’ offices requiring quiet and privacy. The site plan concepts explored in DPP-1B start the process of addressing these issues that will require deeper analysis during the design phase.

Along with the architectural program, the services of consulting engineers were retained to define the basis of design for the necessary building systems required to meet UCR goals and standards. Structural, MEP, Low Voltage, Civil, and Landscape consultants developed site plan concepts that have been incorporated into the DPP. The combination of the basis of design definitions and site plans were used to help determine an accurate conceptual construction cost estimate that will allow UCR to plan an appropriate project budget.

The proposed facility will need to meet all UCR Campus Design Guidelines and embrace the 2011 University of California System’s Sustainability Practices Policy. Daylighting strategies were considered important for this facility to contribute to both patient and employee wellness. Views to the exterior are provided from all significant spaces, and interior courtyards provide daylight into the deeper recesses of the building plan. In compliance with UCR’s Tree Practice, the mature heritage trees on site were identified, mapped, and ranked. The conceptual Construction Cost Estimate assumes that the design will protect the majority of the high ranking trees and proposes the relocation of a couple of trees that fall within the building footprint. The preferred alternative conceptual site plan is anchored by a significant Holly Oak centered in the building’s courtyard, which creates an iconic image for the new Campus Health and Counseling Center.

<table>
<thead>
<tr>
<th>Department</th>
<th>NEW FACILITY</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Dept ASF</td>
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<tr>
<td>Student Health</td>
<td>16,264</td>
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<tr>
<td>Dental Clinic</td>
<td>1,698</td>
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<tr>
<td>Counseling</td>
<td>9,983</td>
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<tr>
<td>The WELL</td>
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<tr>
<td>Administrative Suite</td>
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<tr>
<td>Joint Use Spaces</td>
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<td><strong>TOTAL ASF</strong></td>
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<tr>
<td><strong>TOTAL NASF</strong></td>
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<td><strong>TOTAL ASF + NASF</strong></td>
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<tr>
<td>Assignable / Gross Ratio</td>
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<tr>
<td><strong>TOTAL GSF</strong></td>
<td><strong>51,033</strong></td>
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</tbody>
</table>
02

2.1 Site Analysis
2.2 Landscape Concept
2.3 Civil Analysis
2.1 Site Selection

With this DPP's shift to construction of a new facility, UCR conducted an internal study to evaluate whether the new project should be built on or in the immediate vicinity of the existing Health Center facility or would provide better service at an alternative site on campus. UCR evaluated four alternative sites and identified a preferred site on the northeast corner of Linden Street at the planned terminus of the future Recreation Mall. The site was selected because it balanced proximity to both on- and off-campus resident population, aligned with internal campus planning and circulation frameworks, and provided easy access for emergency responders. The proximity to the Student Recreation Center across Linden Street was another important factor in the site selection because it creates opportunities for valuable joint/shared use programs with The Well, physical therapy, and many other outreach activities.

2.2 Housing/Recreation Context

As described above, the selected site is located in the Canyon Crest Housing part of the campus, northwest of the intersection of Aberdeen Drive and Linden Street and east of Florida Street. The site is currently an undefined portion of a large, aging residential complex built as military housing and now used as family student housing.

The University has already started the process of developing conceptual plans to redevelop the Canyon Crest site to increase the availability of on-campus student housing. This poses an interesting challenge for the design of the Campus Health and Counseling Center. As the first new campus structure north of Linden Street in this area, the building needs to function in the context of the existing low density housing, minimizing the necessary demolition of units and protecting the integrity, peace, and quiet of the family housing. The current preferred conceptual site plan anticipates demolishing no more than 14 units while reconfiguring the infrastructure to maintain continuous service to the remaining housing and modifying the access roads appropriately to protect the neighborhood from through traffic. At the same time, planning for the new Campus Health and Counseling Center needs to anticipate how it will fit within the conceptual context of proposed new student housing as described in the 2009 Dundee Residence Hall DPP. Planned redevelopment will also support new dining and conference facilities, and new intramural fields.

Key UCR urban design precepts from that DPP, such as build-to setbacks and primary circulation patterns, were considered in developing the site analysis for the Campus Health and Counseling Center.

The Student Recreation Center is directly across Linden Street from the site. Connectivity with the Student Recreation Center for shared/joint use activities was one of the factors in selecting this site. The primary entrances to the existing Student Recreation Center and the new Student Recreation Center Expansion building both face west towards the future Recreation Mall. Florida Street, north of Linden Street, aligns with the planned Recreation Mall and forms the western boundary of the project site. This provides a connection from the Campus Health and Counseling Center past the Student Recreation Center to the central campus. This will become an important pedestrian and bicycle connector to the Campus Health and Counseling Center as the current Canyon Crest housing area and the recreation fields to the north of Linden Street are redeveloped. To maintain and reinforce the connections across Linden Street to the Student Recreation Center, it is recommended that the pedestrian crosswalk be made clearly visible as part of this project at the corner of Linden and Florida Streets.
Axiality
The Canyon Crest Precinct Plan as presented in the 2009 Dundee Residence Hall DPP, Canyon Crest Precinct Plan, builds upon UCR’s modernist tradition of linked axiality. A palm allée lines Linden Street, at the south edge of the site.

Edges
Build-to lines strengthen the axiality of the landscaped malls and create a defined edge and framework for campus buildings.

Site Diagrams
Not To Scale
Courtyards

Courtyards of differing scales and shapes line the inner portions of the campus building blocks, providing spaces for respite.

Site

The site is defined by three edges: a pedestrian corridor that extends from the Recreation Mall, the Aberdeen Walk, and Linden Street. The northern edge is more fluid.
2.3 Open Space

Arriving at the site today, the first thing every visitor notices are the large mature trees, including several heritage oaks. These trees represent both an extraordinary asset and a responsibility. In compliance with UCR’s Long Range Development Plan (LRDP) adopted Planning Strategies and Programs & Practices regarding tree retention and transplantation policy, the project will preserve as many trees as possible on-site and will box and relocate key specimens that cannot be preserved in-place. Preserving the majority of mature trees on site will require careful planning (to maintain open area beyond the drip line, respect the existing grade, etc.), preparation (both to identify trees to remain and to take the necessary steps to box and relocate trees that cannot be preserved in place), and construction efforts (to protect and maintain trees on site). The DPP-1B cost estimate reflects the cost impacts of preserving and/or relocating the heritage trees.

In the preferred concept site plan, an entrance courtyard links the building to its’ site, creating a gathering space anchored by an aesthetically pleasing, significant Heritage Holly Oak. All new site landscaping will reflect the goals of the Campus Design Guidelines by creating low maintenance, people-friendly outdoor rooms composed of native and regionally adapted species that meet the range of needs of the new Campus Health and Counseling Center.

2.4 Heritage Trees

In support of the UCR LRDP Planning Strategies and Programs & Practices, the campus is developing an Urban Forest Management Plan to provide guidance to protect this campus resource. The draft plan includes the guidance for trees defined as heritage, landmark, specimen, memorial, or historic which can be considered important due to noteworthy characteristics or value. As currently drafted, the following criteria are proposed for use to define special trees within the campus:

- Any tree having a trunk with a circumference of 47.1 inches (diameter of 15 inches) or more measured at 54 inches above natural grade.
- Any oak (Quercus spp.), bay (Umbellularia californica), buckeye (Aesculus spp.), cedar (Cedrus), or redwood (Sequoia) with a circumference of 31.4 inches (diameter of 10 inches) or more measured at 54 inches above natural grade.
- Any tree or group of trees specifically designated by the campus for protection because of historic significance, special character, or community benefit.
- Any tree with more than one trunk measured at the point where the trunks divide, with a circumference of 47.1 inches (diameter of 15 inches) or more, with the exception of trees that are less than twelve (12) feet in height, which are exempt.

Depending on the final site boundaries, the proposed project site includes 20 trees ranked significant or higher - many of which are Heritage Trees. The preferred concept site plan successfully preserves in place eleven of those trees, identifies three more that need evaluation to determine whether they can be saved in place, and at least four that will need to be boxed and relocated. As defined above, the DPP-1B estimate reflects the costs for this effort.
TREES ON SITE

- **Specimen Tree**
  - Number indicates preservation value as determined by UCR (See next page for tree evaluation plan)
- **4H**
  - Highest Value, Heritage Tree
- **3H**
  - Significant Value, Heritage Tree
- **3**
  - Significant
- **2**
  - Great Value

**Legend**

- **Site Boundary**
2.5 Circulation - Vehicular/Emergency/Pedestrian/Bicycle

In the preferred concept site plan, the automobile entrance and parking lot are located off Florida Street, north of the new Campus Health and Counseling Center building and entry courtyard. This placement of parking will emphasize mobility equity by making pedestrian/bicycle and future transit access as convenient as vehicular access and will enhance visibility of the new Campus Health and Counseling Center. While most new projects at UCR do not provide any adjacent on-site parking, this project needs to provide parking to support patients and visitors who may not feel well enough to walk from designated parking lots, as well as a very limited number of senior staff who need to respond to events on campus. The majority of staff will continue to park in shared lots as determined by UCR’s parking policies and will walk to the Center. The recommended parking count of 70 spaces was extrapolated from the use patterns established at the existing Health Center (see table below).

Unimpeded emergency access is an important function for the Campus Health and Counseling Center. Rather than requiring ambulances to drive through the parking lot, the preferred site plan anticipates a separate service drive and ambulance entry located off Linden Street on the east side of the building. The service drive will also maintain access to the existing service yard serving the Canyon Crest Housing as well as provide fire department access back to Plum Street. This service access road will be gated to prevent through traffic from negatively impacting the quiet and safety of the existing family housing.

While some of the users of the Campus Health and Counseling Center may arrive in cars, the majority of users and staff will arrive on foot, on bicycle, or from future transit service. It is essential that the final design provides a positive arrival experience. The preferred concept site plan allows pedestrian access from both the street and from the on-site parking through the courtyard to the shared front doors and vertical circulation. The primary pedestrian access will come from Linden Street. The project construction cost estimate anticipates the development of a quality landscape and sidewalk along the length of the Center to Aberdeen Drive. As the actual design develops, it will be important to create equally strong pedestrian connections to the future center of the new Canyon Crest Housing.

Bicycle access is supported through the provision of on-site external bicycle racks for visitors and an internal storage room with showers for staff use.

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### Parking Information gathered during DPP1B

<table>
<thead>
<tr>
<th>A</th>
<th>Typical allocations for a similar building based on square footage - not on campus</th>
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<tr>
<td></td>
<td>4 spaces per 1000 SF. Approximately 200 spaces before campus factor</td>
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<tr>
<th>B</th>
<th>Health clinic patient tabulation option</th>
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<tr>
<td></td>
<td>30 minute room turnaround (15 minute appointment)</td>
</tr>
<tr>
<td></td>
<td>1 space per exam room for patient parking</td>
</tr>
<tr>
<td></td>
<td>23 exam rooms = 23 spaces + 3 for overlap = 26 spaces</td>
</tr>
<tr>
<td></td>
<td>4 spaces for dental patients</td>
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<table>
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<tr>
<th>C</th>
<th>Counseling client tabulation</th>
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<tr>
<td></td>
<td>60 minute room turnaround</td>
</tr>
<tr>
<td></td>
<td>30 space per counselor office for client parking</td>
</tr>
<tr>
<td></td>
<td>30 offices = 15 spaces + 3 for overlap = 18 spaces</td>
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<table>
<thead>
<tr>
<th>D</th>
<th>Campus “factor” accounting for other parking nearby, the high rate of pedestrians and bicycle users, and Net Zero campus goals</th>
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<tr>
<td></td>
<td>Reduction of building dedicated parking by 50% - 60% from a non campus setting</td>
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<tr>
<th>E</th>
<th>Site selection allocation</th>
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<tr>
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<td>60-80 spaces &quot;TBD in DPP&quot;</td>
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<th>UCR Physical planning input</th>
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<tr>
<td></td>
<td>Max of 30 spaces, majority for patients / clients, limited parking for The Well</td>
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### Recommended Parking

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<th>Patient / Client Parking</th>
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<td>Spaces for clinic patients</td>
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<td>Retail pharmacy parking</td>
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<tr>
<td>Dental</td>
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<tr>
<td>Counseling clients</td>
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<tr>
<td><strong>Patient / Client Subtotal</strong></td>
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<th>Staff / Service Parking</th>
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<td>Space for 2 electric &quot;Gem&quot; carts near ambulance entry</td>
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<tr>
<td>Spaces for key staff</td>
</tr>
<tr>
<td><strong>Total Parking Spaces</strong></td>
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Demolition Plan

Scale: 1/75"=1'-0"
Site with 2009 Canyon Crest Precinct Plan

Scale: 1/75"=1'-0"

Future Student Housing Support
Function TBD

Future Student Housing

Peach Street

Plum Street

Linden Street
Landscape Concept

Scale: 1/75"=1'-0"

LANDSCAPE CONCEPTS

- Healing Gardens
  Quiet places where students and staff can go to rest, reduce stress, and restore mental well-being.

- Stormwater Treatment and Infiltration
  A large vegetated swale and permeable parking stalls will meet the campus design guidelines' requirements to treat and infiltrate stormwater where possible.

- Native Open Space
  The two plaza spaces are filled with shade trees, native shrubs and plenty of seating, attracting life of all kinds — students, flowers, birds, butterflies.

- The Field
  The surrounding sidewalks are generously sized and accompanied with benches, bike racks and pedestrian-scaled lighting to provide a welcoming, safe environment for students.

- The Mall
  The Native Open Space and the Field open into the Recreation Mall, a major pedestrian and bicycle corridor through campus.
Quality landscape with mature trees is characteristic of the best of the UCR campus experience. Too often, new construction projects are surrounded by immature landscape that will take decades to recapture the mature context. Protecting the legacy of significant and heritage trees on the Campus Health and Counseling Center site offers the unique opportunity to immediately capture the best of mature landscape with new features to fit the specific needs of this project. This landscape will enhance both the human experience and the environment and will work well with the current small scale residences and the proposed redevelopment of the site for new student housing.

The building site is at the northern end of the designated future Recreation Mall, and has an important opportunity to connect to the central campus through the Recreation Mall. This major pedestrian and bicycle corridor will likely be the primary method students use to access the Campus Health and Counseling Center. The landscape design should provide a notable entry point that eases wayfinding from the current parking lot 24 (future Recreation Mall) and provides a comfortable place for students to wait for their appointments.

The site is also home to many Heritage and High Value trees, which will be protected in place to every extent possible. These trees, which include Oaks, Sycamores, Eucalyptus and Pines, provide the perfect context to supplement the existing canopy with additional native trees and re-establish native shrubs and groundcovers in planting areas.

The landscape design for the Campus Health and Counseling Center will meet the goals of the UCR Campus Design Guidelines, which include:

- Enhancing UCR’s image and identity
- Creating a regional model of planning, design and environmental stewardship
- Providing visual connections to the surrounding landscape
- Respecting the legacy of clear, modernist design that established the original campus buildings and utilizing the buildings to support the campus open space system
- Strengthening the relationship between buildings and landscape in new construction
- Integrating new development with the existing campus through the use of complementary materials, colors, structures and landscape elements

In addition, the landscape design will meet the following goals, crafted to address the unique needs of the Campus Health and Counseling Center (CHCC):

- Providing green views from each of the upstairs counseling rooms
- Providing private courtyard healing gardens where patients and visitors can go to restore their mental well-being
- Using materials that support environmental and human health, such as natural materials, fruit-bearing trees, shade trees, and materials that do not overheat in the desert climate
A detailed analysis of existing infrastructure, planned capacity, and concern for future development plans was prepared as part of the DPP.

2.3.1 Site Demolition

Per the recent site plan / topographic study, the development of the site will need to include:

- Removal of 2-5 large trees (12”-24” diameter trunks).
- Boxing and relocation of high value Heritage trees.
- Demolition of existing small residential structures (14) along with slabs and walkways.
- Realigning / removing where needed existing residential street (24-ft wide and 350-ft long), with sidewalks.
- Replacing and rerouting underground utilities in Utah Street to maintain continuous service to the remaining housing units. The new utilities will be re-routed to the east in the planned access road to Linden Street.

When the new service is in place then the redundant utilities will be removed, including: Sewer, Water, and Natural Gas.

2.3.2 Site Grading and Drainage

Mass grade the site to create a large 1% developable pad, this includes:

- Cuts and Fills of (3’-4”) vertical to remove the depressed existing street.
- Attempt to balance cut and fill per UCR LRDP Policy.
- Maintain the existing positive sheet flow to the west.
- Per the soils report dated 6/20/11, the existing soils appear to be nonexpansive, and granular in nature. A percolation test will be needed to confirm a minimum infiltration rate of 0.30 inches per hour, to allow water quality infiltration features (i.e. permeable pavement, etc).
- Additional soils testing will be required prior starting the final design. In addition to more detailed information regarding bearing capacity and infiltration, UCR may want to consider testing to evaluate the viability of ground source heat pumps to reduce the project’s carbon footprint.
- Existing offsite flows come down Utah Street and will enter the site. Note that the upstream tributary area is approximately (18) acres. A hydrology study should be prepared to review the current / proposed / and ultimate drainage condition for this area. It is critical that the final resolution of the storm water drainage in the new project results in no net increase in run-off from project site.
- Water Quality measures may include permeable pavement (pavers), and bio-retention in the parking lot areas to address on-site runoff. Also, upstream offsite flows may need to the collected in an underground chamber (approx. 12,000 cf ) to provide both peak flow detention, and initial flow infiltration. The construction of the water quality chamber may be able to be avoided if the upstream flows can be; a) diverted on the surface around the northerly perimeter of the site to Florida Street, or b) collected into an upstream catch basin, then transferred underground through a storm drain pipe, and connected to a downstream storm drain mainline in Linden Street. (See 2.3.5 Storm Drain.)

2.3.3 Sewer

Provide 6-inch mainline laterals to each building as needed:

- Extend 6-inch laterals to each building from the existing 8-inch mainline (maintained by UCR) located on the south side of Linden Street. The lateral connections will occur just upstream and east of Manhole UCR-F3 (at the intersection of Linden Street and Florida Avenue.
- The City of Riverside 10-inch mainline on the north side of Linden Street will not be affected.
- Per the Sewer Analysis dated 3/13/12, the Student Recreation Center Expansion has a peak outflow of 0.052 mgd. The results of this study show that at no time does the depth of flow during peak flows exceed the City of Riverside maximum allowable value of 0.75 D/d after the Student Recreation Center Expansion flows are added to the system.
- The sanitary sewer mainline running in Florida Street is in bad condition, and may have to be replaced along the project frontage.
2.3.4 Water

Extend domestic water and fire service water lines as needed:

- Provide domestic water meter and lateral to each CHCC building, from the existing (UCR) mainline in Linden Street.
- Provide landscape water meter for landscape area around each CHCC building, from the existing mainline in Linden Street.
- Provide additional Fire hydrants as required around the building, from Linden Street.
- Provide fire service from the existing mainline in Linden Street. This includes an 8-inch double detector check, and backflow preventer assembly for each building. This also includes a post indicator valve and fire department connection.

2.3.5 Storm Drain

Extend existing storm drain system as needed from Linden Street, this includes:

- An 18-inch mainline with catch basins and laterals, as needed, to the building and parking lot locations.
- On-site water quality detention / treatment areas will be needed to address increased runoff due to developed condition (more impervious area.) These could potentially include landscape / bio-retention areas adjacent to the parking lot, and/or porous pavement parking areas, for water quality treatment purposes.
- Existing catch basins are present along Linden Street adjacent to the project site, but no records are available to show existing storm drain size and location. The capacity of this storm drain line will also need to be determined prior to final design. Ownership of the line (UCR, City, or County) also needs to be determined. The project will be designed so as to ensure that there is no increase of run-off in comparison to the low density housing development that exists today.
PROPOSED WATER QUALITY CHAMBER

PROPOSED CATCH BASIN

EXISTING STORM DRAIN MAIN (SIZE/LOCATION UNKNOWN)

EXISTING CATCH BASIN

PROPOSED NEW 24-INCH MAIN LINE

Peach Street
Florida Street
Plum Street
Linden Street

Utility Services//Storm Drain

Scale: 1/75’=1'-0”
Utility Services//Natural Gas

Scale: 1/75"=1'-0"

EXISTING

EXISTING

EXISTING/REMOVE

JOIN

EXISTING

EXHISTING

JOIN

PROPOSED
NEW 6-INCH
NATURAL GAS
LINE
03

3.1 Programming
3.2 Room Data Sheets
The Campus Health and Counseling Center is composed of a Student Health Center, Pharmacy and Dental Clinic; a Student Counseling Center; The WELL, a wellness center; an Administrative Office suite; and a joint use space composed of conference facilities and workrooms shared by all building occupants and more accessible to the public.

Through a number of charrettes with the UCR Steering Committee and building user groups, HMC developed various program options for the Campus Health and Counseling Center. Options accounting for UCR’s current number of 25,000 students were developed.
### Summary

**Space Program**

**Campus Health and Counseling Center**

**Existing Facility**

<table>
<thead>
<tr>
<th>Department</th>
<th>Dept ASF</th>
<th>New Facility</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Campus Health</td>
<td>7,378</td>
<td>16,994</td>
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<tr>
<td>Dental Clinic</td>
<td>963</td>
<td>1,668</td>
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<tr>
<td>Counseling</td>
<td>2,881</td>
<td>10,022</td>
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<tr>
<td>The WELL</td>
<td>-</td>
<td>2,916</td>
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<td>Administrative Suite</td>
<td>-</td>
<td>805</td>
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<tr>
<td>Joint Use Spaces</td>
<td>-</td>
<td>3,338</td>
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<td><strong>TOTAL ASF</strong></td>
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**Non-Assignable**

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<td>144</td>
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<tr>
<td><strong>TOTAL NASF - Department</strong></td>
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### Building Systems

**Telecommunication Rooms**

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<tbody>
<tr>
<td>BDF room</td>
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<td>147</td>
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<tr>
<td>Tel Data - FL1</td>
<td>-</td>
<td>136</td>
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<td>Tel Data - FL2</td>
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**Electrical Rooms**

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<tr>
<td>Electrical - FL1</td>
<td>-</td>
<td>180</td>
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<td>Electrical - FL2</td>
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<td>48</td>
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**Mechanical Rooms**

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<th>Dept ASF</th>
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<tbody>
<tr>
<td>Mechanical Room - FL1, Joint Use</td>
<td>-</td>
<td>212</td>
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<tr>
<td>Mechanical Room - FL2</td>
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**Other Features**

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<tr>
<td>Elevator Machine Room - FL1</td>
<td>-</td>
<td>46</td>
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<tr>
<td>Elevator Machine Room - FL2</td>
<td>-</td>
<td>110</td>
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<tr>
<td>Recycle Center</td>
<td>-</td>
<td>85</td>
<td></td>
</tr>
<tr>
<td>Exterior Maintenance Closet</td>
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### Existing Facility

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<tr>
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<tr>
<td>Elevator Machine Room - FL2</td>
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<td>110</td>
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<tr>
<td>Recycle Center</td>
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<td>85</td>
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<tr>
<td>Exterior Maintenance Closet</td>
<td>-</td>
<td>28</td>
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<tr>
<td>Bicycle Storage</td>
<td>-</td>
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<tr>
<td>Bicycle Showers</td>
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### New Facility

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<tr>
<td>Elevator Machine Room - FL2</td>
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<tr>
<td>Recycle Center</td>
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<tr>
<td>Bicycle Storage</td>
<td>-</td>
<td>188</td>
</tr>
<tr>
<td>Bicycle Showers</td>
<td>-</td>
<td>121</td>
</tr>
</tbody>
</table>

**Comments**

- Storage for 10-20 bikes depending on rack system
- 2 rooms with 1 shower each

### Total NASF

- **TOTAL NASF - Building Systems**: 2,417
- **TOTAL NASF**: 3,461
- **TOTAL ASF + NASF**: 39,765

### Assignable / Gross Ratio

- **Assignable / Gross Ratio**: 71%

### TOTAL GSF

- **TOTAL GSF**: 51,033

### Exterior Space

#### Programmable Covered Unenclosed Space

<table>
<thead>
<tr>
<th>Other Features</th>
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<tbody>
<tr>
<td>Bridge</td>
<td>1,800</td>
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<tr>
<td>Courtyard - W</td>
<td>1,425</td>
</tr>
<tr>
<td>Courtyard - E</td>
<td>675</td>
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Subtotal Programmable

- **3,900**

#### Non-Programmable Outdoor Space

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<tbody>
<tr>
<td>Courtyard</td>
<td>4,300</td>
</tr>
<tr>
<td>Ambulance / Service Area</td>
<td></td>
</tr>
<tr>
<td>1064' seating terrace</td>
<td>1,570</td>
</tr>
<tr>
<td>Stair and Elevator Tower</td>
<td>354</td>
</tr>
<tr>
<td>Exit Stair</td>
<td>-</td>
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</table>
### Existing Facility

<table>
<thead>
<tr>
<th>Room Type</th>
<th>Area (ASF)</th>
<th>Quantity</th>
<th>Total ASF</th>
<th>Area (ASF)</th>
<th>Quantity</th>
<th>Total ASF</th>
<th>Comments</th>
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</thead>
<tbody>
<tr>
<td><strong>Public Spaces</strong></td>
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<td></td>
<td></td>
<td></td>
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<tr>
<td>Waiting</td>
<td>500</td>
<td>1</td>
<td>500</td>
<td>25</td>
<td>40</td>
<td>1,000</td>
<td>30 Health &amp; Dental, 10 pharmacy</td>
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<td>Registration</td>
<td>493</td>
<td>1</td>
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<td>60</td>
<td>5</td>
<td>300</td>
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<td>Triage</td>
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<td>1</td>
<td>90</td>
<td>110</td>
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<td></td>
</tr>
<tr>
<td>Alcove - Weigh-In</td>
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<td>Exam Rooms</td>
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<td>907</td>
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<td>Exam Room - Negative Pressure</td>
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<td>Exam Room - Telemedicine</td>
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<tr>
<td>Exam Room - Travel Clinic</td>
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<tr>
<td>Dressing Room</td>
<td>12</td>
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<td>40</td>
<td>1</td>
<td>40</td>
<td>1 RN will &quot;office&quot; in this room</td>
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<td>Radiography</td>
<td>234</td>
<td>1</td>
<td>234</td>
<td>300</td>
<td>1</td>
<td>300</td>
<td>Includes Control area in new</td>
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<td>Control area</td>
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<td>55</td>
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<td></td>
<td>Included in Radiography area</td>
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<td>Dark Room</td>
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<td>60</td>
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<td>Radiology Work Area</td>
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<td>Blood Draw</td>
<td>99</td>
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<td>99</td>
<td>80</td>
<td>2</td>
<td>160</td>
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<tr>
<td>Laboratory</td>
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<td>400</td>
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<td>Specimen Collection Toilet</td>
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<td></td>
<td>Adjacent to Lab &amp; Blood Draw</td>
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<tr>
<td>Pharmacy</td>
<td>407</td>
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<td>600</td>
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<td>600</td>
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<td>Pharmacist’s Office</td>
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<td></td>
<td></td>
<td>With view to work area</td>
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<tr>
<td>Patient Toilet - Women’s Exam</td>
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<td></td>
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<td>Directly accessible from women’s exam room</td>
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<tr>
<td>Patient Toilet</td>
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<td>180</td>
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<td>Patient Toilet</td>
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<td>Directly accessible from Observation</td>
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<tr>
<td>Injection</td>
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<td>Nurse Station/Work Area</td>
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<td>657</td>
<td>300 2</td>
<td>600</td>
<td>5 stations each. Final configuration TBD</td>
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<td>Alcove, Stretcher</td>
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<td>30 1</td>
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<td>20 2</td>
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<tr>
<td>Clean Utility/Holding</td>
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<td>-</td>
<td>100 1</td>
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</tr>
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<td>Soiled Utility/Holding</td>
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<td>70 1</td>
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<tr>
<td>Instrument Sterilization</td>
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<td>Locate next to Soiled Utility</td>
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<td>Janitor Closet</td>
<td>24 1</td>
<td>24</td>
<td>50 1</td>
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<tr>
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</tr>
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</tr>
<tr>
<td>Office - Large</td>
<td>114</td>
<td>1</td>
<td>114</td>
<td>140</td>
<td>2</td>
<td>280</td>
<td>1 Campus Health ctr director, 1 Chief MD</td>
</tr>
<tr>
<td>Office - Provider (MD)</td>
<td>varies</td>
<td>6</td>
<td>640</td>
<td>110</td>
<td>9</td>
<td>990</td>
<td>Chief MD is a provider</td>
</tr>
<tr>
<td>Office - Psychiatrist</td>
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**Non-Assignable Spaces**

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<th>Total ASF</th>
<th>Area (ASF)</th>
<th>Quantity</th>
<th>Total ASF</th>
<th>Comments</th>
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<tbody>
<tr>
<td>Toilet - Public, Accessible</td>
<td>61</td>
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<td>122</td>
<td>60</td>
<td>2</td>
<td>120</td>
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Subtotal NASF 122 120

Internal Circulation Factor - 20% 24

Total NASF 144

**Non-Programmable Open Space**

<table>
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<th>Comments</th>
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<tbody>
<tr>
<td>Ambulance pick-up/service yard</td>
<td>1,000</td>
<td>1</td>
<td>1,000</td>
<td>Including 2 &quot;Jem Cart&quot; parking spots</td>
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<td>Emergency Supply Container</td>
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Total - Programmable Outdoor Space 1,300
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Total ASF 1,668
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<th>Patient Services</th>
<th>Support</th>
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<td>Area (ASF)</td>
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<tr>
<td>Workroom, Copy, Printer</td>
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<tr>
<td>Client/Staff toilet - Accessible</td>
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### Existing Facility

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<td>Office - Manager</td>
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<tr>
<td>Office - Administrative</td>
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<tr>
<td>Office - Biofeedback Peers</td>
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<td>Peers work in Biofeedback rooms</td>
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<tr>
<td>Break Area</td>
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<td>168</td>
<td>15 seats. Share with The Well</td>
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<tr>
<td>Workstation - Administrative</td>
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</tr>
<tr>
<td>Toilet - Public, Accessible</td>
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<td>240</td>
<td>Multi fixture rooms. 1/2 males, 1/2 female. Locate in an area to allow sharing with other uses.</td>
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<td>Single fixture Unisex to allow for gender neutral use. Locate in an area to allow sharing with other uses.</td>
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**Subtotal Staff**

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### New Facility

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<td>Office - Manager</td>
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<td>Office - Administrative</td>
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<tr>
<td>Office - Psychiatrist</td>
<td>260</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Office - Biofeedback Peers</td>
<td>120</td>
<td>5</td>
<td>600</td>
<td></td>
</tr>
<tr>
<td>Break Area</td>
<td>168</td>
<td>1</td>
<td>168</td>
<td></td>
</tr>
<tr>
<td>Workstation - Administrative</td>
<td>60</td>
<td>2</td>
<td>120</td>
<td></td>
</tr>
</tbody>
</table>

**Subtotal ASF**

<table>
<thead>
<tr>
<th>Existing Facility</th>
<th>New Facility</th>
</tr>
</thead>
<tbody>
<tr>
<td>2,881</td>
<td>7,710</td>
</tr>
<tr>
<td>2,313</td>
<td>10,022</td>
</tr>
</tbody>
</table>

### Total ASF

<table>
<thead>
<tr>
<th>Existing Facility</th>
<th>New Facility</th>
</tr>
</thead>
<tbody>
<tr>
<td>10,022</td>
<td></td>
</tr>
</tbody>
</table>

### Non-Assignable Spaces

<table>
<thead>
<tr>
<th>Spaces</th>
<th>Area (ASF)</th>
<th>Quantity</th>
<th>Total NASF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Toilet - Public, Accessible</td>
<td>60</td>
<td>4</td>
<td>240</td>
</tr>
<tr>
<td>Toilet - Public, Accessible, Unisex</td>
<td>60</td>
<td>1</td>
<td>60</td>
</tr>
</tbody>
</table>

**Total NASF**

<table>
<thead>
<tr>
<th>Existing Facility</th>
<th>New Facility</th>
</tr>
</thead>
<tbody>
<tr>
<td>300</td>
<td></td>
</tr>
</tbody>
</table>

**Internal Circulation Factor - 20%**

<table>
<thead>
<tr>
<th>Existing Facility</th>
<th>New Facility</th>
</tr>
</thead>
<tbody>
<tr>
<td>60</td>
<td></td>
</tr>
</tbody>
</table>

**Total NASF**

<table>
<thead>
<tr>
<th>Existing Facility</th>
<th>New Facility</th>
</tr>
</thead>
<tbody>
<tr>
<td>360</td>
<td></td>
</tr>
</tbody>
</table>
## Assignable Spaces

### Public Spaces

<table>
<thead>
<tr>
<th>Room Type</th>
<th>Existing Area (ASF)</th>
<th>Quantity</th>
<th>Total ASF</th>
<th>New Facility Area (ASF)</th>
<th>Quantity</th>
<th>Total ASF</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reception</td>
<td>-</td>
<td>80</td>
<td>1</td>
<td>80</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Student support zone - computer stations</td>
<td>-</td>
<td>25</td>
<td>10</td>
<td>250</td>
<td></td>
<td></td>
<td>Computer terminals for student use. Adjacent to entry and lounge.</td>
</tr>
<tr>
<td>Student support zone - lounge space</td>
<td>-</td>
<td>25</td>
<td>6</td>
<td>150</td>
<td></td>
<td></td>
<td>Casual area at entry with soft seating.</td>
</tr>
<tr>
<td>Posting areas</td>
<td>-</td>
<td></td>
<td></td>
<td>-</td>
<td></td>
<td></td>
<td>In lounge SF, 20 linear feet on a wall</td>
</tr>
<tr>
<td>Collaborative work area</td>
<td>-</td>
<td>100</td>
<td>1</td>
<td>100</td>
<td></td>
<td></td>
<td>Use joint use Workshop room</td>
</tr>
<tr>
<td>Wellness Training/ Programming</td>
<td>-</td>
<td></td>
<td></td>
<td>-</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Subtotal Public Spaces</strong></td>
<td>-</td>
<td></td>
<td></td>
<td>580</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Support

<table>
<thead>
<tr>
<th>Room Type</th>
<th>Existing Area (ASF)</th>
<th>Quantity</th>
<th>Total ASF</th>
<th>New Facility Area (ASF)</th>
<th>Quantity</th>
<th>Total ASF</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Well Storage</td>
<td>-</td>
<td>80</td>
<td>3</td>
<td>240</td>
<td></td>
<td></td>
<td>Locate 100 sf in Well. Remainder adjacent to large workshop room on Level 1.</td>
</tr>
<tr>
<td>Workroom, Copy, Printer</td>
<td>-</td>
<td>100</td>
<td>1</td>
<td>100</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Subtotal Support</strong></td>
<td>-</td>
<td></td>
<td></td>
<td>340</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Staff

<table>
<thead>
<tr>
<th>Room Type</th>
<th>Existing Area (ASF)</th>
<th>Quantity</th>
<th>Total ASF</th>
<th>New Facility Area (ASF)</th>
<th>Quantity</th>
<th>Total ASF</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office - Director</td>
<td>-</td>
<td>120</td>
<td>1</td>
<td>120</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Workstation - Student Affairs Officers</td>
<td>-</td>
<td>80</td>
<td>5</td>
<td>400</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Workstation - Administrative</td>
<td>-</td>
<td>60</td>
<td>2</td>
<td>120</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Workstation - Graduate Interns</td>
<td>-</td>
<td>35</td>
<td>2</td>
<td>70</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Workstation - Student Workers &amp; VSW/PE</td>
<td>-</td>
<td>35</td>
<td>16</td>
<td>560</td>
<td></td>
<td></td>
<td>6/Paid Undergrad Student Workers, 10/ Volunteer Student Workers/Peer Educators</td>
</tr>
<tr>
<td>Consult Room</td>
<td>-</td>
<td>80</td>
<td>2</td>
<td>160</td>
<td></td>
<td></td>
<td>Use for work room collaboration as well</td>
</tr>
<tr>
<td>Break Area</td>
<td>-</td>
<td>80</td>
<td>1</td>
<td>80</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Subtotal Staff</strong></td>
<td>-</td>
<td></td>
<td></td>
<td>1,510</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Subtotal ASF</strong></td>
<td>-</td>
<td></td>
<td></td>
<td>2,430</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Internal Circulation Factor -20%

|                      |                      |          | 486       |                          |          |          |          |

### Total ASF

|                      |                      |          | 2,916     |                          |          |          |          |
### Support

<table>
<thead>
<tr>
<th>Room Type</th>
<th>Existing</th>
<th>New Facility</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Area (ASF)</td>
<td>Quantity</td>
</tr>
<tr>
<td>Waiting</td>
<td>-</td>
<td>25</td>
</tr>
<tr>
<td>Workroom, Copy, Printer, Storage</td>
<td>-</td>
<td>80</td>
</tr>
</tbody>
</table>

**Subtotal Support** - 180

### Staff

<table>
<thead>
<tr>
<th>Room Type</th>
<th>Existing</th>
<th>New Facility</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Area (ASF)</td>
<td>Quantity</td>
</tr>
<tr>
<td>Office - Large</td>
<td>-</td>
<td>140</td>
</tr>
<tr>
<td>Office - Administrative</td>
<td>-</td>
<td>110</td>
</tr>
<tr>
<td>Workstation</td>
<td>-</td>
<td>80</td>
</tr>
<tr>
<td>Staff Toilet</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

**Subtotal Staff** - 520

**Subtotal ASF** 700

**Internal Circulation Factor - 15%** 105

**Total ASF** 805
### Joint Use Spaces

<table>
<thead>
<tr>
<th>Room Type</th>
<th>Existing</th>
<th>New Facility</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Assignable Spaces</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Breakout/ Waiting</td>
<td>-</td>
<td>40 4 160</td>
<td>At building entry to support large meeting room</td>
</tr>
<tr>
<td>Large Conference Room</td>
<td>-</td>
<td>20 70 1,400</td>
<td>Staff Meetings, workshops, and large events.</td>
</tr>
<tr>
<td>Storage</td>
<td>-</td>
<td>100 2 200</td>
<td>For large conference room</td>
</tr>
<tr>
<td><strong>Subtotal Joint Use Spaces</strong></td>
<td>-</td>
<td>1,760</td>
<td></td>
</tr>
<tr>
<td><strong>Joint Use Administrative</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Office - IT</td>
<td>-</td>
<td>100 1 100</td>
<td>Near large conference room Can be combined with Well storage.</td>
</tr>
<tr>
<td>General Storage</td>
<td>-</td>
<td>100 1 100</td>
<td></td>
</tr>
<tr>
<td>Consult stations - Peer Counselors</td>
<td>-</td>
<td>60 12 720</td>
<td>Private consult cubicle - shared - Health Ed Interns, counsel, Well</td>
</tr>
<tr>
<td>Student Work Room</td>
<td>-</td>
<td>30 20 600</td>
<td>Workroom for Peer educators, employees and students. Locate in/ adjacent to the Well.</td>
</tr>
<tr>
<td>Conference Room</td>
<td>-</td>
<td>20 15 300</td>
<td></td>
</tr>
<tr>
<td><strong>Subtotal Joint Use Spaces</strong></td>
<td>-</td>
<td>1,820</td>
<td></td>
</tr>
<tr>
<td><strong>Total ASF</strong></td>
<td></td>
<td>3,580</td>
<td></td>
</tr>
<tr>
<td><strong>Internal Circulation Factor - 10%</strong></td>
<td></td>
<td>358</td>
<td></td>
</tr>
<tr>
<td><strong>Total ASF</strong></td>
<td></td>
<td>3,938</td>
<td></td>
</tr>
</tbody>
</table>

| **Non-Assignable Spaces**  |          |              |                                                   |
| **Spaces**                 |          |              |                                                   |
| Toilet - Accessible        | -        | 50 8 400     |                                                   |
| Housekeeping Closet        | -        | 50 1 50      |                                                   |
| **Total NASF**             |          | 450          |                                                   |
| **Internal Circulation Factor - 20%** |          | 90           |                                                   |
| **Total NASF**             |          | 540          |                                                   |

| **Non-Programmable Open Space** |          |              |                                                   |
| Outdoor gathering areas     | -        | 15 250 3,750 | For Well event, flu vaccine drives and other large events |
| **Total - Programmable Outdoor Space** |          | 3,750        |                                                   |
3.2
Room Data Sheets

The following room data sheets are conceptual diagrams of room layouts and are provided only to indicate required furnishings, equipment and general room proportions. The actual room design will almost certainly evolve as the design is finalized. The final layout of all electrical and data connections must be carefully coordinated with the final placement of furniture and equipment.
CAMPUS HEALTH
GENERAL
SPACE NAME: Waiting
AREA (ASF): 1000
FUNCTION: Waiting
OCCUPANTS: 40
ADJACENCIES: Registration, Triage, Main Entry, Pharmacy and Lab
VIEWS: Registration
MIN CEILING HT: 11'-0"
DOOR: Double doors to exterior/ Single door to adjacent spaces
NOTES: ---

FINISHES
CEILING: Suspended Acoustic 2x2
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Carpet
DOORS: Exterior doors - Aluminum frame with glazing
DOOR FRAMES: Hollow metal
WINDOWS: Aluminum, Thermal break
NOTES: ---

TECHNOLOGY
VOICE/DATA: 1 Phone, Data outlets on 2 walls (Coordinate with equipment)
MEDIA: 1 Flat screen, 1 Electronic message board for Pharmacy
OTHER: Wireless access capability, paging system for students

SYSTEMS
ELECTRICAL: 120v 1 phase duplex receptacles in walls, as required by code or equipment layout
BACKUP POWER: N/A
LIGHTING: 30 fc
DAY LIGHTING: Exterior sun shading plus privacy blinds where applicable
SECURITY: Locked main entry door. Card access to back of house.
MECHANICAL: 68-75°F for interior conditions, Thermostat
ACOUSTICS: ---
PLUMBING: N/A
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8" = 1'-0"

FURNITURE AND EQUIPMENT
BUILT-IN: N/A
FIXED: Shades at windows
MOVABLE: Seating for 40
OTHER: ---
SPECIAL REQUIREMENTS: Paging system for students

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
### GENERAL

**SPACE NAME:** Triage  
**AREA (ASF):** 110  
**FUNCTION:** Patient screening  
**OCCUPANTS:** 1-2  
**ADJACENCIES:** Main Waiting room, Registration, Exam Rooms  
**VIEWS:** Registration  
**MIN CEILING HT:** 9’-0”  
**DOOR:** 36” x 84” Type A  
**NOTES:** ---

### FINISHES

**CEILING:** Suspended Acoustic 2x4  
**WALLS/BASE:** Low VOC painted GWB / resilient base  
**FLOORS:** Sheet Vinyl  
**DOORS:** FSC certified solid-core wood  
**DOOR FRAMES:** Hollow metal  
**WINDOWS:** Preferred  
**NOTES:** ---

### TECHNOLOGY

**VOICE/DATA:** 1 Phone, Data outlets on 2 walls (Coordinate with equipment)  
**MEDIA:** ---  
**OTHER:** Wireless

### SYSTEMS

**ELECTRICAL:** 120v 1 phase duplex receptacles in walls, as required by code or equipment layout  
**BACKUP POWER:** Connection required or equipment layout  
**LIGHTING:** 40-50 fc  
**DAY LIGHTING:** Exterior sun shading plus privacy blinds where applicable  
**SECURITY:** N/A  
**MECHANICAL:** 68-75°F for interior conditions  
**ACOUSTICS:** ---  
**PLUMBING:** Sink, Gooseneck faucet  
**FIRE PROTECTION:** Sprinkler, smoke detector, fire alarm, horn, strobe

### CONCEPTUAL LAYOUT

Scale: 1/8” = 1’-0”

### FURNITURE AND EQUIPMENT

**BUILT-IN:** N/A  
**FIXED:** N/A  
**MOVABLE:** (1) Adjustable height desk, (1) Task chair, (1) Side chair, (1) Privacy Curtain  
**OTHER:** (1) Computer, (1) printer, (1) temp, BP, Pulse Ox unit  
**SPECIAL REQUIREMENTS:** Emergency Pull Cord and Nurse Call Button

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
### GENERAL

<table>
<thead>
<tr>
<th>SPACE NAME</th>
<th>Alcove - Weigh-in</th>
</tr>
</thead>
<tbody>
<tr>
<td>AREA (ASF)</td>
<td>20</td>
</tr>
<tr>
<td>FUNCTION</td>
<td>Patient weigh-in</td>
</tr>
<tr>
<td>OCCUPANTS</td>
<td>N/A</td>
</tr>
<tr>
<td>ADJACENCIES</td>
<td>Corridor</td>
</tr>
<tr>
<td>VIEWS</td>
<td>N/A</td>
</tr>
<tr>
<td>MIN CEILING HT</td>
<td>9’-0”</td>
</tr>
<tr>
<td>DOOR</td>
<td>N/A</td>
</tr>
<tr>
<td>NOTES</td>
<td>---</td>
</tr>
</tbody>
</table>

### FINISHES

<table>
<thead>
<tr>
<th>CEILING</th>
<th>Suspended Acoustic 2x4</th>
</tr>
</thead>
<tbody>
<tr>
<td>WALLS/BASE</td>
<td>Low VOC painted GWB / resilient base</td>
</tr>
<tr>
<td>FLOORS</td>
<td>Sheet Vinyl</td>
</tr>
<tr>
<td>DOORS</td>
<td>N/A</td>
</tr>
<tr>
<td>DOOR FRAMES</td>
<td>N/A</td>
</tr>
<tr>
<td>WINDOWS</td>
<td>N/A</td>
</tr>
<tr>
<td>NOTES</td>
<td>---</td>
</tr>
</tbody>
</table>

### TECHNOLOGY

<table>
<thead>
<tr>
<th>VOICE/DATA</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>MEDIA</td>
<td>N/A</td>
</tr>
<tr>
<td>OTHER</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### SYSTEMS

<table>
<thead>
<tr>
<th>ELECTRICAL</th>
<th>120v 1 phase duplex receptacles in walls, as required by code or equipment layout</th>
</tr>
</thead>
<tbody>
<tr>
<td>BACKUP POWER</td>
<td>N/A</td>
</tr>
<tr>
<td>LIGHTING</td>
<td>15 fc</td>
</tr>
<tr>
<td>DAY LIGHTING</td>
<td>N/A</td>
</tr>
<tr>
<td>SECURITY</td>
<td>N/A</td>
</tr>
<tr>
<td>MECHANICAL</td>
<td>68-75°F for interior conditions</td>
</tr>
<tr>
<td>ACOUSTICS</td>
<td>N/A</td>
</tr>
<tr>
<td>PLUMBING</td>
<td>N/A</td>
</tr>
<tr>
<td>FIRE PROTECTION</td>
<td>Sprinkler, smoke detector, fire alarm, horn, strobe</td>
</tr>
</tbody>
</table>

### CONCEPTUAL LAYOUT

Scale: 1/8" = 1'-0"

### FURNITURE AND EQUIPMENT

<table>
<thead>
<tr>
<th>BUILT-IN</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>FIXED</td>
<td>N/A</td>
</tr>
<tr>
<td>MOBILE</td>
<td>(1) Side chair</td>
</tr>
<tr>
<td>OTHER</td>
<td>(1) Scale</td>
</tr>
<tr>
<td>SPECIAL REQUIREMENTS</td>
<td>---</td>
</tr>
</tbody>
</table>

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
EXAM ROOMS
Campus Health Center

GENERAL
SPACE NAME: Exam Rooms
AREA (ASF): 110
FUNCTION: Patient Examination
OCCUPANTS: 1-2
ADJACENCIES: Nurse stations, Provider offices
VIEWS: Exterior views without compromising privacy preferred
MIN CEILING HT: 9’-0”
DOOR: 36” x 84” Type A
NOTES: ---

FINISHES
CEILING: Suspended Acoustic 2x4
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Sheet Vinyl
DOORS: FSC certified solid-core wood
DOOR FRAMES: Hollow metal
WINDOWS: Preferred
NOTES: ---

TECHNOLOGY
VOICE/DATA: 1 Phone, Data outlets on 2 walls (Coordinate with equipment)
MEDIA: N/A
OTHER: ---

SYSTEMS
ELECTRICAL: 120v 1 phase duplex receptacles in walls, as required by code or equipment layout (GFCI where required)
BACKUP POWER: N/A
LIGHTING: 50-75 fc
DAY LIGHTING: Exterior sun shading plus privacy blinds where applicable
SECURITY: N/A
MECHANICAL: 68-75°F for interior conditions, provide negative pressure in 1 exam
ACoustics: ---
PLUMBING: 17x17 Counter sink, Infrared gooseneck faucet
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8” = 1’-0”

FURNITURE AND EQUIPMENT
BUILT-IN: Solid surface - 24” deep countertop, Casework w/ upper and lower cabinets
FIXED: Shades at windows, (1) Privacy Curtain, Sink, Exam table
MOBILE: (1) Side chair, (1) Stool
OTHER: (1) Computer, Clock (atomic/battery), Soap and paper towel dispenser, Alcohol hand rub
SPECIAL REQUIREMENTS: Emergency Pull Cord, Nurse Call Button

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
# Exam Room - Women’s

## General

<table>
<thead>
<tr>
<th>Space Name:</th>
<th>Exam Room - Women’s</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area (ASF):</td>
<td>110</td>
</tr>
<tr>
<td>Function:</td>
<td>Patient examination</td>
</tr>
<tr>
<td>Occupants:</td>
<td>1-2</td>
</tr>
<tr>
<td>Adjacencies:</td>
<td>Dedicated toilet, Nurse stations, Provider offices</td>
</tr>
<tr>
<td>Views:</td>
<td>Exterior views without compromising privacy preferred</td>
</tr>
<tr>
<td>Min Ceiling HT:</td>
<td>9'-0&quot;</td>
</tr>
<tr>
<td>Door:</td>
<td>36” x 84” Type A</td>
</tr>
<tr>
<td>Notes:</td>
<td>---</td>
</tr>
</tbody>
</table>

## Finishes

<table>
<thead>
<tr>
<th>Ceiling:</th>
<th>Suspended Acoustic 2x4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Walls/Base:</td>
<td>Low VOC painted GWB / resilient base</td>
</tr>
<tr>
<td>Floors:</td>
<td>Sheet Vinyl</td>
</tr>
<tr>
<td>Doors:</td>
<td>FSC certified solid-core wood</td>
</tr>
<tr>
<td>Door Frames:</td>
<td>Preferred</td>
</tr>
<tr>
<td>Windows:</td>
<td>Preferred</td>
</tr>
<tr>
<td>Notes:</td>
<td>---</td>
</tr>
</tbody>
</table>

## Technology

<table>
<thead>
<tr>
<th>Voice/Data:</th>
<th>1 Phone, Data outlets on 2 walls (Coordinate with equipment)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Media:</td>
<td>N/A</td>
</tr>
<tr>
<td>Other:</td>
<td>---</td>
</tr>
</tbody>
</table>

## Systems

<table>
<thead>
<tr>
<th>Electrical:</th>
<th>120v 1 phase duplex receptacles in walls, as required by code or equipment layout (GFCI where required)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Backup Power:</td>
<td>N/A</td>
</tr>
<tr>
<td>Lighting:</td>
<td>50-75 fc</td>
</tr>
<tr>
<td>Day Lighting:</td>
<td>Exterior sun shading plus privacy blinds where applicable</td>
</tr>
<tr>
<td>Security:</td>
<td>N/A</td>
</tr>
<tr>
<td>Mechanical:</td>
<td>68-75°F for interior cond., Provide neg. pressure in 1 exam rm</td>
</tr>
<tr>
<td>Acoustics:</td>
<td>---</td>
</tr>
<tr>
<td>Plumbing:</td>
<td>17x17 Counter sink, Infrared gooseneck faucet</td>
</tr>
<tr>
<td>Fire Protection:</td>
<td>Sprinkler, smoke detector, fire alarm, horn, strobe</td>
</tr>
</tbody>
</table>

## Conceptual Layout

Scale: 1/8" = 1'-0"

## Furniture and Equipment

<table>
<thead>
<tr>
<th>Built-in:</th>
<th>Solid surface - 24&quot; deep countertop, Casework w/ upper and lower cabinets</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fixed:</td>
<td>Shades at windows, (1) Privacy Curtain, Sink, Exam table</td>
</tr>
<tr>
<td>Movable:</td>
<td>(1) Side chair, (1) Stool</td>
</tr>
<tr>
<td>Other:</td>
<td>(1) Computer, Clock (atomic/battery), Soap and paper towel dispenser, Alcohol hand rub</td>
</tr>
<tr>
<td>Special Requirements:</td>
<td>Emergency Pull Cord, Nurse Call Button</td>
</tr>
</tbody>
</table>

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
# Exam Room - Accessible

## General

<table>
<thead>
<tr>
<th>Space Name</th>
<th>Exam Room - Accessible</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area (ASF)</td>
<td>140</td>
</tr>
<tr>
<td>Function</td>
<td>Patient examination</td>
</tr>
<tr>
<td>Occupants</td>
<td>1-2</td>
</tr>
<tr>
<td>Adjacencies</td>
<td>Nurse stations, Provider offices</td>
</tr>
<tr>
<td>Views</td>
<td>Exterior views without compromising privacy preferred</td>
</tr>
<tr>
<td>Min Ceiling Ht</td>
<td>9'-0&quot;</td>
</tr>
<tr>
<td>Door</td>
<td>42&quot; x 84&quot; Type A</td>
</tr>
<tr>
<td>Notes</td>
<td>---</td>
</tr>
</tbody>
</table>

## Finishes

- **Ceiling:** Suspended Acoustic 2x4
- **Walls/Base:** Low VOC painted GWB / resilient base
- **Floors:** Sheet Vinyl
- **Doors:** FSC certified solid-core wood
- **Door Frames:** Hollow metal
- **Windows:** Preferred
- **Notes:** ---

## Technology

- **Voice/Data:** 1 Phone, Data outlets on 2 walls (Coordinate with equipment)
- **Media:** N/A
- **Other:** ---

## Systems

- **Electrical:** 120v 1 phase duplex receptacles in walls, as required by code or equipment layout (GFCI where required)
- **Backup Power:** N/A
- **Lighting:** 50-75 fc
- **Day Lighting:** Exterior sun shading plus privacy blinds where applicable
- **Security:** N/A
- **Mechanical:** 68-75°F for interior conditions
- **Acoustics:** ---
- **Plumbing:** 17x17 Counter sink, Infrared gooseneck faucet
- **Fire Protection:** Sprinkler, smoke detector, fire alarm, horn, strobe

## Conceptual Layout

*Scale: 1/8" = 1'-0"*

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
EXAM ROOM - TELEMEDICINE
Campus Health Center

GENERAL
SPACE NAME: Exam Room - Telemedicine
AREA (ASF): 140
FUNCTION: Patient examination
OCCUPANTS: 1-2
ADJACENCIES: Nurse stations, Provider offices
VIEWS: Exterior views without compromising privacy preferred
MIN CEILING HT: 9’-0"
DOOR: 36” x 84” Type A
NOTES: ---

FINISHES
CEILING: Suspended Acoustic 2x4
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Sheet Vinyl
DOORS: FSC certified solid-core wood
DOOR FRAMES: Hollow metal
WINDOWS: Preferred
NOTES: ---

TECHNOLOGY
VOICE/DATA: 1 Phone, Data outlets on 2 walls (Coordinate with equipment)
MEDIA: Tele-medicine monitor, camera and audio system
OTHER: N/A

SYSTEMS
ELECTRICAL: 120v 1 phase duplex receptacles in walls, as required by code or equipment layout
BACKUP POWER: Connection required
LIGHTING: 50-75 fc
DAY LIGHTING: Exterior sun shading plus privacy blinds where applicable
SECURITY: N/A
MECHANICAL: 68-75°F for interior conditions
ACoustics: ---
PLUMBING: 17x17 Counter sink, Infrared gooseneck faucet
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8” = 1'-0"

FURNITURE AND EQUIPMENT
BUILT-IN: Solid surface - 18” deep countertop w/ base cabinets
FIXED: Shades and blackout shades, (1) Privacy Curtain, Sink, Exam table
MOBILE: (1) Side chairs,
OTHER: (1) Wall-mounted Computer, Clock (atomic/battery), Soap & paper towel dispenser, Alcohol rub
SPECIAL REQUIREMENTS: Emergency Pull Cord, Nurse Call Button

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
EXAM ROOM - TRAVEL CLINIC
Campus Health Center

GENERAL

SPACE NAME: Exam Room - Travel Clinic
AREA (ASF): 110
FUNCTION: Patient examination
OCCUPANTS: 1-2
ADJACENCIES: Nurse stations, Provider offices
VIEWS: Exterior views without compromising privacy preferred
MIN CEILING HT: 9’-0”
DOOR: 42” x 84” Type A
NOTES: ---

FINISHES

CEILING: Suspended Acoustic 2x4
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Sheet Vinyl
DOORS: FSC certified solid-core wood
DOOR FRAMES: Hollow metal
WINDOWS: Preferred
NOTES: ---

TECHNOLOGY

VOICE/DATA: 1 Phone, Data outlets on 2 walls (Coordinate with equipment)
MEDIA: N/A
OTHER: N/A

SYSTEMS

ELECTRICAL: 120v 1 phase duplex receptacles in walls, as required by code or equipment layout
BACKUP POWER: Connection required
LIGHTING: 50-75 fc
DAY LIGHTING: Exterior sun shading plus privacy blinds where applicable
SECURITY: N/A
MECHANICAL: 68-75°F for interior conditions
ACOUSTICS: ---
PLUMBING: 17x17 Counter sink, Infrared gooseneck faucet
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT

Scale: 1/8” = 1’-0”

FURNITURE AND EQUIPMENT

BUILT-IN: Solid surface - 24” deep countertop w/ base cabinets
FIXED: Shades at windows, (1) Privacy Curtain, Sink
MOVABLE: (1) Adjustable height desk (2) Side chairs, (1) Office chair, Refrigerator
OTHER: (1) Computer, Clock (atomic/battery), Soap and paper towel dispenser, Alcohol hand rub
SPECIAL REQUIREMENTS: Emergency Pull Cord/Nurse Call Button

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
Dressing Room

General

Space Name: Dressing Room
Area (ASF): 40
Function: Patient dressing
Occupants: 1
Adjacencies: Radiology room
Views: N/A
Min Ceiling HT: 9'-0"
Door: 36" x 84" Type A
Notes: ---

Finishes

Ceiling: Suspended Acoustic 2x4
Walls/Base: Low VOC painted GWB / resilient base
Floors: Sheet Vinyl
Doors: FSC certified solid-core wood
Door Frames: Hollow metal
Windows: N/A
Notes: ---

Technology

Voice/Data: N/A
Media: N/A
Other: N/A

Systems

Electrical: 120v 1 phase duplex receptacles in walls, as required by code or equipment layout
Backup Power: N/A
Lighting: 25 fc
Day Lighting: N/A
Security: Lockable doors
Mechanical: 68-75°F for interior conditions
Acoustics: ---
Plumbing: N/A
Fire Protection: Sprinkler, smoke detector, fire alarm, horn, strobe

Conceptual Layout

Scale: 1/8" = 1'-0"

Furniture and Equipment

Built-in: N/A
Fixed: (4) Plastic laminate 12x12 Lockers
Movable: Bench
Other: ---
Special Requirements: Emergency Pull Cord/Nurse Call Button

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
**RADIOGRAPHY**

Campus Health Center

**GENERAL**

SPACE NAME: Radiography  
AREA (ASF): 300  
FUNCTION: Patient X-Ray  
OCCUPANTS: 1-2  
ADJACENCIES: Nurse stations, Dressing room, Work room  
VIEWS: N/A  
MIN CEILING HT: 9'-0"  
DOOR: 36" x 84" Type A  
NOTES: ---

**FINISHES**

CEILING: Suspended Acoustic 2x4  
WALLS/BASE: Low VOC painted GWB / resilient base  
FLOORS: Sheet Vinyl  
DOORS: FSC certified solid-core wood  
DOOR FRAMES: Hollow metal  
WINDOWS: N/A  
NOTES: ---

**TECHNOLOGY**

VOICE/DATA: 1 Phone, Data outlets on 2 walls (Coordinate with equipment)  
MEDIA: N/A  
OTHER: N/A

**SYSTEMS**

ELECTRICAL: 120v 1 phase duplex receptacles, as required by code; 440v or equipment layout  
BACKUP POWER: N/A  
LIGHTING: 50-75 fc  
DAY LIGHTING: N/A  
SECURITY: Card access on entrance door  
MECHANICAL: 68-75°F for interior, Thermostat (Coordinate with X-Ray vendor)  
ACoustics: ---  
PLUMBING: 17x17 Counter sink, Infrared gooseneck faucet  
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

**CONCEPTUAL LAYOUT**

Scale: 1/8" = 1'-0"

**FURNITURE AND EQUIPMENT**

**BUILT-IN:** Solid surface - 24" deep countertop  
**FIXED:** Shades and blackout shades at windows  
**MOVABLE:** (1) Stool (1) task chair  
**OTHER:** (1) Computer  
**SPECIAL REQUIREMENTS:** X-Ray unit and control equipment. Coordinate shielding with vendor and physicist. Emergency Pull Cord/Nurse Call Button

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
RADIOLOGY WORK AREA
Campus Health Center

GENERAL
SPACE NAME: Radiology Work Area
AREA (ASF): 60
FUNCTION: Radiologist work
OCCUPANTS: 1
ADJACENCIES: Nurse stations, Provider offices
VIEWS: Courtyard views preferred where possible
MIN CEILING HT: 9'-0"
DOOR: 36" x 84" Type A
NOTES:

FINISHES
CEILING: Suspended Acoustic 2x4
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Sheet Vinyl
DOORS: FSC certified solid-core wood
DOOR FRAMES: Hollow metal
WINDOWS: N/A
NOTES: ---

TECHNOLOGY
VOICE/DATA: 1 Phone, Data outlets on 2 walls (Coordinate with equipment)
MEDIA: N/A
OTHER: N/A

SYSTEMS
ELECTRICAL: 120v 1 phase duplex receptacles in walls, as required by code or equipment layout
BACKUP POWER: N/A
LIGHTING: 50-75 fc
DAY LIGHTING: N/A
SECURITY: N/A
MECHANICAL: 68-75°F for interior conditions
ACOUSTICS: ---
PLUMBING: None
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8" = 1'-0"

FURNITURE AND EQUIPMENT
BUILT-IN: 24" deep counter with upper cabinets
FIXED: Shades and blackout shades at windows
MOVABLE: ---
OTHER: (3) computers, multi-function printer
SPECIAL REQUIREMENTS: Coordinate with Orthorali

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
BLOOD DRAW
Campus Health Center

GENERAL
- **SPACE NAME:** Blood Draw
- **AREA (ASF):** 160 (2 at 80sf)
- **FUNCTION:** Patient blood draw
- **OCCUPANTS:** 1-4
- **ADJACENCIES:** Lab
- **VIEWS:** N/A
- **MIN CEILING HT:** 9'-0"
- **DOOR:** 36” x 84” Type A
- **NOTES:** ---

FINISHES
- **CEILING:** Suspended Acoustic 2x4
- **WALLS/BASE:** Low VOC painted GWB / resilient base
- **FLOORS:** Sheet Vinyl
- **DOORS:** FSC certified solid-core wood
- **DOOR FRAMES:** Hollow metal
- **WINDOWS:** Preferred
- **NOTES:** ---

TECHNOLOGY
- **VOICE/DATA:** 1 Phone, Data outlets on 2 walls (Coordinate with equipment)
- **MEDIA:** N/A
- **OTHER:** N/A

SYSTEMS
- **ELECTRICAL:** 120v 1 phase duplex receptacles in walls, as required by code or equipment layout
- **BACKUP POWER:** N/A
- **LIGHTING:** 50-75 fc
- **DAY LIGHTING:** Exterior sun shading plus privacy blinds where applicable
- **SECURITY:** N/A
- **MECHANICAL:** 68-75°F for interior conditions
- **ACoustics:** ---
- **PLUMBING:** 17x17 Counter sink, Infrared gooseneck faucet
- **FIRE PROTECTION:** Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
- **Scale:** 1/8" = 1'-0"

FURNITURE AND EQUIPMENT
- **BUILT-IN:** 24” Deep counter w/ base cabinets
- **FIXED:** Shades at windows
- **MOovable:** (2) Side chairs, (2) reclining phlebotomy chairs
- **OTHER:** (1) Computer, Refrigerator
- **SPECIAL REQUIREMENTS:** ---

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
LABORATORY
Campus Health Center

GENERAL
SPACE NAME: Laboratory
AREA (ASF): 400
FUNCTION: Specimen collection and testing
OCCUPANTS: 1-5
ADJACENCIES: Specimen Toilets, Blood Draw, Injection, Lab Office, Waiting Room
VIEWS: N/A
MIN CEILING HT: 9'-0"
DOOR: 36” x 84” Type A
NOTES: ---

FINISHES
CEILING: Suspended Acoustic 2x4
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Sheet Vinyl
DOORS: FSC certified solid-core wood
DOOR FRAMES: Hollow metal
WINDOWS: Clerestory preferred
NOTES: ---

TECHNOLOGY
VOICE/DATA: 1 Phone, Data outlets on 2 walls (Coordinate with equipment)
MEDIA: N/A
OTHER: N/A

SYSTEMS
ELECTRICAL: 120v 1 phase duplex receptacles in walls, as required by code or equipment layout
BACKUP POWER: Connection required
LIGHTING: 50-75 fc
DAY LIGHTING: Exterior sun shading where applicable
SECURITY: Card access to main lab. Lockable reception window
MECHANICAL: 68-75°F for interior conditions
ACOUSTICS: ---
PLUMBING: 1 Hand Wash Sink w/ Eyewash, 1 Utility Sink
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8" = 1'-0"

FURNITURE AND EQUIPMENT
BUILT-IN: ---
FIXED: Shades at windows
OTHER: Computer, Task Chair
SPECIAL REQUIREMENTS: Eyewash, See appendix for info gathered from users.

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
SPECIMEN COLLECTION TOILET
Campus Health Center

GENERAL
SPACE NAME: Specimen Collection Toilet
AREA (ASF): 60
FUNCTION: Specimen collection
OCCUPANTS: 1
ADJACENCIES: Direct to Lab
VIEWS: N/A
MIN CEILING HT: 9'-0"
DOOR: 36" x 84" Type A
NOTES: ---

FINISHES
CEILING: Gypsum Board
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Ceramic Tile
DOORS: FSC certified solid-core wood
DOOR FRAMES: Hollow metal
WINDOWS: N/A
NOTES: ---

TECHNOLOGY
VOICE/DATA: N/A
MEDIA: N/A
OTHER: N/A

SYSTEMS
ELECTRICAL: 120v 1 phase duplex receptacles in walls, as required by code or equipment layout
BACKUP POWER: N/A
LIGHTING: 20 fc
DAY LIGHTING: N/A
SECURITY: Lockable door
MECHANICAL: 68-75°F for interior conditions
ACoustics: ---
PLUMBING: (1) Wall hung sink and w. closet, infrared gooseneck faucet
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8" = 1'-0"

FURNITURE AND EQUIPMENT
BUILT-IN: Specimen Pass thru cabinet
FIXED: ---
MOVABLE: ---
OTHER: Soap, paper towel, toilet paper, sanitary napkin, and seat cover dispenser, Mirror, grab bars, coat hook
SPECIAL REQUIREMENTS: Emergency Pull Cord/Nurse Call Button

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
Pharmacy

Area (ASF): 720 (600 - Pharmacy, 120 OTC)
Function: Dispensing
Occupants: 3-6
Adjacencies: Main Lobby, Pharmacist’s Office
Views:
Min Ceiling HT: 9’-0”
Door: 36” x 84” Type A
Notes: ---

Finishes
Ceiling: Suspended Acoustic 2x4
Walls/Base: Low VOC painted GWB / resilient base
Floors: Sheet Vinyl
Doors: FSC certified solid-core wood
Door Frames: Hollow metal
Windows: Aluminum w/ thermal break
Notes: ---

Technology
Voice/Data: 1 Phone, 1 Data box at each work area (Coordinate with equipment)
Media: N/A
Other: Point of sale computers at pick up input computers at drop off, back of house computer.

Systems
Electrical: 120v 1 phase duplex receptacles in walls, as required by code or equipment layout
Backup Power: Connection required
Lighting: 50-75 fc
Day Lighting: Exterior sun shading plus privacy blinds where applicable
Security: Card Access, Secureable Pharmacy Counter
Mechanical: 68-75°F for interior conditions
Aesthetics: ---
Plumbing: 19 x 19 Sink, Infrared gooseneck faucet
Fire Protection: Sprinkler, smoke detector, fire alarm, horn, strobe

Conceptual Layout
Scale: 1/8” = 1’-0”

Pharmacy OTC

Built-In: Solid Surface - 24” deep countertop, security grille
Fixed: 18 double-sided 15”x45” Pharmacy shelves, 18 linear ft of bulk shelving units 18” deep.
Movable: (5) Height adjustable stools or task chairs
Other: Clock (atomic, battery) Soap and paper towel dispensers, Alcohol hand rub, Refrigerator
Special Requirements: Shades at windows, Roll down security screen

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
**PHARMACIST’S OFFICE**
Campus Health Center

**GENERAL**
- SPACE NAME: Pharmacist’s Office
- AREA (ASF): 100
- FUNCTION: Office
- OCCUPANTS: 1
- ADJACENCIES: Pharmacy
- VIEWS: To main pharmacy required. Views to outside preferred.
- MIN CEILING HT: 9'-0"
- DOOR: 36” x 84” Type A
- NOTES: ---

**FINISHES**
- CEILING: Suspended Acoustic 2x4
- WALLS/BASE: Low VOC painted GWB / resilient base
- FLOORS: Sheet Vinyl
- DOORS: FSC certified solid-core wood
- DOOR FRAMES: Hollow metal
- WINDOWS: Exterior-aluminum w/ thermal break, Interior - fixed
- NOTES: ---

**TECHNOLOGY**
- VOICE/DATA: 1 Phone, Data outlets on 2 walls (Coordinate with equipment)
- MEDIA: N/A
- OTHER: N/A

**SYSTEMS**
- ELECTRICAL: 120v 1 phase duplex receptacles in walls, as required by code or equipment layout
- BACKUP POWER: N/A
- LIGHTING: 40-50 fc
- DAY LIGHTING: Exterior sun shading plus privacy blinds where applicable
- SECURITY: Lockable door
- MECHANICAL: 68-75°F for interior conditions
- ACOUSTICS: ---
- PLUMBING: None
- FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

**CONCEPTUAL LAYOUT**
Scale: 1/8" = 1'-0"

**FURNITURE AND EQUIPMENT**
- BUILT-IN: Shades at windows
- FIXED: (1) Adjustable height desk (1) Task chair, upper cabinets
- MOBILE: (1) Computer, (1) printer
- OTHER: ---
- SPECIAL REQUIREMENTS: ---

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
**GENERAL**

<table>
<thead>
<tr>
<th>SPACE NAME:</th>
<th>Patient Toilet - Women’s Exam</th>
</tr>
</thead>
<tbody>
<tr>
<td>AREA (ASF):</td>
<td>60</td>
</tr>
<tr>
<td>FUNCTION:</td>
<td>Patient toilet</td>
</tr>
<tr>
<td>OCCUPANTS:</td>
<td>1</td>
</tr>
<tr>
<td>ADJACENCIES:</td>
<td>Women’s Exam Room</td>
</tr>
<tr>
<td>VIEWS:</td>
<td>N/A</td>
</tr>
<tr>
<td>MIN CEILING HT:</td>
<td>9’-0”</td>
</tr>
<tr>
<td>DOOR:</td>
<td>38” x 84” Type A</td>
</tr>
<tr>
<td>NOTES:</td>
<td>---</td>
</tr>
</tbody>
</table>

**FINISHES**

<table>
<thead>
<tr>
<th>CEILING:</th>
<th>Suspended Acoustic 2x4</th>
</tr>
</thead>
<tbody>
<tr>
<td>WALLS/BASE:</td>
<td>Low VOC painted GWB / resilient base</td>
</tr>
<tr>
<td>FLOORS:</td>
<td>Sheet Vinyl</td>
</tr>
<tr>
<td>DOORS:</td>
<td>FSC certified solid-core wood</td>
</tr>
<tr>
<td>DOOR FRAMES:</td>
<td>Hollow metal</td>
</tr>
<tr>
<td>WINDOWS:</td>
<td>N/A</td>
</tr>
<tr>
<td>NOTES:</td>
<td>---</td>
</tr>
</tbody>
</table>

**TECHNOLOGY**

| VOICE/DATA:        | N/A                           |
| MEDIA:             | N/A                           |
| OTHER:             | N/A                           |

**SYSTEMS**

| ELECTRICAL:        | 120v 1 phase duplex receptacles in walls, as required by code or equipment layout |
| BACKUP POWER:      | N/A                           |
| LIGHTING:          | 20 fc                         |
| DAY LIGHTING:      | N/A                           |
| SECURITY:          | Lockable door                 |
| MECHANICAL:        | 68-75°F for interior conditions, Exhaust fan |
| ACOUSTICS:         | ---                           |
| PLUMBING:          | (1) Wall hung sink and water closet, infrared gooseneck faucet |
| FIRE PROTECTION:   | Sprinkler, smoke detector, fire alarm, horn, strobe |

**CONCEPTUAL LAYOUT**

Scale: 1/8” = 1'-0”

**FURNITURE AND EQUIPMENT**

| BUILT-IN:          | ---                           |
| FIXED:             | ---                           |
| MOBILE:            | ---                           |
| OTHER:             | Soap, paper towel, toilet paper, seat cover, and sanitary napkin dispenser, Mirror Emergency Pull Cord/Nurse Call Button |
| SPECIAL REQUIREMENTS: | Emergency Pull Cord/Nurse Call Button |

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
PROCEDURE ROOM
Campus Health Center

GENERAL
SPACE NAME: Procedure Room
AREA (ASF): 180
FUNCTION: Minor procedures
OCCUPANTS: 2-4
ADJACENCIES: Nurse stations and Observation
VIEWS: N/A
MIN CEILING HT: 9'-0"
DOOR: 48" x 84" Type A
NOTES: ---

FINISHES
CEILING: Gypsum Board
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Sheet Vinyl
DOORS: FSC certified solid-core wood
DOOR FRAMES: Hollow metal
WINDOWS: N/A
NOTES: ---

TECHNOLOGY
VOICE/DATA: 1 Phone, Data outlets on 2 walls (Coordinate with equipment)
MEDIA: N/A
OTHER: Emergency Pull Cord, Nurse call button

SYSTEMS
ELECTRICAL: 120v 1 phase duplex receptacles in walls, as required by code or equipment layout
BACKUP POWER: Connection required
LIGHTING: 50-75 fc
DAY LIGHTING: N/A
SECURITY: ---
MECHANICAL: 68-75°F for interior conditions
ACOUSTICS: ---
PLUMBING: Sink, Eye wash station
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8" = 1'-0"

FURNITURE AND EQUIPMENT
BUILT-IN: 24" deep solid surface countertop with base and upper cabinets
FIXED: Shades at windows, (1) Privacy Curtain
MOVABLE: (1) Stool, (2) supply carts, Gurney
OTHER: Clock (atomic, battery), Soap dispenser, Paper towel dispenser, Alcohol hand rub
SPECIAL REQUIREMENTS: Eye wash station, Emergency Pull Cord/Nurse Call Button

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
OBSERVATION ROOM
Campus Health Center

GENERAL
SPACE NAME: Observation Room
AREA (ASF): 360
FUNCTION: Patient observation
OCCUPANTS: 1-4
ADJACENCIES: Toilet, nurse station
VIEWS: ---
MIN CEILING HT: Exterior views with privacy screening preferred
DOOR: 9'-0"
NOTES: 48" x 84" Type A

FINISHES
CEILING: Suspended Acoustic 2x4
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Sheet Vinyl
DOORS: FSC certified solid-core wood
DOOR FRAMES: Hollow metal
WINDOWS: Preferred
NOTES: ---

TECHNOLOGY
VOICE/DATA: 1 Phone, Data outlets on 2 walls (Coordinate with equipment)
MEDIA: N/A
OTHER: Nurse Call Button and Emergency Pull Cord (1 per bed)

SYSTEMS
ELECTRICAL: 120v 1 phase duplex receptacles in walls, as required by code or equipment layout
BACKUP POWER: N/A
LIGHTING: 50-75 fc
DAY LIGHTING: Exterior sun shading plus privacy blinds where applicable
SECURITY: ---
MECHANICAL: ---
ACoustics: 68-75°F for interior conditions
PLUMBING: Hand wash sink
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8" = 1'-0"

FURNITURE AND EQUIPMENT
BUILT-IN: Solid surface - 24" deep countertop with base cabinets
FIXED: (3) Privacy curtains, Stretcher
MOBILE: System furniture work station
OTHER: (1) Adjustable height desk, (1) Task chair, (3) gurneys
SPECIAL REQUIREMENTS: (1) Computer, Clock (electric with timer), Soap and paper towel dispensers, Alcohol hand rub
(3) Oxygen Outlets, (1) at each stretcher
Emergency Pull Cord/Nurse Call Button at each station

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
PATIENT TOILET
Campus Health Center

GENERAL
SPACE NAME: Patient Toilet
AREA (ASF): 60
FUNCTION: Patient toilet
OCCUPANTS: 1
ADJACENCIES: Exam Rooms
VIEWS: N/A
MIN CEILING HT: 9'-0"
DOOR: 36" x 84" Type A
NOTES: ---

FINISHES
CEILING: Suspended Acoustic 2x4
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Sheet Vinyl
DOORS: FSC certified solid-core wood
DOOR FRAMES: Hollow metal
WINDOWS: N/A
NOTES: ---

TECHNOLOGY
VOICE/DATA: N/A
MEDIA: N/A
OTHER: N/A

SYSTEMS
ELECTRICAL: 120v 1 phase duplex receptacles in walls, as required by code or equipment layout
BACKUP POWER: N/A
LIGHTING: 20 fc
DAY LIGHTING: N/A
SECURITY: Lockable door
MECHANICAL: 68-75°F for interior conditions, Exhaust fan
ACOUSTICS: ---
PLUMBING: (1) Wall hung sink and water closet, infrared gooseneck faucet
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8" = 1'-0"

FURNITURE AND EQUIPMENT
BUILT-IN: ---
FIXED: ---
MOVABLE: Soap, paper towel, toilet paper, seat cover, and sanitary napkin dispensers
OTHER: Mirror, emergency Pull Cord/Nurse Call Button
SPECIAL REQUIREMENTS: ---

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
GENERAL
SPACE NAME: Injection
AREA (ASF): 120
FUNCTION: Vaccination
OCCUPANTS: 1-2
ADJACENCIES: Lab and Blood Draw
VIEWS: N/A
MIN CEILING HT: 9'-0"
DOOR: 42" x 84" Type A
NOTES: ---

FINISHES
CEILING: Suspended Acoustic 2x4
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Sheet Vinyl
DOORS: FSC certified solid-core wood
DOOR FRAMES: Hollow metal
WINDOWS: N/A
NOTES: ---

TECHNOLOGY
VOICE/DATA: 1 Phone, Data outlets on 2 walls (Coordinate with equipment)
MEDIA: N/A
OTHER: N/A

SYSTEMS
ELECTRICAL: 120v 1 phase duplex receptacles in walls, as required by code or equipment layout
BACKUP POWER: Required for vaccine refrigerator
LIGHTING: 40-50 fc
DAY LIGHTING: Exterior sun shading plus privacy blinds where applicable
SECURITY: N/A
MECHANICAL: 68-75°F for interior conditions
ACoustics: N/A
PLUMBING: Sink
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8" = 1'-0"

FURNITURE AND EQUIPMENT
BUILT-IN: Solid Surface - 2’x5’ Counter w/ Base Cabinets @ 34”
FIXED: Shades at windows
MOVABLE: (1) Adjustable height desk (1) Task chair (2) Side chairs, Countertop Refrigerator
OTHER: (1) Computer, Clock (atomic, battery)
SPECIAL REQUIREMENTS: ---

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
GENERAL
SPACE NAME: Sub Waiting
AREA (ASF): 20
FUNCTION: Waiting area for Physical Therapy
OCCUPANTS: 102
ADJACENCIES: Physical Therapy
VIEWS: ---
MIN CEILING HT: 9'-0"
DOOR: 36" x 84" Type B
NOTES:

FINISHES
CEILING: Suspended Acoustic 2x4
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Sheet Vinyl
DOORS: FSC certified solid-core wood
DOOR FRAMES: Hollow metal
WINDOWS: N/A
NOTES: ---

TECHNOLOGY
VOICE/DATA: N/A
MEDIA: N/A
OTHER: N/A

SYSTEMS
ELECTRICAL: 120v 1 phase duplex receptacles in walls, as required by code
BACKUP POWER: N/A
LIGHTING: 15 fc
DAY LIGHTING: N/A
SECURITY: ---
MECHANICAL: 68-75°F for interior conditions
ACOUSTICS: ---
PLUMBING: None
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8” = 1'-0"

FURNITURE AND EQUIPMENT
BUILT-IN: ---
FIXED: ---
MOovable: (2) Side chairs
OTHER: ---
SPECIAL REQUIREMENTS: ---

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
GYM WITH EXERCISE STATIONS
Campus Health Center

**GENERAL**

SPACE NAME: Gym with exercise stations
AREA (ASF): 200
FUNCTION: Physical Therapy
OCCUPANTS: 1-5
ADJACENCIES: Courtyard for potential exterior exercise opportunities, treatment cubicle
VIEWS: Exterior views without compromising privacy preferred
MIN CEILING HT: 9'-0"
DOOR: 48" x 84" Type A
NOTES: ---

**FINISHES**

CEILING: Suspended Acoustic 2x4
WALLS/BASE: Low VOC painted GWB / Resilient base
FLOORS: Rubber Flooring
DOORS: FSC certified solid-core wood
DOOR FRAMES: Hollow metal
WINDOWS: Preferred
NOTES: 

**TECHNOLOGY**

VOICE/DATA: 1 Phone, Data outlets on 2 walls (Coordinate with equipment)
MEDIA: N/A
OTHER: N/A

**SYSTEMS**

ELECTRICAL: 120v 1 phase duplex receptacles in walls, as required by code or equipment layout
BACKUP POWER: N/A
LIGHTING: 35-40 fc
DAY LIGHTING: Exterior sun shading plus privacy blinds where applicable
SECURITY: ---
MECHANICAL: 68-75°F for interior conditions, Thermostat
ACOUSTICS: ---
PLUMBING: Sink
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

**CONCEPTUAL LAYOUT**

Scale: 1/8" = 1'-0"

**FURNITURE AND EQUIPMENT**

BUILT-IN: 24" Deep counter w/ Base and Upper cabinets
FIXED: Shades at windows
MOovable: Gym equipment TBD
OTHER: (1) Computer, Clock (atomic, battery)
SPECIAL REQUIREMENTS: Minimum 2 walls of mirrors, Emergency Pull Cord/Nurse Call Button

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
TREATMENT CUBICLE
Campus Health Center

GENERAL
SPACE NAME: Treatment Cubicle
AREA (ASF): 65
FUNCTION: Physical Therapy
OCCUPANTS: 1-5
ADJACENCIES: Courtyard, PT gym
VIEWS: To Courtyard
MIN CEILING HT: 9'-0"
DOOR: N/A
NOTES: ---

FINISHES
CEILING: Suspended Acoustic 2x4
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Rubber Flooring
DOORS: N/A
DOOR FRAMES: N/A
WINDOWS: Preferred
NOTES: ---

TECHNOLOGY
VOICE/DATA: 1 Data box at 1 wall (Coordinate with equipment)
MEDIA: N/A
OTHER: N/A

SYSTEMS
ELECTRICAL: 120v 1 phase duplex receptacles in walls, as required by code or equipment layout
BACKUP POWER: N/A
LIGHTING: 40-50 fc
DAY LIGHTING: Exterior sun shading plus privacy blinds where applicable
SECURITY: ---
MECHANICAL: 68-75°F for interior conditions
ACoustics: ---
PLUMBING: ---
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8" = 1'-0"

FURNITURE AND EQUIPMENT
BUILT-IN: ---
FIXED: Shades at windows
MOVABLE: (2) Side chairs
OTHER: Clock (atomic, battery)
SPECIAL REQUIREMENTS: ---

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
NURSE STATION / WORK AREA
Campus Health Center

GENERAL
SPACE NAME: Nurse Station / Work Area
AREA (ASF): 300
FUNCTION: Nurse and staff work area
OCCUPANTS: 5 stations, and "hotel" positions each pod
ADJACENCIES: Exam and clinical areas
VIEWS: To Exterior Preferred
MIN CEILING HT: 9'-0"
DOOR: N/A
NOTES: ---

FINISHES
CEILING: Suspended Acoustic 2x2, Gyp Bd, Paint
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Sheet Vinyl
DOORS: N/A
DOOR FRAMES: N/A
WINDOWS: Preferred
NOTES: ---

TECHNOLOGY
VOICE/DATA: 1 Phone, 1 data box at each work position (Coordinate w/ equipment)
MEDIA: N/A
OTHER: N/A

SYSTEMS
ELECTRICAL: 120v 1 phase duplex receptacles in walls, as required by code or equipment layout
BACKUP POWER: N/A
LIGHTING: 40-50 fc
DAY LIGHTING: Exterior sun shading plus privacy blinds where applicable
SECURITY: ---
MECHANICAL: 68-75°F for interior conditions
ACOUSTICS: ---
PLUMBING: Sink
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8" = 1'-0"

FURNITURE AND EQUIPMENT
BUILT-IN: Solid surface 12/24 deep countertop with upper cabinets
FIXED: Shades at windows
MOVABLE: Task chairs, Task Lighting
OTHER: (6-8) Computers, (2) Phones-Desktop per zone, Clock(atomic/battery), Staff emergency button
SPECIAL REQUIREMENTS: Soap dispensers, Paper towel dispensers, Alcohol hand rubs

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
ALCOVE, EQUIPMENT
Campus Health Center

GENERAL
SPACE NAME: Alcove, Equipment
AREA (ASF): 20
FUNCTION: Equipment storage
OCCUPANTS: ---
ADJACENCIES: ---
VIEWS: ---
MIN CEILING HT: 9'-0"
DOOR: N/A
NOTES:

FINISHES
CEILING: Suspended Acoustic 2x4
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Sheet Vinyl
DOORS: N/A
DOOR FRAMES: N/A
WINDOWS: N/A
NOTES: ---

TECHNOLOGY
VOICE/DATA: 1 data outlet on wall
MEDIA: N/A
OTHER: N/A

SYSTEMS
ELECTRICAL: 120v 1 phase duplex receptacles in walls, as required by code or equipment layout
BACKUP POWER: N/A
LIGHTING: 15 fc
DAY LIGHTING: N/A
SECURITY: ---
MECHANICAL: 68-75°F for interior conditions
ACoustics: ---
PLUMBING: N/A
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8" = 1'-0"

FURNITURE AND EQUIPMENT
BUILT-IN: ---
FIXED: ---
MOVABLE: ---
OTHER: ---
SPECIAL REQUIREMENTS: No assigned equipment, simply room to locate equipment temporarily as needed

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
ALCOVE, STRETCHER
Campus Health Center

GENERAL
SPACE NAME: Alcove, Stretcher
AREA (ASF): 30
FUNCTION: Alcove
OCCUPANTS: N/A
ADJACENCIES: Corridor
VIEWS: N/A
MIN CEILING HT: 9'-0"
DOOR: N/A
NOTES: ---

FINISHES
CEILING: Suspended Acoustic 2x4
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Sheet Vinyl
DOORS: N/A
DOOR FRAMES: N/A
WINDOWS: N/A
NOTES: ---

TECHNOLOGY
VOICE/DATA: N/A
MEDIA: N/A
OTHER: N/A

SYSTEMS
ELECTRICAL: 120v 1 phase duplex receptacles in walls, as required by code or equipment layout
BACKUP POWER: N/A
LIGHTING: 15 fc
DAY LIGHTING: N/A
SECURITY: N/A
MECHANICAL: 68-75°F for interior conditions
ACoustics: ---
PLUMBING: N/A
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8" = 1'-0"

FURNITURE AND EQUIPMENT
BUILT-IN: ---
FIXED: ---
MOBILE: ---
OTHER: ---
SPECIAL REQUIREMENTS: No assigned stretcher, simply room to locate one out of circulation as needed

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
NOURISHMENT
Campus Health Center

GENERAL
SPACE NAME: Nourishment
AREA (ASF): 80
FUNCTION: Patient food preparation
OCCUPANTS: 1-3
ADJACENCIES: Observation
VIEWS: N/A
MIN CEILING HT: 9’-0”
DOOR: 36” x 84” Type A
NOTES: ---

FINISHES
CEILING: Suspended Acoustic 2x4
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Sheet Vinyl
DOORS: FSC certified solid-core wood
DOOR FRAMES: Hollow metal
WINDOWS: Preferred
NOTES: ---

TECHNOLOGY
VOICE/DATA: 1 Phone, Data outlets on 2 walls (Coordinate with equipment)
MEDIA: N/A
OTHER: N/A

SYSTEMS
ELECTRICAL: 120v 1 phase duplex receptacles in walls, as required by code or equipment layout
BACKUP POWER: N/A
LIGHTING: 50-75 fc
DAY LIGHTING: Exterior sun shading plus privacy blinds where applicable
SECURITY: ---
MECHANICAL: 68-75°F for interior conditions
ACoustics: ---
PLUMBING: Sink
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8” = 1'-0"

FURNITURE AND EQUIPMENT
BUILT-IN: Solid surface -24” deep Counter w/ Base Cabinets
FIXED: ---
MOovable: Under counter refrigerator, microwave, coffee maker
OTHER: Clock (atomic/battery), Phone-waIt
SPECIAL REQUIREMENTS: ---

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
MEDICATION STATION
Campus Health Center

GENERAL
SPACE NAME: Medication Station
AREA (ASF): 80
FUNCTION: Medication preparation
OCCUPANTS: 1-4
ADJACENCIES: Nurse station
VIEWS: ---
MIN CEILING HT: 9’-0”
DOOR: 36” x 84” Type A
NOTES: ---

FINISHES
CEILING: Suspended Acoustic 2x4
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Sheet Vinyl
DOORS: FSC certified solid-core wood
DOOR FRAMES: Hollow metal
WINDOWS: Preferred
NOTES: ---

TECHNOLOGY
VOICE/DATA: 1 Phone, Data outlets on 2 walls (Coordinate with equipment)
MEDIA: N/A
OTHER: N/A

SYSTEMS
ELECTRICAL: 120v 1 phase duplex receptacles in walls, as required by code or equipment layout
BACKUP POWER: Provide backup power for vaccine refrigerator
LIGHTING: 50-75 fc
DAY LIGHTING: N/A
SECURITY: Card Access
MECHANICAL: 68-75°F for interior conditions
ACOUSTICS: ---
PLUMBING: Sink
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8” = 1'-0”

FURNITURE AND EQUIPMENT
BUILT-IN: Solid surface - 24" deep Counter w/ Lockable Base and Upper Cabinets
FIXED: ---
MOBILE: Under counter vaccine refrigerator
OTHER: Clock (atomic/battery), Soap dispenser, Paper towel dispenser, Alcohol hand rub
SPECIAL REQUIREMENTS: ---

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
CLEAN UTILITY / HOLDING
Campus Health Center

GENERAL
SPACE NAME: Clean Utility / Holding
AREA (ASF): 100
FUNCTION: Clean linen and supplies
OCCUPANTS: 1-2
ADJACENCIES: Exam and clinical areas
VIEWS: N/A
MIN CEILING HT: 9'-0"
DOOR: 42" x 84" Type A
NOTES: ---

FINISHES
CEILING: Suspended Acoustic 2x4
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Sheet Vinyl
DOORS: FSC certified solid-core wood
DOOR FRAMES: Hollow metal
WINDOWS: N/A
NOTES: ---

TECHNOLOGY
VOICE/DATA: N/A
MEDIA: N/A
OTHER: N/A

SYSTEMS
ELECTRICAL: 120v 1 phase duplex receptacles in walls, as required by code or equipment layout
BACKUP POWER: N/A
LIGHTING: 35-40 fc
DAY LIGHTING: N/A
SECURITY: ---
MECHANICAL: 68-75°F for interior conditions
ACoustics: ---
PLUMBING: Sink
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8" = 1'-0"

FURNITURE AND EQUIPMENT
BUILT-IN: Solid surface - 24" deep Counter w/ Base and Upper Cabinets
FIXED: ---
MOVABLE: ---
OTHER: Soap dispenser, Paper towel dispenser, Alcohol hand rub
SPECIAL REQUIREMENTS: ---

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
SOILED UTILITY / HOLDING
Campus Health Center

GENERAL
SPACE NAME: Solid Utility / Holding
AREA (ASF): 70
FUNCTION: Soiled cleaning and holding
OCCUPANTS: 1-2
ADJACENCIES: Instrument Sterilization
VIEWS: N/A
MIN CEILING HT: 9'-0"
DOOR: 36" x 84" Type A
NOTES: ---

FINISHES
CEILING: Suspended Acoustic 2x4
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Sheet Vinyl
DOORS: FSC certified solid-core wood
DOOR FRAMES: Hollow metal
WINDOWS: N/A
NOTES: ---

TECHNOLOGY
VOICE/DATA: 1 Phone, Data outlets on 2 walls (Coordinate with equipment)
MEDIA: N/A
OTHER: N/A

SYSTEMS
ELECTRICAL: 120v 1 phase duplex receptacles in walls, as required by code or equipment layout
BACKUP POWER: N/A
LIGHTING: 35-40 fc
DAY LIGHTING: N/A
SECURITY: ---
MECHANICAL: 68-75°F for interior conditions, Exhaust fan
ACOUSTICS: ---
PLUMBING: Sink
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8" = 1'-0"

FURNITURE AND EQUIPMENT
BUILT-IN: Solid surface - 24" deep counter with base cabinets
FIXED: ---
MOovable: Holding Bins
OTHER: ---
SPECIAL REQUIREMENTS: ---

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
## INSTRUMENT STERILIZATION

### Campus Health Center

<table>
<thead>
<tr>
<th>GENERAL</th>
<th></th>
</tr>
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<tbody>
<tr>
<td>SPACE NAME:</td>
<td>Instrument Sterilization</td>
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<tr>
<td>AREA (ASF):</td>
<td>100</td>
</tr>
<tr>
<td>FUNCTION:</td>
<td>Sterilize medical instruments</td>
</tr>
<tr>
<td>OCCUPANTS:</td>
<td>1-4</td>
</tr>
<tr>
<td>ADJACENCIES:</td>
<td>Soiled Utility/Holding</td>
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<tr>
<td>VIEWS:</td>
<td>---</td>
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<tr>
<td>MIN CEILING HT:</td>
<td>9'-0&quot;</td>
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<tr>
<td>DOOR:</td>
<td>36&quot; x 84&quot; Type A</td>
</tr>
<tr>
<td>NOTES:</td>
<td></td>
</tr>
</tbody>
</table>

### FINISHES

| CEILING: | Suspended Acoustic 2x4 |
| WALLS/BASE: | Low VOC painted GWB / resilient base |
| FLOORS: | Sheet Vinyl |
| DOORS: | FSC certified solid-core wood |
| DOOR FRAMES: | Hollow metal |
| WINDOWS: | N/A |
| NOTES: |  |

### TECHNOLOGY

| VOICE/DATA: | 1 Phone, Data outlets on 2 walls (Coordinate with equipment) |
| MEDIA: | N/A |
| OTHER: | N/A |

### SYSTEMS

| ELECTRICAL: | 120v 1 phase duplex receptacles in walls, as required by code or equipment layout |
| BACKUP POWER: | N/A |
| LIGHTING: | 35-40 fc |
| DAY LIGHTING: | N/A |
| SECURITY: | --- |
| MECHANICAL: | 68-75°F for interior conditions |
| ACOUSTICS: | --- |
| PLUMBING: | Sink |
| FIRE PROTECTION: | Sprinkler, smoke detector, fire alarm, horn, strobe |

### CONCEPTUAL LAYOUT

**Scale: 1/8" = 1'-0"**

### FURNITURE AND EQUIPMENT

| BUILT-IN: | Solid surface - 24" deep counter with base cabinets |
| FIXED: | --- |
| MOBILE: | 12x24 wire shelf |
| OTHER: | --- |
| SPECIAL REQUIREMENTS: | --- |

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
**GENERAL**

**SPACE NAME:** Medical Supply Room  
**AREA (ASF):** 200  
**FUNCTION:** Supply storage  
**OCCUPANTS:** 1-5  
**ADJACENCIES:** Back of house area  
**VIEWS:** N/A  
**MIN CEILING HT:** 9'-0"  
**DOOR:** 42" x 84" Type A  
**NOTES:** ---

**FINISHES**

**CEILING:** Suspended Acoustic 2x4  
**WALLS/BASE:** Low VOC painted GWB / resilient base  
**FLOORS:** Sheet Vinyl  
**DOORS:** FSC certified solid-core wood  
**DOOR FRAMES:** Hollow metal  
**WINDOWS:** N/A  
**NOTES:** ---

**TECHNOLOGY**

**VOICE/DATA:** 1 phone, Data outlets on 2 walls  
**MEDIA:** N/A  
**OTHER:** N/A

**SYSTEMS**

**ELECTRICAL:** 120v 1 phase duplex receptacles in walls, as required by code or equipment layout  
**BACKUP POWER:** Connection required  
**LIGHTING:** 35-40 fc  
**DAY LIGHTING:** N/A  
**SECURITY:** ---  
**MECHANICAL:** 68-75°F for interior conditions  
**ACoustics:** ---  
**PLUMBING:** N/A  
**FIRE PROTECTION:** Sprinkler, smoke detector, fire alarm, horn, strobe

**CONCEPTUAL LAYOUT**

Scale: 1/8" = 1'-0"

**FURNITURE AND EQUIPMENT**

**BUILT-IN:** Solid surface - 24" deep counter with base cabinets  
**FIXED:** ---  
**MOVABLE:** Wire Shelving  
**OTHER:** Clock (atomic/battery), Phone-wall  
**SPECIAL REQUIREMENTS:** Provide power for battery charging station

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
### MEDICAL RECORDS
Campus Health Center

#### GENERAL
- **SPACE NAME:** Medical Records
- **AREA (ASF):** 100
- **FUNCTION:** Secure storage of patient records
- **OCCUPANTS:** ---
- **ADJACENCIES:** Admin suite
- **VIEWS:** ---
- **MIN CEILING HT:** 9'-0"
- **DOOR:** 42" x 84" Type A
- **NOTES:** ---

#### FINISHES
- **CEILING:** Suspended Acoustic 2x4
- **WALLS/BASE:** Low VOC painted GWB / resilient base
- **FLOORS:** Sheet Vinyl
- **DOORS:** FSC certified solid-core wood
- **DOOR FRAMES:** Hollow metal
- **WINDOWS:** N/A
- **NOTES:** ---

#### TECHNOLOGY
- **VOICE/DATA:** Data outlets on 2 walls
- **MEDIA:** N/A
- **OTHER:** N/A

#### SYSTEMS
- **ELECTRICAL:** 120v 1 phase duplex receptacles in walls, as required by code or equipment layout
- **BACKUP POWER:** N/A
- **LIGHTING:** 30-45 fc
- **DAY LIGHTING:** N/A
- **SECURITY:** Card access required at entrance door
- **MECHANICAL:** 68-75°F for interior conditions
- **ACoustics:** ---
- **PLUMBING:** N/A
- **FIRE PROTECTION:** Dry sprinkler system, smoke detector, fire alarm, horn, strobe

#### CONCEPTUAL LAYOUT
Scale: 1/8" = 1'-0"

#### FURNITURE AND EQUIPMENT
- **BUILT-IN:** ---
- **FIXED:** ---
- **MOVABLE:** 5-drawer file cabinets
- **OTHER:** ---
- **SPECIAL REQUIREMENTS:** ---

* COUNSELING: RECORD STORAGE ROOM HAS A SIMILAR FLOOR PLAN LAYOUT.

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This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
WORKROOM, COPY, PRINTER
Campus Health Center

GENERAL
SPACE NAME: Workroom, Copy, Printer
AREA (ASF): 80
FUNCTION: Work center
OCCUPANTS: 1-3
ADJACENCIES: Admin area
VIEWS: 9'-0"
MIN CEILING HT: 36" x 64" Type B
DOOR: ---
NOTES:

FINISHES
CEILING: Suspended Acoustic 2x4
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Sheet Vinyl
DOORS: FSC certified solid-core wood
DOOR FRAMES: Hollow metal
WINDOWS: Preferred
NOTES: ---

TECHNOLOGY
VOICE/DATA: 1 phone, Data outlets on 2 walls (Coordinate with equipment)
MEDIA: N/A
OTHER: N/A

SYSTEMS
ELECTRICAL: 120v 1 phase duplex receptacles in walls, as required by code or equipment layout
BACKUP POWER: N/A
LIGHTING: 35-40 fc
DAY LIGHTING: Exterior sun shading plus privacy blinds where applicable
SECURITY: ---
MECHANICAL: 68-75°F for interior conditions
ACoustics: ---
PLUMBING: N/A
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8" = 1'-0"

FURNITURE AND EQUIPMENT
BUILT-IN: Solid surface - 24" deep countertop with base cabinets
FIXED: Shades at windows
MOVABLE: Copier/printer
OTHER: Phone - wall, Clock (atomic, battery)
SPECIAL REQUIREMENTS: ---

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
JANITOR CLOSET
Campus Health Center

GENERAL
SPACE NAME: Janitor Closet
AREA (ASF): 50
FUNCTION: Janitorial
OCCUPANTS: 0-1
ADJACENCIES: Corridor
VIEWS: N/A
MIN CEILING HT: 9'-0"
DOOR: 36" x 84" Type A
NOTES: ---

FINISHES
CEILING: Gypsum Board
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Sheet Vinyl
DOORS: FSC certified solid-core wood
DOOR FRAMES: Hollow metal
WINDOWS: N/A
NOTES: ---

TECHNOLOGY
VOICE/DATA: ---
MEDIA: ---
OTHER: ---

SYSTEMS
ELECTRICAL: 120v 1 phase duplex receptacles in walls, as required by code or equipment layout
BACKUP POWER: N/A
LIGHTING: 15 fc
DAY LIGHTING: N/A
SECURITY: ---
MECHANICAL: 68-75°F for interior conditions
ACoustics: ---
PLUMBING: Floor Sink
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8" = 1'-0"

FURNITURE AND EQUIPMENT
BUILT-IN: N/A
FIXED: Wall-mounted tool rack, wall-mounted cleaning solution unit
MOVABLE: ---
OTHER: ---
SPECIAL REQUIREMENTS: ---

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
OFFICE - LARGE
Campus Health Center

GENERAL
SPACE NAME: Office Large
AREA (ASF): 140
FUNCTION: Office
OCCUPANTS: 1-4
ADJACENCIES: Exam rooms, Administration
VIEWS: To outside
MIN CEILING HT: 9’0”
DOOR: 36” x 84” Type A
NOTES: ---

FINISHES
CEILING: Suspended Acoustic 2x4
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Carpet
DOORS: FSC certified solid-core wood
DOOR FRAMES: Hollow metal
WINDOWS: Hollow metal
NOTES: Required

TECHNOLOGY
VOICE/DATA: 1 phone, Data outlets on 2 walls (Coordinate with equipment)
MEDIA: N/A
OTHER: N/A

SYSTEMS
ELECTRICAL: 120v 1 phase duplex receptacles in walls, as required by code or equipment layout
BACKUP POWER: N/A
LIGHTING: 40-50 fc
DAY LIGHTING: Exterior sun shading plus privacy blinds where applicable
SECURITY: ---
MECHANICAL: 68-75°F for interior conditions
ACOUSTICS: ---
PLUMBING: N/A
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8” = 1'-0"

FURNITURE AND EQUIPMENT
BUILT-IN: ---
FIXED: (1) Adjustable height desk
MOVABLE: (1) Task chair, (4) Side chairs, (1) Bookcase, (1) Credenza
OTHER: (1) Computer, Phone - desktop, Clock (atomic/battery)
SPECIAL REQUIREMENTS:

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
OFFICE - PROVIDER
Campus Health Center

GENERAL
SPACENAME: Office - Provider
AREA (ASF): 110
FUNCTION: Office
OCCUPANTS: 1-3
ADJACENCIES: Exam rooms, Nurse stations
VIEWS: To outside
MIN CEILING HT: 9'-0"
DOOR: 36" x 84" Type A
NOTES: ---

FINISHES
CEILING: Suspended Acoustic 2x4
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Carpet
DOORS: FSC certified solid-core wood
DOOR FRAMES: Hollow metal
WINDOWS: ---
NOTES: Required

TECHNOLOGY
VOICE/DATA: 1 phone, Data outlets on 2 walls (Coordinate with equipment)
MEDIA: N/A
OTHER: N/A

SYSTEMS
ELECTRICAL: 120v 1 phase duplex receptacles in walls, as required by code or equipment layout
BACKUP POWER: N/A
LIGHTING: 40-50 fc
DAY LIGHTING: Exterior sun shading plus privacy blinds where applicable
SECURITY: ---
MECHANICAL: 68-75°F for interior conditions
ACoustics: ---
PLUMBING: N/A
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8" = 1'-0"

FURNITURE AND EQUIPMENT
BUILT-IN: ---
FIXED: Shades at windows
MOVABLE: (1) Adjustable height desk, (1) Task chair, (2) Side chairs, (1) Lateral File Cabinet
OTHER: (1) Computer, Clock (atomic, battery), Phone-Desktop
SPECIAL REQUIREMENTS:
This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
OFFICE - LAB
Campus Health Center

GENERAL
SPACE NAME: Office - Lab
AREA (ASF): 110
FUNCTION: Office
OCCUPANTS: 1-3
ADJACENCIES: Lab
VIEWS: To outside
MIN CEILING HT: 9'-0"
DOOR: 36" x 84" Type A
NOTES: ---

FINISHES
CEILING: Suspended Acoustic 2x4
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Carpet
DOORS: FSC certified solid-core wood
DOOR FRAMES: Hollow metal
WINDOWS: Preferred
NOTES: ---

TECHNOLOGY
VOICE/DATA: 1 phone, Data outlets on 2 walls (Coordinate with equipment)
MEDIA: N/A
OTHER: N/A

SYSTEMS
ELECTRICAL: 120v 1 phase duplex receptacles in walls, as required by code or equipment layout
BACKUP POWER: N/A
LIGHTING: 40-50 fc
DAY LIGHTING: Exterior sun shading plus privacy blinds where applicable
SECURITY: ---
MECHANICAL: 68-75°F for interior conditions
ACOUSTICS: ---
PLUMBING: N/A
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8" = 1'-0"

FURNITURE AND EQUIPMENT
BUILT-IN: Shades at windows
FIXED: (1) Adjustable height desk (1) Task chair, (2) Side chairs, (1) Lateral File Cabinet
MOVABLE: (1) Computer, Clock (atomic, battery), Phone-Desktop
OTHER: N/A
SPECIAL REQUIREMENTS:

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
OFFICE - HEALTH EDUCATION
Campus Health Center

GENERAL
SPACE NAME: Office - Health Education
AREA (ASF): 110
FUNCTION: Office
OCCUPANTS: 1-5
ADJACENCIES: Exam rooms, Admin
VIEWS: To outside
MIN CEILING HT: 9'-0"
DOOR: 36" x 84" Type A
NOTES: ---

FINISHES
CEILING: Suspended Acoustic 2x4
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Carpet
DOORS: FSC certified solid-core wood
DOOR FRAMES: Hollow metal
WINDOWS: Preferred
NOTES: ---

TECHNOLOGY
VOICE/DATA: 1 phone, Data outlets on 2 walls (Coordinate with equipment)
MEDIA: N/A
OTHER: N/A

SYSTEMS
ELECTRICAL: 120v 1 phase duplex receptacles in walls, as required by code or equipment layout
BACKUP POWER: N/A
LIGHTING: 40-50 fc
DAY LIGHTING: Exterior sun shading plus privacy blinds where applicable
SECURITY: ---
MECHANICAL: 68-75°F for interior conditions
ACoustics: ---
PLUMBING: N/A
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8" = 1'-0"

FURNITURE AND EQUIPMENT
BUILT-IN: ---
FIXED: Shades at windows
MOovable: 1) Adjustable height desk (1) Task chair, (4) Side chairs, (1) Lateral File Cabinet (1) Round table
OTHER: (1) Computer, Phone - desktop, Clock (atomic/battery)
SPECIAL REQUIREMENTS: ---

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
OFFICE - NURSES
Campus Health Center

GENERAL
SPACE NAME: Office - Nurses
AREA (ASF): 100
FUNCTION: Office
OCCUPANTS: 1-3
ADJACENCIES: Exam rooms, Provider’s office
VIEWS: To outside
MIN CEILING HT: 9’-0”
DOOR: 36” x 84” Type A
NOTES: ---

FINISHES
CEILING: Suspended Acoustic 2x4
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Carpet
DOORS: FSC certified solid-core wood
DOOR FRAMES: Hollow metal
WINDOWS: Preferred
NOTES: ---

TECHNOLOGY
VOICE/DATA: 1 phone, Data outlets on 2 walls (Coordinate with equipment)
MEDIA: N/A
OTHER: N/A

SYSTEMS
ELECTRICAL: 120v 1 phase duplex receptacles in walls, as required by code or equipment layout
BACKUP POWER: N/A
LIGHTING: 40-50 fc
DAY LIGHTING: Exterior sun shading plus privacy blinds where applicable
SECURITY: ---
MECHANICAL: 68-75°F for interior conditions
ACOUSTICS: ---
PLUMBING: N/A
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8” = 1’-0”

FURNITURE AND EQUIPMENT
BUILT-IN: ---
FIXED: Shades at windows
MOovable: (1) Adjustable height desk, (2) Side chairs, (1) Lateral file cabinet
OTHER: (1) Computer, Clock (atomic, battery), Phone-Desktop
SPECIAL REQUIREMENTS: ---

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
OFFICE - ADMINISTRATIVE
Campus Health Center

GENERAL
SPACE NAME: Office - Administrative
AREA (ASF): 100
FUNCTION: Office
OCCUPANTS: 1-3
ADJACENCIES: Admin
VIEWS: To outside
MIN CEILING HT: 9'-0"
DOOR: 36" x 84" Type A
NOTES: ---

FINISHES
CEILING: Suspended Acoustic 2x4
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Carpet
DOORS: FSC certified solid-core wood
DOOR FRAMES: Hollow metal
WINDOWS: Preferred
NOTES: ---

TECHNOLOGY
VOICE/DATA: 1 phone, Data outlets on 2 walls (Coordinate with equipment)
MEDIA: N/A
OTHER: N/A

SYSTEMS
ELECTRICAL: 120v 1 phase duplex receptacles in walls, as required by code or equipment layout
BACKUP POWER: N/A
LIGHTING: 40-50 fc
DAY LIGHTING: Exterior sun shading plus privacy blinds where applicable
SECURITY: ---
MECHANICAL: 68-75°F for interior conditions
ACOUSTICS: ---
PLUMBING: N/A
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8" = 1'-0"

FURNITURE AND EQUIPMENT
BUILT-IN: ---
FIXED: Shades at windows
MOVABLE: (1) Adjustable height desk (1) Task chair, (2) Side chairs, (1) Lateral file cabinet
OTHER: (1) Computer, Clock (atomic, battery), Phone-Desktop
SPECIAL REQUIREMENTS: ---

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
**GENERAL**

**SPACE NAME:** Office - Analyst  
**AREA (ASF):** 100  
**FUNCTION:** Office  
**OCCUPANTS:** 1-3  
**ADJACENCIES:** Administration  
**VIEWS:** To outside  
**MIN CEILING HT:** 9'-0"  
**DOOR:** 36" x 84" Type A  
**NOTES:** ---

**FINISHES**

**CEILING:** Suspended Acoustic 2x4  
**WALLS/BASE:** Low VOC painted GWB / resilient base  
**FLOORS:** Carpet  
**DOORS:** FSC certified solid-core wood  
**DOOR FRAMES:** Hollow metal  
**WINDOWS:** Preferred  
**NOTES:** ---

**TECHNOLOGY**

**VOICE/DATA:** 1 phone, Data outlets on 2 walls (Coordinate with equipment)  
**MEDIA:** N/A  
**OTHER:** N/A

**SYSTEMS**

**ELECTRICAL:** 120v 1 phase duplex receptacles in walls, as required by code or equipment layout  
**BACKUP POWER:** N/A  
**LIGHTING:** 40-50 fc  
**DAY LIGHTING:** Exterior sun shading plus privacy blinds where applicable  
**SECURITY:** ---  
**MECHANICAL:** 68-75°F for interior conditions  
**ACoustics:** ---  
**PLUMBING:** N/A  
**FIRE PROTECTION:** Sprinkler, smoke detector, fire alarm, horn, strobe

**CONCEPTUAL LAYOUT**

Scale: 1/8" = 1'-0"

**Furniture and Equipment**

**BUILT-IN:** Shades at windows  
**FIXED:** (1) Adjustable height desk  
**MOBILE:** (1) Task chair, (2) Side chairs, (1) Lateral file cabinet  
**OTHER:** (1) Computer, Clock (atomic, battery), Phone-Desktop  
**SPECIAL REQUIREMENTS:** ---

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
**GENERAL**

**SPACE NAME:** Office - Insurance  
**AREA (ASF):** 100  
**FUNCTION:** Office  
**OCCUPANTS:** 1-3  
**ADJACENCIES:** Admin.  
**VIEWS:** To outside  
**MIN CEILING HT:** 9'-0"  
**DOOR:** 36" x 84" Type A  
**NOTES:** ---

**FINISHES**

**CEILING:** Suspended Acoustic 2x4  
**WALLS/BASE:** Low VOC painted GWB / resilient base  
**FLOORS:** Carpet  
**DOORS:** FSC certified solid-core wood  
**DOOR FRAMES:** Hollow metal  
**WINDOWS:** Preferred  
**NOTES:** ---

**TECHNOLOGY**

**VOICE/DATA:** 1 phone, Data outlets on 2 walls (Coordinate with equipment)  
**MEDIA:** N/A  
**OTHER:** N/A

**SYSTEMS**

**ELECTRICAL:** 120v 1 phase duplex receptacles in walls, as required by code or equipment layout  
**BACKUP POWER:** N/A  
**LIGHTING:** 40-50 fc  
**DAY LIGHTING:** Exterior sun shading plus privacy blinds where applicable  
**SECURITY:** ---  
**MECHANICAL:** 68-75°F for interior conditions  
**ACoustics:** ---  
**PLUMBING:** N/A  
**FIRE PROTECTION:** Sprinkler, smoke detector, fire alarm, horn, strobe

---

**CONCEPTUAL LAYOUT**

Scale: 1/8" = 1'-0"

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**FURNITURE AND EQUIPMENT**

**BUILT-IN:** ---  
**FIXED:** Shades at windows  
**MOVABLE:** (1) Adjustable height desk (1)Task chair, (2) Side chairs, (1) Lateral file cabinet  
**OTHER:** (1) Computer, Clock (atomic, battery), Phone-Desktop  
**SPECIAL REQUIREMENTS:** ---

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This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
WORKSTATION - BILLING
Campus Health Center

GENERAL
SPACE NAME: Workstation - Billing
AREA (ASF): 50
FUNCTION: Clerical
OCCUPANTS: 1
ADJACENCIES: Admin
VIEWS: N/A
MIN CEILING HT: 9'-0"
DOOR: 36" x 84" Type A
NOTES: ---

FINISHES
CEILING: Suspended Acoustic 2x4
WALLS/BASE: ---
FLOORS: Carpet
DOORS: ---
DOOR FRAMES: ---
WINDOWS: ---
NOTES: ---

TECHNOLOGY
VOICE/DATA: 1 phone, Data outlets on 2 walls (Coordinate with equipment)
MEDIA: N/A
OTHER: N/A

SYSTEMS
ELECTRICAL: Coordinate power and data locations for open office work stations with furniture vendor in design phase
BACKUP POWER: N/A
LIGHTING: 40-50 fc
DAY LIGHTING: Exterior sun shading plus privacy blinds where applicable
SECURITY: ---
MECHANICAL: 68-75°F for interior conditions
ACOUSTICS: ---
PLUMBING: N/A
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8" = 1'-0"

FURNITURE AND EQUIPMENT
BUILT-IN: Shades at windows
MOVABLE: (1) Adjustable height desk (1) Task chair
OTHER: (1) Computer, Phone-Desktop
SPECIAL REQUIREMENTS: ---

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
INSURANCE VERIFICATION
Campus Health Center

GENERAL
SPACE NAME: Insurance Verification
AREA (ASF): 50
FUNCTION: Clerical
OCCUPANTS: 1
ADJACENCIES: Admin
VIEWS: N/A
MIN CEILING HT: 9'-0"
DOOR: 36" x 84" Type A
NOTES: ---

FINISHES
CEILING: Suspended Acoustic 2x4
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Carpet
DOORS: FSC certified solid-core wood
DOOR FRAMES: Hollow metal
WINDOWS: Preferred
NOTES: ---

TECHNOLOGY
VOICE/DATA: 1 phone, Data outlets on 2 walls (Coordinate with equipment)
MEDIA: N/A
OTHER: N/A

SYSTEMS
ELECTRICAL: Coordinate power and data locations for open office work stations with furniture vendor in design phase
BACKUP POWER: N/A
LIGHTING: 40-50 fc
DAY LIGHTING: Exterior sun shading plus privacy blinds where applicable
SECURITY: ---
MECHANICAL: 68-75°F for interior conditions
ACoustics: ---
PLUMBING: N/A
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8" = 1'-0"

FURNITURE AND EQUIPMENT
BUILT-IN: Plastic laminate - 24" deep countertop
FIXED: Shades at windows
MOovable: (1) Adjustable height desk (1) Task chair, (1) Lateral file cabinet
OTHER: (1) Computers, Clock (atomic, battery), Phone-Desktop
SPECIAL REQUIREMENTS: ---

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
CASH SAFE
Campus Health Center

GENERAL
SPACE NAME: Cash Safe
AREA (ASF): 15
FUNCTION: Cash Safe
OCCUPANTS: ---
ADJACENCIES: Admin
VIEWS: N/A
MIN CEILING HT: 9'-0"
DOOR: ---
NOTES: ---

FINISHES
CEILING: Low VOC painted GWB
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Carpet
DOORS: N/A
DOOR FRAMES: N/A
WINDOWS: N/A
NOTES: ---

TECHNOLOGY
VOICE/DATA: N/A
MEDIA: N/A
OTHER: ---

SYSTEMS
ELECTRICAL: N/A
BACKUP POWER: N/A
LIGHTING: N/A
DAY LIGHTING: N/A
SECURITY: N/A
MECHANICAL: N/A
ACoustics: N/A
PLUMBING: ---
FIRE PROTECTION: N/A

CONCEPTUAL LAYOUT
Scale: 1/8" = 1'-0"

FURNITURE AND EQUIPMENT
BUILT-IN: ---
FIXED: ---
MOVABLE: ---
OTHER: ---
SPECIAL REQUIREMENTS: ---

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
CONFERENCE ROOM
Campus Health Center

GENERAL
SPACE NAME: Conference Room
AREA (ASF): 400
FUNCTION: Meetings
OCCUPANTS: 20
ADJACENCIES: Admin
VIEWS: ---
MIN CEILING HT: 9’-0”
DOOR: 36” x 84” Type B
NOTES:

FINISHES
CEILING: Suspended Acoustic 2x4
WALLS/BASE: Low VOC painted GWB / resilient base
FLOOR: Carpet
DOOR: FSC certified solid-core wood
DOOR FRAMES: Hollow metal
WINDOWS: Required
NOTES: ---

TECHNOLOGY
VOICE/DATA: 1 phone, Data outlets on 2 walls (Coordinate with equipment)
MEDIA: Roll down screen, Flat screen monitor, Projector
OTHER: Wireless, A/V Hookups

SYSTEMS
ELECTRICAL: Power ports in walls and floors
BACKUP POWER: 30-50 fc
LIGHTING: Exterior sun shading plus privacy blinds where applicable
DAY LIGHTING: ---
SECURITY: 68-75°F for interior conditions
MECHANICAL: ---
ACOUSTICS: N/A
PLUMBING: Sprinkler, smoke detector, fire alarm, horn, strobe
FIRE PROTECTION: ---

CONCEPTUAL LAYOUT
Scale: 1/8” = 1’-0”

FURNITURE AND EQUIPMENT
BUILT-IN: ---
FIXED: 36” Counter, Cabinets Below
MOVABLE: Conference Table(s)
OTHER: (20) Chairs, T.V.
SPECIAL REQUIREMENTS: Clock (atomic, battery), Phone-Wall, Projector, Projector Screen, Power/Data in Table Tops

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
STAFF LOCKERS
Campus Health Center

GENERAL
SPACE NAME: Staff Lockers (half size)
AREA (ASF): 123
FUNCTION: Storage for staff belongings
OCCUPANTS: ... 
ADJACENCIES: Admin
VIEWS: ... 
MIN CEILING HT: 9'-0"
DOOR: 36" x 84" Type A
NOTES:

FINISHES
CEILING: Suspended Acoustic 2x4
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Sheet Vinyl
DOORS: FSC certified solid-core wood
DOOR FRAMES: Hollow metal
WINDOWS: N/A
NOTES: ---

TECHNOLOGY
VOICE/DATA: 1 phone, Data outlets on 2 walls (Coordinate with equipment)
MEDIA: N/A
OTHER: N/A

SYSTEMS
ELECTRICAL: 120v 1 phase duplex receptacles in walls, as required by code or equipment layout
BACKUP POWER: N/A
LIGHTING: 35-40 fc
DAY LIGHTING: N/A
SECURITY: ---
MECHANICAL: 68-75°F for interior conditions
ACOUSTICS: ---
PLUMBING: N/A
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8" = 1'-0"

FURNITURE AND EQUIPMENT
BUILT-IN: ---
FIXED: (36) 12 x 12 half size lockers, shades at windows if applicable, (1) ADA Bench
MOBILE: (1) 4' - 6" Long Bench
OTHER: Markerboard, Phone-Wall
SPECIAL REQUIREMENTS: ---

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
BREAK AREA
Campus Health Center

GENERAL
SPACE NAME: Break Area
AREA (ASF): 200
FUNCTION: Break area for staff
OCCUPANTS: 1-10
ADJACENCIES: Clinical space
VIEWS: To outside
MIN CEILING HT: 9'-0"
DOOR: 36" x 84" Type B
NOTES: ---

FINishes
CEILING: Suspended Acoustic 2x4
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Sheet Vinyl
DOORS: FSC certified solid-core wood
DOOR FRAMES: Hollow metal
WINDOWS: Preferred
NOTES: ---

Technology
VOICE/DATA: 1 phone, Data outlets on 2 walls (Coordinate with equipment)
MEDIA: N/A
OTHER: N/A

Systems
ELECTRICAL: 120v 1 phase duplex receptacles in walls, as required by code or equipment layout
BACKUP POWER: N/A
LIGHTING: 35-40 fc
DAY LIGHTING: Exterior sun shading plus privacy blinds where applicable
SECURITY: ---
MECHANICAL: 68-75°F for interior conditions
ACOUSTICS: ---
PLUMBING: Sink
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

Conceptual Layout
Scale: 1/8" = 1'-0"

Furniture and Equipment
Built-In: Solid Surface - 24" deep countertop w/ Base and Upper Cabinets
Fixed: Shades at windows
Movable: (8) Side chairs, (2) Tables
Other: Clock (atomic, battery), Phone-Wall, Refrigerator
Special Requirements: ---

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
**TOILET - STAFF**  
Campus Health Center

### GENERAL
- **SPACE NAME:** Toilet - Accessible  
- **AREA (ASF):** 60  
- **FUNCTION:** ---  
- **OCCUPANTS:** ---  
- **ADJACENCIES:** ---  
- **VIEWS:** N/A  
- **MIN CEILING HT:** 9'-0"  
- **DOOR:** 36" x 84" Type A  
- **NOTES:** ---

### FINISHES
- **CEILING:** Gypsum Board  
- **WALLS/BASE:** Tile, Paint, Wainscotting  
- **FLOORS:** Ceramic Tile  
- **DOORS:** FSC certified solid-core wood  
- **DOOR FRAMES:** Hollow metal  
- **WINDOWS:** N/A  
- **NOTES:** ---

### TECHNOLOGY
- **VOICE/DATA:** N/A  
- **MEDIA:** N/A  
- **OTHER:** N/A

### SYSTEMS
- **ELECTRICAL:** GFCI 120v 1 phase duplex receptacles in walls, as required by code or equipment layout  
- **BACKUP POWER:** N/A  
- **LIGHTING:** 20 fc  
- **DAY LIGHTING:** N/A  
- **SECURITY:** N/A  
- **MECHANICAL:** 68-75°F for interior conditions, Exhaust fan  
- **ACOUSTICS:** ---  
- **PLUMBING:** (1) Wall hung sink and w. closet, infrared gooseneck faucet  
- **FIRE PROTECTION:** Sprinkler, smoke detector, fire alarm, horn, strobe

### CONCEPTUAL LAYOUT
**Scale:** 1/8" = 1'-0"

### FURNITURE AND EQUIPMENT
- **BUILT-IN:** N/A  
- **FIXED:** N/A  
- **MOVABLE:** Trash Receptacle  
- **OTHER:** Soap, paper towel, toilet paper, sanitary napkin, and seat cover dispensers  
- **SPECIAL REQUIREMENTS:** Mirror, grab bars, infant changing station

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
TOILET - PUBLIC ACCESSIBLE
Campus Health Center

GENERAL
SPACE NAME: Toilet - Accessible
AREA (ASF): 60
FUNCTION: ---
OCCUPANTS: ---
ADJACENCIES: ---
VIEWS: N/A
MIN CEILING HT: 9'-0"
DOOR: 36" x 84" Type A
NOTES: ---

FINISHES
CEILING: Gypsum Board
WALLS/BASE: Tile, Paint, Wainscotting
FLOORS: Ceramic Tile
DOORS: FSC certified solid-core wood
DOOR FRAMES: Hollow metal
WINDOWS: N/A
NOTES: N/A

TECHNOLOGY
VOICE/DATA: N/A
MEDIA: N/A
OTHER: N/A

SYSTEMS
ELECTRICAL: GFCI 120v 1 phase duplex receptacles in walls, as required by code or equipment layout
BACKUP POWER: N/A
LIGHTING: 20 fc
DAY LIGHTING: N/A
SECURITY: N/A
MECHANICAL: 68-75°F for interior conditions, Exhaust fan
ACoustics: ---
PLUMBING: (1) Wall hung sink and w. closet, infrared gooseneck faucet
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8" = 1'-0"

FURNITURE AND EQUIPMENT
BUILT-IN: N/A
FIXED: N/A
MOVABLE: Trash Receptacle
OTHER: Soap, paper towel, toilet paper, sanitary napkin, and seat cover dispensers
SPECIAL REQUIREMENTS: Mirror, grab bars, infant changing station

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
REGISTRATION
Dental Clinic

GENERAL
SPACE NAME: Registration
AREA (ASF): 60
FUNCTION: Appointment check-in
OCCUPANTS: 1
ADJACENCIES: Waiting
VIEWS: Direct view of waiting area
MIN CEILING HT: 9'-0"
DOOR: 36" x 84" Type A
NOTES: ---

FINISHES
CEILING: Suspended Acoustic 2x2, Gypsum Board, Paint
WALLS/BASE: N/A
FLOORS: Carpet
DOORS: N/A
DOOR FRAMES: N/A
WINDOWS: N/A
NOTES: ---

TECHNOLOGY
VOICE/DATA: 1 phone, Data outlets on 2 walls (Coordinate with equipment)
MEDIA: N/A
OTHER: N/A

SYSTEMS
ELECTRICAL: Coordinate power and data locations for open office work stations with furniture vendor in design phase GFCI where required
BACKUP POWER: N/A
LIGHTING: 40-50 fc
DAY LIGHTING: Exterior sun shading plus privacy blinds where applicable
SECURITY: ---
MECHANICAL: 68-75°F for interior conditions
ACOUSTICS: ---
PLUMBING: N/A
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8" = 1'-0"

FURNITURE AND EQUIPMENT
BUILT-IN: Plastic laminate transaction counter
FIXED: Shades at windows
MOBILE: (1) Adjustable height desk (1) Task chair
OTHER: (1) Computer, Phone-Desktop, Staff emergency button, Clock (Atomic, battery)
SPECIAL REQUIREMENTS: Glass transaction counter window

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
**DENTAL OPERATORY**

**Dental Clinic**

**GENERAL**

<table>
<thead>
<tr>
<th>SPACE NAME</th>
<th>Dental Operatory</th>
</tr>
</thead>
<tbody>
<tr>
<td>AREA (ASF)</td>
<td>360 (3 at 120sf)</td>
</tr>
<tr>
<td>FUNCTION</td>
<td>Dental appointments</td>
</tr>
<tr>
<td>OCCUPANTS</td>
<td>1-3 per room</td>
</tr>
<tr>
<td>ADJACENCIES</td>
<td>---</td>
</tr>
<tr>
<td>VIEWS</td>
<td>---</td>
</tr>
<tr>
<td>MIN CEILING HT</td>
<td>9'-0&quot;</td>
</tr>
<tr>
<td>DOOR</td>
<td>N/A</td>
</tr>
<tr>
<td>NOTES</td>
<td>---</td>
</tr>
</tbody>
</table>

**FINISHES**

<table>
<thead>
<tr>
<th>CEILING</th>
<th>Suspended Acoustic 2x2, Gypsum Board, Paint</th>
</tr>
</thead>
<tbody>
<tr>
<td>WALLS/BASE</td>
<td>Low VOC painted GWB / resilient base</td>
</tr>
<tr>
<td>FLOORS</td>
<td>Sheet Vinyl</td>
</tr>
<tr>
<td>DOORS</td>
<td>N/A</td>
</tr>
<tr>
<td>DOOR FRAMES</td>
<td>N/A</td>
</tr>
<tr>
<td>WINDOWS</td>
<td>Preferred</td>
</tr>
<tr>
<td>NOTES</td>
<td>---</td>
</tr>
</tbody>
</table>

**TECHNOLOGY**

<table>
<thead>
<tr>
<th>VOICE/DATA</th>
<th>1 phone, Data outlets on 2 walls (Coordinate with equipment)</th>
</tr>
</thead>
<tbody>
<tr>
<td>MEDIA</td>
<td>N/A</td>
</tr>
<tr>
<td>OTHER</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**SYSTEMS**

<table>
<thead>
<tr>
<th>ELECTRICAL</th>
<th>120v 1 phase duplex receptacles in walls, as required by code or equipment layout</th>
</tr>
</thead>
<tbody>
<tr>
<td>BACKUP POWER</td>
<td>N/A</td>
</tr>
<tr>
<td>LIGHTING</td>
<td>50-75 fc</td>
</tr>
<tr>
<td>DAY LIGHTING</td>
<td>Exterior sun shading plus privacy blinds where applicable</td>
</tr>
<tr>
<td>SECURITY</td>
<td>---</td>
</tr>
<tr>
<td>MECHANICAL</td>
<td>68-75°F for interior conditions</td>
</tr>
<tr>
<td>ACOUSTICS</td>
<td>---</td>
</tr>
<tr>
<td>PLUMBING</td>
<td>Sink</td>
</tr>
<tr>
<td>FIRE PROTECTION</td>
<td>Sprinkler, smoke detector, fire alarm, horn, strobe</td>
</tr>
</tbody>
</table>

**CONCEPTUAL LAYOUT**

Scale: 1/8" = 1'-0"

**FURNITURE AND EQUIPMENT**

<table>
<thead>
<tr>
<th>BUILT-IN</th>
<th>Cabinets</th>
</tr>
</thead>
<tbody>
<tr>
<td>FIXED</td>
<td>Shades at windows, Dental Chair</td>
</tr>
<tr>
<td>MOBILE</td>
<td>(1) Side chairs, (2) Stools, (1) Exam light</td>
</tr>
<tr>
<td>OTHER</td>
<td>Clock (Atomic, battery), Phone-wall, Soap and paper towel dispensers, Alcohol hand rub</td>
</tr>
<tr>
<td>SPECIAL REQUIREMENTS</td>
<td>---</td>
</tr>
</tbody>
</table>

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
DENTAL OPERATORY - ACCESSIBLE
Dental Clinic

GENERAL
SPACE NAME: Dental Operatory - Accessible
AREA (ASF): 150
FUNCTION: Dental appointments
OCCUPANTS: 1-3
ADJACENCIES: ---
VIEWS: ---
MIN CEILING HT: 9'-0"
DOOR: None
NOTES: ---

FINISHES
CEILING: Suspended Acoustic 2x2, Gypsum Board, Paint
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Sheet Vinyl
DOORS: FSC certified solid-core wood
DOOR FRAMES: Hollow metal
WINDOWS: Preferred
NOTES: ---

TECHNOLOGY
VOICE/DATA: 1 phone, Data outlets on 2 walls (Coordinate with equipment)
MEDIA: N/A
OTHER: N/A

SYSTEMS
ELECTRICAL: 120v 1 phase duplex receptacles in walls, as required by code or equipment layout
BACKUP POWER: N/A
LIGHTING: 50-75 fc
DAY LIGHTING: Exterior sun shading plus privacy blinds where applicable
SECURITY: ---
MECHANICAL: 68-75°F for interior conditions
ACoustics: ---
PLUMBING: Sink
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8" = 1'-0"

FURNITURE AND EQUIPMENT
BUILT-IN: Cabinets
FIXED: Shades at windows, Dental Chair
MOVABLE: (1) Side chairs, (2) Stools, (1) Exam Light
OTHER: Clock (Atomic, battery), Phone-wall, Soap and paper towel dispensers, Alcohol hand rub
SPECIAL REQUIREMENTS: ---

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
## Radiography Alcove

### General

<table>
<thead>
<tr>
<th>Name</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>SPACE NAME</td>
<td>Radiography Alcove</td>
</tr>
<tr>
<td>AREA (ASF)</td>
<td>80</td>
</tr>
<tr>
<td>FUNCTION</td>
<td>X-ray station</td>
</tr>
<tr>
<td>OCCUPANTS</td>
<td>1-2</td>
</tr>
<tr>
<td>ADJACENCIES</td>
<td>Dental Operatories</td>
</tr>
<tr>
<td>VIEWS</td>
<td>N/A</td>
</tr>
<tr>
<td>MIN CEILING HT</td>
<td>9'-0&quot;</td>
</tr>
<tr>
<td>DOOR</td>
<td>N/A</td>
</tr>
<tr>
<td>NOTES</td>
<td>---</td>
</tr>
</tbody>
</table>

### Finishes

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>CEILING</td>
<td>Suspended Acoustic 2x4</td>
</tr>
<tr>
<td>WALLS/BASE</td>
<td>Low VOC painted GWB / resilient base</td>
</tr>
<tr>
<td>FLOORS</td>
<td>Sheet Vinyl</td>
</tr>
<tr>
<td>DOORS</td>
<td>N/A</td>
</tr>
<tr>
<td>DOOR FRAMES</td>
<td>N/A</td>
</tr>
<tr>
<td>WINDOWS</td>
<td>N/A</td>
</tr>
<tr>
<td>NOTES</td>
<td>---</td>
</tr>
</tbody>
</table>

### Technology

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>VOICE/DATA</td>
<td>1 phone, Data outlets on 2 walls (Coordinate with equipment)</td>
</tr>
<tr>
<td>MEDIA</td>
<td>N/A</td>
</tr>
<tr>
<td>OTHER</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### Systems

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>ELECTRICAL</td>
<td>120v 20 Amp dedicated line as required by code or equipment layout</td>
</tr>
<tr>
<td></td>
<td>GFCI where required</td>
</tr>
<tr>
<td>BACKUP POWER</td>
<td>N/A</td>
</tr>
<tr>
<td>LIGHTING</td>
<td>50-75 fc</td>
</tr>
<tr>
<td>DAY LIGHTING</td>
<td>N/A</td>
</tr>
<tr>
<td>SECURITY</td>
<td>---</td>
</tr>
<tr>
<td>MECHANICAL</td>
<td>68-75°F for interior conditions</td>
</tr>
<tr>
<td>ACOUSTICS</td>
<td>---</td>
</tr>
<tr>
<td>PLUMBING</td>
<td>---</td>
</tr>
<tr>
<td>FIRE PROTECTION</td>
<td>Sprinkler, smoke detector, fire alarm, horn, strobe</td>
</tr>
</tbody>
</table>

### Conceptual Layout

Scale: 1/8\" = 1'-0"

### Furniture and Equipment

<table>
<thead>
<tr>
<th>Type</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>BUILT-IN</td>
<td>16&quot;x36&quot; Work Counter at 34&quot; AFF</td>
</tr>
<tr>
<td>FIXED</td>
<td>Lead Apron Rack</td>
</tr>
<tr>
<td>MOVABLE</td>
<td>(1) Computer Station Work Station for X-RAY unit</td>
</tr>
<tr>
<td></td>
<td>Clock (Atomic, battery), X-RAY Unit</td>
</tr>
<tr>
<td>OTHER</td>
<td>Verify Shielding requirements with equipment Vendor and Physicist</td>
</tr>
</tbody>
</table>

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
LABORATORY / STERILIZATION
Dental Clinic

GENERAL
SPACE NAME: Laboratory / Sterilization
AREA (ASF): 100
FUNCTION: Equipment sterilization
OCCUPANTS: 1-2
ADJACENCIES: ---
VIEWS: ---
MIN CEILING HT: 9’-0”
DOOR: 36” x 84” Type B
NOTES: ---

FINISHES
CEILING: Suspended Acoustic 2x4
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Sheet Vinyl
DOORS: FSC certified solid-core wood
DOOR FRAMES: Hollow metal
WINDOWS: N/A
NOTES: ---

TECHNOLOGY
VOICE/DATA: 1 phone, Data outlets on 2 walls (Coordinate with equipment)
MEDIA: N/A
OTHER: N/A

SYSTEMS
ELECTRICAL: 120v 1 phase duplex receptacles in walls, as required by code or equipment layout
BACKUP POWER: ---
LIGHTING: N/A
DAY LIGHTING: 75 fc
SECURITY: N/A
MECHANICAL: 68-75°F for interior conditions
ACoustics: ---
PLUMBING: Sink-Counter
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8” = 1’-0”

FURNITURE AND EQUIPMENT
BUILT-IN: Solid surface - 24” deep countertop with built-in trash container opening
FIXED: ---
MOVABLE: (1) Stool
OTHER: (1) Computer, Clock (Atomic, battery), Phone-wall, Soap and paper towel dispensers
SPECIAL REQUIREMENTS: ---

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
WORK AREA
Dental Clinic

GENERAL
SPACE NAME: Work Area
AREA (ASF): 120 (3 at 40sf)
FUNCTION: ---
OCCUPANTS: 1-3
ADJACENCIES: ---
VIEWS: Desired
MIN CEILING HT: 9'-0"
DOOR: N/A
NOTES: ---

FINISHES
CEILING: Suspended Acoustic 2x4
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Sheet Vinyl
DOORS: N/A
DOOR FRAMES: N/A
WINDOWS: Preferred
NOTES: ---

TECHNOLOGY
VOICE/DATA: 1 phone, 1 Data outlet per station (Coordinate with equipment)
MEDIA: N/A
OTHER: N/A

SYSTEMS
ELECTRICAL: Coordinate power and data locations for open office work stations with furniture vendor in design phase
BACKUP POWER: N/A
LIGHTING: 40-50 fc
DAY LIGHTING: Exterior sun shading plus privacy blinds where applicable
SECURITY: ---
MECHANICAL: 68-75°F for interior conditions
ACOUSTICS: ---
PLUMBING: ---
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8" = 1'-0"

FURNITURE AND EQUIPMENT
BUILT-IN: Solid surface - 24" deep countertop
FIXED: Shades at windows
MOVABLE: (3) Side chairs
OTHER: ---
SPECIAL REQUIREMENTS: (3) Computer stations, (3) Phones

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
### GENERAL
- **SPACE NAME:** Storage
- **AREA (ASF):** 100
- **FUNCTION:** Records storage
- **OCCUPANTS:** ---
- **ADJACENCIES:** ---
- **VIEWS:** ---
- **MIN CEILING HT:** 9'-0"
- **DOOR:** 42" x 84" Type A
- **NOTES:** ---

### FINISHES
- **CEILING:** Suspended Acoustic 2x4
- **WALLS/BASE:** Low VOC painted GWB / resilient base
- **FLOORS:** Sheet Vinyl
- **DOORS:** FSC certified solid-core wood
- **DOOR FRAMES:** Hollow metal
- **WINDOWS:** N/A
- **NOTES:** ---

### TECHNOLOGY
- **VOICE/DATA:** 1 phone, Data outlets on 2 walls (Coordinate with equipment)
- **MEDIA:** N/A
- **OTHER:** N/A

### SYSTEMS
- **ELECTRICAL:** 120v 1 phase duplex receptacles in walls, as required by code or equipment layout  GFCI where required
- **BACKUP POWER:** N/A
- **LIGHTING:** 35-40 fc
- **DAY LIGHTING:** N/A
- **SECURITY:** ---
- **MECHANICAL:** 68-75°F for interior conditions
- **ACoustics:** ---
- **PLUMBING:** N/A
- **FIRE PROTECTION:** Sprinkler, smoke detector, fire alarm, horn, strobe

### CONCEPTUAL LAYOUT
- Scale: 1/8" = 1'-0"

### FURNITURE AND EQUIPMENT
- **BUILT-IN:** ---
- **FIXED:** ---
- **MOVABLE:** Wire shelving
- **OTHER:** Clock (atomic/battery), Phone-wall
- **SPECIAL REQUIREMENTS:** ---

---

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
OFFICE - DENTIST
Dental Clinic

GENERAL
SPACE NAME: Office - Dentist
AREA (ASF): 220
FUNCTION: Shared office for two dentists
OCCUPANTS: 2
ADJACENCIES: Dental Clinic
VIEWS: To outside
MIN CEILING HT: 9'-0"
DOOR: 36" x 84" Type A
NOTES: ---

FINISHES
CEILING: Suspended Acoustic 2x4
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Carpet
DOORS: FSC certified solid-core wood
DOOR FRAMES: Hollow metal
WINDOWS: Required
NOTES: ---

TECHNOLOGY
VOICE/DATA: 1 phone, 1 Data per work station (Coordinate with equipment)
MEDIA: N/A
OTHER: N/A

SYSTEMS
ELECTRICAL: 120v 1 phase duplex receptacles in walls, as required by code or equipment layout
BACKUP POWER: N/A
LIGHTING: 40-50 fc
DAY LIGHTING: Exterior sun shading plus privacy blinds where applicable
SECURITY: ---
MECHANICAL: 68-75°F for interior conditions
ACoustics: ---
PLUMBING: N/A
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8" = 1'-0"

FURNITURE AND EQUIPMENT
BUILT-IN: ---
FIXED: Shades at windows
MOVABLE: (2) Adjst. hgt desk (2)Task chair (1)Work table (2) Bookcase (2) Lat file cab. (2) Side chairs
OTHER: (1) Computer, Phone-desktop, Clock (Atomic, battery)
SPECIAL REQUIREMENTS: ---

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
**Workstation - Tech**

**Dental Clinic**

**General**
- **Space Name:** Workstation - Tech
- **Area (ASF):** 60
- **Function:** Office workstation
- **Occupants:** 1
- **Adjectives:** ---
- **Views:** ---
- **Min Ceiling HT:** 9'-0"
- **Door:** N/A
- **Notes:** ---

**Finishes**
- **Ceiling:** Suspended Acoustic 2x4
- **Walls/Base:** Low VOC painted GWB / resilient base
- **Floors:** Carpet
- **Doors:** N/A
- **Door Frames:** N/A
- **Windows:** Preferred
- **Notes:** ---

**Technology**
- **Voice/Data:** 1 phone, Data outlets on 2 walls (Coordinate with equipment)
- **Media:** N/A
- **Other:** N/A

**Systems**
- **Electrical:** Coordinate power and data locations for open office work stations with furniture vendor in design phase. GFCI where required
- **Backup Power:** N/A
- **Lighting:** 40-50 fc
- **Daylighting:** Exterior sun shading plus privacy blinds where applicable
- **Security:** ---
- **Mechanical:** 68-75°F for interior conditions
- **Acoustics:** ---
- **Plumbing:** N/A
- **Fire Protection:** Sprinkler, smoke detector, fire alarm, horn, strobe

**Conceptual Layout**

Scale: 1/8" = 1'-0"

**Furniture and Equipment**
- **Built-in:** ---
- **Fixed:** Shades at windows
- **Movable:** 1) Adjustable height desk 1) Task chair
- **Other:** (1) Computer, Phone-desktop, Clock (Atomic, battery)
- **Special Requirements:** ---

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
WORKROOM, COPY, PRINTER
Dental Clinic

GENERAL
SPACE NAME: Workroom, Copy, Printer
AREA (ASF): 80
FUNCTION: ---
OCCUPANTS: ---
ADJACENCIES: Dental Clinic
VIEWS: ---
MIN CEILING HT: 9'-0"
DOOR: 36"x84" Type B
NOTES: ---

FINISHES
 CEILING: Suspended Acoustic 2x4
WALLS/BASE: Low VOC painted GWB/resilient base
FLOORS: Sheet Vinyl
DOORS: FSC certified solid-core wood
DOOR FRAMES: Hollow metal
WINDOWS: Preferred
NOTES:

TECHNOLOGY
VOICE/DATA: 1 phone, Data outlets on 2 walls (Coordinate with equipment)
MEDIA: N/A
OTHER: N/A

SYSTEMS
ELECTRICAL: 120v 1 phase duplex receptacles in walls, as required by code or equipment layout
BACKUP POWER: N/A
LIGHTING: 35-40 fc
DAY LIGHTING: Exterior sun shading plus privacy blinds where applicable
SECURITY: ---
MECHANICAL: 68-75°F for interior conditions
ACOUSTICS: ---
PLUMBING: N/A
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8" = 1'-0"

FURNITURE AND EQUIPMENT
BUILT-IN: Solid Surface-24" deep countertop with base cabinets
FIXED: Shades at windows
MOovable: ---
OTHER: Phone-desktop, Clock (atomic, battery)
SPECIAL REQUIREMENTS: ---

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
COUNSELING
Waiting Counseling

General
SPACE NAME: Waiting
AREA (ASF): 875
FUNCTION: Waiting and Check-in
OCCUPANTS: 35
ADJACENCIES: Reception, Consult, Counseling
VIEWS: ---
MIN CEILING HT: 9'-0"
DOOR: 36" x 84" Type A
NOTES: ---

Finishes
CEILING: Suspended Acoustic 2x2
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Carpet
DOORS: FSC certified solid-core wood w/ lock
DOOR FRAMES: Hollow metal
WINDOWS: See special requirements
NOTES: Locked access from waiting to hallways
        Access control at reception

Technology
VOICE/DATA: 1 phone, Data outlets on 2 walls (Coordinate with equipment)
MEDIA: Provide data ports for 2 wall mounted flat screen monitors
OTHER: N/A

Systems
ELECTRICAL: 120v 1 phase duplex receptacles in walls, as required by code or equipment layout
BACKUP POWER: N/A
LIGHTING: 40-50 fc “soft lighting”
DAY LIGHTING: Exterior sun shading plus privacy blinds where applicable
SECURITY: ---
MECHANICAL: 68-75°F for interior conditions
ACOUSTICS: ---
PLUMBING: N/A
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

Conceptual Layout
Scale: 1/8" = 1'-0"

Furniture and Equipment
BUILT-IN: ---
FIXED: Shades at windows
MOBILE: Waiting room seating for 35, Clock (Atomic, battery)
OTHER: Design windows into this room such that they afford privacy to the occupants from common circulation areas while still allowing for daylight. Options discussed with users included tinting and frosting of the glass

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
**Counseling**

**SPACE NAME:** Reception

**AREA (ASF):** 80

**FUNCTION:** Office

**OCCUPANTS:** 1

**ADJACENCIES:** Waiting

**VIEWS:** To Waiting

**MIN CEILING HT:** 9'-0"

**DOOR:** ---

**NOTES:** ---

---

**FINISHES**

**CEILING:** Suspended Acoustic 2x4

**WALLS/BASE:** Low VOC painted GWB / resilient base

**FLOORS:** Carpet

**DOORS:** ---

**DOOR FRAMES:** ---

**WINDOWS:** ---

**NOTES:** ---

---

**TECHNOLOGY**

**VOICE/DATA:** 1 Phone, Data outlet on 1 wall (Coordinate with equipment)

**MEDIA:** N/A

**OTHER:** N/A

---

**SYSTEMS**

**ELECTRICAL:** Coordinate power and data locations for open office work stations with furniture vendor in design phase GFCI where required

**BACKUP POWER:** N/A

**LIGHTING:** 40-50 fc

**DAY LIGHTING:** ---

**SECURITY:** ---

**MECHANICAL:** 68-75°F for interior conditions

**ACoustics:** ---

**PLUMBING:** N/A

**FIRE PROTECTION:** Sprinkler, smoke detector, fire alarm, horn, strobe

---

**CONCEPTUAL LAYOUT**

Scale: 1/8" = 1'-0"

---

**FURNITURE AND EQUIPMENT**

**BUILT-IN:** Solid Surface - 24" deep countertop

**FIXED:** ---

**MOBILE:** (1) Adjustable height desk (2) Lateral File Cabinets, (1) Task chair

**OTHER:** ---

**SPECIAL REQUIREMENTS:** Staff emergency button, access controls at all waiting room doors, allow control of all access doors from reception

---

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
CONSULTATION
Counseling

GENERAL
SPACE NAME: Consultation
AREA (ASF): 100
FUNCTION: Interview
OCCUPANTS: 1-4
ADJACENCIES: Waiting, Counseling
VIEWS: ---
MIN CEILING HT: 9'-0"
DOOR: 36" x 84" Type A
NOTES: ---

FINISHES
CEILING: Suspended Acoustic 2x4
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Carpet
DOORS: FSC certified solid-core wood
DOOR FRAMES: Hollow metal
WINDOWS: Required
NOTES: ---

TECHNOLOGY
VOICE/DATA: 1 phone, Data outlets on 2 walls (Coordinate with equipment)
MEDIA: N/A
OTHER: N/A

SYSTEMS
ELECTRICAL: 120v 1 phase duplex receptacles in walls, as required by code or equipment layout
BACKUP POWER: N/A
LIGHTING: 30-50 fc
DAY LIGHTING: Exterior sun shading plus privacy blinds where applicable
SECURITY: ---
MECHANICAL: 68-75°F for interior conditions
ACoustics: ---
PLUMBING: N/A
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8" = 1'-0"

FURNITURE AND EQUIPMENT
BUILT-IN: ---
FIXED: Shades at windows
MOVABLE: (2) Lounge chairs, (1) Love seat, Side table
OTHER: Clock (atomic, battery), Phone-wall
SPECIAL REQUIREMENTS: Staff emergency button

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
OUTREACH ROOM
Counseling

GENERAL
SPACE NAME: Outreach Room
AREA (ASF): 120
FUNCTION: Info pamphlet display and informal client interaction
OCCUPANTS: 2-4
ADJACENCIES: Counselors offices
VIEWS: 9’-0”
MIN CEILING HT: 36” x 84” Type A
DOOR: ---
NOTES: ---

FINISHES
CEILING: Suspended Acoustic 2x4
WALLS/Base: Low VOC painted GWB / resilient base
FLOORS: Carpet
DOORS: FSC certified solid-core wood
DOOR FRAMES: Hollow metal
WINDOWS: Preferred
NOTES: ---

TECHNOLOGY
VOICE/DATA: 1 phone, Data outlets on 2 walls (Coordinate with equipment)
MEDIA: N/A
OTHER: N/A

SYSTEMS
ELECTRICAL: 120v 1 phase duplex receptacles in walls, as required by code or equipment layout
BACKUP POWER: N/A
LIGHTING: 35-40 fc
DAY LIGHTING: Preferred
SECURITY: ---
MECHANICAL: 68-75°F for interior conditions
ACOUSTICS: ---
PLUMBING: ---
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8” = 1'-0"

FURNITURE AND EQUIPMENT
BUILT-IN: Solid Surface - 24” deep countertop w/ Base and Upper cabinets
FIXED: Shades at windows
MOBILE: (4) conference chairs, (1) Table
OTHER: Clock (atomic, battery), Phone-wall
SPECIAL REQUIREMENTS: Staff emergency button

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
**Counseling**

**SPACE NAME:** Testing  
**AREA (ASF):** 100  
**FUNCTION:** Testing  
**OCCUPANTS:** 1-2  
**ADJACENCIES:** Next to viewing room  
**VIEWS:** ---  
**MIN CEILING HT:** 9'-0"  
**DOOR:** 36" x 84" Type A  
**NOTES:** ---

**FINISHES**

**CEILING:**  
Suspended Acoustic 2x4  
**WALLS/BASE:**  
Low VOC painted GWB / resilient base  
**FLOORS:**  
Carpet  
**DOORS:**  
FSC certified solid-core wood  
**DOOR FRAMES:**  
Hollow metal  
**WINDOWS:**  
One way mirror from viewing room  
**NOTES:** ---

**TECHNOLOGY**

**VOICE/DATA:**  
1 phone, Data outlets on 2 walls (Coordinate with equipment)  
**MEDIA:**  
N/A  
**OTHER:**  
N/A

**SYSTEMS**

**ELECTRICAL:**  
120v 1 phase duplex receptacles in walls, as required by code or equipment layout  
**BACKUP POWER:**  
N/A  
**LIGHTING:**  
40-50 fc  
**DAY LIGHTING:**  
Exterior sun shading plus privacy blinds where applicable  
**SECURITY:**  
---  
**MECHANICAL:**  
68-75°F for interior conditions  
**ACoustics:**  
---  
**PLUMBING:**  
N/A  
**Fire Protection:**  
Sprinkler, smoke detector, fire alarm, horn, strobe

**CONCEPTUAL LAYOUT**

Scale: 1/8" = 1'-0"

**FURNITURE AND EQUIPMENT**

**BUILT-IN:**  
---  
**FIXED:**  
---  
**MOBILE:**  
(1) Work station, (2) Side chairs  
**OTHER:**  
Clock (atomic, battery), Phone-desktop  
**SPECIAL REQUIREMENTS:**  
(1) Computer, access controls at all waiting room doors, staff emergency button

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
**GENERAL**

**SPACE NAME:** Viewing  
**AREA (ASF):** 80  
**FUNCTION:** Viewing of testing rooms  
**OCCUPANTS:** 1-2  
**ADJACENCIES:** Between testing rooms  
**VIEWS:** Of testing room  
**MIN CEILING HT:** 9'-0"  
**DOOR:** 36" x 84" Type A  
**NOTES:** ---

**FINISHES**

**CEILING:** Suspended Acoustic 2x4  
**WALLS/BASE:** Low VOC painted GWB / resilient base  
**FLOORS:** Carpet  
**DOORS:** FSC certified solid-core wood  
**DOOR FRAMES:** Hollow metal  
**WINDOWS:** Preferred  
**NOTES:** ---

**TECHNOLOGY**

**VOICE/DATA:** 1 phone, Data outlets on 2 walls (Coordinate with equipment)  
**MEDIA:** N/A  
**OTHER:** N/A

**SYSTEMS**

**ELECTRICAL:** 120v 1 phase duplex receptacles in walls, as required by code or equipment layout  
**BACKUP POWER:** N/A  
**LIGHTING:** 40-50 fc  
**DAY LIGHTING:** Exterior sun shading plus privacy blinds where applicable  
**SECURITY:** ---  
**MECHANICAL:** 68-75°F for interior conditions  
**ACoustics:** ---  
**PLUMBING:** N/A  
**FIRE PROTECTION:** Sprinkler, smoke detector, fire alarm, horn, strobe

**CONCEPTUAL LAYOUT**

Scale: 1/8" = 1'-0"

**FURNITURE AND EQUIPMENT**

**BUILT-IN:** ---  
**FIXED:** ---  
**MOVABLE:** (1) Work station, (2) Side chairs  
**OTHER:** Clock (atomic, battery), Phone-desktop  
**SPECIAL REQUIREMENTS:** One way glass, access controls at all waiting room doors, staff emergency button

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
## GENERAL

**SPACE NAME:** Biofeedback  
**AREA (ASF):** 80  
**FUNCTION:** Biofeedback  
**OCCUPANTS:** 2  
**ADJACENCIES:** Testing Rooms  
**VIEWS:** N/A  
**MIN CEILING HT:** 9'-0"  
**DOOR:** 36" x 84" Type A  
**NOTES:** ---

## FINISHES

**CEILING:** Suspended Acoustic 2x4  
**WALLS/BASE:** Low VOC painted GWB / resilient base  
**FLOORS:** Carpet  
**DOORS:** FSC certified solid-core wood  
**DOOR FRAMES:** Hollow metal  
**WINDOWS:** Preferred  
**NOTES:** ---

## TECHNOLOGY

**VOICE/DATA:** 1 phone, Data outlets on 2 walls (Coordinate with equipment)  
**MEDIA:** N/A  
**OTHER:** N/A

## SYSTEMS

**ELECTRICAL:** 120v 1 phase duplex receptacles in walls, as required by code or equipment layout  
**BACKUP POWER:** N/A  
**LIGHTING:** 50-75 fc  
**DAY LIGHTING:** Exterior sun shading plus privacy blinds where applicable  
**SECURITY:** ---  
**MECHANICAL:** 68-75°F for interior conditions  
**ACOUSTICS:** ---  
**PLUMBING:** ---  
**FIRE PROTECTION:** Sprinkler, smoke detector, fire alarm, horn, strobe

## CONCEPTUAL LAYOUT

**Scale:** 1/8" = 1'-0"

## FURNITURE AND EQUIPMENT

**BUILT-IN:** ---

**FIXED:** (1) Work station, Shades at windows

**MOVABLE:** (1) "Lazy-boy" recliner, (1) Adjustable height desk (1) Task chair (1) wall hung file cabinet

**OTHER:** Clock (atomic, battery), Phone-desktop

**SPECIAL REQUIREMENTS:** (1) Computer, staff emergency button

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
ALCOVE - CHECK-IN
Counseling

GENERAL
SPACE NAME: Alcove - Check-in
AREA (ASF): 15
FUNCTION: Student check-in
OCCUPANTS: 1
ADJACENCIES: Waiting
VIEWS: ---
MIN CEILING HT: 9'-0"
DOOR: N/A
NOTES: ---

FINISHES
CEILING: Suspended Acoustic 2x4
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Carpet
DOORS: N/A
DOOR FRAMES: N/A
WINDOWS: ---
NOTES: ---

TECHNOLOGY
VOICE/DATA: Data outlets at each station (Coordinate with equipment)
MEDIA: N/A
OTHER: N/A

SYSTEMS
ELECTRICAL: Coordinate power and data locations for open office work stations with furniture vendor in design phase
BACKUP POWER: N/A
LIGHTING: 40-50 fc
DAY LIGHTING: Exterior sun shading plus privacy blinds where applicable
SECURITY: ---
MECHANICAL: 68-75°F for interior conditions
ACoustics: ---
PLUMBING: ---
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8" = 1'-0"

FURNITURE AND EQUIPMENT
BUILT-IN: ---
FIXED: 
MOVABLE: 1) Adjustable height desk, (1) Task chair
OTHER: ---
SPECIAL REQUIREMENTS: (1) Computer, access controls at all waiting room doors

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
GROUP ROOM
Counseling

GENERAL
SPACE NAME: Group Room
AREA (ASF): 600
FUNCTION: Group meetings
OCCUPANTS: 30
ADJACENCIES: Central to Counseling Rooms
VIEWS: To exterior or courtyard
MIN CEILING HT: 9'-0"
DOOR: 36" x 84" Type B
NOTES: ---

FINISHES
CEILING: Suspended Acoustic 2x4
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Carpet
DOORS: FSC certified solid-core wood
DOOR FRAMES: Hollow metal
WINDOWS: Required
NOTES: ---

TECHNOLOGY
VOICE/DATA: 1 phone, Data outlets on 2 walls
MEDIA: Wall-mounted video monitor and projector screen / lift
OTHER: N/A

SYSTEMS
ELECTRICAL: 120v 1 phase duplex receptacles in walls, as required by code or equipment layout
BACKUP POWER: N/A
LIGHTING: 30-50 fc
DAY LIGHTING: Exterior sun shading plus privacy blinds where applicable
SECURITY: ---
MECHANICAL: 68-75°F for interior conditions
ACoustics: ---
PLUMBING: ---
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8" = 1'-0"

FURNITURE AND EQUIPMENT
BUILT-IN: Shelves and/or credenza
FIXED: Shades at windows
MOBILE: (30) Side chairs, (8) end tables
OTHER: Clock (atomic, battery), Phone-desktop
SPECIAL REQUIREMENTS: Access controls at all waiting room doors, staff emergency button

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
STORAGE, PATIENT RECORDS
Counseling

GENERAL
SPACE NAME: Storage, Patient Records
AREA (ASF): 100
FUNCTION: Secure storage
OCCUPANTS: 1
ADJACENCIES: Receptionist
VIEWS: N/A
MIN CEILING HT: 9’-0”
DOOR: 36” x 84” Type A
NOTES: ---

FINISHES
CEILING: Suspended Acoustic 2x4
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Sheet Vinyl
DOORS: FSC certified solid-core wood
DOOR FRAMES: Hollow metal
WINDOWS: N/A
NOTES: ---

TECHNOLOGY
VOICE/DATA: N/A
MEDIA: N/A
OTHER: N/A

SYSTEMS
ELECTRICAL: 120v 1 phase duplex receptacles in walls, as required by code or equipment layout
GFCI where required
BACKUP POWER: N/A
LIGHTING: 35-40 fc
DAY LIGHTING: N/A
SECURITY: ---
MECHANICAL: 68-75°F for interior conditions
ACOUSTICS: ---
PLUMBING: N/A
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8” = 1’-0”

FURNITURE AND EQUIPMENT
BUILT-IN: ---
FIXED: ---
MOVABLE: (6) Lateral File Cabinets
OTHER: ---
SPECIAL REQUIREMENTS: Staff emergency button

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
Counseling

**GENERAL**
- **SPACE NAME:** Workroom, Copy, Printer
- **AREA (ASF):** 120
- **FUNCTION:** Copy, print, supplies storage
- **OCCUPANTS:** 1-3
- **ADJACENCIES:** Reception
- **VIEWS:** ---
- **MIN CEILING HT:** 9'-0"
- **DOOR:** 36" x 84" Type B
- **NOTES:** ---

**FINISHES**
- **CEILING:** Suspended Acoustic 2x4
- **WALLS/BASE:** Low VOC painted GWB / resilient base
- **FLOORS:** Sheet Vinyl
- **DOORS:** FSC certified solid-core wood
- **DOOR FRAMES:** Hollow metal
- **WINDOWS:** N/A
- **NOTES:** ---

**TECHNOLOGY**
- **VOICE/DATA:** 1 phone, Data outlets on 2 walls (Coordinate with equipment)
- **MEDIA:** N/A
- **OTHER:** N/A

**SYSTEMS**
- **ELECTRICAL:** 120v 1 phase duplex receptacles in walls, as required by code or equipment layout GFCI where required
- **BACKUP POWER:** 35-40 fc
- **LIGHTING:** N/A
- **DAY LIGHTING:** ---
- **SECURITY:** 68-75°F for interior conditions
- **MECHANICAL:** ---
- **ACoustics:** N/A
- **PLUMBING:** N/A
- **FIRE PROTECTION:** Sprinkler, smoke detector, fire alarm, horn, strobe

**CONCEPTUAL LAYOUT**
Scale: 1/8" = 1'-0"

**FURNITURE AND EQUIPMENT**
- **BUILT-IN:** Solid Surface - 24" deep countertop w/ Base Cabinets
- **FIXED:** ---
- **MOBILE:** ---
- **OTHER:** Clock (atomic, battery), Phone-wall
- **SPECIAL REQUIREMENTS:** Access controls at all waiting room doors, staff emergency button

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
**JANITOR CLOSET**
Counseling

**GENERAL**
SPACE NAME: Janitor Closet  
AREA (ASF): 50  
FUNCTION: Housekeeping  
OCCUPANTS: ---  
ADJACENCIES: Departmental corridor  
VIEWS: N/A  
MIN CEILING HT: 9'-0"  
DOOR: 36" x 84" Type A  
NOTES: ---

**FINISHES**
CEILING: Gypsum board  
WALLS/BASE: Low VOC painted GWB / resilient base  
FLOORS: Sheet Vinyl  
DOORS: FSC certified solid-core wood  
DOOR FRAMES: Hollow metal  
WINDOWS: N/A  
NOTES: ---

**TECHNOLOGY**
VOICE/DATA:  
MEDIA:  
OTHER:  

**SYSTEMS**
ELECTRICAL: 120v 1 phase duplex receptacles in walls, as required by code or equipment layout  
BACKUP POWER: N/A  
LIGHTING: 15 fc  
DAY LIGHTING: N/A  
SECURITY: ---  
MECHANICAL: 68-75°F for interior conditions  
ACOUSTICS: ---  
PLUMBING: Floor Sink  
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

---

**CONCEPTUAL LAYOUT**
Scale: 1/8" = 1'-0"

**FURNITURE AND EQUIPMENT**
BUILT-IN: ---  
FIXED: ---  
MOVABLE: ---  
OTHER: ---  
SPECIAL REQUIREMENTS: Wall-mounted tool rack, wall-mounted cleaning solution unit

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
OFFICE - DIRECTOR
Counseling

GENERAL
SPACE NAME: Office - Director
AREA (ASF): 150
FUNCTION: Office
OCCUPANTS: 1-4
ADJACENCIES: Reception & counseling offices
VIEWS: To exterior
MIN CEILING HT: 9'-0"
DOOR: 36" x 84" Type A
NOTES: ---

FINISHES
CEILING: Suspended Acoustic 2x4
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Carpet
DOORS: FSC certified solid-core wood
DOOR FRAMES: Hollow metal
WINDOWS: Required
NOTES: ---

TECHNOLOGY
VOICE/DATA: 1 phone, Data outlets on 2 walls (Coordinate with equipment)
MEDIA: N/A
OTHER: N/A

SYSTEMS
ELECTRICAL: 120v 1 phase duplex receptacles in walls, as required by code or equipment layout
BACKUP POWER: N/A
LIGHTING: 40-50 fc
DAY LIGHTING: Exterior sun shading plus privacy blinds where applicable
SECURITY: ---
MECHANICAL: 68-75°F for interior conditions
ACOUSTICS: ---
PLUMBING: N/A
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8" = 1'-0"

FURNITURE AND EQUIPMENT
BUILT-IN: ---
FIXED: Shades at windows
MOVABLE: 1) Adjustable height desk (1) Task chair, (1) Side chair, (1) Love seat, Coffee Table (1) Lateral file cabinet, (1) Bookcase, Phone-desktop, Clock (atomic, battery)
OTHER: (1) Computer- confidential and must face away from away from student, staff button emergency

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
OFFICE - ASSISTANT DIRECTOR
Counseling

GENERAL
SPACE NAME: Office - Assistant Director
AREA (ASF): 140
FUNCTION: Office
OCCUPANTS: 1-4
ADJACENCIES: Reception & counseling offices
VIEWS: To Exterior
MIN CEILING HT: 9'-0"
DOOR: 36" x 84" Type A
NOTES: ---

FINISHES
CEILING: Suspended Acoustic 2x4
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Carpet
DOORS: FSC certified solid-core wood
DOOR FRAMES: Hollow metal
WINDOWS: Required
NOTES: ---

TECHNOLOGY
VOICE/DATA: 1 phone, Data outlets on 2 walls (Coordinate with equipment)
MEDIA: N/A
OTHER: N/A

SYSTEMS
ELECTRICAL: 120v 1 phase duplex receptacles in walls, as required by code or equipment layout
BACKUP POWER: N/A
LIGHTING: 40-50 fc
DAY LIGHTING: Exterior sun shading plus privacy blinds where applicable
SECURITY: ---
MECHANICAL: 68-75°F for interior conditions
ACoustics: ---
PLUMBING: N/A
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8" = 1'-0"

FURNITURE AND EQUIPMENT
BUILT-IN: ---
FIXED: Shades at windows
MOVABLE: (1) Adjustable height desk (1)Task chair, (2) Lounge chair, (1) Love seat, Side Table
OTHER: (1) Lateral file cabinet, (2) Bookcase, Phone-desktop, Clock (atomic, battery)
SPECIAL REQUIREMENTS: (1) Computer- confidential and must face away from away from student, staff emergency button

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
OFFICE - COUNSELORS
Counseling

GENERAL
SPACE NAME: Office - Counselors
AREA (ASF): 130
FUNCTION: Office
OCCUPANTS: 1-4
ADJACENCIES: Group with counselors’ offices
VIEWS: To outdoor
MIN CEILING HT: 9'-0"
DOOR: 36" x 84" Type A
NOTES: ---

FINISHES
CEILING: Suspended Acoustic 2x4
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Carpet
DOORS: FSC certified solid-core wood
DOOR FRAMES: Hollow metal
WINDOWS: Required
NOTES: ---

TECHNOLOGY
VOICE/DATA: 1 phone, Data outlets on 2 walls (Coordinate with equipment)
MEDIA: N/A
OTHER: N/A

SYSTEMS
ELECTRICAL: 120v 1 phase duplex receptacles in walls, as required by code or equipment layout
BACKUP POWER: N/A
LIGHTING: 40-50 fc
DAY LIGHTING: Exterior sun shading plus privacy blinds where applicable
SECURITY: ---
MECHANICAL: 68-75°F for interior conditions
ACoustics: N/A
PLUMBING: N/A
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8" = 1'-0"

FURNITURE AND EQUIPMENT
BUILT-IN: ---
FIXED: Shades at windows
MOVABLE: (1) Adjustable height desk (1)Task chair, (2) side chair, (1) Love seat, Side Table
OTHER: (1) Lateral file cabinet, (1) Bookcase, Phone-desktop, Clock (atomic, battery)
SPECIAL REQUIREMENTS: (1) Computer- confidential and must face away from away from student, staff emergency button

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
OFFICE - PSYCH INTERNS
Counseling

GENERAL
SPACE NAME: Office - Interns
AREA (ASF): 120
FUNCTION: Office
OCCUPANTS: 1-4
ADJACENCIES: Group with counselors’ offices
VIEWS: To outdoor
MIN CEILING HT: 9'-0"
DOOR: 36" x 84" Type A
NOTES: ---

FINISHES
CEILING: Suspended Acoustic 2x4
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Carpet
DOORS: FSC certified solid-core wood
DOOR FRAMES: Hollow metal
WINDOWS: Required
NOTES: ---

TECHNOLOGY
VOICE/DATA: 1 phone, Data outlets on 2 walls (Coordinate with equipment)
MEDIA: Ability for video recording
OTHER: N/A

SYSTEMS
ELECTRICAL: 120v 1 phase duplex receptacles in walls, as required by code or equipment layout
BACKUP POWER: N/A
LIGHTING: 40-50 fc
DAY LIGHTING: Exterior sun shading plus privacy blinds where applicable
SECURITY: ---
MECHANICAL: 68-75°F for interior conditions
ACOUSTICS: ---
PLUMBING: N/A
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8" = 1'-0"

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.

FURNITURE AND EQUIPMENT
BUILT-IN: ---
FIXED: Shades at windows
MOVABLE: (1) Adjustable height desk, (1) Task chair, (2) Lounge chairs, (1) Love seat, Side Table
OTHER: (1) Lateral file cabinet, (1) Bookcase, Phone-desktop, Clock (atomic, battery)
SPECIAL REQUIREMENTS: (1) Computer - confidential and must face away from away from student, staff emergency button
OFFICE - MANAGER
Counseling

GENERAL
SPACE NAME: Office - Manager
AREA (ASF): 120
FUNCTION: Office
OCCUPANTS: 1-3
ADJACENCIES: Reception, Director, Assistant Director
VIEWS: ---
MIN CEILING HT: 9'-0"
DOOR: 36" x 84" Type A
NOTES: ---

FINISHES
CEILING: Suspended Acoustic 2x4
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Carpet
DOORS: FSC certified solid-core wood
DOOR FRAMES: Hollow metal
WINDOWS: Required
NOTES: ---

TECHNOLOGY
VOICE/DATA: 1 phone, Data outlets on 2 walls (Coordinate with equipment)
MEDIA: N/A
OTHER: N/A

SYSTEMS
ELECTRICAL: 120v 1 phase duplex receptacles in walls, as required by code or equipment layout
BACKUP POWER: N/A
LIGHTING: 40-50 fc
DAY LIGHTING: Exterior sun shading plus privacy blinds where applicable
SECURITY: ---
MECHANICAL: 68-75°F for interior conditions
ACOUSTICS: ---
PLUMBING: N/A
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8" = 1'-0"

FURNITURE AND EQUIPMENT
BUILT-IN: ---
FIXED: Shades at windows
MOVABLE: (1) Adjustable height desk (1) Task chair, (2) Side chair, (1) credenza, (1) Lateral file cabinet
OTHER: Phone-desktop, Clock (atomic, battery)
SPECIAL REQUIREMENTS: (1) Computer, staff emergency button

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
OFFICE - ADMINISTRATIVE
Counseling

GENERAL
SPACE NAME: Office - Administrative
AREA (ASF): 130
FUNCTION: Office
OCCUPANTS: 1-3
ADJACENCIES: Manager, Reception, Director, Assistant Director
VIEWS: --
MIN CEILING HT: 9'-0"
DOOR: 36" x 84" Type A
NOTES: --

FINISHES
CEILING: Suspended Acoustic 2x4
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Carpet
DOORS: FSC certified solid-core wood
DOOR FRAMES: Hollow metal
WINDOWS: Preferred
NOTES: --

TECHNOLOGY
VOICE/DATA: 1 phone, Data outlets on 2 walls (Coordinate with equipment)
MEDIA: N/A
OTHER: N/A

SYSTEMS
ELECTRICAL: 120v 1 phase duplex receptacles in walls, as required by code or equipment layout
BACKUP POWER: N/A
LIGHTING: 40-50 fc
DAY LIGHTING: Exterior sun shading plus privacy blinds where applicable
SECURITY: --
MECHANICAL: 68-75°F for interior conditions
ACOUSTICS: --
PLUMBING: N/A
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8" = 1'-0"

FURNITURE AND EQUIPMENT
BUILT-IN: --
FIXED: Shades at windows
MOVABLE: (1) Adjustable height desk, (1) Task chair, (4) side chairs, (1) Small table
OTHER: (2) Lateral file cabinet, Phone-desktop, Clock (atomic, battery)
SPECIAL REQUIREMENTS: (1) Computer - confidential and must face away from away from student, staff emergency button

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
OFFICE - PSYCHIATRIST
Counseling

GENERAL
SPACE NAME: Office - Psychiatrist
AREA (ASF): 130
FUNCTION: Office
OCCUPANTS: 1-4
ADJACENCIES: With counselor offices
VIEWS: Outdoors
MIN CEILING HT: 9'-0"
DOOR: 36" x 84" Type A
NOTES: ---

FINISHES
CEILING: Suspended Acoustic 2x4
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Carpet
DOORS: FSC certified solid-core wood
DOOR FRAMES: Hollow metal
WINDOWS: Required
NOTES: ---

TECHNOLOGY
VOICE/DATA: 1 phone, Data outlets on 2 walls (Coordinate with equipment)
MEDIA: N/A
OTHER: N/A

SYSTEMS
ELECTRICAL: 120v 1 phase duplex receptacles in walls, as required by code or equipment layout
BACKUP POWER: N/A
LIGHTING: 40-50 fc
DAY LIGHTING: Exterior sun shading plus privacy blinds where applicable
SECURITY: ---
MECHANICAL: 68-75°F for interior conditions
ACoustics: ---
PLUMBING: N/A
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8" = 1'-0"

FURNITURE AND EQUIPMENT
BUILT-IN: Shades at windows
FIXED: (1) Adjustable height desk, (1) Task chair, (2) Lounge chairs, (1) Love seat
MOBILE: Phone-desktop, Clock (atomic, battery)
OTHER: (1) Computer, staff emergency button
SPECIAL REQUIREMENTS: ---

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
WORKSTATION - ADMINISTRATIVE
Counseling

GENERAL
SPACE NAME: Workstation - Administrative
AREA (ASF): 120 (2 at 60sf each)
FUNCTION: Clerical
OCCUPANTS: 1
ADJACENCIES: Receptionist
VIEWS: ---
MIN CEILING HT: 9'-0"
DOOR: 36" x 84" Type A
NOTES: ---

FINISHES
CEILING: Suspended Acoustic 2x4
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Carpet
DOORS: FSC certified solid-core wood
DOOR FRAMES: Hollow metal
WINDOWS: Preferred
NOTES: ---

TECHNOLOGY
VOICE/DATA: 1 phone, Data outlets on 2 walls (Coordinate with equipment)
MEDIA: N/A
OTHER: N/A

SYSTEMS
ELECTRICAL: 120v 1 phase duplex receptacles in walls, as required by code or equipment layout GFCI where required
BACKUP POWER: N/A
LIGHTING: 40-50 fc
DAY LIGHTING: Exterior sun shading plus privacy blinds where applicable
SECURITY: ---
MECHANICAL: 68-75°F for interior conditions
ACOUSTICS: ---
PLUMBING: N/A
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8" = 1'-0"

FURNITURE AND EQUIPMENT
BUILT-IN: ---
FIXED: Shades at windows
MOBILE: (1) Adjustable height desk (1) Task chair
OTHER: Phone-desktop, Clock (atomic, battery)
SPECIAL REQUIREMENTS: (1) Computer, staff emergency button

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
**BREAK AREA**

**Counseling**

**GENERAL**

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>SPACE NAME:</td>
<td>Staff Lounge</td>
</tr>
<tr>
<td>AREA (ASF):</td>
<td>275</td>
</tr>
<tr>
<td>FUNCTION:</td>
<td>Staff break area</td>
</tr>
<tr>
<td>OCCUPANTS:</td>
<td>1-15</td>
</tr>
<tr>
<td>ADJACENCIES:</td>
<td>Near counseling but ability to share with other groups</td>
</tr>
<tr>
<td>VIEWS:</td>
<td>Outside</td>
</tr>
<tr>
<td>MIN CEILING HT:</td>
<td>9'-0&quot;</td>
</tr>
<tr>
<td>DOOR:</td>
<td>36&quot; x 84&quot; Type A</td>
</tr>
<tr>
<td>NOTES:</td>
<td>---</td>
</tr>
</tbody>
</table>

**FINISHES**

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>CEILING:</td>
<td>Suspended Acoustic 2x4</td>
</tr>
<tr>
<td>WALLS/BASE:</td>
<td>Low VOC painted GWB / resilient base</td>
</tr>
<tr>
<td>FLOORS:</td>
<td>Sheet Vinyl</td>
</tr>
<tr>
<td>DOORS:</td>
<td>FSC certified solid-core wood</td>
</tr>
<tr>
<td>DOOR FRAMES:</td>
<td>Hollow metal</td>
</tr>
<tr>
<td>WINDOWS:</td>
<td>Required</td>
</tr>
<tr>
<td>NOTES:</td>
<td>---</td>
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</table>

**TECHNOLOGY**

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>VOICE/DATA:</td>
<td>1 phone, Data outlets on 2 walls (Coordinate with equipment)</td>
</tr>
<tr>
<td>MEDIA:</td>
<td>Video monitor connection</td>
</tr>
<tr>
<td>OTHER:</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**SYSTEMS**

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>ELECTRICAL:</td>
<td>120v 1 phase duplex receptacles in walls/counter, as per code or equipment layout</td>
</tr>
<tr>
<td>BACKUP POWER:</td>
<td>N/A</td>
</tr>
<tr>
<td>LIGHTING:</td>
<td>35-40 fc</td>
</tr>
<tr>
<td>DAY LIGHTING:</td>
<td>Exterior sun shading plus privacy blinds where applicable</td>
</tr>
<tr>
<td>SECURITY:</td>
<td>---</td>
</tr>
<tr>
<td>MECHANICAL:</td>
<td>68-75°F for interior conditions</td>
</tr>
<tr>
<td>ACOUSTICS:</td>
<td>---</td>
</tr>
<tr>
<td>PLUMBING:</td>
<td>Sink w/ disposal option</td>
</tr>
<tr>
<td>FIRE PROTECTION:</td>
<td>Sprinkler, smoke detector, fire alarm, horn, strobe</td>
</tr>
</tbody>
</table>

**CONCEPTUAL LAYOUT**

Scale: 1/8" = 1'-0"

**FURNITURE AND EQUIPMENT**

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>BUILT-IN:</td>
<td>Wall and base cabinets with 24&quot; solid surface countertop</td>
</tr>
<tr>
<td>FIXED:</td>
<td>---</td>
</tr>
<tr>
<td>MOVABLE:</td>
<td>(15) Side chairs, (4) Tables</td>
</tr>
<tr>
<td>OTHER:</td>
<td>Phone-wall, Clock (atomic, battery)</td>
</tr>
<tr>
<td>SPECIAL REQUIREMENTS:</td>
<td>Refrigerator, microwave, staff emergency button</td>
</tr>
</tbody>
</table>

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
THE WELL
**RECEPTION**
The WELL

**GENERAL**

<table>
<thead>
<tr>
<th>SPACE NAME:</th>
<th>Reception</th>
</tr>
</thead>
<tbody>
<tr>
<td>AREA (ASF):</td>
<td>80</td>
</tr>
<tr>
<td>FUNCTION:</td>
<td>Reception</td>
</tr>
<tr>
<td>OCCUPANTS:</td>
<td>1</td>
</tr>
<tr>
<td>ADJACENCIES:</td>
<td>Waiting</td>
</tr>
<tr>
<td>VIEWS:</td>
<td>To waiting area</td>
</tr>
<tr>
<td>MIN CEILING HT:</td>
<td>9'-0&quot;</td>
</tr>
<tr>
<td>DOOR:</td>
<td>36&quot; x 84&quot; Type A</td>
</tr>
<tr>
<td>NOTES:</td>
<td>---</td>
</tr>
</tbody>
</table>

**FINISHES**

| CEILING: | Suspended Acoustic 2x4 |
| WALLS/BASE: | --- |
| FLOORS: | --- |
| DOORS: | --- |
| DOOR FRAMES: | --- |
| WINDOWS: | --- |
| NOTES: | --- |

**TECHNOLOGY**

| VOICE/DATA: | 1 phone, Data outlets on 2 walls (Coordinate with equipment) |
| MEDIA: | N/A |
| OTHER: | N/A |

**SYSTEMS**

| ELECTRICAL: | Coordinate power and data locations for open office work stations with furniture vendor in design phase  GFCI where required |
| BACKUP POWER: | --- |
| LIGHTING: | 40-50 fc |
| DAY LIGHTING: | Exterior sun shading plus privacy blinds where applicable |
| SECURITY: | --- |
| MECHANICAL: | 68-75°F for interior conditions |
| ACOUSTICS: | --- |
| PLUMBING: | N/A |
| FIRE PROTECTION: | Sprinkler, smoke detector, fire alarm, horn, strobe |

**CONCEPTUAL LAYOUT**

Scale: 1/8" = 1'-0"

**FURNITURE AND EQUIPMENT**

| BUILT-IN: | --- |
| FIXED: | --- |
| MOVABLE: | (1) Adjustable height desk w/ ADA accessible portion, (1) Task chair, (2) Lateral file Cabinets |
| OTHER: | Phone-desktop, Clock (atomic, battery) |
| SPECIAL REQUIREMENTS: | (1) Computer, (1) Student sign-in station, Staff Emergency Button at Work Station |

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
## General

- **Space Name:** Student Support Zone
- **Area (ASF):** 250
- **Function:** Student activities
- **Occupants:** 10
- **Adjacencies:** Lounge and Reception
- **Views:** To outside
- **Min Ceiling Ht:** 9'-0"
- **Door:** N/A
- **Notes:** ---

## Finishes

- **Ceiling:** Suspended Acoustic 2x4
- **Walls/Base:** Low VOC painted GWB / resilient base
- **Floors:** Carpet
- **Doors:** FSC certified solid-core wood, ADA auto entrance
- **Door Frames:** ---
- **Windows:** ---
- **Notes:** ---

## Technology

- **Voice/Data:** Data outlets for each work station
- **Media:** Flat screen video monitor
- **Other:** Ceiling sound system

## Systems

- **Electrical:** Coordinate power and data locations for open office work stations with furniture vendor in design phase, GFCI where required
- **Backup Power:** N/A
- **Lighting:** 30-50 fc
- **Day Lighting:** Exterior sun shading plus privacy blinds where applicable
- **Security:** ---
- **Mechanical:** 68-75°F for interior conditions
- **Acoustics:** ---
- **Plumbing:** Water fountain easily accessible
- **Fire Protection:** Sprinkler, smoke detector, fire alarm, horn, strobe

## Conceptual Layout

- **Scale:** 1/8" = 1'-0"

## Furniture and Equipment

- **Built-in:** Base cabinets with shelves and storage closets
- **Fixed:** Shades at windows
- **Movable:** (10) Adjustable height desks, (10) computers (10) Task chairs
- **Other:** ---
- **Special Requirements:** ---

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
STUDENT SUPPORT ZONE - LOUNGE SPACE

The WELL

**GENERAL**

<table>
<thead>
<tr>
<th>SPACE NAME:</th>
<th>Student Support Zone - Lounge</th>
</tr>
</thead>
<tbody>
<tr>
<td>AREA (ASF):</td>
<td>150</td>
</tr>
<tr>
<td>FUNCTION:</td>
<td>Student activities</td>
</tr>
<tr>
<td>OCCUPANTS:</td>
<td>8-10</td>
</tr>
<tr>
<td>ADJACENCIES:</td>
<td>Reception and Student Support Zone computer stations</td>
</tr>
<tr>
<td>VIEWS:</td>
<td>To outside</td>
</tr>
<tr>
<td>MIN CEILING HT:</td>
<td>9'-0&quot;</td>
</tr>
<tr>
<td>DOOR:</td>
<td>N/A</td>
</tr>
<tr>
<td>NOTES:</td>
<td>---</td>
</tr>
</tbody>
</table>

**FINISHES**

| CEILING:              | Suspended Acoustic 2x4         |
| WALLS/BASE:           | Low VOC painted GWB / resilient base |
| FLOORS:               | Carpet                        |
| DOORS:                | ---                           |
| DOOR FRAMES:          | ---                           |
| WINDOWS:              | Required                      |
| NOTES:                | ---                           |

**TECHNOLOGY**

| VOICE/DATA:           | Data outlets on 2 walls        |
| MEDIA:                | N/A                           |
| OTHER:                | N/A                           |

**SYSTEMS**

| ELECTRICAL:           | Provide 120v 1 phase power to walls as per code or equipment layout |
| BACKUP POWER:         | N/A                          |
| LIGHTING:             | 30-50 fc                     |
| DAY LIGHTING:         | Exterior sun shading plus privacy blinds where applicable |
| SECURITY:             | ---                          |
| MECHANICAL:           | 68-75°F for interior conditions |
| ACOUSTICS:            | ---                          |
| PLUMBING:             | Water fountain easily accessible |
| FIRE PROTECTION:      | Sprinkler, smoke detector, fire alarm, horn, strobe |

**CONCEPTUAL LAYOUT**

Scale: 1/8” = 1'-0”

**FURNITURE AND EQUIPMENT**

| BUILT-IN:             | Shades at windows            |
| FIXED:                | soft seating for 8-10 people |
| MOVABLE:              | Hydration station            |
| OTHER:                |                              |
| SPECIAL REQUIREMENTS: | ---                          |

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
COLLABORATIVE WORK AREA
The WELL

GENERAL
SPACE NAME: Work / Collaboration Rooms
AREA (ASF): 100
FUNCTION: Meeting
OCCUPANTS: 1-4
ADJACENCIES: Central to Well Work Stations
VIEWS: ---
MIN CEILING HT: 9'-0"
DOOR: N/A
NOTES: ---

FINISHES
CEILING: Suspended Acoustic 2x4
WALLS/BASE: N/A
FLOORS: N/A
DOORS: N/A
DOOR FRAMES: N/A
WINDOWS: N/A
NOTES: ---

TECHNOLOGY
VOICE/DATA: Data outlets on 2 walls (Coordinate with equipment)
MEDIA: N/A
OTHER: N/A

SYSTEMS
ELECTRICAL: Coordinate power and data locations for open office work stations with furniture vendor in design phase
BACKUP POWER: N/A
LIGHTING: 40-50 fc
DAY LIGHTING: Exterior sun shading plus privacy blinds where applicable
SECURITY: ---
MECHANICAL: 68-75°F for interior conditions
ACoustics: ---
PLUMBING: N/A
FIRE Protection: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8" = 1'-0"

FURNITURE AND EQUIPMENT
BUILT-IN: ---
FIXED: ---
MOVABLE: (4) Side chairs, (1) Table
OTHER: ---
SPECIAL REQUIREMENTS: ---

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
**GENERAL**

SPACE NAME: Storage  
AREA (ASF): 240  
FUNCTION: Miscellaneous storage  
OCCUPANTS: ...  
ADJACENCIES: Work areas  
VIEWS: N/A  
MIN CEILING HT: 9'-0"  
DOOR: 36" x 84" Type A  
NOTES: ---

**FINISHES**

CEILING: Suspended Acoustic 2x4  
WALLS/BASE: Low VOC painted GWB / resilient base  
FLOORS: Sheet Vinyl  
DOORS: FSC certified solid-core wood w/ lockable w/ card access option  
DOOR FRAMES: Hollow metal  
WINDOWS: N/A  
NOTES: ---

**TECHNOLOGY**

VOICE/DATA: ---  
MEDIA: N/A  
OTHER: N/A

**SYSTEMS**

ELECTRICAL: 120v 1 phase duplex receptacles in walls/counter, as per code or equipment layout  
BACKUP POWER: N/A  
LIGHTING: 20 fc  
DAY LIGHTING: N/A  
SECURITY: ---  
MECHANICAL: 68-75°F for interior conditions  
ACOUSTICS: ---  
PLUMBING: ---  
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

**CONCEPTUAL LAYOUT**

Scale: 1/8" = 1'-0"

**FURNITURE AND EQUIPMENT**

BUILT-IN: ---  
FIXED: ---  
MOVABLE: A mix of tall and wide media shelving options. Final furniture to be determined in design phase  
OTHER: ---  
SPECIAL REQUIREMENTS: ---

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
WORKROOM - COPY, PRINTER
The WELL

GENERAL
SPACE NAME: Workroom
AREA (ASF): 100
FUNCTION: Student activities
OCCUPANTS: 1-4
ADJACENCIES: Student Support Zone
VIEWS: 9'-0"
MIN CEILING HT: 36" x 64" Type B
DOOR: ---
NOTES: ---

FINISHES
CEILING: Suspended Acoustic 2x4
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Sheet Vinyl
DOORS: FSC certified solid-core wood
DOOR FRAMES: Hollow metal
WINDOWS: N/A
NOTES: ---

TECHNOLOGY
VOICE/DATA: 1 phone, Data outlets on 2 walls (Coordinate with equipment)
MEDIA: N/A
OTHER: Multiple outlets for printers, copier, fax machine

SYSTEMS
ELECTRICAL: 120v 1 phase duplex receptacles in walls/counter, as per code or equipment layout
BACKUP POWER: N/A
LIGHTING: 35-40 fc
DAY LIGHTING: N/A
SECURITY: ---
MECHANICAL: 68-75°F for interior conditions
ACoustics: ---
PLUMBING: N/A
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8" = 1'-0"

FURNITURE AND EQUIPMENT
BUILT-IN:
- Solid Surface - 24" deep countertop
- Mail box shelves, White Board/Peg Board

MOVABLE:
- Clock (atomic, battery), Phone-wall

OTHER:
- Date Coordinate with Printer/Copiers

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
OFFICE - DIRECTOR
The WELL

GENERAL
SPACE NAME: Office - Director
AREA (ASF): 120
FUNCTION: Office
OCCUPANTS: 1
ADJACENCIES: Open office area
VIEWS: Exterior
MIN CEILING HT: 9'-0"
DOOR: 36" x 84" Type A
NOTES: ---

FINISHES
CEILING: Suspended Acoustic 2x4
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Carpet
DOORS: FSC certified solid-core wood
DOOR FRAMES: Hollow metal
WINDOWS: Required
NOTES: ---

TECHNOLOGY
VOICE/DATA: 1 phone, Data outlets on 2 walls (Coordinate with equipment)
MEDIA: N/A
OTHER: Emergency button to Campus Police

SYSTEMS
ELECTRICAL: 120v 1 phase duplex receptacles in walls/counter, as per code or equipment layout
BACKUP POWER: N/A
LIGHTING: 40-50 fc
DAY LIGHTING: Exterior sun shading plus privacy blinds where applicable
SECURITY: ---
MECHANICAL: 68-75°F for interior conditions
ACOUSTICS: ---
PLUMBING: N/A
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8" = 1'-0"

FURNITURE AND EQUIPMENT
BUILT-IN: ---
FIXED: Shades at windows
MOVABLE: (1) Adjustable height desk (2) Side chairs, (1)Task chair, (1) Credenza, (1) Lateral file cabinet
OTHER: (1) Computer, Phone-desktop, Clock (atomic, battery)

SPECIAL REQUIREMENTS:

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
WORKSTATION - STUDENT AFFAIRS OFFICERS
The WELL

GENERAL
SPACE NAME: Workstation - Student Affairs Officers
AREA (ASF): 400 (5 at 80sf each)
FUNCTION: office work
OCCUPANTS: 1
ADJACENCIES: Director
VIEWS: Open office area, Orient to Face Circulation Path
MIN CEILING HT: 9'-0"
DOOR: 36” x 84” Type A
NOTES: ---

FINISHES
CEILING: Suspended Acoustic 2x4
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Carpet
DOORS: ---
DOOR FRAMES: ---
WINDOWS: ---
NOTES: ---

TECHNOLOGY
VOICE/DATA: 1 phone, Data outlets on 2 walls (Coordinate with equipment)
MEDIA: N/A
OTHER: N/A

SYSTEMS
ELECTRICAL: Coordinate power and data locations for open office work stations with furniture vendor in design phase
BACKUP POWER: N/A
LIGHTING: 40-50 fc
DAY LIGHTING: Exterior sun shading plus privacy blinds where applicable
SECURITY: ---
MECHANICAL: 68-75°F for interior conditions
ACoustics: ---
PLUMBING: N/A
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8" = 1'-0"

FURNITURE AND EQUIPMENT
BUILT-IN: ---
FIXED: Shades at windows
MOBILE: (1) Adjustable height desk (1) Task chair, (2) Lateral file cabinets
OTHER: Phone-desktop, Clock (atomic, battery)
SPECIAL REQUIREMENTS: (1) Computer

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
WORKSTATION - ADMINISTRATIVE
The WELL

GENERAL
SPACE NAME: Workstation - Administration
AREA (ASF): 60
FUNCTION: Clerical work
OCCUPANTS: 1
ADJACENCIES: Front Door
VIEWS: Exterior
MIN CEILING HT: 9'-0"
DOOR: 36" x 84" Type A
NOTES: ---

FINISHES
CEILING: Suspended Acoustic 2x4
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORSD: Carpet
DOORS: FSC certified solid-core wood
DOOR FRAMES: Hollow metal
WINDOWS: Preferred
NOTES: ---

TECHNOLOGY
VOICE/DATA: 1 phone, Data outlets on 2 walls (Coordinate with equipment)
MEDIA: N/A
OTHER: N/A

SYSTEMS
ELECTRICAL: Coordinate power and data locations for open office work stations with furniture vendor in design phase GFCI where required
BACKUP POWER: N/A
LIGHTING: 40-50 fc
DAY LIGHTING: Exterior sun shading plus privacy blinds where applicable
SECURITY: ---
MECHANICAL: 68-75°F for interior conditions
ACoustics: ---
PLUMBING: N/A
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8" = 1'-0"

FURNITURE AND EQUIPMENT
BUILT-IN: ---
FIXED: (1) Work Station, Shades at windows, (1) Overhead cabinet, Upper Cabinets
MOVABLE: (1) Task chair, (2) Lateral File Cabinets
OTHER: Phone-desktop, Clock (atomic, battery)
SPECIAL REQUIREMENTS: (1) Computer

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
## WORKSTATION - GRADUATE INTERNS

The WELL

### GENERAL

<table>
<thead>
<tr>
<th>SPACE NAME:</th>
<th>Workstation - Graduate Interns</th>
</tr>
</thead>
<tbody>
<tr>
<td>AREA (ASF):</td>
<td>35</td>
</tr>
<tr>
<td>FUNCTION:</td>
<td>Short stay work</td>
</tr>
<tr>
<td>OCCUPANTS:</td>
<td>1</td>
</tr>
<tr>
<td>ADJACENCIES:</td>
<td>Student Support Zone</td>
</tr>
<tr>
<td>VIEWS:</td>
<td>Exterior</td>
</tr>
<tr>
<td>MIN CEILING HT:</td>
<td>9'-0&quot;</td>
</tr>
<tr>
<td>DOOR:</td>
<td>36&quot; x 84&quot; Type A</td>
</tr>
<tr>
<td>NOTES:</td>
<td></td>
</tr>
</tbody>
</table>

### FINISHES

| CEILING:       | Suspended Acoustic 2x4          |
| WALLS/BASE:    | Low VOC painted GWB / resilient base |
| FLOORS:        | Carpet                          |
| DOORS:         | FSC certified solid-core wood   |
| DOOR FRAMES:   | Hollow metal                    |
| WINDOWS:       | Preferred                       |
| NOTES:         |                                 |

### GENERAL FINISHES

- **WALLS/BASE:** Low VOC painted GWB / resilient base
- **FLOORS:** Carpet
- **DOORS:** FSC certified solid-core wood
- **DOOR FRAMES:** Hollow metal
- **WINDOWS:** Preferred
- **NOTES:**

### TECHNOLOGY

| VOICE/DATA:     | 1 phone, Data outlets on 2 walls (Coordinate with equipment) |
| MEDIA:          | N/A                                                           |
| OTHER:          | N/A                                                           |

### SYSTEMS

| ELECTRICAL:     | Coordinate power and data locations for open office work stations with furniture vendor in design phase GFCI where required |
| BACKUP POWER:   | N/A                                                           |
| LIGHTING:       | 40-50 fc                                                      |
| DAY LIGHTING:   | Exterior sun shading plus privacy blinds where applicable     |
| SECURITY:       | N/A                                                           |
| MECHANICAL:     | 68-75°F for interior conditions                             |
| ACOUSTICS:      | N/A                                                           |
| PLUMBING:       | N/A                                                           |
| FIRE PROTECTION:| Sprinkler, smoke detector, fire alarm, horn, strobe          |

### CONCEPTUAL LAYOUT

Scale: 1/8" = 1'-0"

### FURNITURE AND EQUIPMENT

| BUILT-IN:       | ---                                                            |
| FIXED:          |                                                               |
| MOVABLE:        | (1) Adjustable height desk (1) Task chair                    |
| OTHER:          | Phone-desktop, Clock (atomic, battery)                       |
| SPECIAL REQUIREMENTS: | (1) Computer                     |

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
WORKSTATION - STUDENT WORKERS
The WELL

GENERAL
SPACE NAME: Workstation - Student Workers
AREA (ASF): 35
FUNCTION: Short stay work
OCCUPANTS: 1
ADJACENCIES: Student Support Zone
VIEWS: Exterior
MIN CEILING HT: 9'-0"
DOOR: 36" x 84" Type A
NOTES: ---

FINISHES
CEILING: Suspended Acoustic 2x4
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Carpet
DOORS: FSC certified solid-core wood
DOOR FRAMES: Hollow metal
WINDOWS: Preferred
NOTES: ---

TECHNOLOGY
VOICE/DATA: 1 phone, Data outlets on 2 walls (Coordinate with equipment)
MEDIA: N/A
OTHER: N/A

SYSTEMS
ELECTRICAL: Coordinate power and data locations for open office work stations with furniture vendor in design phase GFCI where required
BACKUP POWER: N/A
LIGHTING: 40-50 fc
DAY LIGHTING: Exterior sun shading plus privacy blinds where applicable
SECURITY: ---
MECHANICAL: 68-75°F for interior conditions
ACOUSTICS: ---
PLUMBING: N/A
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8" = 1'-0"

FURNITURE AND EQUIPMENT
BUILT-IN: ---
FIXED: (1) Adjustable height desk (1) Task chair
MOVABLE: (1) Computer
OTHER: Phone-desktop, Clock (atomic, battery)
SPECIAL REQUIREMENTS: ---

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
WORKSTATION - VOLUNTEER STUDENT WORKS
The WELL

GENERAL
SPACE NAME: Workstation - Volunteer Student Workers
AREA (ASF): 35
FUNCTION: Short stay work
OCCUPANTS: 1
ADJACENCIES: Student Support Zone
VIEWS: Exterior
MIN CEILING HT: 9’-0”
DOOR: 36” x 84” Type A
NOTES: ---

FINISHES
CEILING: Suspended Acoustic 2x4
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Carpet
DOORS: FSC certified solid-core wood
DOOR FRAMES: Hollow metal
WINDOWS: Preferred
NOTES: ---

TECHNOLOGY
VOICE/DATA: 1 phone, Data outlets on 2 walls (Coordinate with equipment)
MEDIA: N/A
OTHER: N/A

SYSTEMS
ELECTRICAL: Coordinate power and data locations for open office work stations with furniture vendor in design phase
BACKUP POWER: N/A
LIGHTING: 40-50 fc
DAY LIGHTING: Exterior sun shading plus privacy blinds where applicable
SECURITY: ---
MECHANICAL: 68-75°F for interior conditions
ACOUSTICS: ---
PLUMBING: N/A
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8" = 1'-0"

FURNITURE AND EQUIPMENT
BUILT-IN: ---
FIXED: ---
MOovable: (1) Adjustable height desk (1) Task chair
OTHER: Phone-desktop, Clock (atomic, battery)
SPECIAL REQUIREMENTS: (1) Computer

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
CONSULT ROOM
The WELL

GENERAL
SPACE NAME: Consult Room
AREA (ASF): 160 (2 @ 80sf each)
FUNCTION: Student consultation
OCCUPANTS: 1-4
ADJACENCIES: Open office area
VIEWS: Exterior
MIN CEILING HT: 9'-0”
DOOR: 36” x 84” Type A
NOTES: ---

FINISHES
CEILING: Suspended Acoustic 2x4
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Carpet
DOORS: FSC certified solid-core wood
DOOR FRAMES: Hollow metal
WINDOWS: Preferred
NOTES: ---

TECHNOLOGY
VOICE/DATA: 1 phone, Data outlets on 2 walls (Coordinate with equipment)
MEDIA: N/A
OTHER: N/A

SYSTEMS
ELECTRICAL: 120v 1 phase duplex receptacles in walls/counter, as per code or equipment layout
GFCI where required
BACKUP POWER: N/A
LIGHTING: 40-50 fc
DAY LIGHTING: Exterior sun shading plus privacy blinds where applicable
SECURITY: ---
MECHANICAL: 68-75°F for interior conditions
ACOUSTICS: ---
PLUMBING: N/A
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8” = 1'-0”

FURNITURE AND EQUIPMENT
BUILT-IN: ---
FIXED: Shades at windows
MOVABLE: (1) Adjustable height desk (1) Task chair, (2) Lounge chairs, (1) Love seat
OTHER: Phone-desktop, Clock (atomic, battery)
SPECIAL REQUIREMENTS: (1) Computer, Staff emergency button

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
**BREAK AREA**

The WELL

---

**GENERAL**

| SPACE NAME: | Break Area |
| AREA (ASF): | 80 |
| FUNCTION: | Staff break area |
| OCCUPANTS: | 1-5 |
| ADJACENCIES: | Open office area |
| VIEWS: | Exterior |
| MIN CEILING HT: | 9'-0" |
| DOOR: | 36" x 84" Type A |
| NOTES: | --- |

**FINISHES**

| CEILING: | Suspended Acoustic 2x4 |
| WALLS/BASE: | Low VOC painted GWB / resilient base |
| FLOORS: | Sheet Vinyl |
| DOORS: | FSC certified solid-core wood |
| DOOR FRAMES: | Hollow metal |
| WINDOWS: | Preferred |
| NOTES: | --- |

**TECHNOLOGY**

| VOICE/DATA: | 1 phone with conference call capability. Data outlets on walls |
| MEDIA: | N/A |
| OTHER: | N/A |

**SYSTEMS**

| ELECTRICAL: | 120v 1 phase duplex receptacles in walls/counter, as per code or equipment layout |
| BACKUP POWER: | N/A |
| LIGHTING: | 35-40fc |
| DAY LIGHTING: | Exterior sun shading plus privacy blinds where applicable |
| SECURITY: | --- |
| MECHANICAL: | 68-75°F for interior conditions |
| ACOUSTICS: | --- |
| PLUMBING: | Sink |
| FIRE PROTECTION: | Sprinkler, smoke detector, fire alarm, horn, strobe |

**CONCEPTUAL LAYOUT**

Scale: 1/8" = 1'-0"

---

**FURNITURE AND EQUIPMENT**

| BUILT-IN: | Solid surface - 24" deep countertop |
| FIXED: | Shades at windows |
| MOVABLE: | (8) Task chairs, (2) Tables |
| OTHER: | --- |
| SPECIAL REQUIREMENTS: | --- |

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
ADMINISTRATIVE SUITE
**GENERAL**

SPACE NAME: Waiting
AREA (ASF): 100
FUNCTION: Seating area for Offices
OCCUPANTS: 1-8
ADJACENCIES: Administrative offices and work stations
VIEWS: 9'-0"
MIN CEILING HT: 36" x 64" Type A
DOOR: ---
NOTES: ---

**FINISHES**

CEILING: Suspended Acoustic 2x4
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Sheet Vinyl
DOORS: FSC certified solid-core wood
DOOR FRAMES: Hollow metal
WINDOWS: Required
NOTES: ---

**TECHNOLOGY**

VOICE/DATA: 1 phone, Data outlets on 2 walls (Coordinate with equipment)
MEDIA: Video monitor
OTHER: N/A

**SYSTEMS**

ELECTRICAL: Coordinate power and data locations for open office work stations with furniture vendor in design phase GFCI where required
BACKUP POWER: N/A
LIGHTING: 40-50 fc
DAY LIGHTING: Exterior sun shading plus privacy blinds where applicable
SECURITY: ---
MECHANICAL: 68-75°F for interior conditions
ACOUSTICS: ---
PLUMBING: N/A
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

**CONCEPTUAL LAYOUT**

Scale: 1/8" = 1'-0"

**FURNITURE AND EQUIPMENT**

BUILT-IN: ---
FIXED: ---
MOovable: Variety of soft seating: sofa and lounge chairs
OTHER: ---
SPECIAL REQUIREMENTS: ---

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
WORKROOM, COPY, PRINTER, STORAGE
Administrative Suite

GENERAL
SPACE NAME: Workroom
AREA (ASF): 80
FUNCTION: Copy, print, supply storage
OCCUPANTS: 1-3
ADJACENCIES: Administrative work stations
VIEWS: 9'-0"
MIN CEILING HT: 36" x 64" Type B
DOOR: ---
NOTES: ---

FINISHES
CEILING: Suspended Acoustic 2x4
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Sheet Vinyl
DOORS: FSC certified solid-core wood
DOOR FRAMES: Hollow metal
WINDOWS: N/A
NOTES: ---

TECHNOLOGY
VOICE/DATA: 1 phone, Data outlets on 2 walls (Coordinate with equipment)
MEDIA: N/A
OTHER: Data connection (location per equipment requirement)

SYSTEMS
ELECTRICAL: 120v 1 phase duplex receptacles in walls/counter, as per code or equipment layout
BACKUP POWER: N/A
LIGHTING: 35-40 fc
DAY LIGHTING: N/A
SECURITY: ---
MECHANICAL: 68-75°F for interior conditions
ACOUSTICS: ---
PLUMBING: N/A
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8" = 1'-0"

FURNITURE AND EQUIPMENT
BUILT-IN: Solid Surface - 24" deep countertop w/ base cabinets
FIXED: ---
MOVABLE: Printer
OTHER: Phone, Clock (Atomic, battery)
SPECIAL REQUIREMENTS: ---

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
**OFFICE - LARGE**
Administrative Suite

**GENERAL**
- **SPACE NAME:** Office - Large
- **AREA (ASF):** 140
- **FUNCTION:** Office
- **OCCUPANTS:** 1-5
- **ADJACENCIES:** Waiting, administrative work stations
- **VIEWS:** Exterior
- **MIN CEILING HT:** 9’-0”
- **DOOR:** 36” x 84” Type A
- **NOTES:** ---

**FINISHES**
- **CEILING:** Suspended Acoustic 2x4
- **WALLS/BASE:** Low VOC painted GWB / resilient base
- **FLOORS:** Carpet
- **DOORS:** FSC certified solid-core wood
- **DOOR FRAMES:** Hollow metal
- **WINDOWS:** Required
- **NOTES:** ---

**TECHNOLOGY**
- **VOICE/DATA:** 1 phone, Data outlets on 2 walls (Coordinate with equipment)
- **MEDIA:** N/A
- **OTHER:** N/A

**SYSTEMS**
- **ELECTRICAL:** 120v 1 phase duplex receptacles in walls/counter, as per code or equipment layout
- **BACKUP POWER:** N/A
- **LIGHTING:** 40-50 fc
- **DAY LIGHTING:** Exterior sun shading plus privacy blinds where applicable
- **SECURITY:** ---
- **MECHANICAL:** 68-75°F for interior conditions
- **ACoustics:** ---
- **PLUMBING:** N/A
- **FIRE PROTECTION:** Sprinkler, smoke detector, fire alarm, horn, strobe

**CONCEPTUAL LAYOUT**
Scale: 1/8” = 1'-0”

**FURNITURE AND EQUIPMENT**
- **BUILT-IN:** ---
- **FIXED:** Shades at windows
- **MOVABLE:** (1) Adjustable height desk, (1) Task chair, (4) Side chairs, (1) Small task table
- **OTHER:** (1) Lateral file cabinet, Phone-desktop, Clock (atomic, battery)
- **SPECIAL REQUIREMENTS:** (1) Computer - confidential and must face away from away from student

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
OFFICE - ADMINISTRATIVE
Administrative Suite

GENERAL
SPACE NAME: Office
AREA (ASF): 110
FUNCTION: Office
OCCUPANTS: 1-3
ADJACENCIES: Waiting, administrative work stations
VIEWS: Exterior
MIN CEILING HT: 9'-0"
DOOR: 36" x 84" Type A
NOTES: ---

FINISHES
CEILING: Suspended Acoustic 2x4
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Carpet
DOORS: FSC certified solid-core wood
DOOR FRAMES: Hollow metal
WINDOWS: Preferred
NOTES: ---

TECHNOLOGY
VOICE/DATA: 1 phone, Data outlets on 2 walls (Coordinate with equipment)
MEDIA: N/A
OTHER: N/A

SYSTEMS
ELECTRICAL: 120v 1 phase duplex receptacles in walls/counter, as per code or equipment layout
GFCI where required
BACKUP POWER: N/A
LIGHTING: 40-50 fc
DAY LIGHTING: Exterior sun shading plus privacy blinds where applicable
SECURITY: ---
MECHANICAL: 68-75°F for interior conditions
ACOUSTICS: ---
PLUMBING: N/A
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8" = 1'-0"

FURNITURE AND EQUIPMENT
BUILT-IN: ---
FIXED:
MOVABLE: (1) Adjustable height desk (2) Side chairs (1) Exec chair (1) Credenza (1) Bookcase (1) Lateral file cabinet
OTHER: Phone-desktop, Clock (atomic, battery)
SPECIAL REQUIREMENTS: (1) Computer

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
WORKSTATION
Administrative Suite

GENERAL
SPACE NAME: Workstation
AREA (ASF): 80
FUNCTION: Clerical
OCCUPANTS: 1-2
ADJACENCIES: administrative offices
VIEWS: ---
MIN CEILING HT: 9'-0"
DOOR: 36" x 84" Type A
NOTES: ---

FINISHES
CEILING: Suspended Acoustic 2x4
WALLS/BASE: ---
FLOORS: ---
DOORS: ---
DOOR FRAMES: ---
WINDOWS: ---
NOTES: ---

TECHNOLOGY
VOICE/DATA: 1 phone, Data outlets on 2 walls (Coordinate with equipment)
MEDIA: N/A
OTHER: N/A

SYSTEMS
ELECTRICAL: Coordinate power and data locations for open office work stations with furniture vendor in design phase
BACKUP POWER: N/A
LIGHTING: 40-50 fc
DAY LIGHTING: Exterior sun shading plus privacy blinds where applicable
SECURITY: ---
MECHANICAL: 68-75°F for interior conditions
ACOUSTICS: ---
PLUMBING: N/A
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8" = 1'-0"

FURNITURE AND EQUIPMENT
BUILT-IN: Shades at windows
FIXED: (1) Adjustable height desk (1) Task chair (1) Lateral file cabinet
MOVABLE: Phone-desktop, Clock (atomic, battery)
OTHER: (1) Computer
SPECIAL REQUIREMENTS: ---

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
JOINT USE SPACE
**BREAKOUT/ WAITING**
Joint Use Spaces

**GENERAL**
- **SPACE NAME:** Lounge
- **AREA (ASF):** 160
- **FUNCTION:** Seating area for Conference Room
- **OCCUPANTS:** 1-12
- **ADJACENCIES:** Lobby, Conference Room
- **VIEWS:** Preferred
- **MIN CEILING HT:** 9'-0"
- **DOOR:** 36" x 84" Type A
- **NOTES:** ---

**FINISHES**
- **CEILING:** Suspended Acoustic 2x4
- **WALLS/BASE:** Low VOC painted GWB / resilient base
- **FLOORS:** Sheet Vinyl
- **DOORS:** ---
- **DOOR FRAMES:** ---
- **WINDOWS:** Required
- **NOTES:** ---

**TECHNOLOGY**
- **VOICE/DATA:** 1 phone, Data outlets on 2 walls (Coordinate with equipment)
- **MEDIA:** Data outlet for video monitor
- **OTHER:** N/A

**SYSTEMS**
- **ELECTRICAL:** Coordinate power and data locations for open office work stations with furniture vendor in design phase, GFCI where required
- **BACKUP POWER:** N/A
- **LIGHTING:** 40-50 fc
- **DAY LIGHTING:** Exterior sun shading plus privacy blinds where applicable
- **SECURITY:** ---
- **MECHANICAL:** 68-75°F for interior conditions
- **ACoustics:** ---
- **PLUMBING:** N/A
- **FIRE PROTECTION:** Sprinkler, smoke detector, fire alarm, horn, strobe

**CONCEPTUAL LAYOUT**
Scale: 1/8" = 1'-0"

**FURNITURE AND EQUIPMENT**
- **BUILT-IN:** ---
- **FIXED:** ---
- **MOVABLE:** Variety of soft seating: sofa and lounge chairs
- **OTHER:** ---
- **SPECIAL REQUIREMENTS:** ---

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
LARGE CONFERENCE ROOM
Joint Use Spaces

GENERAL
SPACE NAME: Large Conference Room
AREA (ASF): 1400
FUNCTION: Conferences, meetings
OCCUPANTS: 60
ADJACENCIES: Break out / waiting
VIEWS: Exterior
MIN CEILING HT: 9'-0"
DOOR: 36" x 84" Type A
NOTES: ---

FINIShes
CEILING: Suspended Acoustic 2x4
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Carpet
DOORS: FSC certified solid-core wood
DOOR FRAMES: Hollow metal
WINDOWS: Required
NOTES: ---

TECHNOLOGY
VOICE/DATA: Data outlets
MEDIA: Video monitor
OTHER: (2) ceiling mounted projectors, (2) built in projector screens

SYSTEMS
ELECTRICAL: 120v 1 phase duplex receptacles in walls/counter, as per code or equipment layout
BACKUP POWER: N/A
LIGHTING: 30-50 fc
DAY LIGHTING: Exterior sun shading plus privacy blinds where applicable
SECURITY: ---
MECHANICAL: 68-75°F for interior conditions
ACOUSTICS: ---
PLUMBING: ---
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8" = 1'-0"

FURNITURE AND EQUIPMENT
BUILT-IN: ---
FIXED: ---
MOVABLE: (60) Side chairs, (4) Tables
OTHER: (2) Teleconference Modules
SPECIAL REQUIREMENTS: Foldable, acoustical partition

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
STORAGE
Joint Use Spaces

GENERAL
SPACE NAME: General Storage
AREA (ASF): 100
FUNCTION: Storage
OCCUPANTS: ---
ADJACENCIES: Conference Room
VIEWS: ---
MIN CEILING HT: 9'-0"
DOOR: 36" x 84" Type A
NOTES: ---

FINISHES
CEILING: Suspended Acoustic 2x4
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Sheet Vinyl
DOORS: FSC certified solid-core wood
DOOR FRAMES: Hollow metal
WINDOWS: N/A
NOTES: N/A

TECHNOLOGY
VOICE/DATA: N/A
MEDIA: N/A
OTHER: N/A

SYSTEMS
ELECTRICAL: 120v 1 phase duplex receptacles in walls/counter, as per code or equipment layout
BACKUP POWER: N/A
LIGHTING: 35-40 fc
DAY LIGHTING: N/A
SECURITY: ---
MECHANICAL: 68-75°F for interior conditions
ACoustics: ---
PLUMBING: N/A
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

* SERVER ROOM HAS A SIMILAR FLOOR PLAN LAYOUT.

CONCEPTUAL LAYOUT
Scale: 1/8" = 1'-0"

FURNITURE AND EQUIPMENT
BUILT-IN: ---
FIXED: ---
MOVABLE: ---
OTHER: ---
SPECIAL REQUIREMENTS: ---

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
OFFICE - IT
Joint Use Spaces

GENERAL
SPACE NAME: Office - IT
AREA (ASF): 100
FUNCTION: Office
OCCUPANTS: 1-3
ADJACENCIES: BDF
VIEWS: ---
MIN CEILING HT: 9'-0"
DOOR: 36" x 84" Type A
NOTES: ---

FINISHES
CEILING: Suspended Acoustic 2x4
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Carpet
DOORS: FSC certified solid-core wood
DOOR FRAMES: Hollow metal
WINDOWS: Required
NOTES: ---

TECHNOLOGY
VOICE/DATA: 1 phone, Data outlets on 2 walls (Coordinate with equipment)
MEDIA: N/A
OTHER: N/A

SYSTEMS
ELECTRICAL: 120v 1 phase duplex receptacles in walls/counter, as per code or equipment layout
BACKUP POWER: N/A
LIGHTING: 40-50 fc
DAY LIGHTING: Exterior sun shading plus privacy blinds where applicable
SECURITY: ---
MECHANICAL: 68-75°F for interior conditions
ACoustICS: ---
PLUMBING: N/A
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8" = 1'-0"

FURNITURE AND EQUIPMENT
BUILT-IN: ---
FIXED: Shades at windows
MOVABLE: (1) Adjustable height desk (2) Side chairs, (1) Task chair, (1) Lateral file cabinet
OTHER: (1) Computer, Clock (atomic, battery), Phone/Desktop
SPECIAL REQUIREMENTS: ---

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
CONSULT STATIONS - PEER COUNSELORS
Joint Use Spaces

GENERAL
SPACE NAME: Consult Stations - Peer Counselors
AREA (ASF): 720 (12 @ 60sf each)
FUNCTION: Peer consultation cubicule for use by The Well and health education interns
OCCUPANTS: 2
ADJACENCIES: The Well and Counseling
VIEWS: ---
MIN CEILING HT: 9’-0”
DOOR: 36” x 84” Type A
NOTES: ---

FINISHES
CEILING: Suspended Acoustic 2x4
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Carpet
DOORS: ---
DOOR FRAMES: ---
WINDOWS: ---
NOTES: ---

TECHNOLOGY
VOICE/DATA: N/A
MEDIA: N/A
OTHER: N/A

SYSTEMS
ELECTRICAL: Coordinate power and data locations for open office work stations with furniture vendor in design phase
BACKUP POWER: N/A
LIGHTING: 35-40 fc
DAY LIGHTING: ---
SECURITY: ---
MECHANICAL: 68-75°F for interior conditions
ACOUSTICS: ---
PLUMBING: N/A
FIRE PROTECTION: N/A

CONCEPTUAL LAYOUT
Scale: 1/8" = 1'-0"

FURNITURE AND EQUIPMENT
BUILT-IN: ---
FIXED: ---
MOBILE: (2) Side chairs, Sound Absorptive System Furniture Divider Panels
OTHER: ---
SPECIAL REQUIREMENTS: ---

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
STUDENT WORK ROOM
Joint Use Spaces

GENERAL
SPACE NAME: Student Work Room
AREA (ASF): 600
FUNCTION: Workspace
OCCUPANTS: 20
ADJACENCIES: The Well
VIEWS: Exterior
MIN CEILING HT: 9'-0"
DOOR: 36" x 84" Type A
NOTES: ---

FINISHES
CEILING: Suspended Acoustic 2x4
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Carpet
DOORS: FSC certified solid-core wood
DOOR FRAMES: Hollow metal
WINDOWS: Preferred
NOTES: ---

TECHNOLOGY
VOICE/DATA: 1 phone, Data outlet on each station (Coordinate with equipment)
MEDIA: N/A
OTHER: N/A

SYSTEMS
ELECTRICAL: 120v 1 phase duplex receptacles in walls/counter, as per code or equipment layout
BACKUP POWER: N/A
LIGHTING: 40-50 fc
DAY LIGHTING: Exterior sun shading plus privacy blinds where applicable
SECURITY: ---
MECHANICAL: 68-75°F for interior conditions
ACOUSTICS: ---
PLUMBING: N/A
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8" = 1'-0"

FURNITURE AND EQUIPMENT
BUILT-IN: ---
FIXED: Wall mounted tool rack, whiteboard
MOVABLE: (20) Side chairs, Cabinets, Lockers, (20) Adjustable height desks, Mailboxes
OTHER: ---
SPECIAL REQUIREMENTS: ---

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
GENERAL

SPACE NAME: Conference Room
AREA (ASF): 300
FUNCTION: Meetings
OCCUPANTS: 15
ADJACENCIES: Common Access
VIEWS: ---
MIN CEILING HT: 9’-0”
DOOR: 36” x 84” Type A
NOTES: ---

FINISHES

CEILING: Suspended Acoustic 2x4
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Carpet
DOORS: FSC certified solid-core wood
DOOR FRAMES: Hollow metal
WINDOWS: Required
NOTES: ---

TECHNOLOGY

VOICE/DATA: 1 phone, Data outlets on 4 walls (Coordinate with equipment)
MEDIA: Projector and Screen
OTHER: Wireless, sound system

SYSTEMS

ELECTRICAL: 120v 1 phase duplex receptacles in 4 walls/counter and power to
tables, as per code or equipment layout GFCI where required
BACKUP POWER: N/A
LIGHTING: 30-50 fc
DAY LIGHTING: Exterior sun shading plus privacy blinds where applicable
SECURITY: ---
MECHANICAL: 68-75°F for interior conditions
ACoustics: ---
PLUMBING: N/A
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT

Scale: 1/8" = 1'-0"

FURNITURE AND EQUIPMENT

BUILT-IN: Storage
FIXED: Shades at windows, whiteboard
MOVABLE: (15) Side chairs, Computer Station, conference call phone
OTHER: ---
SPECIAL REQUIREMENTS: White board, Power and data at table tops

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
HOUSEKEEPING CLOSET
Joint Use Spaces

GENERAL
SPACE NAME: Housekeeping Closet
AREA (ASF): 50
FUNCTION: Building services
OCCUPANTS: ---
ADJACENCIES: Common area
VIEWS: N/A
MIN CEILING HT: 9'-0"
DOOR: 36" x 84" Type A
NOTES: ---

FINISHES
CEILING: Gypsum Board
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Sheet Vinyl
DOORS: FSC certified solid-core wood
DOOR FRAMES: Hollow metal
WINDOWS: Not required
NOTES: ---

TECHNOLOGY
VOICE/DATA: 
MEDIA: 
OTHER: 

SYSTEMS
ELECTRICAL: 120v 1 phase duplex receptacles in walls/counter, as per code or equipment layout
BACKUP POWER: N/A
LIGHTING: 15 fc
DAY LIGHTING: N/A
SECURITY: ---
MECHANICAL: 68-75°F for interior conditions
ACoustics: ---
PLUMBING: Floor Sink
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8" = 1'-0"

FURNITURE AND EQUIPMENT
BUILT-IN: ---
FIXED: ---
MOBILE: ---
OTHER: Wall-mounted tool rack, wall-mounted cleaning solution unit
SPECIAL REQUIREMENTS: ---

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
RECYCLE CENTER
Joint Use Spaces

GENERAL
SPACE NAME: Recycle Center
AREA (ASF): 85
FUNCTION: Recycling container storage
OCCUPANTS: N/A
ADJACENCIES: Public area
VIEWS: N/A
MIN CEILING HT: 9'-0"
DOOR: 36" x 84" Type A
NOTES: ---

FINISHES
CEILING: Suspended Acoustic 2x4
WALLS/BASE: Low VOC painted GWB / resilient base
FLOORS: Sheet Vinyl
DOORS: FSC certified solid-core wood
DOOR FRAMES: Hollow metal
WINDOWS: N/A
NOTES: ---

TECHNOLOGY
VOICE/DATA: N/A
MEDIA: N/A
OTHER: N/A

SYSTEMS
ELECTRICAL: 120v 1 phase duplex receptacles in walls, as required by code or equipment layout
BACKUP POWER: N/A
LIGHTING: 20 fc
DAY LIGHTING: N/A
SECURITY: ---
MECHANICAL: 68-75°F for interior conditions
ACoustics: ---
PLUMBING: N/A
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe

CONCEPTUAL LAYOUT
Scale: 1/8" = 1'-0"

FURNITURE AND EQUIPMENT
BUILT-IN: ---
FIXED: ---
MOBILE: ---
OTHER: ---
SPECIAL REQUIREMENTS: ---

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
### GENERAL

<table>
<thead>
<tr>
<th>SPACE NAME</th>
<th>Bicycle Storage</th>
</tr>
</thead>
<tbody>
<tr>
<td>AREA (ASF)</td>
<td>188</td>
</tr>
<tr>
<td>FUNCTION</td>
<td>Bike Storage</td>
</tr>
<tr>
<td>OCCUPANTS</td>
<td>---</td>
</tr>
<tr>
<td>ADJACENCIES</td>
<td>Entrance to facility and bicycle access</td>
</tr>
<tr>
<td>VIEWS</td>
<td>N/A</td>
</tr>
<tr>
<td>MIN CEILING HT</td>
<td>9'-0&quot;</td>
</tr>
<tr>
<td>DOOR</td>
<td>48&quot; x 84&quot; Type A</td>
</tr>
<tr>
<td>NOTES</td>
<td>---</td>
</tr>
</tbody>
</table>

### FINISHES

| CEILING             | None                       |
| WALLS/BASE          | Low VOC painted plywood or EQ durable wall finish |
| FLOORS              | Concrete                   |
| DOORS               | Painted Hollow Metal       |
| DOOR FRAMES         | Hollow metal               |
| WINDOWS             | N/A                        |
| NOTES               | ---                        |

### TECHNOLOGY

| VOICE/DATA          | N/A                        |
| MEDIA              | N/A                        |
| OTHER              | N/A                        |

### SYSTEMS

| ELECTRICAL         | 120v 1 phase duplex receptacles in walls/counter, as per code or equipment layout GFCI where required |
| BACKUP POWER       | N/A                        |
| LIGHTING           | 15 fc                      |
| DAY LIGHTING       | N/A                        |
| SECURITY           | ---                        |
| MECHANICAL         | Ventilation only           |
| ACOUSTICS          | ---                        |
| PLUMBING           | Floor Sink                 |
| FIRE PROTECTION    | Sprinkler, smoke detector, fire alarm, horn, strobe |

### CONCEPTUAL LAYOUT

Scale: 1/8" = 1'-0"

### FURNITURE AND EQUIPMENT

| BUILT-IN            | ---                        |
| FIXED              | Bicycle Storage Racks     |
| MOVABLE            | ---                        |
| OTHER              | ---                        |
| SPECIAL REQUIREMENTS | ---                      |

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
**GENERAL**

**SPACE NAME:** Bicycle Showers  
**AREA (ASF):** 121  
**FUNCTION:** Accessible showers for bike riders  
**OCCUPANTS:** N/A  
**ADJACENCIES:** Bike Storage  
**VIEWS:** N/A  
**MIN CEILING HT:** 9'-0"  
**DOOR:** 36" x 84" Type A  
**NOTES:** ---

**FINISHES**

**CEILING:** None  
**WALLS/BASE:** Low VOC painted plywood or EQ durable wall finish / ceramic tile  
**FLOORS:** Concrete  
**DOORS:** Painted Hollow Metal  
**DOOR FRAMES:** Hollow metal  
**WINDOWS:** N/A  
**NOTES:** ---

**TECHNOLOGY**

**VOICE/DATA:** N/A  
**MEDIA:** N/A  
**OTHER:** N/A

**SYSTEMS**

**ELECTRICAL:** 120v 1 phase duplex receptacles in walls, as required by code or equipment layout  
**BACKUP POWER:** N/A  
**LIGHTING:** 20 fc  
**DAY LIGHTING:** N/A  
**SECURITY:** ---  
**MECHANICAL:** Ventilation only w/ baseboard heater  
**ACoustics:** ---  
**PLUMBING:** N/A  
**FIRE PROTECTION:** Sprinkler, smoke detector, fire alarm, horn, strobe

**CONCEPTUAL LAYOUT**

Scale: 1/8" = 1'-0"

**FURNITURE AND EQUIPMENT**

**BUILT-IN:** Accessible Shower  
**FIXED:** Clothing Hooks  
**MOVABLE:** Bench  
**OTHER:** ---  
**SPECIAL REQUIREMENTS:** ---

This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.
04

4.1 Site Plan Process
4.2 Departmental Adjacencies
4.3 Preferred Site Plan Concept
4.4 Concept Diagrams
4.1 Site Plan Process

The primary goal of a DPP is to define the programmatic scope, goals and budget necessary to realize the project - not to design the building. In the case of the Campus Health and Counseling Center, the exploration of key challenges like preserving the Heritage trees on site suggested that it was important to test a conceptual site design. HMC, the UCR Project Management Team, user representatives, and the steering committee engaged in face to face and internet-based conference call charrettes to develop adjacency diagrams for the project that eventually informed the development of conceptual floor plan layouts for the Campus Health and Counseling Center. The preferred plan allowed for a far more accurate cost estimate that reflects existing site conditions. For example, the proposed concept preserves a Heritage tree by creating an entry courtyard, and addresses site topography challenges by using elevators that open on both sides. As clearly stated at the UCR Design Review Board presentation, the preferred concept plan is not a final direction for the schematic design exploration. The preferred plan only shows that the proposed program can be supported in the identified gross square feet.

The team studied multiple building massing layouts and parking strategies that are included in the appendices for future reference. The preferred plan identified a viable program level concept to serve the new Center and to maintain services to the existing student housing. Landscape improvements include protection of Heritage trees. The exploration of these site issues led to the redefinition of the site in order to leave both the existing open courtyard housing intact, and maintain a viable future building site facing the extension of the Aberdeen Mall for a facility better suited to frame the entrance to the future Canyon Crest Housing. The design phase will need to continue the exploration of entry(s) to the Campus Health and Counseling Center to optimize the wayfinding and arrival experience for all of the different types of users coming from various parts of the campus and adjacent neighborhoods.
4.2
Departmental Adjacencies

With an adjacency framework for the site and building established, the project team developed more detailed diagrams to illustrate interdepartmental adjacencies. Essential to the initial stacking decisions reflected in the concept plan alternatives were the relative needs for privacy versus high visibility. The preferred plan places the Counseling Center, which requires the highest level of privacy, on the second floor with an entrance off of the entry courtyard in a calm and quiet location - but with privacy screening for both the waiting room and all of the counselors’ offices. The concept planning process was useful in identifying the additional exterior envelope needed to provide exterior views from all counseling offices and determining the type of interior improvements that might be necessary to create a welcoming, non-institutional character to the building circulation. The DPP-1B construction budget was built around the concept plan to insure that a viable total project budget is established that will deliver a high performance design for the new Campus Health and Counseling Center.
Conceptual site plans of the 51,033 gross square foot building were developed to test the program, functional adjacencies, and applicability on the selected building site. The program was tested to be “right-sized” for the clinic’s level of service and the needs of the University.

The building is composed of related functions, but all operate uniquely and at different hours. The challenge of organizing these pieces on a small site with multiple and secured entrances presents an opportunity to create a singular building that relates to its’ unique site and situation.

4.3.1 Exterior Courtyard

The exterior courtyard is the building’s rotunda and central organizer. Designed around a magnificent Heritage tree retained in place, the courtyard provides a well-shaded space for programmed events and spontaneous activity. Entrances for the multiple uses are organized off this iconic space. Access to parking is provided from the northern edge of this exterior room.

4.3.2 Interior Courtyard

The CHCC is oriented in an east-west direction to maximize solar gain and daylighting. Interior courtyards are located to bring more sunlight into the deeper portions of the building plan, while also allowing some private exterior spaces accessible only to building users.

4.3.3 Joint Use Space

The Joint Use Space is expected to be active, with multiple functions programmed in the easily-accessible space. Located at the western portion of the site, the Joint Use Space is well connected to the Recreation Mall and the Student Recreation Center.

4.3.4 Campus Health

Campus Health is located on the first floor and easily accessible from the courtyard and parking lot. The Pharmacy is located near the building entrance and offers the possibility of a retail expression. Waiting areas are centrally located, and Dental and Health exam rooms are clustered appropriately.

4.3.5 The WELL

The WELL is an active space, and heavily used. Located on the second floor of the western portion of the building, it is located above the active Joint Use Space and along the future Recreation Mall extension.

4.3.6 Counseling

Counseling is discretely located on the second floor, with the waiting area well-screened from the public areas of the courtyard. The building’s interior courtyards bring light into the plan, and counselor offices all have exterior views. A Group Room is centrally located in the plan, and administrative offices are easily accessible from both the main waiting space and the counseling offices.

4.3.7 Administrative Suite

The Administrative Suite is located on the second floor, off the courtyard and in a more private area of the building. A joint-use conference room is easily accessible from this space.
4.4 Concept Diagrams

4.4.1 Process

HMC, the UCR PMT, user representatives, and the steering committee engaged in face to face and internet-based conference call charrettes to develop adjacency diagrams for the project. These meetings informed the development of conceptual floor plan layouts for the CHCC.

4.4.2 DPP-1A Space Program Review and Update

HMC and user representatives reviewed the space program developed during DPP-1A. The space program was adjusted to match the new goal of DPP-1B which is a new facility.

4.4.3 Site and Building Adjacency

With a revised space program in place, the team developed diagrams to graphically illustrate the adjacencies on the project site between the building, parking, and other key site elements. Next, the team developed the overall building adjacencies that identified each major department and its location relative to the others.

4.4.4 Departmental Adjacencies

With an adjacency framework for the site and building established, the project team developed more detailed diagrams to illustrate interdepartmental adjacencies.

All the above diagrams were used to develop the conceptual floor plans in this DPP.
Second Floor Concept Diagram
Scale: 1/64" = 1'-0"
05

5.1 Structural Analysis
5.2 MEP Analysis
The structural schemes proposed are cost-effective and, at the same time, integrated with the program requirements for the space layout and architectural and building service needs. Both concrete and steel schemes are considered viable schemes for this building.

5.1.1 Concrete Scheme

Concrete construction with a two-way slab supported on concrete columns is considered viable for this building. A cost-effective floor system consisting of 10" thick concrete slab and drop panel at 20" x 20" column can be used for column bay of approximately 30’ x 30’. Concrete construction offers the following advantages:

- The uniform two-way floor slab construction allows for faster formwork construction and removal cycles, which helps project teams meet aggressive schedule goals.
- Shallow two-way floor plate can achieve required ceiling height with reduced floor to floor height and still allow ample space for utility lines.
- Reinforced concrete structure has the inherent thermal mass, which moderates indoor temperature fluctuations and reduces energy needed for heating and cooling.
- Reinforced concrete floor has the advantage due to its mass to mitigate the floor vibration and sound transmission.

Both concrete moment frames and concrete shear walls are considered viable options for seismic bracing system for the building as both systems possess desirable ductility characteristics during earthquake. Concrete shear walls, strategically located within the stair and partition walls, and evenly distributed throughout the building, are considered cost-effective for this building.

5.1.2 Steel Scheme

Steel construction with concrete filled metal decks (3-1/4" light-weight concrete over 3" deck) supported on steel beams is viable for this building. Both moment frames and braced frames in the form of eccentric braced frames (EBF) are considered viable options for seismic bracing system for the building. Moment frames, evenly distributed throughout the building, can be used in lieu of braced frames. Moment frame scheme offers the following added advantage:

- The moment frame will provide greater space planning flexibility.
- Unlike brace frames, moment frames will not take away usable space. The braces of brace frames and its cladding takes up usable space.
- Since moment frames do not have braces, it does not impose any restrictions on possible window locations the way a brace frame scheme does. The use of moment frames will allow the architect more flexibility in developing exterior elevations and will allow more windows openings.

5.1.3 Geotechnical

A geotechnical report was not available for this building site. Preliminary foundation assumption is based on the geotechnical investigation report prepared an adjacent building site. Based on this soil report, shallow footing can be used for this building with an allowable bearing capacity of up to 4,500 psf. The existing building site will require over excavation and recompaction of up to 6 feet to prepare for the new foundation. New footing will be founded on minimum of 24” of compacted fill or natural grade. The lowest level slab consists of 6” thick concrete slab-on-grade reinforced with #4 at 18 inch on centers each way; underlain by 2’ of imported non-expansive soil.
Codes and Design Criteria


1. Design Loads

   a. Live Loads:
      1) Meeting rooms and Conference Areas  50 psf, non-reducible
      2) Offices  50 psf, non-reducible
      3) Exit Corridors  85 psf, non-reducible
      4) Light Storage Areas  125 psf, non-reducible
      5) Partition Allowance  15 psf, non-reducible
      6) Roof  20 psf reducible

   b. Dead Loads
      1) General: Estimated weight of construction materials.
      2) Mechanical Equipment: 150 psf or weight of mechanical equipment.

   c. Code Level Earthquake Design Data:
      1) Occupancy Importance Factor  I = 1.0
      2) Site Class  D
      3) Mapped Spectral Response Acceleration  Ss = 1.50g
      4) Mapped Spectral Response Acceleration  S1 = 0.60g
      5) Design Spectral Response Coefficient  SDS = 1.50g
      6) Design Spectral Response Coefficient  SD1 = 0.60g
      7) Occupancy Category  II
      8) Response Modification Factor  R=8.0 (Steel SMRF)
      9) Response Modification Factor  R=8.0 (Steel EBF)
      10) Response Modification Factor  R=8.0 (Concrete SMRF)
      11) Response Modification Factor  R=6.0 (Conc. Shear Wall)

   d. Wind Design:
      1) Basic Wind Speed  85 miles per hour
      2) Exposure  Exposure C

Materials

A. Concrete
   f'c = 3,000 psi Slab on grade
   f'c = 3,000 psi Footings
   f'c = 3,000 psi Light-weight Concrete Fill for Metal Deck
   f'c = 4,000 psi Normal weight concrete slab and column

B. Reinforcing Steel
   ASTM A615, Grade 60
   ASTM A706, Grade (welded rebar)

C. Structural Steel
   ASTM 992 for all structural shapes except as noted otherwise
   ASTM A500, Grade B for all structural tubes
   F1554 Gr.55 and 105 Anchor bolts
   A325 High strength bolts, except as noted otherwise
Glumac performed a concept design study of mechanical, electrical and plumbing (MEP) system options for the new Campus Health and Counseling Center at the University of California – Riverside. The purpose of this study was to advise the University of the advantages, disadvantages, costs and sustainability implications of the various MEP options, so that the University could make an informed decision on MEP systems and project budget.

The Student Health and Counseling Center is a new two-story 51,033 sq.ft. building. The site is located on the north part of the campus on Linden Street. The Student Health and Counseling Center will have innovative and energy efficient building systems to meet the project’s goals:

- Exceptional Energy Efficiency for Low Operating Costs
- MEP System Selection and Layout for Easy Maintenance
- Minimize Carbon Footprint to Contribute to Campus Carbon Emission Goals
- Daylighting Systems to Allow Controlled Natural Light while Eliminating Glare
- HVAC and Lighting Controls with Simple User Interfaces for Ease of Use
- Exterior Lighting Controls to Enhance Security and Eliminate Disturbance to Residential Neighbors
- LEED Silver Rating as a Minimum. LEED Gold preferred.

In consultation with the University, we identified the following options for HVAC systems:

- Variable air volume (VAV) terminal units with reheat, served by an air-cooled chiller and boiler plant.
- Chilled beams with dedicated outside air units, served by an air-cooled chiller and boiler plant.
- Variable Refrigerant Flow (VRF) system, with each outdoor condensing unit serving multiple heat pumps.
- Ground-source heat pumps, served by a ground-coupled closed loop heat exchanger.

Glumac’s recommendations include the following:

- Further evaluate all HVAC options at the next phase of design. Carry a budget for a Variable Refrigerant Flow (VRF) system as a minimum. Energy modeling should be performed to calculate more accurate energy cost savings and determine the best option.
- Provide a solar hot water system. The simple payback is approximately 12 years based on the avoided carbon penalty and energy savings.
- Photovoltaics were evaluated but not recommended due to shade from large existing trees.

5.2.1 MECHANICAL

HVAC System Considerations

The design team discussed the characteristics and factors for an HVAC system that are important to the University.

The University of California at Riverside is mandated to meet strict carbon emissions targets by California AB32. Currently, this limit is 25,000 mtCO2e per year. The campus is presently at this threshold, and with the planned construction of several new buildings, will soon be over the limit.

The annual penalty is approximately $1.20 per therm that causes UCR’s greenhouse gas emissions from natural gas to exceed 25,000 mtCO2e.

Electrical penalties are $10.05 per metric ton, which equates to approximately $4.32 per 1000 kWh.

Although the building will not be connected to the campus chiller plant, the University would consider favorably the flexibility to add the building to a future chilled water loop if available. So systems that use chilled water could be considered more favorably than other systems.
It is noted that items A and B above are somewhat contradictory. That is, HVAC systems that use chilled water will typically also use heating water produced by natural gas boilers. On the other hand, heat pump systems, which avoid the use of natural gas, cannot connect to a future campus chilled water loop. The HVAC systems evaluated in this report contain both chilled water and heat pump options.

System Options

Option 1: Single-duct variable air volume (VAV) terminal units with hot water reheat.

This option is considered the “base option” for low cost and standard efficiency. Single-duct VAV systems are very common for university buildings as well as many other building types. Maintenance personnel are familiar with the equipment and controls, as confirmed by UCR staff.

Four-pipe air handling units will distribute supply air to VAV terminal units at each zone. Each air handling unit will have supply and return fans with variable frequency drives (VFDs), chilled water coil, pre-filter, final-filter and 100% airside economizer based on differential temperature control. Heating in the building will be provided by the reheat coils at each VAV terminal unit.

Chilled water is produced by a 165-ton air-cooled chiller. Heating water is generated by two (2) 2000-MBH condensing boilers for full redundancy. Both chilled water and heating water are distributed by primary-secondary pumping systems. The secondary pumps are controlled by VFDs for variable flow capability to reduce energy consumption.

Option 2: Active chilled beams with dedicated outside air units.

This option is considered the high efficiency option using chilled water. Although this option uses natural gas boilers for heating water, the gas consumption will be less than option 1. Although this system is new to the United States within the past ten years, the components that require maintenance (valves, thermostats) are all familiar to facilities personnel.

Despite their name, chilled beams are used for both cooling and heating. A change-over valve simply switches the water flow between chilled water and heating water supply based on the thermostat signal. Ducted airflow to the chilled beam allows both convective and radiant heat transfer to the occupied space.

Dedicated outside air units will distribute the supply air to the chilled beams and provide ventilation for the building. Each unit will have supply and return fans with variable frequency drives (VFDs), chilled water coil with bypass, heating coil, pre-filter, final-filter and 100% airside economizer based on differential temperature control. The unit will be sized for additional airflow capacity above the minimum ventilation requirements, so that some use of free cooling (economizer mode) is available when outdoor conditions permit.

Chilled water is produced by a 165-ton air-cooled chiller. Heating water is generated by two (2) 2000-MBH condensing boilers for full redundancy. Both chilled water and heating water are distributed by primary-secondary pumping systems. The secondary pumps are controlled by VFDs for variable flow capability to reduce energy consumption.

Option 3: Variable refrigerant flow (VRF) system.

This option is considered the standard efficiency option using heat pumps. The use of natural gas and associated carbon penalties are eliminated, but the flexibility to connect the building to a future campus chilled water loop is also eliminated.

A heat pump is provided for each zone for independent temperature control. The heat pumps are grouped together in small mechanical rooms with maintenance personnel access from outside.

Several outdoor condensing units serve the building. Each condensing unit is connected to up to eight heat pumps. It is possible to operate any heat pump unit in either cooling or heating mode independently, even if they are connected to the same outdoor condensing unit.
Option 4: Ground-source heat pump (GSHP) system.

This option is considered the high efficiency option using heat pumps. The use of natural gas and associated carbon penalties are eliminated, but the flexibility to connect the building to a future campus chilled water loop is also eliminated.

A heat pump is provided for each zone for independent temperature control. The heat pumps are grouped together in small mechanical rooms with maintenance personnel access from outside.

A ground-coupled closed loop heat exchanger provides the equivalent of 165-tons of cooling capacity, as well as adequate heating capacity for the building. Soil testing will be required at the next phase of the project to determine the soil conductivity on site, so that the proper sizing of the heat exchanger can be determined. As a placeholder, it is anticipated that 165 vertical bore wells, with a depth of 400-ft each, will be spaced on a 20’x20’ grid.

Variable speed pumps will distribute the condenser water through the ground heat exchanger and then through the building to serve the heat pumps. When a heat pump compressor is off, a shut-off valve will close to reduce the condenser water flow and save energy.

System Comparisons

Energy Efficiency

The estimated energy use of each option are shown below. The energy figures include HVAC systems only, excluding lights, plug loads and domestic hot water.

<table>
<thead>
<tr>
<th>Option</th>
<th>Electrical (kWh)</th>
<th>Nat. Gas (therms)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-duct VAV</td>
<td>351,600</td>
<td>3,000</td>
</tr>
<tr>
<td>Chilled beams</td>
<td>263,700</td>
<td>2,000</td>
</tr>
<tr>
<td>VRF</td>
<td>322,300</td>
<td>0</td>
</tr>
<tr>
<td>GSHP</td>
<td>263,700</td>
<td>0</td>
</tr>
</tbody>
</table>

The estimated energy costs of each option are shown below. The energy costs include HVAC systems only, excluding lights, plug loads and domestic hot water. Average electrical rates of $0.10/kWh and $0.45/therm are used.

<table>
<thead>
<tr>
<th>Option</th>
<th>Electrical ($/yr)</th>
<th>Nat. Gas ($/yr)</th>
<th>Total ($/yr)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-duct VAV</td>
<td>$35,150</td>
<td>$1,350</td>
<td>$36,500</td>
</tr>
<tr>
<td>Chilled beams</td>
<td>$26,350</td>
<td>$900</td>
<td>$27,250</td>
</tr>
<tr>
<td>VRF</td>
<td>$32,250</td>
<td>$0</td>
<td>$32,250</td>
</tr>
<tr>
<td>GSHP</td>
<td>$26,350</td>
<td>$0</td>
<td>$26,350</td>
</tr>
</tbody>
</table>

Carbon Penalty

The estimated carbon penalties of each option are shown below. The carbon penalties are based on $1.20 per therm and approximately $4.32 per 1000 kWh.

<table>
<thead>
<tr>
<th>Option</th>
<th>Electrical ($/yr)</th>
<th>Nat. Gas ($/yr)</th>
<th>Total ($/yr)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-duct VAV</td>
<td>$1,517</td>
<td>$3,600</td>
<td>$5,117</td>
</tr>
<tr>
<td>Chilled beams</td>
<td>$1,138</td>
<td>$2,400</td>
<td>$3,538</td>
</tr>
<tr>
<td>VRF</td>
<td>$1,391</td>
<td>$0</td>
<td>$1,391</td>
</tr>
<tr>
<td>GSHP</td>
<td>$1,138</td>
<td>$0</td>
<td>$1,138</td>
</tr>
</tbody>
</table>

Water Efficiency

None of the HVAC options use water. The options with chilled water, heating water, or ground-source condenser water are all closed loop systems, so water is simply recirculated.

Maintenance

Although each HVAC option has different equipment, the maintenance effort for each is similar. The major pieces of equipment that may need maintenance (fans, compressors, filters, pumps) are all accessible from the outside of the building.
Comfort

The chilled beam option provides superior comfort for two reasons. First, radiant systems provide space conditioning without the cold and hot drafts of air systems. Second, it is much less expensive to provide additional thermostat zones with a chilled beam system, since the additional cost is only the thermostat and control valve.

The VRF heat pump and ground-source heat pump systems will provide similar comfort as a single-duct VAV system. However, there may be a fewer zones with the heat pump options. For example, up to four offices may be zoned together with a VAV system. With either heat pump option, up to 8 or 12 offices may be zoned together on a single heat pump and controlled by a single thermostat.

Connection to Future Campus Chilled Water

The single-duct VAV and chilled beam options utilize chilled water in the building. If a future campus chilled water loop were extended near the Health Center, it would be easy to make a future connection to serve the building. The other two options (VRF and GSHP) do not have this flexibility.
G. The options in the following matrices summarize the impacts for energy, carbon penalty, maintenance, comfort, and first cost for each option that was evaluated.

### HVAC System Comparison

<table>
<thead>
<tr>
<th>OPTION</th>
<th>ENERGY</th>
<th>CARBON PENALTY</th>
<th>COMFORT</th>
<th>FLEXIBILITY TO CONNECT TO CAMPUS CHW</th>
<th>FIRST COST</th>
<th>SIMPLE PAYBACK (YEARS)*</th>
</tr>
</thead>
<tbody>
<tr>
<td>M1: Single-duct VAV</td>
<td>Average. Estimated to be $36,500 /yr</td>
<td>Highest. Estimated to be 5,117 per year</td>
<td>Above average.</td>
<td>Yes.</td>
<td>Average. Estimated to be $2.43 million.</td>
<td>Base case</td>
</tr>
<tr>
<td>M2: Active chilled beams</td>
<td>Very good. Estimated to be $27,250 /yr</td>
<td>Moderate. Estimated to be $3,538 per year</td>
<td>Excellent. Radiant systems provide superior comfort. Additional thermostat can be provided for minimal cost.</td>
<td>Yes.</td>
<td>High. Estimated to be $3.08 million</td>
<td>$650,000 / $10,829 = 60 years</td>
</tr>
<tr>
<td>M3: Variable refrigerant flow (VRF) system</td>
<td>Above average. Estimated to be $32,250 /yr</td>
<td>Low. Estimated to be $1,391 per year.</td>
<td>Average. Compared to a VAV system, may be fewer zones.</td>
<td>No.</td>
<td>Average. Estimated to be $2.59 million.</td>
<td>$160,000 / $7,976 = 20 years</td>
</tr>
<tr>
<td>M4: Ground-source heat pump (GSHP) system</td>
<td>Excellent. Estimated to be $26,350 /yr</td>
<td>Low. Estimated to be $1,138 per year.</td>
<td>Average. Compared to a VAV system, may be fewer zones.</td>
<td>No.</td>
<td>Highest. Estimated to be $3.57 million.</td>
<td>$1,140,000 / $14,129 = 81 years</td>
</tr>
</tbody>
</table>

* Simple Payback is computed by taking additional initial cost and dividing by energy cost saving per year.
5.2.2 ELECTRICAL

Electrical Service

A. The Campus Health and Counseling building will be connected to the campus (12KV) power distribution system at Vault#27, which is located at the intersection of Aberdeen and Linden Street (North West of the Student Recreation Center).

B. A pad mounted oil filled distribution transformer (12kV – 277/480V) with primary and secondary protection will be provided per UCR specification and requirements.

Power Distribution

A. Power will be distributed throughout the building typically at 277/480V level, for powering mechanical and lighting systems. 120/208V system will be provided via a step down 480/120-208 transformer to power the general receptacle and the specific loads. The main switchboard located in the electrical room in the first floor will be provided with TVSS, digital energy meter for measuring the building’s consumption, and main and distribution circuit breaker. Additional digital meters will be provided for monitoring lighting, power, and HVAC equipment in order to satisfy LEED measurement and verification (MandV) requirements. Meters will be connected to EMS system which will display real time energy data, sustainable features and program info at building kiosk.

B. The incoming power is rated at 800A, 277/480V, 3 phase, and 4 wires. Load calculations are shown below:

\[
\begin{align*}
\text{Total Space SF} & = 51,033 \text{ SF} \\
\text{Medical Building} & = 14 \text{ VA/SF} \\
\text{Total Connected Load} & = 700 \text{ KVA} \\
\text{Amp (480V, 3Phase)} & = 842 \text{ A}
\end{align*}
\]

Max Demand of Full Build Load = 505 A (assuming 60% of Connected Load) With 25% spare capacity = 631 A Main Service Size = 800 A

Note: Medical Building 14 VA/SF includes
1) Lighting 1.5 VA/SF
2) General power 3.5 VA/SF
3) HVAC 5 VA/SF
4) Medical equipment 4 VA/SF

C. Grounding system including a ground bus located in the main electrical room will be provided. The system will be connected to the ground rod, main incoming cold water and the building structure.

D. The electrical rooms will be provided one in each floor, to house 480V-277 lighting panelboards, the 480V to 120/208V step down transformers and panels for general power distribution. Dry-type, step-down transformers will be mounted on vibration isolators to minimize transmission of humming noise. Ground bus will be provided in each electrical room, and will be interconnected.

The power distribution system will be as follows:

1. 480V, 3 phase, 3 wires for all the motors that are 1/2 HP or larger
2. 277V, 1 phase, for fluorescent, LED and HID lighting fixtures
3. 208V, 1 phase or 3 phase for special user equipment
4. 120V, 1 phase, for general receptacle outlets and for motors that are 1/2 HP or smaller.

High-efficiency electrical distribution products are recommended, including transformers, generators, and any heat producing electrical equipment. In most cases, the use of high-efficiency equipment can pay for itself in a few years relative to energy savings.
E. All panels will be provided with at least 10% spare capacity for future flexibility.

F. Receptacle power will be provided throughout the building. GFI outlets will be provided per the code requirements. Dedicated outlets will be provided for printers and medical equipment as required. In general, each 20A circuit will be connected to a maximum of 6 convenience duplex receptacles. If the outlets are intended for computer use such as open office areas, each 20A circuit will be connected to a maximum of 4 computer receptacles.

Emergency Power

A. Emergency lighting fixtures will be provided with individual battery packs.

B. In addition, a manual transfer switch and pull box will be provided so that the whole building can be served by a portable generator. The portable generator will not be permanently located at the building, but may be brought by the University when needed.

C. As an add alternate option, an emergency generator may be provided to serve egress lighting, two elevators, and limited medical equipment and refrigerators. In this case, the generator will be sized for 80-kW with a 400-gallon fuel tank for 48 hours.

Lighting and Lighting Control

The lighting levels will be designed in accordance with Illuminating Engineers Society (IES) to meet University standards. Lighting power densities will be in accordance with California Energy Code. It is proposed that the lighting system will be designed so that it will exceed Title 24 energy standards by 15-20%. It is recommended that besides compact fluorescent lamps with direct and indirect luminaries, other advanced lamp sources, such as LED lights, will be considered for the interior and exterior use. Fluorescent lighting will be designed with electronic ballasts, 3500K lamps with less than 10% THD when used. All double ended fluorescent fixtures will be equipped with internal disconnecting switches, which will comply with NEC 410-73-G.

The lighting control package will be designed as Lutron or Lighting Control Design (LCandD) or equivalent, and should include such provisions as: dual technology occupancy sensors, photocells, timers, over-ride switches and central lighting control systems. Dual technology occupancy sensors will be designed for offices, conference rooms, work rooms, work areas and restrooms. Daylight harvesting controls with photocells will be placed in areas where an appreciable amount of daylight will enter the space; the fixtures will automatically dim as necessary.

For exterior lighting, appropriate lighting levels will be achieved to maximize security. In addition, sensitivity is required for avoiding excess lighting on the north and east sides adjacent to the residential neighborhood. For north and east sides, including the parking lot, motion sensors may be used to shut lights off when not needed. Full cut-off LED fixtures will be selected to reduce energy use and light spill-over to the neighboring properties. All low voltage lighting control systems will provide the following functions:

- Time clock auto-off function for open offices and common areas
- Photocell-on and time clock-off function for exterior lighting
- Daylight harvesting controls for dimming light fixtures when daylight is available.
- Peak demand auto load shedding by dimming light fixtures as described above.
Photovoltaic (PV) Systems

Photovoltaic (PV) systems use solar cells to convert the sun’s energy into electricity. For the UC Riverside Health Center project, the following options were considered:

A. Option 1: PV panels on roof

The roof will allow PV panels to have the optimal southern sun exposure while also not being obstructed by shade from nearby buildings or trees. The roof has adequate space for approximately 15,000 sq. ft. of PV panel area. The exact area available will depend on the final building design. With 15,000 sq. ft. of PV panel area, and standard panels of 12 W/sq. ft., a 180-kW array can be accommodated. With a 180-kW array, up to 43% of the building’s annual energy usage can be generated on-site.

The cost of this option is $1.4 million.

B. Option 2: PV panels above the parking, including drive aisles

If a PV system is integrated into canopies above the parking, then trees must be avoided to eliminate shading of the PV panels. The parking lot has adequate space for approximately 20,000 sq. ft. of PV panel area. The exact area available will depend on the final parking lot design and tree locations. With 20,000 sq. ft. of PV panel area, and standard panels of 12 W/sq. ft., a 240-kW array can be accommodated. With a 240-kW array, up to 57% of the building’s annual energy usage can be generated on-site.

The parking lot lighting can be integrated into the PV canopies, thereby mitigating some of the cost of the canopy structure since separate light poles would not be needed.

The cost of this option is $2.5 million.

C. Option 3: PV panels above the parking, not including drive aisles

This option is similar to Option 2, except the PV array does not cover the drive aisles. There is adequate space for approximately 11,000 sq. ft. of PV panel area. The exact area available will depend on the final parking lot design and tree locations. With 11,000 sq. ft. of PV panel area, and standard panels of 12 W/sq. ft., a 132-kW array can be accommodated. With a 132-kW array, up to 31% of the building’s annual energy usage can be generated on-site.

The parking lot lighting can be integrated into the PV canopies, thereby mitigating some of the cost of the canopy structure since separate light poles would not be needed.

The cost of this option is $1.5 million.

D. If both options 1 and 2 are selected, a net-zero energy building may be achievable. However, there are several large trees existing on the site, which are intended to remain. Saving the trees is an important aspect of the project, which makes photovoltaic systems less feasible.

Fire Alarm System

The building will be provided with a fire alarm system to match the University standard and connected to the campus-wide fire alarm system.
5.2.3 PLUMBING

1.0 System Description and Options

A. The new Campus Health and Counseling Center at the University of California – Riverside will contain water and energy efficient plumbing systems to meet campus goals for sustainability.

B. Domestic cold water service is provided from the utility with a dedicated meter at the building. A sub-meter is provided for the irrigation system.

C. Although campus reclaimed water is currently not available, a future residence hall is planned near the Health Center which may include a greywater recovery system. To allow future flexibility, an option to double-pipe the water supply to the main banks of restroom fixtures is considered. In the future, if reclaimed water were available from the residence hall, this non-potable water would be supplied to flush fixtures (water closets and urinals), while potable water would be supplied to lavatories. The additional cost of this option is approximately $35,000.

D. The campus is mandated to meet strict carbon emissions targets as described in the Mechanical section of this report. Therefore, the reduction or elimination of natural gas use will avoid carbon penalties.

A solar hot water system for domestic hot water is considered as an option. Typically, domestic hot water system can supply up to 75% of a building’s annual hot water. The estimated system size is 100 sq.ft. of collector panels for the UCR Health Center.

<table>
<thead>
<tr>
<th></th>
<th>Nat. gas DHW</th>
<th>Solar DHW</th>
</tr>
</thead>
<tbody>
<tr>
<td>First cost</td>
<td>$17,500</td>
<td>$35,000</td>
</tr>
<tr>
<td>Nat. gas (therms/yr)</td>
<td>1500</td>
<td>375</td>
</tr>
<tr>
<td>Energy cost ($/yr)</td>
<td>$675</td>
<td>$170</td>
</tr>
<tr>
<td>Carbon penalty ($/yr)</td>
<td>$1,800</td>
<td>$450</td>
</tr>
<tr>
<td>Maintenance ($/yr)</td>
<td>$500</td>
<td>$1,000</td>
</tr>
<tr>
<td>Total annual costs ($/yr)</td>
<td>$2,975</td>
<td>$1,620</td>
</tr>
<tr>
<td>Simple payback (yrs)</td>
<td>Base case</td>
<td>12.9 years</td>
</tr>
</tbody>
</table>

E. Plumbing fixture selections will include 1/8 gpf urinals, dual-flush or low-flush water closets, and 0.5 gpm lavatories.

F. The building is provided with a piped storm drain and overflow drain system. The storm drain piping connects to the civil site utilities. The overflow drains daylight at grade.

G. Natural gas service is provided from the utility with a dedicated meter at the building. In the near future, bio-methane may be mixed into the campus gas distribution, which would reduce or eliminate the carbon penalty paid by UCR.

H. The building is fully protected by a fire sprinkler system.

5.2.4 LOW VOLTAGE SYSTEMS

The building will be provided with a low voltage system to match the University standard (Communications Infrastructure Planning Guidelines dated May 24, 2006), including the following requirements.
1.0 Horizontal Pathways
A. Horizontal copper and fiber will be supplied to work areas via pathways that are dedicated to voice and data cabling and shall not contain electrical wiring. Horizontal pathways will be designed to be out of the way of other services, easily accessible, and allow cabling to be loose yet contained, thus facilitating changes to cable plant.
B. Ceiling pathways will be used as a standard and cable supports shall be attached to the building structure and not to other fixtures (cable supports include cable trays, ‘J’ hooks or conduit).
C. Pathways will be designed for a 25-year life cycle. Conduit and cable supports will be designed to an initial 40% fill. Conduit system pathways shall be designed with no more than two ninety (90) degree bends and no more than 100 feet between pull boxes.

2.0 Station Cable Standards
A. The use of plenum-rated (CMP) cable is required in situations in which the cable is placed within a ceiling space used as an environmental air space unless it is contained within a fire-rated metal conduit or raceway. In addition, some local codes require the use of plenum cables in any ceiling space that interconnects two or more rooms. Computer floors, such as those used in computer labs, are considered air plenums. Communications cables or wires used within buildings shall be listed as being suitable for the purpose and installation, e.g. CMP, CMR, OFNP, OFNR.

3.0 Horizontal Copper
A. Category 6 unshielded twisted pair cable will be utilized for all voice and data horizontal station cable installations. CandC promotes the use of cable supported by a cable tray serving-station-conduit stubbed into an accessible ceiling space as the general distribution method. Copper and fiber will be supplied from Intermediate Distribution Facilities (IDFs or Communications Rooms) to various work areas (offices, classrooms, etc.) per port density specifications contained in this document (see Port Counts).

4.0 Riser Pathways
A. An appropriate quantity of riser (vertical) copper and fiber will be supplied from the BDF to each IDF to meet voice and data services via pathways dedicated for communications services. A minimum of three four (4) inch diameter conduits must be provided between the BDF to all IDFs.
B. Two 2-inch conduit shall be installed from the top floor Communications Room (IDF) to the roof.
C. This conduit shall be sealed until used for wireless services. An additional two-inch conduit shall be installed from the roof to the nearest electrical sub panel. This conduit shall be sealed until used.

5.0 Riser Copper
A. The copper cable from BDF to IDF shall be ARMM with 24ga. Pairs. Pair count will equal the anticipated voice ports provided by the IDF (see section on Port Counts). Communications cables or wires used within buildings shall be listed as being suitable for the purpose and installation, e.g. CMP, CMR, OFNP, OFNR.
B. Building riser cables will be tested to insure that they meet the current requirements of EIA/TIA-568-B.2 cabling standard for the category of cable being installed, i.e., Category 3 cable shall meet Category 3 parameters within a 25-pair binder group. Documentation will include cable ID, pair ID, from and to points, pair ID marked on the punch down blocks, results of testing, and asbuilt information.
6.0 Riser Fiber

A. Twelve (12) strands of single-mode and twelve (12) strands of multi-mode conventional fiber shall be provided between the BDF and each IDF.

7.0 BDF/IDF Rooms

The building will have one Building Distribution Frame (BDF) room and multiple Intermediate Distribution Frame (IDF) rooms as needed, per University standards.

5.2.5 SUMMARY

A. The recommendation for the HVAC system is to further evaluate all options at the next phase of design. Carry a construction budget to accommodate at least the VRF system (option #3). All three enhanced options have preliminary payback periods estimated less than 10 years. Energy modeling should be performed to calculate more accurate energy cost savings and determine the best option.

B. The recommendation for the electrical system is to potentially provide photovoltaics as part of a larger campus project. As part of this project, an allowance of up to $4 million for a photovoltaic system would achieve a net zero building. However, large existing trees make photovoltaics on this project less feasible.

C. The recommendation for the plumbing system is to provide a solar hot water system. While the simple payback will take almost 13 years based on the avoided carbon penalty and energy savings, this is a conservative estimate and the equipment will save money for more than half of its likely useful life.
6

6.1 Sustainability
6.2 LEED Score Card
The Campus Health and Counseling Center (CHCC) project is committed to advancing sustainability stewardship and adopts the 2007 University of California, Riverside (UCR), Campus Design Guidelines, which establishes long range development goals in conjunction with existing campus design framework, and collectively embraces the 2011 University of California (UC) system’s Sustainability Practices Policy. This commitment to sustainability is measured through the lens of the United State Green Building Council’s (USGBC) Leadership in Energy and Environmental Design (LEED) standards and legislature AB-32, the Global Warming Solutions Act of 2006, which caps annual carbon dioxide (CO2) emissions.

6.1.1 Commitment

The UC Sustainability Policy commits all new construction to meet a minimum standard of LEED Silver. In addition, as a signatory of the American College and University Presidents’ Climate Commitment, the University has pledged to reduce greenhouse gas emissions to 1990 levels and achieve zero waste. The Campus Health and Counseling Center (CHCC) project proposes a sustainability solution that meets the LEED-New Construction Silver requirement and positions itself to exceed the University’s sustainability policy by striving for LEED Gold through the integration of innovative solutions, renewable energy, high performance building envelopes, and passive strategies.

6.1.2 Green Building Design

The Campus Health and Counseling Center Project reflects an ongoing effort to promote UC campuses as living laboratories for sustainability. The objective of each campus is to strive toward reducing dependency on non-renewable energy and aim for climate neutrality early in the design process. The Campus Health and Counseling Center reflects the highest performance achievable consistent with available funding and safe and equitable practices. The following matrices follow the LEED structure and summarize the strategies to achieving specific goals within each category.

Sustainable Sites [24 points proposed of the 26 possible]

The Sustainable Sites category is critical in reducing the environmental impact the Campus Health and Counseling Center has on outlying areas. Light pollution, heat island effect, stormwater management, alternative transportation solutions, and development density are collectively evaluated and framed within existing policies and budgets.

The Campus Health and Counseling Center proposes a stormwater management plan to reduce post development peak discharge by introducing bioswales and pervious paving material throughout the site to improve ground water recharge. Energy efficient site lighting is carefully selected to ensure public safety while providing the least amount of light pollution. Alternative transportation plans include carpool, low-emitting, fuel-efficient vehicle parking (See section 2), and bicycle parking (with bike shower accommodations, see concept diagrams in section 4) for Campus Health visitors and staff in an effort to reduce sign-occupancy vehicle trips.

Water Efficiency [4 points proposed of the 10 possible]

Water retains a significant carbon footprint as a result of its process and conveyance and is a finite resource that is jeopardized by over consumption. The project doubles the requirement outlined in the Sustainable Practice Policy by promoting higher levels of water efficient landscaping and water use reduction practices through the use of plant selection, irrigation efficiency, low flow fixtures, and technologies consistent with WaterSense® certification.

Energy and Atmosphere [12 points proposed of the 35 possible]

Buildings are significant consumers of national energy resources and production of energy negatively affects the environment. The Campus Health and Counseling Center proposes to exceed the energy code by 22% by exploring
renewable energy solutions such as photovoltaic panels (Solar PV), solar thermal (hot water panels), geothermal potential, and high performing building envelopes. The proposed energy-efficient standard exceeds Policy minimums and aims to outperform the California Building Code baseline standards by 30%.

Enhanced Commissioning, Enhanced Refrigerant Management, and Measurement and Verification are included in the proposed LEED strategy to ensure that the design intent is achieved and verify by an independent third party.

Materials and Resources [5 Points proposed of the 14 possible]

The intent of Material and Resources focuses on the nature of material extraction, production, delivery, recycling, disposal, renewable materials, and reuse to optimize the embedded carbon footprint and reduce our consumption of raw material. The Project shall: divert 95% of construction and demolition waste; specify all new material to have a 10% recycled content; 10% of all materials purchased are fabricated and extracted within a 500-mile radius of UCR; and 50% of wood-based products are certified in accordance with the Forest Stewardship Council’s.

Indoor Environmental Quality [10 points proposed of the 15 possible]

Indoor performance is a critical component to the success of occupant health, welfare, and safety. The category addresses indoor air quality through the use of low emitting materials and fresh air intake in order to reduce harmful off-gassing. All carpet will be specified as “Green Label Certified Carpet”. In lieu of sheet vinyl, a more sustainably resilient material such as linoleum shall be used. All resilient flooring (such as linoleum, ceramic flooring, rubber flooring and wall base), will be compliant with Floorscore standard. Indoor Environmental Quality also pertains to occupant performance and well being through the provision of optimal levels of daylighting via daylight harvesting and view windows.

Innovation and Design Process [4 points proposed of the 6 possible]

Innovation and Design was created to reflect the dynamic development of sustainable strategies that may not be already accounted for in the LEED evaluation. This category offers design teams to account for unique systems, processes, or design solutions that significantly improve the building’s sustainability accolades. Credits for consideration include: Exemplary Performance MRc2, 95% Construction Waste Management; Exemplary Performance in SS5.2, Maximize Open Space; Green Education through the incorporation of a Green flat touchscreen kiosk where occupants can access information regarding Sustainability (utility usage, LEED features, and data on CHCC; Tree Relocation via the salvaging and relocating of native and adaptive plants prior to construction; Green Cleaning and/or Integrated Pest Management.

The Campus Health and Counseling Center proposes to enhance Construction Waste Management from 75% to 95% and promoting high biodiversity by providing a high ratio of open space to development footprint through the Maximize Open Space credit. The Project also proposes to use CHCC as a teaching tool by providing kiosks and real-time performance indicators that outline the various sustainable strategies implemented on the Project.

Regional Priority Credits [1 point proposed of the 4 possible]

The Regional Priority Credits (RPC) are designed to address geographically specific environmental priorities. They are not new LEED credits, rather credits that the regional USGBC Chapters have found to be critical to the development of sustainable strategies for that region. The CHCC project is eligible for 1 of the four credits, SS7.1. This credit requires a reduction in the heat island effect by specifying hardscape material with a solar reflective index of at least 29 and 50% pervious material.
Summary [62 points proposed of the 110 possible]

The Campus Health and Counseling Center exceeds the 2011 University’s Sustainability Practices Policy by providing LEED-New Construction Gold Certification. The combined efforts of the Design Team have orchestrated the greatest value of sustainable practices consistent with funding and program criteria.

However and more important, the design solution positions the Campus Health and Counseling Center to significantly surpass Policy requirements and become a beacon of sustainable solutions as a net-zero building. This potential can be achieved through maximizing on-site renewables, enhancing building energy performance, geothermal building conditioning, and using non-potable water on-site as a few examples leading toward LEED Gold and possibly LEED Platinum.

6.1.3 Clean Energy Options

The Campus Health and Counseling Center proposes 1% renewable energy in an effort to address Sustainability Practices Policy to reduce consumption of non-renewable energy. The approach also includes purchasing 35% of the building electrical demand through Green-E offsets (green power purchase) in an effort to reduce fossil fuel dependency. The continued commitment to clean energy options further advance the University’s goal to provide up to 10 megawatts of on-site renewables by 2014.

6.1.4 Climate Protection Practices

Pursuant the Global Warming Act of 2006, the University’s goal for reducing greenhouse gas (GHG) was addressed during the design of the Campus Health and Counseling Center in an effort to achieve the 2014 and 2020 gas emission reduction targets. It is also policy that UCR achieve net zero emissions by 2045.

6.1.5 Daylighting

Daylighting is the controlled admission of natural light—direct sunlight and diffuse skylight—into a building to reduce electric lighting and saving energy. By providing a direct link to the dynamic and perpetually evolving patterns of outdoor illumination, daylighting helps create a visually stimulating and productive environment for building occupants, while reducing as much as one-third of total building energy costs. Implementing daylighting on a project goes beyond simply listing the components to be gathered and installed. Daylighting requires an integrated design approach to be successful, because it can involve decisions about the building form, siting, climate, building components (such as windows and skylights), lighting controls, and lighting design criteria. In the DPP, daylighting strategies were considered in the building plan and form through the integration of interior courtyards and a connection with the exterior of significant rooms.

Massing studies following this section test the effects of the sun on the building massing on the solstices.

6.1.6 Native and Adaptive Landscaping

Native and adaptive landscaping will assist in stormwater management and water efficiency goals while restoring and prompting biodiversity.

6.1.7 Heritage Tree Preservation

Heritage tree preservation and relocation has been at the heart of the design process and will be used as an innovation credit for LEED. The intent of this Innovation in Design credit is to rescue native and adaptive plants prior to construction and relocated them on site. Submittals required to document the credit include: photo In order to document the credit, detailed tree mitigation plan outlining issues and proposed solutions for relocation including inventory and siting and community involvement, arborist inspection report and a summary of process, costs and results.
Solar Study//Summer Solstice
Noon, June 21
Solar Study/Winter Solstice

Noon, December 21
### LEED 2009 for New Construction and Major Renovations

**Campus Scorecard:** This is intended to be the base points necessary to achieve LEED Silver at UCR. Projects are encouraged to go beyond these targeted points to achieve higher levels of certification. This is not intended to be the project’s checklist; just the base points of value to the University.

#### Sustainable Sites

<table>
<thead>
<tr>
<th>Y</th>
<th>?</th>
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</tr>
</thead>
<tbody>
<tr>
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<td>Construction Activity Pollution Prevention</td>
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<tr>
<td>d</td>
<td>Credit 1</td>
<td>1</td>
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</tr>
<tr>
<td>5</td>
<td>d</td>
<td>Credit 2</td>
<td>Development Density and Community Connectivity</td>
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<tr>
<td>1</td>
<td>d</td>
<td>Credit 3</td>
<td>Brownfield Redevelopment</td>
</tr>
<tr>
<td>6</td>
<td>d</td>
<td>Credit 4.1</td>
<td>Alternative Transportation—Public Transportation Access</td>
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<tr>
<td>1</td>
<td>d</td>
<td>Credit 4.2</td>
<td>Alternative Transportation—Bicycle Storage and Changing Rooms</td>
</tr>
<tr>
<td>3</td>
<td>d</td>
<td>Credit 4.3</td>
<td>Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles</td>
</tr>
<tr>
<td>2</td>
<td>d</td>
<td>Credit 4.4</td>
<td>Alternative Transportation—Parking Capacity</td>
</tr>
<tr>
<td>1</td>
<td>C</td>
<td>Credit 5.1</td>
<td>Site Development—Protect or Restore Habitat</td>
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<td>d</td>
<td>Credit 5.2</td>
<td>Site Development—Maximize Open Space</td>
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<td>d</td>
<td>Credit 6.1</td>
<td>Stormwater Design—Quantity Control</td>
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<td>d</td>
<td>Credit 6.2</td>
<td>Stormwater Design—Quality Control</td>
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<td>C</td>
<td>Credit 7.1</td>
<td>Heat Island Effect—Non-roof</td>
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<td>d</td>
<td>Credit 7.2</td>
<td>Heat Island Effect—Roof</td>
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<td>Credit 8</td>
<td>Light Pollution Reduction</td>
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#### Water Efficiency

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<tr>
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<td>Prereq 1</td>
<td>Water Use Reduction—20% Reduction</td>
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<td>Reduce by 50%</td>
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<td>No Potable Water Use or Irrigation</td>
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<tr>
<td>2</td>
<td>d</td>
<td>Credit 2</td>
<td>Innovative Wastewater Technologies</td>
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<td>2</td>
<td>d</td>
<td>Credit 3</td>
<td>Water Use Reduction</td>
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<td>2</td>
<td>-</td>
<td>2</td>
<td>Reduce by 30%</td>
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<td></td>
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<td>3</td>
<td>Reduce by 35%</td>
</tr>
<tr>
<td></td>
<td>-</td>
<td>4</td>
<td>Reduce by 40%</td>
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</tbody>
</table>

Notes:

- **Sustainable Sites:**
  - 9/5/12 - Underconsideration, 9/14/12 determine FTE (Case 1)
  - 9/14/12 Option 3 3% of FTE - Verify Option
  - 9/14/12 Car Pool for 5% of parking spaces
  - Achieved through native/adaptive vegetation
  - confirm if building footprint = to or more than open vegetated area; This one could be achievable through campus credits
  - 9/5/12 - Pervious surface with appropriate SRI; pervious paving is not compliant; concrete can comply
  - Energysmart Sarnafil roof? G410

- **Water Efficiency:**
  - Minimum of 30% reduction. An regional priority credit for 40% reduction is available.
6.2
LEED Score Card

<table>
<thead>
<tr>
<th>Energy and Atmosphere</th>
<th>Possible Points: 35</th>
</tr>
</thead>
<tbody>
<tr>
<td>Y 7</td>
<td></td>
</tr>
<tr>
<td>Y</td>
<td></td>
</tr>
<tr>
<td>Y</td>
<td></td>
</tr>
<tr>
<td>d Credit 1</td>
<td></td>
</tr>
<tr>
<td>7 12</td>
<td></td>
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<tr>
<td>Improve by 12% for New Buildings or 8% for Existing Building Renovations</td>
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</tr>
<tr>
<td>Improve by 14% for New Buildings or 10% for Existing Building Renovations</td>
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</tr>
<tr>
<td>Improve by 16% for New Buildings or 12% for Existing Building Renovations</td>
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</tr>
<tr>
<td>Improve by 18% for New Buildings or 14% for Existing Building Renovations</td>
<td>4</td>
</tr>
<tr>
<td>Improve by 20% for New Buildings or 16% for Existing Building Renovations</td>
<td>5</td>
</tr>
<tr>
<td>Improve by 22% for New Buildings or 18% for Existing Building Renovations</td>
<td>6</td>
</tr>
<tr>
<td>Improve by 24% for New Buildings or 20% for Existing Building Renovations</td>
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</tr>
<tr>
<td>Improve by 26% for New Buildings or 22% for Existing Building Renovations</td>
<td>8</td>
</tr>
<tr>
<td>Improve by 28% for New Buildings or 24% for Existing Building Renovations</td>
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</tr>
<tr>
<td>Improve by 30% for New Buildings or 26% for Existing Building Renovations</td>
<td>10</td>
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<tr>
<td>Improve by 32% for New Buildings or 28% for Existing Building Renovations</td>
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<tr>
<td>Improve by 34% for New Buildings or 30% for Existing Building Renovations</td>
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<td>Improve by 36% for New Buildings or 32% for Existing Building Renovations</td>
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<td>Improve by 38% for New Buildings or 34% for Existing Building Renovations</td>
<td>14</td>
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<tr>
<td>Improve by 40% for New Buildings or 36% for Existing Building Renovations</td>
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<td>Improve by 42% for New Buildings or 38% for Existing Building Renovations</td>
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<td>Improve by 44% for New Buildings or 40% for Existing Building Renovations</td>
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<tr>
<td>Improve by 46% for New Buildings or 42% for Existing Building Renovations</td>
<td>18</td>
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<tr>
<td>Improve by 48%+ for New Buildings or 44%+ for Existing Building Renovations</td>
<td>19</td>
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Notes:
Minimum 20% reduction in energy use of T-24
9/5/12 - Desire to exceed by 25%

<table>
<thead>
<tr>
<th>Credit 2</th>
<th>On-Site Renewable Energy</th>
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<tbody>
<tr>
<td>1 6</td>
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<tr>
<td>1% Renewable Energy</td>
<td>1</td>
</tr>
<tr>
<td>3% Renewable Energy</td>
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<tr>
<td>5% Renewable Energy</td>
<td>3</td>
</tr>
<tr>
<td>7% Renewable Energy</td>
<td>4</td>
</tr>
<tr>
<td>9% Renewable Energy</td>
<td>5</td>
</tr>
<tr>
<td>11% Renewable Energy</td>
<td>6</td>
</tr>
<tr>
<td>13% Renewable Energy</td>
<td>7</td>
</tr>
</tbody>
</table>

1% renewable energy through PV, Solar hot water, geothermal, solar thermal
### Energy and Atmosphere

**Possible Points: 35**

<table>
<thead>
<tr>
<th>Credit</th>
<th>Description</th>
<th>Points</th>
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<tbody>
<tr>
<td>3</td>
<td>Enhanced Commissioning</td>
<td>2</td>
</tr>
<tr>
<td>4</td>
<td>Enhanced Refrigerant Management</td>
<td>2</td>
</tr>
<tr>
<td>5</td>
<td>Measurement and Verification</td>
<td>3</td>
</tr>
<tr>
<td>6</td>
<td>Green Power</td>
<td>2</td>
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</table>

**Notes:**
- Tends to be a 25-35% premium on fundamental commissioning and highly valued by UCR. 9/5/12 - added per meeting.
- Added by David Summers.
- Option 3 Requires reporting base building energy and water but only worth 1 pt. More points are available for sub-metering of systems and loads and can be used to achieve an Innovation credit for Education.
- Engage in a 2-year renewable energy contract that provides at least 35% of the building electricity from renewable sources through Green-E offsets, VERIFY WITH OWNER.

### Materials and Resources

**Possible Points: 14**

<table>
<thead>
<tr>
<th>Prerequisite</th>
<th>Description</th>
<th>Points</th>
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<tbody>
<tr>
<td>1</td>
<td>Storage and Collection of Recyclables</td>
<td>1 to 3</td>
</tr>
<tr>
<td>3</td>
<td>Building Reuse—Maintain Existing Walls, Floors, and Roof</td>
<td>1 to 3</td>
</tr>
<tr>
<td>1</td>
<td>Building Reuse—Maintain 50% of Interior Non-Structural Elements</td>
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</tr>
<tr>
<td>2</td>
<td>Construction Waste Management</td>
<td>1 to 2</td>
</tr>
<tr>
<td>1</td>
<td>Materials Reuse</td>
<td>1 to 2</td>
</tr>
<tr>
<td>1</td>
<td>Recycled Content</td>
<td>1 to 2</td>
</tr>
<tr>
<td>1</td>
<td>Regional Materials</td>
<td>1 to 2</td>
</tr>
<tr>
<td>1</td>
<td>Rapidly Renewable Materials</td>
<td>1</td>
</tr>
<tr>
<td>1</td>
<td>Certified Wood</td>
<td>1</td>
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</tbody>
</table>

**Notes:**
- 10% is generally attainable; 20% is more challenging; ensure the spec accounts for this.
- 10% is generally attainable; 20% is more challenging; ensure the spec accounts for this.

**Pursue if there is a small amount of wood products in the project.**
### Indoor Environmental Quality

<table>
<thead>
<tr>
<th>Credit</th>
<th>Possible Points: 15</th>
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<tbody>
<tr>
<td>Y</td>
<td>Prereq 1 Minimum Indoor Air Quality Performance</td>
</tr>
<tr>
<td>Y</td>
<td>Prereq 2 Environmental Tobacco Smoke (ETS) Control</td>
</tr>
<tr>
<td>1</td>
<td>Credit 1 Outdoor Air Delivery Monitoring 1 9/5/12 Added by David S.</td>
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<tr>
<td>1</td>
<td>Credit 2 Increased Ventilation 1 9/5/12 Added by David S.</td>
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<tr>
<td>C</td>
<td>Credit 3.1 Construction IAQ Management Plan—During Construction 1</td>
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<tr>
<td>C</td>
<td>Credit 3.2 Construction IAQ Management Plan—Before Occupancy 1</td>
</tr>
<tr>
<td>C</td>
<td>Credit 4.1 Low-Emitting Materials—Adhesives and Sealants 1</td>
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<tr>
<td>C</td>
<td>Credit 4.2 Low-Emitting Materials—Paints and Coatings 1</td>
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<tr>
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<td>Credit 4.3 Low-Emitting Materials—Flooring Systems 1</td>
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<td>Credit 4.4 Low-Emitting Materials—Composite Wood and Agrifiber Products 1</td>
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<tr>
<td>d</td>
<td>Credit 5 Indoor Chemical and Pollutant Source Control 1 9/5/12 Added by David S.</td>
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<td>Credit 6.1 Controllability of Systems—Lighting 1 9/5/12 Added by David S.</td>
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<td>Credit 6.2 Controllability of Systems—Thermal Comfort 1 9/5/12 Added by David S.</td>
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<td>Credit 8.1 Daylight and Views—Daylight 1</td>
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<td>Credit 8.2 Daylight and Views—Views 1</td>
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### Innovation and Design Process

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<td>1</td>
<td>Credit 1.1 Innovation in Design: MRc2 95% 1</td>
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<td>Credit 1.2 Innovation in Design: SSC5.2 Max Open Space Campus Credit 1</td>
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<td>Credit 1.3 Innovation in Design: Green Education 1 Building Kiosk, Signage, Website...</td>
</tr>
<tr>
<td>1</td>
<td>Credit 1.4 Innovation in Design: Tree Relocation/Restoration 1</td>
</tr>
<tr>
<td>1</td>
<td>Credit 1.5 Innovation in Design: Green Cleaning, Integrated Pest Management? 1</td>
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<td>Credit 2 LEED Accredited Professional 1</td>
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### Regional Priority Credits

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<td>Credit 1.4 Regional Priority: Specific Credit 1 SSC4.1 WEc3 40%</td>
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**Total Possible Points: 110**

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110
7.1 Schedule
7.2 Cost Plan
## Schedule

### Detailed Project Program Review
- 1.01 Kick Off SD
- 1.02 SD Workshop 1
- 1.03 SD Workshop 2
- 1.04 50% Progress SD
- 1.05 100% Progress SD
- 1.06 University DRB / Agency Review
- 1.07 Approval to proceed to DD

### Schematic Design
- 2.01 Kick Off DD
- 2.02 50% Progress Meeting
- 2.03 100% DD Submittal
- 2.04 DD Estimate
- 2.05 University DRB Review
- 2.06 Approval to proceed to CD

### Design Development
- 3.01 Progress Meeting
- 3.02 Agency Submittal
- 3.03 50% Progress Review
- 3.04 CD Estimate
- 3.05 50% Progress Review
- 3.06 University DRB Review

### Construction Documents
- 4.01 Job Walk / Approval
- 4.02 Fire Marshal Review / Approval
- 4.03 Seismic Peer Review / Approval

### Bidding
- 5.01 Advertising
- 5.02 Job Walk
- 5.03 Open Bids
- 5.04 Approval of Bids

### Construction
- 6.00 Construction

### Project Closeout
- 7.01 Commissioning
7.2

Cost Plan

DETAILED PROJECT PROGRAM COST PLAN

for

Student Health & Counseling Center
University of California, Riverside
Riverside, California

January 23, 2013
BASIS OF COST PLAN

Cost Plan Prepared From

<table>
<thead>
<tr>
<th>Drawings issued for</th>
<th>Dated</th>
<th>Received</th>
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<tbody>
<tr>
<td>Civil</td>
<td>08/13/12</td>
<td>09/19/12</td>
</tr>
<tr>
<td>Design Narrative</td>
<td>09/05/12</td>
<td>09/19/12</td>
</tr>
<tr>
<td>Site Utility Plan</td>
<td>09/18/12</td>
<td>09/19/12</td>
</tr>
<tr>
<td>Site Plan (Scheme A)</td>
<td>Undated</td>
<td>09/20/12</td>
</tr>
<tr>
<td>Site Plans</td>
<td>10/19/12</td>
<td>10/19/12</td>
</tr>
<tr>
<td>Mechanical/Electrical/Plumbing Concept Design Report</td>
<td>09/18/12</td>
<td>09/19/12</td>
</tr>
</tbody>
</table>

Space Program

| 09/04/12 | 09/14/12 |

Project Schedule

| 09/20/12 | 09/20/12 |

Discussions with the Project Architect and Engineers

Conditions of Construction

The pricing is based on the following general conditions of construction

- A start date of November 2014
- A construction period of 18 months
- The general contract will be competitively bid with qualified general and main subcontractors
- There will not be small business set aside requirements
- The contractor will be required to pay prevailing wages
- There are no phasing requirements
- The general contractor will have full access to the site during normal business hours
INCLUSIONS

The project consists of a new student health center building of approximately 51,033 gross square feet. Program areas include patient health services, dental clinic, counseling, office and administrative support spaces. Building massing assumes a two-story building. A site area of approximately 120,000 gross square feet is also included.

BIDDING PROCESS - MARKET CONDITIONS

This document is based on the measurement and pricing of quantities wherever information is provided and/or reasonable assumptions for other work not covered in the drawings or specifications, as stated within this document. Unit rates have been obtained from historical records and/or discussion with contractors. The unit rates reflect current bid costs in the area. All unit rates relevant to subcontractor work include the subcontractors overhead and profit unless otherwise stated. The mark-ups cover the costs of field overhead, home office overhead and profit and range from 15% to 25% of the cost for a particular item of work.

Pricing reflects probable construction costs obtainable in the project locality on the date of this statement of probable costs. This estimate is a determination of fair market value for the construction of this project. It is not a prediction of low bid. Pricing assumes competitive bidding for every portion of the construction work for all subcontractors and general contractors, with a minimum of 4 bidders for all items of subcontracted work and 6-7 general contractor bids. Experience indicates that a fewer number of bidders may result in higher bids, conversely an increased number of bidders may result in more competitive bids.

Since Davis Langdon has no control over the cost of labor, material, equipment, or over the contractor's method of determining prices, or over the competitive bidding or market conditions at the time of bid, the statement of probable construction cost is based on industry practice, professional experience and qualifications, and represents Davis Langdon’s best judgment as professional construction consultant familiar with the construction industry. However, Davis Langdon cannot and does not guarantee that the proposals, bids, or the construction cost will not vary from opinions of probable cost prepared by them.
EXCLUSIONS

Testing and inspection fees
Architectural, design and construction management fees
Scope change and post contract contingencies
Assessments, taxes, finance, legal and development charges
Builder's risk, project wrap-up and other owner provided insurance program
Cost escalation beyond a start date of November 2014
Owner supplied and installed furniture, fixtures and equipment
Loose furniture and equipment except as specifically identified
Telephone/data - equipment and cable
Security equipment and devices
Audio visual cabling and equipment
Telephone/data "active" equipment including servers and switches
Hazardous material handling, disposal and abatement
Compression of schedule, premium or shift work, and restrictions on the contractor's working hours
Renewable energy
Domestic and fire water booster pumps
Water softening systems
Utility connection charges and fees
Emergency power (excepting egress lighting, fire & IT integral battery back-up)
Shade structures over courtyard
Fireproofing to structural steel
LEED certification fees
Street lighting at new sidewalk along Linden Street

OVERALL SUMMARY

<table>
<thead>
<tr>
<th>Gross Floor Area</th>
<th>$ / SF</th>
<th>$x1,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Building</td>
<td>51,033 SF</td>
<td>377.58</td>
</tr>
<tr>
<td>Sitework</td>
<td></td>
<td>4,056</td>
</tr>
<tr>
<td><strong>TOTAL Building &amp; Sitework Construction January 2013</strong></td>
<td><strong>23,325</strong></td>
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</tr>
<tr>
<td>Escalation to Construction Start Date</td>
<td>6.08%</td>
<td>1,418</td>
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<tr>
<td><strong>TOTAL Building &amp; Sitework Construction November 2014</strong></td>
<td><strong>24,743</strong></td>
<td></td>
</tr>
</tbody>
</table>

Note: escalation based on 3.0% per annum

Please refer to the Inclusions and Exclusions sections of this report
NEW BUILDING COMPONENT SUMMARY

<table>
<thead>
<tr>
<th>Gross Area:</th>
<th>51,033 SF</th>
<th>$/SF</th>
<th>$x1,000</th>
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</thead>
<tbody>
<tr>
<td>1. Foundations</td>
<td>8.82</td>
<td>450</td>
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</tr>
<tr>
<td>2. Vertical Structure</td>
<td>9.47</td>
<td>483</td>
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<tr>
<td>3. Floor &amp; Roof Structures</td>
<td>27.52</td>
<td>1,404</td>
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<tr>
<td>4. Exterior Cladding</td>
<td>61.70</td>
<td>3,149</td>
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<tr>
<td>5. Roofing, Waterproofing &amp; Skylights</td>
<td>10.42</td>
<td>532</td>
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<tr>
<td>Shell (1-5)</td>
<td>117.93</td>
<td>6,018</td>
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<tr>
<td>6. Interior Partitions, Doors &amp; Glazing</td>
<td>32.00</td>
<td>1,633</td>
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<tr>
<td>7. Floor, Wall &amp; Ceiling Finishes</td>
<td>17.18</td>
<td>877</td>
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<tr>
<td>Interiors (6-7)</td>
<td>49.18</td>
<td>2,510</td>
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<tr>
<td>8. Function Equipment &amp; Specialties</td>
<td>14.91</td>
<td>761</td>
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</tr>
<tr>
<td>9. Stairs &amp; Vertical Transportation</td>
<td>6.66</td>
<td>340</td>
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<tr>
<td>Equipment &amp; Vertical Transportation (8-9)</td>
<td>21.57</td>
<td>1,101</td>
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<tr>
<td>10 Plumbing Systems</td>
<td>13.81</td>
<td>705</td>
<td></td>
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<tr>
<td>11 Heating, Ventilating &amp; Air Conditioning</td>
<td>50.61</td>
<td>2,583</td>
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<tr>
<td>12 Electric Lighting, Power &amp; Communications</td>
<td>45.19</td>
<td>2,306</td>
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<tr>
<td>13 Fire Protection Systems</td>
<td>4.50</td>
<td>230</td>
<td></td>
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<tr>
<td>Mechanical &amp; Electrical (10-13)</td>
<td>114.11</td>
<td>5,823</td>
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<tr>
<td>Total Building Construction (1-13)</td>
<td>302.78</td>
<td>15,452</td>
<td></td>
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<tr>
<td>14 Site Preparation &amp; Demolition</td>
<td>0.00</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>15 Site Paving, Structures &amp; Landscaping</td>
<td>0.00</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>16 Utilities on Site</td>
<td>0.00</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Total Site Construction (14-16)</td>
<td>0.00</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>TOTAL BUILDING &amp; SITE (1-16)</td>
<td>302.78</td>
<td>15,452</td>
<td></td>
</tr>
<tr>
<td>General Conditions</td>
<td>9.00%</td>
<td>27.26</td>
<td>1,391</td>
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<tr>
<td>Contractor's Overhead &amp; Profit or Fee</td>
<td>4.00%</td>
<td>13.21</td>
<td>714</td>
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<tr>
<td>PLANNED CONSTRUCTION COST</td>
<td>January 2013</td>
<td>343.25</td>
<td>17,517</td>
</tr>
<tr>
<td>Contingency for Development of Design</td>
<td>10.00%</td>
<td>34.33</td>
<td>1,752</td>
</tr>
</tbody>
</table>

[RECOMMENDED BUDGET | January 2013 | 377.58 | 19,269]
### Item Description | Quantity | Unit Rate | Total |
--- | --- | --- | --- |
### 1. Foundations
- Reinforced concrete including excavation
  - Wall and column footings 28,000 SF 15.00 420,000
  - Elevator pit 2 EA 15,000.00 30,000
  **Total** 450,000

### 2. Vertical Structure
- Columns and pilasters
  - Structural steel columns 77 TN 3,000.00 231,885
- Shear bracing
  - Structural steel bracing 77 TN 3,250.00 251,209
  **Total** 483,094

### 3. Floor and Roof Structure
- Floor at lowest level
  - Reinforced concrete slab on grade 28,000 SF 8.50 238,000
- Suspended floors
  - Structural steel beams 46 TN 3,000.00 138,198
  - Metal deck with lightweight concrete topping 23,033 SF 9.00 207,297
- Flat roofs
  - Structural steel beams 114 TN 3,000.00 340,800
  - Metal deck with lightweight concrete topping 28,400 SF 9.00 258,600
- Miscellaneous
  - Covered structure over first floor walkway 700 SF 75.00 52,500
  - Roof over second floor walkway 800 SF 75.00 60,000
  - Equipment pads 1 LS 10,000.00 10,000
  - Miscellaneous metals and support framing 51,033 SF 2.00 102,066
  **Total** 1,404,461

### 4. Exterior Cladding
- Wall framing, furring and insulation
  - Steel stud framing, batt insulation, vapor barrier 28,730 SF 10.00 287,300
- Applied exterior finishes
  - Brick veneer (allow 30% of finished wall area) 13,260 SF 35.00 464,100
  - Metal panels (allow 5% of finished wall area) 2,210 SF 60.00 132,600
  - Stucco (allow 30% of finished wall area) 13,260 SF 15.00 198,900
- Interior finish to exterior walls
  - Gypsum board lining with paint finish 28,730 SF 4.00 114,920
- Windows, glazing and louvers
  - Aluminum framed high performance windows, dual glazed 7,735 SF 75.00 580,125
  - Aluminum framed high performance curtainwall, dual glazed 7,735 SF 125.00 966,875
- Exterior doors, frames and hardware
  - Glazed entry doors, power actualized 1 LS 50,000.00 50,000
  - Steel fire exit doors 1 LS 15,000.00 15,000
- Fascias, bands, screens and trim
  - Sunshading and miscellaneous architectural treatment 1 LS 200,000.00 200,000
- Soffits
  - Soffit finishes at second floor (stucco) 2,800 SF 30.00 84,000
- Balustrades, parapets and roof screens
  - Metal railings 150 LF 200.00 30,000
  - Mechanical equipment roof screens 1 LS 25,000.00 25,000
  **Total** 3,148,820

### 5. Roofing, Waterproofing & Skylights
- Waterproofing
  - Elevator pit 2 EA 1,500.00 3,000
### Item Description | Quantity | Unit | Rate | Total
---|---|---|---|---
Insulation  
Rigid tapered insulation under roofing | 28,400 | SF | 5.00 | 142,000
Roofing  
Membrane roofing | 28,400 | SF | 10.00 | 284,000
Roof or deck traffic surfaces  
Pedestrian walkway pads | 1 | LS | 10,000.00 | 10,000
Roofing upstands and sheetmetal  
Membrane flashings, metal parapet caps, miscellaneous sheetmetal work | 1 | LS | 40,000.00 | 40,000
Roof access and ventilation  
Roof access hatch and ladder | 1 | EA | 3,000.00 | 3,000
Caulking and sealants  
Miscellaneous caulking and sealants | 1 | LS | 50,000.00 | 50,000

**Total:** 532,000

### 6. Interior Partitions, Doors & Glazing

Interior partitions and doors  
Metal stud partitions with batt insulation and painted gypsum board linings, interior glazing and balustrades, wood doors in hollow metal frames | 51,033 | SF | 32.00 | 1,633,056

**Total:** 1,633,056

### 7. Floor, Wall & Ceiling Finishes

Floor, wall and ceiling finishes  
Student health | 16,864 | SF | 18.00 | 303,552  
Dental clinic | 1,668 | SF | 18.00 | 30,024  
Counseling | 9,984 | SF | 15.00 | 149,760  
Joint use spaces | 3,938 | SF | 15.00 | 59,070  
Administrative suite | 805 | SF | 15.00 | 12,075  
The WELL | 2,916 | SF | 15.00 | 43,740

### 8. Function Equipment & Specialties

General building accessories  
Toilet partitions and fixed restroom accessories, markerboards and tackboards, interior signage, fire extinguisher cabinets, window blinds | 51,033 | SF | 7.50 | 382,748

Shelving and millwork  
Registration/check-in desks, storage shelving | 1 | LS | 25,000.00 | 25,000

Cabinets and countertops  
Built-in cabinets and countertops  
Student health | 16,864 | SF | 8.00 | 134,912  
Dental clinic | 1,668 | SF | 15.00 | 25,020  
Counseling | 9,984 | SF | 5.00 | 49,920  
Joint use spaces | 3,938 | SF | 5.00 | 19,690  
Administrative suite | 805 | SF | 10.00 | 8,050  
The WELL | 2,916 | SF | 7.00 | 20,412

Special use equipment  
Residential kitchen appliances | 1 | LS | 10,000.00 | 10,000  
Radiation shielding | 1 | LS | 50,000.00 | 50,000  
Operable partition | 35 | LF | 1,000.00 | 35,000

**Total:** 760,752

### 9. Stairs & Vertical Transportation

Staircase flights, floor to floor  
Fire exit stair | 3 | FLTS | 30,000.00 | 90,000

Elevators  
Hydraulic passenger elevator, 3-stop | 2 | EA | 125,000.00 | 250,000

**Total:** 340,000
### 10. Plumbing Systems

<table>
<thead>
<tr>
<th>Item Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Rate</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sanitary fixtures and local connection pipework - motion activated flushing valves (allowance)</td>
<td>75</td>
<td>EA</td>
<td>2,000.00</td>
<td>150,000</td>
</tr>
<tr>
<td>Sanitary waste, vent and service pipework</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Floor drains and sinks, ≤ 6&quot;, complete with connection pipework, trap primers - allow</td>
<td>51,033</td>
<td>SF</td>
<td>1.50</td>
<td>76,550</td>
</tr>
<tr>
<td>Hose bibs, 3/4&quot;</td>
<td>1</td>
<td>LS</td>
<td>10,000.00</td>
<td>10,000</td>
</tr>
<tr>
<td>Rough-in sanitary fixtures, including waste, vent and domestic service pipework</td>
<td>75</td>
<td>EA</td>
<td>3,500.00</td>
<td>262,500</td>
</tr>
<tr>
<td>Condensate drainage, ≤ 1&quot;</td>
<td>1</td>
<td>LS</td>
<td>5,000.00</td>
<td>5,000</td>
</tr>
<tr>
<td>Reduced pressure, backflow prevention, 4&quot;</td>
<td>1</td>
<td>LS</td>
<td>12,750.00</td>
<td>12,750</td>
</tr>
<tr>
<td>Water treatment, storage and circulation</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Domestic hot water heater, including flue, circulatory equipment and storage</td>
<td>1</td>
<td>LS</td>
<td>17,550.00</td>
<td>17,550</td>
</tr>
<tr>
<td>Solar domestic hot water heating, including collectors, storage, connections pipework &amp; pumps</td>
<td>100</td>
<td>SF</td>
<td>175.00</td>
<td>17,500</td>
</tr>
<tr>
<td>Dental systems</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Local cylinder gases, including vacuum, outlets, pipework, fittings, valves &amp; specialties</td>
<td>1,668</td>
<td>SF</td>
<td>15.50</td>
<td>25,854</td>
</tr>
<tr>
<td>Natural gas</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Including pipework, fittings, seismic protection and valved hook-ups, ≤ 3&quot;</td>
<td>1</td>
<td>LS</td>
<td>37,500.00</td>
<td>37,500</td>
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<tr>
<td>Surface water drainage</td>
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<tr>
<td>Roof &amp; overflow drains, ≤ 6&quot;</td>
<td>51,033</td>
<td>SF</td>
<td>1.75</td>
<td>89,308</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>764,511</strong></td>
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<td></td>
</tr>
</tbody>
</table>

### 11. Heating, Ventilation & Air Conditioning

**Base scheme - VRV system**

- **Heated hot and chilled water generation equipment**
  - Chilling
    - Air-cooled chiller
    - 165 Tn 1,000.00 165,000
## Electrical Lighting, Power & Communication

<table>
<thead>
<tr>
<th>Item Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Rate</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Main service and distribution</strong></td>
<td>1,000</td>
<td>KVA</td>
<td>287.5</td>
<td>287,500</td>
</tr>
<tr>
<td>Including 12 kV - 480/120 V main switchgear (TVSS), distribution switchboards, transformers and feeders</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Emergency power</strong></td>
<td>80</td>
<td>KVA</td>
<td>745.0</td>
<td>59,600</td>
</tr>
<tr>
<td>Emergency power generator, water-proof, day-tank with sound enclosure</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>480-120/208 V distribution equipment, transfer switches and feeder conduit &amp; cable</td>
<td>80</td>
<td>KVA</td>
<td>505.0</td>
<td>40,400</td>
</tr>
<tr>
<td><strong>Machine and equipment power</strong></td>
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<td></td>
<td></td>
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<tr>
<td>Connections and switches, including conduit and cable</td>
<td>1</td>
<td>LS</td>
<td>20,000</td>
<td>20,000</td>
</tr>
<tr>
<td>Elevators</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mechanical connections, &lt; 25 hp</td>
<td>20</td>
<td>EA</td>
<td>2,750.0</td>
<td>55,000</td>
</tr>
<tr>
<td>Miscellaneous connections, &lt; 225 AM - including specialty, loading, medical/dental, F/S dampers, BMS power, VAV boxes fire, AV, IT and security systems</td>
<td>51,033</td>
<td>SF</td>
<td>2.00</td>
<td>102,066</td>
</tr>
<tr>
<td><strong>User convenience power</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Panelboard breakers, 120 V circuits</td>
<td>51,033</td>
<td>SF</td>
<td>1.50</td>
<td>76,550</td>
</tr>
<tr>
<td>Receptacles, including conduit and cable</td>
<td>51,033</td>
<td>SF</td>
<td>5.00</td>
<td>255,165</td>
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<tr>
<td><strong>Lighting</strong></td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Panelboard breakers, 277 V circuits</td>
<td>51,033</td>
<td>SF</td>
<td>1.00</td>
<td>51,033</td>
</tr>
<tr>
<td>Fixtures/switches, including conduit and cable - inclusive of LED type fixtures</td>
<td>51,033</td>
<td>SF</td>
<td>15.50</td>
<td>791,012</td>
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<tr>
<td><strong>Lighting and power specialties</strong></td>
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<td></td>
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<td></td>
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<tr>
<td>Grounding</td>
<td>1</td>
<td>LS</td>
<td>17,500</td>
<td>17,500</td>
</tr>
<tr>
<td>Lighting control - panels/dimming</td>
<td>51,033</td>
<td>SF</td>
<td>1.50</td>
<td>76,550</td>
</tr>
<tr>
<td>Daylight harvesting - Lutron type</td>
<td>51,033</td>
<td>SF</td>
<td>1.50</td>
<td>76,550</td>
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<tr>
<td>Cable tray</td>
<td>51,033</td>
<td>SF</td>
<td>1.00</td>
<td>51,033</td>
</tr>
<tr>
<td><strong>Telephone and communications</strong></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Telephone/data - including conduit only</td>
<td>51,033</td>
<td>SF</td>
<td>2.00</td>
<td>102,066</td>
</tr>
<tr>
<td>Audiovisual rough-in</td>
<td>51,033</td>
<td>SF</td>
<td>0.50</td>
<td>25,517</td>
</tr>
</tbody>
</table>

Total cost for Electrical Lighting, Power & Communication: 2,306,413

## Fire Protection Systems

<table>
<thead>
<tr>
<th>Item Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Rate</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fire alarm systems</td>
<td>51,033</td>
<td>SF</td>
<td>3.75</td>
<td>191,374</td>
</tr>
<tr>
<td>Security (conduit only)</td>
<td>1</td>
<td>LS</td>
<td>27,500.0</td>
<td>27,500</td>
</tr>
</tbody>
</table>

Total cost for Fire Protection Systems: 229,649

## Site Preparation & Building Demolition

Total cost for Site Preparation & Building Demolition: 0

## Site Paving, Structures & Landscaping

Total cost for Site Paving, Structures & Landscaping: 0

## Utilities on Site

Total cost for Utilities on Site: 0
### SITEWORK COMPONENT SUMMARY

<table>
<thead>
<tr>
<th>Gross Area: 120,000 SF</th>
<th>$/SF</th>
<th>$x1,000</th>
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</thead>
<tbody>
<tr>
<td>14. Site Preparation &amp; Building Demolition</td>
<td>4.02</td>
<td>483</td>
</tr>
<tr>
<td>15. Site Paving, Structures &amp; Landscaping</td>
<td>17.72</td>
<td>2,126</td>
</tr>
<tr>
<td>16. Utilities on Site</td>
<td>5.36</td>
<td>644</td>
</tr>
<tr>
<td><strong>TOTAL BUILDING &amp; SITE (1-16)</strong></td>
<td><strong>27.10</strong></td>
<td><strong>3,252</strong></td>
</tr>
</tbody>
</table>

| General Conditions | 9.00% | 2.44 | 293 |
| Contractor's Overhead & Profit or Fee | 4.00% | 1.18 | 142 |
| **PLANNED CONSTRUCTION COST** | **30.73** | **3,687** |

| Contingency for Development of Design | 10.00% | 3.08 | 369 |
| **RECOMMENDED BUDGET** | **33.80** | **4,056** |

#### 14. Site Preparation & Building Demolition

<table>
<thead>
<tr>
<th>Building demolition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Remove residential buildings</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Site clearing and grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>General site clearing and rough grading</td>
</tr>
<tr>
<td>Remove and store mature trees</td>
</tr>
</tbody>
</table>

**TOTAL: 482,500**

#### 15. Site Paving, Structures & Landscaping

<table>
<thead>
<tr>
<th>Paving and landscaping</th>
</tr>
</thead>
<tbody>
<tr>
<td>Paving (concrete and permeable) and landscaping, site drainage and lighting, signage</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Street improvements</th>
</tr>
</thead>
<tbody>
<tr>
<td>New sidewalk along north side of Linden Street, 5'-0&quot; wide</td>
</tr>
<tr>
<td>Concrete paving</td>
</tr>
<tr>
<td>Curb and gutter</td>
</tr>
</tbody>
</table>

**TOTAL: 2,126,000**

#### 16. Utilities on Site

<table>
<thead>
<tr>
<th>Mechanical</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reclaimed water</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Water mains, domestic hot, cold and fire</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water pipework, fittings, &lt; = 8&quot;</td>
</tr>
<tr>
<td>Hydrants</td>
</tr>
<tr>
<td>Valves and specialties (including metering)</td>
</tr>
<tr>
<td>Connections to existing</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Sanitary sewer - including relocation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Underground pipework, fittings, &lt; = 8&quot;</td>
</tr>
<tr>
<td>Manholes</td>
</tr>
<tr>
<td>Connections to existing</td>
</tr>
</tbody>
</table>
### Sitework

**Riverside, California**

**January 23, 2013**

**016-08163.110**

<table>
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<th>Quantity</th>
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<td>HV feeder conduit and cable, connect to MH#27</td>
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**Total**:

643,500

### Alternates

**January 23, 2013**

**016-08163.110**

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<tr>
<td>Alternate 1: Active Chilled Beams w/ Dedicated OA Units</td>
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<tr>
<td>Chilled beams with dedicated OA units in lieu of base VAV scheme</td>
<td></td>
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<tr>
<td>51,033 SF</td>
<td>11.00</td>
<td>561,363.00</td>
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<tr>
<td>Markups</td>
<td>24.70%</td>
<td>561,363.00</td>
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<td><strong>Total</strong></td>
<td></td>
<td><strong>699,997</strong></td>
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</table>

| Alternate 2: Single Duct VAV w/ HHW Reheat |
| Single duct VAV with HHW reheat |
| 51,033 SF | (2.75) | (140,341) |
| Markups | 24.70% | (140,340.75) | (34,659) |
| **Total** | | **174,999** | |

| Alternate 3: Geothermal w/ Heat Pumps |
| Geothermal - ground source heat pump systems in lieu of VAV scheme |
| 51,033 SF | 19.25 | 982,385.25 | 242,610 |
| Markups | 24.70% | 982,385.25 | 242,610 |
| **Total** | | **1,224,995** | |

| Alternate 4: PV Panels On Roof |
| PV panels, including panels, equipment, feeders, storage and support systems |
| 180 kW | 6,600.00 | 1,188,000.00 |
| Markups | 24.70% | 1,188,000.00 | 293,388 |
| **Total** | | **1,481,388** | |
### Alternate 5: PV Panels Above Parking, Including Drive Aisle

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<td>PV panels, including panels, equipment, feeders, storage and support systems</td>
<td>240 kW</td>
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<td>Extra for canopy structure over parking</td>
<td>20,000 SF</td>
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<td>Markups</td>
<td>24.70%</td>
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**Total: 2,661,013**

### Alternate 6: PV Panels Above Parking, Excluding Drive Aisle

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<td>PV panels, including panels, equipment, feeders, storage and support systems</td>
<td>132 kW</td>
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<td>Extra for canopy structure over parking</td>
<td>15,000 SF</td>
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<td>Markups</td>
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**Total: 1,600,723**
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<th>July 25 - 2012</th>
<th>233</th>
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<td>A.2</td>
<td>Meeting Minutes: Meeting B(2)</td>
<td>August 1 - 2012</td>
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<tr>
<td>A.3</td>
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<td>August 9 - 2012</td>
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<td>A.4</td>
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<td>August 15 - 2012</td>
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<td>A.5</td>
<td>Meeting Minutes: Meeting E(5)</td>
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<td>A.6</td>
<td>Meeting Minutes: Meeting F(6)</td>
<td>September 5 - 2012</td>
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<td>Meeting Minutes: Meeting G(7)</td>
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<td>A.8</td>
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<td>A.9</td>
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<td>A.10</td>
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<td>A.11</td>
<td>Design Review Board</td>
<td>December 4 - 2012</td>
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<td>A.12</td>
<td>Tree Survey</td>
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<td>A.13</td>
<td>Staff Count (Projections) Table</td>
<td>December 14 - 2012</td>
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<tr>
<td>A.14</td>
<td>Cost Model</td>
<td></td>
<td>383</td>
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<tr>
<td>A.15</td>
<td>DPP-1A Executive Summary</td>
<td></td>
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A.1
Meeting Minutes: Meeting A(1)

HMC Architects

Meeting Minutes

Meeting # | A(1) | Meeting Date | July 25, 2012
---|---|---|---
Client Name | UC Riverside | Project # | 6002005.000
Project Name | UCR Health & Counseling Clinic | DPP 1B
Purpose | DPP- Kick Off Meeting
From | Kate Diamond, Principal in Charge

Attendees

<table>
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<tr>
<th>Name</th>
<th>Partial Attendance (P)</th>
<th>Company</th>
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<tbody>
<tr>
<td>Jim Baldwin</td>
<td>Academic Senate Representative</td>
<td>UCR, Academic Senate</td>
</tr>
<tr>
<td>Kristin Brooke Hill</td>
<td>Prin. Sciences Facilities Planner, CRM</td>
<td>UCR-CRM</td>
</tr>
<tr>
<td>Danny Kim</td>
<td>Associate Vice Chancellor, Student Affairs</td>
<td>UCR-Student Affairs</td>
</tr>
<tr>
<td>Jennifer Miller</td>
<td>Director, The WELL</td>
<td>UCR-The Well</td>
</tr>
<tr>
<td>Elizabeth Mondragon</td>
<td>Counseling Psychologist</td>
<td>UCR-Counseling</td>
</tr>
<tr>
<td>Susan Allen Ortega</td>
<td>Assistant Vice Chancellor, Dean of Students</td>
<td>UCR</td>
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<tr>
<td>Tim Ralston</td>
<td>Associate Vice Chancellor, Capital Programs</td>
<td>UCR-CP</td>
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<tr>
<td>Jim Sandoval</td>
<td>Vice Chancellor, Student Affairs</td>
<td>UCR-Student Affairs</td>
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<tr>
<td>Blythe Wilson</td>
<td>Sr. Project Manager/Architect</td>
<td>UCR&amp;A&amp;E</td>
</tr>
<tr>
<td>Cindy Wong</td>
<td>Director of Campus Health Center</td>
<td>UCR Health Center</td>
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<tr>
<td>Kate Diamond</td>
<td>Principal in Charge</td>
<td>HMC</td>
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<tr>
<td>Seena Hassouna</td>
<td>Healthcare Planner</td>
<td>HMC</td>
</tr>
<tr>
<td>Scott Plante</td>
<td>Senior Project Designer</td>
<td>HMC</td>
</tr>
<tr>
<td>Ken Salyer</td>
<td>Managing Principal</td>
<td>HMC</td>
</tr>
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Distribution

Kristin Brooke Hill (UCR) for distribution

NEW ITEMS

No. | Comments | Status | Responsibility | Expected Date |
---|---|---|---|---|
1.01 | PROJECT HISTORY AND CURRENT DIRECTION | Information |
A. | The previous DPP showed that the existing building was not feasible to be remodeled. |
B. | This new project will be a new building and UCR has selected the site. |
C. | The previous "ideal 30,000 Enrollee" Pharmacy program was still a compromise because of the lack of available space in the current building. |
D. | Current assumptions and the project's program need to be verified as part of this next phase of work and for the new DPP. |
1.02 | PROGRAM VERIFICATION | Information |
A. | The Career Center is no longer a part of the project, but The WELL has been added. |
B. | The initial WELL space assumptions appear to be as much as twice as big as needed. |
C. | The initial site and program assumption is for a two-story building.
1.03 | PHYSICAL THERAPY | Information |
A. | The adjacent location of the Recreation Center building may allow for program reductions to the Physical Therapy space. |
B. | Athletics needs to be brought into this discussion. |
C. | A Physical Therapist will need to be hired. |
D. | Physical Therapy may or may not need to be accommodated within this project, but if it fits and can be afforded, it is preferred that it be located in the building. It is a high priority. Planning for expansion that could allow this in the future should be explored.

Item No. | Comments | Status | Responsibility | Expected Date |
---|---|---|---|---|
1.04 | HEALTH CLINIC | Information |
A. | Space for interns is to be kept at 60 SF. |
B. | About 4 to 10 interns might need to be accommodated. |
C. | Need space for Preventative Care Advocates (currently there are four). |
D. | An additional workstation is needed for a Health Education intern. |
E. | Add a 140 SF office for the Medical Chief. |
F. | There may be a need for a Telemedicine Room in the Health Clinic. |
G. | This could be an outfitting of one or more of the Exam Rooms. |
H. | It is not clear yet if this room needs to be a separately provided room. Add one room for now. |
I. | Cindy described an example of how the VA medical system is currently working with remote primary physicians and how this method could perhaps be used at UCR. |
J. | Conduit and pathways should be incorporated throughout to accommodate technology. |
1.05 | COUNSELING | Information |
A. | The Waiting Room for Counseling needs to be separated from the other Health and WELL waiting rooms. |
B. | A common entry point to the building is okay but a separate waiting room for Counseling is still needed. |
C. | Is a common centralized reception needed or do we rely on signage? |
D. | Visibility of observing the entrance is a priority. |
E. | A central receptionist would be a new employee position that the various departments would have to get together to determine how this person is departmentally accounted for. |
F. | Counseling is going up to 30 clinics so the Waiting Room capacity should be increased to accommodate 35 people. |
G. | Biofeedback can be decreased from 100 SF to 80 SF but increased from one room to two rooms. |
H. | The number of Counselors should be increased to a total of 25 counselors plus 4 Psychiatrists. |
I. | Counseling Assistant Director offices need to be increased to 140 SF. |
J. | Increase size of Administrative Office from 120 to 130 SF. |
K. | Alcove self-check-in should be increased to 4. |
L. | Group Room should be changed from one at 400 SF to two at 300 SF. |
M. | One full-time Psychiatrist Office is needed for Counseling (now a total of 3 Psychiatrists). |
N. | Verify the number of toilet fixtures required by code for each department and possibly add a unisex Family Toilet Room. |
O. | Consider placing the two 300 SF Group Meeting Rooms in Counseling back to back with a folding wall between. |
1. | HMC indicated that there are cost and auditory privacy issues with folding walls that may be challenging for such a use. |
1.06 | PHARMACY | Information |
A. | The previous "ideal 30,000 Enrollee" Pharmacy program was still a compromise because of the lack of available space in the current building. |
B. | A separate Consultation window will be needed. |
C. | 600 SF may be a good initial size for the main Pharmacy functions. |
D. | HMC to develop a proposed layout for next meeting (meeting B). |
E. | Increase the overall number of windows accordingly. |
F. | Increase the Health Center Waiting Room to account for the need for Pharmacy Waiting.
### Item 1.07 THE WELL

**Comments**
- Instead of a Waiting Room, a "Lounge" would make more sense.
- Student workstations are a semi-private type of hoteling workstation.
- The number of students is about 20 peers at a time.
- Plan for 60 SF per station and add it to the Joint Use portion of the Space Program. Locate near or adjacent to The Well.
- Add two private Consultation Rooms at 80 SF.
- Remove staff toilet rooms.
- Storage space needs to be looked at and confirmed for each department.

**Status**
- Information

---

### Item 1.08 JOINT USE

**Comments**
- The Joint Use section of the program has been developed to identify areas that can be shared by Counseling, The Well and the health clinic. This includes some building systems such as an IT room.
- The Well has been advertised as a place that you do not need to sign in to use.
- Most students visiting The Well do not have an appointment.
- Counseling Staff Lounge could be shared with The Well, but The Well still has a need for a small separate sink and refrigerator that gets used a couple of times each day.
- Separate toilet facilities are not needed for the Counseling patients or for The Well.
- Allow for 10 stations at 35 SF for workstations within the Joint Use program to be shared by Health, Counseling, and The Well.

**Status**
- Information

---

### Item 1.09 PROGRAM AREA TOTAL

**Comments**
- Final gross area at the end of the meeting equaled 50,250. Assuming $450 per GSF for initial budgeting = $22.5M for hard construction cost, only. These numbers will be investigated, and an initial cost estimate will be presented at the next Steering Committee Meeting on August 15, 2012.

**Status**
- Information

---

### Item 1.10 SITE ANALYSIS

**Comments**
- Current parking is about 25 spaces. The parking goal set by UCR was 70 spaces for the project.
- This number will need to be confirmed and that it will accommodate staff parking as well.
- A pedestrian connection should be made to the Student Recreation building to strengthen the relationship between both buildings.
- UCR will send HMC the latest information for the Housing Project.

**Status**
- Information

---

**We are proceeding based on the above information. If there are any omissions or if any corrections are needed, please bring them to our attention in the next few days.**

---

**Next Steering Committee Meeting**
- Time: 1:00-4:00 pm
- Date: Wednesday, August 15, 2012
- Location: Capital Resource Management UV-Room 210-16

**Attachments**
- None

**File**
- `\la\projects\Projects\6002 UCR\005\000_Repl Campus Health & Counseling Ctr Bldg\05\MM\01. MM\2012.07.25.docx`
## Detailed Project Program 1B
### Campus Health and Counseling Center

**Meeting Minutes: Meeting B(2)**

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### RESOLVED ITEMS

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<td>UCR Attendees: Cindy Wong, Julie Mills, Dr. Ken Han</td>
<td>Information</td>
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### NEW ITEMS

**UCR Attendees:** Cindy Wong, Julie Mills, Dr. Ken Han

- Refer to Attachment A – UCR-CNCC_MEETING_B-ROOM TEMPLATES-2012_08_01.
- Refer to Attachment B – UCR-CNCC_MEETING_B-USER PROVIDED INFO-2012_08_01.

### UNRESOLVED ITEMS:

**UCR Attendees:** Cindy Wong, Tito Sisnett, Dr. Ken Han

- A. This number will need to be confirmed and that it will accommodate staff parking as well.¹
- B. Pick up and Drop off window counters should be set at 42”.
- C. For revenue increase, it ideally should have a dedicated staff person or technician that would oversee stocking of OTC merchandise.
- D. Observation Room (Cot Room):
  - D. Mount equipment on the walls including oxygen.
  - E. A separate staff person for retail sales transactions could be needed.
  - F. A roll-down retail area that could be stocked from behind would work well.
- E. Sterilization Room: This is a new room added at 150 SF. See “Instrument Cleaning Room” sketch provided by Julie Mills in the meeting.

### 2.02 Pharmacy

**UCR Attendees:** Cindy Wong, Tito Sisnett, Dr. Ken Han

- A. This should be an over-the-counter retail display area with perhaps a focus on skin care.
- B. A nicer quality retail feel is desired with glass cases.
- C. Prefer two Blood Draw positions.
- D. Procedure Room: Need an overhead operating light.
- E. A nicer quality retail feel is desired with glass cases.
- F. One additional sink for hand washing is needed elsewhere within the lab.

### 2.03 Clinical Lab Area

**UCR Attendees:** Cindy Wong, Lynne Wear

- A. Lynne Wear provided a sketch of a proposed lab plan. (See attachment B)
- B. Two Specimen Collection Toilets are preferred.
- C. For revenue increase, it ideally should have a dedicated staff person or technician that would oversee stocking of OTC merchandise.
- D. A refrigerator is needed in the main lab area for juices, etc.
- E. A sink needs to be placed near the urinalysis area.
- F. A sink needs to be placed near the urinalysis area.
**2.04 Radiology**

UCR Attendees: Cindy Wong, Loren Gustafson, Steve Kenyon

A. Steve will send Seen a PDF file of a similar layout for a "Viztek" room that reflects what is desired.
B. Provide a dressing room close to the Radiology Room.
C. Locate the Radiology Suite close to the Trauma Special Procedure Room and close to the ambulance entry with gurney traffic access.
D. Need space for three computers (one rad, one digitizer, one PC), one multifunction fax/printer within the Radiology Room.
E. A new "Radiology Work Room" needs to be added at about 60 SF.
F. Need space for manuals, CDs, CD jewel cases, office supplies, gowns, cleaning supplies.
G. A separate PACS server location will be needed for the radiology department.
H. Need 9'-0" clear ceiling height in the Viztek Room.
I. For future use, provide the ability to provide 480V 3-phase power for the radiology equipment.
J. Plan for a 3x4' display area for the required machine and radiological licenses.
K. Loren prefers a higher work counter, perhaps at +42".
L. Prefer dimmable fluorescent lights in the procedure area and work areas separately controlled. Plan for adequate structural backing in the wall.
M. Unit is likely to be a Vizion DR by Viztek.
N. A call light system is needed to indicate the unit is in use.
O. Record storage needs to be lockable.

**2.05 Women’s Health**

UCR Attendees: Cindy Wong, Dr. Ken Han

A. Women’s Health and Colposcopy Room
B. Two rooms to be provided for this need.
C. Similar to a typical exam room but set up with gynecological equipment.
   1. Need a wall-mounted exam (PAP) light.
D. If possible, place a toilet room within the space or nearby.
E. This could be a shared door scenario but individual toilets are highly desired.
F. Back Office Support: Grouped "Pods" of provider offices with exam rooms is desired.

**2.06 Administration**

UCR Attendees: Cindy Wong

A. Insurance
   1. A current plan of the existing layout was provided.
   2. Reduce program from two to one Office at 120 SF.
B. 4 Administrative Offices at 120 SF for HR, MSO, Credentialing, Medical Records Clerk. Can reduce each office to 100 SF.
C. Reduced some offices to 100 SF and some others to 110 SF (see program spreadsheet).
D. 4 Administrative Workstations at 60 SF can be deleted.
E. 5 Billing Workstations at 60 SF for 2 Payroll, 2 Accounts Receivable + 1 future.
F. 2 Health Education Workstations at 60 SF:
   1. For interns who meet with patients for informational meetings only.
   2. Possibly locate in Joint Use area.

**2.07 Dental**

UCR Attendees: Cindy Wong, Dr. Jim Blaylock

A. A separate Waiting Room is desired to keep healthy dental patients separate from potentially sick Health Clinic patients. Walls are not needed as much as zones.
B. The dental registration personnel are also acting dental assistants.
C. Dental Registration currently has two workstations.
D. Increase from an 80 SF single person workstation to a two-person 120 SF workstation.
E. The Panorex x-ray unit needs to be in an alcove but must be at least 6 feet from any walkways or other areas.
F. The two single-person dental offices can be combined into one two-person office.
G. Dental Air compressors will need to be isolated due to noise and heat generation.
H. Two x-ray units can be used instead of three if they can be combined to serve two operatories.
   Sterilization Room needs to ideally be placed near the operatories, but also according to workflow (from clean to soiled).
I. The Lab and Sterilization areas can be combined into one room.

**2.08 Counseling Center**

UCR Attendees: Elizabeth Monragnen, Laura Hammond, Loretta Mead (at their office)

A. Reviewed counselors' offices, goal is to make rooms feel like a comfortable living room.
B. Viewed existing rooms, where lighting is poor.
   1. New offices should contain adjustable lighting.
C. Need a testing room, 10x10, with room for computer, table, seating for 2, storage.
D. Observation room could be put between two intern rooms and could multi-task as storage.
E. Biofeedback room shall contain a recliner, desk, filing cabinet, and storage (visited existing).
F. Storage in existing facility is lacking and is currently in a room about 10'x12' (this is about 1/3 of the needed capacity).
G. Need a place for laptop storage.
H. Receptionists would like a glass wall for separation between clients and staff, with a buzz-in door.
I. Waiting area shall be comfortable, with views to the outside.
J. Mailbox cubbies should be lockable, centrally located and in a copier/work room (currently in kitchen).
K. Need client paperwork cubbies in the waiting area (10), UCLA space was given as an example.
L. Separate entrance, waiting area for client privacy is desired.

**2.09 The Well**

UCR Attendees: Rochelle Pinkney, Jennifer Miller, Deepak Sharma, Prane Wami, Susan Allen Ortega

A. "The Edge" at UCSD is a good example of what is desired for the Well.
B. Waiting:
   1. This space may not be shared very easily with the Counseling Clinic because it is a much louder type of space and it is meant to encourage impromptu walk in traffic.
C. Office for case manager/social worker: clarify with Susan regarding sharing with other programs.
   1. It is not part of The Well.
D. Need ten cubicles for volunteer student workers: 45 paid and 120 volunteer.
E. Peer counseling should have two stations that are more acoustically private but still visually open.
F. Hours are typically 8 to 5 but work happens 1 to 3 nights a week and sometimes on weekends.
G. A Kitchen is desired for The Well's use that also is different from a typical staff kitchen because they clean paintbrushes, coordinate student food events, etc.
H. The adjacent Recreation Center can offer multi-purpose rooms that could be scheduled by The Well for certain events.
I. Room 260 is used for that purpose and is booked frequently.
J. Two Lounges:
   1. Community Service Resource and Graduate Students Resource could be zoned instead of two separate rooms if need be.
   K. An additional exit path is desired for security reasons.
   L. A posting bulletin board near the community service coordinator is desired.
M. External Messaging is also desired in the form of posters, computer monitors, or other means.
N. Outside spaces for The Well are strongly desired. 
   1. Outdoor functions tend to be loud.
O. Exterior space can gather 200-250 people.
P. There is a need for mailboxes.
Q. Consideration should be given for placing The Well on the ground floor.
R. The Well is 100% funded by student fees.
2.10 Collective Student Partners Wellness Meeting

UCR Attendees: Cindy Wong, Susan Allen Ortega, Jennifer Miller, Laura Hammond, Elizabeth Mondragon

A. The new building allows for the various programs within it to work together at uplifting and treating students.
B. The programmatic uses along with the clinical uses can be symbiotic even though they are different.
C. The adjacent Recreation Center is also a symbiotic adjacency to draw students towards one another.
D. Satellite locations for The Well, Counseling, and Health programs near The HUB are desirable.
E. Further investigation is needed.
F. Mini Wellness Fairs are desired.
G. Joint Use Administrative Consult Stations:
   1. Change from 60 SF each to 40 SF each for 10 locations.
H. Workstations: Change to 25 SF each for 20 locations.
I. Wellness Staff Offices for Case Manager/Social Worker reduced to 110 SF.
J. The number of Wellness Student Affairs Officers is set at 5 for now but needs to be confirmed.
K. The Joint Use Large Conference Room and Medium Conference Rooms should be looked at being placed immediately adjacent to each other so a folding wall option can be considered.

We are proceeding based on the above information. If there are any omissions or if any corrections are needed, please bring them to our attention in the next few days.

Next PMT Site/Analysis Meeting
Time: 1:00-3:00 PM
Date: Wednesday, August 8, 2012
Location: GoTo Meeting

Next Steering Committee Meeting
Time: 1:00-4:00 pm
Date: Wednesday, August 15 2012
Location: Capital Resource Management UV-Room 210-16

Attachments
- A – UCR-CHCC_MEETING_B-ROOM TEMPLATES-2012_08_01
- B – UCR-CHCC_MEETING_B-USER PROVIDED INFO-2012_08_01

File /la/1projects/Projects/6002/UCR005-000_ REPL Campus Health & Counseling Ctr Bldg/05-MM01/M-MEETING B/MM02_2012_08_01_KEN EDIT.docx
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Blood Draw

1/4" = 1'-0"  
HMC Architects

Conference Room - Large

1/4" = 1'-0"  
HMC Architects

ATTACHMENT A

University of California Riverside // HMC Architects
ATTACHMENT A

Dressing Room

Exam Room

final room - 110 sf
accessible room- 130 + 42" door

prefer wall mounted computer

no exam light in standard rooms.

standard door swing, provide curtain at door

1/4" = 1'-0"
nurse call at each station

BP, 02 Sat, thermometer

Option for camera to observe if not enough staff.

Option to provide second door for direct access to toilet

station for a "float" nurse"

IV tracks, test both options

o2 only in wall

ATTACHMENT A
Medication Prep Area

HMC Architects

Nourishment

HMC Architects

NOTE: ADD 2nd SINK WHEN ROOM SUPPORTS MORE THAN 8 DAYS
Nurse's Station - Option 1

HMC Architects

Nurse's Station - Option 2

HMC Architects
OTC area should be a nicely designed "retail experience". UPS to pharmacy for fridges and computers.

current - 1 pharmacist
2 pharmacy techs
future 2 pharmacists
4 techs

are there vending machines for OTC?
ATTACHMENT A

Triage Template

1/4" = 1'-0"

intravenous pole with pump (IV stand)

Patient info. (compliance)

no curtain needed

space for belongings (cubby)

printer

label maker (ordering labs)

Work area for RN to see patients.

computer, desk, files

Provide view to registration staff.

Not directly to lobby

Temp, BP, Pulse OX. Desktop set.

TRAVEL CLINIC

Space for vaccine info and other pamphlets.

Temp, BP, Pulse OX. Desktop set.

Only one door. 3'

Sharps container

42" door
VIZTEK VIZION DR ROOM - 16' x 10'
preferred. Steve to send a layout.
Dressing room close to RAD room
Close to ambulance access
Gurney traffic access (wall protection)
close to procedure room
work area adjacent: cabinet for manuals and logs.
space for a PACS server
Proximity to toilet
9' clear ceiling.
This model was sized to 50 KW form standard 64 KW.
Prefer to design the building to allow for 480 power.
3'x4' display area for licenses, in room check via tech drawing for backing requirements.
"IN-USE" LIGHT
Record storage - locked.

prefer dimmable fluorescent, separately controlled procedure and work area.

X Ray Room
16' x 10'

ATTACHMENT A
1. HI – LO GURNEY WITH RAILS AND STORAGE SHELF FOR BELONGINGS
2. CEILING MOUNTED IV POLES ON A TRACK.
3. SHELVES ABOVE GURNEY.
4. OVER BED TABLES
5. TALL BEDSIDE STANDS
6. WALL MOUNTED O2, BP WITH O2 SAT
7. CLEAN STORAGE ROOM (EKG MACHINE, WHEELCHAIR, O2 TANK, ETC.)
8. DIRTY STORAGE ROOM WITH SINK (DIRTY LINENS, ETC.)
9. BATHROOM WITH SINK
10. OVERHEAD BED LIGHTS
11. CURTAINS
12. CALL LIGHTS
13. WALL MOUNTED OTOSCOPE
14. SINK
15. STORAGE LOCKERS
16. STORAGE CABINET (LINENS, TOWELS, EQUIPMENT, ETC.)
17. NURSES DESK WITH COMPUTER, PRINTER, AND LABEL PRINTER
18. PHONE
19. OPEN COTROOM VISIBLE FROM HALL.
20. VIDEO SCREEN AT NURSES STATION
21. COTROOM CLOSE TO NURSES’ STATION
22. INDIVIDUAL PATIENT STORAGE LOCKER
23. SPACE BETWEEN BEDS AND WALLS TO START IVS, GET PT. INTO WHEELCHAIR, ETC.
24. WINDOWS!

ATTACHMENT B

TRIAGE ROOM  - current Eq  7/24/2012

Computer
Printer
Telephone
Hepa Filter – Enviro Corp Iso Clean 16 ½ inches X 25 inches X 60 inches
Welch Allyn B/P monitor – desk top
Scale (battery operated) 20 inch base X 54 inches high
Electric Fan

TRAUMA ROOM

Computer
Phone
Operating Room Light – Burton AIM-100 swing arm ceiling mount bracket, 20 inch light head
Exam Table – Ritter 223 Adjustable Table – 28 inches X 60 inches
Welch Allyn B/P monitor X2 – on rolling stand 23 inch base
Otoscope/Ophthalmoscope – wall mounted 4 inches x 12 inches
Emergency Cart (suction machine requires outlet) - 20 inches x 35 inches X 33 inches
Cautery Unit – Red plug? - on rolling stand – base measurement 23 inches
Mayo stand x 2 – 20 inch wheel base

STATION 1/ STATION 2

Welch Allyn B/P monitor – desk top
ATTACHMENT B

Computer
Printer
Phone
Paper Shredder

Vaccine Refrigerator – Red Plug – 21 inch X 33 inches – Danby dorm style refrigerators

Portable floor heater? Extra outlet for Audiometry testing equipment

COT ROOM

Beds x 3 (Electric in the future?) Over head lights?

Welch Allyn B/P monitor x 1 – on wheels 23 inch base

Portable exam/D.R. light – Welch Allyn wheeled base stand 16 inches X 18 inches

EKG machine (clean utility room in the future?) – Atria 13 inches X 24 inches wheeled cart.

Otoscope/Ophthalmoscope – Welch Allyn – 4 inch X 12 inch wall mounted

CLEAN UTILITY ROOM/DIRTY UTILITY ROOM

Vaccine Refrigerator – Red Plug – Sanyo Medicoool 25 inches X 72 inches X 70 inches

Autoclave – Red Plug? Ritter M9 ultraclave Table top autoclave 15 inches X 22 inches

EXAM ROOMS 1

1 Otoscope (wall mount) 12”x4”
1 exam light (wall mount) 7”x6”
1 Pap light (wall mount) 4”x2”
1 ear spec holder (wall mount) 10”x4”
1 exam table 57”x27”
1 Mayo tray 33”x16”
1 computer & stand 30½ 18 1/2
1 stool 16x16

Otop, tongue blade holders (wall mount) 8”x 7”
1 red trash can 12”x12”
1 trash can 13”x18”
1 cabinet 19”x18”
1 patient chair 21” X 22”
1 Sharps container 13”x4” (wall mount)
3 Glove boxes 18”x9”
1 Hand Sanitizer 16”x16”
1 BP (wall mount)
1 sink

HEPA FILTER NEG PRESSURE

Need 7 outlets in each room.
Detailed Project Program 1B
Campus Health and Counseling Center

ATTACHMENT B

Cojo room

1 Otoscope (wall mount) 12"x4"
1 exam light (wall mount) 7"x6"
1 Pap light (wall mount) 4"x2"
1 ear spec holder (wall mount) 10"x4"
1 exam table 57"x27"
1 mayo tray 33"x16"
1 computer & stand 30 ½ 18 1/2
1 stool 16x16
Qtip, tongue blade holders (wall mount) 8"x7"
1 red trash can 12"x12"
1 trash can 13"x18"
1 cabinet 19"x18"
1 patient chair 21" X 22"
1 Sharps container 11"x4" (wall mount)
3 Glove boxes 18"x3"
1 Hand Sanitizer 16"x16"
1 BP (wall mount)
1 sink
2 colpo

Need 7 outlets in each room

EXAM ROOMS 1D

1 Otoscope (wall mount) 12"x4"
1 exam light (wall mount) 7"x6"
1 Pap light (wall mount) 4"x2"
1 ear spec holder (wall mount) 10"x4"
1 exam table 57"x27"
1 mayo tray 33"x16"
1 computer & stand 30 ½ 18 1/2
1 stool 16x16
Qtip, tongue blade holders (wall mount) 8"x7"
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1 cabinet 19"x18"
1 patient chair 21" X 22"
1 Sharps container 11"x4" (wall mount)
3 Glove boxes 18"x3"
1 Hand Sanitizer 16"x16"
1 BP (wall mount)
1 sink

Need 7 outlets in each room
DENTAL SPACE NEEDED

1. Reception area
   a. 8 – 10 chairs
2. Front desk for 2 stations
   a. Filing cabinets? (future paper less need scanner first)
3. Supply room
4. Sterilization Room
   a. Sink (sterilization counter space both sides of sink)
   b. Counter space for ultrasonic cleaner
   c. Autoclave space
   d. Emergency eye wash
5. At least 4 - 5 dental operatories
   a. With air, water, and vacuum outlets
   b. Sink
   c. Dental chair
   d. Computer
   e. Rolling cabinet
6. Equipment room (sound proof)
   a. Vacuum pump
   b. Air compressor
7. Panorex x-ray room
   a. Computer stand
   b. Printer stand
8. Doctor office
   a. 2 desks for Dentist
   b. Conference table (staff meetings or staff reviews)

EQUIPMENT TO BE MOVED OR REPLACED

3 dental operatory chairs (should be installed and serviced by dental tech.)
3 x-ray units
2 vacuum pumps – may need only one
1 panorex machine
   a. Panorex should be moved and calibrated by Henry Schein service dept.
4 file cabinets
2 storage cabinets
7 desk top computers
1 desk
2 printers
1 autoclave
1 ultrasonic cleaner
2 amalgamators
PHARMACY EQUIPMENT INVENTORY
AUGUST 1st 2012

One workstation (6'x3') w/ overhead storage cabinet (72"L x 14"H x 17"D)

One L-shape office desk (6' L on one side x 8' L on other side x 2' wide)
with 2 overhead storage cabinets (48"L x 16"H x 16"D)
and (74"L x 16"H x 16"D)

Two dispensing windows 60" x 48"

L shape work counter 12' long x 18' long x 28 inches wide x 39 inches tall

Three Lexmark laser printers 17 inches wide x 23 inches high located work counter and desk.

Three computer desktops with 17" monitors each.

One pill counter with scanner

Two signature pads

One paper shredder 30 inches deep x 30 inches tall x 10 inches wide

One 3 drawer file cabinet 30 inches wide x 17 inches deep x 41 inches high

Fourteen shelving spaces: four 15 inch deep double-sided (each side 7 inches deep) bays x 45 inches wide plus four single-sided shelving units (36 inches wide x 7 inches deep) plus two single-sided shelving units 46 inches wide x 7 inches deep.

Two sets of 5 drawers under counters: 40 inches high x 24 inches wide x 22 inches deep

Three under counter storage drawers for vials 48 inches wide each

One medication refrigerator 29 inches deep x 28 inches wide x 60 inches tall

One counter 80 inches long x 28 inches deep x 39 inches tall includes a 15x15 inch sink and 24 inch wide under sink storage cabinet with door.

One door/consultation area 40 inches wide x 86 inches high.
PLAN "D"

UC RIVERSIDE
VEITCH STUDENT CENTER
ROOM 406
NOVEMBER 13, 2000
UPDATED FEB. 14, 2001
SCALE: 1/4" = 1'-0"

PROJECT: 8349

DAVISON DESIGN
(949) 831-3000
FAX: (949) 831-3130
CELL: (949) 300-2121

ISO VIEW OF STATIONS A, B & C

UC RIVERSIDE
VEITCH STUDENT CENTER
ROOM 406
NOVEMBER 13, 2000
UPDATED MARCH 12, 2001
SCALE: 1/4" = 1'-0"

PROJECT: 8349

DAVISON DESIGN
(949) 831-3000
FAX: (949) 831-3130
CELL: (949) 300-2121
1. Reception Desk - with waiting area that maintains confidentiality between desk and where the phlebotomy and testing takes place; phone; computer workstation; printer; and label printer.

2. Phlebotomy Area - 2 phlebotomy reclining chairs  
   2 phlebotomy supply carts; small refrigerator for patient juices and glucoma drinks; good overhead lighting; coat hooks and a counter area for patient's belongings; counter space for patient handouts, glove boxes, & sharps containers. Cupboard for supplies. Wall space for bulletin boards displaying various licenses and certificate. Wide doorway area for wheelchair accessibility.

3. Patient Restroom - located adjacent to, but outside the phlebotomy area, for collection of patient's samples. It should have toilet, sink, mirror, supply cabinet with surface area for patient belongings, and hook for jackets. Needs a turning specimen "carousel" in the wall that allows for retrieval of samples from inside the lab area. Therefore, must share a wall with main lab area. Handicap accessible. 

4. Central Processing Area - counter area to accommodate a benchtop centrifuge, computer workstation (monitor, CPU, printer, label printer), phone, specimen drop-off bin, and time clock. Need lots of counter space for processing requisitions and specimens for send out. Cupboards and shelves for supplies. Centrifuge is 16" round X 12" tall.

5. Lab Manager Office/General Clean Area - office desk with drawers, shelves, cabinets, cupboards, and file cabinet. Need computer workstation with printer and label printer, and phone. Area such as deep drawers or lockers for lab staff personal belongings and hooks for lab coats, jackets. Need small sink and small refrigerator for staff use.

6. Main Lab Testing Area -
   (1) Large open area with lots of countertop space—depth of counters no deeper than 24" to minimize reaching and easier access to upper cupboards. Open space/knee space underneath counters. Drawers of various sizes for storage at the end of each counter area and file cabinets.
   (2) Wall space to accommodate 2 household-size refriger or 1 large laboratory size.
   (3) Need 2 workstations each with a computer, printer, label printer, and phone.

(4) Counter space for printer/fax machine.
(5) Need cupboards/cabinets/shelves for supplies and large notebooks and texts.
(7) 2 Knee space areas for two microscopes to be used.
(8) Sink (at least 18" X 18") adjacent to the urine analyzer and Eye Wash Station.
(9) Counter for Microbiology & Incubator: 24" wide X 24" deep X 30" tall and at least 24" of surrounding counter work area. The incubator doors swing wide open!
(10) Counter for Urine centrifuge: 18" round X 18" tall
(11) Counter for Urine Analyzer: 7" wide X 18" deep X 6" tall and need at least 24" of surrounding counter work area. Sink should be at least 18" x 18", stainless steel and placed next to this area. One of the microscopes should be adjacent to this area.
(12) Counter for Chem Analyzer: 7" wide X 10" deep X 12" tall and need at least 12" surrounding counter work area.
(13) Counter for Hematology Analyzer: 16" wide X 18" deep X 18" tall and need 3-4 feet of surrounding counter work area to include open counter for performance of various kit tests. One of the microscopes should be adjacent to this area.
(14) Counter for Chlamydia testing: 2 small incubators, 6" X 6" and need 24" of surrounding counter work area.
(15) Plenty of uncommitted open counter space!

**Overall bright ceiling lighting; lots of electrical outlets; we do not need gas lines; windows top half of outer walls.
**Countertops should be composed of a surface that is scratch resistant and that does not stain.
**Sinks should not stick in.
**Flooring should be linoleum in the phlebotomy and lab testing areas.
Design Considerations for Outpatient Pharmacy

Kettering Health Network (KHN) is a comprehensive, nonprofit healthcare system based in Dayton, Ohio. KHN consists of seven acute care hospitals along with a full network of ambulatory access points. Two outpatient pharmacies opened in the late 1980s, and the third in 1990. At this time, KHN realized its need to evolve from independent pharmacies to a more efficient, centralized pharmacy distribution network to meet the needs of the growing healthcare system.

Beginning the Renovation or Build Process
Locating rental space that includes appropriate patient access and sufficient square footage within medical buildings presents a difficult task. Even though there were several pharmacy locations that began the expansion in 2002, all 10 current locations are new or renovated pharmacies. Since hospital facility floor plans evolve over time, it was important to approach each location with a permissive design that allowed for future flexibility in case of unexpected revisions.

Choosing a Pharmacy Type
The 10 KHN outpatient pharmacy locations at KHN were designed using three basic formulas to achieve the best patient performance, reduce pharmacy costs, and minimize pharmacy-related expenses. A unified outpatient pharmacy design with access to the center (OTC) drug sense, and a simple, modular, centrally located drop-off area.

Project Goals
There are three major goals established for each new pharmacy expansion: improving patient medication compliance, reducing medication-related errors, and, most importantly, minimizing employee pharmacy benefits costs. Improving medication compliance and reducing medication-related errors are key to meeting these objectives. In addition, to meet these goals, the pharmacy design must be cost-effective and provide a high level of patient access and convenience.

Return on Investment
When determining whether to open or renovate an outpatient pharmacy, the first step is to create an ROI business plan for the site. This helps in calculating the potential prescription volume and, thereby, the return on the investment. Before the renovation began, 10 pharmaceutical manufacturers were contacted to provide an assessment of the pharmacy's potential. The results were very favorable, with a potential ROI of 50% or higher. The renovation was approved, and construction began immediately. The new pharmacy opened in July 2002, with a 50% increase in prescription volume and a 30% decrease in pharmacy-related costs.
Casework and Storage

ATTACHMENT B

Detailed Project Program 1B
Campus Health and Counseling Center

Categorization of OTC Medications

The addition of a full line of OTC medications has helped us to significantly improve employee health and the quality of care provided. The category of medications includes over-the-counter remedies for various conditions such as colds, flu, allergies, andminor injuries.

Pharmacy Staffing

KHN uses a productivity coefficient of 18 to 20 hours of staff time for each prescription filled. A steady pressure of demand is common for the outpatient pharmacy, and the usual 20-hour standard is increased to 25 hours per day. This reduction includes both pharmacists and technicians. For example, if a pharmacy fills 100 prescriptions per day, this justifies 62.5 hours of daily staffing (600/16 = 37.5). We choose to keep a staff of a minimum of one full-time pharmacist and technician so that the pharmacy has customer service assistance at all times.

In hospitals with a pharmacy gift shop combination, the gift shop employs a full-time pharmacist, who can also manage the pharmacy. Some hospitals use a part-time pharmacist, who is on call and is usually a certified hospital pharmacist, who is also a part-time hospital pharmacist. A part-time pharmacist is required in the hospital to ensure that the pharmacy has customer service assistance at all times.

Pharmacy Renovation Satisfaction

Both patients and employees have been extremely satisfied with the results of the new outpatient pharmacy's implementation and the renovation project. Employee satisfaction scores on our internal surveys are typically near the top in the health system.

KHN’s new renovation has been designed and extensively modified to improve workflow. The dispensing and packaging areas are well marked, and multiple automated systems are used. The pharmacy has a well-organized system for processing and dispensing medications, which is managed by a pharmacist and one or two pharmacy technicians.

Ongoing considerations include the integration of the pharmacy’s information system with the hospital’s information system, ensuring that patient information is accessible to both the pharmacy and the hospital, and ensuring that the pharmacy and hospital are able to communicate effectively.

Our new renovation pharmacy construction and renovation services have helped us to reduce our expenses and improve our services. In the future, we expect continued success.
A.3

Meeting Minutes: Meeting C(3)

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<td>Open</td>
<td>UCR (KH)</td>
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A. This number will need to be confirmed and that it will accommodate staff parking as well.
B. EPT has previously worked on UCR projects and is familiar with UCR's standards and guidelines.
C. UCR has never sold any trees but understands this may be an option and a potential cost savings.
D. UCR Grounds has had a practice of removing Eucalyptus and California Peppers.
E. UCR is working to amend the Campus Design Guidelines document to exclude California Peppers from the recommended street tree palette. UCR Physical Plant is removing eucalyptus trees where possible due to safety considerations. The designated street tree for Linden Street is the California Pepper, and UCR will re-evaluate this designation.

F. HMC relayed an example provided by EPT to quantify the costs involved in moving trees.
1. The cost to relocate a healthy existing tree is approximately 25% less than purchasing a similar new tree from a nursery.
G. Tricia indicated that moving trees on UCR's campus has been successful.
H. The aerial image provided by UCR is recent and dated April 2011.

3.2 Site Review Information
A. HMC presented a study of an "L-shaped" site in lieu of the rectangular site identified in the site selection diagrams. It was developed with the intent of preserving one of the proposed housing units in the Dundee DPP.
B. UCR indicated that the design described in the Dundee DPP is not fixed and should not be taken too literally. Rather the key guiding principles of the Dundee DPP should form the design of the CHCC.
1. The north-south Mall corridors are important to the overall campus plan and should be maintained.
2. The "build to" lines establish the site.
3. The Linden street setback dimensions should be adhered to.
4. The concept of varying sizes of open space should be incorporated.
5. Orienting buildings with facades predominantly facing north and south to allow for good solar orientation
6. Provide a buffer on the north to soften the impact of the CHCC on housing.
C. UCR would like to maintain as much of the existing housing and infrastructure as possible as fruition of the Dundee plan could be ten years or more out. If possible, HMC should try to keep the cluster of 3 buildings along Linden at the end of Aberdeen Mall intact while realizing the CHCC project.
D. Jon Harvey indicated that UCR planning would prefer a rectangular site to allow for more efficient land use and incorporation into future developments of the Dundee Housing Plan, which would be appropriately up-dated to address the CHCC.
E. A strong pedestrian connection with the existing Student Recreation Center is critical. There will likely be opportunities to create synergies with wellness functions between CHCC and the Recreation Center to share space for larger programs and events.
F. The CHCC will be the first new campus facility north of Linden for the immediate future. It needs to stand alone in this interim context while respecting the intent of the future student housing context.

3.3 Parking Information
A. Many of the building’s client population will walk to the site. Sustainable goals should reinforce and prioritize pedestrian or bicycle access but the nature of functions in the clinic and counseling center may require more parking than typical campus functions.
B. Parking at UCR is typically determined at a campus-wide scale, not per building.
C. Lot 24 was identified as a location with capacity for staff parking. Only limited staff parking for key personnel should be provided on-site. It is not UCR policy to provide staff parking at buildings.
D. Lot 25 is usually very full and probably is not a viable option for staff parking. Additionally, there are plans for removing lot 25 in the future and constructing a pedestrian mall.
E. Lot 26 will be used by commuter students, not staff.
F. Staff count has changed since the original DPP. Data should be revisited.
1. HMC will develop a slide for the steering committee meeting to facilitate a discussion regarding parking.
G. Short term service parking/ambulance access should be from Linden Street.

3.4 Sustainability Information
A. HMC presented three strategies for review.
B. UC’s Sustainable Practice Policy should be followed:
1. New construction must attain a minimum of LEED Silver and outperform Title 24 by 20% (this is a UC requirement).
2. All UC campuses are aspiring for a Net Zero energy building, and we should consider that goal for this project along with LEED Gold or Platinum certification. (this is for all projects in the UC system)
3. This project shall meet CALGreen.

C. Exceeding Title 24 by 20% is a UC requirement. As part of the DPP1 process, the design team will set a minimum goal of 25% above Title 24 and will investigate the possibility of increasing that goal to 35% savings.

D. UCR desires enhanced commissioning, because the payback far exceeds the premium.

E. Building monitoring should include monitoring of the major energy use systems within the building beginning with HVAC and Lighting and employing system-level metering covering at least 80% of the total expected annual energy consumption of the building.

F. An educational component should be considered due to the mission of UCR as an educational institution. A prime example is having a building kiosk(s) that display real time energy and water savings, sustainable design features and other information relevant to UCR and Health Services.

G. Savings by Design can’t be used through Riverside Municipal Utilities which does not participate, but UCR can use Savings by Design through Southern California Gas on terms saved.

H. Connecting CHCC or the Dundee housing project to the Central Utility Plant was seen as unlikely since historically UCR housing facilities have not been connected to the Central Utility Plant.

I. The possibility of an on-site centralized chilled water system that could serve Dundee and CHCC was discussed. Ability to connect the building to a future system needs to be considered. Creating a central plant to provide services to the area is not part of the CHCC project.

J. The idea of designing CHCC to connect to a future gray water recovery system as discussed in the Dundee DPP was seen a good strategy.

K. UCR would prefer LED lighting, eliminating fluorescents, as they believe the cost will be comparable when the building is built out. Fluorescents also have higher maintenance and disposal costs.

L. Task lighting is desirable allowing for reductions in overhead lighting.

M. Blythe indicated that UCR prefers natural shading in lieu of “active” solar controls.

N. Blythe indicated that UCR facilities management has had trouble maintaining waterless urinals and do not want to see them used in new projects.

O. Roof minimum insulation shall be R-35.

P. Green roofs are not desirable in the Riverside climate.

3.6 Structural Information

A. Structural options were briefly discussed:
   1. Platform framed light gauge steel or wood stud
   2. Steel moment frame
   3. Steel braced frame
   4. Concrete systems such as poured in place or precast.
   5. UCR does not want a platform framed structure because while initially less expensive it will limit future flexibility that is essential for campus facilities.

B. Future flexibility is essential.
   1. The building should be adaptable to accommodate changes during its life as the CHCC.
   2. The building should be designed to allow flexibility if it were to change use in the future.
   3. The building should be designed to allow for future expansion.

We are proceeding based on the above information. If there are any omissions or if any corrections are needed, please bring them to our attention in the next few days.

Next Meeting

Time: 1:00-4:00 PM  Date: Wednesday, August 15, 2012  Location: UC Riverside UV-Room 210-16

Attachments

File \la\projects\Projects\6002 UCR\005-000_Repl Campus Health & Counseling Ctr Bldg\05-MM\01.MEETING CMM03_2012_08_09.docx
### Meeting Minutes: Meeting D(4)

**NEW ITEMS**

<table>
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<td>Site Analysis</td>
<td>Information</td>
<td>UCR</td>
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- Refer to Attachment A – UCR CHCC Meeting D.
  - A. HMC presented its site analysis that addresses the future development guidelines for the Dundee project and the current site condition.
  - B. The site analysis included a discussion on the current trees on site.
    1. As part of the design process in the DPP, HMC will consider the impacts to existing trees.
    2. In the design process following the DPP, a detailed tree survey and strategy will be developed to address any trees impacted by the final design.
  - C. Jon Harvey will arrange a presentation of the Student Rec Center expansion in an effort to identify any potential operational or programmatic synergies between the two projects.
  - D. Blythe indicated that a 15’ floor-floor height for the building would be preferred to allow for future flexibility and adaptability.
  - E. Storage is required for emergency preparedness equipment. Currently the health center uses a storage container (approximately 10’ wide by 30’ long) outside the building for this function. The new facility will need to provide similar storage either in the building or in a container or shed adjacent to the building.
  - F. Important that the project consider the existing as well as the future site conditions when the Canyon Crest Housing is built.
  - G. Retaining a viable Canyon Crest Housing neighborhood is also critical.
  1. UCR will confirm the size of the current storage unit.

### 4.2 Review of Scheme A / The Courtyard

- A. A strong point of the courtyard scheme is that the joint use space at the corner of Florida and Linden provides good activation and engagement of the western “build to” line.
  - B. The courtyard preserving the mature oaks works well, as do the multiple entrances.
  - C. It was suggested that the joint use building would have a more prominent position on the corner if it were two stories in height.
    - a. Locating the well program above joint uses was seen as a preferred location for the following reasons:
      1. The Well administrative areas would be in “ear shot” of the joint uses spaces to allow staff to monitor activity.
      2. The Well would have a more separate identity.
      3. The project as a whole would have a better presence at the corner.
  - D. A bridge connecting The Well and counseling over the courtyard at the second floor would be desirable.
    - a. It may provide exiting efficiency by utilizing one elevator to serve both buildings.
    - b. It would provide a private pathway for The Well staff to escort students to counseling in sensitive situations.
  - E. The option was discussed of splitting the health clinic program onto two floors to reduce the building footprint and provide a tighter development zone.
    - a. Cindy indicated that from a staff efficiency and continuity of care perspective, keeping the clinic on one floor would be preferable.
    - b. UC-Santa Cruz and UC-San Diego were cited as having two-floor clinics that do not work well.
  - F. Circulation from The Well to counseling could proceed over the bridge, which would be great for private access to consulting.
  - G. The size of the courtyard is determined by the trees’ drip lines. A bridge over the courtyard may need columns to support it depending on the final span.
4.6 Parking Information

A. HMC presented parking information gathered to date to be discussed with the steering committee.
B. The current parking space target is for a total of 70 spaces to serve patients and select key staff.
C. The actual patient visit is about 30 minutes, from check-in to discharge.
D. Clinic appointments are scheduled in 15-minute intervals.
E. The estimated number of spaces needed is two.
F. The pharmacy does not currently have any special procedures for parking or dedicated spaces. A range of 3 to 5 spaces to accommodate pharmacy traffic was suggested.
G. The plan to use Lot 24 for staff parking for the new CHCC, a 2½ minute walk, would be a significant improvement from the current situation.
H. 7. Currently staff parking is a 10 to 20 minute walk from the Veitch clinic.
I. Options to manage parking require input from Transportation & Parking Services (TAPS).
J. To further refine parking numbers, Cindy and Laura will provide HMC with data on the use of the patient parking passes in an effort to correctly size the parking for the project.

4.7 Initial Cost Studies

Refer to ATTACHMENT A - UCR CHCC Meeting D, page 29 Rough Order of Magnitude Cost (Mid-Range)

A. HMC and the UCR PMT presented a preliminary rough order of magnitude cost summary for review.
B. The Total Project Cost (TPC) at this point was listed as $27,808,000 which translates to a per square foot cost of $556.
C. Group 2 & 3 Equipment was not included in the TPC.
D. The pharmacy does not currently have any special procedures for parking or dedicated spaces. A range of 3 to 5 spaces to accommodate pharmacy traffic was suggested.
E. HMC will revise the program to calculate ASF based on discussions with the PMT.
F. Danny Ken to contact Mike Miller to determine potential building maintenance costs.

We are proceeding based on the above information. If there are any omissions or if any corrections are needed, please bring them to our attention in the next few days.

Next Meeting Date: TBD

Attachments Attachment A - UCR CHCC Meeting D

File C:\Users\rhassouna\Documents\UCR-HEALTH CENTER\MM\04_2012_08_15-SH - in progress.docx
Meeting # 4

Attendees

PMT:  
Krislin Hill  
Blythe Wilson

UCR:  
Tim Ralston  
Jim Sandoval  
Danny Kim

HMC Architects:  
Susan Allen Ortega  
Cindy Wong

Kate Diamond  
Laura Hammond  
Jennifer Miller

Seena Hassouna  
Jon Harvey  
Uma Ramasubramanian

Scott Plante  
ASUCR, GSA, Academic Senate

Date  August 15, 2012

Time  1 - 4 pm

Location  UV-Room 210-16

Project Name  UCR Student Health & Counseling

Project #  6002-005000

Subject  Meeting D - Steering Committee meeting to review DPP Concept Studies & Initial Cost study

Agenda

1. Concept Study Process  
a. Design criteria

2. Site Analysis  
a. Long term campus plan context  
b. Existing to near term context

3. Concept Studies  
a. Study A  
b. Study B  
c. Study C  
d. Detailed design criteria matrix

4. Parking count

5. Initial cost study

Next Steering Committee Meeting Date  
September 26th, 2012

cc  Attendees  
File  MM
## CHCC Key design criteria

- **Sense of Place**
- **Connectivity**
- **Access**
- **Parking**
- **Sustainability**
- **Constructibility**
- **Flexibility**

### UCR Student Health & Counseling

#### PROJECT DESIGN CRITERIA MATRIX

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<th>Sense of Place</th>
<th>STUDY A - THE COURTYARD</th>
<th>STUDY B - REC MALL PLAZA</th>
<th>STUDY C - EDINBURGH PLAZA</th>
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The conceptual Dundee Plan builds upon UCR’s modernist tradition of linked axiality.

A palm allée lines West Linden Street, at the south edge of the site.
Build-to lines strengthen the axiality of the landscaped malls and create a defined edge and framework for campus buildings.
Courtyards of differing scales and shapes line the inner portions of the campus building blocks, providing spaces for respite.
The site is defined by three edges: the Recreation Mall, the Aberdeen Mall, and West Linden Street. The northern edge is more fluid.
The framework principles of the UCR / Dundee Plan become an existing condition of the selected site.
Oak and sycamore trees are located on the site, and healthy and mature specimens must be either protected in place or relocated.
Scheme A: The Courtyard
Existing Conditions

1. Infrastructure at Plum Street preserved
2. Majority of trees are preserved
3. Clean separation of uses at courtyard

Parking woven through as many trees as possible

Joint Use

CHCC

Plum Street

AMF

SRC

West Linden Street
Scheme A: The Courtyard

1. Entrance off Aberdeen Mall
2. Parking screened by future buildings
3. Future buildings follow guidelines

Joint Use
Parking
AMB
CHCC
Expansion

West Linden Street

University of California Riverside // HMC Architects
Scheme B: Recreation Mall

Existing Conditions

1. Infrastructure at Plum Street preserved
2. Access to residential rerouted
3. Creation of Recreation Mall courtyard

1. Entrance off Plum Street
2. Parking
3. CHCC

West Linden Street

Parking Entrance off Plum Street
REFINE

1. Enclosed courtyard
2. Flexible parking to allow for expansion
3. Covered breezeway off Recreation Mall

Could be program for outdoor well use. What other programatic uses could happen here? Food? Coffee? Juice?
Scheme C: Edinburgh Plaza

Existing Conditions

1. Enclosed courtyard
2. Flexible parking to allow for expansion
3. Covered breezeway off Recreation Mall

The Well

- Could be program for outdoor well use. What other programatic uses could happen here?
  - Food?
  - Coffee?
  - Juice?
Scheme C: Edinburgh Plaza

1. Entrance off Aberdeen Mall
2. Parking screened by future buildings
3. Future buildings follow guidelines

The Well
Breezeway
CHCC
Parking
Expansion

West Linden Street
SRC

50' 100'
Detailed Project Program 1B   Campus Health and Counseling Center
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<tr>
<td>UCR Physical planning input</td>
<td>Maximum of 30 spaces, majority for pati</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Current conclusion</td>
<td>70 parking spaces is the current planning</td>
<td></td>
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</table>
### Rough Order of Magnitude Cost (Mid-Range)

<table>
<thead>
<tr>
<th>Description</th>
<th>sq/ft GSA</th>
<th>$/SF</th>
<th>Total</th>
</tr>
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<tbody>
<tr>
<td><strong>New Building</strong></td>
<td>50,000</td>
<td>$349</td>
<td>$17,444,000</td>
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<tr>
<td><strong>Owner Related Construction Allowance (AV/Telecom/Data, Security)</strong></td>
<td></td>
<td></td>
<td>$400,000</td>
</tr>
<tr>
<td><strong>Site Work</strong></td>
<td></td>
<td></td>
<td>$3,363,000</td>
</tr>
<tr>
<td><strong>Total Building &amp; Sitework Construction (August 2012)</strong></td>
<td></td>
<td>$424</td>
<td>$21,207,000</td>
</tr>
<tr>
<td><strong>Escalation to Construction Start Date (5.75%)</strong></td>
<td></td>
<td></td>
<td>$1,219,000</td>
</tr>
<tr>
<td><strong>Total Building &amp; Sitework Construction (July 2014 escalation)</strong></td>
<td></td>
<td>$449</td>
<td>$22,426,000</td>
</tr>
<tr>
<td><strong>Soft Costs (at 24%)</strong></td>
<td></td>
<td></td>
<td>$5,382,000</td>
</tr>
<tr>
<td><strong>TOTAL PROJECT COST</strong></td>
<td></td>
<td>$556</td>
<td>$27,808,000</td>
</tr>
</tbody>
</table>

* NOTES
1. Does not include Group 2&3 Equipment TBD (depending on new/existing) (1 to 2 million)
2. does not include moving and move management costs
Meeting Minutes: Meeting E(5)

Meeting # E(5)  Meeting Date August 30, 2012

Client Name UC Riverside  Project #  6002005.000

Purpose Meeting E - Program Review

Attendees

<table>
<thead>
<tr>
<th>Name</th>
<th>Title</th>
<th>Company</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kristin Brooke Hill</td>
<td>Princ. Sciences Facilities Planner, CRM</td>
<td>UCR-CRM</td>
</tr>
<tr>
<td>Blythe Wilson</td>
<td>Sr. Project Manager/Architect</td>
<td>UCR-A&amp;E</td>
</tr>
<tr>
<td>Cindy Wong</td>
<td>Director of Campus Health Center</td>
<td>UCR</td>
</tr>
<tr>
<td>Danny Kim</td>
<td>Associate Vice Chancellor &amp; CFAO</td>
<td>UCR</td>
</tr>
<tr>
<td>Elizabeth Mondragon</td>
<td>Counseling Psychologist</td>
<td>UCR</td>
</tr>
<tr>
<td>Susan Allen Ortega</td>
<td>AVC/ Dean of Students</td>
<td>UCR</td>
</tr>
<tr>
<td>Jennifer Miller</td>
<td>Director, The Well</td>
<td>UCR</td>
</tr>
<tr>
<td>Tricia Thrasher</td>
<td>Principal Environmental Project Manager</td>
<td>UCR</td>
</tr>
<tr>
<td>Jon Harvey</td>
<td>Principal Educational Facilities Planner</td>
<td>UCR</td>
</tr>
<tr>
<td>Uma Ramasubramian</td>
<td>Senior Physical Planner</td>
<td>UCR</td>
</tr>
<tr>
<td>Lindy Fenex</td>
<td>Director, Recreation/Student Rec Center</td>
<td>UCR</td>
</tr>
<tr>
<td>Andy Stewart</td>
<td>Principal Parking Supervisor</td>
<td>UCR</td>
</tr>
<tr>
<td>Andy Plumley</td>
<td>Assistant Vice Chancellor for Housing</td>
<td>UCR</td>
</tr>
<tr>
<td>Kate Diamond</td>
<td>Principal In Charge</td>
<td>HMC</td>
</tr>
<tr>
<td>Seena Hassouna</td>
<td>Healthcare Planner</td>
<td>HMC</td>
</tr>
</tbody>
</table>

Distribution Jon Harvey (UCR) for distribution

Cc

RESOLVED ITEMS

<table>
<thead>
<tr>
<th>Item No.</th>
<th>Comments</th>
<th>Status</th>
<th>Responsibility</th>
<th>Expected Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.09</td>
<td>Site Analysis</td>
<td>Closed</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

A. This number will need to be confirmed and that it will accommodate staff parking as well.

Update 8/15/12 – HMC presented parking information at meeting D and discussed with the steering committee. See 4.6 for further updates.

Update 8/30/12 – Based on feedback from UCR, HMC will use the number of 70 spaces for the DPP.

UNRESOLVED ITEMS:

<table>
<thead>
<tr>
<th>Item No.</th>
<th>Comments</th>
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<th>Expected Date</th>
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NEW ITEMS

<table>
<thead>
<tr>
<th>Item No.</th>
<th>Comments</th>
<th>Status</th>
<th>Responsibility</th>
<th>Expected Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.1</td>
<td>Student Recreation Center (SRC)</td>
<td>Information</td>
<td></td>
<td></td>
</tr>
<tr>
<td>A.</td>
<td>Jon and Lindy described the Student Recreation Center and its expansion project.</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>B.</td>
<td>Fit Well Services in the SRC could be used by the CHCC on a scheduled basis. Some of those services include:</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>1.</td>
<td>Massage therapy</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.</td>
<td>Fitness testing room assessments</td>
<td></td>
<td></td>
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<tr>
<td>C.</td>
<td>There are several Multi-purpose rooms in the SRCE. The largest is approximately 2,000 square feet (SF).</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>D.</td>
<td>There is a tremendous demand for multipurpose rooms. Scheduling priority for the rooms is as follows:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.</td>
<td>Student Recreation Center programs</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>2.</td>
<td>Student organization meetings</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td>Other</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>E.</td>
<td>Other SRC spaces include:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.</td>
<td>A demonstration kitchen/ classroom that can accommodate 20-30 students</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>2.</td>
<td>A training room for wilderness programs</td>
<td></td>
<td></td>
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<tr>
<td>3.</td>
<td>Lounge / gathering space</td>
<td></td>
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</tbody>
</table>

5.2 Site Strategies Access, and Parking

<table>
<thead>
<tr>
<th>Item No.</th>
<th>Comments</th>
<th>Status</th>
<th>Responsibility</th>
<th>Expected Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>A.</td>
<td>The following issues were discussed regarding the area near and surrounding the CHCC site:</td>
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<td></td>
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<tr>
<td>1.</td>
<td>Recreation Mall funding has not been identified at this point.</td>
<td></td>
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<tr>
<td>2.</td>
<td>Long-term plan converts Parking Lot 25 into a bike/pedestrian mall.</td>
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<td></td>
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<tr>
<td>3.</td>
<td>The CHCC project should maintain the viability of existing neighborhood at the same time plan to set the framework for the future.</td>
<td></td>
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<tr>
<td>4.</td>
<td>Pedestrian access from Lot 24 to the proposed CHCC site is currently challenged by poor site conditions, grade differences, and having to walk around the police station. A walkway connection paralleling the track, connecting Lot 24 to Linden Street, has been previously discussed on campus. The CHCC project may serve as a catalyst to do so since Lot 24 has been identified as a possible location for staff parking. Additionally, Lot 20 was also identified as a staff parking location.</td>
<td></td>
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<tr>
<td>B.</td>
<td>HMC presented progress on the Courtyard and Plaza Schemes.</td>
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<tr>
<td>C.</td>
<td>Courtyard Scheme Site and Parking Feedback.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.</td>
<td>Several UCR participants indicated that connecting the CHCC parking lot to Plum Street is not desirable. There was a concern about increased traffic flow and potential safety risks to children playing in the neighborhood.</td>
<td></td>
<td></td>
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<tr>
<td>2.</td>
<td>Uma and others indicated that the parking lot could encroach further to the north if that would allow for a more compact parking footprint as long as it does not get too close to the surrounding houses. Landscape screening was suggested as a way to mitigate the view of the lot from neighboring houses.</td>
<td></td>
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<tr>
<td>3.</td>
<td>The group liked the Ambulance access drive coming off of Linden. Blythe and others indicated that there would be a need for a gate on the access road to keep traffic from cutting into the Plum Street neighborhood.</td>
<td></td>
<td></td>
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<tr>
<td>4.</td>
<td>Many of the trees on the site are in poor shape and should not be considered a hindrance to the design of CHCC.</td>
<td></td>
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<tr>
<td>5.</td>
<td>Andy Plumley indicated that the housing department would prefer that the CHCC have as small an impact on the 2009 Dundee precinct plan as possible.</td>
<td></td>
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<tr>
<td>6.</td>
<td>Andy Steward indicated that a new parking lot should be as compact and efficient as possible. Lots with a more organic form are more costly and many UCR projects with complicated parking layouts have had significant cost issues. He was also concerned with the number of access points in the courtyard scheme parking plan.</td>
<td></td>
<td></td>
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<tr>
<td>D.</td>
<td>Andy Steward discussed some options for controlling parking spaces at CHCC.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
A. Detailed Project Program 1B  
Campus Health and Counseling Center

09/12/12

A. Campus emergency blue phones will likely be required for the CHCC parking lot. Provide access to 5.3 Site Security Information

H. Uma and Jon indicated that the setback from Linden should be 30’, not 20’ as currently drawn.

G. Bike racks should be provided as part of the CHCC project.

E. UCR clarified that there are ongoing discussions regarding the future use of Florida Street. It may become a multimodal pathway for cars, cyclists and pedestrians. It may also incorporate a drop-off area for the intramural fields. Based on those future uses, the proposed access to the CHCC parking lot from Florida Street was seen as a good location.

F. Enhancement to the sidewalk and streetscape on Linden along the building frontage will be part of the CHCC project and should follow the campus design guidelines.

1. Linden will remain open as a Campus road.

G. Bike racks should be provided as part of the CHCC project.

H. Uma and Jon indicated that the setback from Linden should be 30’, not 20’ as currently drawn.

5.3 Site Security Information  

A. Campus emergency blue phones will likely be required for the CHCC parking lot. Provide access to one 120 volt circuit on site.

B. Provide panic buttons in the following locations:
   a. All counseling offices
   b. After hours areas in the Well

C. Provide a security camera to monitor the emergency supply shed. An infrared camera option was discussed.

5.4 Preliminary Floor Plans

FIRST FLOOR

A. Cindy liked the overall layout of the Health Center and believes it will work well.

B. The following program adjustments were proposed:
   1. Distribute the 300 SF Record Storage room in the Joint Use program equally among Counseling, the Well, and the Health Center.
   2. Locate one psychiatrist office in the Health Center to allow for "sidewalk consultations" between primary care physicians & psychiatrist. The remaining two offices will remain in Counseling.
   3. Jennifer indicated that the large supply room located on the first floor of the Joint Use/Well building was in a good location for the well and the large conferencing/meeting room.
   4. Blythe suggested that a second elevator should be considered for service use.
   5. HMC clarified that the Well first floor toilet fixture count is based on the needs of this specific project.

C. The following card key access locations were identified:
   1. All building entry points to allow for controlled after hours entry
   2. Entry points between the Counseling Center and it’s waiting room
   3. Entry points between the Health Center and it’s waiting room
   4. Entry points to the Pharmacy
   5. Entry points to the main Lab room
   6. IT and server rooms

D. The following locations for security cameras were identified:
   7. Building entry points
   8. Pharmacy Cashier Station
   9. Security camera to monitor the emergency supply shed.

E. Pharmacy has other required security alarms that will be further detailed after the DPP.

F. Blythe indicated he would provide a specification of panic buttons for pricing purposes.1

5.5 Building Security

A. The team had a preliminary discussion regarding building security.

B. Card key access points in the building should connect to a central system that is connected to campus security.

C. The following card key access locations were identified:
   1. All building entry points to allow for controlled after hours entry
   2. Entry points between the Counseling Center and it’s waiting room
   3. Entry points between the Health Center and it’s waiting room
   4. Entry points to the Pharmacy
   5. Entry points to the main Lab room
   6. IT and server rooms

D. The following locations for security cameras were identified:
   7. Building entry points
   8. Pharmacy Cashier Station

E. Pharmacy has other required security alarms that will be further detailed after the DPP.

F. Blythe indicated he would provide a specification of panic buttons for pricing purposes.1

5.6 Next Steps

A. HMC will update the current schemes based on feedback from this meeting.

We are proceeding based on the above information. If there are any omissions or if any corrections are needed, please bring them to our attention in the next few days.

Next Meeting

Time: 1-3 pm
Date: 09/05/12
Location: Go-To Meeting

Attachments

ATTACHMENT_A-SRCE_Overview_for_CHACC_08-30-12
ATTACHMENT_B-UCR-CHCC-SCHME_STUDIES-meeting markups

File

C:/Users/shassouna/Documents/UCR-HEALTH CENTER/UCR-SHC-DPPMEETING EMM05_2012_08_30-DRAFT.docx
Student Recreation Center Expansion
Project Overview
August 30, 2012
Campus Aerial Photo
Project Goals

1. To build an expansion that meets current and future demand for recreational facilities, programs and services and is in line with current trends in recreational facilities.

2. To create a flexible facility that can easily adapt to new recreational programs and allow for the effective and efficient use of financial resources and enhances operational efficiencies.

3. To create a venue that raises the profile and presence of Recreation; enhances the visibility of its programs, facilities and services to the campus, and improves access to them.

4. To create a well-organized, welcoming environment that is recognized as a campus destination.

5. To create a venue through which the recreational and social needs of users are both fostered and met; a space where students want to stay and be a part of.

6. To create a facility that is inviting, inclusive and integrative.

7. To create a facility that fosters a safe and collegial atmosphere for all of its users.

8. To provide versatile spaces that house multiple recreational, fitness and wellness programs.

9. To create a facility that is a model of sustainable design.
Student Recreation Center
Space Program

- Multi-Activity-Court Gymnasium (One-Court)
- Elevated Jogging Track
- Fitness / Weight Room
- Multipurpose Rooms
- Rock Climbing / Bouldering Wall
- Demonstration Kitchen / Classroom
- Training Room
- Administrative Space
- Pool, Locker Rooms
- New Construction: 50,184 ASF, 75,100 GSF
- Renovation: 11,372 ASF
Landscape Site Plan

- Leisure Pool
- Spa
- Lap Pool
Existing Space Renovation

- Outdoor Excursions
- Multipurpose Room
- Lounge
- Training Room
- Administration

University of California Riverside // HMC Architects
West Entrance from Parking Lot 25
SRC South Entrance Foyer
Concourse
SRC First Floor Fitness Area
MAC Gymnasium
The Courtyard: Level 1

Parking zone to reduce access to neighborhood

Protect backyards

Limit access to residential

Emerg

Ambulance & service

Detailed Project Program 1B   Campus Health and Counseling Center
The Courtyard: Level 2

- Secure entry
- Check LEED score card for parking
- Secure

Support, Biofeedback, Testing Courtyard Group Waiting

Check-in Roof Support

Open to below

Shading for steps

Make 2nd floor more prominent linden

Provide access to AVC

Put 1 downstairs for "sidewalk consult"

University of California Riverside // HMC Architects
The Plaza: Level 1

Connector above

Campus Health & Counseling Center
DPP 1B

Possible access control location

Protect backyards

Main access preferred from Florida

less primary road

Detailed Project Program 1B   Campus Health and Counseling Center
The Courtyard: Level 2

- Secure entry
- Check LEED score card for parking
- Secure entry
- Make 2nd floor more prominent on linden
- Provide access to AVC
- Shading for steps
- Put 1 downstairs for "sidewalk consult"

Detailed Project Program 1B Campus Health and Counseling Center
### Meeting Minutes: Meeting F(6)

**Meeting #** 6 (F)  
**Meeting Date** September 5, 2012  
**Client Name** UC Riverside  
**Project #** 6002005.000  
**Project** UCR Health & Counseling Clinic  
**Name** DPP 1B  
**Purpose** Meeting F – Building Systems  
**Attendees** Seena Hassouna, Healthcare Planner

#### RESOLVED ITEMS

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#### UNRESOLVED ITEMS:

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### NEW ITEMS

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<tbody>
<tr>
<td>6.1</td>
<td>Present Site Strategy and Building Concepts</td>
<td>Information</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Refer to Attachment A – UCR CHCC Meeting F.</td>
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</tr>
<tr>
<td></td>
<td>A. HMC presented site and floor plans for an update on current status.</td>
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<tr>
<td></td>
<td>B. UCR prefers the security gate on the service drive be located past the emergency drop off to allow for easier service access and unimpeded ambulance service.</td>
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<td></td>
<td>C. The revised parking layout will be discussed at a later date with a different group.</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>6.2</td>
<td>Fire and Life Safety Review</td>
<td>Information</td>
<td></td>
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</tr>
<tr>
<td></td>
<td>A. Fire Marshall noted site plan should maintain fire department access to housing, as current plans permit.</td>
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<tr>
<td></td>
<td>B. Scott Corrin indicated that a complete fire alarm system including alarms and sprinklers should match the UCR standard.</td>
<td></td>
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<tr>
<td></td>
<td>1. Pricing of similar systems in current campus projects is approximately $5/sf for a smoke system and $5/sf for an alarm system.</td>
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<td></td>
<td>C. Water pressure at the existing housing area is poor and does not meet current requirements for fire service. The system is decades old, and substandard.</td>
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<td></td>
<td>D. Water to the site should arrive through the 8” main that runs along Linden Street.</td>
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<tr>
<td></td>
<td>E. Scott Corrin indicated that there are no good hydrants located along West Linden Street and no credit will be given for use of any of the existing hydrants.</td>
<td></td>
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</tr>
<tr>
<td></td>
<td>1. Scott recommended that two hydrants be installed, located at the NW and SE corners of the site.</td>
<td></td>
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<tr>
<td></td>
<td>F. 20’ width is required for fire department vehicle access. At turns, a 25’ inside radius and a 45’ outside radius are required.</td>
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<tr>
<td></td>
<td>G. UCR and HMC confirmed that there will be no overnight patients at this facility and that no agency licensing will be required for the facility.</td>
<td></td>
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</tr>
<tr>
<td>6.3</td>
<td>Tree Evaluation</td>
<td>Information</td>
<td>UCR (JH)</td>
<td>09/05/12</td>
</tr>
<tr>
<td></td>
<td>A. UCR will meet next Tuesday morning to review and evaluate the health and condition of the trees on the CHCC site.</td>
<td></td>
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<td></td>
<td>B. Maintaining the viable mature landscape on the north side of the site will provide a buffer to the existing housing.</td>
<td></td>
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<tr>
<td></td>
<td>Jon will send a soils report for the Student Recreation Center addition to HMC as a means of evaluating soil conditions in the adjacent areas. 1 Update 9/15/12 – Information provided.</td>
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<tr>
<td>6.4</td>
<td>Mechanical, Electrical, and Plumbing – Site</td>
<td>Information</td>
<td>UCR (JH)</td>
<td>09/05/12</td>
</tr>
<tr>
<td></td>
<td>A. The sewer line connection will be made along West Linden Street. Jon will send a report of the existing connection. 2 Update 9/15/12 – Information provided.</td>
<td></td>
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<td></td>
<td>B. Storm water along reconstructed streets shall result in no net increase from existing conditions.</td>
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<tr>
<td></td>
<td>1. Streets in the existing housing area do not currently contain curbs or gutters.</td>
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<tr>
<td></td>
<td>2. Due to long term plans for the Dundee Project, HMC noted that it is not beneficial to spend money on curbs and gutters in replacement of these roads but that storm water will be accounted for.</td>
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<td>C. Accessible ADA compliant site work will be accommodated in the CHCC project.</td>
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<td></td>
<td>D. Electrical may not tie into any poles along West Linden Street as they are city, not campus, poles.</td>
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<tr>
<td></td>
<td>1. UCR noted the preferred connection point is at Vault 27 at the intersection of Aberdeen and West Linden.</td>
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<tr>
<td></td>
<td>2. A future connection may be possible at a 12v junction box planned for the NW corner of the Student Recreation Center but the Vault 27 connection point is preferred at this time.</td>
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<td>3. Electrical specifications and the campus’ distribution system are available in the 2011 East Campus Electrical Distribution System Review report located on the UCR website.</td>
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<td></td>
<td>4. The electrical transformer shall be pad mounted and oil filled, as per the UCR specifications.</td>
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<td></td>
<td>E. UCR would prefer natural gas be brought to the site from a city gas line along West Linden Street.</td>
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</tbody>
</table>

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1. Scott recommended that two hydrants be installed, located at the NW and SE corners of the site.
2. Storm water along reconstructed streets shall result in no net increase from existing conditions.
1. UCR noted that the design team should plan for a separate gas connection and separate meter.

F. UCR’s current standard for exterior lighting is induction lighting for exterior walkways, and GLUMAC noted LED lighting is a viable option for this. Maintaining exterior foot-candle levels is a concern for the campus, if LED is pursued.

1. Pedestrian site lighting is a concern along West Linden Street.

G. GLUMAC discussed exterior lighting controls (e.g., occupancy sensors), and UCR is interested in pursuing this as there are currently none on campus. UCR noted that the interest is in obtaining a system that could become a campus standard in the future. Full cut-off fixtures are needed for exterior lighting.

6.5 Mechanical, Electrical, and Plumbing – Interior Information

A. UCR will forward the Student Recreation Center soils and sewer reports.

B. UCR will forward a link to the electrical system distribution.

C. HMC will provide comments on the LEED scorecard.

D. HMC will forward today’s presentation for use in the tree evaluation.

E. GLUMAC indicated they will examine the possibility of using gray water as it is a goal for the future Dundee Project. Plumbing system should be designed to provide the capability to connect to a grey water system in the future.

F. Construction waste diversion goal of 95% shall be indicated in the DPP. Many UCR projects achieve a 93-94% rate of waste diversion.

G. Energy usage is a minimum of 25% less than Title 24 per the previous meeting.

H. Climate action Plan requires 50% of parking would be in shade within 10 years.

6.6 Sustainable Strategies and LEED Scorecard Information

A. GLUMAC discussed their analysis of a net zero PV calculation (420 kw system): the required area would require 35,000 sf and be bigger than the building footprint. Estimated cost would be $3.5 million, with an Energy Use Intensity (EUI) of 40.

B. UCR indicated they now require permeable paving in parking lots.

C. UCR indicated the LEED scorecard lists campus baseline requirements to obtain a LEED Silver rating, as a minimum.

1. GLUMAC and HMC will review the UCR baseline requirements on the LEED scorecard and return to UCR for review.

2. Required to achieve a minimum of two water credits.

3. Plan irrigation system to be eventually connected to reclaimed water.

4. Site credits include a cool roof in the event that the roof is not covered with solar collectors.

5. Day lighting is a priority.

D. HMC asked about bicycle standards, due to the student population. UCR is reviewing this point in their baseline, but indicated that the building will require sufficient parking for bicycles.

1. After discussion about the potential use of showers at the Student Recreation Center for bicycle riders, it was determined that employees of the CHCC do not have access to the Student Recreation Center and showers will be required in this project.

2. Placing shower in a unisex restroom was suggested.

E. GLUMAC indicated they will examine the possibility of using gray water as it is a goal for the future Dundee Project. Plumbing system should be designed to provide the capability to connect to a grey water system in the future.

F. Construction waste diversion goal of 95% shall be indicated in the DPP. Many UCR projects achieve a 93-94% rate of waste diversion.

G. Energy usage is a minimum of 25% less than Title 24 per the previous meeting.

H. Climate action Plan requires 50% of parking would be in shade within 10 years.

We are proceeding based on the above information. If there are any omissions or if any corrections are needed, please bring them to our attention in the next few days.

Next Steps Information

A. UCR will forward the Student Recreation Center soils and sewer reports.

B. UCR will forward a link to the electrical system distribution.

C. HMC will provide comments on the LEED scorecard.

D. HMC will forward today’s presentation for use in the tree evaluation.

E. UCR will forward the results from Tuesday’s tree evaluation to HMC.

F. UCR will forward the carbon penalty structure to GLUMAC.

Meeting TBD

Attachments Attachment A – UCR CHCC Meeting F

File C:\Users\shassou\Documents\UCR-HEALTH CENTER\MMH_2012_08_15-SH - in progress.docx
make 2nd floor more prominent on linden. Study “pod” options to reduce the “bowling alley” look of the current scheme.
- 10 buildings
- 5 trees

Campus Health & Counseling Center
DPP 1B - Meeting F (6)

University of California Riverside // HMC Architects
### A.7 Meeting Minutes: Meeting G(7)

#### 7.2 MEP Systems

<table>
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<th>Status</th>
<th>Responsibility</th>
<th>Expected Date</th>
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</thead>
<tbody>
<tr>
<td>A.</td>
<td>GLUMAC stated they are clear in the direction being pursued.</td>
<td>Open</td>
<td>UCR (JH)</td>
<td>09/20/12</td>
</tr>
<tr>
<td>B.</td>
<td>GLUMAC questioned whether the assumption of natural gas would put UCR over the carbon penalty limit. UCR responded that it was a correct assumption.</td>
<td>Open</td>
<td>UCR (JH)</td>
<td>09/20/12</td>
</tr>
<tr>
<td></td>
<td>1. GLUMAC requested we revisit the use of chilled beams, despite UCR's maintenance experience. Jon indicated that the person who has concerns with Chilled Beams was not present at the meeting and supported retaining chilled beams as an option in the DPP.</td>
<td>Open</td>
<td>UCR (JH)</td>
<td>09/20/12</td>
</tr>
<tr>
<td></td>
<td>2. GLUMAC will keep them in the report and will also include a list of facilities with successful installations of chilled beams introduced by UCR during the design phase.</td>
<td>Open</td>
<td>UCR (JH)</td>
<td>09/20/12</td>
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<tr>
<td>C.</td>
<td>Geothermal is being considered as an option, but there is none currently on campus.</td>
<td>Open</td>
<td>UCR (JH)</td>
<td>09/20/12</td>
</tr>
<tr>
<td>D.</td>
<td>Part of the DPP evaluation of geothermal energy use will be the potential savings based on not incurring a carbon penalty. While the carbon penalty is a campus wide assessment, there would be some impact to the budget of the CHCC project.</td>
<td>Open</td>
<td>UCR (JH)</td>
<td>09/20/12</td>
</tr>
<tr>
<td>E.</td>
<td>UCR would like to include GLUMAC with the carbon penalty calculations used for the campus. This calculation will be used to determine a preliminary number for the potential impact of a carbon penalty on the CHCC project.</td>
<td>Open</td>
<td>UCR (JH)</td>
<td>09/20/12</td>
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<tr>
<td></td>
<td>1. GLUMAC noted vertical geothermal is more cost-effective than horizontal.</td>
<td>Open</td>
<td>UCR (JH)</td>
<td>09/20/12</td>
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<tr>
<td></td>
<td>2. Geothermal is attracive as an option to avoid a carbon penalty.</td>
<td>Open</td>
<td>UCR (JH)</td>
<td>09/20/12</td>
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<tr>
<td></td>
<td>3. Additional geotechnical tests will be need if this remains a viable option.</td>
<td>Open</td>
<td>UCR (JH)</td>
<td>09/20/12</td>
</tr>
<tr>
<td></td>
<td>4. UCR requested that the DPP clearly document the need for soil testing and the related costs.</td>
<td>Open</td>
<td>UCR (JH)</td>
<td>09/20/12</td>
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#### 7.3 Civil

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</thead>
<tbody>
<tr>
<td>A.</td>
<td>Utility connections to the east are preferred, within the planned access road.</td>
<td>Open</td>
<td>UCR (JH)</td>
<td>09/21/12</td>
</tr>
<tr>
<td>B.</td>
<td>Sanitary sewer line running in Florida Street is in poor condition, and would need replacement. Connections shall be to lines along West Linden Street.</td>
<td>Open</td>
<td>UCR (JH)</td>
<td>09/21/12</td>
</tr>
<tr>
<td>C.</td>
<td>Psomas is rethinking the intercept required at the north side of the site, which is receiving water runoff from the neighborhood. Residential neighborhood has no storm water system, no curbs, and no gutters. Treatment of this runoff is not a desired cost for the CHCC project.</td>
<td>Open</td>
<td>UCR (JH)</td>
<td>09/21/12</td>
</tr>
<tr>
<td>D.</td>
<td>1. Goal is no net increase in runoff.</td>
<td>Open</td>
<td>UCR (JH)</td>
<td>09/21/12</td>
</tr>
<tr>
<td>E.</td>
<td>Linden Street has one existing 10-inch and one existing 8-inch sewer lines: one line has excess capacity and will be reviewed.</td>
<td>Open</td>
<td>UCR (JH)</td>
<td>09/21/12</td>
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<tr>
<td>F.</td>
<td>UCR would like to include estimated flow for sanitary sewer in the DPP.</td>
<td>Open</td>
<td>UCR (JH)</td>
<td>09/21/12</td>
</tr>
<tr>
<td>G.</td>
<td>UCR would like to consider the long-range plan for the Dundee area in drainage, but only the direct impact of the CHCC will be addressed so as to minimize the cost to the project.</td>
<td>Open</td>
<td>UCR (JH)</td>
<td>09/21/12</td>
</tr>
<tr>
<td>H.</td>
<td>UCR has limited information on what is on and around the site for utilities, but they will review files to see what is available for Linden Street.</td>
<td>Open</td>
<td>UCR (JH)</td>
<td>09/21/12</td>
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#### 7.4 Site and Parking

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</thead>
<tbody>
<tr>
<td>A.</td>
<td>HMC presented the revised footprint based on the request from Jon and Uma to allow for a larger future building zone to the east of the CHCC site. The footprint was depicted in the current context and in the context of the proposed Dundee housing development.</td>
<td>Open</td>
<td>UCR (JH)</td>
<td>09/17/12</td>
</tr>
<tr>
<td></td>
<td>1. Jon and Uma were pleased with the revised scheme and indicated that it was a good response to their request.</td>
<td>Open</td>
<td>UCR (JH)</td>
<td>09/17/12</td>
</tr>
<tr>
<td>B.</td>
<td>Using the revised footprint as a base, HMC presented three 70 stall parking layouts. The layouts were depicted in the current context and in the context of the proposed Dundee housing development.</td>
<td>Open</td>
<td>UCR (JH)</td>
<td>09/17/12</td>
</tr>
<tr>
<td></td>
<td>1. Scheme A – North /South orientation</td>
<td>Open</td>
<td>UCR (JH)</td>
<td>09/17/12</td>
</tr>
<tr>
<td></td>
<td>This was seen as the preferred scheme for the following reasons:</td>
<td>Open</td>
<td>UCR (JH)</td>
<td>09/17/12</td>
</tr>
<tr>
<td></td>
<td>a) The entry point is not in conflict with the western intersection of Plum and Florida Streets.</td>
<td>Open</td>
<td>UCR (JH)</td>
<td>09/17/12</td>
</tr>
</tbody>
</table>
b) The eastern portion of the site is preserved for outdoor uses for the CHCC and future housing development.

2. Scheme B – East / West orientation
   This scheme was seen as being worth keeping as an option for the following reasons:
   a) It may encompass a smaller development area for the CHCC project than Scheme A
   b) It does not require the removal of the two houses directly north of the CHCC site on Peach Street.

3. Scheme C – East / West orientation shifted slightly to the north.
   This scheme was eliminated from consideration for the following reasons:
   a) The entry point is discontinuous with and too close to the western intersection of Plum and Florida Streets.
   b) The lot would impede on the green space, similar to Scheme B that the counseling offices would be overlooking.
   c) Green space to the north of CHCC is lost with this scheme and Scheme B.

4. Weston indicated that four parking spaces should be marked for Low-Emitting Vehicles to comply with LEED credit SS4.3. Space marking may be done with signage.

C. UCR will also target the LEED parking credit for a reduced amount of parking.

D. UCR requested that the overall site area for each scheme be listed on each drawing.
E. Bicycle racks shown are in an acceptable location.
   1. Two unisex toilet/shower rooms are preferred, as student rec center will not be able to serve as a shower facility.
   2. Bicycle racks should total 5% of the CHCC’s peak occupants, including patients.

F. UCR will provide the results of the site tree survey to HMC on Monday 9/17.³
   1. Some trees on the last survey were not correctly identified and will be corrected.
   2. HMC will review the survey with EPT, the landscape consultant, and will include its findings in the DPP.

³ Update: UCR has provided the information requested to HMC.

7.5 Floor Plans

A. HMC presented the current floor plans for the CHCC.
B. The following were seen as good improvements:
   1. The introduction of internal courtyards.
   2. The "inside-outside" sense afforded the waiting room by connecting it directly to the courtyard.
   3. The development of "pods" on the 2nd floor to modulate circulation.
   5. Short travel distances for patients from waiting rooms to the clinics.
   6. A consolidated administration block that is equally accessible from waiting and the clinic space.
   7. Good access to natural light for both floors.
C. Blythe indicated a concern for long hallways in the health clinic. HMC indicated that the "bowling alley" effect has been mitigated by introducing the courtyards, which will use light to develop a rhythm in the corridors while preserving the need for efficient circulation and clear visibility in a healthcare environment.
D. HMC and UCR both saw an opportunity for providing some outside space in the counseling center overlooking the internal courtyards.
E. Blythe and HMC noted concern that the dental clinic may be too far away from the waiting area.
   1. HMC will study options that locate it closer to the waiting area.
   2. Jon was concerned that the Associate Vice Chancellors offices currently located too far from the main entry zone on the 2nd floor and suggested moving it further west to allow for better access.
   a) Seena and Kate agreed and indicated they would work on options that provide better access to the AVC while maintaining a sense of independence for the Well and counseling.
F. UCR will discuss the possibility of locating a coffee spot with dining services.
G. UCR expressed a desire to differentiate between public and internal/departmental corridors on future diagrams.

7.6 Next Steps

A. HMC will distribute a draft of the room data sheets on 9/21 with comments due back to HMC on 9/26.
B. HMC will present revised site and floor plan options to the steering committee on 9/26.
C. A 90% draft of the DPP will be distributed on 10/2 with comments due back to Jon on 10/17 and to HMC on 10/19.
D. The final DPP will be delivered to UCR on 10/31.

We are proceeding based on the above information. If there are any omissions or if any corrections are needed, please bring them to our attention in the next few days.

Next Meeting
Time: 9am-12pm  Date: 09/26/12  Location: UV-Room 210-16

Attachments
Attachment A_ Meeting G_ 09-14-12

File  L:\Projects\6002 UCR\0500_ Repl Campus Health & Counseling Ctr Bldg\05-MM\01. MI\MEETING GMM07_2012_09_14_FINAL.docx
Advantages
1. Tree grove as buffer between housing and parking
2. Green space for 600 people
3. Entrance is clear, separated from Plum Street

Disadvantages
1. Housing continuity broken at Peach Street

Parking Study Scheme A

Tree grove as buffer between housing and parking
Green space for 600 people
Entrance is clear, separated from Plum Street
Housing continuity broken at Peach Street

Oak Tree
New Tree
1. Building site preserved
2. Expandable Green Space
3. Ambulance/service court

Dundee Impact Scheme A

Entry axis remains
Parking Study
Scheme B

Advantages
1. Peach Street edge continuity
2. Landscaped buffer between parking and housing

Disadvantages
1. Entrance discontinuous with Plum Street
2. Smaller green space for 125 people

Challenges

Emergency Trailer

Peach Street

Plum Street

Bicycle: 69

Plaza

Green Space

CHCC

Oak Tree
New Tree
Peach Street
Plum Street

11 houses removed

Housing Impact Scheme B

houses removed
Detailed Project Program 1B
Campus Health and Counseling Center

1. Entry axis remains
2. Expandable Green Space
3. Ambulance/service court

Building site preserved
Advantages
1. Peach Street street edge continuity
2. Landscaped buffer between parking and housing
3. Larger plaza

Disadvantages
1. Entrance discontinuous with Plum Street
2. Lack of green buffer from counseling

1. Peach Street
2. Plum Street
3. Parking Study Scheme C

Peach Street street edge continuity
Landscape buffer between parking and housing
Larger plaza

Entrance discontinuous with Plum Street
Lack of green buffer from counseling

Oak Tree
New Tree

Parking Study Scheme C
Entry axis remains preserved

2. Expandable Green Space

3. Ambulance/service court

1. Building site preserved

Dundee Impact
Scheme C

University of California Riverside // HMC Architects

334
The Courtyard: Level 2

- Level 1: 27,300 SF ~
- Level 2: 22,900 SF ~
- Total GSF: 50,200 SF ~

Exterior walkway: 1,100 SF ~
Exterior stair: 700 SF ~
Elevator: ~

18,600 SF ~
4,400 SF ~

18,600 SF ~
4,400 SF ~
### Meeting Minutes: Meeting H(8)

**Detailed Project Program 1B**  
**Campus Health and Counseling Center**

#### RESOLVED ITEMS

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<tr>
<td>A.8</td>
<td>Review Planning Assumptions</td>
<td>Information</td>
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<tr>
<td></td>
<td>A. Planning matrix was reviewed (see attached). The program scope assumptions fall within the benchmark optimum range for a 25,000 student enrollment for both the Campus Health Center and the Counseling Center. The program scope is therefore validated.</td>
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#### UNRESOLVED ITEMS:

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<tbody>
<tr>
<td></td>
<td>A. Potential of a coffee cart/vending in the exterior space was reviewed with Dining Services.</td>
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<td></td>
<td>1. Option 1: Dining Services will require a 300sf footprint and need to generate $1800-2000 per day to break even. Potential traffic does not make this option feasible.</td>
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<td>2. Option 2: An independent vendor with a 100sf footprint for a closet, and support space. Potential traffic does not make this feasible.</td>
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<td>3. Option 3: Dining Services would run an operation, but an entity would have to subsidize their losses.</td>
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<td>B. A coffee shop will be located in the long-term Dundee plan.</td>
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<td>C. A coffee cart did not work financially in the Student Recreation Center.</td>
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<td>D. Determined a coffee cart will not be possible in the CHCC, but the outdoor space should contain 220v and 110v electrical outlets, data ports, and water for future access.</td>
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#### Attendants

- Attendance (X): Partial Attendance (P)

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<thead>
<tr>
<th>Name</th>
<th>Title</th>
<th>Company</th>
</tr>
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<tbody>
<tr>
<td>Jon Harvey</td>
<td>Principal Educational Facilities Planner</td>
<td>UCR</td>
</tr>
<tr>
<td>Blythe Wilson</td>
<td>Sr. Project Manager/Architect</td>
<td>UCR-A&amp;E</td>
</tr>
<tr>
<td>Cindy Wong</td>
<td>Director of Campus Health Center</td>
<td>UCR</td>
</tr>
<tr>
<td>Tim Ralston</td>
<td>Associate Vice Chancellor – Capital Programs</td>
<td>UCR</td>
</tr>
<tr>
<td>Danny Kim</td>
<td>Associate Vice Chancellor &amp; CFAO</td>
<td>UCR</td>
</tr>
<tr>
<td>Weston Lewis</td>
<td>LEED AP Analyst</td>
<td>UCR</td>
</tr>
<tr>
<td>Susan Allen Ortega</td>
<td>AVC Dean of Students</td>
<td>UCR</td>
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<tr>
<td>Laura Hammond</td>
<td>Director of Counseling Center</td>
<td>UCR</td>
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<tr>
<td>Tricia Thrasher</td>
<td>Principal Environmental Project Manager</td>
<td>UCR</td>
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<tr>
<td>Jose Wudka</td>
<td>Academic Senate</td>
<td>UCR</td>
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<tr>
<td>Uma Ramasubramanian</td>
<td>Senior Physical Planner</td>
<td>UCR</td>
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<tr>
<td>Jim Sandoval</td>
<td>Vice Chancellor, Student Affairs</td>
<td>UCR</td>
</tr>
<tr>
<td>Kate Diamond</td>
<td>Principal In Charge</td>
<td>HMC</td>
</tr>
<tr>
<td>Seena Hassouna</td>
<td>Healthcare Planner</td>
<td>HMC</td>
</tr>
<tr>
<td>Scott Plante</td>
<td>Senior Project Designer</td>
<td>HMC</td>
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**HMC Architects**

**Meeting Minutes**

**Meeting #** H(8)  
**Meeting Date** September 26, 2012

**Client Name** UC Riverside  
**Project #** 6002005.000

**Project Name** UCR Campus Health & Counseling Center  
**Purpose** Meeting H - Steering Committee Review

**From** Scott Plante, Senior Project Designer

**To**

- Jon Harvey (UCR) for distribution

<table>
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**Distribution**

**Cc**

### NEW ITEMS

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<td>Information</td>
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<tr>
<td></td>
<td>A. Planning matrix was reviewed (see attached). The program scope assumptions fall within the benchmark optimum range for a 25,000 student enrollment for both the Campus Health Center and the Counseling Center. The program scope is therefore validated.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8.2</td>
<td>Coffee Cart</td>
<td>Information</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>A. Potential of a coffee cart/vending in the exterior space was reviewed with Dining Services.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>1. Option 1: Dining Services will require a 300sf footprint and need to generate $1800-2000 per day to break even. Potential traffic does not make this option feasible.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>2. Option 2: An independent vendor with a 100sf footprint for a closet, and support space. Potential traffic does not make this feasible.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>3. Option 3: Dining Services would run an operation, but an entity would have to subsidize their losses.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>B. A coffee shop will be located in the long-term Dundee plan.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>C. A coffee cart did not work financially in the Student Recreation Center.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>D. Determined a coffee cart will not be possible in the CHCC, but the outdoor space should contain 220v and 110v electrical outlets, data ports, and water for future access.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Floor Plans

**First Floor**

- A. Psychiatrist’s office should be located towards the end of the corridor, to create more privacy.
- B. The Chief Medical Director is an active care provider therefore his/her office should be located on the main corridor, closer to exam rooms, and not isolated in the Administrative area. Switch the Director and Chief office locations.
- C. Conference Room should be flexible.

### Second Floor

- A. Exterior “student-oriented” staircase/amphitheater should be better incorporated into the concept an activating space inviting students up to The Well. Concern was expressed about heat gain, cost, and whether or not it would be used at its’ current location.
- B. Exterior access walk along the south side could be a security issue, as well as a privacy issue for counseling. The privacy issue can be addressed by being the southwest stair emergency egress only with a warning that an alarm will go off if the door is opened – thereby eliminating virtually all foot traffic in front of the counseling offices other than access to the mechanical rooms. Even so – the balcony access is not preferred.
- C. Public Toilets on the second floor that are presently accessed from an open balcony exit should be available from an interior hallway that can be locked off as required for additional security. The restrooms need to be more centrally located between AVC and Counseling.
- D. Group workroom location should be relocated closer to The Well side of the second floor. Ideally there would be access directly from the Well and from a public corridor so that the function can be supervised by staff in the Well but shared with other functions. The high activity / potentially noisy use might be best located away from the AVC and Counseling offices.
- E. Counseling waiting/check-in space should have furnishings and spaces to provide some level of visual privacy without creating un-supervised invitations to inappropriate behavior. The check-in area will supervise the waiting area, which will contain nooks and crannies to help create a variety of seating options. The check-in cubbies, when designed, might be oriented to create “nooks and crannies.”
- F. Natural light and views to the Group Counseling Room is strongly preferred (e.g. skylight).
- G. The Well should be tightened programmatically to avoid excess circulation. This may include adding ASF for specific functions such as collaborative work or lounge space.
- H. In Counseling the manager and the reception need have stronger adjacency – the two work together constantly.
- I. There need to be toilets for the use of clients directly off of the waiting room in Counseling prior to crossing into the secured portion of the office.
8.4 Site and Civil Strategies

<table>
<thead>
<tr>
<th>Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Common</td>
</tr>
<tr>
<td>A. Both schemes respect the core framework of the Dundee Plan, including build-to lines and maintenance of space for an east west landscape mall.</td>
</tr>
<tr>
<td>B. The shorter/wider floor plate for the Campus Health and Counseling Center Building leaves sufficient area between the proposed new service road and the proposed extension of Aberdeen Mall to leave a viable development site to serve as a key element defining the future entrance to the proposed Canyon Crest Housing.</td>
</tr>
<tr>
<td>C. Parking lot shall have tree shading over the paving and light colored pavement, consistent with LEED (i.e. 50% of the spaces are shaded within 10 years).</td>
</tr>
</tbody>
</table>
| D. Access gates  
  1. Gate should be installed on Florida Street north of the parking lot entrance to prevent through-traffic.  
  2. Show gates on the access road north of the ambulance parking space to prevent through-traffic.  
  3. Gate should be installed at the intersection of Plum and Florida to prevent through-traffic.  
  4. The installation of three gates shall be assumed in the cost plan. |
| E. The long range needs of the Canyon Crest Housing Plan and current family housing will have to be discussed in terms of infrastructure upgrades along Linden Street.  
  1. CHCC project should consider adding several 4-5" conduits for future use (i.e., vault 27 to north side of Linden).  
  2. Project will identify costs that may occur to keep current housing serviced during construction. |
| F. A sidewalk shall be constructed on the north side of Linden Street from Florida to Aberdeen. The sidewalk may be viewed as a temporary sidewalk pending development of the adjacent site, and cost shall be incorporated in the DPP Cost Plan. |
| Site Scheme A: North-South Parking Orientation  
  A. Scheme A preserves 14 heritage trees and creates a large green space to the north of the CHCC site.  
  Only 4 heritage trees will need to be relocated in this plan.  
  2. Housing continuity on Peach Street is broken and 13 housing units are demolished, with the possible demolition of an additional housing unit dependent on access. |
| Site Scheme B: East-West Parking Orientation  
  A. Scheme B is the most compact footprint but loses or requires the relocation of 10 heritage trees.  
  2. Improves housing continuity on Peach Street and 13 housing units need to be demolished. |

8.5 Sustainability

<table>
<thead>
<tr>
<th>Information</th>
</tr>
</thead>
</table>
| A. HMC’s preliminary LEED score card for the project has been reviewed by UCR. Weston’s fine-tuned comments are being incorporated and the updated score card will be included in the Administrative Draft of the DPP.  
  2. AB32 (California Assembly Bill 32 – California Global Solutions Warming Act) limits UCR to 25k tons of carbon emissions.  
  3. CHCC design should strive to minimize greenhouse gas emissions. Key strategies for minimizing greenhouse gas emissions include reducing energy consumption over all (chilled beams) but most specifically reducing or eliminating reliance on any gas fired systems by using geothermal with heat pumps and/or photo voltaic panels on either the roof or over the parking.  
  4. It is impossible to evaluate whether geothermal is actually viable without specific soils testing for conductivity that will need to be done prior to the start of design. The cost for the additional testing should be included as a separate line item in the project budget that UCR will cover in soft costs.  
  5. The cost estimate presently has many of the “deeper green” as potential add alternatives. The final project budget needs to include the cost of the most viable and highest value strategies. |

8.6 Budget

<table>
<thead>
<tr>
<th>Information</th>
</tr>
</thead>
</table>
| A. UCR is reviewing the numbers of the project’s financial feasibility.  
  B. Information on how costs have increased in the past and projected future costs were discussed. Information should be provided to answer how project delays could increase total project costs. |
### Metrics

**University of California, Riverside**  
Student Health and Counseling DPP  
9/25/2012

<table>
<thead>
<tr>
<th>Department</th>
<th>Existing (20,000 Students)</th>
<th>New (25,000 Students)</th>
<th>New (30,000 Students)</th>
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<tbody>
<tr>
<td></td>
<td>Providers</td>
<td>Enrollees</td>
<td>Enrollees/Provider</td>
</tr>
<tr>
<td>Student Health</td>
<td>5</td>
<td>13,000</td>
<td>2,600</td>
</tr>
<tr>
<td>Dental</td>
<td>3</td>
<td>13,000</td>
<td>4,333</td>
</tr>
<tr>
<td>Counseling</td>
<td>13</td>
<td>20,000</td>
<td>1,538</td>
</tr>
</tbody>
</table>

**Comments**
- Benchmark statistics for similar facilities range from 1,200-2,000 enrollees per provider. The current design allows the CHCC to stay within the benchmark range.
- Additional capacity maintains current ratios for enrollment between 25 & 30K students.
- Additional capacity would maintain IACS recommended staffing ratio range of 1 to 1,000-1,500 if enrollment increased to 30K.
The Courtyard: Level 1
The Courtyard: Level 1

Centralized Exam Rooms

- Switch chief and director to allow chief to be closer to exam rooms.
- Chief closer to exam
- Schedule priority for well, health, counseling.
- More privacy for PSY
- Move psychiatrist to end of the line
Connected courtyards

The Courtyard: Level 1
the Courtyard: Level 2

consider furnishings to allow for privacy. "nooks and crannies" could check-in cubbies provide this?

potential workroom locations

revisit staircase to incorporate into design further. It wants to be an activating space as a welcome to the well.

exterior access could be a security issue. consider internal access. Also locate more centrally

natural light to group room could be an option.

don't show outdoor walkway

outdoor walkway (exiting)
Advantages
1. Tree grove as buffer between housing and parking
2. Green space for 600 people
3. Entrance is clear, separated from Plum Street

Disadvantages
1. Housing continuity broken at Peach Street

Parking Study
Scheme A
Housing Impact
Scheme A

13 houses removed

Detailed Project Program 1B  Campus Health and Counseling Center
Entry axis remains

Expandable Green Space

Ambulance/service court

Building site preserved

Dundee Impact
Scheme A
Parking Study
Scheme B

Peach Street

Plum Street

Green Space

Advantages
1. Peach Street edge continuity
   2. Landscaped buffer between parking and housing

Disadvantages
1. Entrance discontinuous with Plum Street
   2. Smaller green space for 125 people

California Oak Tree
New Tree

Detailed Project Program 1B    Campus Health and Counseling Center

349
Peach Street

Plum Street

Housing Impact
Scheme B

13 houses removed

Demolished
Detailed Project Program 1B  Campus Health and Counseling Center

TOPOGRAPHY STUDY

Proposal New 6-inch Natural Gas Line

Date: 9/25/12
## Order of Magnitude Cost Plan

<table>
<thead>
<tr>
<th>Description</th>
<th>sq/ft GSA</th>
<th>$/SF</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>New Building</strong></td>
<td>50,000</td>
<td>$379</td>
<td>$18,930,000</td>
</tr>
<tr>
<td><strong>Owner Related Construction Allowance</strong> (AV/Telecom/Data, Security)</td>
<td></td>
<td></td>
<td>$400,000</td>
</tr>
<tr>
<td><strong>Site Work</strong></td>
<td></td>
<td></td>
<td>$3,545,000</td>
</tr>
<tr>
<td><strong>Total Building &amp; Sitework Construction</strong> (August 2012)</td>
<td></td>
<td>$458</td>
<td>$22,875,000</td>
</tr>
<tr>
<td><strong>Escalation to Construction Start Date</strong> (5.75%)</td>
<td></td>
<td></td>
<td>$975,000</td>
</tr>
<tr>
<td><strong>Total Building &amp; Sitework Construction</strong> (July 2014 escalation)</td>
<td></td>
<td>$477</td>
<td>$23,850,000</td>
</tr>
<tr>
<td><strong>Soft Costs</strong> (at 24%)</td>
<td></td>
<td></td>
<td>$5,382,000</td>
</tr>
<tr>
<td><strong>TOTAL PROJECT COST</strong></td>
<td></td>
<td>$585</td>
<td>$29,232,000</td>
</tr>
</tbody>
</table>

* NOTES
1. Does not include Group 2&3 Equipment TBD (depending on new/existing) (1 to 2 million) $596 $29,808,000
2. does not include moving and move management costs
Meeting Minutes: Meeting I(9)

Meeting # I(9)  
Meeting Date September 28, 2012

Client Name UC Riverside  
Project Name UCR Health & Counseling Clinic  
Project # 6002005.000  
Purpose GoTo-Meeting to review the Student Workroom location

From Seena Hassouna, Healthcare Planner

Attendees  
Name Title Company  
X Jenifer Miller Director – The Well UCR  
X Susan Allen Ortega AVC/ Dean of Students UCR  
X Seena Hassouna Healthcare Planner HMC

Distribution Jon Harvey (UCR) for distribution

NEW ITEMS

Refer to – Attachment A-CHCC-Revised Well and workroom 9-29-12  
Attachment B-CHCC-Workroom tests

9.1 The Well program adjustments  

A. As a result of comments on the floor plans presented on 09-26 regarding the location of the Student Workroom and the overall ASF of the Well program, Seena, Susan and Jenifer met to discuss the location of the Student Workroom and the overall ASF of the Well program.

B. Seena presented two options for the location of the workroom:

1. Option 1: Workroom next to peer counseling
   i. This option located the workroom directly west of the peer counseling room. The waiting room for counseling and its related administrative functions were reorganized to accommodate the new location.
   ii. The Well program was left intact in this option.

2. Option 2: Workroom in the well w/ consolidated support
   i. This option located the workroom directly adjacent to the Well on the southern end of the western building.
   ii. It is located to allow for direct access from the well. An additional door to the space would also allow for after-hours use without having to go through the well.
   iii. To achieve this, the Well conference room was relocated to the eastern side of the oak tree rotunda and between counseling and the Associate Vice Chancellors office.
   iv. To address Jon’s comments regarding the clear identification of any space needs the Well may have, the following space allocations were identified in the program:

   a. A Student Support Zone – Computer stations section will accommodate 10 computer work stations for student use.
   b. A Student Support Zone - lounge space of 150 ASF was identified at the entry to the Well that would accommodate soft seating similar to what is currently in the well and the HUB.

   i. Posting areas are indicated as linear feet in the program because they would only take up wall space in the lounge area.

   2. A collaborative space for student workers of 150 ASF for a worktable and chairs.

   v. By locating the Student Workroom directly adjacent to and accessible form the well, the following consolidation of program elements was performed:

   1. The collaboration rooms formerly in the Joint Use program were removed.
   2. To allow for more storage space within the Well, the 2 staff toilets were removed from the program in favor of making larger multi-fixure public toilets on level 2 that could be easily accessible from the Well and other departments.

C. Susan and Jenifer both preferred option 2. Adjustments suggested to option 2 were:

1. Locate the student affairs officer stations further towards the “back of house” to allow for more privacy from the entry.
2. Locate 1 consult close to the entry and one close to the Student Workroom
3. Locate the resource kitchen close to the entry and lounge.
4. The Student Workroom should be reported in the Joint Use program
5. The formerly named Well conference room should be reported in the Joint Use program.

9.2 Next Steps

A. Seena revised the plan and program to reflect the changes discussed and distribute the results to Jon, Susan and Jenifer.

We are proceeding based on the above information. If there are any omissions or if any corrections are needed, please bring them to our attention in the next few days.

Next Meeting Time: 9am-12pm Date: 09/26/12 Location: UV-Room 210-16

Attachments  
Attachment A-CHCC-Revised Well and workroom 9-29-12
Attachment B-CHCC-Workroom tests

File L:\Projects\0002 UCR\005-000_Repl Campus Health & Counseling Ctr Bldg\05-MM\01. MM\MM09_2012_09_28_DRAFT.docx
Preferred direction: Workroom in the well w/ consolidated support

- Student support zone - lounge space with soft seating.
- Resource kitchen
- Well storage. Remainder adjacent to large workshop room on level 1
- Student support zone - computer stations for student use.
- Collaboration area
- Consult room also used for workroom collaboration
- New workroom location. Reported in Joint Use ASF.
- After hours workroom access
- Stair re-design in progress

Well entry

Revised Well & student workroom

DRAFT
### Assignable Spaces

<table>
<thead>
<tr>
<th>Room Type</th>
<th>Area (ASF)</th>
<th>Quantity</th>
<th>Total ASF</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Public Spaces</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Reception</td>
<td>-</td>
<td>60</td>
<td>60</td>
<td>At entry</td>
</tr>
<tr>
<td>Student support zone - computer stations</td>
<td>-</td>
<td>25</td>
<td>250</td>
<td>Computer terminals for student use adjacent to entry and lounge</td>
</tr>
<tr>
<td>Student support zone - lounge space</td>
<td>-</td>
<td>25</td>
<td>150</td>
<td>Casual area at entry with soft seating</td>
</tr>
<tr>
<td>Posting areas</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Collaborative work area</td>
<td>-</td>
<td>100</td>
<td>100</td>
<td>Size TBD</td>
</tr>
<tr>
<td>Wellness Training/ Programming</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>Use joint use Workshop room</td>
</tr>
<tr>
<td><strong>Subtotal Public Spaces</strong></td>
<td>-</td>
<td></td>
<td>560</td>
<td></td>
</tr>
<tr>
<td><strong>Support</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Well Storage</td>
<td>-</td>
<td>80</td>
<td>240</td>
<td>Locate 100 sf in well. Remainder adjacent to large workshop room on level 1</td>
</tr>
<tr>
<td>Workroom, Copy, Printer</td>
<td>-</td>
<td>100</td>
<td>100</td>
<td></td>
</tr>
<tr>
<td><strong>Subtotal Support</strong></td>
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<td></td>
<td>340</td>
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<tr>
<td><strong>Staff</strong></td>
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<tr>
<td>Office - Director</td>
<td>-</td>
<td>120</td>
<td>120</td>
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<tr>
<td>Workstation - Student Affairs Officers</td>
<td>-</td>
<td>80</td>
<td>400</td>
<td></td>
</tr>
<tr>
<td>Workstation - Administrative</td>
<td>-</td>
<td>60</td>
<td>60</td>
<td></td>
</tr>
<tr>
<td>Workstation - Administrative</td>
<td>-</td>
<td>60</td>
<td>60</td>
<td></td>
</tr>
<tr>
<td>Workstation - Graduate Interns</td>
<td>-</td>
<td>35</td>
<td>70</td>
<td>Paid Undergrad Student Workers</td>
</tr>
<tr>
<td>Workstation - Student Workers</td>
<td>-</td>
<td>35</td>
<td>210</td>
<td>Volunteer Student Workers/Peer Educators</td>
</tr>
<tr>
<td>consult room</td>
<td>-</td>
<td>80</td>
<td>160</td>
<td>Use for work room collaboration as well</td>
</tr>
<tr>
<td>Staff Lounge/Breakroom</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>Shared with counseling</td>
</tr>
<tr>
<td>Kitchen/ resource</td>
<td>-</td>
<td>80</td>
<td>80</td>
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</tr>
<tr>
<td><strong>Subtotal Staff</strong></td>
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<td>1,570</td>
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<tr>
<td><strong>Subtotal ASF</strong></td>
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<td>2,892</td>
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<tr>
<td><strong>Internal Circulation Factor</strong></td>
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<td>20%</td>
<td></td>
</tr>
<tr>
<td><strong>Circulation</strong></td>
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<tr>
<td><strong>Total ASF</strong></td>
<td>-</td>
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</table>
### Joint Use Spaces

**Student Health and Counseling DPP 1B**

**9/28/2012**

<table>
<thead>
<tr>
<th>Room Type</th>
<th>Area (ASF)</th>
<th>Quantity</th>
<th>Total ASF</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Assignable Spaces</strong></td>
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<tr>
<td><strong>Joint Use Spaces</strong></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Concierge</td>
<td></td>
<td></td>
<td></td>
<td>At building entry to support large meeting room</td>
</tr>
<tr>
<td>Large Workshop room</td>
<td>20</td>
<td>70</td>
<td>1,400</td>
<td>Staff Meetings, and large events. Consider divider units</td>
</tr>
<tr>
<td>Workshop storage</td>
<td>100</td>
<td>2</td>
<td>200</td>
<td>Adjacent to workshop room. Combine with Well storage</td>
</tr>
<tr>
<td><strong>Subtotal Joint Use Spaces</strong></td>
<td></td>
<td></td>
<td>1,760</td>
<td></td>
</tr>
<tr>
<td><strong>Joint Use Administrative</strong></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Office - IT</td>
<td>-</td>
<td>100</td>
<td>100</td>
<td></td>
</tr>
<tr>
<td>Consult stations - Peer Counselors</td>
<td>-</td>
<td>60</td>
<td>720</td>
<td>Private consult cubicle - shared - Health(2 added for Health Ed Interns), counsel, Well</td>
</tr>
<tr>
<td>Student work room</td>
<td>30</td>
<td>20</td>
<td>600</td>
<td>Workroom for peer educators, employees and students. Locate in/ adjacent to the Well.</td>
</tr>
<tr>
<td>Conference room</td>
<td>-</td>
<td>20</td>
<td>300</td>
<td>15 seats. Well, counseling and AVC have schedule priority</td>
</tr>
<tr>
<td><strong>Subtotal Joint Use Spaces</strong></td>
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<td>2,347</td>
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<td><strong>Total ASF</strong></td>
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<td><strong>Internal Circulation Factor</strong></td>
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<td>10%</td>
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<td><strong>Total ASF</strong></td>
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<tr>
<td><strong>Non-Assignable Spaces</strong></td>
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</tr>
<tr>
<td>Toilet - Accessible</td>
<td>50</td>
<td>8</td>
<td>400</td>
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</tr>
<tr>
<td>Housekeeping Closet</td>
<td>50</td>
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<td>50</td>
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</tr>
<tr>
<td><strong>Total NASF</strong></td>
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<td>400</td>
<td></td>
</tr>
<tr>
<td><strong>Internal Circulation Factor</strong></td>
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<td>20%</td>
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<tr>
<td><strong>Total NASF</strong></td>
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<td>480</td>
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</tr>
<tr>
<td><strong>Programmable Outdoor Space</strong></td>
<td></td>
<td></td>
<td></td>
<td>For Well event, Flu vaccine drives and other large events</td>
</tr>
<tr>
<td>Outdoor gathering areas</td>
<td>15</td>
<td>250</td>
<td>3,750</td>
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<tr>
<td><strong>Total - Programmable Outdoor Space</strong></td>
<td></td>
<td></td>
<td>3,750</td>
<td></td>
</tr>
</tbody>
</table>
Option 1: Workroom next to peer counseling

The Well workroom test fits

- new work room location
- Collaboration rooms
- secure access
- secure entry
- public toilets relocated closer to main circulation with interior access
- Dedicated staff toilets
- Stair & elevator
- Peer counseling
- Lounge
- Consult
- Stair re-design in progress
- Well entry
- Peer counseling
- New work room location
- Collaboration rooms
- Secure access
- Secure entry
- Public toilets relocated closer to main circulation with interior access
- Dedicated staff toilets
- Stair & elevator
- Peer counseling
- Lounge
- Consult
- Stair re-design in progress
- Well entry
Option 2: Workroom in the well w/ consolidated support

The Well workroom test fits
**Meeting Minutes: Meeting K(10)**

**Detailed Project Program 1B**  
**Campus Health and Counseling Center**

---

### RESOLVED ITEMS

<table>
<thead>
<tr>
<th>Item No.</th>
<th>Comments</th>
<th>Status</th>
<th>Responsibility</th>
<th>Expected Date</th>
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</table>

### UNRESOLVED ITEMS:

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</table>

### NEW ITEMS

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<tr>
<th>Item No.</th>
<th>Comments</th>
<th>Status</th>
<th>Responsibility</th>
<th>Expected Date</th>
</tr>
</thead>
</table>

---

**11.2 Emergency Generator**

- A. Campus Health currently has a backup generator.
- B. The new clinic will need a backup generator for certain rooms: lab, pharmacy, travel clinic, and several others.
- C. A backup generator might be sized for the right rooms only, due to cost and that this is not a primary care facility in the event of an emergency.
- D. A 2-day supply of fuel is deemed appropriate.

**11.3 Cost Estimate**

- A. Due to the extended schedule, the cost estimate has increased by $400,000.
- B. Cost estimate by Davis Langdon is consistent with UCR’s internal calculations.

**11.4 Next Steps**

- A. HMC will provide a draft DPP by next Wednesday.
- B. UCR will furnish comments to Jon Harvey by November 20.
- C. HMC will receive consolidated comments on November 30.
- D. Final DPP will be delivered after DRB presentation, tentatively scheduled for December 4.

We are proceeding based on the above information. If there are any omissions or if any corrections are needed, please bring them to our attention in the next few days.

---

**Next Meeting**

**Attachments**

- ATTACHMENT_A-SRCE_Overview_for_CHACC_08-30-12.

**File**

C:/Users/shassouna/Documents/UCR-HEALTH CENTER/UCR-SHC-DPP/MEETING EMMD5_2012_08_30-DRAFT.docx
Proposed Nurse's Station
UCR Campus Health and Counseling Center DPP1B
November 2, 2012
# Project Schedule

<table>
<thead>
<tr>
<th>Task Description</th>
<th>Start Date</th>
<th>Finish Date</th>
<th>Duration</th>
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<tr>
<td>Detail Project Program Review</td>
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<td>12/31/12</td>
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<tr>
<td>Schematic Design</td>
<td>4/1/13</td>
<td>8/1/13</td>
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<td>4/1</td>
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<tr>
<td>SD Workshop 1</td>
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<tr>
<td>100% Progress SD</td>
<td>7/1</td>
<td></td>
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<tr>
<td>University DRB /Agency Review</td>
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<tr>
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<tr>
<td>Design Development</td>
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<td>University DRB Review</td>
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<td></td>
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### Schedule

**UCR Campus Health and Counseling Center DPP1B**
November 2, 2012
Tree Survey

UCR Campus Health and Counseling Center DPP1B
November 2, 2012

Detailed Project Program 1B  Campus Health and Counseling Center
1.0 Meeting Agenda. The agenda for the December 5th meeting of the Design Review Board (DRB) included:

a. **Campus Health, Counseling, and Wellness Center (CHCC).**
HMC Architects presented their Detailed Project Program (DPP) 1B for Campus Health and Counseling Center project. The new facility provides space for: Campus Health Center including Pharmacy and Dental, Counseling Center, and “The Well”.

2.0 Observations and Recommendations – **Campus Health and Counseling Center Detailed Project Program 1B**.

a. The DRB provided the following comments:

1. Recommended adherence to the main premise; respect for the landscape. Design the building and parking lot to fit within the landscape.

2. Consider the connection of parking and its relationship or adjacency to the building while respecting the Oaks.

3. It is critical to create a compelling pedestrian connection from Aberdeen Drive to the building site.

4. Recommend that the University consider life cycle costs when identifying design elements (i.e.; sun shades, etc.).

5. Explore the possibility for creating a “Healing Garden” along the Linden Street frontage, including seating areas to enhance the pedestrian experience as Linden Street is “not friendly” due to the Student Recreation Facility’s “back door” aesthetic.

6. Consider the direction of approach to the facility from outlying areas to provide a “visible” point of entry.

7. Create a good arrival environment for those traveling by car, bike or on foot.

8. Building does not have a strong conceptual idea yet. Explore developing a strong overall encompassing design element reflective of the interior courtyards that is apparent throughout.

The board commended HMC Architects on conducting a good analysis of the interior relationships of spaces and adjacencies, philosophies and responsibilities.
Note: Presentation HMC Architects, available by request.

3.0 Follow Up and Next Steps.
   a. DRB’s next meeting is scheduled for February 5, 2013.

Attachments: None

The following constitutes a summary of topics presented to or discussed by the DRB on December 4, 2012. Recipients of these minutes are encouraged to apprise Blythe Wilson of any errors or omissions.
- 10 buildings
- 5 trees
   - not including pears & elms.
Tree Species ID.: Proposed CHCC Site | PRELIMINARY
August 5, 2012 | UCR Capital Programs | CRM
Seena Hassouna
From: Kristin Brooke Hill <kristin.hill@ucr.edu>
Sent: Wednesday, August 08, 2012 3:23 PM
To: Seena Hassouna; Kate Diamond
Cc: Scott Plante; Ken Salyer; Eric Carbonnier; Karen Jordan; Tricia D Thrasher; Uma Ramasubramanian; Blythe R Wilson
Subject: RE: UCR CHCC Meeting DRAFT agenda
Attachments: tree_id_CHCC_08082012.pdf

Seena and Kate,

The attached graphic identifies the major trees in the general project area. As there are numerous mature oak trees and other mature trees of significance, the impact to the site needs to be carefully considered and added to the agenda.

As part of tomorrow’s meeting I would like to identify significant heritage trees and establish some potential building massings that most sensitively address these locations. I have invited Tricia Thrasher (Principal Environmental Project Manager) and Karen Murdock (GIS Analyst) to join in the conversation.

Once a preliminary determination is made in regard to the trees that are most significant, we can request that their GPS location, tree size, and condition are surveyed and documented as part of the DPP. It is important at this stage to insure that removal, protection, and replacement values for these trees are adequately represented in the budget.

While we will be able to address the UCR site guidelines policies and practices in tomorrow’s meeting. Additional information can be found in the Campus Design Guidelines at the following link:


Campus Design Guidelines:
Appendix A: Campus Plant Material Palette
Appendix B: Campus Street Tree Plan

Please add Karen and Tricia (both copied) to the GoTo Meeting and let me know if you have additional questions.

Thanks,
Kristin

Seena Hassouna
From: Seena Hassouna [mailto:Seena.Hassouna@hmcarchitects.com]
Sent: Wednesday, August 08, 2012 1:03 PM
To: Kristin Brooke Hill
Cc: Kate Diamond; Scott Plante; Ken Salyer; Kenneth Ong; Eric Carbonnier
Subject: RE: UCR CHCC Meeting DRAFT agenda

Thanks Kristin,
Will do.

Seena Hassouna
Architect, Healthcare Planner, LEED® AP | Associate
HMC Architects / 633 W. 5th Street Third Floor Los Angeles, California 90071 / T 213 542 8300 x136 / Direct 213 542 8303

Seena Hassouna
From: Kristin Brooke Hill [mailto:kristin.hill@ucr.edu]
Sent: Wednesday, August 08, 2012 12:06 PM
To: Seena Hassouna
Cc: Kate Diamond; Scott Plante; Ken Salyer; Kenneth Ong
Subject: RE: UCR CHCC Meeting DRAFT agenda

Hi Seena,

Please also add Westin Lewis, our LEED Analyst, to tomorrow’s GoTo Meeting.

Thanks,
Kristin

Kristin B. Hill, Assoc. AIA
Principal Sciences Facilities Planner
Capital Resource Management
1223 University Avenue, Suite 200
Riverside, CA 92521
Tel. 951.827.6950  Fax 951.827.2402
kristin.hill@ucr.edu

Seena Hassouna
From: Seena Hassouna [mailto:Seena.Hassouna@hmcarchitects.com]
Sent: Wednesday, August 08, 2012 10:31 AM
To: Kristin Brooke Hill
Cc: Kate Diamond; Scott Plante; Ken Salyer; Uma Ramasubramanian; Kenneth Ong
Subject: RE: UCR CHCC Meeting C DRAFT agenda

Thanks Kristin,
We’ll add Uma to the agenda and the Goto invite.

Regards,
Seena

Seena Hassouna
Architect, Healthcare Planner, LEED® AP | Associate
HMC Architects / 633 W. 5th Street Third Floor Los Angeles, California 90071 / T 213 542 8300 x136 / Direct 213 542 8303

Seena Hassouna
From: Kristin Brooke Hill [mailto:kristin.hill@ucr.edu]
Sent: Wednesday, August 08, 2012 10:24 AM
To: Seena Hassouna
Hi Seena,

At the very least, Uma should be added to the list (he is our Physical Planner), as a current invitee. I will be discussing the expanded agenda a meeting later this morning and will let you know if there are others from UCR who will be in attendance.

Thanks,
Kristin

 Kristin B. Hill, Assoc. AIA  
 Principal Sciences Facilities Planner  
 UCR Capital Programs  
 Capital Resource Management  
 1225 University Avenue, Suite 200  
 Riverside, CA 92521  
 Tel. 951.827.6950  Fax 951.827.2402  
kristin.hill@ucr.edu

Hi Kristin,

I’ve attached a draft agenda of Thursdays meeting for your review. We’re seeing this as a preview of the 15th meeting so you can see our progress and we can adjust as needed. If you’ve got time this morning I can call to discuss any revisions with you.

Regards,
Seena

Seena Hassouna  
 633 W 5th Street  Third Floor  Los Angeles, California 90071  
 Tel 213.542.8300  ext 136  Direct 213.542.8336
### Staff Count

#### University of California, Riverside

**Campus Health and Counseling DPP 1B**

12/14/2012

#### Health Center

<table>
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<tr>
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<th>Existing</th>
<th>New</th>
<th>Comments</th>
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</thead>
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<td>10</td>
<td>1 Chief MD, 9 Providers (MD)</td>
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<td><strong>Clinical Health Educator</strong></td>
<td>1.4</td>
<td>3</td>
<td>Nurse Workstations</td>
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<td><strong>Nurses</strong></td>
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<td>6</td>
<td>Nurse office &amp; Travel Clinic</td>
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<tr>
<td><strong>Medical Assistant</strong></td>
<td>4.8</td>
<td>10</td>
<td>Nurse Workstation</td>
</tr>
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<td><strong>X-Ray Technicians</strong></td>
<td>1.0</td>
<td>2</td>
<td><strong>X-ray + ultrasound tech</strong></td>
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<tr>
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<td>5</td>
<td>One Office</td>
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<td><strong>Pharmacy</strong></td>
<td>2.5</td>
<td>5</td>
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<td><strong>Physical Therapist</strong></td>
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<td>1</td>
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<tr>
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<td>Open offices</td>
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<tr>
<td><strong>Analyst</strong></td>
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<td>1</td>
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<tr>
<td><strong>Director of Health Center</strong></td>
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<td>1</td>
<td>Office</td>
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**Total**: 37.95 40 62.4 64

#### Dental Clinic

| **Dentist**                    | 2.0      | 2   | 2                                             |
| **Hygienist**                  | 1.0      | 2.0 | 2                                             |
| **Technicians**                | 1.8      | 2   | 2                                             |
| **Reception**                  | 2.0      | 2   | 2                                             |

**Total**: 6.8 7 8 8

#### Counseling

| **Director**                   | 1.0      | 1   |                                               |
| **Assistant Director**         | 2.0      | 2   |                                               |
| **Psychologists**              | 10.0     | 23  | 23 Increased FTE                             |
| **Psych Interns**              | 3.0      | 4   | 4 Increased FTE                              |
| **Manager**                    | 1.0      | 1   |                                               |
| **Biofeedback Peers**          | 1.0      | 2   | 20 Increased HC. Shared Space                |
| **Reception**                  | 1.0      | 1   | 1                                             |
| **Administrative**             | 1.5      | 2   | 3                                             |

**Total**: 16.5 26 33.5 52

### The Well

#### Existing | New | Count | Comments

| **Director** | 1.0 | 1 | 1 |
| **Student Affairs Officers** | 1.0 | 1 | 1 |
| **Administrative** | 1.0 | 1 | 1 |
| **Graduate Interns** | 0.3 | 25 | 0.5 2 |
| **Student Workers** | 0.3 | 25 | 0.3 25 |
| **VSW/PE** | 0.3 | 120 | 0.3 200 |

**Total**: 4 152 4 235

#### Assoc. Vice Chancellor

| **Assoc. Vice Chancellor** | 1 | 1 |
| **Case Mgr/Social Worker** | 1 | 1 |
| **Mental Health Educator** | 1 | 1 |

**Total**: 0 0 5 5

### Joint Use

| **Psychiatrist** | 1.0 | 1 | 3 | 3 | Shared Health/Counseling |
| **Peer Counselors** | 2.0 | 2 | 3 | 3 | Health |
| **Stressbuster Peers** | - | 15 | 1 | 30 | Shared Peer Workroom |
| **IT** | 1 | 1 |

**Total**: 3 18 8.00 37

**STAFF TOTAL**: 91 121 401

---

### Staff Count (Projections) Table

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<th><strong>STAFF TOTAL</strong>: 91 121 401</th>
<th><strong>STAFF TOTAL</strong>: 91 121 401</th>
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**Detailed Project Program 1B**

Campus Health and Counseling Center

381
From: Kate Diamond  
Sent: Monday, January 21, 2013 1:32 PM  
To: Jon Harvey (jon.harvey@ucr.edu) 
Cc: rlloyd@davislangdon.us; Seena Hassouna; Carolina Ziebell  
Subject: FW: UCRCHCC cost plan comments  
Importance: High

Jon,

Rick Lloyds' email below with my comments added in

Kate Diamond FAIA LEED AP / Principal  
HMC Architects / 633 W. Fifth Street, Third Floor / Los Angeles, CA 90071 / T 213 542 8300 / C 213 359 7777  
Design can change the world. > Let us show you how

From: Lloyd, Rick [mailto:rlloyd@davislangdon.us]  
Sent: Monday, January 21, 2013 11:49 AM  
To: Kate Diamond  
Subject: RE: UCR-CHCC cost plan comments

Kate,

As per our conversation this morning here are my comments on the current cost of the new building.

The building was initially estimated at $329/sf in December 2011 based on a ROM placeholder. The current cost estimate is at $373/sf based on the DPP design information and floor plans.

The increase in cost can be attributed to the following items:

1. Definition of the building configuration which includes a large open courtyard and two smaller internal courtyards which has resulted in a higher ratio of exterior wall area to GFA than was assumed in the original ROM cost. This equates to approximately $25/sf.
2. Escalation for the 12 months between the two cost estimates equates to 2% or approximately $7/sf.
3. Moment frame structural system equates to approximately $5/sf.
4. Addition of second elevator equates to approximately $3/sf.
5. Addition of emergency generator equates to approximately $2/sf.
Hi Kate,

Here are the outstanding cost plan comments. Could you forward these to Davis Langdon and ask them to send us a revised report. I've included the last report we have from them for your review and I've pasted the current GSF info below as well.

Have a great weekend.

Regards,
Seena

---

From: Kate Diamond [mailto:Kate.Diamond@hmcarchitects.com]
Sent: Friday, January 18, 2013 1:30 PM
To: Lloyd, Rick
Subject: FW: UCR-CHCC cost plan comments
Importance: High

Rick

Here is the latest cost estimate and the comments from the client. We need to answer all of the comments in the spreadsheet and make sure that we are covered in the estimate.

Additionally here is the original estimate done in the DPP1A phase and we must have some explanation for the discrepancy between the original new building costs in Option D and where this new building is coming in +/− 30% more expensive—

- I think we have fare more site work (utilities for both the project and to maintain the existing student housing, road, parking etc) than would have been true at the existing site?
- Saving the mature trees cost $$
- More than the minimum number of elevators.
- ?????? While the building grew in size most of the functions that grew are actually less expensive than the clinic functions??

I really need answers on Monday – sorry for the crunch but UCR is trying hard to get funding to move this forward and someone on the committee asked tough questions this week.

Kate Diamond FAIA LEED AP / Principal
HMC Architects / 633 W. Fifth Street, Third Floor / Los Angeles, CA 90071 / T 213 542 8300 / C 213 359 7777

---

These five items account for $42/gsf of the apparent cost differential between the earlier per square foot cost of $328.9 (including mark-ups but excluding, demo & site work) and the present cost of $377.6/gsf.

The differences in the site costs of $500,000 versus $4,056,000 can be accounted for by:
1. The existing site had campus infrastructure (roads and utilities) in place for the proposed new facility whereas the new site needs to add scope to both protect the infrastructure serving the existing student housing and the new Campus Health Center.
2. Protecting the mature heritage trees and the relatively complex grading necessary to protect their roots and/or relocation of key specimens adds cost.
3. The existing site had an existing parking lot that would need to be enlarged whereas the new site requires a completely new parking lot.

Finally, the proposed project has grown in scope to accommodate both the Well and the Administrative Office Suite + finalizing the programs for Student Health and Counseling that did not happen in the truncated DPP1A process has added a small amount of SF.

This should fully explain how the project went from a construction cost of $15,135,294 in 2011 dollars to a construction cost of $22,936,000 in 2012 dollars. I wonder if this email should be included in the Appendices of DPP1B to document the project history?

Hopefully this specificity can help in potential consideration of value engineering options to reduce the scope of the project in such a way as to expedite the delivery schedule so that UCR doesn’t find itself investing in both band aid solutions to keep the existing facility operational and later in more expensive new construction due to the impending return of escalation.

Call me if you have any further questions.

Regards
Seena

---

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<td>The WELL</td>
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<td>Joint Use Spaces</td>
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<td><strong>TOTAL ASF + NASF</strong></td>
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</table>

Assignable / Gross Ratio 70.9%

**TOTAL GSF** 51,033

---

From: Seena Hassouna
Sent: Friday, January 18, 2013 12:27 PM
To: Kate Diamond
Subject: UCR-CHCC cost plan comments

Hi Kate,

Here are the outstanding cost plan comments. Could you forward these to Davis Langdon and ask them to send us a revised report. I’ve included the last report we have from them for your review and I’ve pasted the current GSF info below as well.

Have a great weekend.

Regards,
Seena

---

<table>
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<tr>
<th>228. Pg. 205 Cost Plan</th>
<th>Insure there is a line item for Green E purchases (EAc6) to offset 35% of energy use. This is a nominal amount but could get left behind.</th>
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<tbody>
<tr>
<td>229. Cost Plan</td>
<td>Confirm that cost plan corresponds with the program.</td>
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<tr>
<td></td>
<td>Identify escalation assumptions (percentages by year)</td>
</tr>
<tr>
<td></td>
<td>GSF does not correspond with the program.</td>
</tr>
<tr>
<td>230. 213</td>
<td>Emergency Power generator on page 184 is 80 kw, cost plan shows 75 kw. Revise as needed.</td>
</tr>
<tr>
<td>231. 213</td>
<td>Add access controls to alarm and security.</td>
</tr>
<tr>
<td>232. 214, 215</td>
<td>Add storm drain</td>
</tr>
<tr>
<td></td>
<td>Add security gates to prevent access into housing area and emergency phone</td>
</tr>
</tbody>
</table>

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Detailed Project Program 1B  Campus Health and Counseling Center 383
A.15
DPP - 1A Executive Summary

From the January 2012 DPP1A Report

HMC Architects  
University of California Riverside, – Campus Health and Counseling Center

1.1 EXECUTIVE SUMMARY

The University of California, Riverside (UCR) commissioned HMC Architects to provide a Detailed Project Program (DPP) for the renovation of its existing Campus Health and Counseling Center with the intent of extending the life of the building by 15 years, at which time the building would be replaced by a new building. The existing facility consists of two parts, the first one built in 1963, and the second part built in 1968. The building is a one story structure providing a total of 23,333 basic gross square feet (GSF), and consists of a student health center with a pharmacy and dental clinic, a student counseling center and a student career center with a partial basement.

The limited time frame for the 15 year life extension goal recognized that the existing facility may be reaching its useful life. In order to minimize further investment in this 48 year old facility, the intention was to expand the Health and Counseling functions into the 2894 assignable square feet (ASF) currently occupied by the Career Center in the most cost effective manner possible.

Given the unique requirements of the Health Center and the fact that it provides year round service to the UCR enrollees, any renovation project would need to be phased in order to keep the Health Center operational during construction. While any relocation costs would add to the overall project costs, it was agreed that the Counseling Center, largely comprised of office space, could be temporarily relocated either to on-site trailers or other available space in order to facilitate a more cost effective construction schedule and/or to minimize disruptive impacts on services.

The study started with a series of programming charettes with the project Steering Committee that defined the functional growth requirements for the Health and Counseling programs at a full build-out to serve UCR at a maximum 30,000 student enrollment anticipated by the end of the 15 year time frame. In addition to the input from the leadership on the Steering Committee, the programming effort engaged an invited set of student representatives who use the services of the Health Center who provided their insights into both the successful and unsuccessful aspects of the facility.

Initial investigations revealed that an ideal program of 33,403 GSF could not be accommodated within the existing approximately 23,000 GSF footprint. In response, an achievable but constrained program was developed that theoretically should have been achievable within the existing building. The reduced program called ‘Conservative Program’ addresses the immediate need for 1 additional health care provider and 5 counselors.

In parallel, the HMC team conducted an evaluation of the existing building to establish the existing conditions of the building systems - Mechanical, Electrical, Plumbing, Structural and Building Envelope. Input from both the building users on the Steering Committee and UCR Facilities Maintenance staff indicated that the existing building suffered from both poor comfort level and failing utility systems.

Based on the review of a series of alternative renovation strategies, it was established that the dollar value of even the minimum MEP upgrades and interior changes required to accommodate the constrained program, the UCR standards would mandate that the project achieve LEED-CI. In order to achieve this, a number of Building Envelope upgrades would have to be performed adding further to the overall project cost.

Simultaneously, the review of the structural framing for the existing building, which was originally built as a hospital, verified that the central corridor walls served as load bearing and shear walls. Given that the main central corridors are all a minimum of 8’ in width, the structural layout made it very difficult and expensive to achieve even the ‘Conservative Program’ requirements. A full Seismic Evaluation has not been performed because it was essential to first establish the extent of the design changes (transfer beams, relocation of shear walls, etc.) necessary to accommodate the desired program in an efficient manner. Only after the extent of these changes was defined could a seismic analysis be completed that would require an atypical peer review typically not undertaken in a DPP to establish a fully reliable cost estimate.

Additional architectural improvements include:

- Addressing a long list of ADA deficiencies, mostly related to door widths, hardware and clearances, as well as various non-compliant restrooms and changing rooms;
- The existing structure does not have fire sprinkler system and exceeds allowable area under present code and according to the Campus Fire Marshal, a complete integrated fire sprinkler system would need to be incorporated in any significant building renovation;
- Meeting the energy conservation goals and the LEED Certification triggered by a major renovation will require replacement of the existing single panel windows, and significant upgrades to the building envelope to include insulation and a new roof.

The cumulative impact of the required upgrades to the building and building systems indicated that very little of the existing building would remain untouched.

Given the increasing concern that the level of investment necessary to extend the life of the existing facility might be in excess of the limited functional expansion of services achievable within the original project constraints, the HMC team studied the following additional scenarios (see APPENDIX, Section A-3 in the full draft report):

- Option A: Tenant Improvement only of vacated Career Center 2844 ASF. Total Building Area: 23,333 GSF; ROM Cost $1.2M – Does not meet programmatic, comfort and/or sustainability requirements. Only addresses ADA in area of renovation.
From the January 2012 DPP1A Report

- Option B: Complete Building Renovation. Total Building Area: 22,000 GSF; ROM $ 8.1M – Only meets reduced programmatic requirements ('Conservative Program'). Does address comfort, sustainability and ADA requirements.
- Option C: Complete Building Renovation & Expansion. Total Building Area: 32,000 GSF; ROM $ 9.8M. Meets programmatic requirements, comfort, sustainability and ADA requirements.
- Option D: New Construction on the existing site. Total Building Area: 40,000 GSF; ROM $ 15.1M. Meets programmatic requirements including limited future expansion capacity, comfort and sustainability and all current code requirements.

Note: Each scenario included preliminary construction phasing and sufficient information to develop a concept level, Rough Order of Magnitude (ROM) cost estimate.

1.2 CONCLUSIONS
Based on these studies and charrettes, the decision was made in a Steering Committee meeting on 12.07.2011 that the cost of extending the life of the existing building for use as the Campus Health and Counseling Center was not a sound investment since the per square foot renovation cost represents close to 90% of the cost of new construction. UCR instructed the design team to stop further study of the life extension and to document all of the efforts to date on this partial DPP to provide a history of the process that led to the decision to refocus efforts towards the development of a DPP for relocating the Student Health and Counseling Centers into a new facility rather than continuing with the retrofit of the existing building.

Although much of the effort spent to date was focused on the evaluation of the existing facility and efforts to conform the program to fit within that structure, all of the original programming will be transferrable to a future DPP effort aimed at programming a replacement building. In January of 2012, HMC submitted a draft of the original DPP for the renovation effort compiling the work product developed to date that established the basis for redirecting the team effort. In order to preserve the remainder of the fee to be applied to the next phase of the site evaluation and final DPP 1B effort, very little editorial polishing and/or graphics were applied to this historic document.