

# UNIVERSITY OF CALIFORNIA RIVERSIDE

NEW CAMPUS HEALTH AND COUNSELING CENTER

DETAILED PROJECT PROGRAM - 1B

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April 2013

HMC Architects



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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.



01

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# EXECUTIVE SUMMARY



# 1.1

## Executive Summary

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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 charrettes 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.

## Program Summary

Department	NEW FACILITY	
	Dept	ASF
Student Health		16,864
Dental Clinic		1,668
Counseling		9,983
The WELL		2,916
Administrative Suite		805
Joint Use Spaces		3,938
<b>TOTAL ASF</b>		<b>36,174</b>
<b>TOTAL NASF</b>		<b>3,461</b>
<b>TOTAL ASF + NASF</b>		<b>39,635</b>
Assignable / Gross Ratio		70.9%
<b>TOTAL GSF</b>		<b>51,033</b>



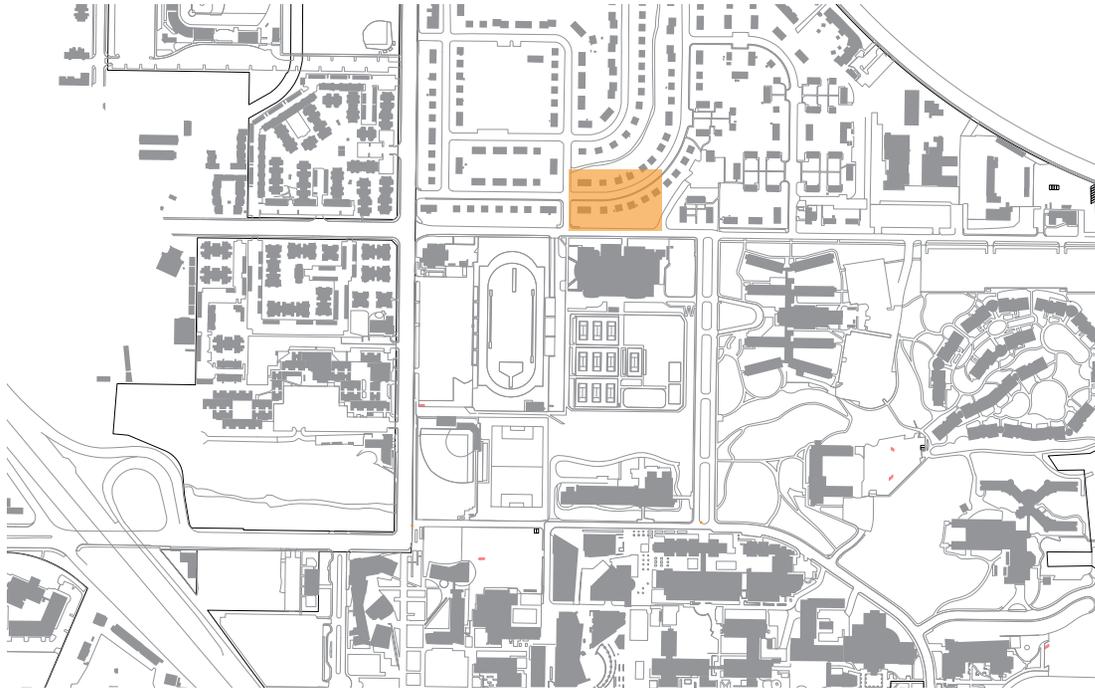
# 02

2.1 Site Analysis

2.2 Landscape Concept

2.3 Civil Analysis

# CAMPUS AND SITE CONTEXT



Campus Context

NTS

# 2.1

## Site 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

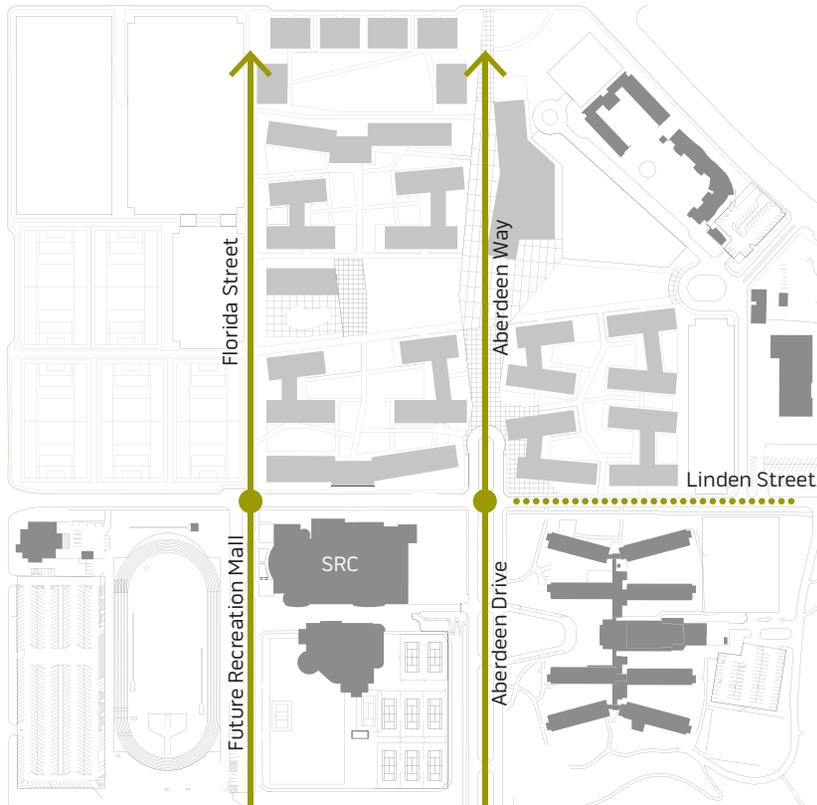
As described above, the selected site is located in the Canyon Crest Housing part of the campus, northwest of the intersection of Aberdeen Drive and Linden Street and east of Florida Street. The site is currently an undefined portion of a large, aging residential complex built as military housing and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

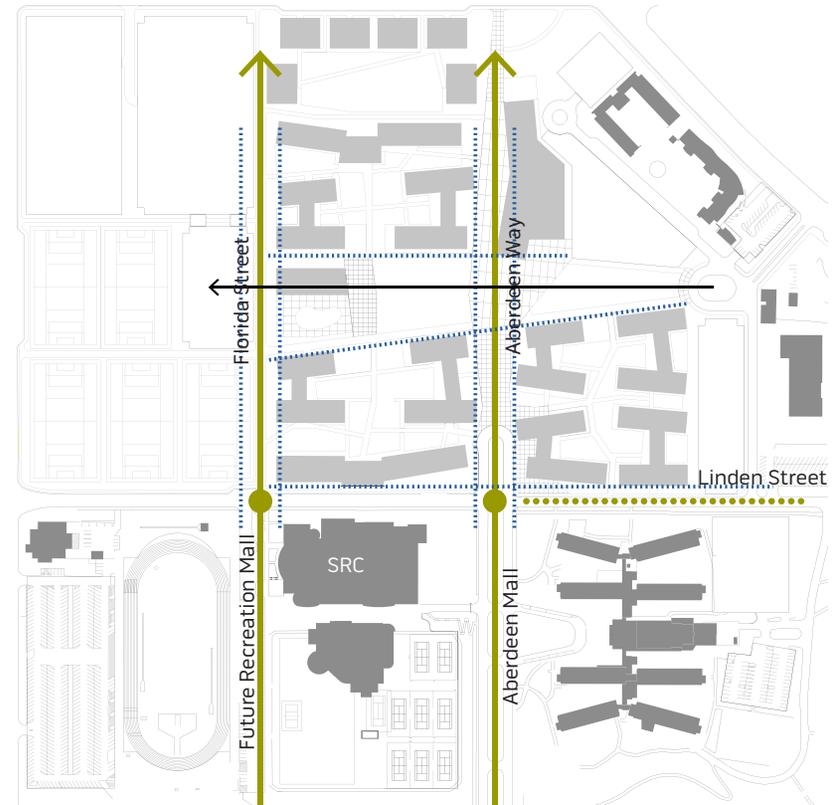


## Axiality

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.

## Site Diagrams

Not To Scale

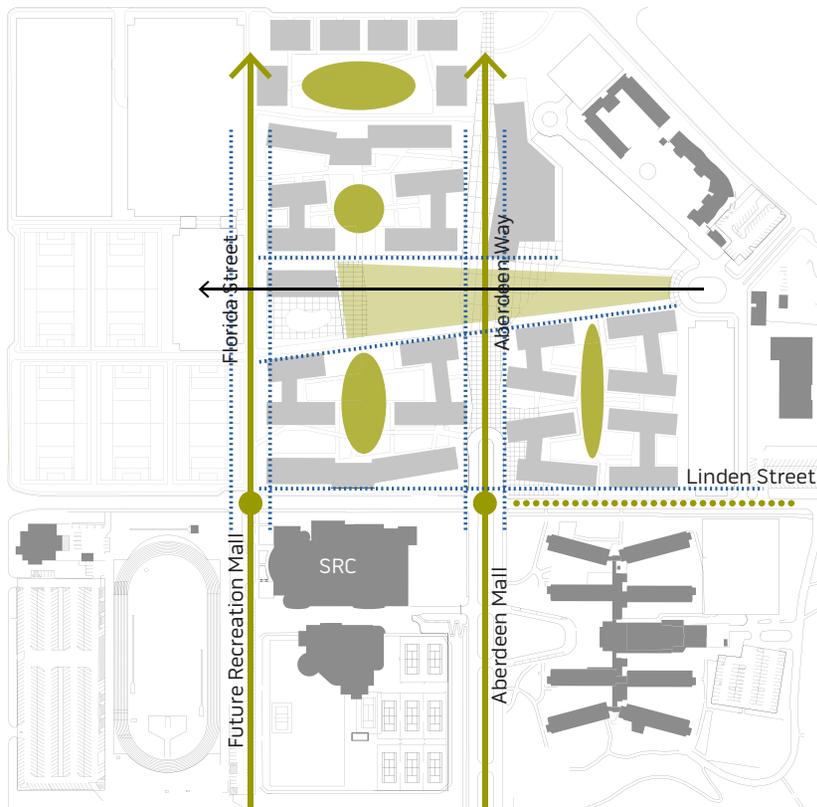


## Edges

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

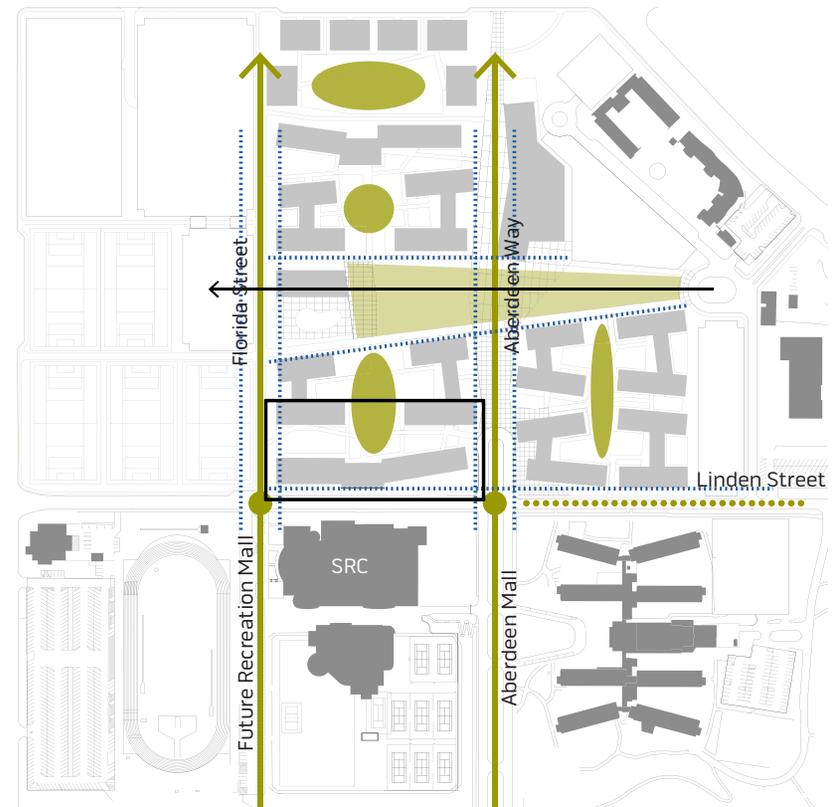
## SITE LEGEND

-  Campus Axis
-  Build-to Lines
-  Site
-  Courtyards



## 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.

### SITE LEGEND

- Campus Axis
- Build-to Lines
- Site
- Courtyards

## Tree Evaluation Survey

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

### 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.

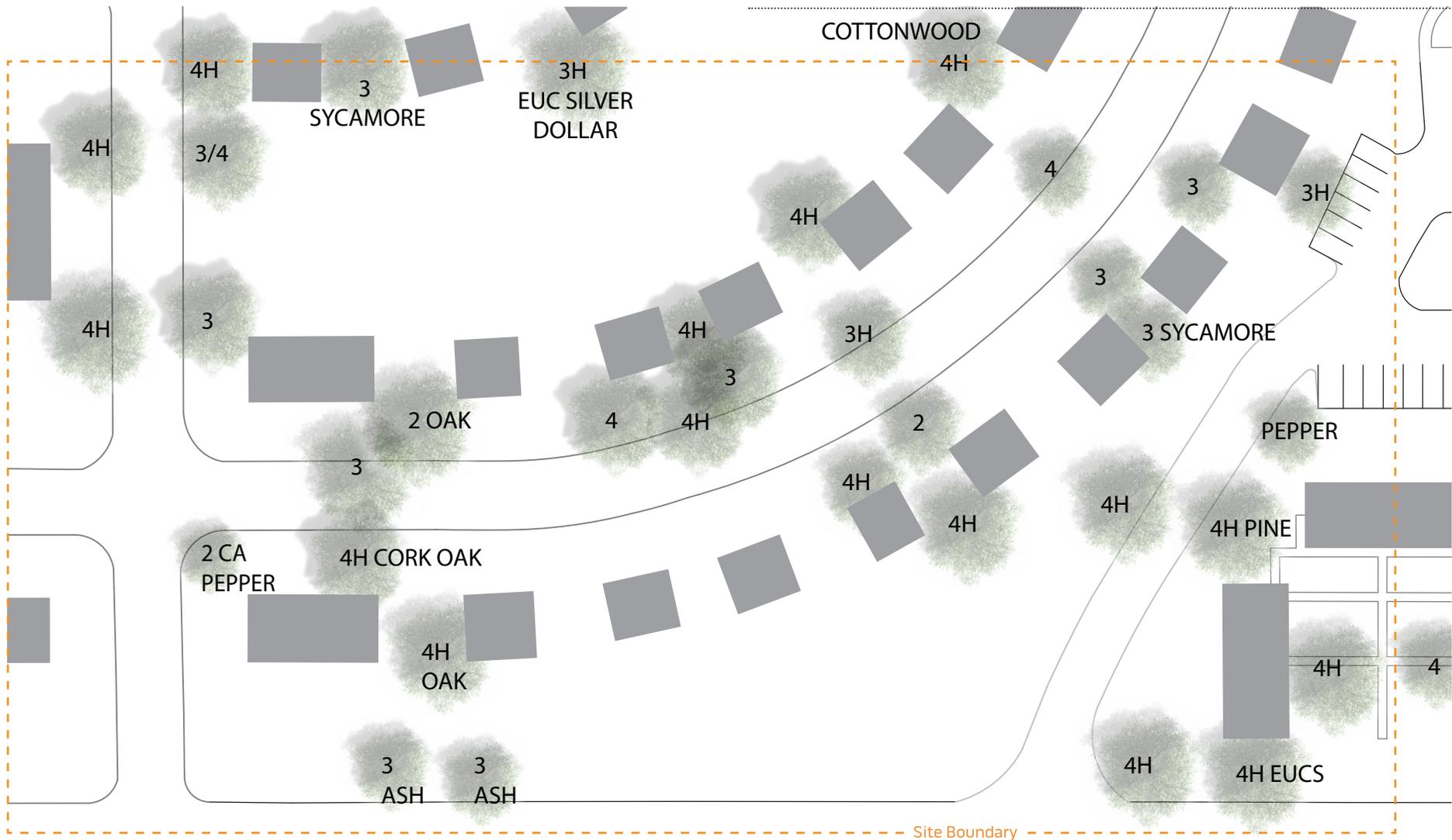
In the preferred concept site plan, an entrance courtyard links the building to its' site, creating a gathering space anchored by an aesthetically pleasing, significant Heritage Holly Oak. All new site landscaping will reflect the goals of the Campus Design Guidelines by creating low maintenance, people-friendly 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.



**TREE LEGEND**

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



## 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.

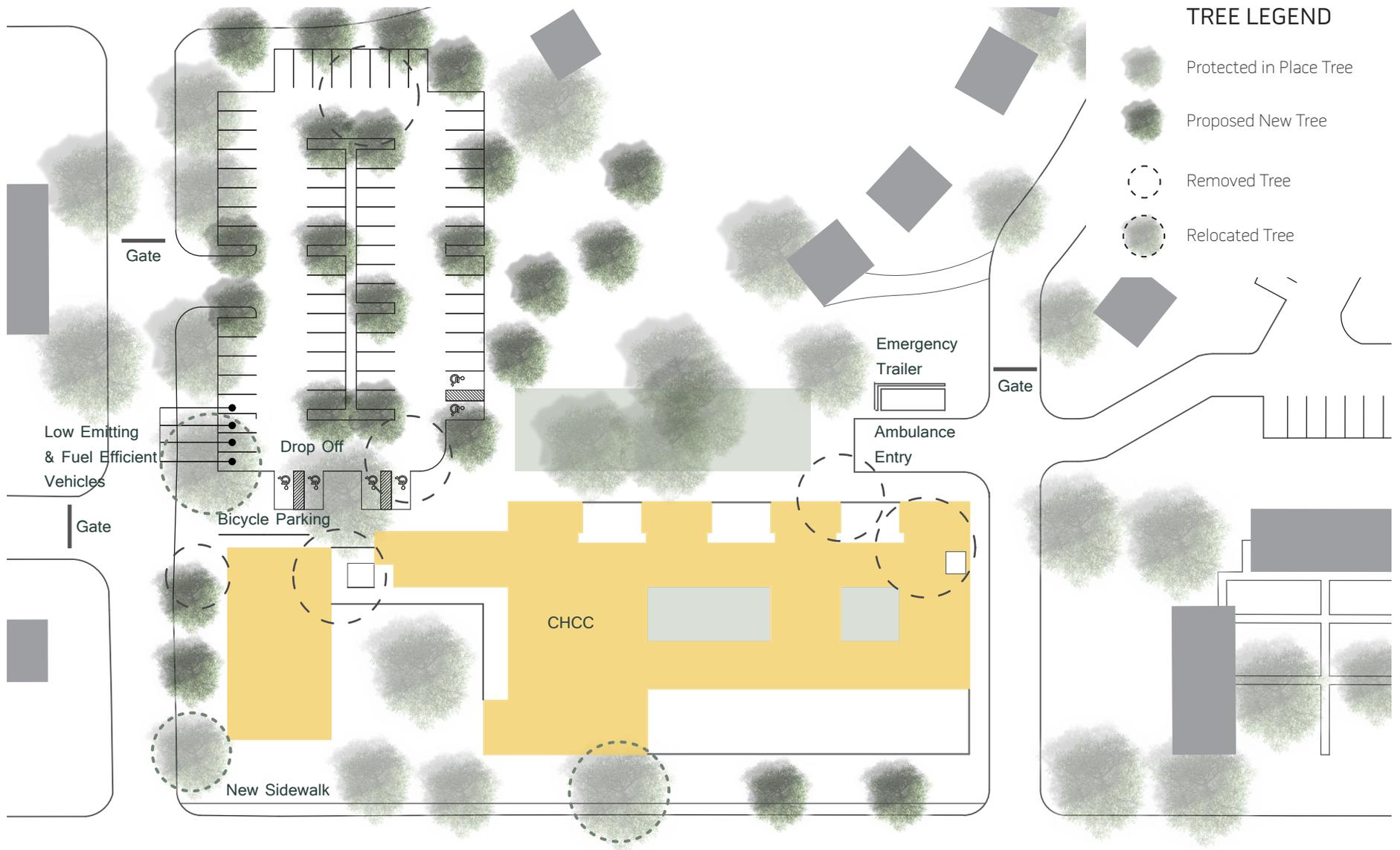
### Parking Information gathered during DPP1B

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

### Recommended Parking

<b>Patient / Client Parking</b>		
Spaces for clinic patients	30	Includes 6 ADA and 4 Low Emitting Vehicle spaces
Retail pharmacy parking	3	
Dental	2	
Counseling clients	18	
<b>Patient / Client Subtotal</b>	<b>53</b>	
<b>Staff / Service Parking</b>		
Space for 2 electric "Gem" carts near ambulance entry		Not in total
Spaces for key staff	15	Identify key staff needing on-site parking closer than 2 minute walk from lot 24
Vendor parking	2	Other at Rec center short term. Long term to north
<b>Total Parking Spaces</b>	<b>70</b>	





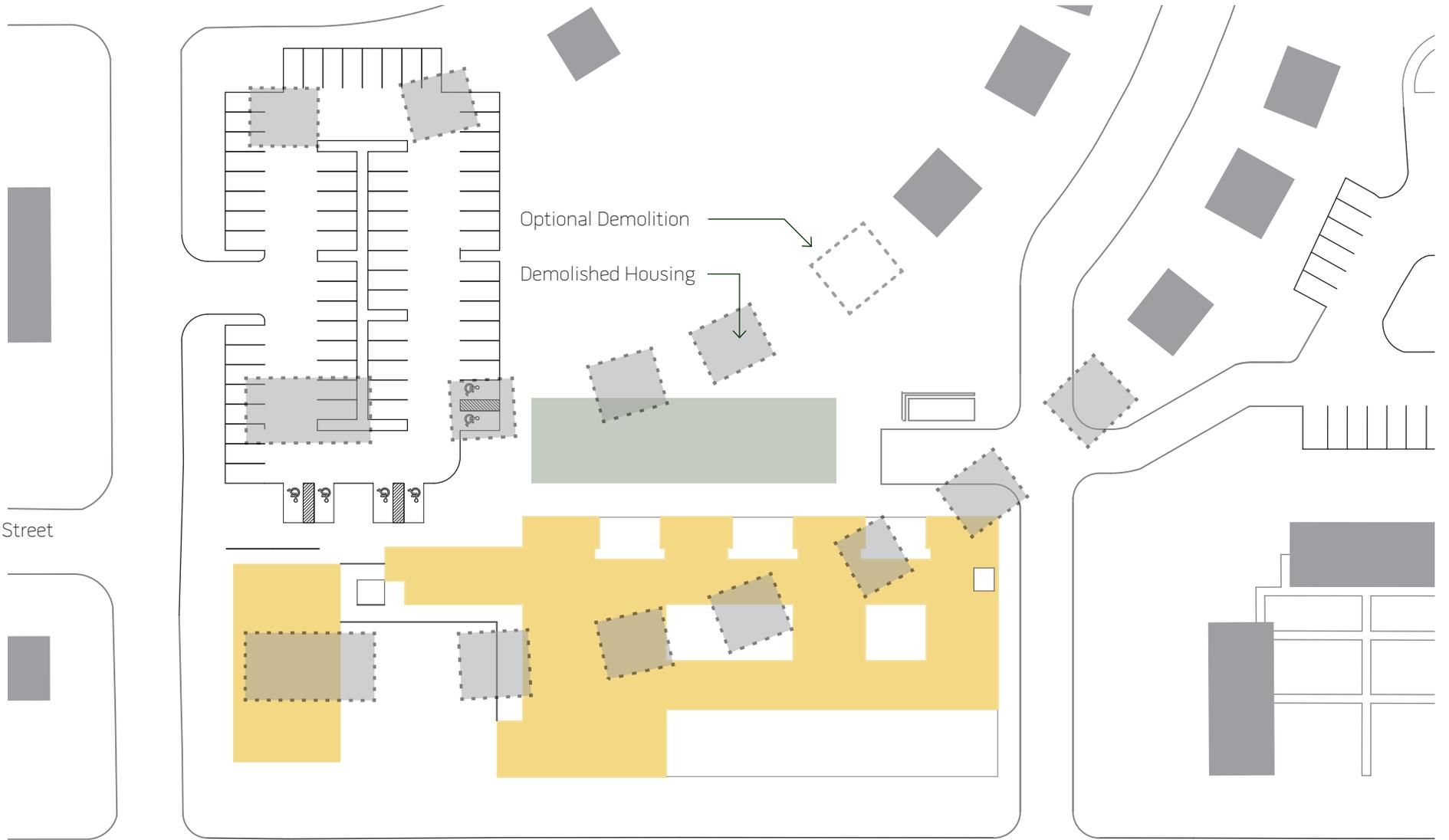
# Demolition Plan

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

Peach Street

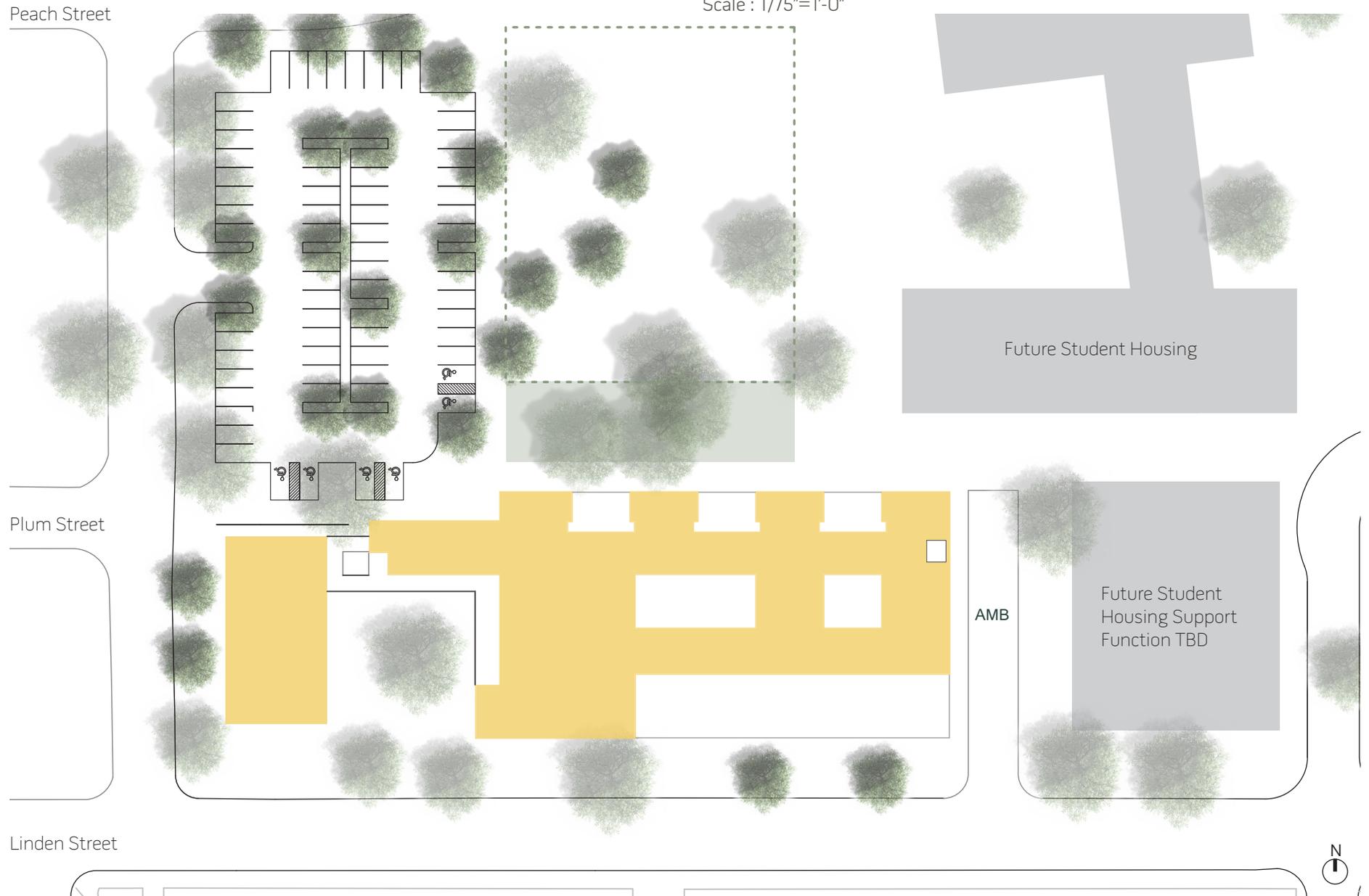
Plum Street

Linden Street



# Site with 2009 Canyon Crest Precinct Plan

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

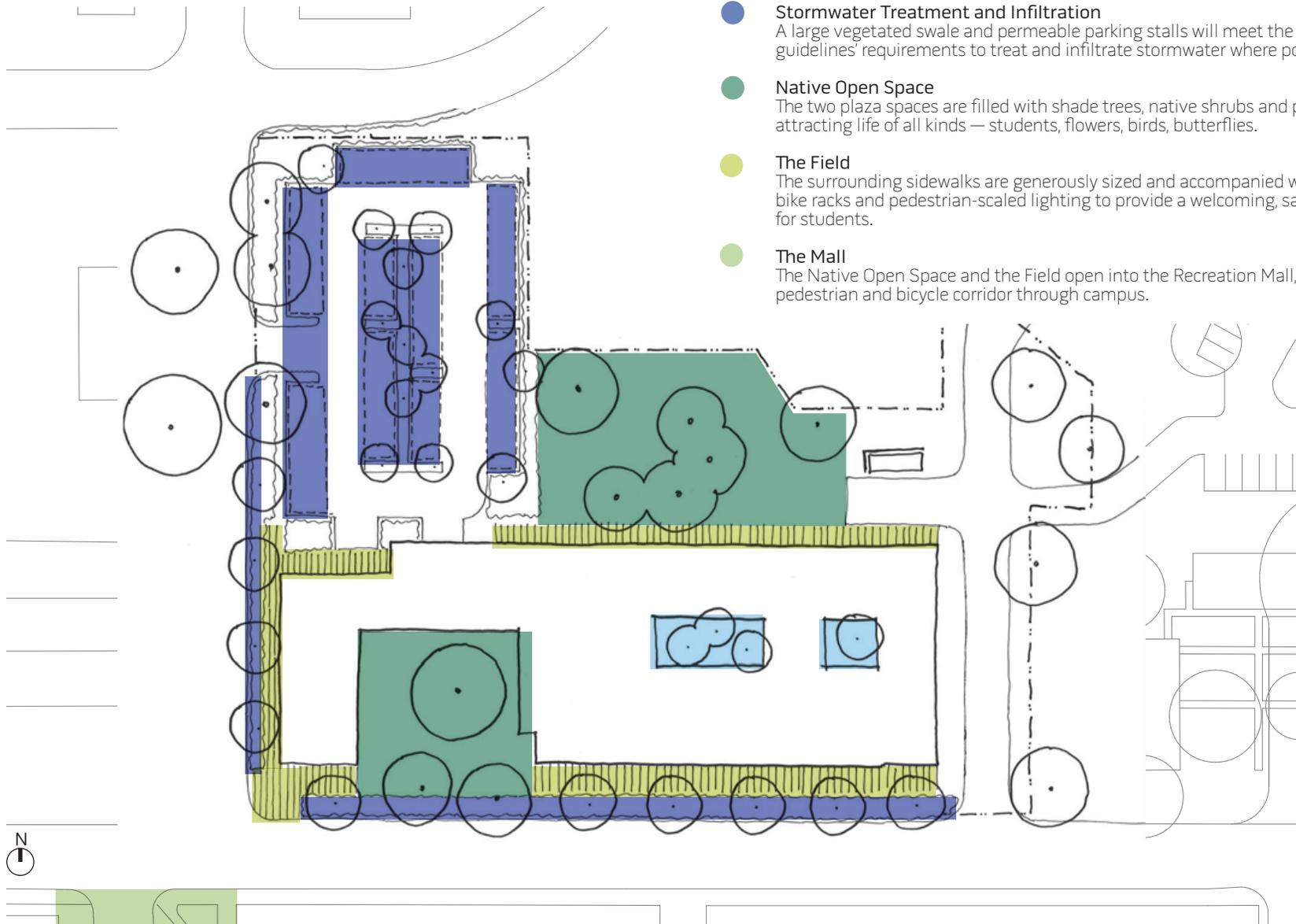


## Landscape Concept

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.



## 2.2

### Landscape Concept

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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:

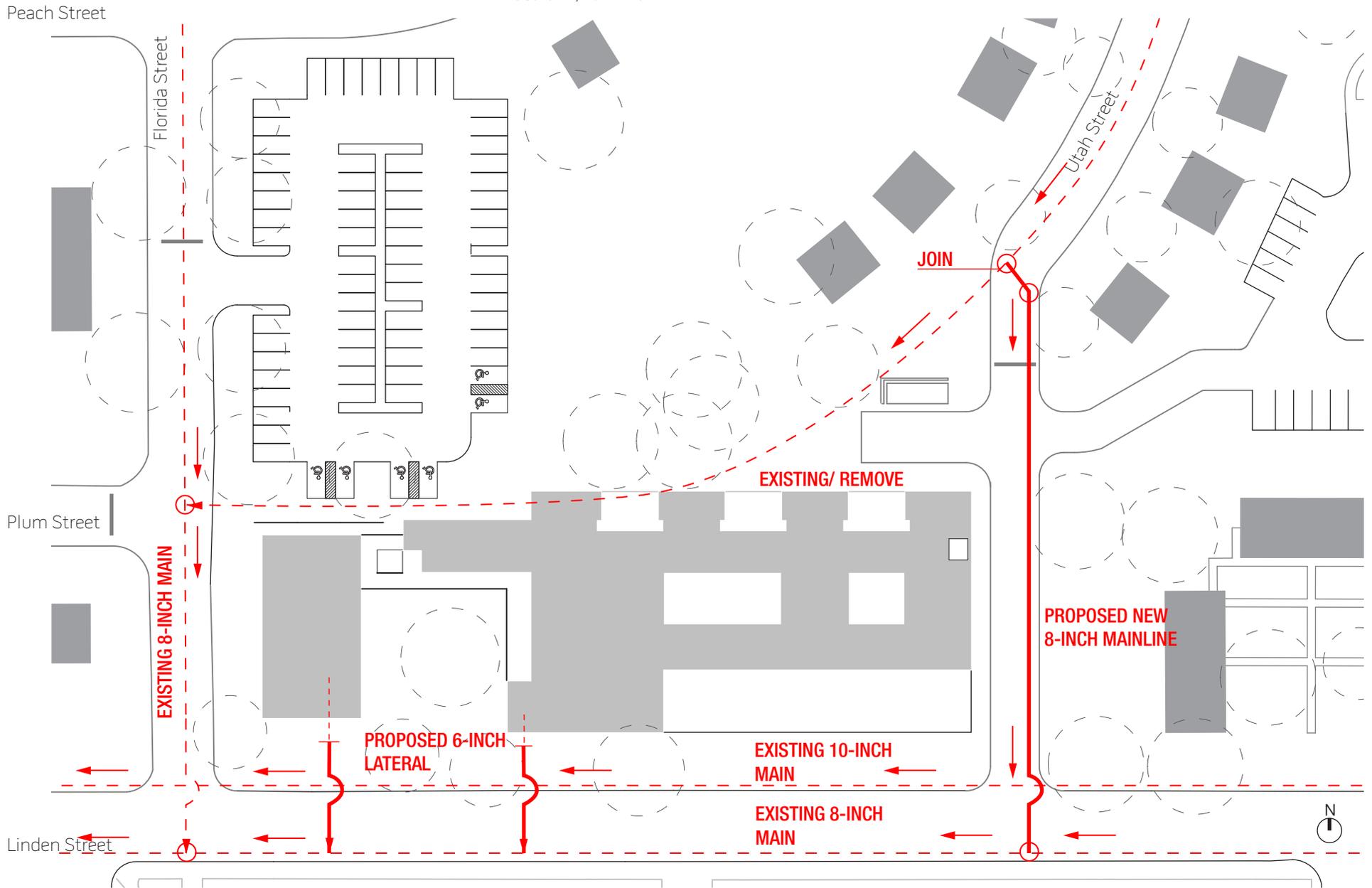
- Enhancing UCR's image and identity
- Creating a regional model of planning, design and environmental stewardship
- Providing visual connections to the surrounding landscape
- Respecting the legacy of clear, modernist design that established the original campus buildings and utilizing the buildings 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

# Utility Relocation//Sewer

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



## 2.3

### Civil Analysis

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 be 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.

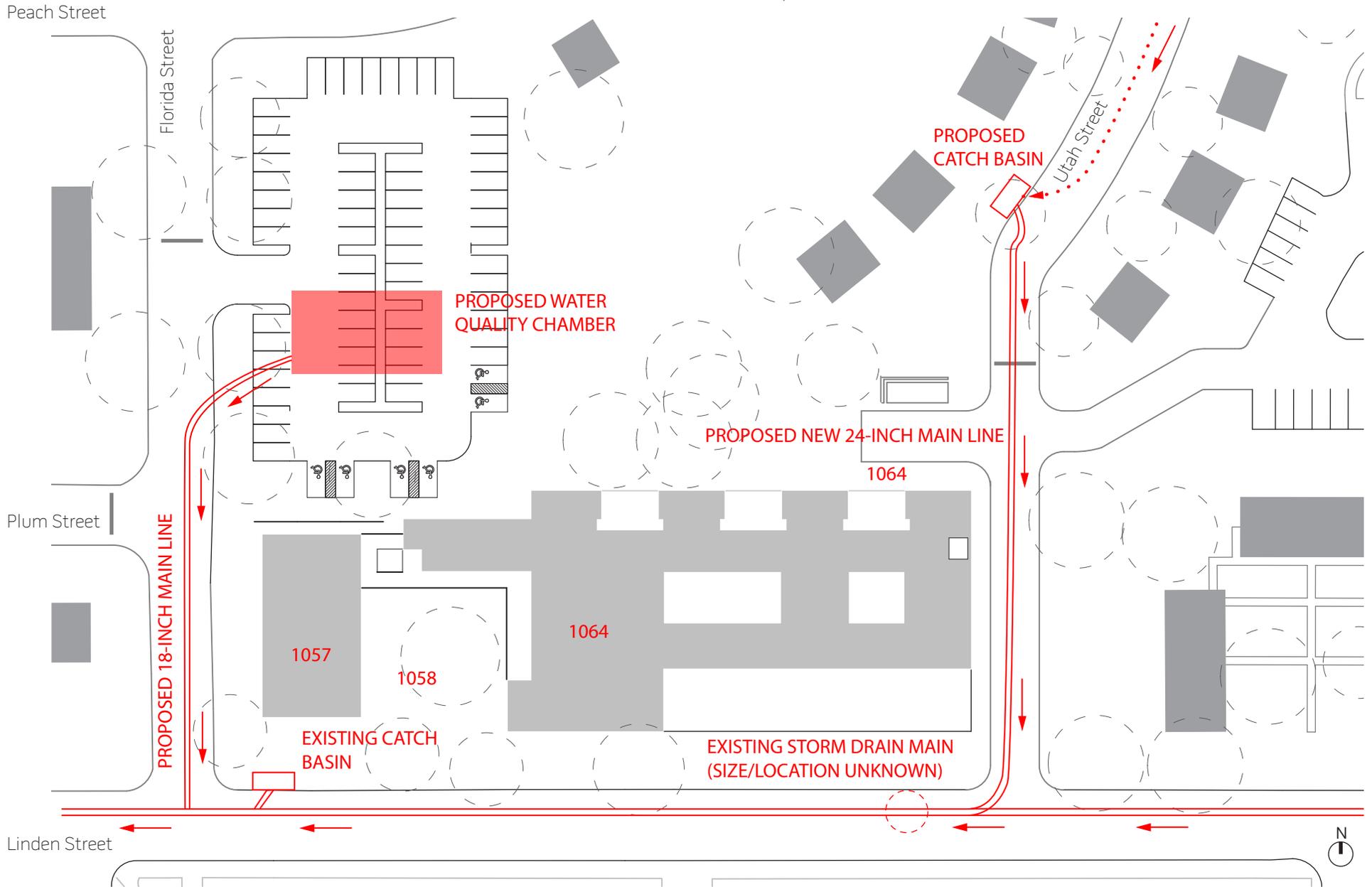
#### 2.3.5 Storm Drain

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.

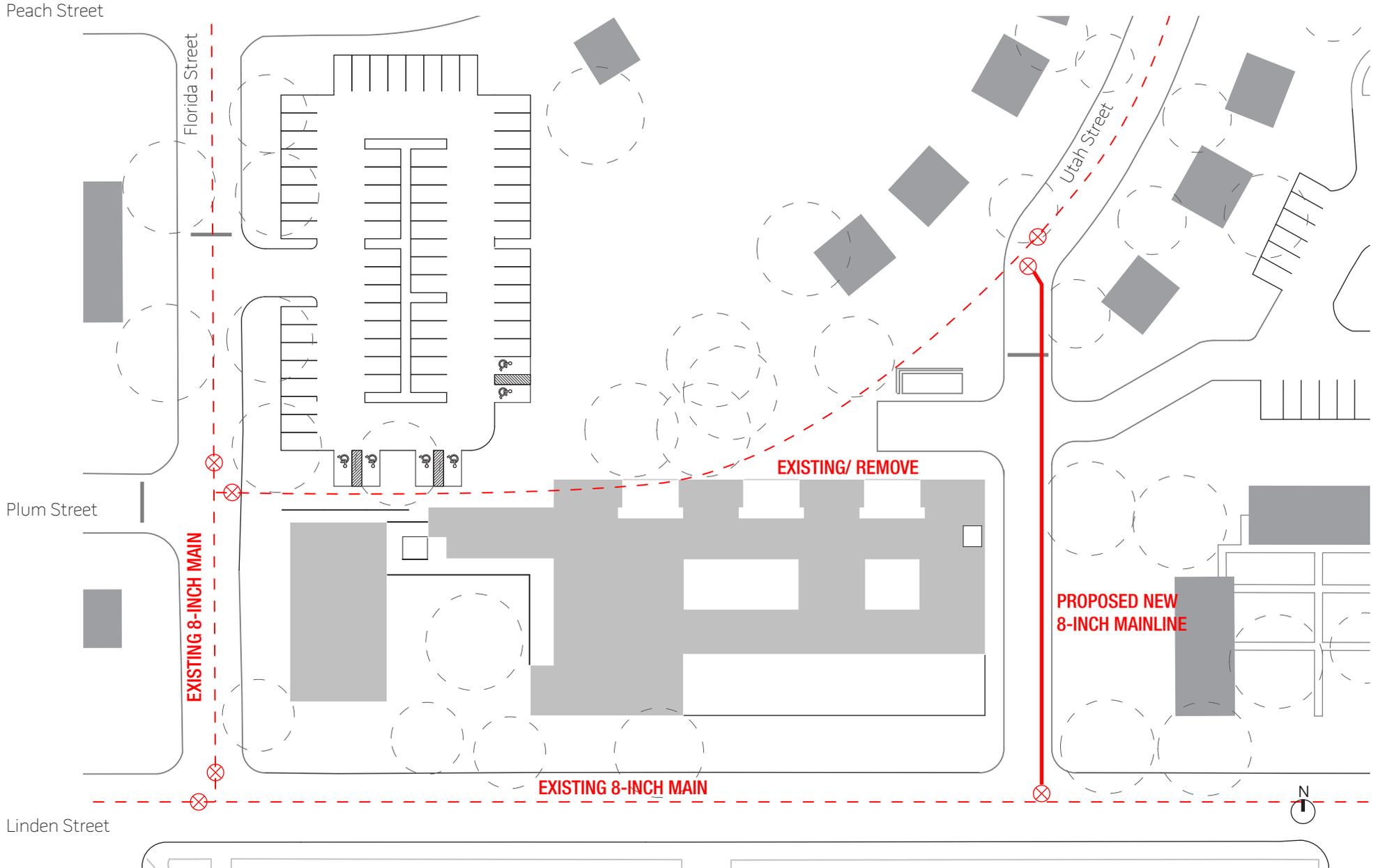
# Utility Services//Storm Drain

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



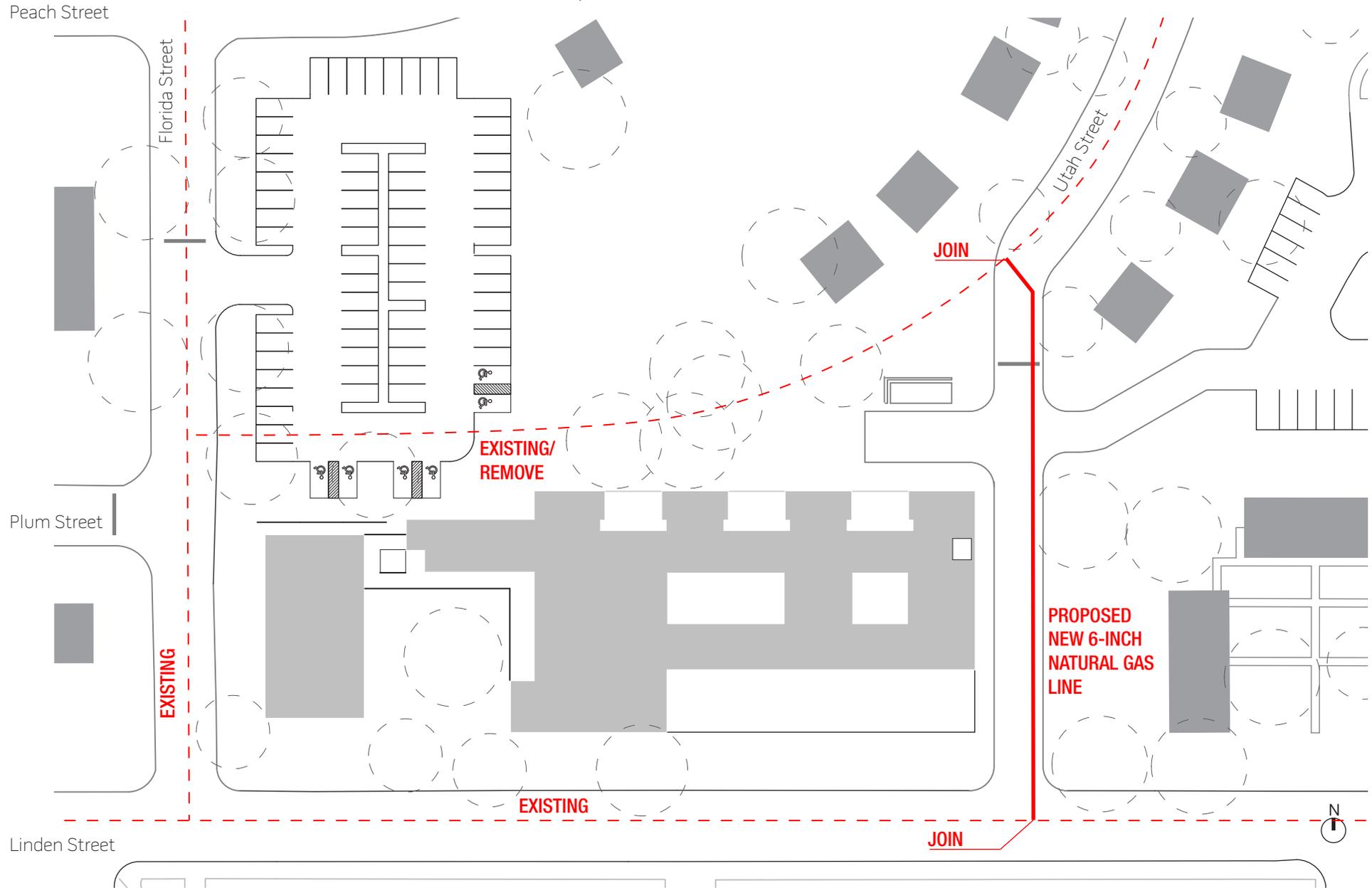
# Utility Services//Water

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



# Utility Services//Natural Gas

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





# 03

3.1 Programming

3.2 Room Data Sheets

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# PROGRAM REQUIREMENTS



# 3.1

## Programming

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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 charettes 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.



Assignable Department	Existing Facility		New Facility		Comments
	Dept	ASF	Dept	ASF	
Campus Health		7,378		16,994	
Dental Clinic		963		1,668	
Counseling		2,881		10,022	
The WELL		-		2,916	
Administrative Suite		-		805	
Joint Use Spaces		-		3,938	
<b>TOTAL ASF</b>		<b>11,222</b>		<b>36,343</b>	<b>36,343</b>

Non-Assignable Department					
Campus Health		-		144	
Dental Clinic		-		-	
Counseling		-		360	
The WELL		-		-	
Administrative Suite		-		-	
Joint Use Spaces		-		540	
<b>TOTAL NASF - Department</b>				<b>1,044</b>	<b>1,044</b>

Building Systems					
<b>Telecommunication Rooms</b>					
BDF room		-		147	
Tel Data - FL1		-		136	
Tel Data - FL2		-		146	
<b>Electrical Rooms</b>					
Electrical - FL1		-		180	
Electrical - FL2		-		48	
<b>Mechanical Rooms</b>					
Mechanical Room - FL1, Joint Use		-		212	
Mechanical Room - FL2		-		970	
<b>Other Features</b>					
Elevator Machine Room - FL1		-		46	
Elevator Machine Room - FL2		-		110	
Recycle Center		-		85	
Exterior Maintenance Closet		-		28	

	Existing Facility		New Facility		Comments
	Dept	ASF	Dept	ASF	
<b>Other Features</b>					
Elevator Machine Room - FL1	-			46	
Elevator Machine Room - FL2	-			110	
Recycle Center	-			85	
Exterior Maintenance Closet	-			28	
Bicycle Storage	-			188	Storage for 10-20 bikes depending on rack system
Bicycle Showers	-			121	2 rooms with 1 shower each
<i>TOTAL NASF - Building Systems</i>				<i>2,417</i>	
<i>TOTAL NASF</i>				<i>3,461</i>	
<i>TOTAL ASF + NASF</i>				<i>39,765</i>	
<i>Assignable / Gross Ratio</i>				<i>71%</i>	
<i>TOTAL GSF</i>				<i>51,033</i>	

**Exterior Space**

**Programmable Covered Unenclosed Space**

Bridge	1,800
Courtyard - W	1,425
Courtyard - E	675

*Subtotal Programmable* 3,900

**Non-Programmable Outdoor Space**

Courtyard	4,300
Ambulance / Service Area	-
1064' seating terrace	1,570
Stair and Elevator Tower	354
Exit Stair	-

Room Type	Existing Facility			New Facility			Comments
	Area (ASF)	Quantity	Total ASF	Area (ASF)	Quantity	Total ASF	
<b>Assignable Spaces</b>							
<b>Public Spaces</b>							
Waiting	500	1	500	25	40	1,000	30 Health & Dental, 10 pharmacy
Registration	493	1	493	60	5	300	3 with window to waiting, 2 in open office
Triage	90	1	90	110	1	110	
<i>Subtotal Public Spaces</i>				1,083		1,410	
<b>Patient Services</b>							
Alcove - Weigh-In			-	20	2	40	
Exam Rooms	varies	10	907	110	16	1,760	
Exam Room - Women's			-	110	2	220	
Exam Room - Negative Pressure			-	110	1	110	No ante room required
Exam Room - Accessible			-	140	1	140	
Exam Room - Telemedicine			-	140	1	140	
Exam Room - Travel Clinic			-	110	2	220	1 RN will "office" in this room
Dressing Room	12	1	12	40	1	40	
Radiography	234	1	234	300	1	300	Includes Control area in new
Control area	55	1	55			-	Included in Radiography area
Dark Room	60	1	60			-	Not needed in new
Radiology Work Area			-	60	1	60	Currently in the Dark Room
Blood Draw	99	1	99	80	2	160	
Laboratory	271	1	271	400	1	400	
Specimen Collection Toilet				60	2	120	Adjacent to Lab & Blood Draw
Pharmacy	407	1	407	600	1	600	
Pharmacy OTC			-	5	24	120	
Pharmacist's Office			-	100	1	100	With view to work area
Patient Toilet - Women's Exam			-	60	2	120	Directly accessible from women's exam room
Patient Toilet	varies	5	116	60	4	240	
Procedure Room (Trauma)	244	1	244	180	1	180	Called Trauma in existing
Cot Room (3 stations)			179			-	Named Observation in new (See line below)
Observation Room (3 Stations)			-	360	1	360	
Patient Toilet			-	60	1	60	Directly accessible from Observation
Injection			-	120	1	120	Near lab and blood draw
<i>Subtotal Patient Services</i>				2,584		5,610	

Room Type	Existing Facility			New Facility			Comments
	Area (ASF)	Quantity	Total ASF	Area (ASF)	Quantity	Total ASF	
<b>Physical Therapy</b>							
Sub Waiting			-	20	2	40	
Gym w/ Exercise Stations			-	200	1	200	
Treatment Cubicle			-	65	1	65	
Patient Toilet			-			-	
<i>Subtotal Patient Services</i>			-	305			

<b>Support</b>							
Nurse Station/Work Area	varies	3	657	300	2	600	5 stations each. Final configuration TBD
Alcove, Stretcher			-	30	1	30	
Alcove, Equipment			-	20	2	40	
Nourishment			-	80	1	80	
Medication Station			-	80	1	80	
Clean Utility/Holding			-	100	1	100	
Soiled Utility/Holding			-	70	1	70	
Instrument Sterilization			-	100	1	100	Locate next to Soiled Utility
Medical Supply Room	210	1	210	200	1	200	
Medical Records	36	1	36	100	1	100	
Workroom, Copy, Printer			-	80	1	80	
Janitor Closet	24	1	24	50	1	50	
<i>Subtotal Support</i>			927	1,530			

Room Type	Existing Facility			New Facility			Comments
	Area (ASF)	Quantity	Total ASF	Area (ASF)	Quantity	Total ASF	
<b>Administration</b>							
Office - Large	114	1	114	140	2	280	1 Campus Health ctr director, 1 Chief MD
Office - Provider (MD)	varies	6	640	110	9	990	Chief MD is a provider
Office - Psychiatrist			-	130	1	130	
Office - Travel Clinic	100	2	200			-	In Travel Clinic exam rooms
Office - Lab	61	1	61	110	1	110	
Office - Health Educ	138	1	138	110	2	220	
Office - Nurses			-	100	4	400	
Office - Administrative	varies	4	382	100	4	400	HR, MSO, credentialing, med records clerk
Office - Analyst			-	100	1	100	
Office - Insurance	122	1	122	100	1	100	
Workstation - Billing	150	1	150	50	6	300	2 payroll, 2 accounts receivable, 2 future
Workstation - Insurance Verification	212	1	212	50	4	200	
Workstation - H Educ Intern			-			-	Use peer counseling cubicles
Cash Safe	15	1	15	15	1	15	Existing safe to be located in new out of public view. Possibly as a "built-in"
Storage			-	100	1	100	
Secure Server Room	75	1	75	60	1	60	
<i>Subtotal Administration</i>				2,109		3,345	
<b>Staff Support</b>							
Conference Room	396	1	396	20	20	400	20 seats
Staff Lockers (half size)			-	3.5	35	123	One locker room
Break Area	216	1	216	10	20	200	10 seats
Staff Toilet	32	2	63	60	2	120	
<i>Subtotal Staff</i>				675		843	
<b>Subtotal ASF</b>				<b>7,378</b>		<b>13,073</b>	
<i>Internal Circulation Factor - 30%</i>							3,922
<b>Total ASF</b>							<b>16,994</b>

Room Type	Existing Facility			New Facility			Comments
	Area (ASF)	Quantity	Total ASF	Area (ASF)	Quantity	Total ASF	
<b>Non- Assignable Spaces</b>							
<b>Spaces</b>							
Toilet - Public, Accessible	61	2	122	60	2	120	Accessible from waiting
<b>Subtotal NASF</b>			122			120	
<i>Internal Circulation Factor - 20%</i>							24
<b>Total NASF</b>							<b>144</b>
<b>Non-Programmable Open Space</b>							
Ambulance pick-up/service yard				1,000	1	1,000	Including 2 "Jem Cart" parking spots
Emergency Supply Container				300	1	300	
<b>Total - Programmable Outdoor Space</b>							<b>1,300</b>

Room Type	Room Use Code	Existing Facility			New Facility			Comments	
		Area (ASF)	Quantity	Total ASF	Area (ASF)	Quantity	Total ASF		
<b>Assignable Spaces</b>									
<b>Public Spaces</b>									
Waiting	880			-			-	In Main Health Waiting Room. Create separate zone.	
Registration	320	314	1	314	60	2	120		
Toilet - Accessible	821			-			-	Shared. In NASF	
<i>Subtotal Public Spaces</i>					314		120		
<b>Patient Services</b>									
Dental Operatory	850	Varies	3	407	120	3	360		
Dental Operatory - Accessible	850			-	150	1	150		
Radiography alcove	855	34	1	34	80	1	80	Panorex. 6' from any person. Verify radiation. Will go to new building.	
Film Processing	858	13	1	13					
Laboratory/ Sterilization	854	74	1	74	100	1	100		
<i>Subtotal Patient Services</i>					528		690		
<b>Support</b>									
Work Area	854	40		-	40	3	120	3 Stations	
Storage	854	36		-	100	1	100		
<i>Subtotal Support</i>							220		
<b>Administration</b>									
Office - Dentist	320	102	1	102	110	2	220	Combine into 1 room. With conf table	
Workstation - Tech	320			-	60	2	120		
Workroom, Copy, Printer	335			-	80	1	80		
<i>Subtotal Administration</i>					102		420		
<b>Staff Support</b>									
Staff Toilet	335	19	1	19			-	In Student Health	
<i>Subtotal Staff</i>					19				
<b>Subtotal ASF</b>					<b>963</b>		<b>1,450</b>		
<i>Internal Circulation Factor</i>	15%							<i>218 Open bays</i>	
<b>Total ASF</b>							<b>1,668</b>		

Room Type	Existing Facility			New Facility			Comments
	Area (ASF)	Quantity	Total ASF	Area (ASF)	Quantity	Total ASF	
<b>Assignable Spaces</b>							
<b>Public Spaces</b>							
Waiting	182	1	182	25	35	875	
Reception	73	1	73	80	1	80	
Consultation			-	100	1	100	
Outreach Room			-	120	1	120	
<i>Subtotal Public Spaces</i>			255				1,175
<b>Patient Services</b>							
Testing	53	1	53	100	2	200	
Viewing			-	80	1	80	Between testing rooms
Biofeedback	69	1	69	80	2	160	
Alcove - Check-In			-	15	10	150	Existing included in waiting square footage
Group Room	250	1	250	600	1	600	30 seats
<i>Subtotal Patient Services</i>			372				1,190
<b>Support</b>							
Storage, Patient Records	103	1	103	100	2	200	
Record Storage			-	100	1	100	
Equipment Room			-			-	
Workroom, Copy, Printer			-	120	1	120	Provide brochure storage
Client/Staff toilet - Accessible			-	60	2	120	
Janitor Closet			-	50		-	In Joint Use
<i>Subtotal Support</i>			103				540

Room Type	Existing Facility			New Facility			Comments
	Area (ASF)	Quantity	Total ASF	Area (ASF)	Quantity	Total ASF	
<b>Staff</b>							
Office - Director	168	1	168	150	1	150	
Office - Assistant Director			-	140	2	280	
Office - Counselors	varies	9	1,200	130	23	2,990	
Office - Psych Interns	varies	3	354	120	4	480	
Office - Manager	151	1	151	120	1	120	
Office - Administrative			-	130	1	130	
Office - Psychiatrist	110	1	110	130	2	260	
Office - Biofeedback Peers			-	120		-	Peers work in Biofeedback rooms
Workstation - Administrative			-	60	2	120	
Break Area	168	1	168	18	15	275	15 seats. Share with The Well
<i>Subtotal Staff</i>				2,151		4,805	
				2,881			
				<b>2,881</b>		<b>7,710</b>	
v						2,313	
				<b>Total ASF</b>		<b>10,022</b>	

**Non- Assignable Spaces**

<b>Spaces</b>							
Toilet - Public, Accessible				60	4	240	Multi fixture rooms. 1/2 male, 1/2 female. Locate in an area to allow sharing with other uses.
Toilet - Public, Accessible, Unisex				60	1	60	Single fixture Unisex to allow for gender neutral use. Locate in an area to allow sharing with other uses.
				<b>Total NASF</b>		300	
<i>Internal Circulation Factor - 20%</i>						60	
				<b>Total NASF</b>		<b>360</b>	

Room Type	Existing			New Facility			Comments
	Area (ASF)	Quantity	Total ASF	Area (ASF)	Quantity	Total ASF	
<b>Assignable Spaces</b>							
<b>Public Spaces</b>							
Reception			-	80	1	80	
Student support zone - computer stations			-	25	10	250	Computer terminals for student use. Adjacent to entry and lounge.
Student support zone - lounge space			-	25	6	150	Casual area at entry with soft seating.
Posting areas			-			-	In lounge SF. 20 linear feet on a wall
Collaborative work area			-	100	1	100	
Wellness Training/ Programming			-			-	Use joint use Workshop room
<i>Subtotal Public Spaces</i>			-			580	
<b>Support</b>							
Well Storage			-	80	3	240	Locate 100 sf in Well. Remainder adjacent to large workshop room on Level 1.
Workroom, Copy, Printer			-	100	1	100	
<i>Subtotal Support</i>			-			340	
<b>Staff</b>							
Office - Director			-	120	1	120	
Workstation - Student Affairs Officers			-	80	5	400	
Workstation - Administrative			-	60	2	120	
Workstation - Graduate Interns			-	35	2	70	
Workstation - Student Workers & VSW/PE			-	35	16	560	(6)Paid Undergrad Student Workers,(10) Volunteer Student Workers/Peer Educators
Consult Room			-	80	2	160	Use for work room collaboration as well
Break Area			-	80	1	80	
<i>Subtotal Staff</i>			-			1,510	
<b>Subtotal ASF</b>			-			<b>2,430</b>	
<i>Internal Circulation Factor -20%</i>						486	
<b>Total ASF</b>						<b>2,916</b>	

Room Type	Existing			New Facility			Comments
	Area (ASF)	Quantity	Total ASF	Area (ASF)	Quantity	Total ASF	
<b>Support</b>							
Waiting			-	25	4	100	
Workroom, Copy, Printer, Storage			-	80	1	80	
<i>Subtotal Support</i>			-				180
<b>Staff</b>							
Office - Large				140	1	140	
Office - Administrative			-	110	2	220	
Workstation				80	2	160	
Staff Toilet			-			-	Shared with adjacent
<i>Subtotal Staff</i>			-				520
<b>Subtotal ASF</b>							<b>700</b>
<i>Internal Circulation Factor - 15%</i>							105
<b>Total ASF</b>							<b>805</b>

Room Type	Existing		New Facility			Comments
	Area (ASF)	Quantity	Total ASF	Area (ASF)	Quantity	

**Assignable Spaces**

Joint Use Spaces							
Breakout/ Waiting			-	40	4	160	At building entry to support large meeting room
Large Conference Room			-	20	70	1,400	Staff Meetings, workshops, and large events.
Storage			-	100	2	200	For large conference room

Subtotal Joint Use Spaces - 1,760

Joint Use Administrative							
Office - IT			-	100	1	100	
General Storage			-	100	1	100	Near large conference roomCan be combined with Well storage.
Consult stations - Peer Counselors			-	60	12	720	Private consult cubicle -shared- Health Ed Interns, counsel, Well
Student Work Room			-	30	20	600	Workroom for Peer educators, employees and students. Locate in/ adjacent to the Well.
Conference Room			-	20	15	300	15 seats. Well, counseling and Admin Office suite have schedule priority

Subtotal Joint Use Spaces - 1,820

**Total ASF 3,580**

Internal Circulation Factor - 10% 358

**Total ASF 3,938**

**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

# WAITING

## Campus Health Center

### 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

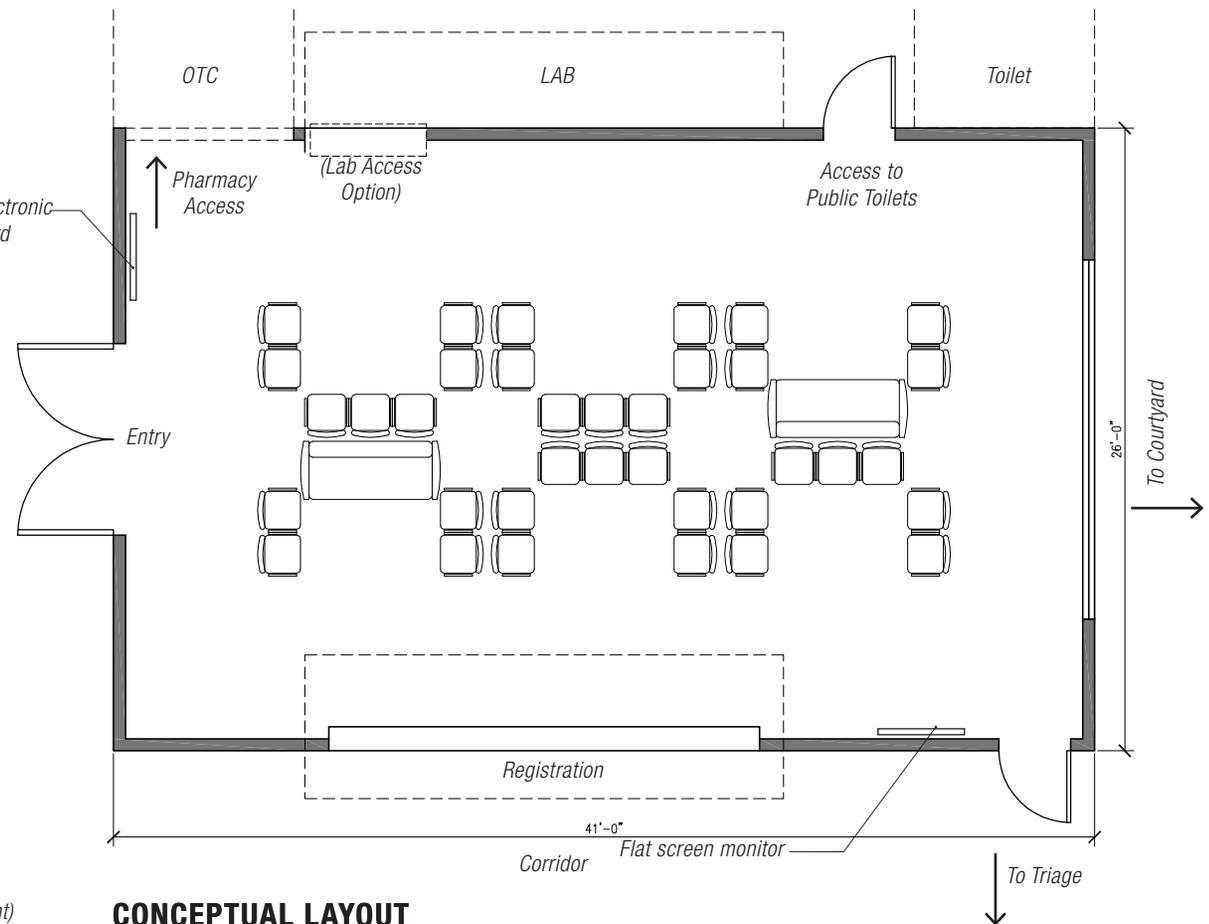
CEILING: Suspended Acoustic 2x2  
 WALLS/BASE: Low VOC painted GWB / resilient base  
 FLOORS: Carpet  
 DOORS: Exterior doors - Aluminum frame with glazing  
 DOOR FRAMES: Hollow metal  
 WINDOWS: Aluminum, Thermal break  
 NOTES: ---

### 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.

# Campus Health Center

## GENERAL

SPACE NAME:  
AREA (ASF):  
FUNCTION:  
OCCUPANTS:  
ADJACENCIES:  
VIEWS:  
MIN CEILING HT:  
DOOR:  
NOTES:

## FINISHES

CEILING:  
WALLS/BASE:  
FLOORS:  
DOORS:  
DOOR FRAMES:  
WINDOWS:  
NOTES:

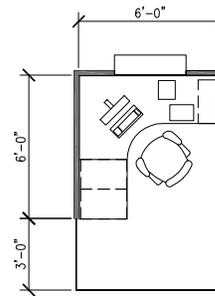
## TECHNOLOGY

VOICE/DATA:  
MEDIA:  
OTHER:

## SYSTEMS

ELECTRICAL:  
  
BACKUP POWER:  
LIGHTING:  
DAY LIGHTING:  
SECURITY:  
MECHANICAL:  
ACOUSTICS:  
PLUMBING:  
FIRE PROTECTION:

*GFCI where required*



## 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.

# TRIAGE

## Campus Health Center

### 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

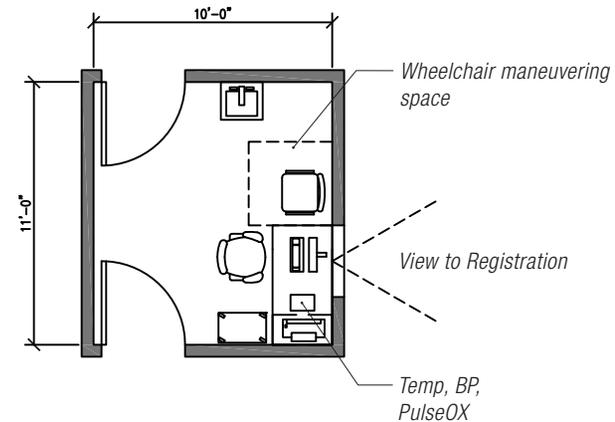
CEILING:	Suspended Acoustic 2x4
WALLS/BASE:	Low VOC painted GWB / resilient base
FLOORS:	Sheet Vinyl
DOORS:	FSC certified solid-core wood
DOOR FRAMES:	Hollow metal
WINDOWS:	Preferred
NOTES:	---

### 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.

# ALCOVE - WEIGH-IN

## Campus Health Center

### GENERAL

SPACE NAME:	Alcove - Weigh-in
AREA (ASF):	20
FUNCTION:	Patient weigh-in
OCCUPANTS:	N/A
ADJACENCIES:	Corridor
VIEWS:	N/A
MIN CEILING HT:	9'-0"
DOOR:	N/A
NOTES:	---

### FINISHES

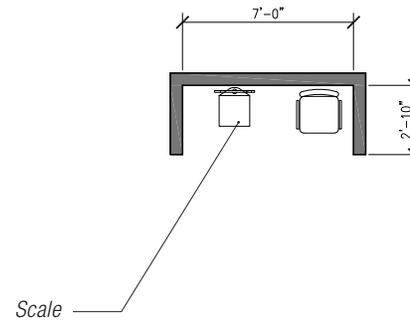
CEILING:	Suspended Acoustic 2x4
WALLS/BASE:	Low VOC painted GWB / resilient base
FLOORS:	Sheet Vinyl
DOORS:	N/A
DOOR FRAMES:	N/A
WINDOWS:	N/A
NOTES:	---

### 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:	N/A
FIXED:	N/A
MOVABLE:	(1) Side chair
OTHER:	(1) Scale
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.

# 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

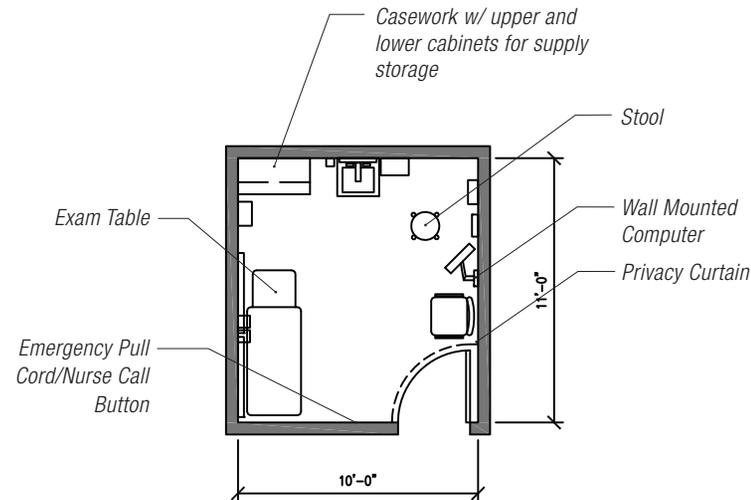
CEILING: Suspended Acoustic 2x4  
 WALLS/BASE: Low VOC painted GWB / resilient base  
 FLOORS: Sheet Vinyl  
 DOORS: FSC certified solid-core wood  
 DOOR FRAMES: Hollow metal  
 WINDOWS: Preferred  
 NOTES: ---

### 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



\* NEGATIVE PRESSURE EXAM ROOM HAS A SIMILAR FLOOR PLAN LAYOUT.

### 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  
 MOVABLE: (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

## Campus Health Center

### GENERAL

SPACE NAME: Exam Room - Women's  
 AREA (ASF): 110  
 FUNCTION: Patient examination  
 OCCUPANTS: 1-2  
 ADJACENCIES: Dedicated toilet, Nurse stations, Provider offices  
 VIEWS: Exterior views without compromising privacy preferred  
 MIN CEILING HT: 9'-0"  
 DOOR: 36" x 84" Type A  
 NOTES: ---

### FINISHES

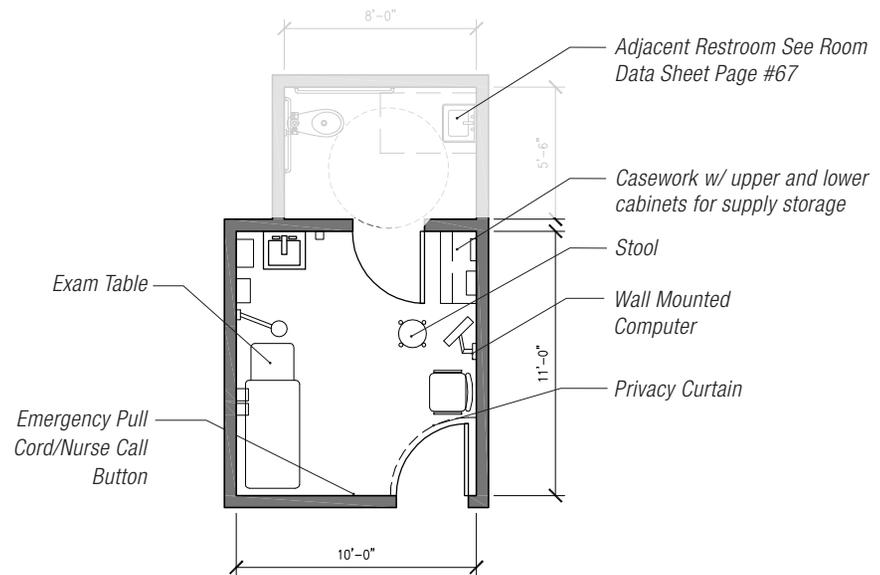
CEILING: Suspended Acoustic 2x4  
 WALLS/BASE: Low VOC painted GWB / resilient base  
 FLOORS: Sheet Vinyl  
 DOORS: FSC certified solid-core wood  
 DOOR FRAMES: Hollow metal  
 WINDOWS: Preferred  
 NOTES: ---

### 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 cond., Provide neg. pressure in 1 exam rm  
 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  
 MOVABLE: (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 - ACCESSIBLE

## Campus Health Center

### GENERAL

SPACE NAME: Exam Room - Accessible  
 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: 42" x 84" Type A  
 NOTES: ---

### FINISHES

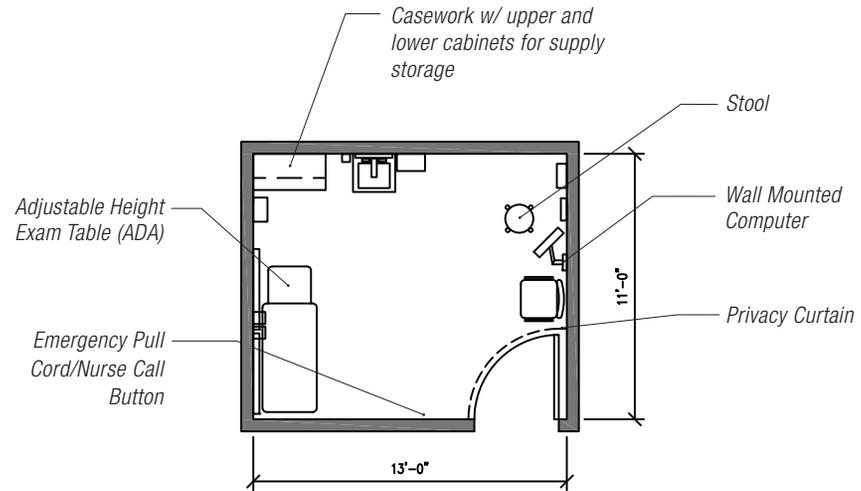
CEILING: Suspended Acoustic 2x4  
 WALLS/BASE: Low VOC painted GWB / resilient base  
 FLOORS: Sheet Vinyl  
 DOORS: FSC certified solid-core wood  
 DOOR FRAMES: Hollow metal  
 WINDOWS: Preferred  
 NOTES: ---

### TECHNOLOGY

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

### 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"

### 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 (ADA)  
 MOVABLE: (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 - 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

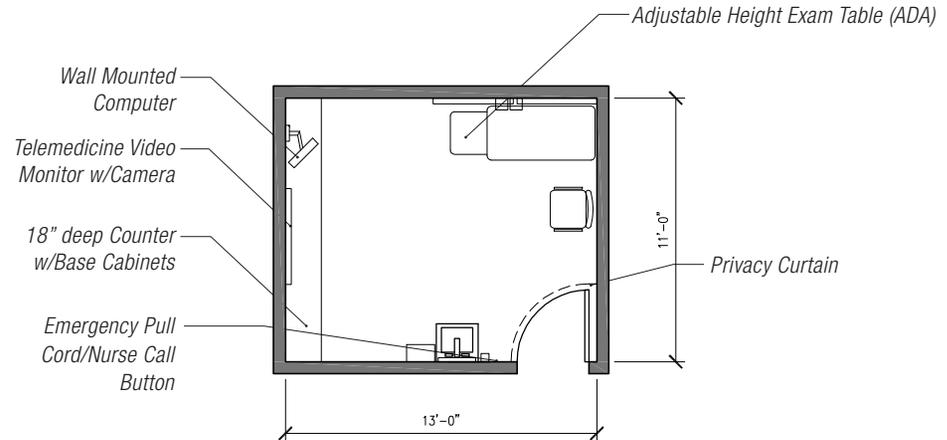
CEILING: Suspended Acoustic 2x4  
 WALLS/BASE: Low VOC painted GWB / resilient base  
 FLOORS: Sheet Vinyl  
 DOORS: FSC certified solid-core wood  
 DOOR FRAMES: Hollow metal  
 WINDOWS: Preferred  
 NOTES: ---

### 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  
 MOVABLE: (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

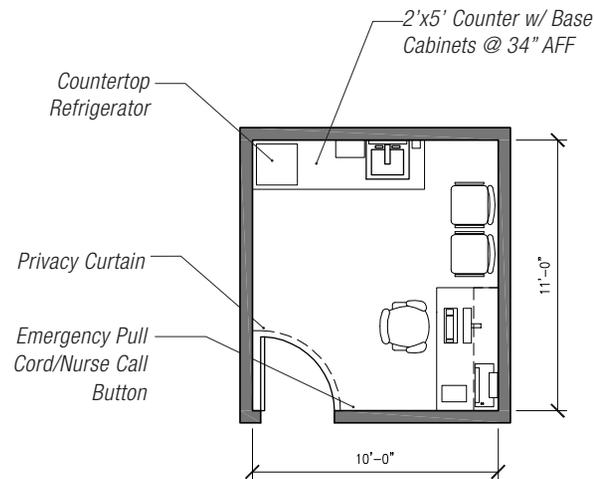
CEILING: Suspended Acoustic 2x4  
 WALLS/BASE: Low VOC painted GWB / resilient base  
 FLOORS: Sheet Vinyl  
 DOORS: FSC certified solid-core wood  
 DOOR FRAMES: Hollow metal  
 WINDOWS: Preferred  
 NOTES: ---

### 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

## Campus Health Center

### 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

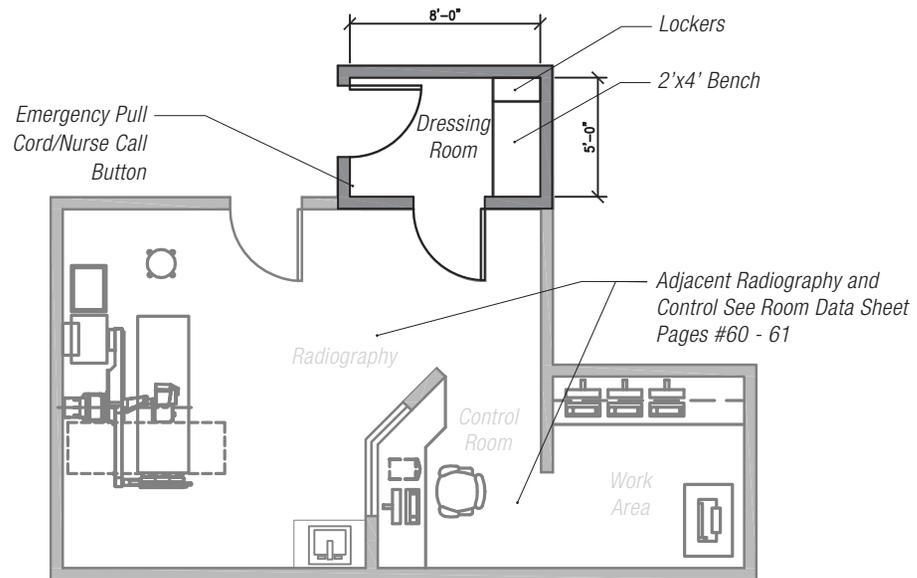
CEILING: Suspended Acoustic 2x4  
 WALLS/BASE: Low VOC painted GWB / resilient base  
 FLOORS: Sheet Vinyl  
 DOORS: FSC certified solid-core wood  
 DOOR FRAMES: Hollow metal  
 WINDOWS: N/A  
 NOTES: ---

### 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

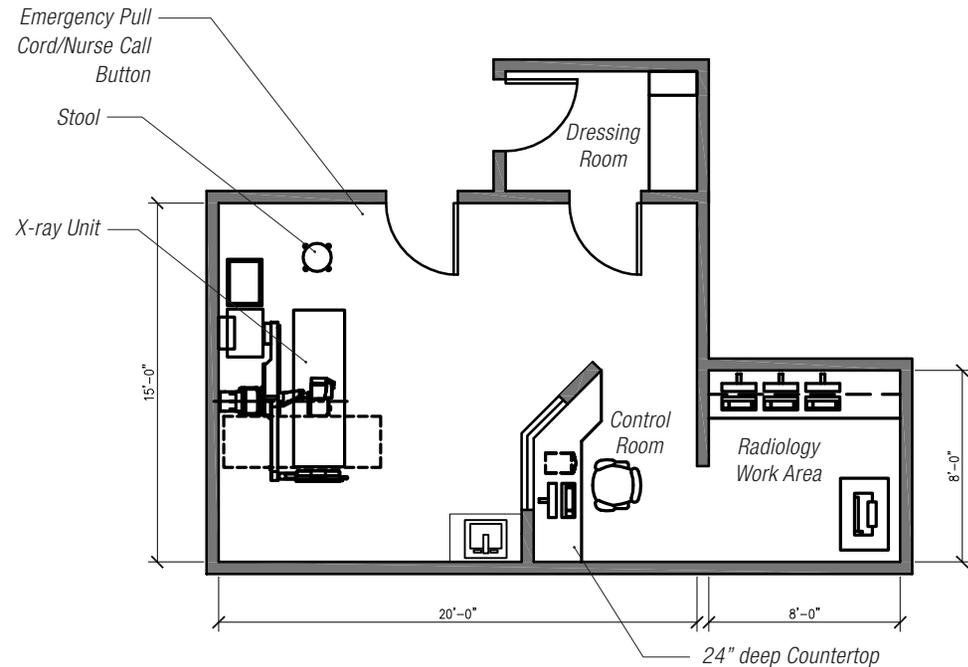
CEILING: Suspended Acoustic 2x4  
 WALLS/BASE: Low VOC painted GWB / resilient base  
 FLOORS: Sheet Vinyl  
 DOORS: FSC certified solid-core wood  
 DOOR FRAMES: Hollow metal  
 WINDOWS: N/A  
 NOTES: ---

### 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

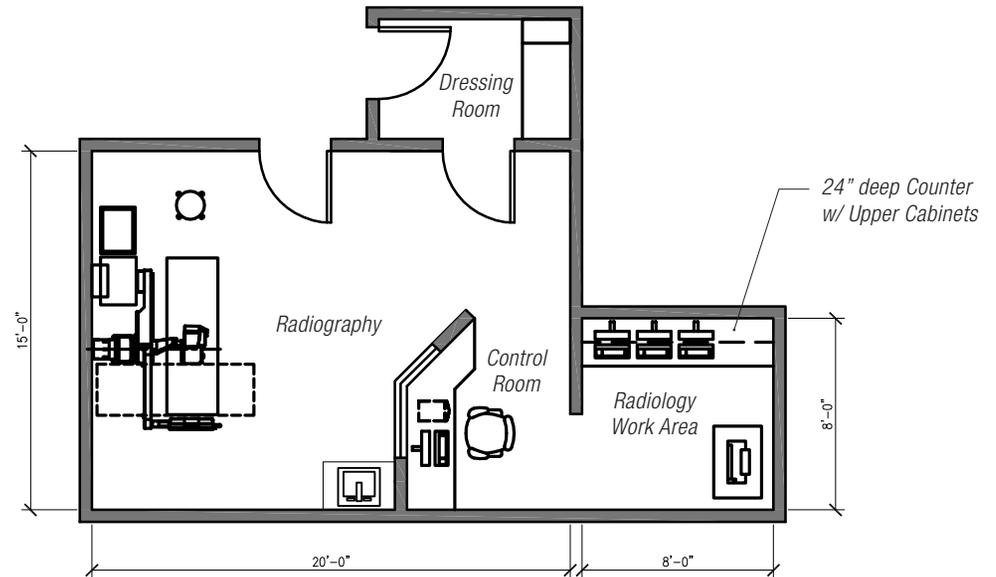
CEILING: Suspended Acoustic 2x4  
 WALLS/BASE: Low VOC painted GWB / resilient base  
 FLOORS: Sheet Vinyl  
 DOORS: FSC certified solid-core wood  
 DOOR FRAMES: Hollow metal  
 WINDOWS: N/A  
 NOTES: ---

### 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

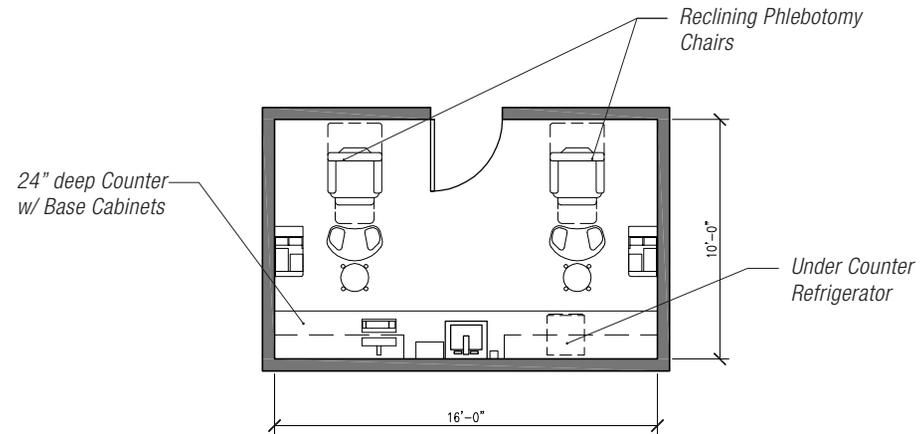
CEILING: Suspended Acoustic 2x4  
 WALLS/BASE: Low VOC painted GWB / resilient base  
 FLOORS: Sheet Vinyl  
 DOORS: FSC certified solid-core wood  
 DOOR FRAMES: Hollow metal  
 WINDOWS: Preferred  
 NOTES: ---

### 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  
 MOVABLE: (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

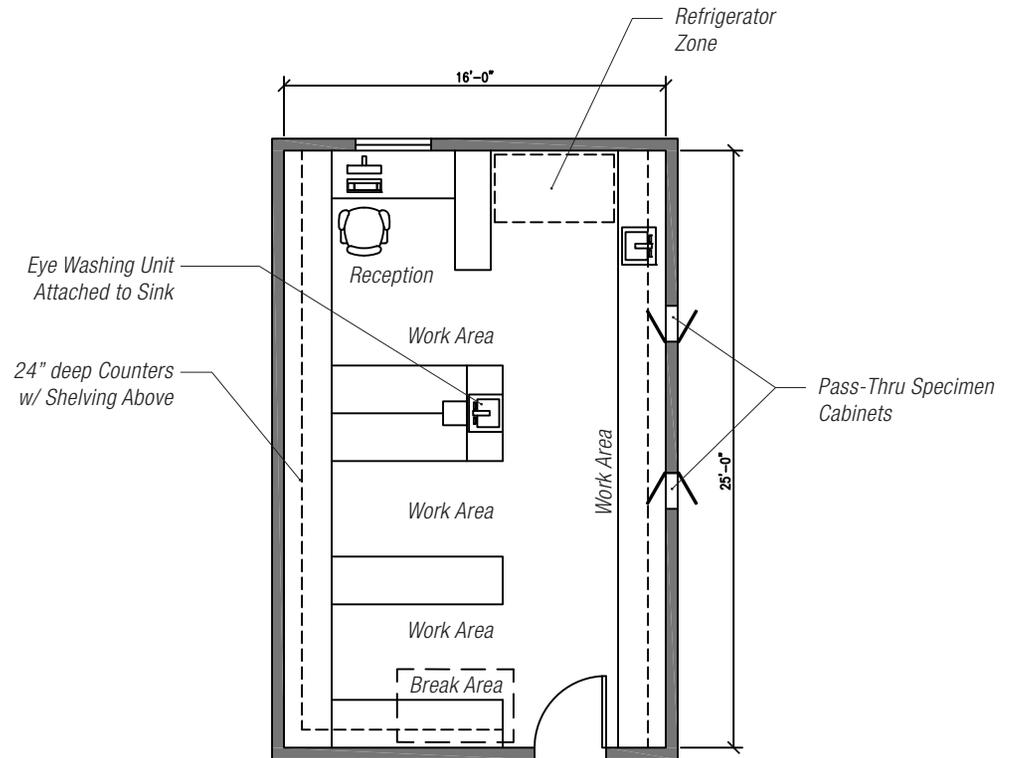
CEILING: Suspended Acoustic 2x4  
 WALLS/BASE: Low VOC painted GWB / resilient base  
 FLOORS: Sheet Vinyl  
 DOORS: FSC certified solid-core wood  
 DOOR FRAMES: Hollow metal  
 WINDOWS: Clerestory preferred  
 NOTES: ---

### 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  
 MOVABLE: Adjustable counter and shelving system. System selection in Schematic Design phase.  
 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

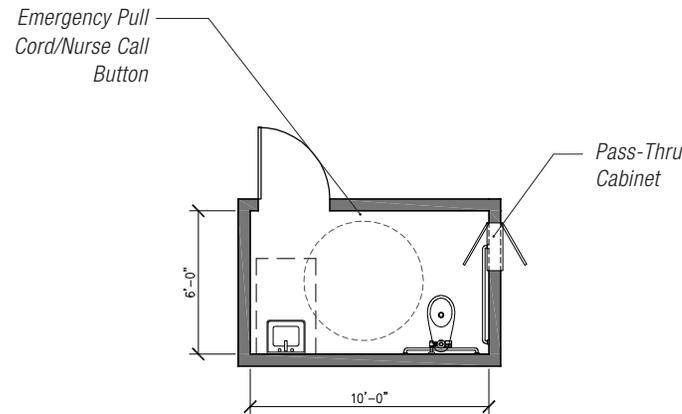
CEILING: Gypsum Board  
 WALLS/BASE: Low VOC painted GWB / resilient base  
 FLOORS: Ceramic Tile  
 DOORS: FSC certified solid-core wood  
 DOOR FRAMES: Hollow metal  
 WINDOWS: N/A  
 NOTES: ---

### 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 / OTC

## Campus Health Center

### GENERAL

SPACE NAME: 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

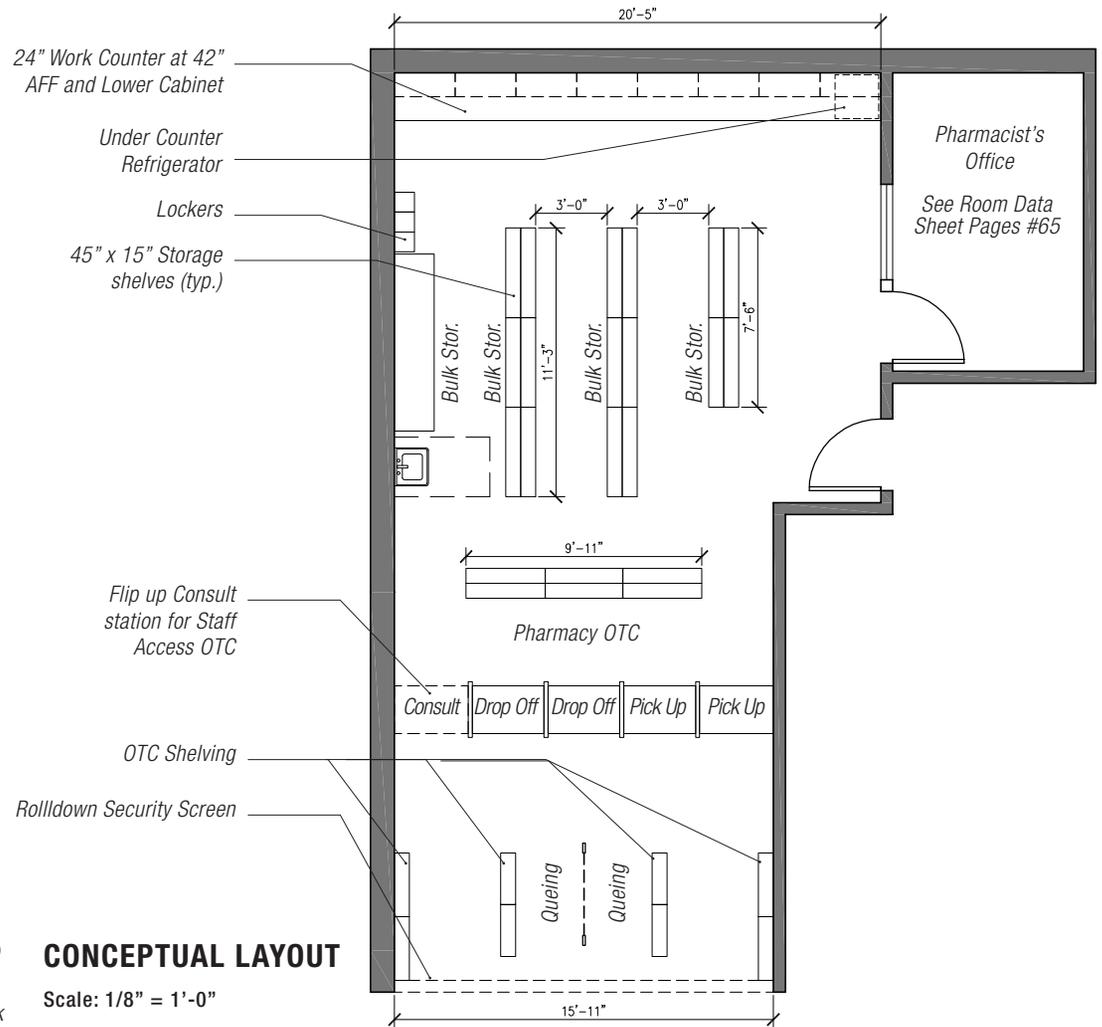
CEILING: Suspended Acoustic 2x4  
 WALLS/BASE: Low VOC painted GWB / resilient base  
 FLOORS: Sheet Vinyl  
 DOORS: FSC certified solid-core wood  
 DOOR FRAMES: Hollow metal  
 WINDOWS: Aluminum w/ thermal break  
 NOTES: ---

### 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, Securable Pharmacy Counter  
 MECHANICAL: 68-75°F for interior conditions  
 ACOUSTICS: ---  
 PLUMBING: 19 x 19 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, 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

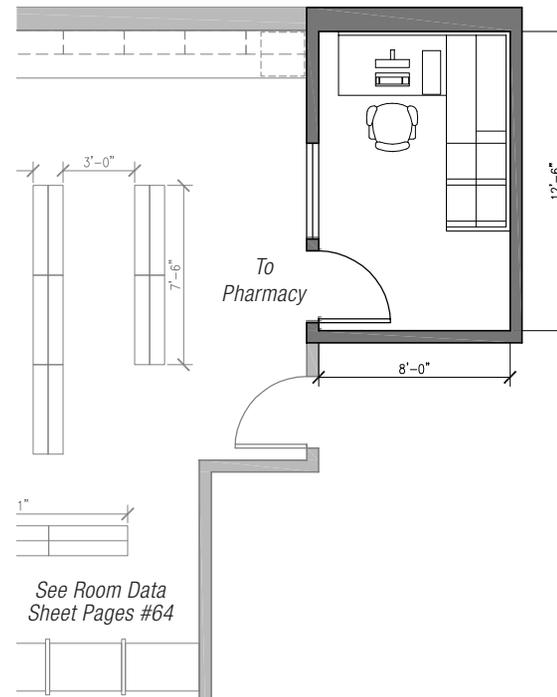
CEILING: Suspended Acoustic 2x4  
 WALLS/BASE: Low VOC painted GWB / resilient base  
 FLOORS: Sheet Vinyl  
 DOORS: FSC certified solid-core wood  
 DOOR FRAMES: Hollow metal  
 WINDOWS: Exterior-aluminum w/ thermal break, Interior - fixed  
 NOTES: ---

### 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  
 MOVABLE: (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.

# PATIENT TOILET - WOMEN'S EXAM

## Campus Health Center

### GENERAL

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

### FINISHES

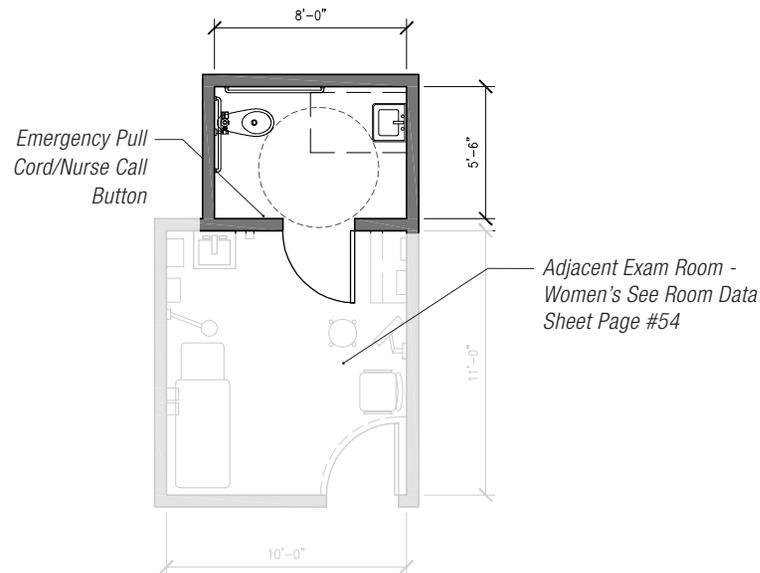
CEILING: Suspended Acoustic 2x4  
 WALLS/BASE: Low VOC painted GWB / resilient base  
 FLOORS: Sheet Vinyl  
 DOORS: FSC certified solid-core wood  
 DOOR FRAMES: Hollow metal  
 WINDOWS: N/A  
 NOTES: ---

### 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: 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: ---  
 OTHER: Soap, paper towel, toilet paper, seat cover, and sanitary napkin dispenser, Mirror  
 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

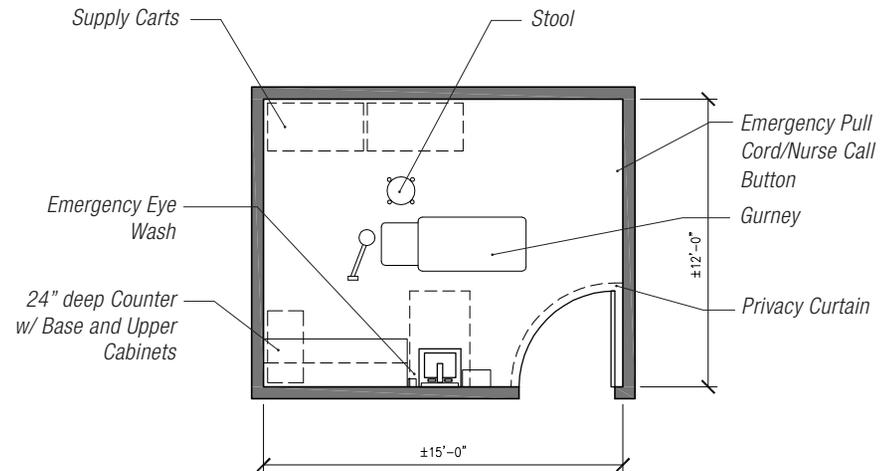
CEILING: Gypsum Board  
 WALLS/BASE: Low VOC painted GWB / resilient base  
 FLOORS: Sheet Vinyl  
 DOORS: FSC certified solid-core wood  
 DOOR FRAMES: Hollow metal  
 WINDOWS: N/A  
 NOTES: ---

### 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

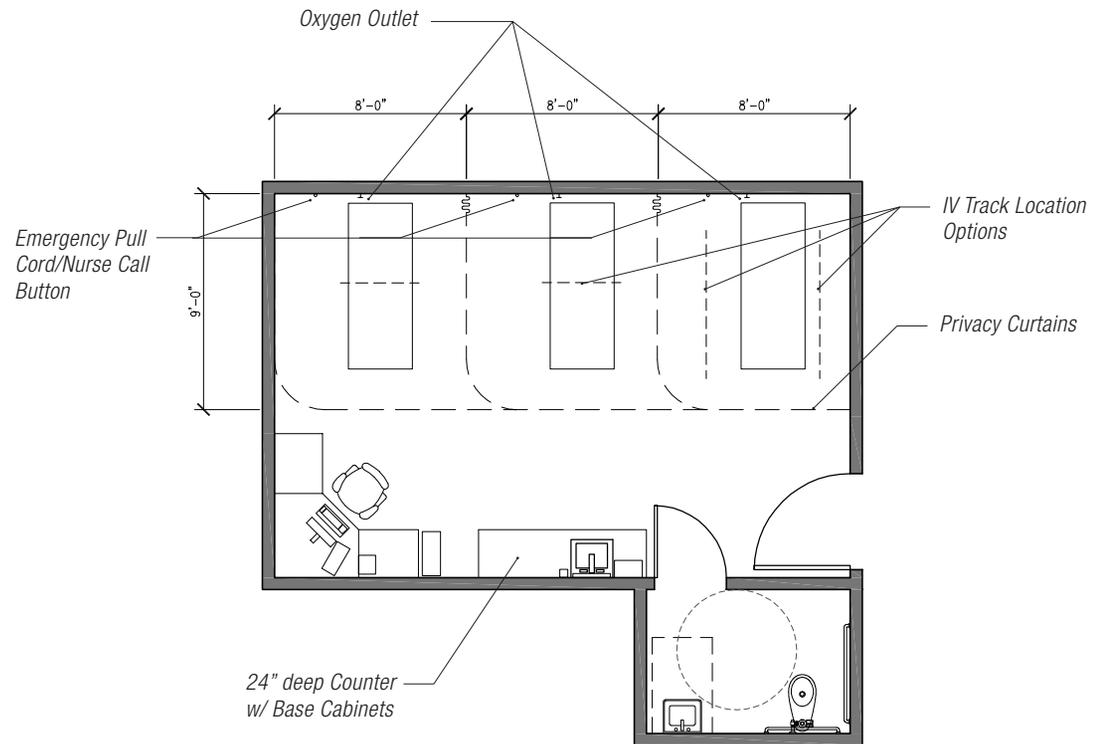
CEILING:	Suspended Acoustic 2x4
WALLS/BASE:	Low VOC painted GWB / resilient base
FLOORS:	Sheet Vinyl
DOORS:	FSC certified solid-core wood
DOOR FRAMES:	Hollow metal
WINDOWS:	Preferred
NOTES:	---

### TECHNOLOGY

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

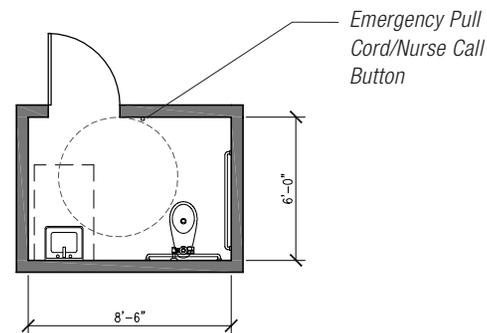
CEILING:	Suspended Acoustic 2x4
WALLS/BASE:	Low VOC painted GWB / resilient base
FLOORS:	Sheet Vinyl
DOORS:	FSC certified solid-core wood
DOOR FRAMES:	Hollow metal
WINDOWS:	N/A
NOTES:	---

### 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:	---
OTHER:	Soap, paper towel, toilet paper, seat cover, and sanitary napkin dispensers
SPECIAL REQUIREMENTS:	Mirror, 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.

# INJECTION

## Campus Health Center

### 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

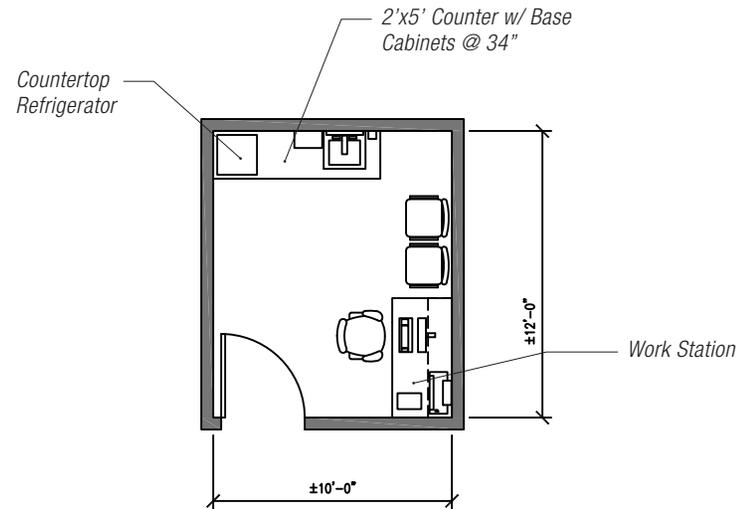
CEILING: Suspended Acoustic 2x4  
 WALLS/BASE: Low VOC painted GWB / resilient base  
 FLOORS: Sheet Vinyl  
 DOORS: FSC certified solid-core wood  
 DOOR FRAMES: Hollow metal  
 WINDOWS: N/A  
 NOTES: ---

### 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.

# SUB WAITING

## Campus Health Center

### 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

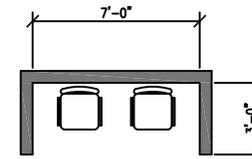
CEILING: Suspended Acoustic 2x4  
WALLS/BASE: Low VOC painted GWB / resilient base  
FLOORS: Sheet Vinyl  
DOORS: FSC certified solid-core wood  
DOOR FRAMES: Hollow metal  
WINDOWS: N/A  
NOTES: ---

### TECHNOLOGY

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

### SYSTEMS

ELECTRICAL: 120v 1 phase duplex receptacles in walls, as required by code 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: None  
FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe



### CONCEPTUAL LAYOUT

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

### FURNITURE AND EQUIPMENT

BUILT-IN: ---  
FIXED: ---  
MOVABLE: (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

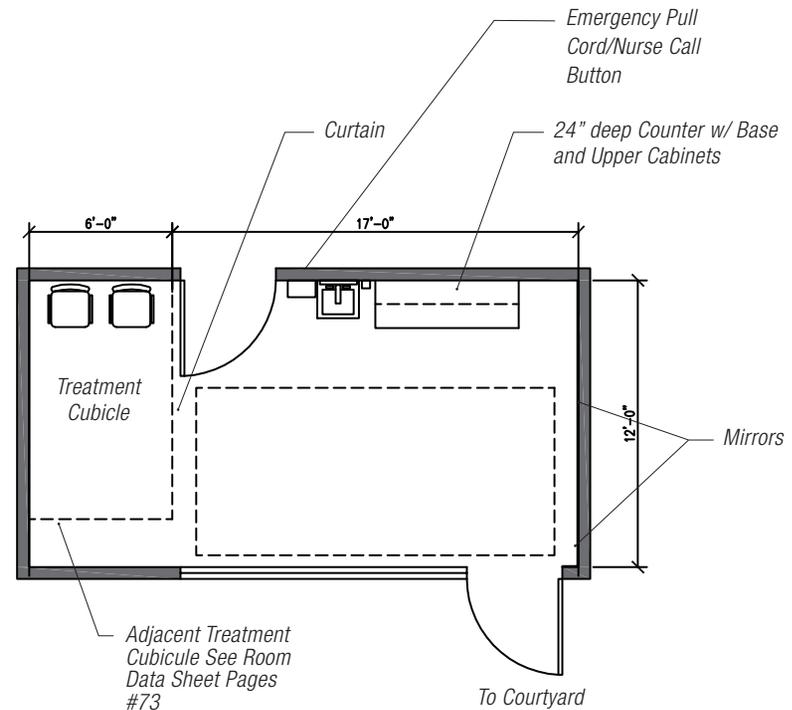
CEILING: Suspended Acoustic 2x4  
 WALLS/BASE: Low VOC painted GWB / Resilient base  
 FLOORS: Rubber Flooring  
 DOORS: FSC certified solid-core wood  
 DOOR FRAMES: Hollow metal  
 WINDOWS: Preferred  
 NOTES: ---

### 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 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  
 MOVABLE: 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

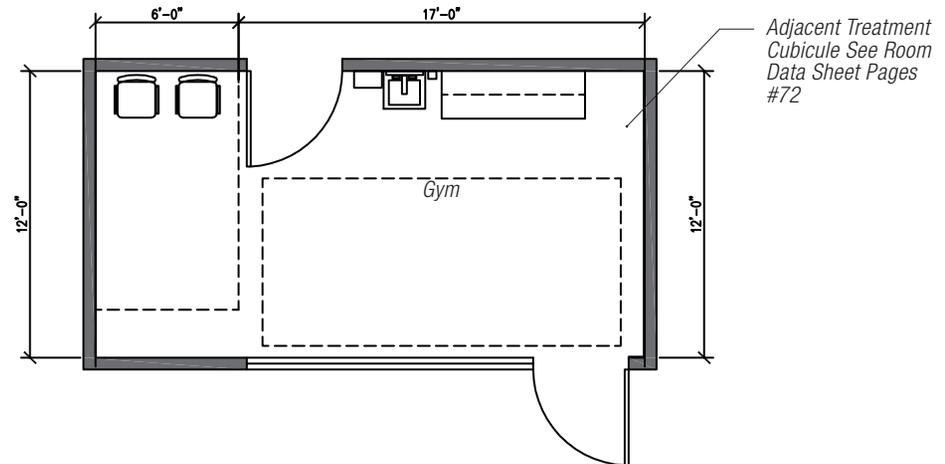
CEILING: Suspended Acoustic 2x4  
 WALLS/BASE: Low VOC painted GWB / resilient base  
 FLOORS: Rubber Flooring  
 DOORS: N/A  
 DOOR FRAMES: N/A  
 WINDOWS: Preferred  
 NOTES: ---

### 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

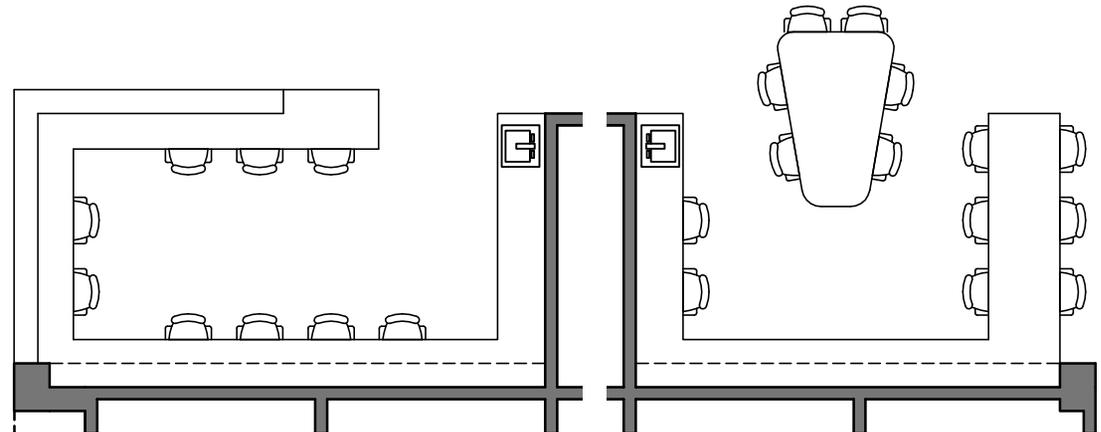
CEILING: Suspended Acoustic 2x2, Gyp Bd, Paint  
 WALLS/BASE: Low VOC painted GWB / resilient base  
 FLOORS: Sheet Vinyl  
 DOORS: N/A  
 DOOR FRAMES: N/A  
 WINDOWS: Preferred  
 NOTES: ---

### 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



Layout 1

Layout 2

Note: Layouts are diagrammatic and final layout would involve consultation with clinic team.

### 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

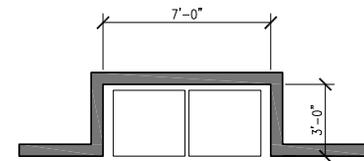
CEILING: Suspended Acoustic 2x4  
 WALLS/BASE: Low VOC painted GWB / resilient base  
 FLOORS: Sheet Vinyl  
 DOORS: N/A  
 DOOR FRAMES: N/A  
 WINDOWS: N/A  
 NOTES: ---

### 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



Hallway

### 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:	<i>Alcove, Stretcher</i>
AREA (ASF):	<i>30</i>
FUNCTION:	<i>Alcove</i>
OCCUPANTS:	<i>N/A</i>
ADJACENCIES:	<i>Corridor</i>
VIEWS:	<i>N/A</i>
MIN CEILING HT:	<i>9'-0"</i>
DOOR:	<i>N/A</i>
NOTES:	<i>---</i>

### FINISHES

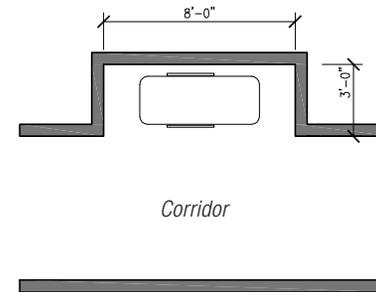
CEILING:	<i>Suspended Acoustic 2x4</i>
WALLS/BASE:	<i>Low VOC painted GWB / resilient base</i>
FLOORS:	<i>Sheet Vinyl</i>
DOORS:	<i>N/A</i>
DOOR FRAMES:	<i>N/A</i>
WINDOWS:	<i>N/A</i>
NOTES:	<i>---</i>

### TECHNOLOGY

VOICE/DATA:	<i>N/A</i>
MEDIA:	<i>N/A</i>
OTHER:	<i>N/A</i>

### SYSTEMS

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



### CONCEPTUAL LAYOUT

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

### FURNITURE AND EQUIPMENT

BUILT-IN:	<i>---</i>
FIXED:	<i>---</i>
MOVABLE:	<i>---</i>
OTHER:	<i>---</i>
SPECIAL REQUIREMENTS:	<i>No assigned stretcher, simply room to locate one out of circulation as needed</i>

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

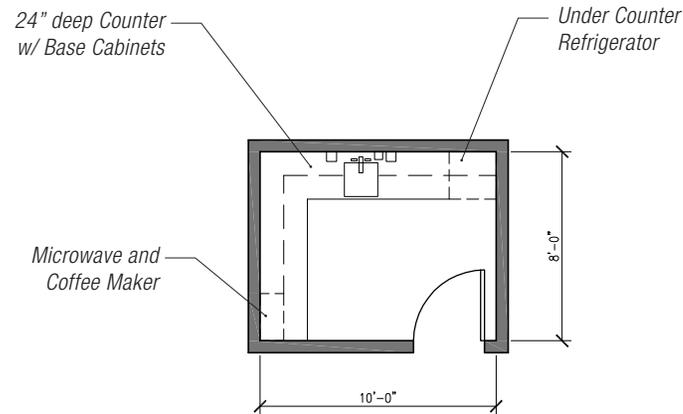
CEILING: Suspended Acoustic 2x4  
 WALLS/BASE: Low VOC painted GWB / resilient base  
 FLOORS: Sheet Vinyl  
 DOORS: FSC certified solid-core wood  
 DOOR FRAMES: Hollow metal  
 WINDOWS: Preferred  
 NOTES: ---

### 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: ---  
 MOVABLE: Under counter refrigerator, microwave, coffee maker  
 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.

# 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

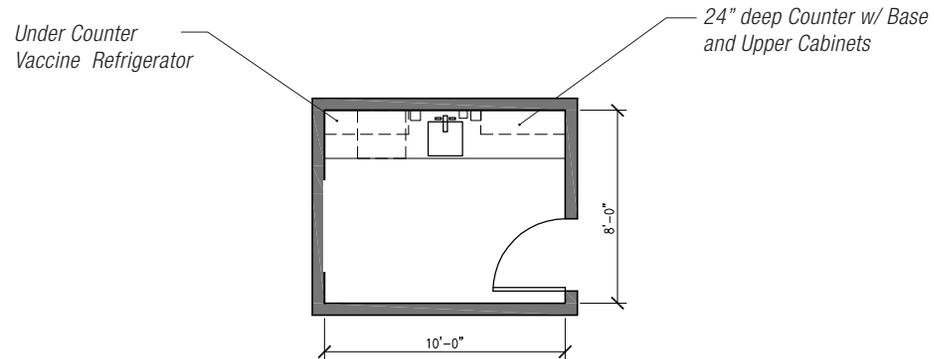
CEILING: Suspended Acoustic 2x4  
 WALLS/BASE: Low VOC painted GWB / resilient base  
 FLOORS: Sheet Vinyl  
 DOORS: FSC certified solid-core wood  
 DOOR FRAMES: Hollow metal  
 WINDOWS: Preferred  
 NOTES: ---

### 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: ---  
 MOVABLE: 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

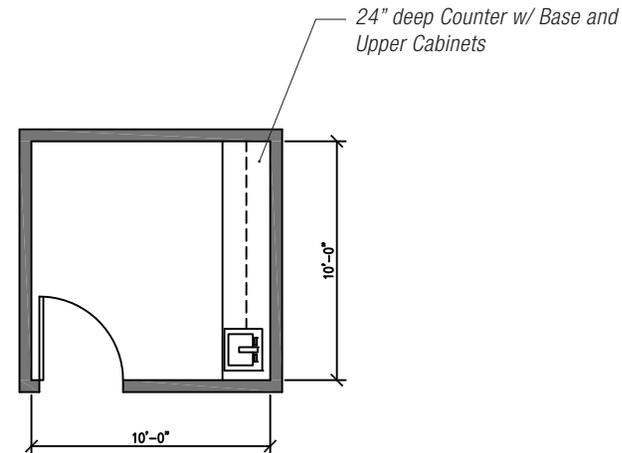
CEILING: Suspended Acoustic 2x4  
 WALLS/BASE: Low VOC painted GWB / resilient base  
 FLOORS: Sheet Vinyl  
 DOORS: FSC certified solid-core wood  
 DOOR FRAMES: Hollow metal  
 WINDOWS: N/A  
 NOTES: ---

### 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

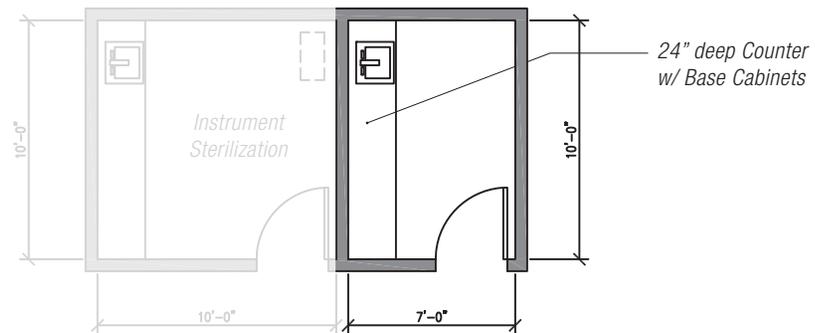
CEILING: Suspended Acoustic 2x4  
 WALLS/BASE: Low VOC painted GWB / resilient base  
 FLOORS: Sheet Vinyl  
 DOORS: FSC certified solid-core wood  
 DOOR FRAMES: Hollow metal  
 WINDOWS: N/A  
 NOTES: ---

### 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: ---  
 MOVABLE: 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

### GENERAL

SPACE NAME: Instrument Sterilization  
 AREA (ASF): 100  
 FUNCTION: Sterilize medical instruments  
 OCCUPANTS: 1-4  
 ADJACENCIES: Soiled Utility/Holding  
 VIEWS: ---  
 MIN CEILING HT: 9'-0"  
 DOOR: 36" x 84" Type A  
 NOTES:

### FINISHES

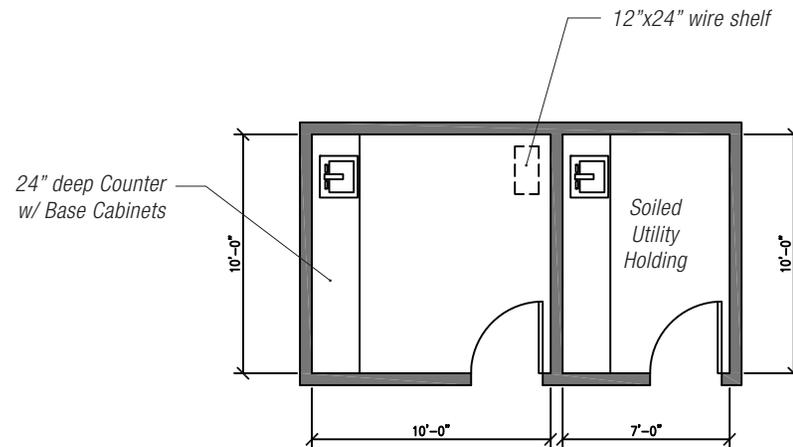
CEILING: Suspended Acoustic 2x4  
 WALLS/BASE: Low VOC painted GWB / resilient base  
 FLOORS: Sheet Vinyl  
 DOORS: FSC certified solid-core wood  
 DOOR FRAMES: Hollow metal  
 WINDOWS: N/A  
 NOTES:

### 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: 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: ---  
 MOVABLE: 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.

# MEDICAL SUPPLY ROOM

## Campus Health Center

### 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

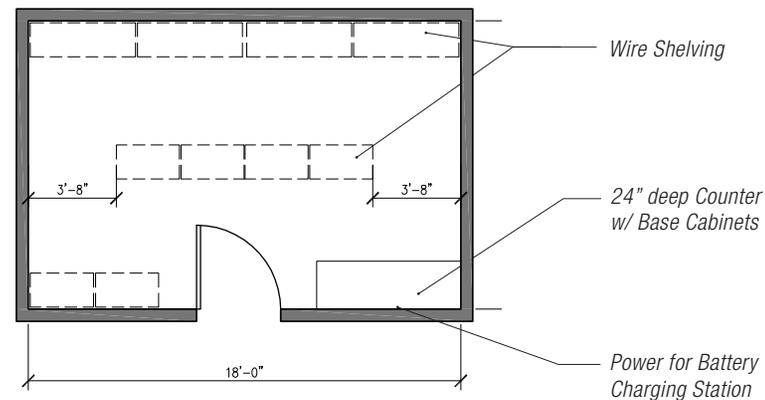
CEILING: Suspended Acoustic 2x4  
 WALLS/BASE: Low VOC painted GWB / resilient base  
 FLOORS: Sheet Vinyl  
 DOORS: FSC certified solid-core wood  
 DOOR FRAMES: Hollow metal  
 WINDOWS: N/A  
 NOTES: ---

### 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

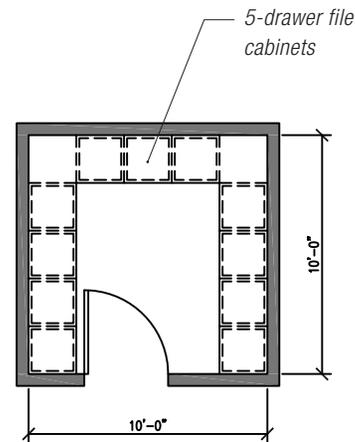
CEILING:	Suspended Acoustic 2x4
WALLS/BASE:	Low VOC painted GWB / resilient base
FLOORS:	Sheet Vinyl
DOORS:	FSC certified solid-core wood
DOOR FRAMES:	Hollow metal
WINDOWS:	N/A
NOTES:	---

### 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



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

### CONCEPTUAL LAYOUT

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

### FURNITURE AND EQUIPMENT

BUILT-IN:	---
FIXED:	---
MOVABLE:	5-drawer file cabinets
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

## 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 84" Type B*  
 DOOR: *---*  
 NOTES: *---*

### FINISHES

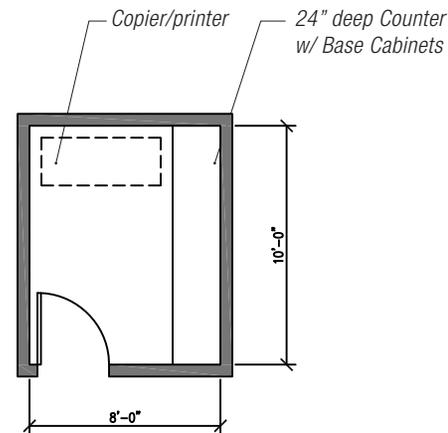
CEILING: *Suspended Acoustic 2x4*  
 WALLS/BASE: *Low VOC painted GWB / resilient base*  
 FLOORS: *Sheet Vinyl*  
 DOORS: *FSC certified solid-core wood*  
 DOOR FRAMES: *Hollow metal*  
 WINDOWS: *Preferred*  
 NOTES: *---*

### 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

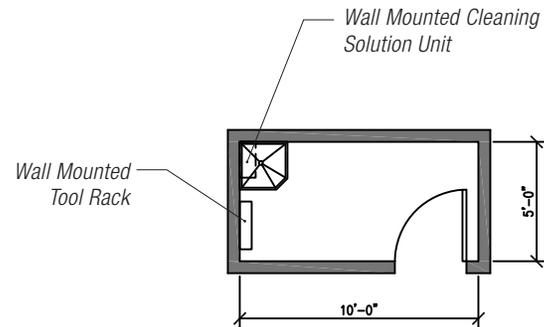
CEILING: Gypsum Board  
 WALLS/BASE: Low VOC painted GWB / resilient base  
 FLOORS: Sheet Vinyl  
 DOORS: FSC certified solid-core wood  
 DOOR FRAMES: Hollow metal  
 WINDOWS: N/A  
 NOTES: ---

### 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

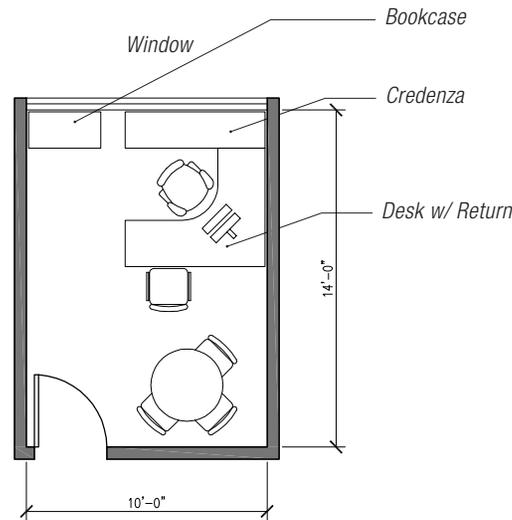
CEILING: Suspended Acoustic 2x4  
 WALLS/BASE: Low VOC painted GWB / resilient base  
 FLOORS: Carpet  
 DOORS: FSC certified solid-core wood  
 DOOR FRAMES: Hollow metal  
 WINDOWS: Required  
 NOTES: ---

### 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: ---  
 MOVABLE: (1) Adjustable height desk (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

SPACE NAME: 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

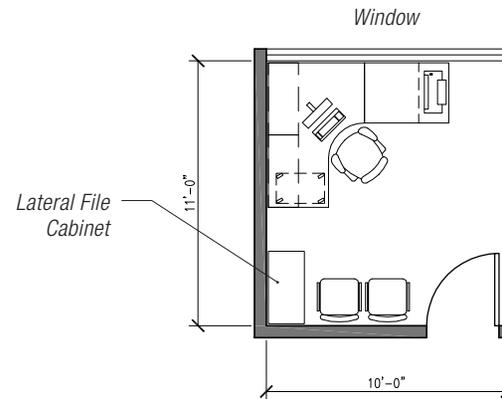
CEILING: Suspended Acoustic 2x4  
 WALLS/BASE: Low VOC painted GWB / resilient base  
 FLOORS: Carpet  
 DOORS: FSC certified solid-core wood  
 DOOR FRAMES: Hollow metal  
 WINDOWS: Required  
 NOTES: ---

### 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 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

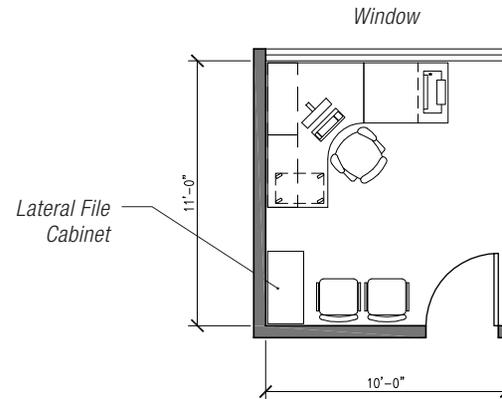
CEILING: Suspended Acoustic 2x4  
WALLS/BASE: Low VOC painted GWB / resilient base  
FLOORS: Carpet  
DOORS: FSC certified solid-core wood  
DOOR FRAMES: Hollow metal  
WINDOWS: Preferred  
NOTES: ---

### 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: ---  
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 - 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

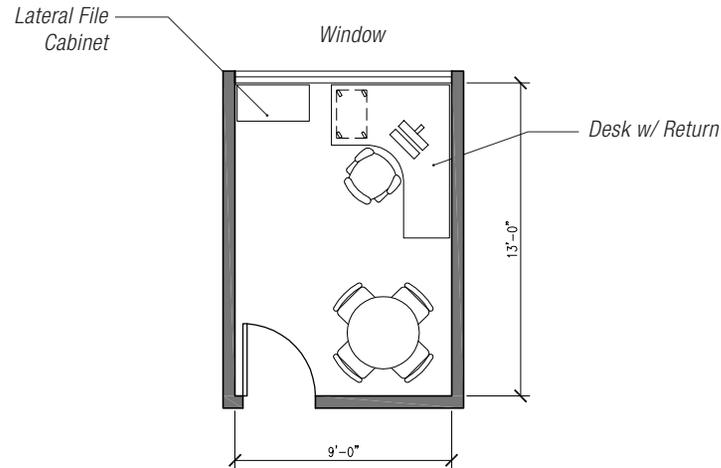
CEILING: Suspended Acoustic 2x4  
 WALLS/BASE: Low VOC painted GWB / resilient base  
 FLOORS: Carpet  
 DOORS: FSC certified solid-core wood  
 DOOR FRAMES: Hollow metal  
 WINDOWS: Preferred  
 NOTES: ---

### 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  
 MOVABLE: 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

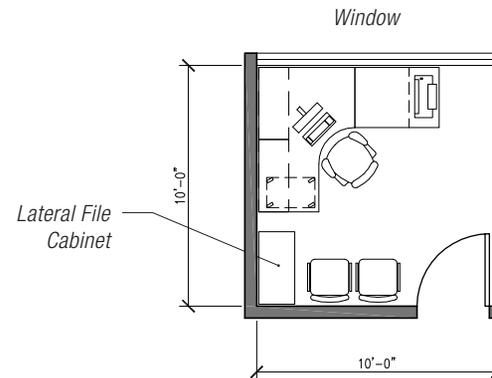
CEILING: Suspended Acoustic 2x4  
 WALLS/BASE: Low VOC painted GWB / resilient base  
 FLOORS: Carpet  
 DOORS: FSC certified solid-core wood  
 DOOR FRAMES: Hollow metal  
 WINDOWS: Preferred  
 NOTES: ---

### 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  
 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 - 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

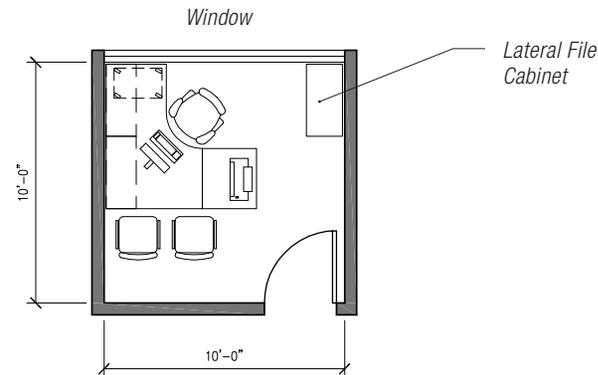
CEILING: Suspended Acoustic 2x4  
 WALLS/BASE: Low VOC painted GWB / resilient base  
 FLOORS: Carpet  
 DOORS: FSC certified solid-core wood  
 DOOR FRAMES: Hollow metal  
 WINDOWS: Preferred  
 NOTES: ---

### 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.

# OFFICE - ANALYST

## Campus Health Center

### 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

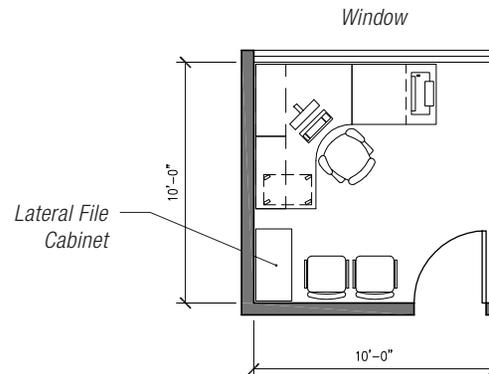
CEILING: Suspended Acoustic 2x4  
 WALLS/BASE: Low VOC painted GWB / resilient base  
 FLOORS: Carpet  
 DOORS: FSC certified solid-core wood  
 DOOR FRAMES: Hollow metal  
 WINDOWS: Preferred  
 NOTES: ---

### 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: ---  
 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 - INSURANCE

## Campus Health Center

### 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

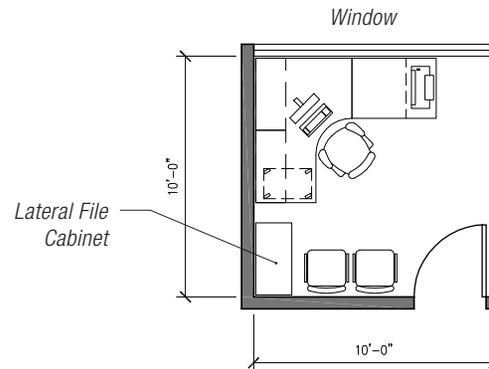
CEILING: Suspended Acoustic 2x4  
 WALLS/BASE: Low VOC painted GWB / resilient base  
 FLOORS: Carpet  
 DOORS: FSC certified solid-core wood  
 DOOR FRAMES: Hollow metal  
 WINDOWS: Preferred  
 NOTES: ---

### 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"

### 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.

# 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

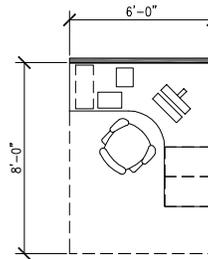
CEILING: Suspended Acoustic 2x4  
WALLS/BASE: ---  
FLOORS: Carpet  
DOORS: ---  
DOOR FRAMES: ---  
WINDOWS: ---  
NOTES: ---

### 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: ---  
FIXED: Shades at windows  
MOVABLE: (1) Adjustable height desk (1) Task chair  
OTHER: (1) Computer, Phone-Desktop  
SPECIAL REQUIREMENTS: ---

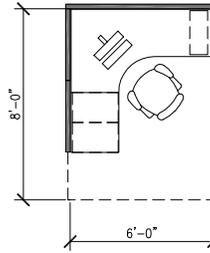
This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.

# 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  
 MOVABLE: (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

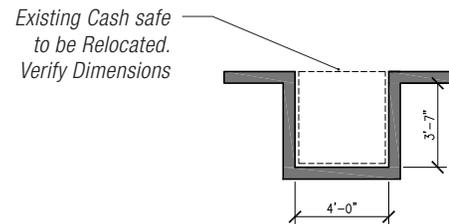
CEILING: Low VOC painted GWB  
WALLS/BASE: Low VOC painted GWB / resilient base  
FLOORS: Carpet  
DOORS: N/A  
DOOR FRAMES: N/A  
WINDOWS: N/A  
NOTES: ---

### 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

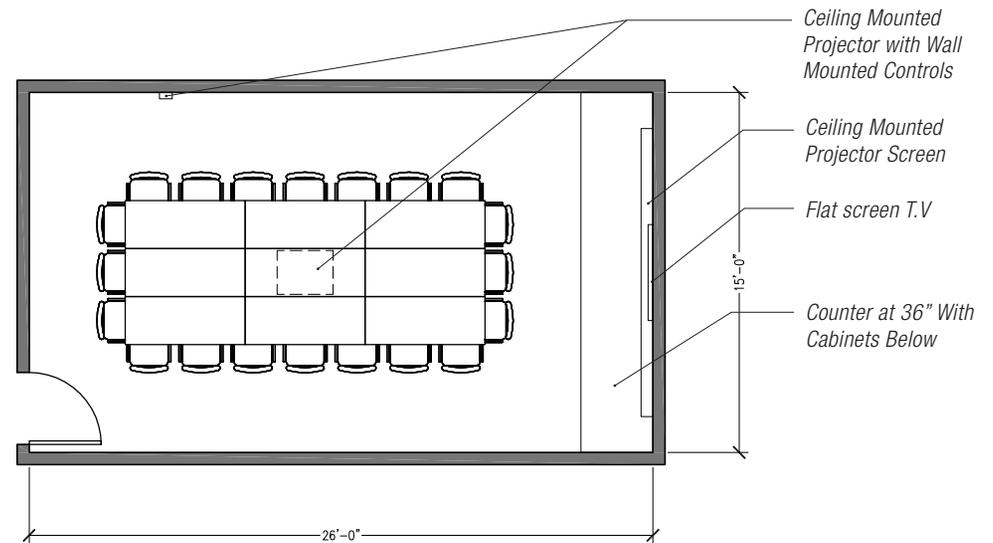
CEILING: Suspended Acoustic 2x4  
 WALLS/BASE: Low VOC painted GWB / resilient base  
 FLOORS: Carpet  
 DOORS: FSC certified solid-core wood  
 DOOR FRAMES: Hollow metal  
 WINDOWS: Required  
 NOTES: ---

### TECHNOLOGY

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

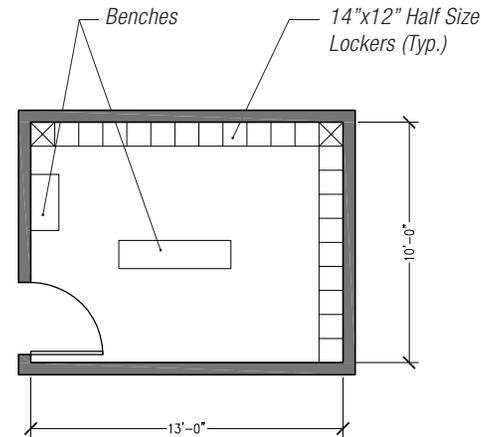
CEILING: Suspended Acoustic 2x4  
 WALLS/BASE: Low VOC painted GWB / resilient base  
 FLOORS: Sheet Vinyl  
 DOORS: FSC certified solid-core wood  
 DOOR FRAMES: Hollow metal  
 WINDOWS: N/A  
 NOTES: ---

### 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  
 MOVABLE: (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

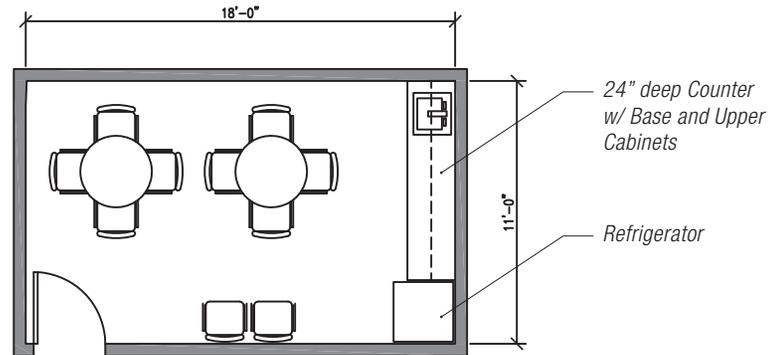
CEILING: Suspended Acoustic 2x4  
 WALLS/BASE: Low VOC painted GWB / resilient base  
 FLOORS: Sheet Vinyl  
 DOORS: FSC certified solid-core wood  
 DOOR FRAMES: Hollow metal  
 WINDOWS: Preferred  
 NOTES: ---

### 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

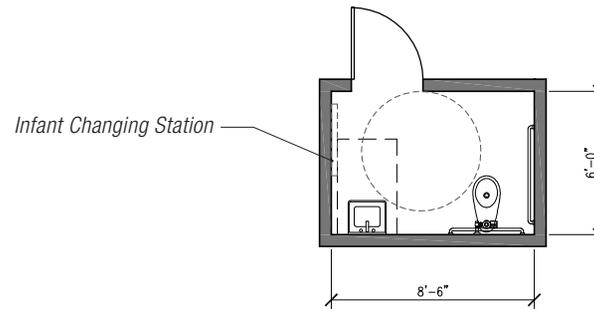
CEILING:	Gypsum Board
WALLS/BASE:	Tile, Paint, Wainscoting
FLOORS:	Ceramic Tile
DOORS:	FSC certified solid-core wood
DOOR FRAMES:	Hollow metal
WINDOWS:	N/A
NOTES:	---

### 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

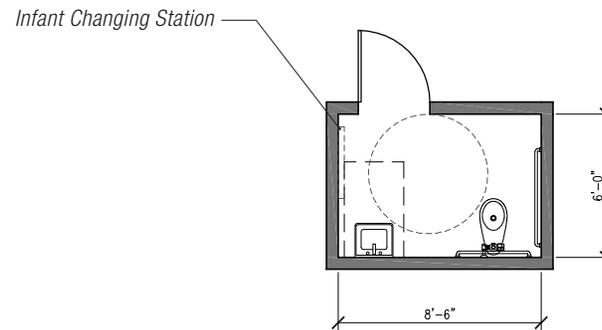
CEILING: Gypsum Board  
 WALLS/BASE: Tile, Paint, Wainscotting  
 FLOORS: Ceramic Tile  
 DOORS: FSC certified solid-core wood  
 DOOR FRAMES: Hollow metal  
 WINDOWS: N/A  
 NOTES: ---

### 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.



# DENTAL CLINIC

# 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

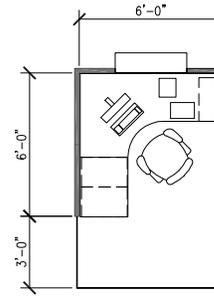
CEILING: Suspended Acoustic 2x2, Gypsum Board, Paint  
 WALLS/BASE: N/A  
 FLOORS: Carpet  
 DOORS: N/A  
 DOOR FRAMES: N/A  
 WINDOWS: N/A  
 NOTES: ---

### 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  
 MOVABLE: (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

SPACE NAME:	Dental Operatory
AREA (ASF):	360 (3 at 120sf)
FUNCTION:	Dental appointments
OCCUPANTS:	1-3 per room
ADJACENCIES:	---
VIEWS:	---
MIN CEILING HT:	9'-0"
DOOR:	N/A
NOTES:	---

### FINISHES

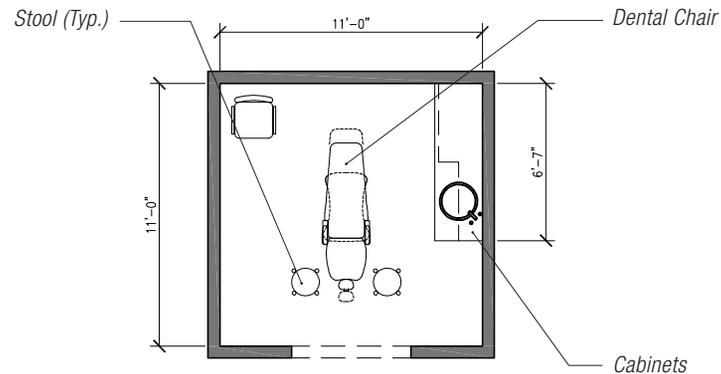
CEILING:	Suspended Acoustic 2x2, Gypsum Board, Paint
WALLS/BASE:	Low VOC painted GWB / resilient base
FLOORS:	Sheet Vinyl
DOORS:	N/A
DOOR FRAMES:	N/A
WINDOWS:	Preferred
NOTES:	---

### TECHNOLOGY

VOICE/DATA:	1 phone, 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:	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.

# 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

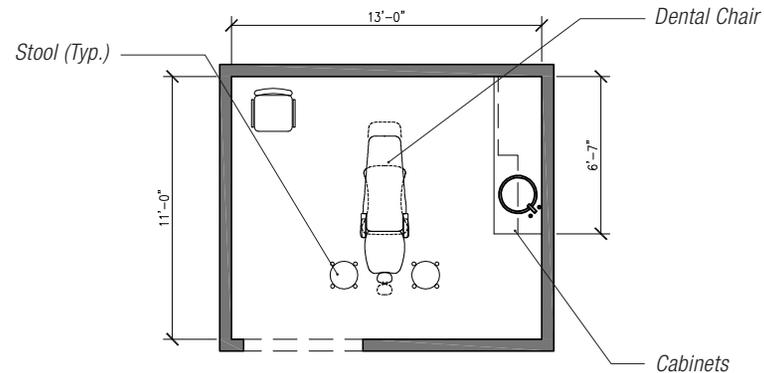
CEILING:	Suspended Acoustic 2x2, Gypsum Board, Paint
WALLS/BASE:	Low VOC painted GWB / resilient base
FLOORS:	Sheet Vinyl
DOORS:	FSC certified solid-core wood
DOOR FRAMES:	Hollow metal
WINDOWS:	Preferred
NOTES:	---

### 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 GFCI where required
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

## Dental Clinic

### GENERAL

SPACE NAME:	Radiography Alcove
AREA (ASF):	80
FUNCTION:	X-ray station
OCCUPANTS:	1-2
ADJACENCIES:	Dental Operatories
VIEWS:	N/A
MIN CEILING HT:	9'-0"
DOOR:	N/A
NOTES:	---

### FINISHES

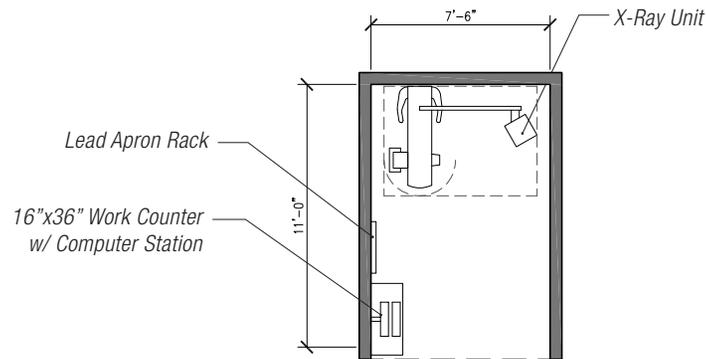
CEILING:	Suspended Acoustic 2x4
WALLS/BASE:	Low VOC painted GWB / resilient base
FLOORS:	Sheet Vinyl
DOORS:	N/A
DOOR FRAMES:	N/A
WINDOWS:	N/A
NOTES:	---

### TECHNOLOGY

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

### SYSTEMS

ELECTRICAL:	120v 20 Amp dedicated line as required by code or equipment layout GFCI where required
BACKUP POWER:	N/A
LIGHTING:	50-75 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:	16"x36" Work Counter at 34" AFF
FIXED:	Lead Apron Rack
MOVABLE:	(1) Computer Station Work Station for X-RAY unit
OTHER:	Clock (Atomic, battery), X-RAY Unit
SPECIAL REQUIREMENTS:	Verify Shielding requirements with equipment Vendor and Physicist

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

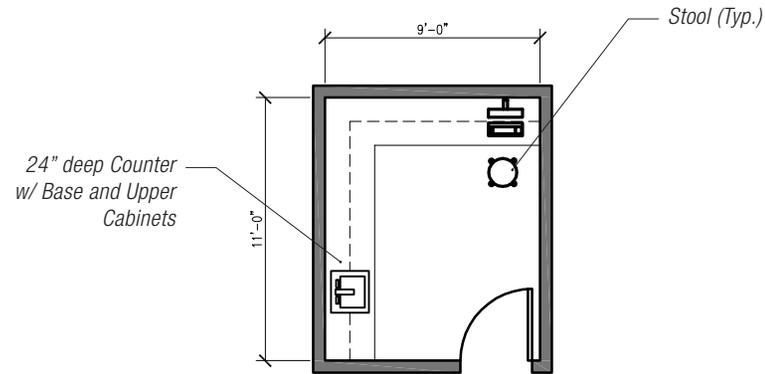
CEILING: Suspended Acoustic 2x4  
 WALLS/BASE: Low VOC painted GWB / resilient base  
 FLOORS: Sheet Vinyl  
 DOORS: FSC certified solid-core wood  
 DOOR FRAMES: Hollow metal  
 WINDOWS: N/A  
 NOTES: ---

### 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  
 GFCI where required  
 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

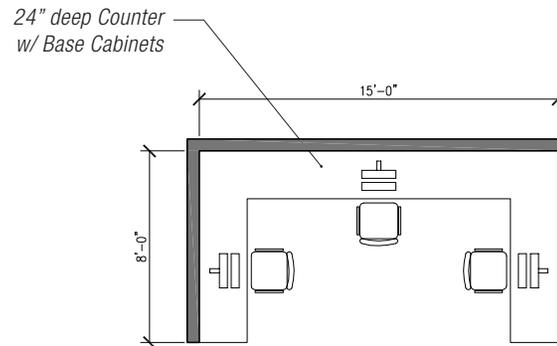
CEILING: Suspended Acoustic 2x4  
 WALLS/BASE: Low VOC painted GWB / resilient base  
 FLOORS: Sheet Vinyl  
 DOORS: N/A  
 DOOR FRAMES: N/A  
 WINDOWS: Preferred  
 NOTES: ---

### 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 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: ---  
 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.

# STORAGE

## Dental Clinic

### 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

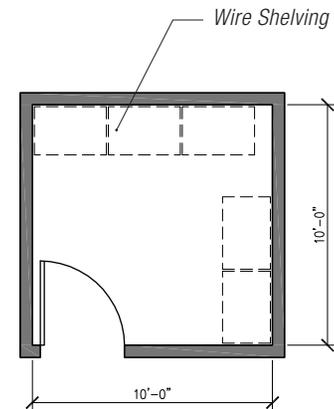
CEILING: Suspended Acoustic 2x4  
 WALLS/BASE: Low VOC painted GWB / resilient base  
 FLOORS: Sheet Vinyl  
 DOORS: FSC certified solid-core wood  
 DOOR FRAMES: Hollow metal  
 WINDOWS: N/A  
 NOTES: ---

### 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



\* CAMPUS HEALTH: STORAGE ROOM HAS A SIMILAR FLOOR PLAN LAYOUT.

### 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

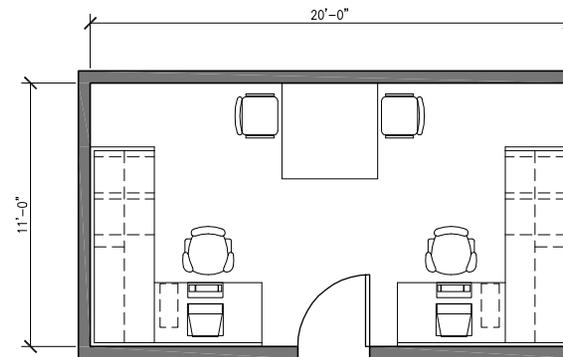
CEILING: Suspended Acoustic 2x4  
WALLS/BASE: Low VOC painted GWB / resilient base  
FLOORS: Carpet  
DOORS: FSC certified solid-core wood  
DOOR FRAMES: Hollow metal  
WINDOWS: Required  
NOTES: ---

### 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 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: (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
ADJACENCIES:	---
VIEWS:	---
MIN CEILING HT:	9'-0"
DOOR:	N/A
NOTES:	---

### FINISHES

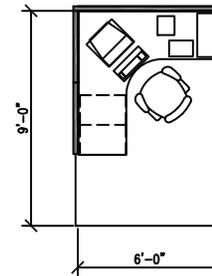
CEILING:	Suspended Acoustic 2x4
WALLS/BASE:	Low VOC painted GWB / resilient base
FLOORS:	Carpet
DOORS:	N/A
DOOR FRAMES:	N/A
WINDOWS:	Preferred
NOTES:	---

### 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
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
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

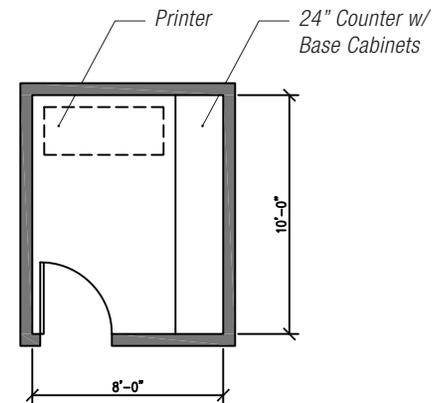
CEILING: *Suspended Acoustic 2x4*  
WALLS/BASE: *Low VOC painted GWB/resilient base*  
FLOORS: *Sheet Vinyl*  
DOORS: *FSC certified solid-core wood*  
DOOR FRAMES: *Hollow metal*  
WINDOWS: *Preferred*  
NOTES: *---*

### 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 GFCI where required*  
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: *---*  
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

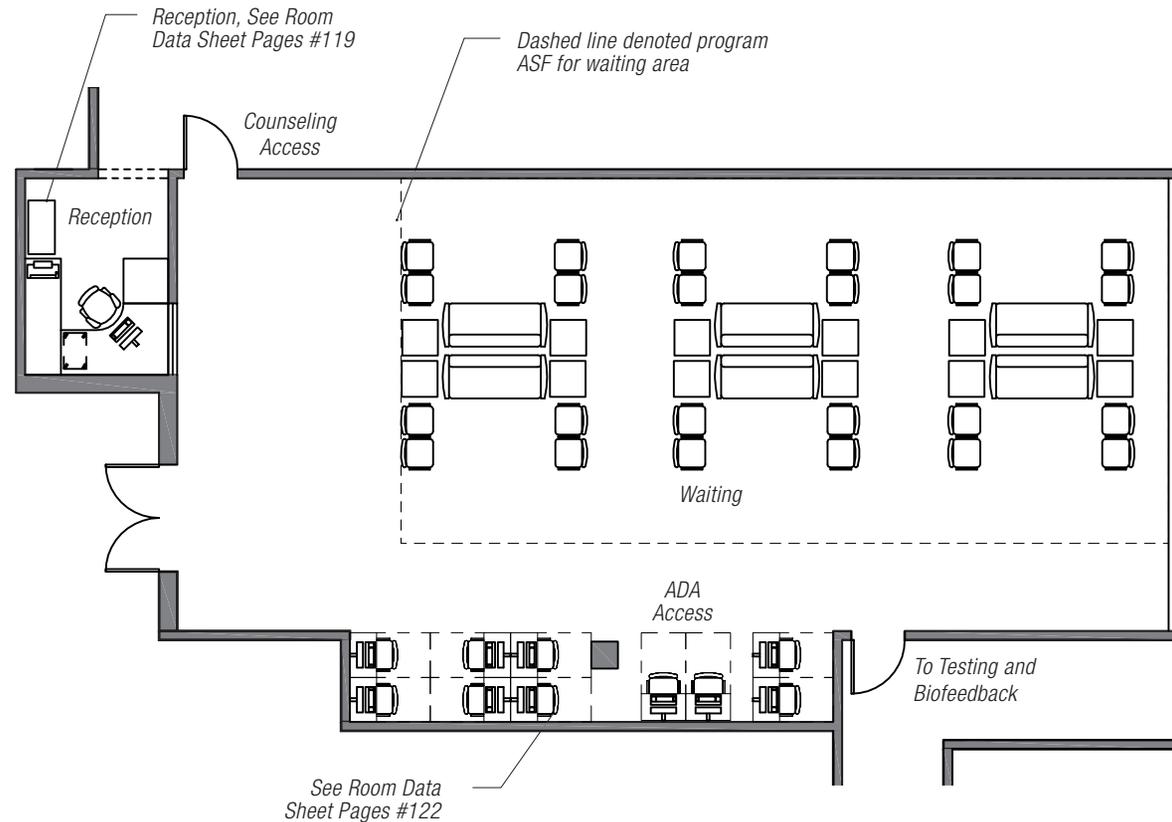
CEILING: Suspended Acoustic 2x2  
 WALLS/BASE: Low VOC painted GWB / resilient base  
 FLOORS: Carpet  
 DOORS: FSC certified solid-core wood w/ lock  
 DOOR FRAMES: Hollow metal  
 WINDOWS: See special requirements  
 NOTES: Locked access from waiting to hallways  
 Access control at reception

## 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  
 GFCI where required  
 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  
 MOVABLE: Waiting room seating for 35, Clock (Atomic, battery)  
 OTHER:  
 SPECIAL REQUIREMENTS: 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.

# RECEPTION

## Counseling

### GENERAL

SPACE NAME: Reception  
AREA (ASF): 80  
FUNCTION: Office  
OCCUPANTS: 1  
ADJACENCIES: Waiting  
VIEWS: To Waiting  
MIN CEILING HT: 9'-0"  
DOOR: ---  
NOTES: ---

### FINISHES

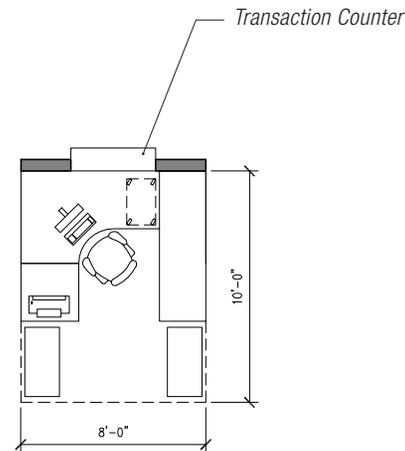
CEILING: Suspended Acoustic 2x4  
WALLS/BASE: Low VOC painted GWB / resilient base  
FLOORS: Carpet  
DOORS: ---  
DOOR FRAMES: ---  
WINDOWS: ---  
NOTES: ---

### 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: ---  
MOVABLE: (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

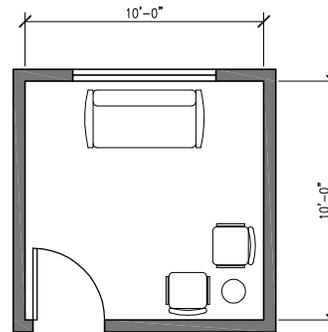
**CEILING:** Suspended Acoustic 2x4  
**WALLS/BASE:** Low VOC painted GWB / resilient base  
**FLOORS:** Carpet  
**DOORS:** FSC certified solid-core wood  
**DOOR FRAMES:** Hollow metal  
**WINDOWS:** Required  
**NOTES:** ---

### 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 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:** ---  
**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

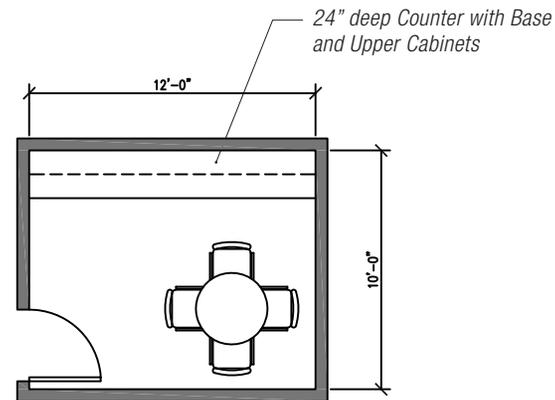
CEILING:	Suspended Acoustic 2x4
WALLS/BASE:	Low VOC painted GWB / resilient base
FLOORS:	Carpet
DOORS:	FSC certified solid-core wood
DOOR FRAMES:	Hollow metal
WINDOWS:	Preferred
NOTES:	---

### 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 GFCI where required
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
MOVABLE:	(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.

# TESTING

## Counseling

### GENERAL

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

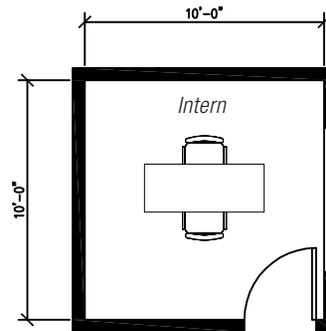
CEILING: Suspended Acoustic 2x4  
 WALLS/BASE: Low VOC painted GWB / resilient base  
 FLOORS: Carpet  
 DOORS: FSC certified solid-core wood  
 DOOR FRAMES: Hollow metal  
 WINDOWS: One way mirror from viewing room  
 NOTES: ---

### 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 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) 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.

# VIEWING Counseling

## 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

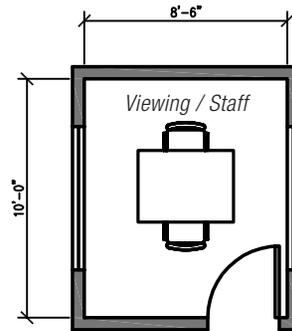
CEILING: Suspended Acoustic 2x4  
WALLS/BASE: Low VOC painted GWB / resilient base  
FLOORS: Carpet  
DOORS: FSC certified solid-core wood  
DOOR FRAMES: Hollow metal  
WINDOWS: Preferred  
NOTES: ---

## 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 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) 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.

# BIOFEEDBACK Counseling

## 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

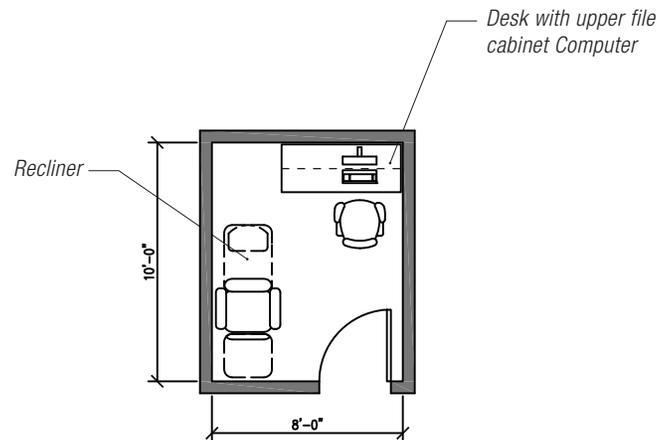
CEILING: Suspended Acoustic 2x4  
 WALLS/BASE: Low VOC painted GWB / resilient base  
 FLOORS: Carpet  
 DOORS: FSC certified solid-core wood  
 DOOR FRAMES: Hollow metal  
 WINDOWS: Preferred  
 NOTES: ---

## 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 GFCI where required  
 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

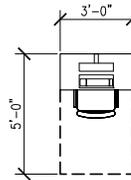
CEILING:	Suspended Acoustic 2x4
WALLS/BASE:	Low VOC painted GWB / resilient base
FLOORS:	Carpet
DOORS:	N/A
DOOR FRAMES:	N/A
WINDOWS:	---
NOTES:	---

### 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      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:	---
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

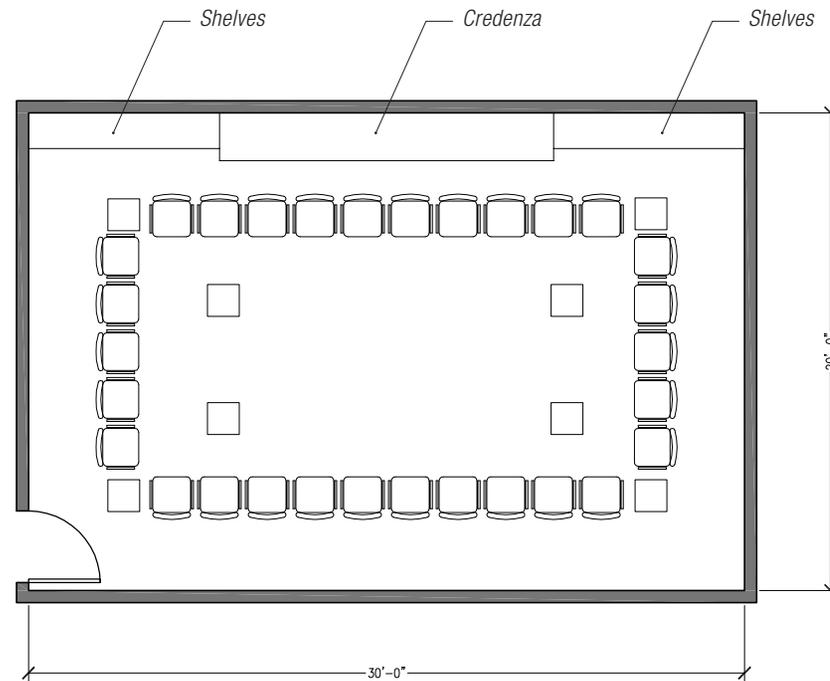
CEILING: Suspended Acoustic 2x4  
 WALLS/BASE: Low VOC painted GWB / resilient base  
 FLOORS: Carpet  
 DOORS: FSC certified solid-core wood  
 DOOR FRAMES: Hollow metal  
 WINDOWS: Required  
 NOTES: ---

### 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 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: ---  
 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  
 MOVABLE: (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

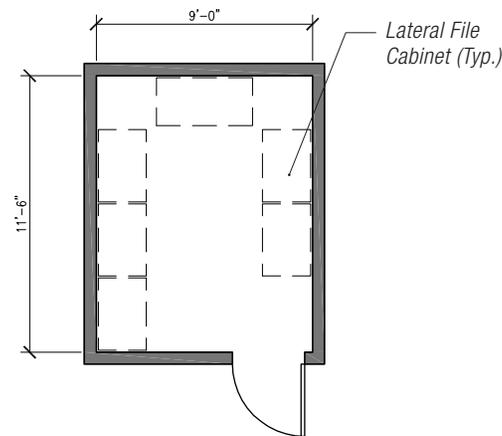
CEILING: Suspended Acoustic 2x4  
WALLS/BASE: Low VOC painted GWB / resilient base  
FLOORS: Sheet Vinyl  
DOORS: FSC certified solid-core wood  
DOOR FRAMES: Hollow metal  
WINDOWS: N/A  
NOTES: ---

### 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.

# WORKROOM, COPY, PRINTER

## 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

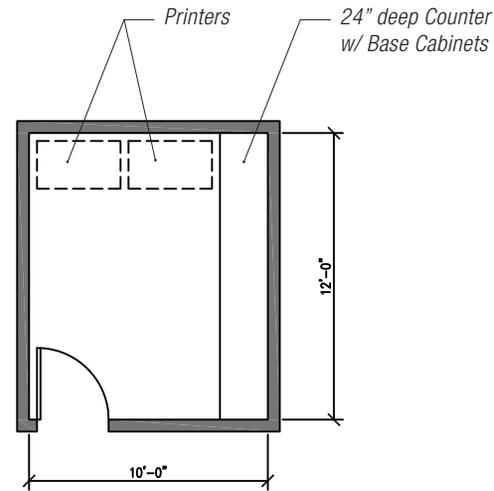
CEILING: Suspended Acoustic 2x4  
 WALLS/BASE: Low VOC painted GWB / resilient base  
 FLOORS: Sheet Vinyl  
 DOORS: FSC certified solid-core wood  
 DOOR FRAMES: Hollow metal  
 WINDOWS: N/A  
 NOTES: ---

### 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: ---  
 MOVABLE: ---  
 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

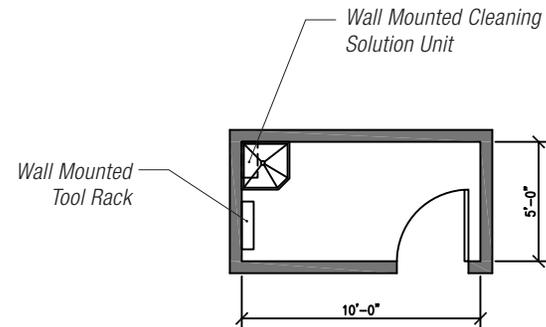
CEILING: Gypsum board  
WALLS/BASE: Low VOC painted GWB / resilient base  
FLOORS: Sheet Vinyl  
DOORS: FSC certified solid-core wood  
DOOR FRAMES: Hollow metal  
WINDOWS: N/A  
NOTES: ---

### TECHNOLOGY

VOICE/DATA:  
MEDIA:  
OTHER:

### SYSTEMS

ELECTRICAL: 120v 1 phase duplex receptacles in walls, as required by code or equipment layout GFCI where required  
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

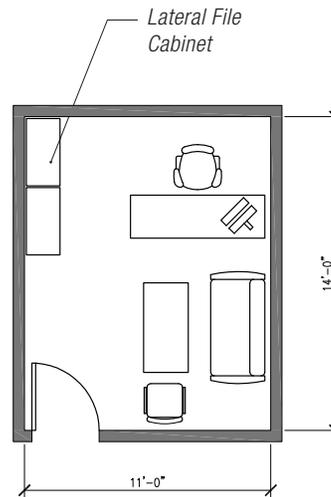
CEILING: Suspended Acoustic 2x4  
 WALLS/BASE: Low VOC painted GWB / resilient base  
 FLOORS: Carpet  
 DOORS: FSC certified solid-core wood  
 DOOR FRAMES: Hollow metal  
 WINDOWS: Required  
 NOTES: ---

### 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 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, (1) Side chair, (1) Love seat, Coffee Table  
 OTHER: (1) Lateral file cabinet, (1) Bookcase, Phone-desk, Clock (atomic, battery)  
 SPECIAL REQUIREMENTS: (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

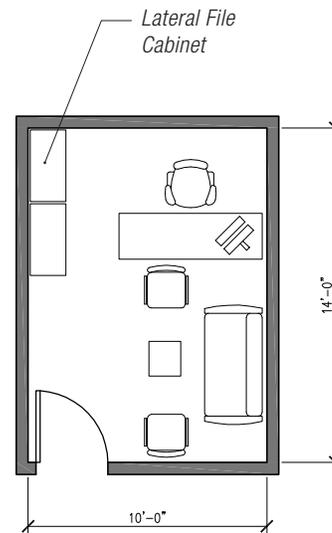
CEILING: Suspended Acoustic 2x4  
 WALLS/BASE: Low VOC painted GWB / resilient base  
 FLOORS: Carpet  
 DOORS: FSC certified solid-core wood  
 DOOR FRAMES: Hollow metal  
 WINDOWS: Required  
 NOTES: ---

### 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 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 chair, (1) Love seat, Side Table  
 OTHER: (1) Lateral file cabinet, (2) Bookcase, Phone-desktp, 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

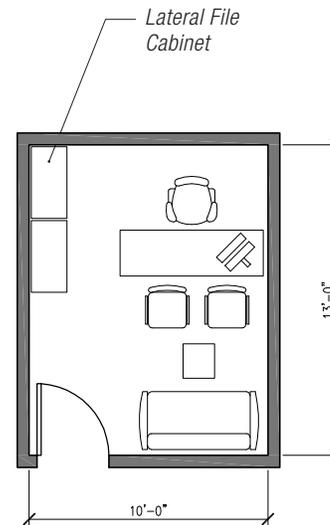
CEILING: Suspended Acoustic 2x4  
 WALLS/BASE: Low VOC painted GWB / resilient base  
 FLOORS: Carpet  
 DOORS: FSC certified solid-core wood  
 DOOR FRAMES: Hollow metal  
 WINDOWS: Required  
 NOTES: ---

### 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 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) side chair, (1) Love seat, Side Table  
 OTHER: (1) Lateral file cabinet, (1) Bookcase, Phone-desktp, 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

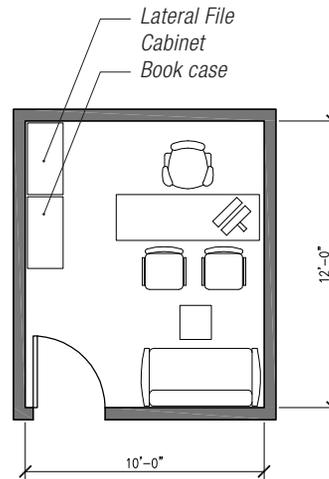
CEILING: Suspended Acoustic 2x4  
 WALLS/BASE: Low VOC painted GWB / resilient base  
 FLOORS: Carpet  
 DOORS: FSC certified solid-core wood  
 DOOR FRAMES: Hollow metal  
 WINDOWS: Required  
 NOTES: ---

### 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 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, 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 - 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

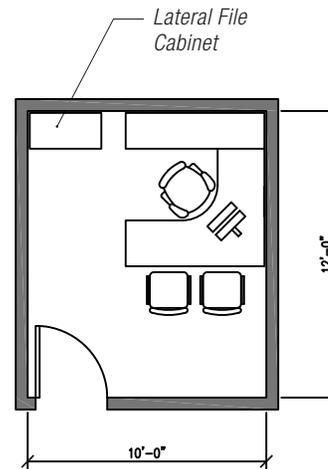
CEILING: Suspended Acoustic 2x4  
 WALLS/BASE: Low VOC painted GWB / resilient base  
 FLOORS: Carpet  
 DOORS: FSC certified solid-core wood  
 DOOR FRAMES: Hollow metal  
 WINDOWS: Required  
 NOTES: ---

### 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  
 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) 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

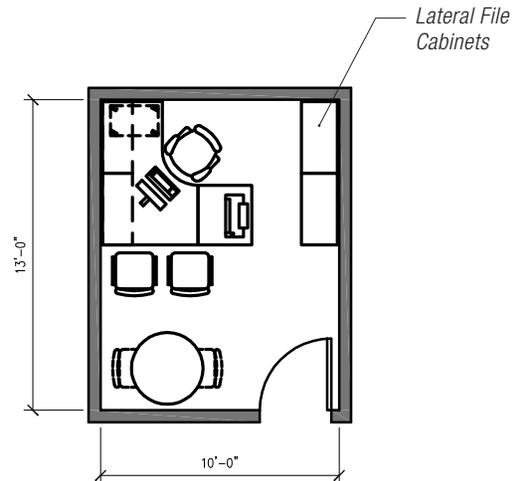
CEILING: Suspended Acoustic 2x4  
 WALLS/BASE: Low VOC painted GWB / resilient base  
 FLOORS: Carpet  
 DOORS: FSC certified solid-core wood  
 DOOR FRAMES: Hollow metal  
 WINDOWS: Preferred  
 NOTES: ---

### 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 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, (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

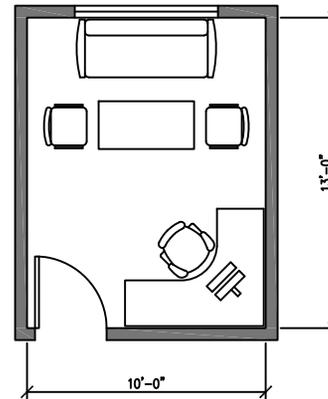
**CEILING:** Suspended Acoustic 2x4  
**WALLS/BASE:** Low VOC painted GWB / resilient base  
**FLOORS:** Carpet  
**DOORS:** FSC certified solid-core wood  
**DOOR FRAMES:** Hollow metal  
**WINDOWS:** Required  
**NOTES:** ---

### 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:** ---  
**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.

# 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

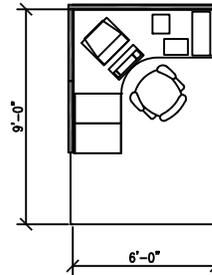
CEILING: Suspended Acoustic 2x4  
WALLS/BASE: Low VOC painted GWB / resilient base  
FLOORS: Carpet  
DOORS: FSC certified solid-core wood  
DOOR FRAMES: Hollow metal  
WINDOWS: Preferred  
NOTES: ---

### 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  
MOVABLE: (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

SPACE NAME: Staff Lounge  
 AREA (ASF): 275  
 FUNCTION: Staff break area  
 OCCUPANTS: 1-15  
 ADJACENCIES: Near counseling but ability to share with other groups  
 VIEWS: Outside  
 MIN CEILING HT: 9'-0"  
 DOOR: 36" x 84" Type A  
 NOTES: ---

### FINISHES

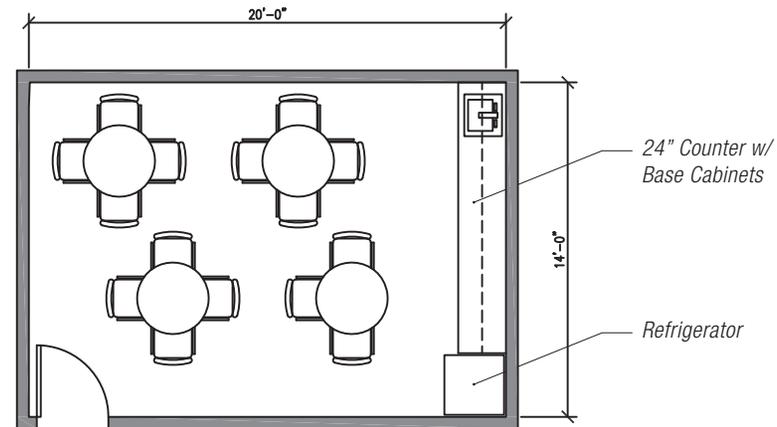
CEILING: Suspended Acoustic 2x4  
 WALLS/BASE: Low VOC painted GWB / resilient base  
 FLOORS: Sheet Vinyl  
 DOORS: FSC certified solid-core wood  
 DOOR FRAMES: Hollow metal  
 WINDOWS: Required  
 NOTES: ---

### TECHNOLOGY

VOICE/DATA: 1 phone, Data outlets on 2 walls (Coordinate with equipment)  
 MEDIA: Video monitor connection  
 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: 35-40 fc  
 DAY LIGHTING: Exterior sun shading plus privacy blinds where applicable  
 SECURITY: ---  
 MECHANICAL: 68-75°F for interior conditions  
 ACOUSTICS: ---  
 PLUMBING: Sink w/ disposal option  
 FIRE PROTECTION: Sprinkler, smoke detector, fire alarm, horn, strobe



### CONCEPTUAL LAYOUT

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

### FURNITURE AND EQUIPMENT

BUILT-IN: Wall and base cabinets with 24" solid surface countertop  
 FIXED: ---  
 MOVABLE: (15) Side chairs, (4) Tables  
 OTHER: Phone-wall, Clock (atomic, battery)  
 SPECIAL REQUIREMENTS: Refrigerator, microwave, 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.

THE WELL

# RECEPTION

## The WELL

### GENERAL

SPACE NAME: Reception  
 AREA (ASF): 80  
 FUNCTION: Reception  
 OCCUPANTS: 1  
 ADJACENCIES: Waiting  
 VIEWS: To waiting area  
 MIN CEILING HT: 9'-0"  
 DOOR: 36" x 84" Type A  
 NOTES: --

### FINISHES

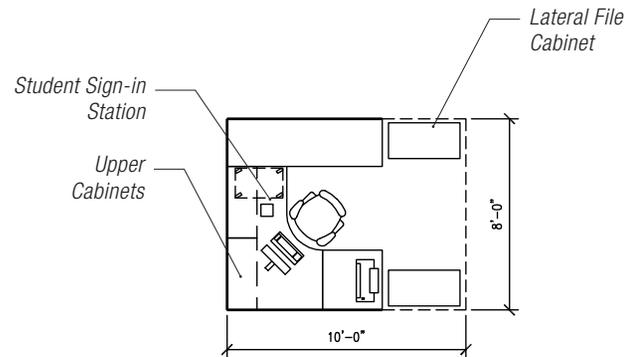
CEILING: Suspended Acoustic 2x4  
 WALLS/BASE: ---  
 FLOORS: ---  
 DOORS: ---  
 DOOR FRAMES: ---  
 WINDOWS: ---  
 NOTES: ---

### 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 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.

# STUDENT SUPPORT ZONE - COMPUTER STATIONS

## The WELL

### 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

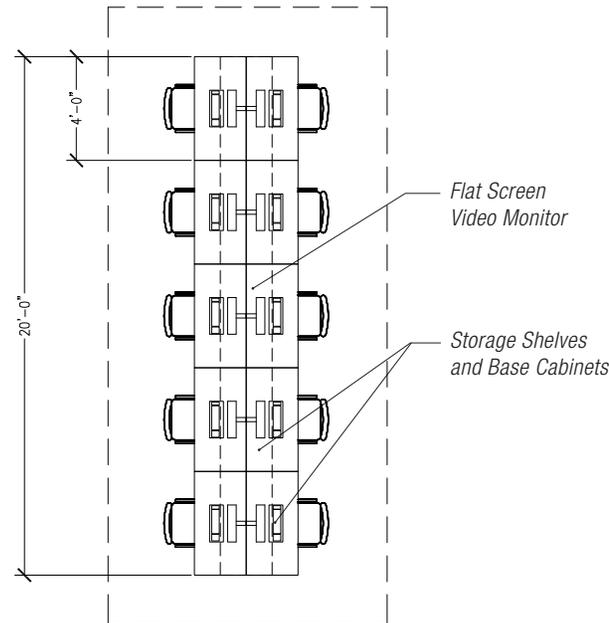
CEILING:	Suspended Acoustic 2x4
WALLS/BASE:	Low VOC painted GWB / resilient base
FLOORS:	Carpet
DOORS:	FSC certified solid-core wood, ADA auto entrance
DOOR FRAMES:	---
WINDOWS:	---
NOTES:	---

### 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

SPACE NAME:	Student Support Zone - Lounge
AREA (ASF):	150
FUNCTION:	Student activities
OCCUPANTS:	8-10
ADJACENCIES:	Reception and Student Support Zone computer stations
VIEWS:	To outside
MIN CEILING HT:	9'-0"
DOOR:	N/A
NOTES:	---

### FINISHES

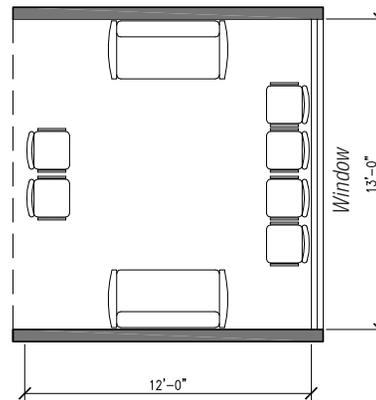
CEILING:	Suspended Acoustic 2x4
WALLS/BASE:	Low VOC painted GWB / resilient base
FLOORS:	Carpet
DOORS:	---
DOOR FRAMES:	---
WINDOWS:	Required
NOTES:	---

### 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 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:	---
FIXED:	Shades at windows
MOVABLE:	soft seating for 8-10 people
OTHER:	Hydration station
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

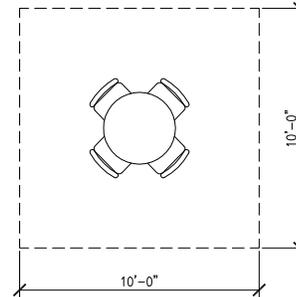
CEILING:	Suspended Acoustic 2x4
WALLS/BASE:	N/A
FLOORS:	N/A
DOORS:	N/A
DOOR FRAMES:	N/A
WINDOWS:	N/A
NOTES:	---

### 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      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:	(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.

# STORAGE

## The WELL

### 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

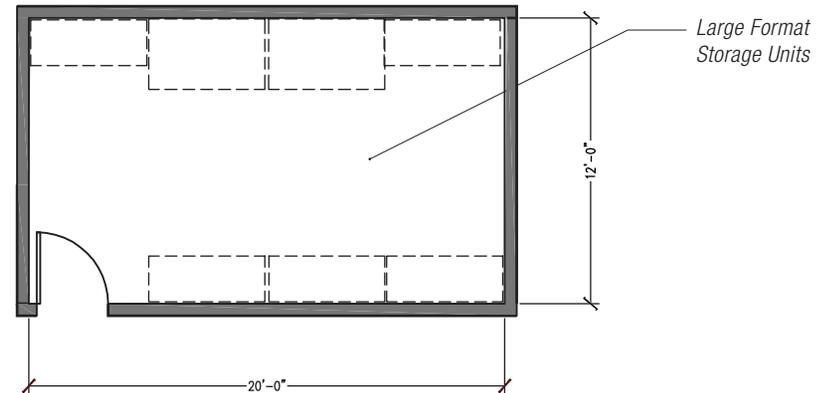
CEILING: Suspended Acoustic 2x4  
 WALLS/BASE: Low VOC painted GWB / resilient base  
 FLOORS: Sheet Vinyl  
 DOORS: FSC certified solid-core wood w/ lockable w/ card access option  
 DOOR FRAMES: Hollow metal  
 WINDOWS: N/A  
 NOTES: ---

### 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 GFCI where required  
 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 84" Type B
DOOR:	---
NOTES:	---

### FINISHES

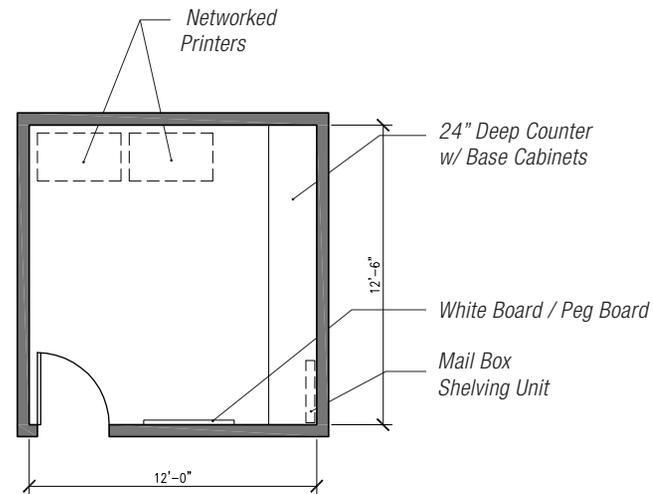
CEILING:	Suspended Acoustic 2x4
WALLS/BASE:	Low VOC painted GWB / resilient base
FLOORS:	Sheet Vinyl
DOORS:	FSC certified solid-core wood
DOOR FRAMES:	Hollow metal
WINDOWS:	N/A
NOTES:	---

### 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 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:	Solid Surface - 24" deep countertop
FIXED:	Mail box shelves, White Board/Peg Board
MOVABLE:	---
OTHER:	Clock (atomic, battery), Phone-wall
SPECIAL REQUIREMENTS:	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

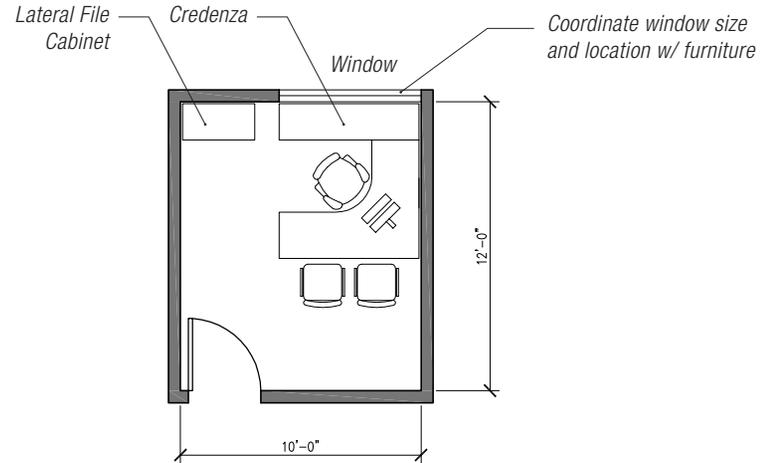
CEILING: Suspended Acoustic 2x4  
 WALLS/BASE: Low VOC painted GWB / resilient base  
 FLOORS: Carpet  
 DOORS: FSC certified solid-core wood  
 DOOR FRAMES: Hollow metal  
 WINDOWS: Required  
 NOTES: ---

### 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  
 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 (2) Side chairs, (1) Task chair, (1) Credenza, (1) Lateral file cabinet  
 OTHER: (1) Computer, Phone-desktp, 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

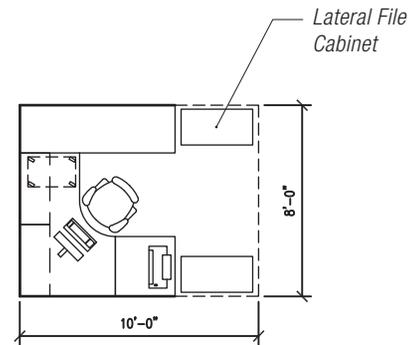
CEILING: Suspended Acoustic 2x4  
 WALLS/BASE: Low VOC painted GWB / resilient base  
 FLOORS: Carpet  
 DOORS: ---  
 DOOR FRAMES: ---  
 WINDOWS: ---  
 NOTES: ---

### 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 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) 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

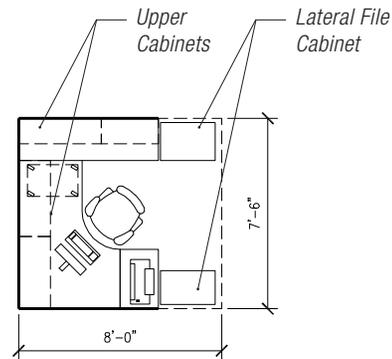
CEILING: Suspended Acoustic 2x4  
 WALLS/BASE: Low VOC painted GWB / resilient base  
 FLOORS: Carpet  
 DOORS: FSC certified solid-core wood  
 DOOR FRAMES: Hollow metal  
 WINDOWS: Preferred  
 NOTES: ---

### 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) 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

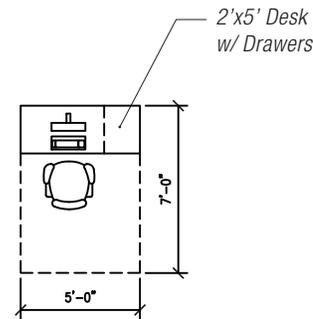
This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.

# WORKSTATION - GRADUATE INTERNS

## The WELL

### GENERAL

SPACE NAME: Workstation - Graduate Interns  
 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: ---  
 MOVABLE: (1) Adjustable height desk (1) Task chair  
 OTHER: Phone-desktop, Clock (atomic, battery)  
 SPECIAL REQUIREMENTS: (1) Computer

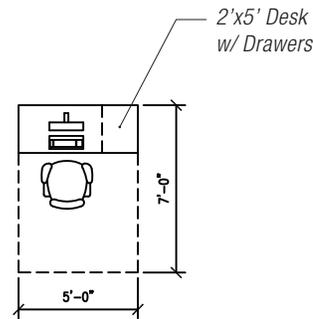
This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.

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

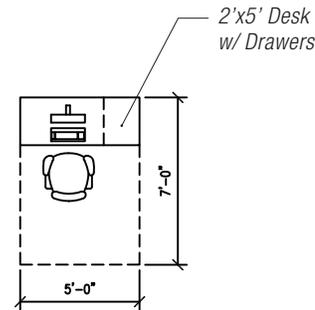
This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.

# WORKSTATION - 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 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 (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

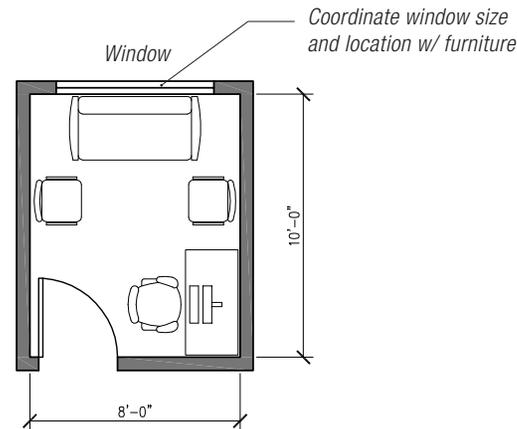
CEILING: Suspended Acoustic 2x4  
 WALLS/BASE: Low VOC painted GWB / resilient base  
 FLOORS: Carpet  
 DOORS: FSC certified solid-core wood  
 DOOR FRAMES: Hollow metal  
 WINDOWS: Preferred  
 NOTES: ---

### 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-desktp, 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

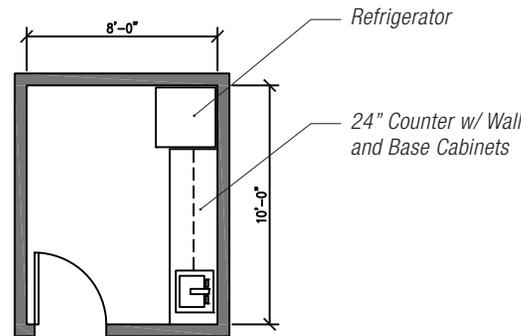
CEILING: Suspended Acoustic 2x4  
WALLS/BASE: Low VOC painted GWB / resilient base  
FLOORS: Sheet Vinyl  
DOORS: FSC certified solid-core wood  
DOOR FRAMES: Hollow metal  
WINDOWS: Preferred  
NOTES: ---

### 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 GFCI where required  
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.



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## ADMINISTRATIVE SUITE

# WAITING

## 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 84" Type A*  
 DOOR: ---  
 NOTES: ---

### FINISHES

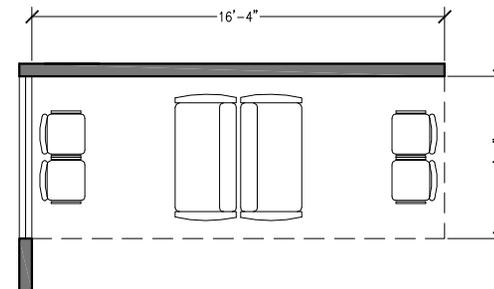
CEILING: *Suspended Acoustic 2x4*  
 WALLS/BASE: *Low VOC painted GWB / resilient base*  
 FLOORS: *Sheet Vinyl*  
 DOORS: *FSC certified solid-core wood*  
 DOOR FRAMES: *Hollow metal*  
 WINDOWS: *Required*  
 NOTES: ---

### 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: ---  
 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.

# 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 84" Type B*  
DOOR: *---*  
NOTES: *---*

### FINISHES

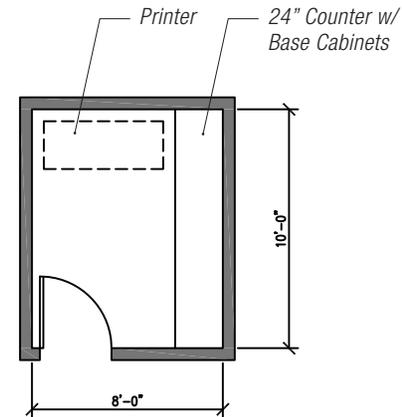
CEILING: *Suspended Acoustic 2x4*  
WALLS/BASE: *Low VOC painted GWB / resilient base*  
FLOORS: *Sheet Vinyl*  
DOORS: *FSC certified solid-core wood*  
DOOR FRAMES: *Hollow metal*  
WINDOWS: *N/A*  
NOTES: *---*

### 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 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: *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

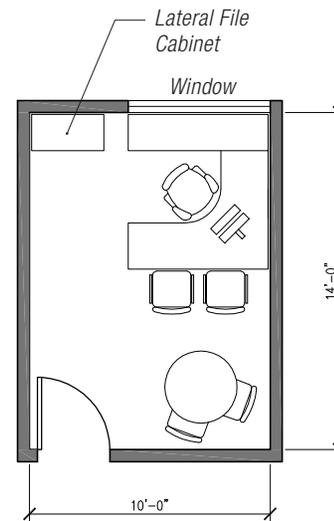
CEILING: Suspended Acoustic 2x4  
 WALLS/BASE: Low VOC painted GWB / resilient base  
 FLOORS: Carpet  
 DOORS: FSC certified solid-core wood  
 DOOR FRAMES: Hollow metal  
 WINDOWS: Required  
 NOTES: ---

### 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 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, (4) Side chairs, (1) Small task table  
 OTHER: (1) Lateral file cabinet, Phone-desk, Clock (atomic, battery)  
 SPECIAL REQUIREMENTS: (1) Computer - confidential and must face 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

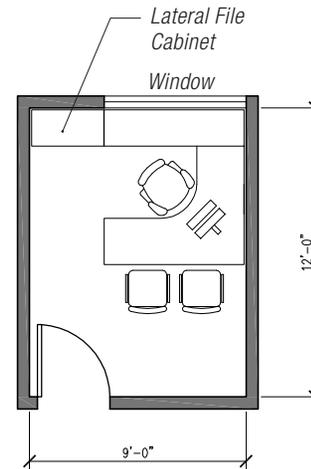
CEILING: Suspended Acoustic 2x4  
WALLS/BASE: Low VOC painted GWB / resilient base  
FLOORS: Carpet  
DOORS: FSC certified solid-core wood  
DOOR FRAMES: Hollow metal  
WINDOWS: Preferred  
NOTES: ---

### 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-desktp, 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

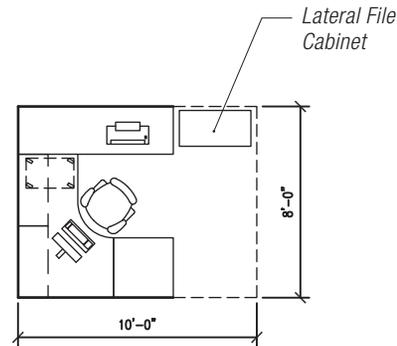
CEILING: Suspended Acoustic 2x4  
 WALLS/BASE: ---  
 FLOORS: ---  
 DOORS: ---  
 DOOR FRAMES: ---  
 WINDOWS: ---  
 NOTES: ---

### 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 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 (1) Lateral file cabinet  
 OTHER: Phone-desktp, 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.

---

## 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

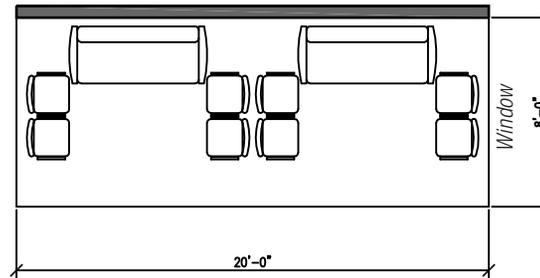
CEILING: Suspended Acoustic 2x4  
 WALLS/BASE: Low VOC painted GWB / resilient base  
 FLOORS: Sheet Vinyl  
 DOORS: ---  
 DOOR FRAMES: ---  
 WINDOWS: Required  
 NOTES: ---

### 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

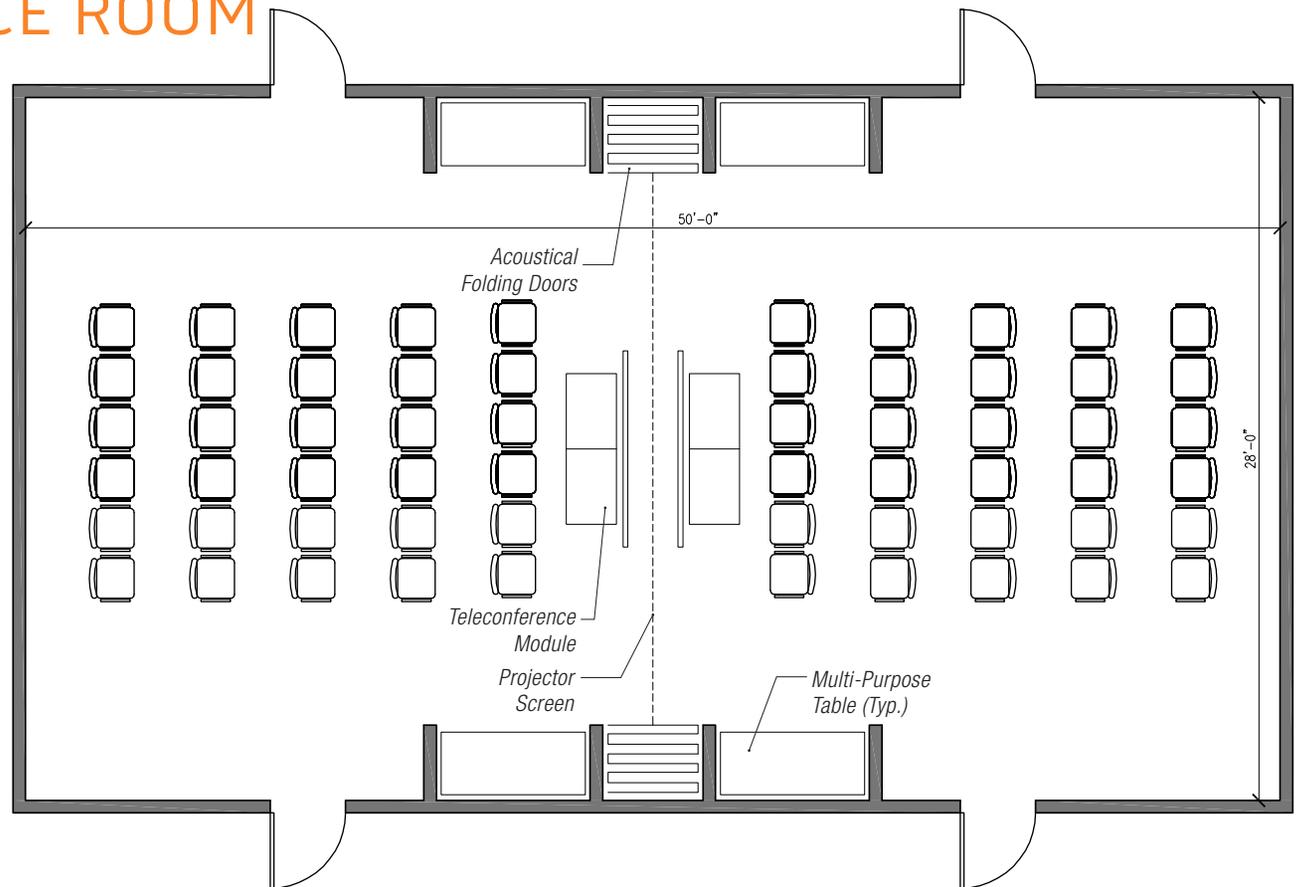
CEILING: Suspended Acoustic 2x4  
 WALLS/BASE: Low VOC painted GWB / resilient base  
 FLOORS: Carpet  
 DOORS: FSC certified solid-core wood  
 DOOR FRAMES: Hollow metal  
 WINDOWS: Required  
 NOTES: ---

### 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  
 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: ---  
 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

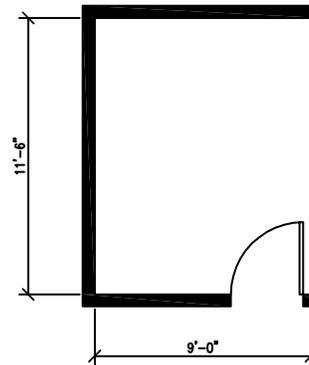
CEILING: Suspended Acoustic 2x4  
 WALLS/BASE: Low VOC painted GWB / resilient base  
 FLOORS: Sheet Vinyl  
 DOORS: FSC certified solid-core wood  
 DOOR FRAMES: Hollow metal  
 WINDOWS: N/A  
 NOTES: ---

### 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: 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

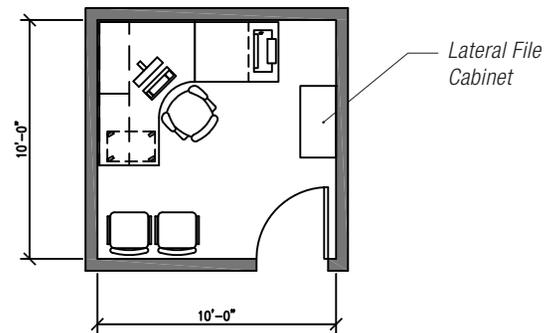
CEILING: Suspended Acoustic 2x4  
WALLS/BASE: Low VOC painted GWB / resilient base  
FLOORS: Carpet  
DOORS: FSC certified solid-core wood  
DOOR FRAMES: Hollow metal  
WINDOWS: Required  
NOTES: ---

### 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 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 (2) Side chairs, (1) Task chair, (1) Lateral file cabinet  
OTHER: (1) Computer, Clock (atomic, battery), Phone-Desktop  
SPECIAL REQUIREMENTS: ---

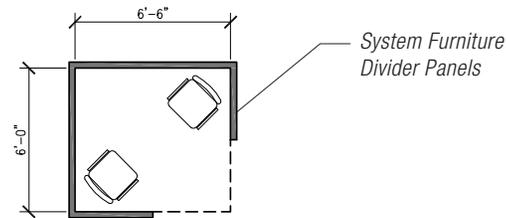
This diagram is conceptual and intended to indicate required furnishings, equipment, and general room proportions. The actual room design may change. Coordinate final layout of all electrical and data with final placement of furniture and equipment.

# CONSULT STATIONS - PEER COUNSELORS

## Joint Use Spaces

### GENERAL

SPACE NAME:	Consult Stations - Peer Counselors
AREA (ASF):	720 (12 @ 60sf each)
FUNCTION:	Peer consultation cubicle 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	GFCI where required
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:	---
MOVABLE:	(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

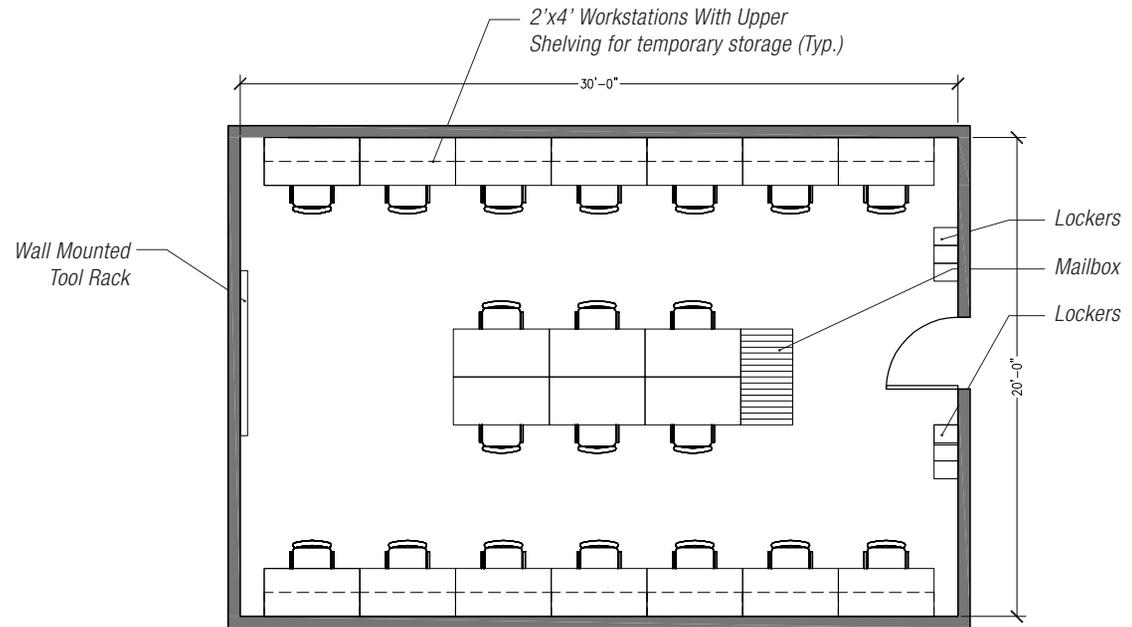
CEILING: Suspended Acoustic 2x4  
 WALLS/BASE: Low VOC painted GWB / resilient base  
 FLOORS: Carpet  
 DOORS: FSC certified solid-core wood  
 DOOR FRAMES: Hollow metal  
 WINDOWS: Preferred  
 NOTES: ---

### 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 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: 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.

# CONFERENCE ROOM

## Joint Use Spaces

### 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

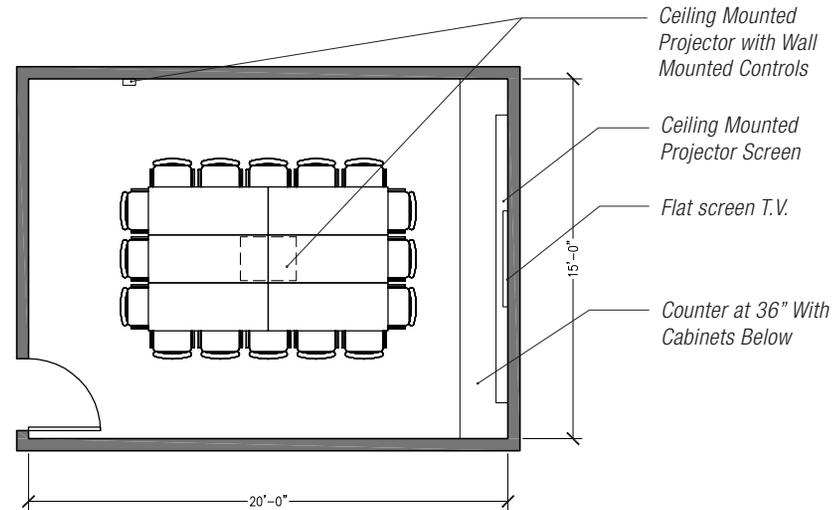
CEILING: Suspended Acoustic 2x4  
 WALLS/BASE: Low VOC painted GWB / resilient base  
 FLOORS: Carpet  
 DOORS: FSC certified solid-core wood  
 DOOR FRAMES: Hollow metal  
 WINDOWS: Required  
 NOTES: ---

### 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

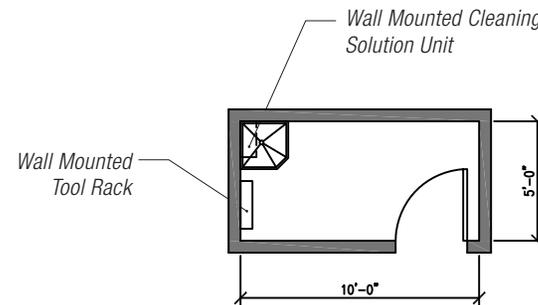
**CEILING:** Gypsum Board  
**WALLS/BASE:** Low VOC painted GWB / resilient base  
**FLOORS:** Sheet Vinyl  
**DOORS:** FSC certified solid-core wood  
**DOOR FRAMES:** Hollow metal  
**WINDOWS:** Not required  
**NOTES:** ---

### TECHNOLOGY

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

### SYSTEMS

**ELECTRICAL:** 120v 1 phase duplex receptacles in walls/counter, as per code or equipment layout GFCI where required  
**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:** 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

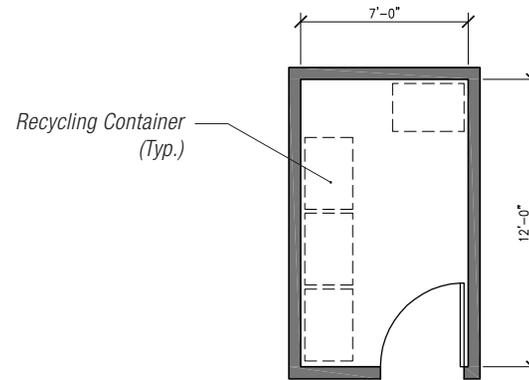
CEILING:	Suspended Acoustic 2x4
WALLS/BASE:	Low VOC painted GWB / resilient base
FLOORS:	Sheet Vinyl
DOORS:	FSC certified solid-core wood
DOOR FRAMES:	Hollow metal
WINDOWS:	N/A
NOTES:	---

### 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 GFCI where required
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:	---
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.

# BIKE STORAGE

## Joint Use Spaces

### GENERAL

SPACE NAME:	<i>Bicycle Storage</i>
AREA (ASF):	<i>188</i>
FUNCTION:	<i>Bike Storage</i>
OCCUPANTS:	<i>---</i>
ADJACENCIES:	<i>Entrance to facility and bicycle access</i>
VIEWS:	<i>N/A</i>
MIN CEILING HT:	<i>9'-0"</i>
DOOR:	<i>48" x 84" Type A</i>
NOTES:	<i>---</i>

### FINISHES

CEILING:	<i>None</i>
WALLS/BASE:	<i>Low VOC painted plywood or EQ durable wall finish</i>
FLOORS:	<i>Concrete</i>
DOORS:	<i>Painted Hollow Metal</i>
DOOR FRAMES:	<i>Hollow metal</i>
WINDOWS:	<i>N/A</i>
NOTES:	<i>---</i>

### TECHNOLOGY

VOICE/DATA:	<i>N/A</i>
MEDIA:	<i>N/A</i>
OTHER:	<i>N/A</i>

### SYSTEMS

ELECTRICAL:	<i>120v 1 phase duplex receptacles in walls/counter, as per code or equipment layout</i>	<i>GFCI where required</i>
BACKUP POWER:	<i>N/A</i>	
LIGHTING:	<i>15 fc</i>	
DAY LIGHTING:	<i>N/A</i>	
SECURITY:	<i>---</i>	
MECHANICAL:	<i>Ventilation only</i>	
ACOUSTICS:	<i>---</i>	
PLUMBING:	<i>Floor Sink</i>	
FIRE PROTECTION:	<i>Sprinkler, smoke detector, fire alarm, horn, strobe</i>	

### CONCEPTUAL LAYOUT

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

### FURNITURE AND EQUIPMENT

BUILT-IN:	<i>---</i>
FIXED:	<i>Bicycle Storage Racks</i>
MOVABLE:	<i>---</i>
OTHER:	<i>---</i>
SPECIAL REQUIREMENTS:	<i>---</i>

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.

# BICYCLE SHOWERS

## Joint Use Spaces

### 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

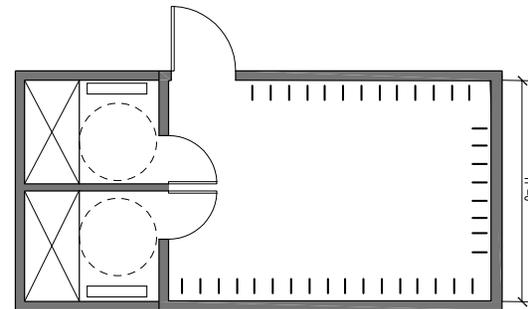
CEILING: *None*  
 WALLS/BASE: *Low VOC painted plywood or EQ durable wall finish / ceramic tile*  
 FLOORS: *Concrete*  
 DOORS: *Painted Hollow Metal*  
 DOOR FRAMES: *Hollow metal*  
 WINDOWS: *N/A*  
 NOTES: *---*

### 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 GFCI where required*  
 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

---

# ARCHITECTURAL BASIS OF DESIGN



# 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 charettes 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.

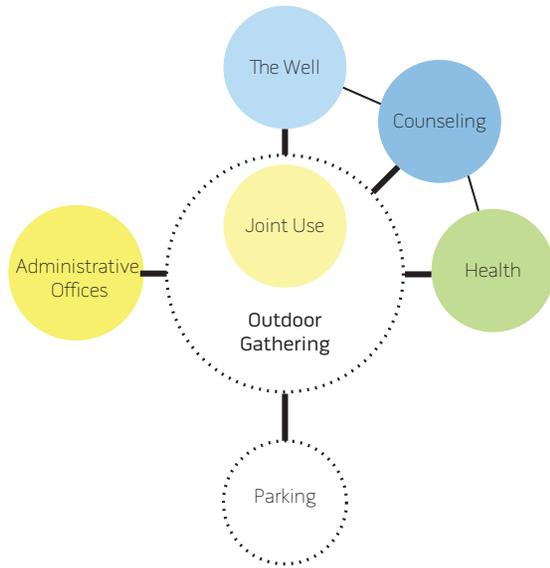
The team studied multiple building massing layouts and parking strategies that are included in the appendices for future reference. The preferred plan identified a viable program level concept to serve the new Center and to maintain services to the existing student housing. Landscape improvements include 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

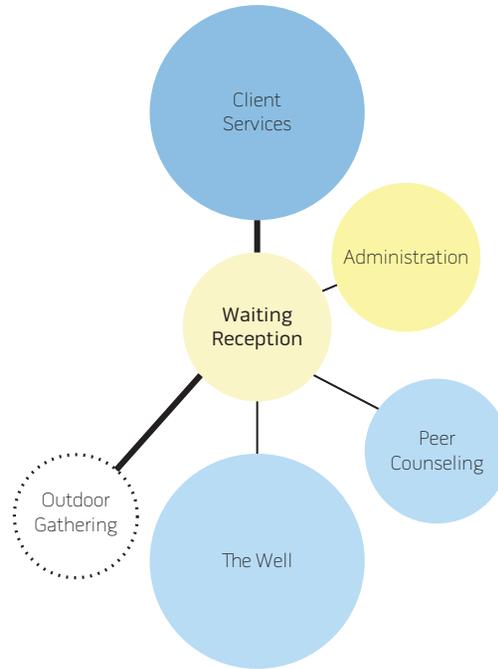
### Departmental Adjacencies

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.

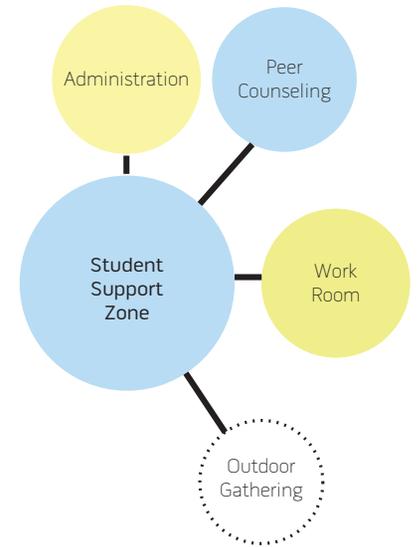
### Building Adjacencies



### Counseling

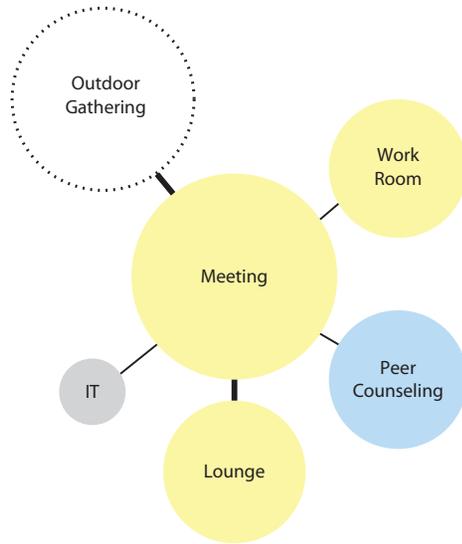


### The Well

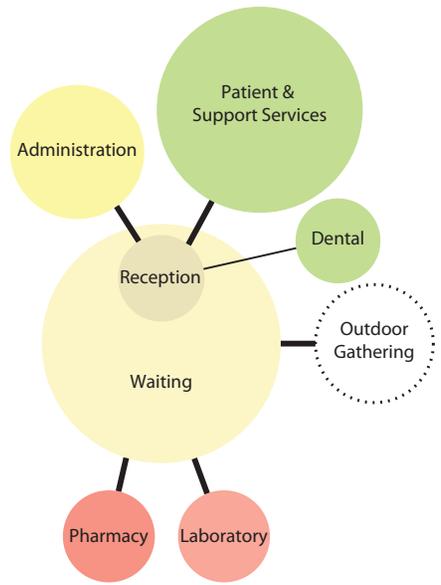


- Strong Connection
- Light Connection
- Interior Space
- ⋯ Exterior Space

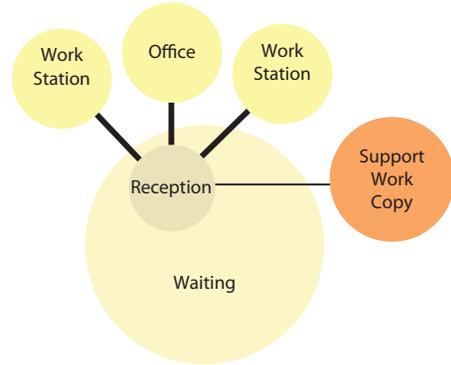
### Joint Use



### Health Center



### Administrative Suite







## 4.3

### Preferred Conceptual Site Plan

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.

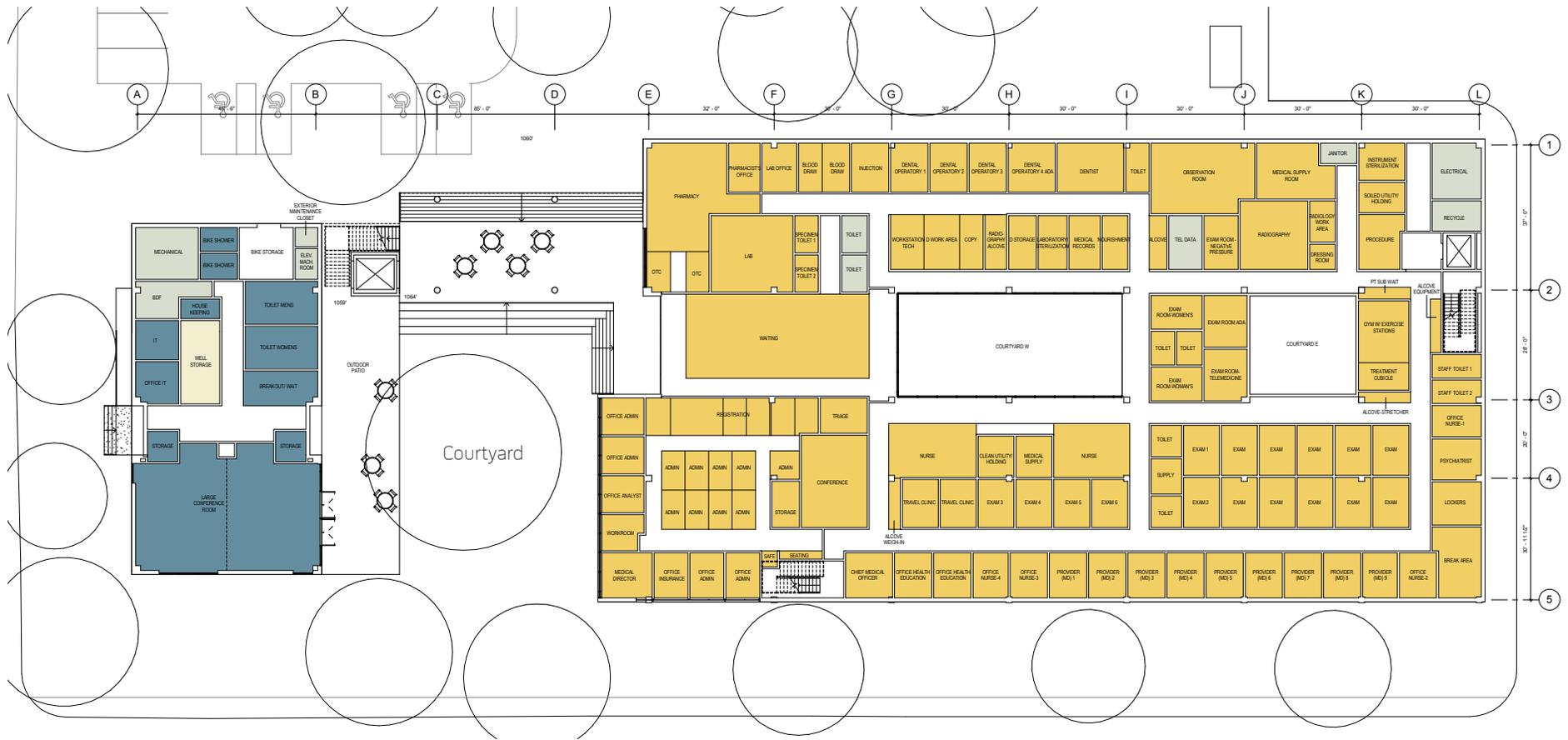
### 4.4.4 Departmental Adjacencies

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.

# First Floor Concept Diagram

Scale : 1/64"=1'-0"









# 05

5.1 Structural Analysis

5.2 MEP Analysis

---

# TECHNICAL CRITERIA

# 5.1

## Structural 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

The governing building code will be the California Building Code, 2010 edition. Other referenced design codes include the AISC Manual of Steel Construction, Thirteenth Edition, ACI Building Code and Commentary, ACI 318 08, Building Code Requirements and Specification for Masonry Structures, ACI 530-08 and AWS Structural Welding Code, ANSI (AWS D 1.1 06).

### 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	$S_s = 1.50g$
4) Mapped Spectral Response Acceleration	$S_1 = 0.60g$
5) Design Spectral Response Coefficient	$SDS = 1.50g$
6) Design Spectral Response Coefficient	$SD_1 = 0.60g$
7) Occupancy Category	II
8) Response Modification Factor	$R=8.0$ (Steel SMRF) $R=8.0$ (Steel EBF) $R=8.0$ (Concrete SMRF) $R=6.0$ (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

# 5.2

## MEP Analysis

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 mtCO<sub>2e</sub> 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 mtCO<sub>2e</sub>.

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 place holder, 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.

Option	Electrical (kWh)	Nat. Gas (therms)
Single-duct VAV	351,600	3,000
Chilled beams	263,700	2,000
VRF	322,300	0
GSHP	263,700	0

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.

Option	Electrical (\$/yr)	Nat. Gas (\$/yr)	Total (\$/yr)
Single-duct VAV	\$35,150	\$1,350	\$36,500
Chilled beams	\$26,350	\$900	\$27,250
VRF	\$32,250	\$0	\$32,250
GSHP	\$26,350	\$0	\$26,350

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.

Option	Electrical (\$/yr)	Nat. Gas (\$/yr)	Total (\$/yr)
Single-duct VAV	\$1,517	\$3,600	\$5,117
Chilled beams	\$1,138	\$2,400	\$3,538
VRF	\$1,391	\$0	\$1,391
GSHP	\$1,138	\$0	\$1,138

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

OPTION	ENERGY	CARBON PENALTY	COMFORT	FLEXIBILITY TO CONNECT TO CAMPUS CHW	FIRST COST	SIMPLE PAYBACK (YEARS)*
M1: Single-duct VAV	Average. Estimated to be \$36,500 /yr	Highest. Estimated to be 5,117 per year	Above average.	Yes.	Average. Estimated to be \$2.43 million.	Base case
M2: Active chilled beams	Very good. Estimated to be \$27,250 /yr	Moderate. Estimated to be \$3,538 per year.	Excellent. Radiant systems provide superior comfort. Additional thermostat can be provided for minimal cost.	Yes.	High. Estimated to be \$3.08 million	\$650,000 / \$10,829 = 60 years
M3: Variable refrigerant flow (VRF) system	Above average. Estimated to be \$32,250 /yr	Low. Estimated to be \$1,391 per year.	Average. Compared to a VAV system, may be fewer zones.	No.	Average. Estimated to be \$2.59 million.	\$160,000 / \$7,976 = 20 years
M4: Ground-source heat pump (GSHP) system	Excellent. Estimated to be \$26,350 /yr	Low. Estimated to be \$1,138 per year.	Average. Compared to a VAV system, may be fewer zones.	No.	Highest. Estimated to be \$3.57 million	\$1,140,000 / \$14,129 = 81 years

\* 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:

Total Space SF =	51,033	SF
Medical Building =	14	VA/SF
Total Connected Load =	700	KVA
Amp (480V, 3Phase) =	842	A

Max Demand of Full Build Load = (assuming 60% of Connected Load)	505	A
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 luminaires, 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.

	<b><u>Nat. gas DHW</u></b>	<b><u>Solar DHW</u></b>
First cost	\$17,500	\$35,000
Nat. gas (therms/yr)	1500	375
Energy cost (\$/yr)	\$675	\$170
Carbon penalty (\$/yr)	\$1,800	\$450
Maintenance (\$/yr)	\$500	\$1,000
Total annual costs (\$/yr)	\$2,975	\$1,620
Simple payback (yrs)	Base case	12.9 years

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 makes 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.







# 06

6.1 Sustainability

6.2 LEED Score Card

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# SUSTAINABILITY

# 6.1

## Sustainability

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 frame work, 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 verified 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 Universities 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

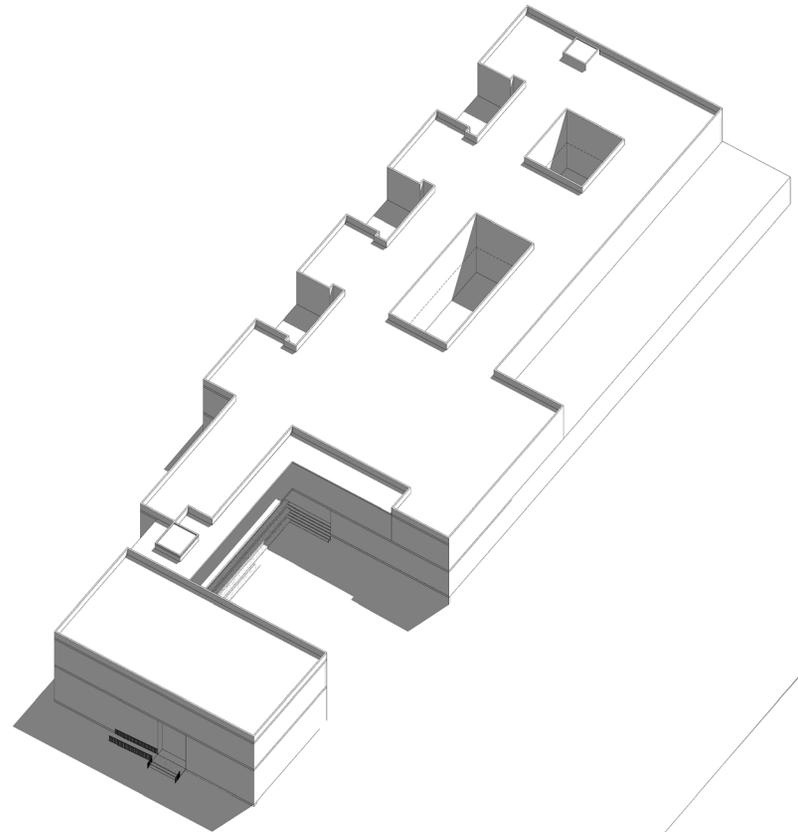
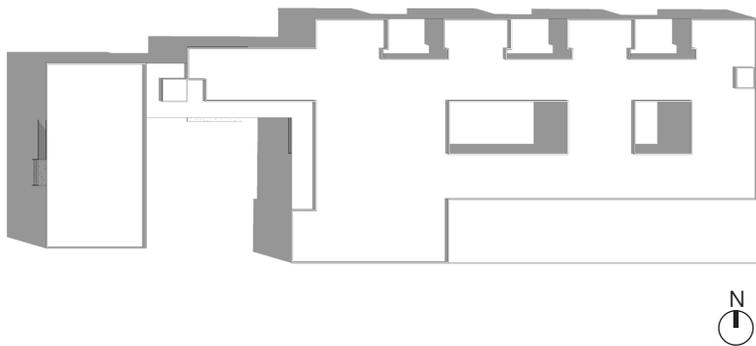
Native and adaptive landscaping will assist in stormwater management and water efficiency goals while restoring and prompting biodiversity.

#### 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.

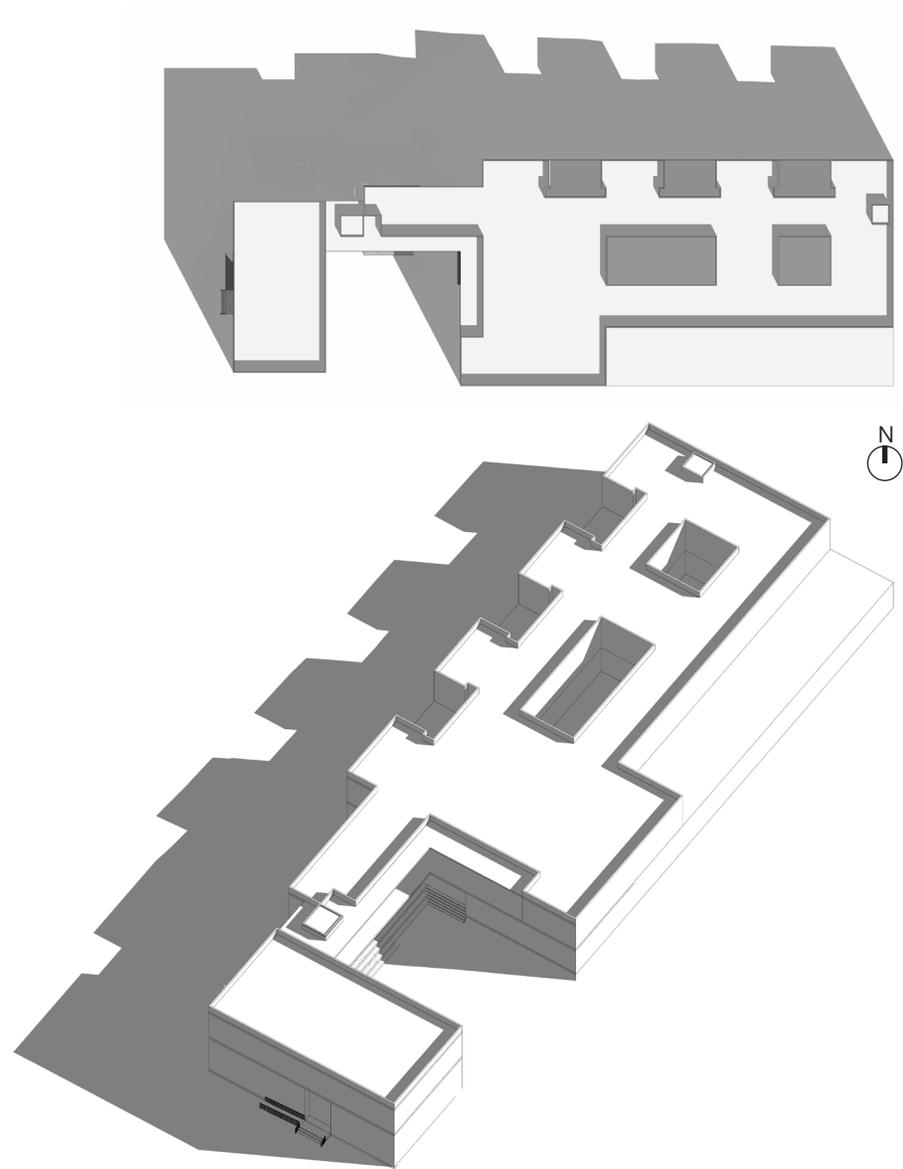
## Solar Study//Summer Solstice

Noon, June 21



## Solar Study//Winter Solstice

Noon, December 21





## LEED 2009 for New Construction and Major Renovations

Campus Scorecard: This is intend to be the base points necessary to achieve LEED Sliver at UCR. Projects are encouraged to go beyond these targeted points to achieve higher levels of certification. This is not intended to be the projects checklist just the base points of value to the University.

### 24 2 Sustainable Sites Possible Points: 26

Y	?	d/C			Notes:	
Y		C	Prereq 1	Construction Activity Pollution Prevention		
1		d	Credit 1		1	
5		d	Credit 2	Development Density and Community Connectivity	5	
	1	d	Credit 3	Brownfield Redevelopment	1	
6		d	Credit 4.1	Alternative Transportation—Public Transportation Access	6	
1		d	Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1	9/5/12 - Underconsideration, 9/14/12 determine FTE (Case1)
3		d	Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3	9/14/12 Option 3 3% of FTE - Verify Option
2		d	Credit 4.4	Alternative Transportation—Parking Capacity	2	9/14/12 Car Pool for 5% of parking spaces
	1	C	Credit 5.1	Site Development—Protect or Restore Habitat	1	Achieved through native/adaptive vegetation
1		d	Credit 5.2	Site Development—Maximize Open Space	1	confirm if building footprint = to or more than open vegetated area; This one could be achievable through campus credits
1		d	Credit 6.1	Stormwater Design—Quantity Control	1	confirm strategy with civil
1		d	Credit 6.2	Stormwater Design—Quality Control	1	confirm strategy with civil
1		C	Credit 7.1	Heat Island Effect—Non-roof	1	9/5/12 - Pervious surface with appropriate SRI; pervious paving is not compliant; concrete can comply
1		d	Credit 7.2	Heat Island Effect—Roof	1	Energysmart Sarnafil roof? G410
1		d	Credit 8	Light Pollution Reduction	1	review LEED boundary to make sure that light trespass does not occur; campus credit?

### 4 6 Water Efficiency Possible Points: 10

Y	?	d/C			Notes:	
Y		d	Prereq 1	Water Use Reduction—20% Reduction		
2	2	d	Credit 1	Water Efficient Landscaping	2 to 4	Use native an adaptive plants with drip irrigation
			2	Reduce by 50%	2	
				No Potable Water Use or Irrigation	4	
	2	d	Credit 2	Innovative Wastewater Technologies	2	
2	2	d	Credit 3	Water Use Reduction	2 to 4	Minimum of 30% reduction. An regional priority credit for 40% reduction is available.
				Reduce by 30%	2	
				Reduce by 35%	3	
				Reduce by 40%	4	

# 6.2

## LEED Score Card

**14 21** **Energy and Atmosphere** **Possible Points: 35**

Y	?
Y	
Y	
Y	
7	12

- C Prereq 1 Fundamental Commissioning of Building Energy Systems
- d Prereq 2 Minimum Energy Performance
- d Prereq 3 Fundamental Refrigerant Management
- d Credit 1 Optimize Energy Performance
  - Improve by 12% for New Buildings or 8% for Existing Building Renovations
  - Improve by 14% for New Buildings or 10% for Existing Building Renovations
  - Improve by 16% for New Buildings or 12% for Existing Building Renovations
  - Improve by 18% for New Buildings or 14% for Existing Building Renovations
  - Improve by 20% for New Buildings or 16% for Existing Building Renovations
  - Improve by 22% for New Buildings or 18% for Existing Building Renovations
  - 7** Improve by 24% for New Buildings or 20% for Existing Building Renovations
  - Improve by 26% for New Buildings or 22% for Existing Building Renovations
  - Improve by 28% for New Buildings or 24% for Existing Building Renovations
  - Improve by 30% for New Buildings or 26% for Existing Building Renovations
  - Improve by 32% for New Buildings or 28% for Existing Building Renovations
  - Improve by 34% for New Buildings or 30% for Existing Building Renovations
  - Improve by 36% for New Buildings or 32% for Existing Building Renovations
  - Improve by 38% for New Buildings or 34% for Existing Building Renovations
  - Improve by 40% for New Buildings or 36% for Existing Building Renovations
  - Improve by 42% for New Buildings or 38% for Existing Building Renovations
  - Improve by 44% for New Buildings or 40% for Existing Building Renovations
  - Improve by 46% for New Buildings or 42% for Existing Building Renovations
  - Improve by 48%+ for New Buildings or 44%+ for Existing Building Renovations

- Notes:
- 1 to 19 Minimum 20% reduction in energy use of T-24
  - 9/5/12 - Desire to exceed by 25%
  - 1 to 7 1% renewable energy through PV, Solar hot water, geothermal, solar thermal

1	6
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- d Credit 2 On-Site Renewable Energy
  - 1** 1% Renewable Energy
  - 3% Renewable Energy
  - 5% Renewable Energy
  - 7% Renewable Energy
  - 9% Renewable Energy
  - 11% Renewable Energy
  - 13% Renewable Energy

14 21

**Energy and Atmosphere**

Possible Points: 35

2		C Credit 3	Enhanced Commissioning	2	Tends to be a 25-35% premium on fundamental commissioning and highly valued by UCR 9/5/12 - added per meeting
2		d Credit 4	Enhanced Refrigerant Management	2	Added by David Summers
1	2	C Credit 5	Measurement and Verification	3	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.
1	1	C Credit 6	Green Power	2	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

5 9

**Materials and Resources**

Possible Points: 14

Y	?				Notes:
Y		d Prereq 1	Storage and Collection of Recyclables		
	3	C Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3	
			Reuse 55%	1	
			Reuse 75%	2	
			Reuse 95%	3	
	1	C Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1	
2		C Credit 2	Construction Waste Management	1 to 2	
			50% Recycled or Salvaged	1	
			75% Recycled or Salvaged	2	
	2	C Credit 3	Materials Reuse	1 to 2	
			Reuse 5%	1	
			Reuse 10%	2	
1	1	C Credit 4	Recycled Content	1 to 2	10% is generally attainable; 20% is more challenging; ensure the spec accounts for this
			10% of Content	1	
			20% of Content	2	
1	1	C Credit 5	Regional Materials	1 to 2	10% is generally attainable; 20% is more challenging; ensure the spec accounts for this
			10% of Materials	1	
			20% of Materials	2	
	1	C Credit 6	Rapidly Renewable Materials	1	
1		C Credit 7	Certified Wood	1	pursue if there is a small amount of wood products in the project

<b>10</b>	<b>5</b>	<b>Indoor Environmental Quality</b>	<b>Possible Points: 15</b>
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Y	?
Y	
Y	
1	
	1
1	
1	
1	
1	
1	
1	
	1
1	
	1
1	
1	
	1
	1

Y	?				Notes:
		d Prereq 1	Minimum Indoor Air Quality Performance		
		d Prereq 2	Environmental Tobacco Smoke (ETS) Control		
		d Credit 1	Outdoor Air Delivery Monitoring	1	9/5/12 Added by David S.
	1	d Credit 2	Increased Ventilation	1	9/5/12 Added by David S.
		C Credit 3.1	Construction IAQ Management Plan—During Construction	1	
		C Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1	
		C Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1	
		C Credit 4.2	Low-Emitting Materials—Paints and Coatings	1	
		C Credit 4.3	Low-Emitting Materials—Flooring Systems	1	
		C Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1	
	1	d Credit 5	Indoor Chemical and Pollutant Source Control	1	9/5/12 Added by David S.
		d Credit 6.1	Controllability of Systems—Lighting	1	9/5/12 Added by David S.
	1	d Credit 6.2	Controllability of Systems—Thermal Comfort	1	9/5/12 Added by David S.
		d Credit 7.1	Thermal Comfort—Design	1	
		d Credit 7.2	Thermal Comfort—Verification	1	
	1	d Credit 8.1	Daylight and Views—Daylight	1	
	1	d Credit 8.2	Daylight and Views—Views	1	

<b>6</b>	<b>0</b>	<b>Innovation and Design Process</b>	<b>Possible Points: 6</b>
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Y	?
1	
1	
1	
1	
1	
1	

Y	?				Notes:
		d/C Credit 1.1	Innovation in Design: MRc2 95%	1	
		d/C Credit 1.2	Innovation in Design: SSc5.2 Max Open Space Campus Credit	1	
		d/C Credit 1.3	Innovation in Design: Green Education	1	Building Kiosk, Signage, Website...
		d/C Credit 1.4	Innovation in Design: Tree Relocation/Restoration	1	
		d/C Credit 1.5	Innovation in Design: Green Cleaning, Integrated Pest Management?	1	
		d/C Credit 2	LEED Accredited Professional	1	

<b>1</b>	<b>3</b>	<b>Regional Priority Credits</b>	<b>Possible Points: 4</b>
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Y	?
	1
	1
1	
	1

Y	?				Notes:
	1	d/C Credit 1.1	Regional Priority: Specific Credit	1	EAc2 1% Renewable
	1	d/C Credit 1.2	Regional Priority: Specific Credit	1	IEQc8.1
1		d/C Credit 1.3	Regional Priority: Specific Credit	1	SSc7.1
	1	d/C Credit 1.4	Regional Priority: Specific Credit	1	SSc4.1

<b>64</b>	<b>46</b>	<b>Total</b>	<b>Possible Points: 110</b>
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Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110





# 07

7.1 Schedule

7.2 Cost Plan

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# SCHEDULE AND COST PLAN





# 7.2

## Cost Plan

### DETAILED PROJECT PROGRAM COST PLAN

for

**Student Health & Counseling Center  
University of California, Riverside  
Riverside, California**

HMC Architects  
633 West Fifth Street  
Los Angeles, California 90071

Tel: (213) 542-8300

**Davis Langdon**  
An AECOM Company

### DETAILED PROJECT PROGRAM COST PLAN

for

**Student Health & Counseling Center  
University of California, Riverside  
Riverside, California**

January 23, 2013

**January 23, 2013**

**Davis Langdon**  
An AECOM Company

301 Arizona Avenue  
Suite 301  
Santa Monica  
California 90401  
Tel: 310.393.9411  
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www.aecom.com

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Exclusions	4
Overall Summary	5
New Building Component Summary	7
Sitework Component Summary	16
Alternates	19

**BASIS OF COST PLAN**

<u>Cost Plan Prepared From</u>	Dated	Received
Drawings issued for		
Civil		
Design Narrative	08/13/12	09/19/12
Site Utility Plan	09/05/12	09/19/12
Architectural		
Site Plan (Scheme A)	Undated	09/20/12
Floor Plans	10/19/12	10/19/12
Mechanical/Electrical/Plumbing		
Concept Design Report	09/18/12	09/19/12
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

Student Health & Counseling Center  
University of California, Riverside  
Riverside, California

Detailed Project Program Cost Plan  
January 23, 2013  
016-08163.110

**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.

Student Health & Counseling Center  
University of California, Riverside  
Riverside, California

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**INCLUSIONS**

**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**

	Gross Floor Area	\$ / SF	\$x1,000
New Building	51,033 SF	377.58	19,269
Sitework			4,056
<b>TOTAL Building &amp; Sitework Construction January 2013</b>			<b>23,325</b>
Escalation to Construction Start Date	6.08%		1,418
<b>TOTAL Building &amp; Sitework Construction November 2014</b>			<b>24,743</b>

Note: escalation based on 3.0% per annum

Please refer to the Inclusions and Exclusions sections of this report

Student Health & Counseling Center, UCR  
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**NEW BUILDING AREAS & CONTROL QUANTITIES**

Areas	SF	SF	SF
Enclosed Areas			
First Floor	28,000		
Second Floor	23,033		
		51,033	
SUBTOTAL, Enclosed Area			
Covered area			
			51,033
SUBTOTAL, Covered Area @ ½ Value			
<b>TOTAL GROSS FLOOR AREA</b>			<b>51,033</b>

**Control Quantities**

			Ratio to Gross Area
Number of stories (x1,000)	2	EA	0.039
Gross Area	51,033	SF	1.000
Enclosed Area	51,033	SF	1.000
Footprint Area	28,000	SF	0.549
Volume	765,495	CF	15.000
Gross Wall Area	44,200	SF	0.866
Finished Wall Area	44,200	SF	0.866
Windows or Glazing Area	15,470	SF	0.303
Roof Area - Flat	28,400	SF	0.557
Finished Area	51,033	SF	1.000
Elevators (x10,000)	2	EA	0.392
Total Site Area	120,000	SF	2.351

35.00%

Student Health & Counseling Center, UCR  
 New Building  
 Riverside, California

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**NEW BUILDING COMPONENT SUMMARY**

	Gross Area: 51,033 SF		
		\$/SF	\$x1,000
1. Foundations	8.82		450
2. Vertical Structure	9.47		483
3. Floor & Roof Structures	27.52		1,404
4. Exterior Cladding	61.70		3,149
5. Roofing, Waterproofing & Skylights	10.42		532
<b>Shell (1-5)</b>	<b>117.93</b>		<b>6,018</b>
6. Interior Partitions, Doors & Glazing	32.00		1,633
7. Floor, Wall & Ceiling Finishes	17.18		877
<b>Interiors (6-7)</b>	<b>49.18</b>		<b>2,510</b>
8. Function Equipment & Specialties	14.91		761
9. Stairs & Vertical Transportation	6.66		340
<b>Equipment &amp; Vertical Transportation (8-9)</b>	<b>21.57</b>		<b>1,101</b>
10. Plumbing Systems	13.81		705
11. Heating, Ventilating & Air Conditioning	50.61		2,583
12. Electric Lighting, Power & Communications	45.19		2,306
13. Fire Protection Systems	4.50		230
<b>Mechanical &amp; Electrical (10-13)</b>	<b>114.11</b>		<b>5,823</b>
<b>Total Building Construction (1-13)</b>	<b>302.78</b>		<b>15,452</b>
14. Site Preparation & Demolition	0.00		0
15. Site Paving, Structures & Landscaping	0.00		0
16. Utilities on Site	0.00		0
<b>Total Site Construction (14-16)</b>	<b>0.00</b>		<b>0</b>
<b>TOTAL BUILDING &amp; SITE (1-16)</b>	<b>302.78</b>		<b>15,452</b>
General Conditions	9.00%	27.26	1,391
Contractor's Overhead & Profit or Fee	4.00%	13.21	674
<b>PLANNED CONSTRUCTION COST</b>	<b>January 2013</b>	<b>343.25</b>	<b>17,517</b>
Contingency for Development of Design	10.00%	34.33	1,752
<b>RECOMMENDED BUDGET</b>	<b>January 2013</b>	<b>377.58</b>	<b>19,269</b>

Student Health & Counseling Center, UCR  
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Riverside, California

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Item Description	Quantity	Unit	Rate	Total
<b>1. Foundations</b>				
Reinforced concrete including excavation				
Wall and column footings	28,000	SF	15.00	420,000
Elevator pit	2	EA	15,000.00	30,000
				<b>450,000</b>
<b>2. Vertical Structure</b>				
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
				<b>483,094</b>
<b>3. Floor and Roof Structure</b>				
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	255,600
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
				<b>1,404,461</b>

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Item Description	Quantity	Unit	Rate	Total
<b>4. Exterior Cladding</b>				
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 actuated	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
				<b>3,148,820</b>
<b>5. Roofing, Waterproofing &amp; Skylights</b>				
Waterproofing				
Elevator pit	2	EA	1,500.00	3,000

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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
				<b>532,000</b>

**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
				<b>1,633,056</b>

**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

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Item Description	Quantity	Unit	Rate	Total
Non-assignable areas	14,858	SF	12.00	178,296
Allow for special finishes at entrance lobby and public areas	1	LS	100,000.00	100,000
				<b>876,517</b>

**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
				<b>760,752</b>

**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
				<b>340,000</b>

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Item Description	Quantity	Unit	Rate	Total
<b>10. Plumbing Systems</b>				
Sanitary fixtures and local connection pipework - motion activated flushing valves (allowance)	75	EA	2,000.00	150,000
Sanitary waste, vent and service pipework				
Floor drains and sinks, < = 6", complete with connection pipework, trap primers - allow	51,033	SF	1.50	76,550
Hose bibs, 3/4"	1	LS	10,000.00	10,000
Rough-in sanitary fixtures, including waste, vent and domestic service pipework	75	EA	3,500.00	262,500
Condensate drainage, < 1"	1	LS	5,000.00	5,000
Reduced pressure, backflow prevention, 4"	1	LS	12,750.00	12,750
Water treatment, storage and circulation				
Domestic hot water heater, including flue, circulatory equipment and storage	1	LS	17,550.00	17,550
Solar domestic hot water heating, including collectors, storage, connections pipework & pumps	100	SF	175.00	17,500
Dental systems				
Local cylinder gases, including vacuum, outlets, pipework, fittings, valves & specialties	1,668	SF	15.50	25,854
Natural gas				
Including pipework, fittings, seismic protection and valved hook-ups, < 3"	1	LS	37,500.00	37,500
Surface water drainage				
Roof & overflow drains, < = 6"	51,033	SF	1.75	89,308
				<b>704,511</b>

**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

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Item Description	Quantity	Unit	Rate	Total
Chemical water treatment	1	LS	15,000.00	15,000
Thermal expansion compensation and circulation				
Expansion tanks	1	EA	2,500.00	2,500
Air separators	1	EA	2,250.00	2,250
Pumps - primary & secondary				
Chilled water	4	EA	4,550.00	18,200
Variable speed drives	4	EA	3,750.00	15,000
Vibration isolation	4	EA	1,750.00	7,000
Piping, fittings, valves and insulation				
Including VRV pipework, fittings - equipment connections, insulation; valves & specialties	51,033	SF	12.00	612,396
Air handing equipment				
VRV Fan-coil units, sound attenuated (allow 1 CFM/SF)	51,033	CFM	6.00	306,198
IT cooling (split)	15	tons	2,000.00	30,000
Air distribution and return (allow)				
Galvanized sheet metal ductwork	75,000	LB	8.50	637,500
Flexible ductwork	2,041	LF	7.50	15,310
Dampers				
Volume	408	EA	45.00	18,372
Fire/smoke	1	LS	47,500.00	47,500
Insulation	55,000	SF	3.00	165,000
Diffusers, registers and grilles	51,033	SF	1.50	76,550
Controls and instrumentation				
Direct digital energy management system	51,033	SF	7.00	357,231
Test and balance air systems	51,033	SF	1.50	76,550
Unit ventilation/exhaust fans				
General exhaust	1	LS	15,000.00	15,000
				<b>2,582,556</b>

**Student Health & Counseling Center, UCR  
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<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
<b><u>12. Electrical Lighting, Power &amp; Communication</u></b>				
Main service and distribution Including 12 kV - 480/120 V main switchgear (TVSS), distribution switchboards, transformers and feeders	1,000	KVA	287.50	287,500
Emergency power Emergency power generator, water-proof, day-tank with sound enclosure	80	KVA	745.00	59,600
480-120/208 V distribution equipment, transfer switches and feeder conduit & cable	80	kVA	505.00	40,400
Machine and equipment power Connections and switches, including conduit and cable				
Elevators	1	LS	20,000.00	20,000
Mechanical connections < 25 hp	20	EA	2,750.00	55,000
Miscellaneous connections, < 225 AM - including specialty, loading, medical/dental, F/S dampers, BMS power, VAV boxes fire, AV, IT and security systems	51,033	SF	2.00	102,066
User convenience power Panelboard breakers, 120 V circuits	51,033	SF	1.50	76,550
Receptacles, including conduit and cable	51,033	SF	5.00	255,165
Lighting Panelboard breakers, 277 V circuits	51,033	SF	1.00	51,033
Fixtures/switches, including conduit and cable - inclusive of LED type fixtures	51,033	SF	15.50	791,012
Lighting and power specialties Grounding	1	LS	17,500.00	17,500
Lighting control - panels/dimming	51,033	SF	1.50	76,550
Daylight harvesting - Lutron type	51,033	SF	1.50	76,550
Cable tray	51,033	SF	1.00	51,033
Telephone and communications Telephone/data - including conduit only	51,033	SF	2.00	102,066
Audiovisual rough-in	51,033	SF	0.50	25,517

**Student Health & Counseling Center, UCR  
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<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Alarm and security Fire alarm systems	51,033	SF	3.75	191,374
Security (conduit only)	1	LS	27,500.00	27,500
				<b>2,306,413</b>
<b><u>13. Fire Protection Systems</u></b>				
Fire protection Automatic wet fire sprinklers - complete	51,033	GSF	4.50	229,649
				<b>229,649</b>
<b><u>14. Site Preparation &amp; Building Demolition</u></b>				
				<b>0</b>
<b><u>15. Site Paving, Structures &amp; Landscaping</u></b>				
				<b>0</b>
<b><u>16. Utilities on Site</u></b>				
				<b>0</b>

Student Health & Counseling Center, UCR  
 Sitework  
 Riverside, California

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**SITWORK COMPONENT SUMMARY**

Gross Area: 120,000 SF			
		\$/SF	\$x1,000
14 Site Preparation & Demolition		4.02	483
15 Site Paving, Structures & Landscaping		17.72	2,126
16 Utilities on Site		5.36	644
<b>TOTAL BUILDING &amp; SITE (1-16)</b>		<b>27.10</b>	<b>3,252</b>
General Conditions	9.00%	2.44	293
Contractor's Overhead & Profit or Fee	4.00%	1.18	142
<b>PLANNED CONSTRUCTION COST</b>	<b>January 2013</b>	<b>30.73</b>	<b>3,687</b>
Contingency for Development of Design	10.00%	3.08	369
<b>RECOMMENDED BUDGET</b>	<b>January 2013</b>	<b>33.80</b>	<b>4,056</b>

Student Health & Counseling Center, UCR  
 Sitework  
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Item Description	Quantity	Unit	Rate	Total
<b>14. Site Preparation &amp; Building Demolition</b>				
Building demolition				
Remove residential buildings	13	EA	2,500.00	32,500
Site clearing and grading				
General site clearing and rough grading	120,000	SF	1.50	180,000
Remove and store mature trees	9	EA	30,000.00	270,000
				<b>482,500</b>
<b>15. Site Paving, Structures &amp; Landscaping</b>				
Paving and landscaping				
Paving (concrete and permeable) and landscaping, site drainage and lighting, signage	92,000	SF	22.00	2,024,000
Street improvements				
New sidewalk along north side of Linden Street, 5'-0" wide				
Concrete paving	1,200	LF	50.00	60,000
Curb and gutter	1,200	LF	35.00	42,000
				<b>2,126,000</b>
<b>16. Utilities on Site</b>				
Mechanical				
Reclaimed water	1	LS	50,000.00	50,000
Water mains, domestic hot, cold and fire				
Water pipework, fittings, <= 8"	450	LF	87.50	39,375
Hydrants	2	EA	7,750.00	15,500
Valves and specialties (including metering)	1	LS	27,500.00	27,500
Connections to existing	1	LS	10,000.00	10,000
Sanitary sewer - including relocation				
Underground pipework, fittings, <= 8"	750	LF	77.50	58,125
Manholes	2	EA	13,750.00	27,500
Connections to existing	4	EA	5,750.00	23,000

**Student Health & Counseling Center, UCR  
Siterwork  
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<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Natural gas	1	LS	37,500.00	37,500
Electrical & telecommunications/signals				
HV feeder conduit and cable, connect to MH#27	100	LF	350.00	35,000
Transformer 12 kV-480/277 V	1,000	kVA	97.50	97,500
Secondary feeders, 480 V	100	LF	375.00	37,500
Connections to (E) manhole	1	LS	10,000.00	10,000
Telecommunications/signals, (2) 4"	1	LS	75,000.00	75,000
Miscellaneous				
Remove/relocate/abandon existing utility lines	1	LS	100,000.00	100,000
				<b>643,500</b>

**Student Health & Counseling Center, UCR  
Alternates  
Riverside, California**

**Detailed Project Program Cost Plan  
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	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
<b><u>Alternate 1: Active Chilled Beams w/ Dedicated OA Units</u></b>				
Chilled beams with dedicated OA units in lieu of base VAV scheme	51,033	SF	11.00	561,363
Markups	24.70	%	561,363.00	138,634
				<b>699,997</b>
<b><u>Alternate 2: Single Duct VAV w/ HHW Reheat</u></b>				
Single duct VAV with HHW reheat	51,033	SF	(2.75)	(140,341)
Markups	24.70	%	(140,340.75)	(34,659)
				<b>(174,999)</b>
<b><u>Alternate 3: Geothermal w/ Heat Pumps</u></b>				
Geothermal - ground source heat pump systems in lieu of VAV scheme	51,033	SF	19.25	982,385
Markups	24.70	%	982,385.25	242,610
				<b>1,224,995</b>
<b><u>Alternate 4: PV Panels On Roof</u></b>				
PV panels, including panels, equipment, feeders, storage and support systems	180	kW	6,600.00	1,188,000
Markups	24.70	%	1,188,000.00	293,388
				<b>1,481,388</b>

Student Health & Counseling Center, UCR  
Alternates  
Riverside, California

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	Quantity	Unit	Rate	Total
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**Alternate 5: PV Panels Above Parking, Including Drive Aisle**

PV panels, including panels, equipment, feeders, storage and support systems	240	kW	6,600.00	1,584,000
Extra for canopy structure over parking	20,000	SF	27.50	550,000
Markups	24.70	%	2,134,000.00	527,013
				<hr/>
				<b>2,661,013</b>

**Alternate 6: PV Panels Above Parking, Excluding Drive Aisle**

PV panels, including panels, equipment, feeders, storage and support systems	132	kW	6,600.00	871,200
Extra for canopy structure over parking	15,000	SF	27.50	412,500
Markups	24.70	%	1,283,700.00	317,023
				<hr/>
				<b>1,600,723</b>







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# APPENDIX

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# A.1

## Meeting Minutes: Meeting A(1)

<b>Meeting #</b>	A(1)		<b>Meeting Date</b>	July 25, 2012
<b>Client Name</b>	UC Riverside		<b>Project #</b>	6002005.000
<b>Project Name</b>	UCR Health & Counseling Clinic DPP 1B			
<b>Purpose</b>	DPP- Kick Off Meeting			
<b>From</b>	Kate Diamond, Principal in Charge			
<b>Attendees</b>	<b>Attendance (X) Name</b>	<b>Partial Attendance (P) Title</b>	<b>Company</b>	
	X Jim Baldwin	Academic Senate Representative	UCR, Academic Senate	
	X Kristin Brooke Hill	Princ. Sciences Facilities Planner, CRM	UCR-CRM	
	X Danny Kim	Associate Vice Chancellor, Student Affairs	UCR-Student Affairs	
	X Jennifer Miller	Director, The WELL	UCR-The Well	
	X Elizabeth Mondragon	Counseling Psychologist	UCR-Counseling	
	X Susan Allen Ortega	Assistant Vice Chancellor, Dean of Students	UCR	
	X Tim Ralston	Associate Vice Chancellor, Capital Programs	UCR-CP	
	X Jim Sandoval	Vice Chancellor, Student Affairs	UCR-Student Affairs	
	X Blythe Wilson	Sr. Project Manager/Architect	UCR-A&E	
	X Cindy Wong	Director of Campus Health Center	UCR Health Center	
	X Kate Diamond	Principal in Charge	HMC	
	X Seena Hassouna	Healthcare Planner	HMC	
	X Scott Plante	Senior Project Designer	HMC	
	X Ken Salyer	Managing Principal	HMC	

**Distribution cc** Kristin Brooke Hill (UCR) for distribution

**NEW ITEMS**

Item No.	Comments	Status	Responsibility	Expected Date
<b>1.01</b>	<b>PROJECT HISTORY AND CURRENT DIRECTION</b>	<b>Information</b>		
	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 WELL" has been added to the project. Since the last Steering Committee on 12/07/11 the International Education Center is no longer being considered part of the program for the new 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.			
<b>1.02</b>	<b>PROGRAM VERIFICATION</b>	<b>Information</b>		
	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.			
<b>1.03</b>	<b>PHYSICAL THERAPY</b>	<b>Information</b>		
	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
<b>1.04</b>	<b>HEALTH CLINIC</b>	<b>Information</b>		
	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.			
<b>1.05</b>	<b>COUNSELING</b>	<b>Information</b>		
	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 clinicians 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 Psych Interns.			
	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.			
<b>1.06</b>	<b>PHARMACY</b>	<b>Information</b>		
	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 No.	Comments	Status	Responsibility	Expected Date
1.07	<b>THE WELL</b>	Information		
	A. Instead of a Waiting Room, a "Lounge" would make more sense. B. Student workstations are a semi-private type of hoteling workstation. C. The number of students is about 20 peers at a time. D. 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. E. Add two private Consultation Rooms at 80 SF. F. Remove staff toilet rooms. G. Storage space needs to be looked at and confirmed for each department.			
1.08	<b>JOINT USE</b>	Information		
	A. <b>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.</b> B. The Well has been advertised as a place that you do not need to sign in so as to use. C. Most students visiting The Well do not have an appointment D. 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. E. Separate toilet facilities are not needed for the Counseling patients or for The Well. F. Allow for 10 stations at 35 SF for workstations within the Joint Use program to be shared by Health, Counseling and The Well.			
1.09	<b>PROGRAM AREA TOTAL</b>	Information		
	A. 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.			
1.10	<b>SITE ANALYSIS</b>	Information	<sup>1</sup> UCR (KH) <sup>2</sup> UCR (KH)	08/01/12 TBD
	A. Current parking is about 25 spaces. The parking goal set by UCR was 70 spaces for the project. B. <b>This number will need to be confirmed and that it will accommodate staff parking as well.</b> <sup>1</sup> C. A pedestrian connection should be made to the Student Recreation building to strengthen the relationship between both buildings. D. <b>UCR will send HMC the latest information for the Housing Project.</b> <sup>2</sup>			

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.

<b>Next User/Tenant Meeting</b>	<b>Time:</b> 8:30 AM forward	<b>Date:</b> Wednesday, August 1, 2012	<b>Location:</b> UCR Health & Counseling Clinic, and the Well
<b>Next PMT Site/Analysis Meeting</b>	<b>Time:</b> 1:00-3:00 PM	<b>Date:</b> Wednesday, August 8, 2012	<b>Location:</b> GoTo Meeting

<b>Next Steering Committee Meeting</b>	<b>Time:</b> 1:00-4:00 pm	<b>Date:</b> Wednesday, August 15, 2012	<b>Location:</b> Capital Resource Management UV-Room 210-16
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**Attachments** None

**File** \\la-1\projects\Projects\6002 UCR\005-000\_Repl Campus Health & Counseling Ctr Bldg\05-MM\01. MI\MM01\_2012\_07\_25.docx

# A.2

## Meeting Minutes: Meeting B(2)

<b>Meeting #</b>	B(2)	<b>Meeting Date</b>	August 1, 2012
<b>Client Name</b>	UC Riverside	<b>Project #</b>	6002005.000
<b>Project Name</b>	UCR Health & Counseling Clinic DPP 1B		
<b>Purpose</b>	Meeting B - Program Confirmation		
<b>From</b>	Scott Plante, Senior Project Designer		
<b>Attendees</b>	Attendance (X) <b>Name</b>	Partial Attendance (P) <b>Title</b>	<b>Company</b>
	X Kristin Brooke Hill	Princ. Sciences Facilities Planner, CRM	UCR-CRM
	X Seena Hassouna	Healthcare Planner	HMC
	X Scott Plante	Senior Project Designer	HMC
	X Ken Salyer	Managing Principal	HMC

See individual session for UCR attendees

**Distribution** Kristin Brooke Hill (UCR) for distribution

**RESOLVED ITEMS**

Item No.	Comments	Status	Responsibility	Expected Date
1.09	<b>SITE ANALYSIS</b> A. UCR will send HMC the latest information for the Housing Project. <sup>2</sup> CAD files and PDF's were provided	Information	<sup>2</sup> UCR (KH)	07/31/12

**UNRESOLVED ITEMS:**

Item No.	Comments	Status	Responsibility	Expected Date
1.09	<b>SITE ANALYSIS</b> B. This number will need to be confirmed and that it will accommodate staff parking as well. <sup>1</sup> <u>Update 8/06/12</u> - Further discussion will occur at Meeting C with PMT	Open	<sup>1</sup> UCR (KH)	08/09/12

**NEW ITEMS**

Item No.	Comments	Status	Responsibility	Expected Date
2.01	<b>Campus Health Center</b> <i>UCR Attendees: Cindy Wong, Julie Mills, Dr. Ken Han</i> <ul style="list-style-type: none"> <li>Refer to Attachment A – UCR-CHCC_MEETING_B-ROOM TEMPLATES-2012_08_01.</li> <li>Refer to Attachment B – UCR-CHCC_MEETING_B-USER PROVIDED INFO-2012_08_01.</li> </ul> A. Typical exam room: <ol style="list-style-type: none"> <li>Computers are on carts now but users would prefer a wall-mounted self-contained computer.</li> <li>Provide a curtain at each door. Place the door in the corner instead of using the door itself as a visual screen. Use 42" wide doors.</li> </ol> B. Triage room: <ol style="list-style-type: none"> <li>Need two doors. Need a cubby-like storage compartment to place student's belongings.</li> <li>No need for an exam table.</li> <li>Provide one chair for a patient.</li> <li>Provide wheelchair space.</li> <li>Provide a desktop blood pressure unit similar to the one currently used.</li> <li>Provide a hand wash sink.</li> </ol>	Information		

- Provide a printer and label maker.
  - Provide a work area for the RN to see patients with a computer, desk, & files.
  - No need for a privacy curtain.
  - Provide a view to the registration staff, but not directly to the Lobby.
  - Provide a nurse call system.
- C. Travel Clinic:
- Standard Exam Room size will accommodate a travel clinic room.
  - "They like what they have now."
  - No need for an exam table.
  - Provide a small refrigerator with an alarm for some vaccine storage.
    - Main vaccine storage in clean utility
  - Provide space for brochures and other paper information.
  - Provide a sink.
  - Provide BP, Pulse OX unit.
- D. Observation Room (Cot Room):
- Mount equipment on the walls including oxygen.
  - Need BP, oxygen saturation.
  - Mount IV rail overhead from ceiling on a track.
  - Ideally have space and available staff for a "float nurse."
  - Option for a camera to observe if no staff available.
  - Toilet facilities need to be nearby or have a door that leads to them.
- E. Procedure Room: Need an overhead operating light.
- F. Sterilization Room: This is a new room added at 150 SF. See "Instrument Cleaning Room" sketch provided by Julie Mills in the meeting.

<b>2.02</b>	<b>Pharmacy</b>	<b>Information</b>	
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*UCR Attendees: Cindy Wong, Tito Sisnett, Dr. Ken Han*

- This should be an over-the-counter retail display area with perhaps a focus on skin care.
- A nicer quality retail feel is desired with glass cases.
- For revenue increase, it ideally should have a dedicated staff person or technician that would oversee stocking of OTC merchandise.
- Provide 2 pick-up, 2 drop off, 1 consultation window
  - The Consult window should be designed to be ADA Accessible at 34"
  - Pick up and Drop off window counters should be set at 42"
- A separate staff person for retail sales transactions could be needed.
- A roll-down retail area that could be stocked from behind would work well.
- Specialized vending machines might make sense.
- Currently there is one pharmacist and two pharmacy technicians.
- For the future, assume two pharmacists and four technicians.
- Need to add an office area for the pharmacy supervisor within the pharmacy area with visual connection to the pharmacy work area.
- See "Pharmacy Products and Purchasing" (Attachment B) magazine for reference to a pharmacy look that Tito likes.
- Emergency power is needed to the refrigerators and computers in the pharmacy area.

<b>2.03</b>	<b>Clinical Lab Area</b>	<b>Information</b>	
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*UCR Attendees: Cindy Wong, Lynne Wear*

- Lynne Wear provided a sketch of a proposed lab plan. (See attachment B)
- Two Specimen Collection Toilets are preferred.
- Prefer two Blood Draw positions.
- A refrigerator is needed in the main lab area for juices, etc.
- A sink needs to be placed near the urinalysis area.
- One additional sink for hand washing is needed elsewhere within the lab.

<b>2.04</b>	<b>Radiology</b>	<b>Information</b>	<b>Steve Kenyon</b>	<b>08/03/12</b>
<i>UCR Attendees: Cindy Wong, Loren Gustafson, Steve Kenyon</i>				
<p><b>A. Steve will send Seena a PDF file of a similar layout for a "Viztek" room that reflects what is desired.</b><sup>1</sup></p> <p>B. Provide a dressing room close to the Radiology Room.</p> <p>C. Locate the Radiology Suite close to the Trauma Special Procedure Room and close to the ambulance entry with gurney traffic access.</p> <p>D. Need space for three computers (one rad, one digitizer, one PC), one multifunction fax/printer within the Radiology Room.</p> <p>E. A new "Radiology Work Room" needs to be added at about 60 SF.</p> <p>F. Need space for manuals, CDs, CD jewel cases, office supplies, gowns, cleaning supplies.</p> <p>G. A separate PACS server location will be needed for the radiology department.</p> <p>H. Need 9'-0" clear ceiling height in the Viztek Room.</p> <p>I. For future use, provide the ability to provide 480V 3-phase power for the radiology equipment.</p> <p>J. Plan for a 3'x4' display area for the required machine and radiologist licenses.</p> <p>K. Loren prefers a higher work counter, perhaps at +42".</p> <p>L. Prefer dimmable fluorescent lights in the procedure area and work areas separately controlled. Plan for adequate structural backing in the wall.</p> <p>M. Unit is likely to be a Vizion DR by Viztek.</p> <p>N. A call light system is needed to indicate the unit is in use.</p> <p>O. Record storage needs to be lockable.</p>				
<b>2.05</b>	<b>Women's Health</b>	<b>Information</b>		
<i>UCR Attendees: Cindy Wong, Dr. Ken Han</i>				
<p>A. Women's Health and Colposcopy Room</p> <p>B. Two rooms to be provided for this need.</p> <p>C. Similar to a typical exam room but set up with gynecological equipment.</p> <ol style="list-style-type: none"> <li>1. Need a wall-mounted exam (PAP) light.</li> </ol> <p>D. If possible, place a toilet room within the space or nearby.</p> <p>E. This could be a shared door scenario but individual toilets are highly desired.</p> <p>F. Back Office Support: Grouped "Pods" of provider offices with exam rooms is desired.</p>				
<b>2.06</b>	<b>Administration</b>	<b>Information</b>		
<i>UCR Attendees: Cindy Wong</i>				
<p>A. Insurance</p> <ol style="list-style-type: none"> <li>1. A current plan of the existing layout was provided.</li> <li>2. Reduce program from two to one Office at 120 SF.</li> </ol> <p>B. 4 Administrative Offices at 120 SF for HR, MSO, Credentialing, Medical Records Clerk. Can reduce each office to 100 SF.</p> <p>C. Reduced some offices to 100 SF and some others to 110 SF (see program spreadsheet).</p> <p>D. 4 Administrative Workstations at 60 SF can be deleted.</p> <p>E. 5 Billing Workstations at 60 SF for 2 Payroll, 2 Accounts Receivable + 1 future.</p> <p>F. 2 Health Education Workstations at 60 SF:</p> <ol style="list-style-type: none"> <li>1. For interns who meet with patients for informational meetings only.</li> <li>2. Possibly locate in Joint Use area.</li> </ol>				
<b>2.07</b>	<b>Dental</b>	<b>Information</b>		
<i>UCR Attendees: Cindy Wong, Dr. Jim Blaylock</i>				
<p>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.</p> <p>B. The dental registration personnel are also acting dental assistants.</p> <p>C. Dental Registration currently has two workstations.</p> <p>D. Increase from an 80 Sf single person workstation to a two-person 120 SF workstation.</p> <p>E. The Panorex x-ray unit needs can be in an alcove but must be at least 6 feet from any walkways or other areas.</p>				

				<p>F. The two single-person dental offices can be combined into one two-person office.</p> <p>G. Dental Air compressors will need to be isolated due to noise and heat generation.</p> <p>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).</p> <p>I. The Lab and Sterilization areas can be combined into one room.</p>
<b>2.08</b>	<b>Counseling Center</b>	<b>Information</b>		
<i>UCR Attendees: Elizabeth Mondragen, Laura Hammond, Loretta Mead (at their office)</i>				
<p>A. Reviewed counselors' offices, goal is to make rooms feel like a comfortable living room.</p> <p>B. Viewed existing rooms, where lighting is poor.</p> <ol style="list-style-type: none"> <li>1. New offices should contain adjustable lighting.</li> </ol> <p>C. Need a testing room, 10x10, with room for computer, table, seating for 2, storage.</p> <p>D. Observation room could be put between two intern rooms and could multi-task as storage.</p> <p>E. Biofeedback room shall contain a recliner, desk, filing cabinet, and storage (visited existing).</p> <p>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).</p> <ol style="list-style-type: none"> <li>1. Need a place for laptop storage.</li> </ol> <p>G. Receptionists would like a glass wall for separation between clients and staff, with a buzz-in door.</p> <p>H. Waiting area shall be comfortable, with views to the outside.</p> <p>I. Mailbox cubbies should be lockable, centrally located and in a copier/work room (currently in kitchen).</p> <p>J. Kitchen should contain a table for 5-6 people, refrigerator, and water bottle storage.</p> <p>K. Need client paperwork cubbies in the waiting area (10), UCLA space was given as an example.</p> <ol style="list-style-type: none"> <li>1. Separate entrance, waiting area for client privacy is desired.</li> </ol>				
<b>2.09</b>	<b>The Well</b>	<b>Information</b>		
<i>UCR Attendees: Rochelle Pinkney, Jennifer Miller, Deepak Sharma, Prone Wami, Susan Allen Ortega</i>				
<p>A. "The Edge" at UCSD is a good example of what is desired for the Well.</p> <p>B. Waiting:</p> <ol style="list-style-type: none"> <li>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.</li> </ol> <p>C. Office for case manager/social worker: clarify with Susan regarding sharing with other programs.</p> <ol style="list-style-type: none"> <li>1. It is not part of The Well.</li> </ol> <p>D. Need ten cubicles for volunteer student workers: 45 paid and 120 volunteer.</p> <p>E. Peer counseling should have two stations that are more acoustically private but still visually open.</p> <p>F. Hours are typically 8 to 5 but work happens 1 to 3 nights a week and sometimes on weekends.</p> <p>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.</p> <p>H. The adjacent Recreation Center can offer multi-purpose rooms that could be scheduled by The Well for certain events.</p> <p>I. Room 260 is used for that purpose and is booked frequently.</p> <p>J. Two Lounges:</p> <ol style="list-style-type: none"> <li>1. Community Service Resource and Graduate Students Resource could be zoned instead of two separate rooms if need be.</li> </ol> <p>K. An additional exit path is desired for security reasons.</p> <p>L. A posting bulletin board near the community service coordinator is desired.</p> <p>M. External Messaging is also desired in the form of posters, computer monitors, or other means.</p> <p>N. Outside spaces for The Well are strongly desired.</p> <ol style="list-style-type: none"> <li>1. Outdoor functions tend to be loud.</li> </ol> <p>O. Exterior space can gather 200-250 people.</p> <p>P. There is a need for mailboxes.</p> <p>Q. Consideration should be given for placing The Well on the ground floor.</p> <p>R. The Well is 100% funded by student fees.</p>				

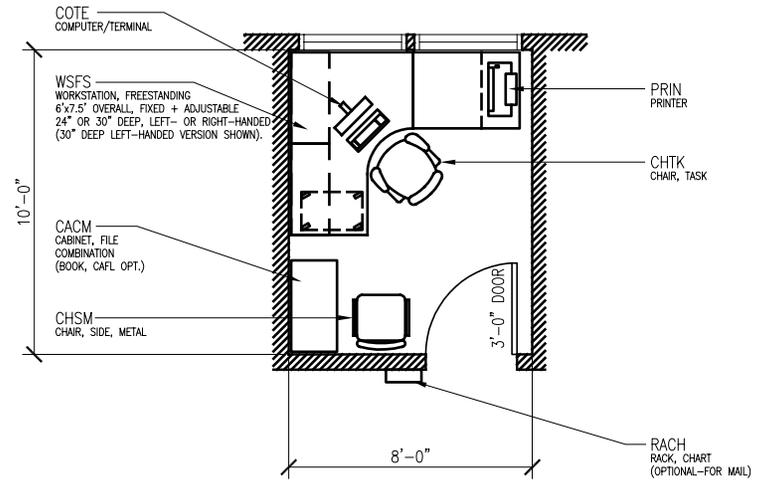
<b>2.10</b>	<b>Collective Student Partners Wellness Meeting</b>	<b>Information</b>	<b>UCR(JM,SAO)</b>	<b>TBD</b>
<i>UCR Attendees: Cindy Wong, Susan Allen Ortega, Jennifer Miller, Laura Hammond, Elizabeth Mondragon</i>				
<p>A. The new building allows for the various programs within it to work together at uplifting and treating students.</p> <p>B. The programmatic uses along with the clinical uses can be symbiotic even though they are different.</p> <p>C. The adjacent Recreation Center is also a symbiotic adjacency to draw students towards one another.</p> <p>D. Satellite locations for The Well, Counseling, and Health programs near The HUB are desirable.</p> <p>E. Further investigation is needed.</p> <p>F. Mini Wellness Fairs are desired.</p> <p>G. Joint Use Administrative Consult Stations:</p> <ol style="list-style-type: none"> <li>1. Change from 60 SF each to 40 SF each for 10 locations.</li> </ol> <p>H. Workstations: Change to 25 SF each for 20 locations.</p> <p>I. Wellness Staff Offices for Case Manager/Social Worker reduced to 110 SF.</p> <p><b>J. The number of Wellness Student Affairs Officers is set at 5 for now but needs to be confirmed.</b></p> <p>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.</p>				

*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.*

<b>Next PMT Site/Analysis Meeting</b>	<b>Time:</b> 1:00-3:00 PM	<b>Date:</b> Wednesday, August 8, 2012	<b>Location:</b> GoTo Meeting
<b>Next Steering Committee Meeting</b>	<b>Time:</b> 1:00-4:00 pm	<b>Date:</b> Wednesday, August 15, 2012	<b>Location:</b> 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.

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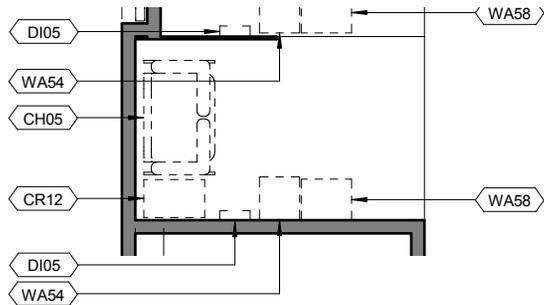
Biofeedback  
1/4" = 1'-0"

HMC Architects

ATTACHMENT A

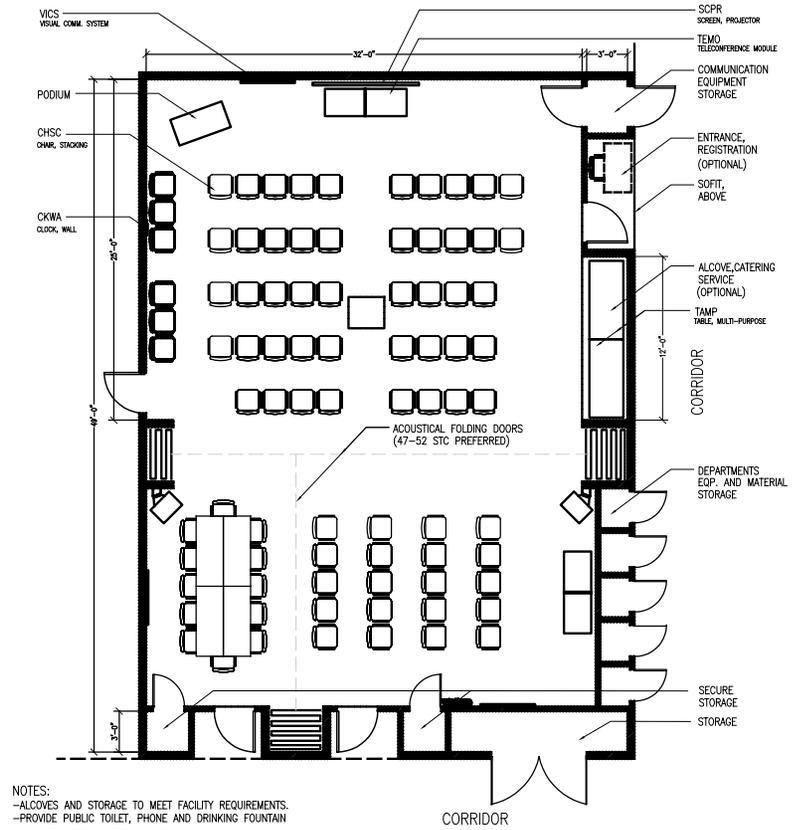
**EQUIPMENT SCHEDULE L1-126 L1-127 L1-128**

CH05	CH05_CHAIR_PHLEBOTOMY
CH07	CH07_CHAIR_PHLEBOTOMY
CR12	CR12_CART_LAB
DI04	DI04_SYRINGE
DI05	DI05_GLOVE_DISPENSER
SANIT.	HAND SANITIZER DISP_NH
SOAP	SOAP DISP_NH
TOWEL	PAPERTOWEL DISP_NH
WA54	WA54_WASTE RECEPTACLE_NH
WA58	WA58_TRASH-CAN_NH



**Blood Draw**  
1/4" = 1'-0"

HMC Architects

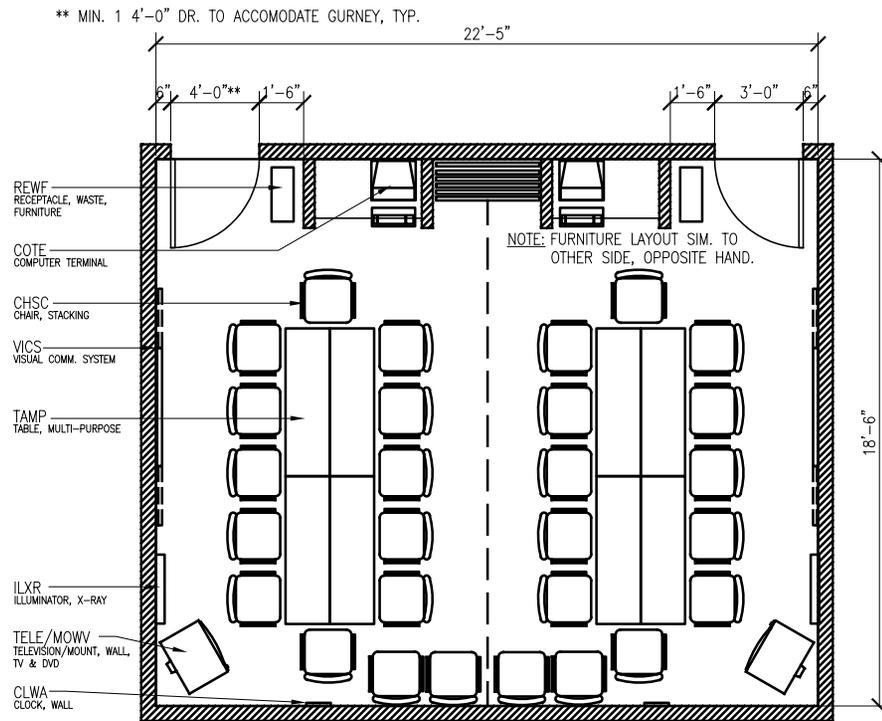


**Conference Room - Large**  
1/8" = 1'-0"

HMC Architects

ATTACHMENT A

ATTACHMENT A

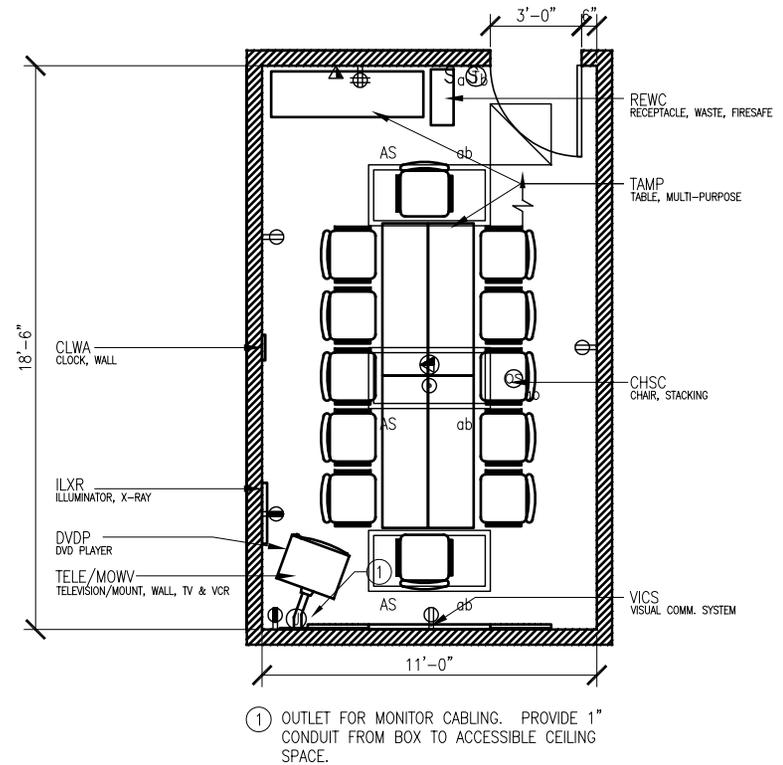


Conference Room - Medium

1/4" = 1'-0"

HMC Architects

ATTACHMENT A

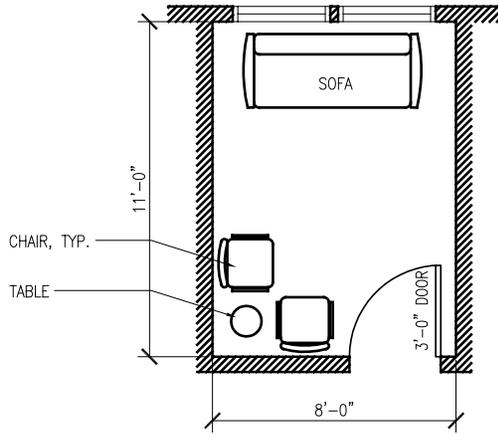


Conference Room - Small

1/4" = 1'-0"

HMC Architects

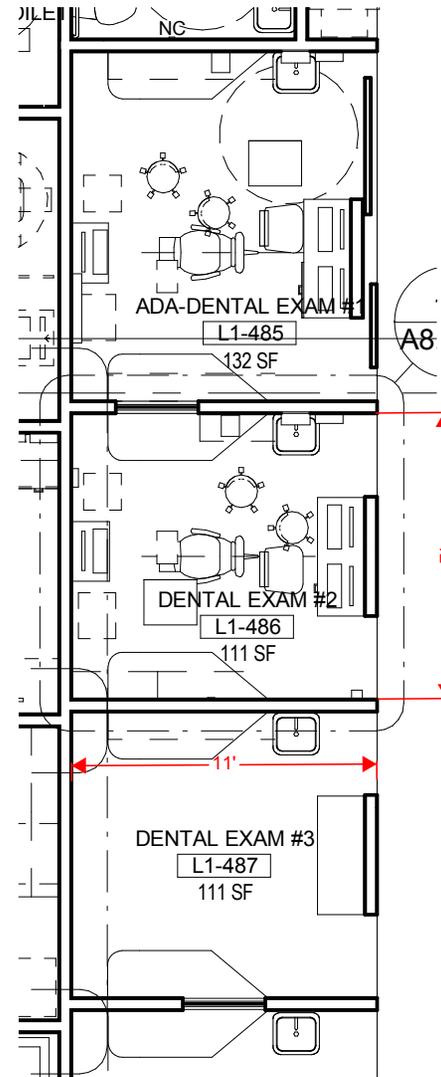
ATTACHMENT A



### Counseling

1/4" = 1'-0"

HMC Architects



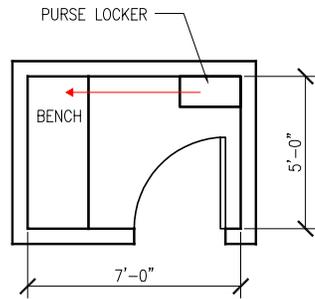
### Dental

1/4" = 1'-0"

HMC Architects

ATTACHMENT A

ATTACHMENT A



## Dressing Room

1/4" = 1'-0"

HMC Architects

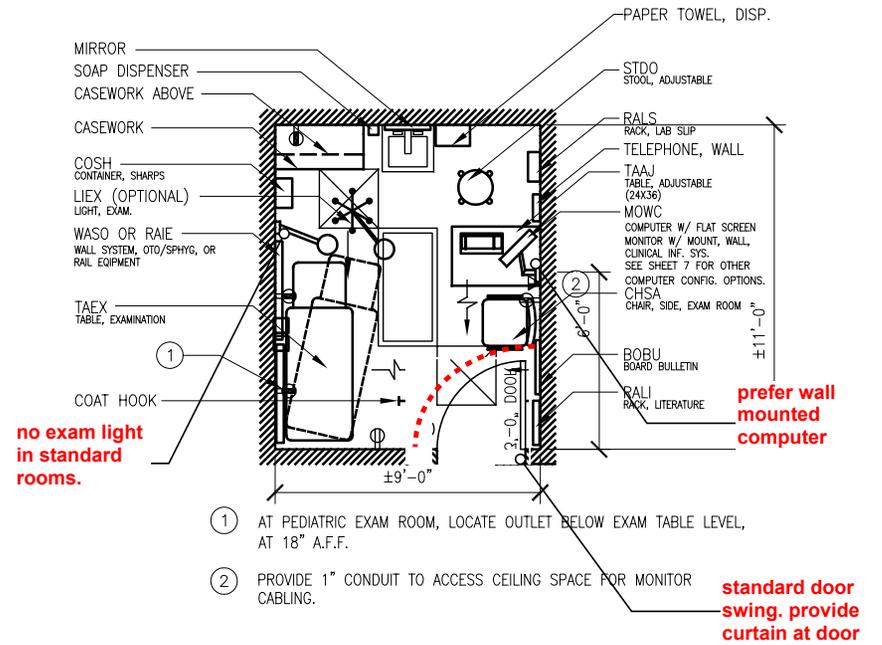
ATTACHMENT A

## Exam Room

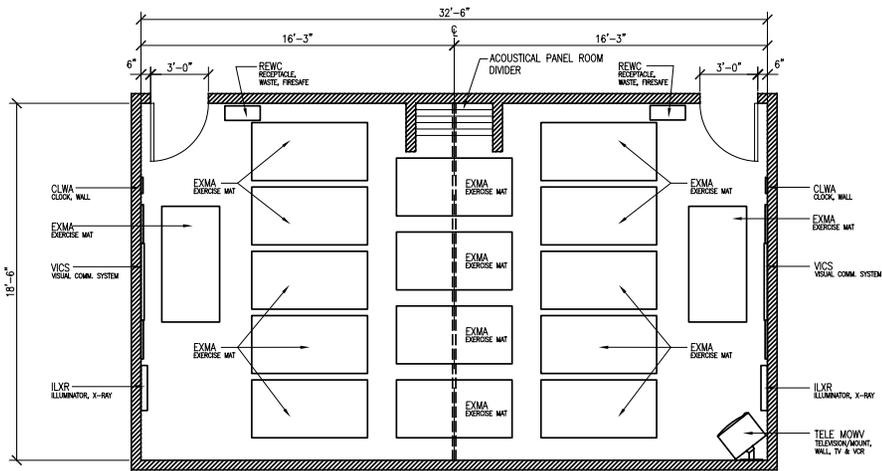
1/4" = 1'-0"

HMC Architects

ATTACHMENT A



final room - 110 sf  
accessible room- 130 + 42" door

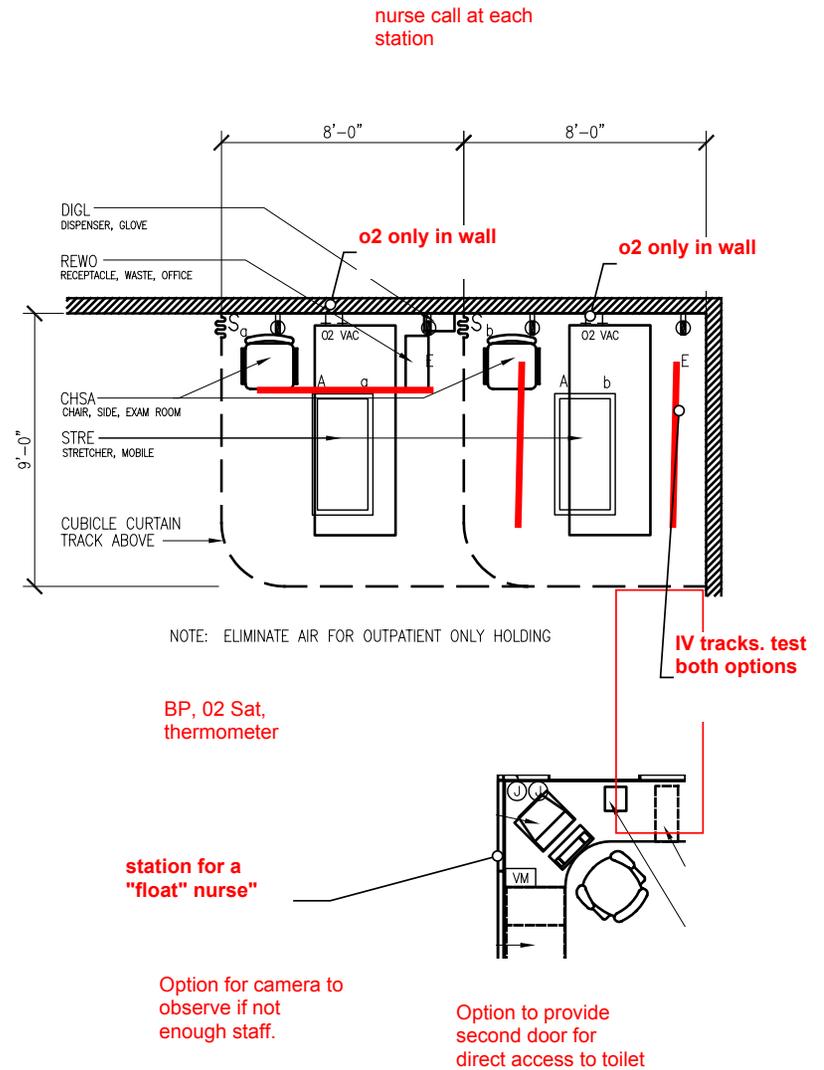


Group Therapy / Gym

1/4" = 1'-0"

HMC Architects

ATTACHMENT A

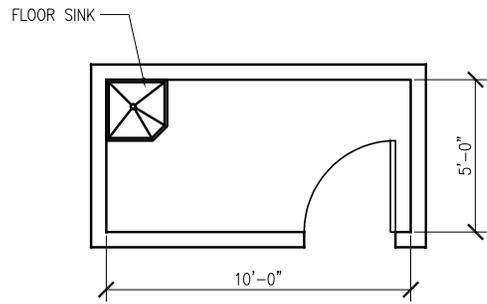


Holding Area

1/4" = 1'-0"

HMC Architects

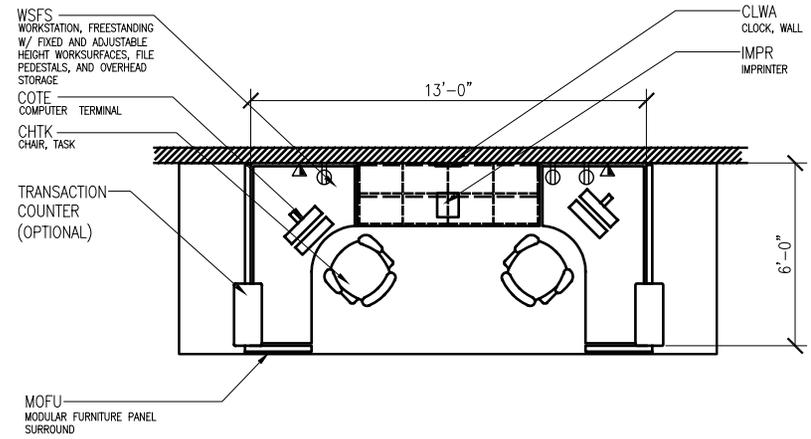
ATTACHMENT A



### Janitor

1/4" = 1'-0"

HMC Architects



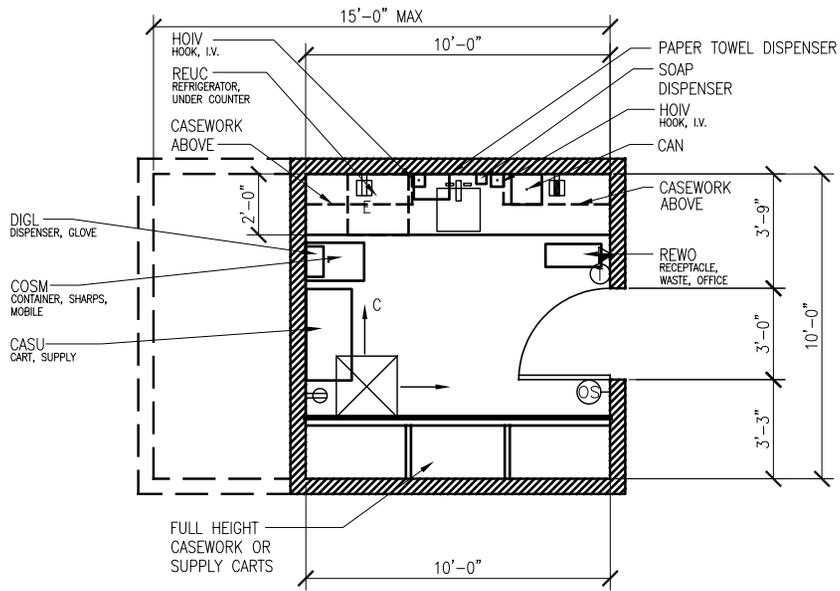
### Medical Assistant Station

1/4" = 1'-0"

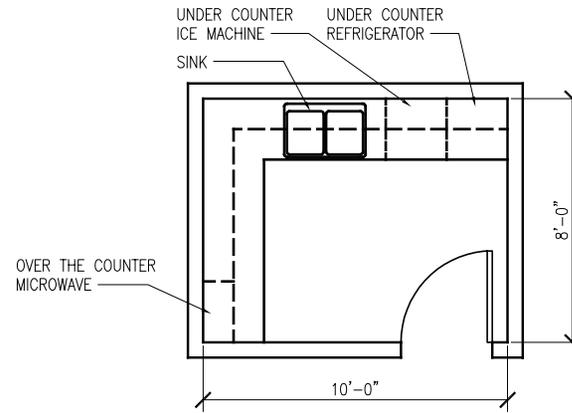
HMC Architects

ATTACHMENT A

ATTACHMENT A



NOTE: ADD 2nd SINK WHEN ROOM SUPPORTS MORE THAN 8 BAYS



## Medication Prep Area

1/4" = 1'-0"

HMC Architects

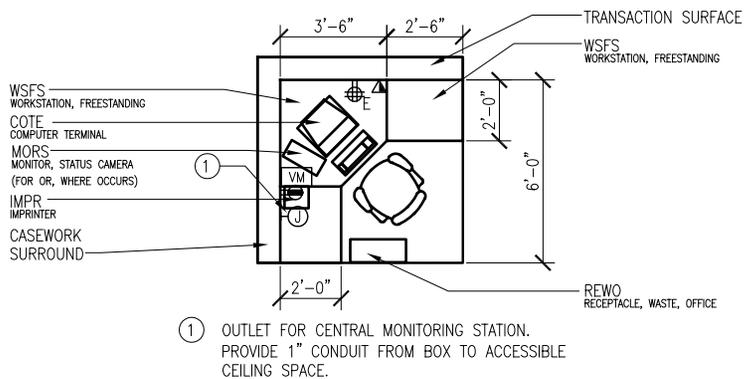
ATTACHMENT A

## Nourishment

1/4" = 1'-0"

HMC Architects

ATTACHMENT A

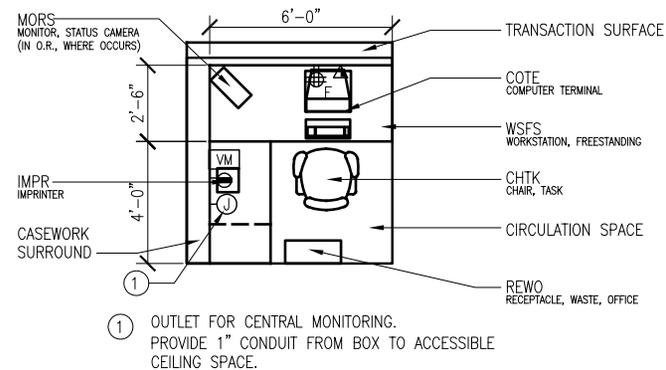


## Nurse's Station - Option 1

1/4" = 1'-0"

HMC Architects

ATTACHMENT A

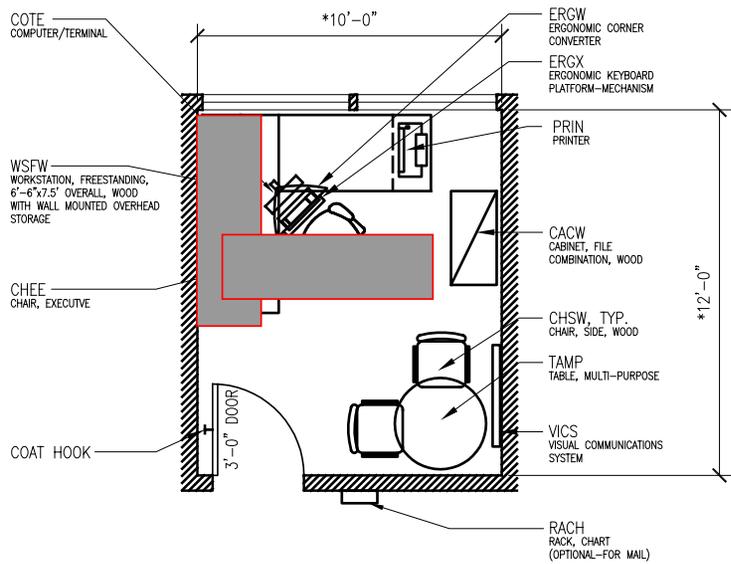


## Nurse's Station - Option 2

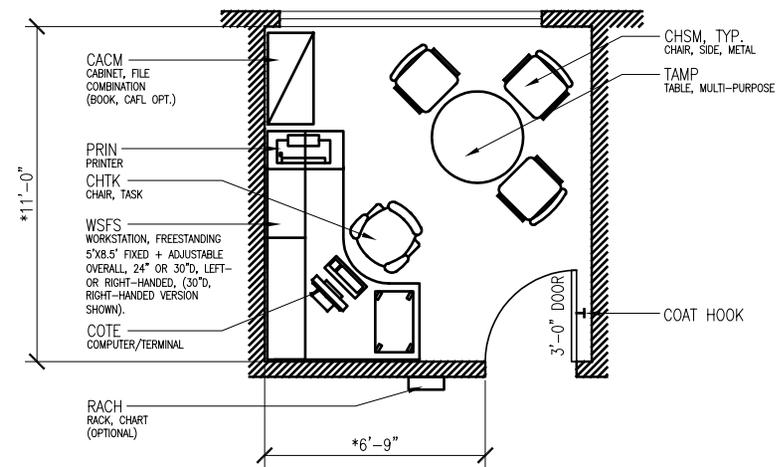
1/4" = 1'-0"

HMC Architects

ATTACHMENT A



\* DENOTES MINIMUM CLEARANCES REQUIRED TO ACCOMMODATE LAYOUT



\* DENOTES MINIMUM CLEARANCES REQUIRED TO ACCOMMODATE LAYOUT

## Office Administration

1/4" = 1'-0"

HMC Architects

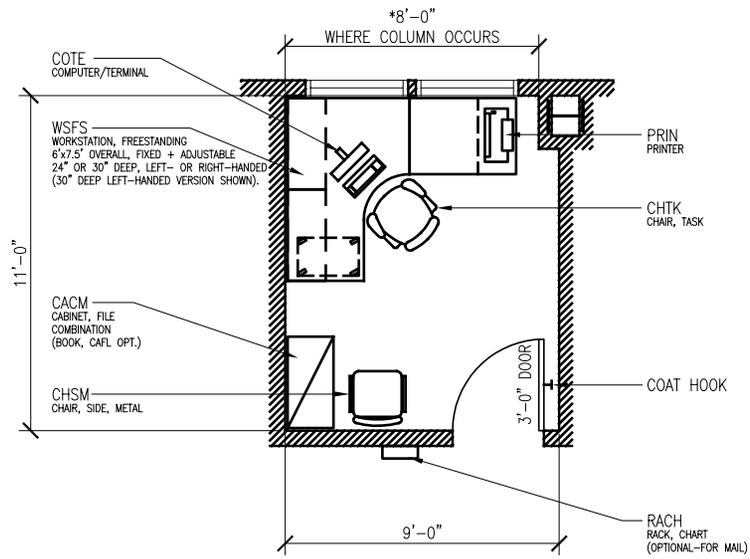
ATTACHMENT A

## Office - Chief

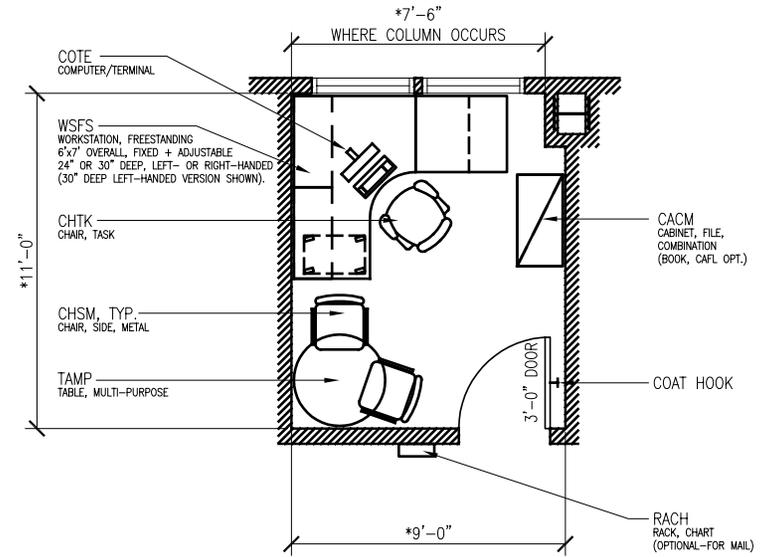
1/4" = 1'-0"

HMC Architects

ATTACHMENT A



\* DENOTES MINIMUM CLEARANCES  
REQUIRED TO ACCOMMODATE  
LAYOUT



\* DENOTES MINIMUM CLEARANCES  
REQUIRED TO ACCOMMODATE  
LAYOUT

## Office Provider

1/4" = 1'-0"

HMC Architects

ATTACHMENT A

## General Office

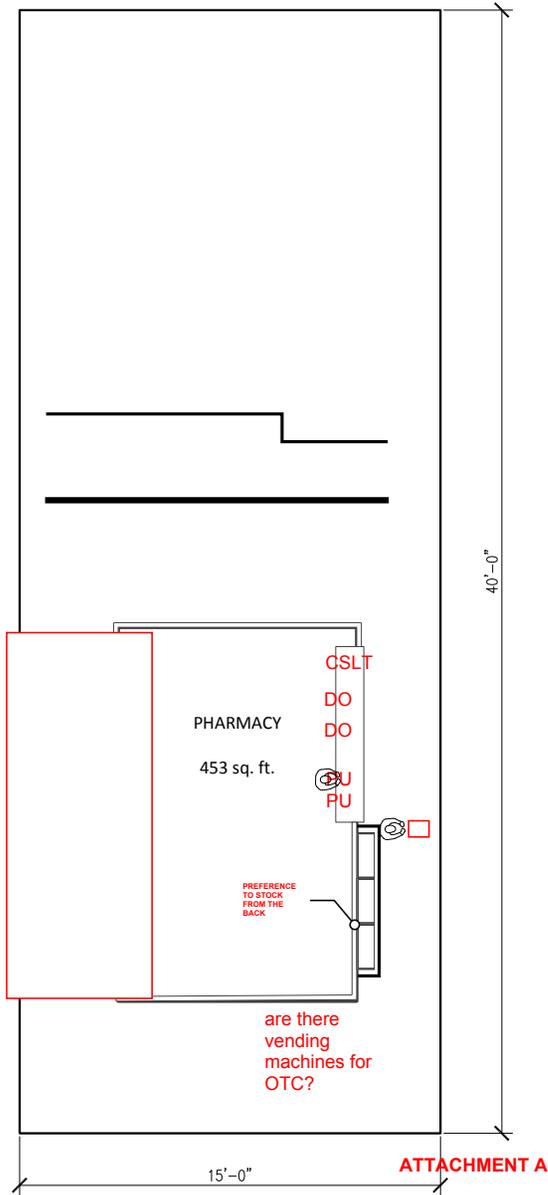
1/4" = 1'-0"

HMC Architects

ATTACHMENT A

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



### Pharmacy

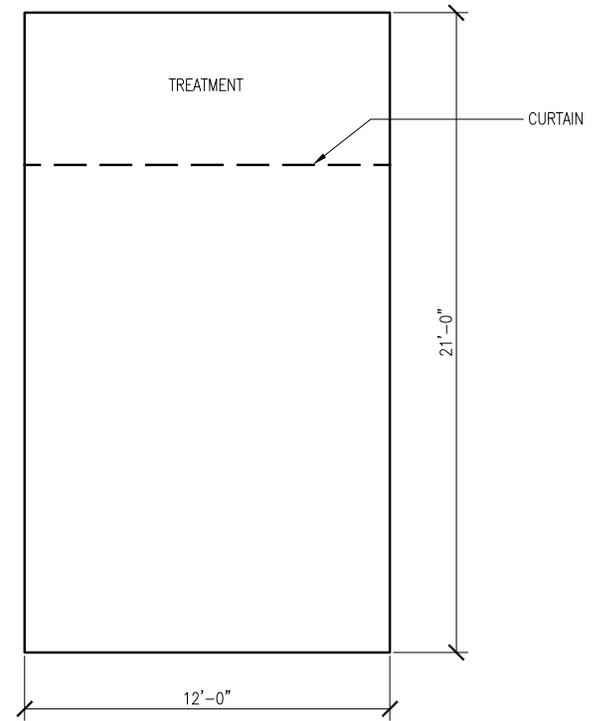
1/4" = 1'-0"

HMC Architects

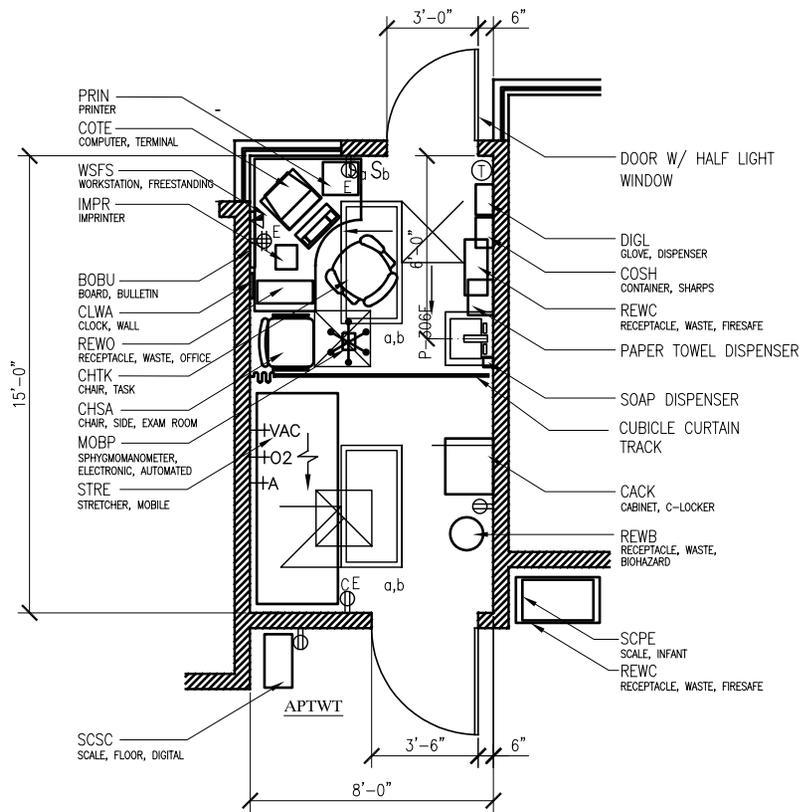
### Physical Therapy

1/4" = 1'-0"

HMC Architects



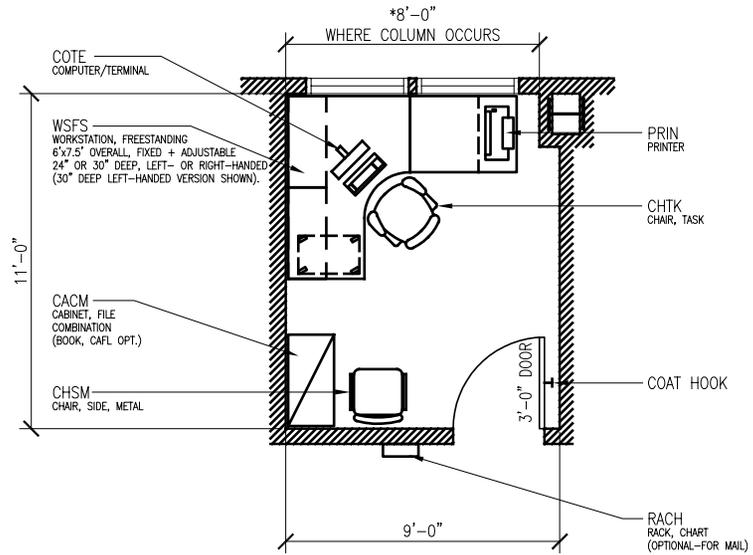
ATTACHMENT A



## Screening Room

1/4" = 1'-0"

HMC Architects



\* DENOTES MINIMUM CLEARANCES  
REQUIRED TO ACCOMMODATE  
LAYOUT

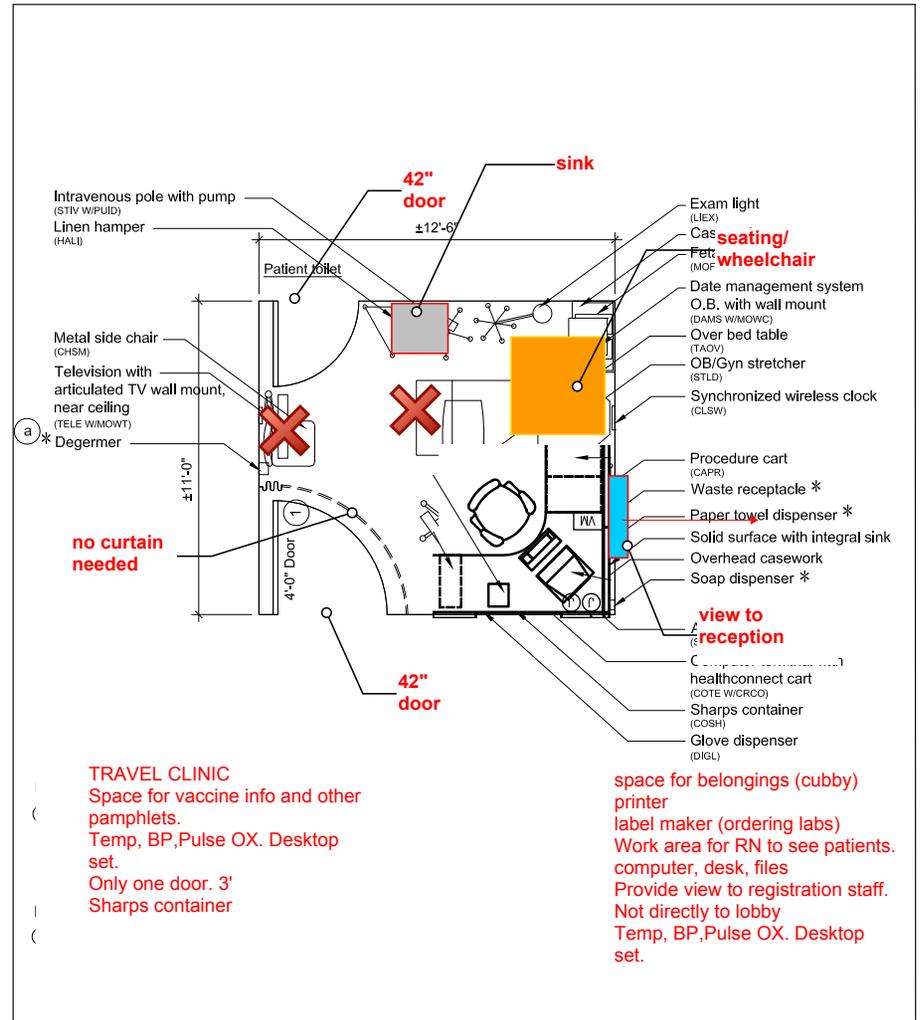
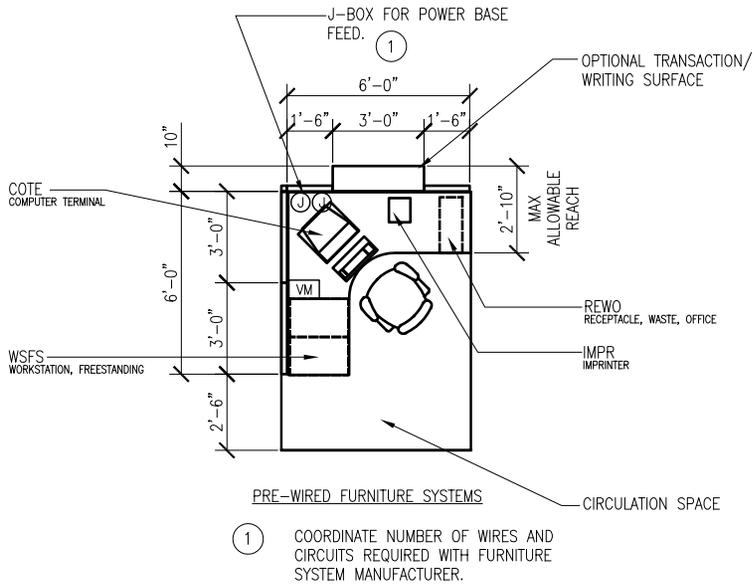
## Telemed

1/4" = 1'-0"

HMC Architects

ATTACHMENT A

ATTACHMENT A



# Registration

1/4" = 1'-0"

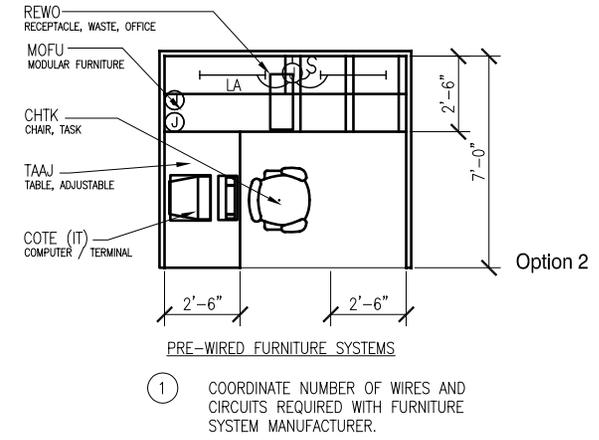
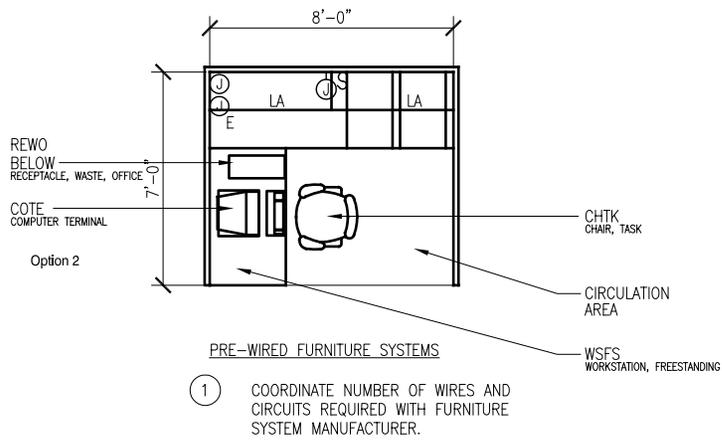
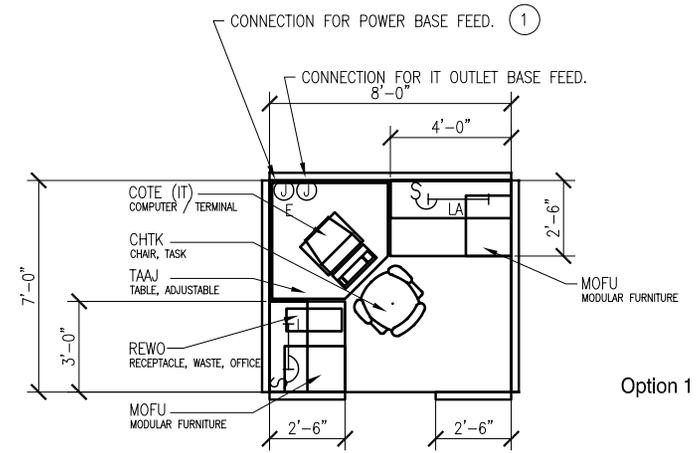
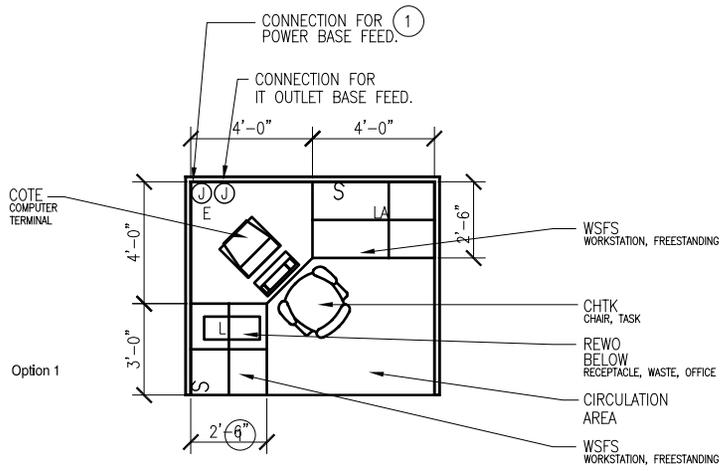
HMC Architects

ATTACHMENT A

Triage Template  
1/4" = 1'-0"

HMC Architects

ATTACHMENT A



## Work Area - Provider

1/4" = 1'-0"

HMC Architects

ATTACHMENT A

## Work Area - Clerical

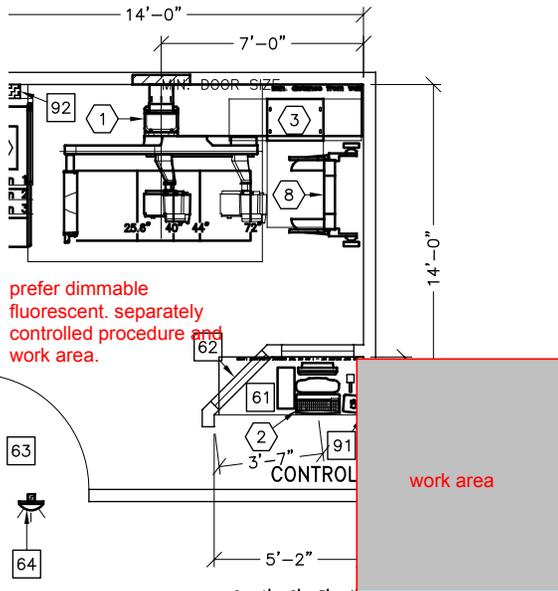
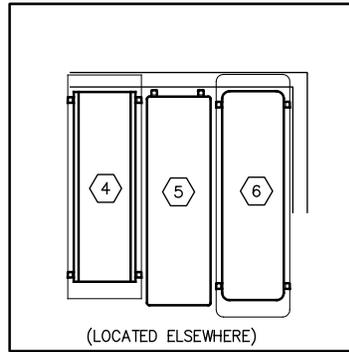
1/4" = 1'-0"

HMC Architects

ATTACHMENT A

NOTE: THIS IS A SUGGESTED LAYOUT BASED OFF OF GE HEALTHCARE PRE-INSTALL MANUAL. PLEASE CONTACT LOCAL PROJECT MANAGER OF INSTALLATION IF YOUR ROOM LAYOUT OR DIMENSIONS ARE DIFFERENT THAN THE LAYOUT SHOWN.

VIZTEK VIZION DR ROOM- 16' x10' 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 vis tech drawing for backing requirements.  
 "IN-USE" LIGHT  
 Record storage-locked.



prefer dimmable fluorescent. separately controlled procedure and work area.

ROOM DIMENSIONS	LENGTH & WIDTH	CEILING HEIGHT
MINIMUM RECOMMENDED:	12'-8" x 13'-2" [3.9m x 4.0m]	9'-0" [2.7m]

SEE APPENDIX "A" FOR POWER SPECIFICATIONS

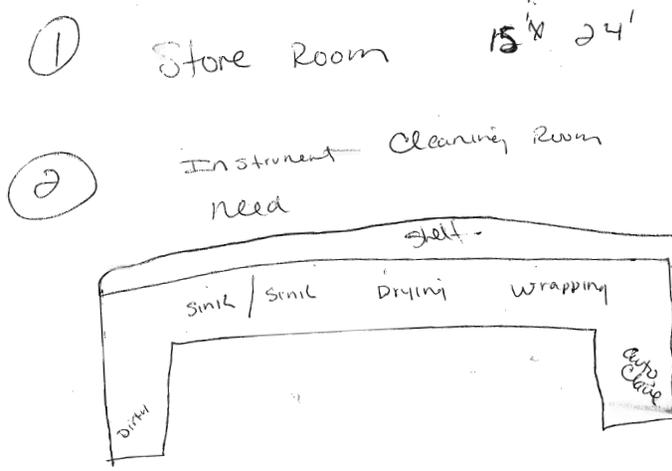
### X Ray Room

1/4" = 1'-0"

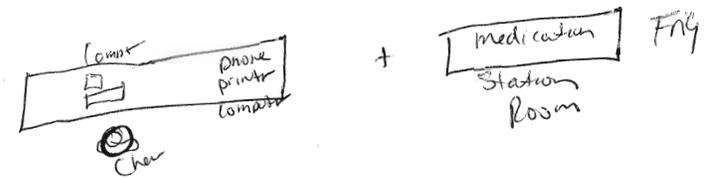
HMC Architects

ATTACHMENT A

ATTACHMENT B



③ Nurse Station Need  
 Counter Height



④ Supply for paper front office

ATTACHMENT B

CAMPUS HEALTH CENTER COTROOM EQUIPMENT *1 obs* *"wish list"*

1. HI – LO GURNEY WITH RAILS AND STORGAE 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, TOWLES, EQUIPMENT, ETC.)
17. NURSES DESK WITH COMPUTER, PRINTER, AND LABLE 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 – Envirco 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 outlet? Extra outlet for Audiometry testing equipment

COT ROOM

Beds x 3 (Electric in the future?) Over bed lights?  
Welch Allyn B/P monitor x 1 – on wheels 23 inch base  
Portable exam/O.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 ultra clave Table top autoclave 15 inches X 22 inches

ATTACHMENT B

8/1/12

EXAM ROOMS 1 – CURRENT INVENTORY

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 1/2" X 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  
HEPA FILTER NEG PRESSURE  
Need 7 outlets in each room

ATTACHMENT B

*(toilet access preferred)*

Colpo 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 1/2 18 1/2
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- 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

ATTACHMENT B

EXAM ROOMS 10

- 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"
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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)

*in building EQ room*

EQUIPMENT TO BE MOVED OR REPLACED

- 3 dental operatory chairs (should be installed and serviced by dental tech.)
- 3 x-ray units *- 2 if they can share between stations*
- 2 vacuum pumps – may need only one *- could be consolidated in EQ room*
- 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 *- in #4*
- 1 ultrasonic cleaner *- in 2 operatories*
- 2 amalgamators *- in 2 operatories*

## PHARMACY EQUIPMENT INVENTORY

AUGUST 1<sup>ST</sup> 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)  
w/ 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 23inches high located work counter and desk.

Three computer desktops with 17" monitors each .

One pill counter with scanner

Two signature pads

One paper shredder 20 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 side shelving units (36 inches wide x 7 inches deep) plus two single side shelving units 46 inches wide x 7 inches deep.

Two sets of 5 drawers under counters : 40 inches high x 24inches wide x 22 inches deep

Three under counter storage drawers for vials 48 inches wide each

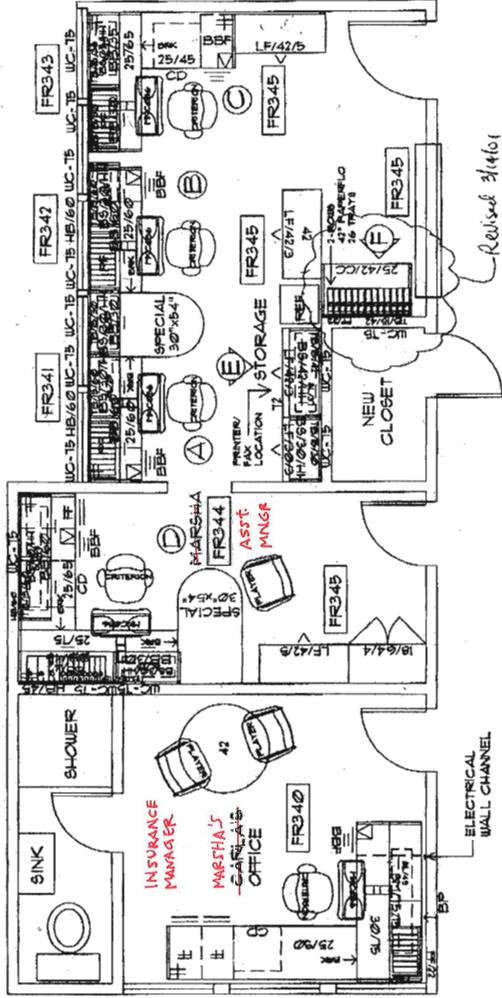
One medication refrigerator 29inches deep x 28inches wide x 60inches tall

One counter 80 inches long x 28 inches deep x 39 inches tall includes a 15x15 inch sink and 24inch wide under sink storage cabinet with door.

One door /consultation area 40inches wide x 86 inches high.

Plans received 3.23.01 from Ann 8/1/12

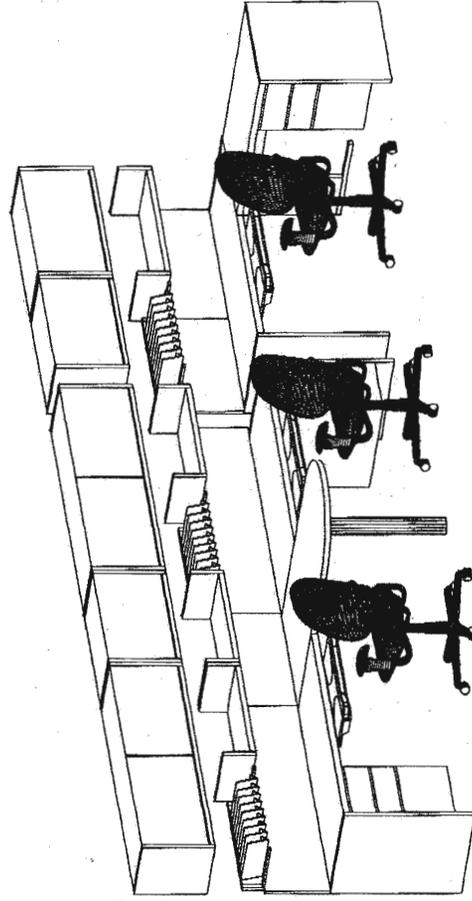
PLAN "D"



UC RIVERSIDE  
VEITCH STUDENT CENTER  
ROOM #100  
NOVEMBER 13, 2000  
UPDATED FEB. 14, 2001  
SCALE: 1/4" = 1' - 0"

PROJECT: 8349

DAVISON DESIGN  
(949) 837-3000  
FAX: (949) 837-3130  
CELL: (949) 300-2121



ISO VIEW OF STATIONS A, B & C

UC RIVERSIDE  
VEITCH STUDENT CENTER  
ROOM #100  
NOVEMBER 13, 2000  
UPDATED MARCH 12, 2001  
SCALE: 1/4" = 1' - 0"

PROJECT: 8349

DAVISON DESIGN  
(949) 837-3000  
FAX: (949) 837-3130  
CELL: (949) 300-2121

8/1/12

UCR Campus Health  
New Laboratory Design  
July 2012

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 (6' x 3')  
2 phlebotomy supply carts; small refrigerator for patient juices and glucola drinks; good overhead lighting; coat hooks and a counter area for patient's belongings; counter space for patient handouts, glove boxes, & sharpstainers. Cupboard for supplies.  
Wall space for bulletin boards displaying various licenses and certificates. 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! *We would like to have 2 B.S.*
4. Central Processing Area - counter area to accommodate a benchtop centrifuge, computer workstation (monitor, CPU, printer, label printer), phone, specimen drop-off bin, *Laminar flow hood* 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 refrig or 1 large laboratory size.
  - (3) Need 2 workstations each with a computer, printer, label printer, and phone.

UCR New Lab Design  
Page 2

- (4) Counter space for printer/fax machine.
- (5) Need cupboards/cabinets/shelves for supplies and large notebooks and texts.
- (6) Area for small desk/drawers, fax machine, and phone. Bulletin board adjacent.
- (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 swings wide open!
- (10) Counter for Urine centrifuge: 18"round X 18"tall
- (11) Counter for Urine Analyzer: 7"wide X 16"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 stain.

\*\*Flooring should be linoleum in the phlebotomy and lab testing areas.



**FIGURE 2**  
**Prescription Filling Station**

If your facility has limited space, be certain to develop a plan that optimizes workflow for staff with an appropriate prescription preparation area.



specialized in hospital pharmacy renovations should have been a prime consideration. Our current designer specializes in hospital pharmacy redesign, and the results of our more recent projects have been better suited to our needs.

To begin the design process, initially meet with the designer and review the blueprints together. Next, we both independently sketch ideal layouts of the space and compare the results, then build consensus and develop the final draft, which is converted to a CAD. Because designing a pharmacy for the first time can be a complex, detailed process, working collaboratively will guarantee the best results.

**Casework Vendor Selection**

Once the pharmacy design is finalized, a vendor must be selected to build the casework. Keep in mind that while the location of the outpatient pharmacy may change in the future, it is unlikely that you will receive budget or approval to fix a faulty design or otherwise upgrade the casework. Therefore, ensure the building materials chosen are high quality: casework must be well-built, functional, flexible, and aesthetically pleasing, while also being affordable. Consider the following factors:

**Casework Style**

Solid construction is one of the most important considerations. However, the casework also should be modular so it can be moved easily to a new location if necessary. Choose hinges that are high quality and include gravity drawers to house vials and lockable cabinets for narcotics. The space should appear clean and uncluttered—ensure that computer network and power outlets are hidden or below the counter. Printers should be stored on sturdy, roll-out shelves. Keep in mind that while it may appear sensible to cut costs by utilizing shared cabinet walls and floating countertops, if the space is ever moved or remodeled, shared workspaces will provide limited flexibility.

**Choosing Construction Material**

Formica is a durable, inexpensive countertop option that gives a pharmacy a rich look. Combining multiple wood grain-styles of Formica can create a beautiful

**FIGURE 3**  
**Modular Prescription Casework**

Since hospital floor plans evolve over time, it is important to approach each location with a personalized plan that allows for future flexibility.



looking pharmacy within a reasonable budget. It is important to ensure that the vendor uses Formica on all surfaces; avoid using a thinner melamine version on secondary surfaces as it may look the same, but is more fragile than Formica. We do not use painted steel, as it does not offer the wide range of colors and aesthetically pleasing feel of Formica wood patterns. Rounded edges on the work counter tops and all drawers and cabinets are preferable to square corners, as square surfaces chip more easily and are less durable. Depending on the materials selected by the hospital and the budget, using solid surfaces, such as Corian, provides superior durability and a polished look.

**Customization Options**

Other options include glass partitions for privacy, glass shelving, rounded end caps on OTC sections, and various types of slotted and pegged backboards. Although the pharmacy's look should be consistent with the rest of hospital, a few unique customizations will increase its visual appeal.

**Project Timelines**

Upon completion and approval of pharmacy plans it typically takes about eight weeks for the casework to be constructed and shipped to the facility; at this point, only two days are customarily required to complete the installation. Once the casework is in place, the pharmacy's computer system is installed; at this point, the facilities staff drills holes in countertops to hide plugs and wires and completes any final items requiring resolution.

To prevent lost work time during the two-day installation, we typically complete a relocation project on the weekend when the pharmacy is normally closed. Moving on the weekend costs more due to increased employee hourly compensation, but these costs are offset by the continuity of care that results from uninterrupted operation. When relocating a pharmacy, one way to control costs is to employ pharmacy technicians to transport the existing drug stock from one location to the other. Using a contractor or multiple-pharmacist labor (it is legally required for a pharmacist to supervise the drugs at all times) will significantly drive up this cost and should be avoided if possible.

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**PHARMACY**  
Purchasing & Products

**FIGURE 4**  
**OTC Medication Area**

The addition of a full line of OTC medications has helped us to significantly grow employee utilization of the outpatient pharmacies.



**Pharmacy Staffing**

KHN uses a productivity coefficient of .18 to .20 hours of staff time for each prescription filled to determine staffing levels in the outpatient pharmacies, using .20 as the standard target goal and .18 as the high goal. This calculation includes both pharmacist and technician staff. For example, if a pharmacy fills 100 prescriptions per day, this justifies 18-20 hours of daily staffing (calculation: 100 x .18 or .20). We always open a new location with a minimum of a full-time pharmacist and technician so that the pharmacist has customer service assistance at all times.

In hospitals with a pharmacy/gift shop combination, the gift shop employs a paid manager/buyer while cashiers are usually comprised of hospital volunteers, who have set weekly schedules analogous to that of paid employees. A point-of-sale system is in place that automatically reorders nondrug items, so pharmacy staff is not responsible for this task.

**Pharmacy Renovation Satisfaction**

Both patients and employees have been extremely satisfied with the results of the new outpatient pharmacy implementations and the renovation projects. Employee satisfaction scores for outpatient staff are typically near the top in the health system.

KHN's new and renovated pharmacies have been aesthetically designed and efficiently structured to improve workflow. The drop-off and pick-up areas are well marked and include a comfortable seating area; pharmacy efficiency is evident based on the average patient wait time of only five minutes. Working closely with administration, we locate new pharmacies in high-traffic areas to ensure easy patient accessibility upon discharge. The addition of a full line of OTC medications has helped us to significantly grow employee utilization of the outpatient pharmacy. We recently extended our services to include a bedside concierge service that delivers discharge medications directly to patients, which has helped safeguard medication compliance and prevent readmissions. The outpatient pharmacy works closely with the inpatient pharmacy to make certain high-risk patients can afford and receive medications prior to discharge.

Our new outpatient pharmacy construction and renovation successes have helped us grow our program tremendously over the last 10 years, and in the future we expect continued success. ■



Jeffrey A. Post, RPh, has been the network director of outpatient pharmacy services and pharmacy benefits at Kettering Health Network (KHN) for the past 13 years. He received his BS in pharmacy from Ohio Northern University. Jeff has designed and opened 10 outpatient pharmacies, along with one long-term care, closed-door pharmacy for KHN. He also is president of Post PharmBen, LLC, Consulting Services, which has assisted several other health systems with a combination of opening new outpatient pharmacies and redesigning the employee pharmacy benefits to improve transparency and use the outpatient pharmacy as a cost savings strategy.

**WHERE TO FIND**

**CAPITAL EQUIPMENT**  
**Cabinets, Shelving, & Storage**

**2finditnow.com**

**Suppliers**

	<b>Metro</b>
Akro-Mills	MMI Systems, LLC
Armstrong Medical Industries	Mott Manufacturing Ltd
Blue Thunder Technologies	<b>NuAire, Inc</b>
Capsa Solutions	Pacific Environmental Technologies, Inc
Carstens, Inc	Pharmacy Cleanroom Solutions, Inc
CCI Group, Inc	R.C. Smith Company
Goelst USA, LLC	Rubbermaid Medical Solutions
H+H System, Inc	RxShelving
H.L. Coshatt Company, Inc	Shelving Design Systems, LLC
<b>Hamilton Sorter</b>	Stanley InnerSpace
Health Care Logistics	Stewart Systems
Herman Miller, Inc	Swisslog
Howard Medical, Inc	Tangent, Inc
Innotech Products, Inc	TGRx
Lab Safety Corporation	Terra Universal
LascoCare	Total Pharmacy Supply, Inc
Liberty Industries, Inc	United Hospital Supply
<b>Medi-Dose, Inc / EPS, Inc</b>	Uniweb, Inc
Medicus Health	
Medline Industries, Inc	

# A.3

## Meeting Minutes: Meeting C(3)

<b>Meeting #</b>	C(3)	<b>Meeting Date</b>	August 9, 2012
<b>Client Name</b>	UC Riverside	<b>Project #</b>	6002005.000
<b>Project Name</b>	UCR Campus Health & Counseling Center DPP 1B		
<b>Purpose</b>	Go-To meeting with PMT to review site studies and preview the next steering committee meeting presentation		
<b>From</b>	Kate Diamond, Principal in Charge		
<b>Attendees</b>	Attendance (X) <b>Name</b>	Partial Attendance (P) <b>Title</b>	<b>Company</b>
	X Kristin Brooke Hill	Princ. Sciences Facilities Planner, CRM	UCR-CRM
	X Blythe Wilson	Sr. Project Manager/Architect	UCR-A&E
	X Jon Harvey	Principal Educational Facilities Planner	UCR
	X Weston Lewis	LEED Analyst	UCR
	X Tricia Thrasher	Principal Environmental Project Manager	UCR
	X Karen Jordan	GIS Analyst	UCR-CRM
	X Uma Ramasubramanian	Principal Analyst	UCR
	X Ken Salyer	Managing Principal	HMC
	X Seena Hassouna	Healthcare Planner	HMC
	X Scott Plante	Senior Project Designer	HMC
<b>Distribution cc</b>	Kristin Brooke Hill (UCR) for distribution		

RESOLVED ITEMS				
Item No.	Comments	Status	Responsibility	Expected Date
1.09	SITE ANALYSIS	Information		

UNRESOLVED ITEMS:				
Item No.	Comments	Status	Responsibility	Expected Date
1.09	SITE ANALYSIS A. <i>This number will need to be confirmed and that it will accommodate staff parking as well.</i> <sup>1</sup> Update 8/06/12- Further discussion will occur at Meeting C with PMT.	Open	<sup>1</sup> UCR (KH)	08/23/12

NEW ITEMS				
Item No.	Comments	Status	Responsibility	Expected Date
3.1	<b>Site Trees</b> A. The discussion with HMC's landscape architect, EPT about potentially significant trees on the site was reviewed, with sycamores and oaks being the desired trees to save or move as a starting point. Many of the other trees could be moved or sold, if deemed unhealthy or of limited value they could be cut down. 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. 1. UCR will have an internal discussion regarding potential sale of trees. D. UCR Grounds has had a practice of removing Eucalyptus and California Peppers trees. 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	Information		

	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 and 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	HMC
	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). 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) 2.	

- 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.

<b>3.6</b>	<b>Structural</b>	<b>Information</b>	
	A. Structural options were briefly discussed: <ol style="list-style-type: none"> <li>1. Platform framed light gauge steel or wood stud</li> <li>2. Steel moment frame</li> <li>3. Steel braced frame</li> <li>4. Concrete systems such as poured in place or precast.</li> <li>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.</li> </ol> B. Future flexibility is essential. <ol style="list-style-type: none"> <li>1. The building should be adaptable to accommodate changes during its life as the CHCC.</li> <li>2. The building should be designed to allow flexibility if it were to change use in the future.</li> <li>3. The building should be designed to allow for future expansion.</li> </ol>		

*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-1\projects\Projects\6002 UCR\005-000\_Repl Campus Health & Counseling Ctr Bldg\05-MM\01.MIMEETING C\MM03\_2012\_08\_09.docx

# A.4

## Meeting Minutes: Meeting D(4)

<b>Meeting #</b>	<b>D(4)</b>	<b>Meeting Date</b>	August 15, 2012																																													
<b>Client Name</b>	UC Riverside	<b>Project #</b>	6002005.000																																													
<b>Project Name</b>	UCR Campus Health & Counseling Center DPP 1B																																															
<b>Purpose</b>	Meeting D - Steering Committee Meeting to review DPP Concept Plans & Initial Cost studies																																															
<b>From</b>	Kate Diamond, Principal in Charge																																															
<b>Attendees</b>	<table border="0"> <thead> <tr> <th>Attendance (X) Name</th> <th>Partial Attendance (P) Title</th> <th>Company</th> </tr> </thead> <tbody> <tr> <td>X Kristin Brooke Hill</td> <td>Princ. Sciences Facilities Planner, CRM</td> <td>UCR-CRM</td> </tr> <tr> <td>X Blythe Wilson</td> <td>Sr. Project Manager/Architect</td> <td>UCR-A&amp;E</td> </tr> <tr> <td>X Cindy Wong</td> <td>Director of Campus Health Center</td> <td>UCR</td> </tr> <tr> <td>X Danny Kim</td> <td>Associate Vice Chancellor &amp; CFAO</td> <td>UCR</td> </tr> <tr> <td>X Jim Sandoval</td> <td>Vice Chancellor – Student Affairs</td> <td>UCR</td> </tr> <tr> <td>X Laura Hammond</td> <td>Director of Counseling Center</td> <td>UCR</td> </tr> <tr> <td>X Jennifer Miller</td> <td>Director – WELL</td> <td>UCR</td> </tr> <tr> <td>X Jon Harvey</td> <td>Principal Educational Facilities Planner</td> <td>UCR</td> </tr> <tr> <td>P Jim Baldwin</td> <td>Academic Senate Representative</td> <td>UCR, Academic Senate</td> </tr> <tr> <td>P Uma Ramasubramanian</td> <td>Senior Physical Planner</td> <td>UCR</td> </tr> <tr> <td colspan="3"> </td> </tr> <tr> <td>X Kate Diamond</td> <td>Principal In Charge</td> <td>HMC</td> </tr> <tr> <td>X Seena Hassouna</td> <td>Healthcare Planner</td> <td>HMC</td> </tr> <tr> <td>X Scott Plante</td> <td>Senior Project Designer</td> <td>HMC</td> </tr> </tbody> </table>			Attendance (X) Name	Partial Attendance (P) Title	Company	X Kristin Brooke Hill	Princ. Sciences Facilities Planner, CRM	UCR-CRM	X Blythe Wilson	Sr. Project Manager/Architect	UCR-A&E	X Cindy Wong	Director of Campus Health Center	UCR	X Danny Kim	Associate Vice Chancellor & CFAO	UCR	X Jim Sandoval	Vice Chancellor – Student Affairs	UCR	X Laura Hammond	Director of Counseling Center	UCR	X Jennifer Miller	Director – WELL	UCR	X Jon Harvey	Principal Educational Facilities Planner	UCR	P Jim Baldwin	Academic Senate Representative	UCR, Academic Senate	P Uma Ramasubramanian	Senior Physical Planner	UCR				X Kate Diamond	Principal In Charge	HMC	X Seena Hassouna	Healthcare Planner	HMC	X Scott Plante	Senior Project Designer	HMC
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<b>Distribution Cc</b>	Kristin Brooke Hill (UCR) for distribution																																															

**RESOLVED ITEMS**

Item No.	Comments	Status	Responsibility	Expected Date

**UNRESOLVED ITEMS:**

Item No.	Comments	Status	Responsibility	Expected Date
1.09	<b>Site Analysis</b> A. <i>This number will need to be confirmed and that it will accommodate staff parking as well.</i> <sup>1</sup> Update 8/15/12- HMC presented parking information at meeting D and discussed with the steering committee. See 4.6 for further updates.	Open	<sup>1</sup> UCR/HMC	08/15/12

NEW ITEMS Item No.	Comments	Status	Responsibility	Expected Date
4.1	<b>Site Analysis</b>  Refer to <i>Attachment A – UCR CHCC Meeting D.</i> 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. <b>UCR will confirm the size of the current storage unit</b> <sup>1</sup>	Information	<sup>1</sup> UCR	08/24/12
4.2	<b>Review of Scheme A / The Courtyard</b>  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.	Information		

	H. It was decided that Scheme A is worth investigating further.			
<b>4.3</b>	<b>Review of Scheme B / Recreation Mall Plaza</b>	<b>Information</b>		
	<p>A. The large plaza at the Recreation Mall hides the building.                  B. Visibility is a concern, as students feel current Campus Health Center facility is not very visible.                  C. The setback does not pull students into the building from the Student Recreation Center.                  D. The building lacks street presence                  E. Not as successful as Scheme A.                  F. It was eventually decided that Scheme B should be eliminated from consideration.</p>			
<b>4.4</b>	<b>Review of Scheme C / Edinburgh Plaza</b>	<b>Information</b>		
	<p>A. Scheme C was seen as being successful in engaging the western "build to" line and establishing a relationship with the Student Recreation Center                  B. The activation of the breezeway is a concern.                  C. Concern about too much privacy at rear courtyard.                  D. The option to "flip" Parking and the courtyard to reduce the development footprint was suggested.                  E. There was a preference for the courtyard remaining to the north to allow for better views from the building and to keep the courtyard connected to the Recreation Mall path.                  F. The breezeway is tough to articulate, and could become a dead zone if not activated properly.                  G. Some suggestions to mitigate this possibility were:                  1. A "Grab and Go" food or coffee cart could be used to activate the breezeway. Demand would have to be demonstrated to dining services.                  2. Developing the floor above the breezeway to allow for light wells through the second floor.                  H. Courtyard space in Scheme C is contained, and could be used for movies and Well events.                  I. It was decided that Scheme C is worth investigating further.</p>			
<b>4.5</b>	<b>Design Criteria Matrix</b>	<b>Information</b>		
	<p>Refer to ATTACHMENT A- UCR CHCC Meeting D, page 25 Design Criteria Matrix                  A. HMC presented the design criteria it has used to develop the current schemes.                  B. The group reviewed the matrix and agreed that it addressed the relevant issues for the project at this stage.                  C. The key issues addressed are:                  1. Sense of Place                  2. Connectivity                  3. Parking                  4. Sustainability                  5. Constructability                  6. Flexibility                  D. Scheme A was rated highest on the matrix. Some of the strongest points were:                  1. Holds the corner at Linden and Florida                  2. The Well has a strong identity in its own building                  3. The courtyard uses an existing tree as a primary feature.                  E. The matrix will be updated and adjusted as the design process continues.</p>			
<b>4.6</b>	<b>Parking</b>	<b>Information</b>	<sup>2</sup> UCR	08/22/12
	<p>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 members.                  C. The following information was provided by the steering committee in the meeting:                  1. Clinic appointments are scheduled in 15-minute intervals.                  2. Some procedures may last 30 minutes.</p>			

	<p>3. The actual patient visit is about 30 minutes, from check-in to discharge.                  4. Current clinic client parking is estimated to be 20 spaces, and is shared with counseling.                  5. The Well only needs vendor parking during the day and could use clinic client parking at night.                  i. The estimated number of spaces needed is two.                  6. 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.                  7. Currently staff parking is a 10 to 20 minute walk from the Veitch clinic.                  D. 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.                  E. Options to manage parking require input from Transportation &amp; Parking Services (TAPS).                  F. Project to provide bicycle parking.  <b>G. 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.</b><sup>2</sup></p>			
<b>4.7</b>	<b>Initial Cost Studies</b>	<b>Information</b>	<sup>3</sup> HMC	TBD
	<p>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&amp;3 Equipment was not included in the TPC.                  1. The cost range for equipment would be in the range of 1-2 Million dollars. The range is dependent upon how much existing equipment in the Vietch building can be taken to the new CHCC.                  D. There was general agreement with the format of the cost model. Further refinements suggested by the group were:                  1. Identify a line item for site work related to existing trees                  2. <b>Provide Assignable Square footage number to Danny for pricing comparison</b><sup>3</sup>                  i. <b>HMC will revise the program to calculate ASF based on discussions with the PMT</b></p>			
	<p>E. Danny Kim to contact Mike Miller to determine potential building maintenance costs.</p>			

*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: TBD Date: Location:

**Attachments** Attachment A – UCR CHCC Meeting D

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Meeting # 4

Date August 15, 2012  
Time 1 - 4 pm

Attendees

**PMT:**

Kristin Hill  
Blythe Wilson

**HMC Architects:**

Kate Diamond  
Seena Hassouna  
Scott Plante

**UCR:**

Tim Ralston  
Jim Sandoval  
Danny Kim  
Susan Allen Ortega  
Cindy Wong  
Laura Hammond  
Jennifer Miller  
Jon Harvey  
Uma Ramasubramanian  
ASUCR, GSA, Academic Senate

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

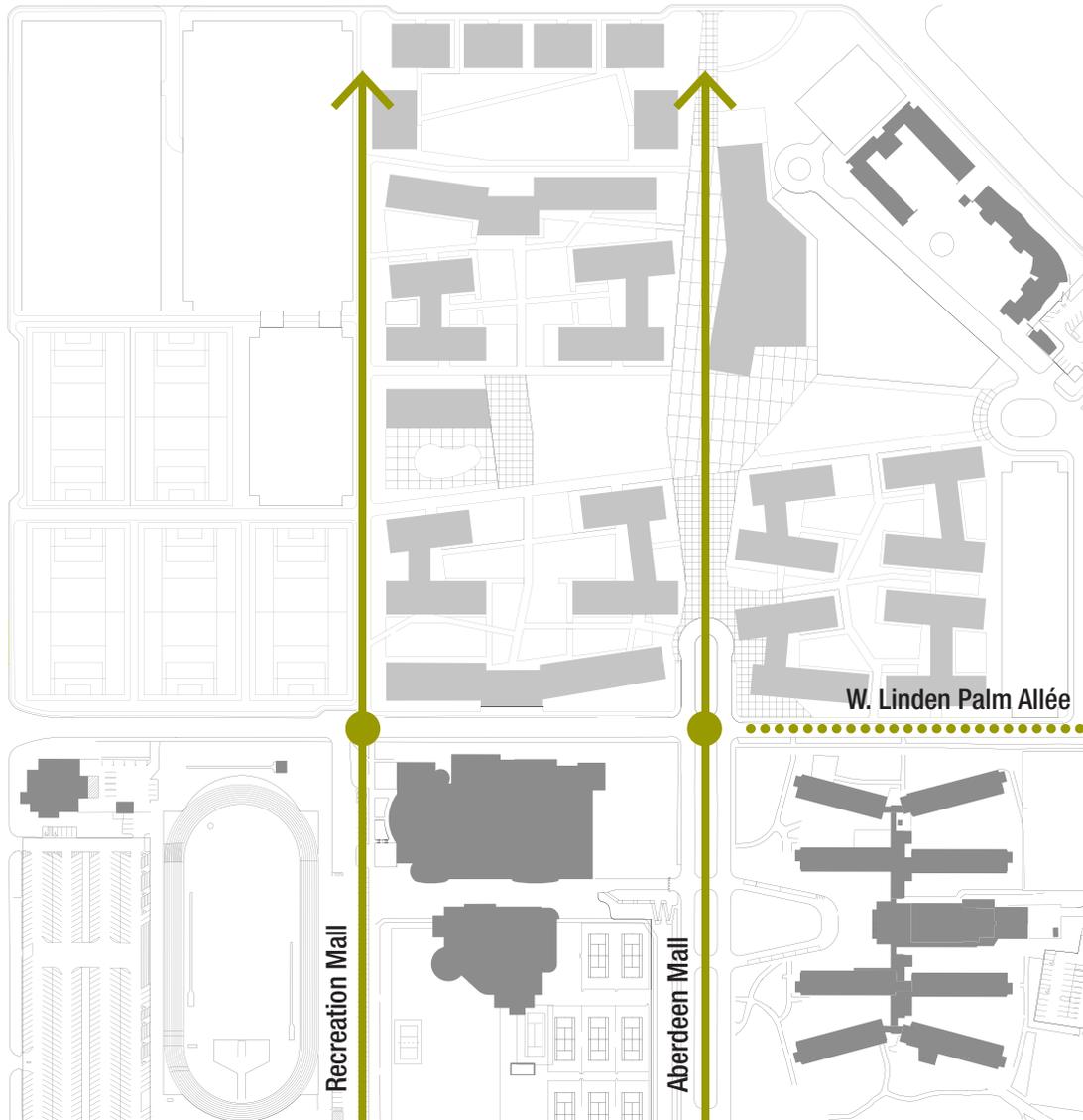
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Steering Committee meeting to review DPP Concept plans & Initial Cost study.doc

# CHCC Key design criteria

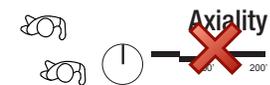
- Sense of Place
- Connectivity
- Access
- Parking
- Sustainability
- Constructibility
- Flexibility

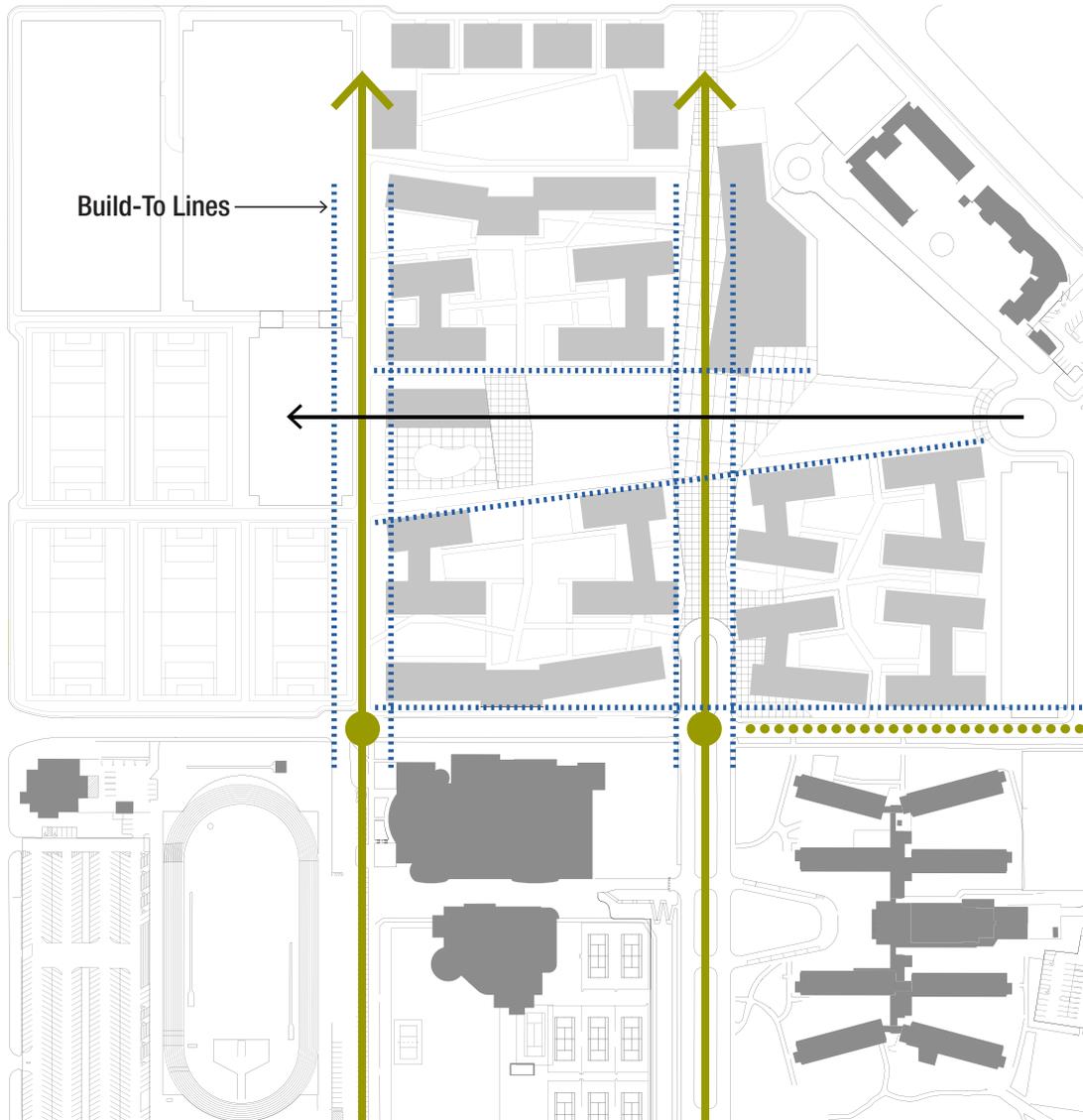
UCR Student Health & Counseling PROJECT DESIGN CRITERIA MATRIX	STUDY A - THE COURTYARD		STUDY B - REC MALL PLAZA		STUDY C - EDINBURGH PLAZA	
	Rating	Comments	Rating	Comments	Rating	Comments
<b>Sense of Place</b>						
Preserves neighborhood community feel	2		2		3	buffer to rec mall
Relationship to rec center and mall	3	Strong well "Front Door"	-1	deep setback	3	strong corner presence
Relationship to Aberdeen mall	-1	set farther back	-1	deep setback	2	future building zone available
Street presence on Linden	2	Good rhythm of solid and void	1		3	creates gateway with rec center
<b>Connectivity</b>						
To main campus	3		3		3	
To Rec Center	3	Strong well "Front Door"	1	shared entry for all	3	Strong well "Front Door"
To current neighborhood	1		1		2	
To future housing development	2		1		3	
<b>Access</b>						
Ease of Access for Emergency Responders	-2	Through neighborhood	2		2	from linden
Pedestrian and bicycle	3	Rec mall proximity	1	further from rec mall	3	Rec mall proximity
Motor vehicle	2		2		3	efficient parking
Public Transportation						
Service vehicles and deliveries	-1	May be through neighborhood	1		1	
Privacy/ anonymity for counseling clients	3		3		3	
Openness for the well	3		2		3	
Clarity for health, Dental, Pharmacy and Lab	3		2		2	
<b>Parking</b>						
In line with campus parking planning		TBD		TBD		TBD
Sensitivity to existing neighborhood	2		2		3	connects to open space
Sensitivity to existing trees	-1	Max parking may remove trees	-1		-2	Max tree adjustment
Availability of Dedicated Health Clinic & Counseling Parking	2		3		3	
proximity of Staff Parking	2	close to lot 24	2	close to lot 24	2	close to lot 24
Availability of Over flow parking for classes/workshops	2	closer to lot 24	1		2	closer to lot 24
<b>Sustainability</b>						
Building orientation	3	good daylighting opportunity	3	good daylighting opportunity	2	more careful strategies needed (A&P)
Tree preservation	3	No trees removed by building. Trees featured	2	Few trees removed by building	-1	Max tree adjustment
Small footprint	2		3		2	
<b>Constructibility</b>						
Impact to existing utilities	3		3		-1	close and build on Plumb
Impact to existing neighborhood streets	3		-1	close Plumb	-1	close and build on Plumb
Impact to existing housing units (loss of use & replacement cost)	-1		-1		-1	
<b>Flexibility</b>						
Future expansion capability	3	Eastern expansion for clinic or other	3	Western expansion for clinic or other	2	Eastern expansion for clinic or other
Ability to accommodate future uses within the current footprint	3	simple footprint	3	simple footprint	2	simple footprint
After-hours use capability	3	Separate joint use			3	separate entry option
<b>Rating:</b>	<b>TOTAL</b>	<b>55</b>	<b>TOTAL</b>	<b>42</b>	<b>TOTAL</b>	<b>54</b>



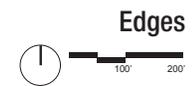
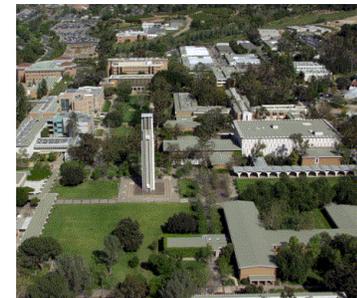
The conceptual Dundee Plan builds upon UCR's modernist tradition of linked axiality.

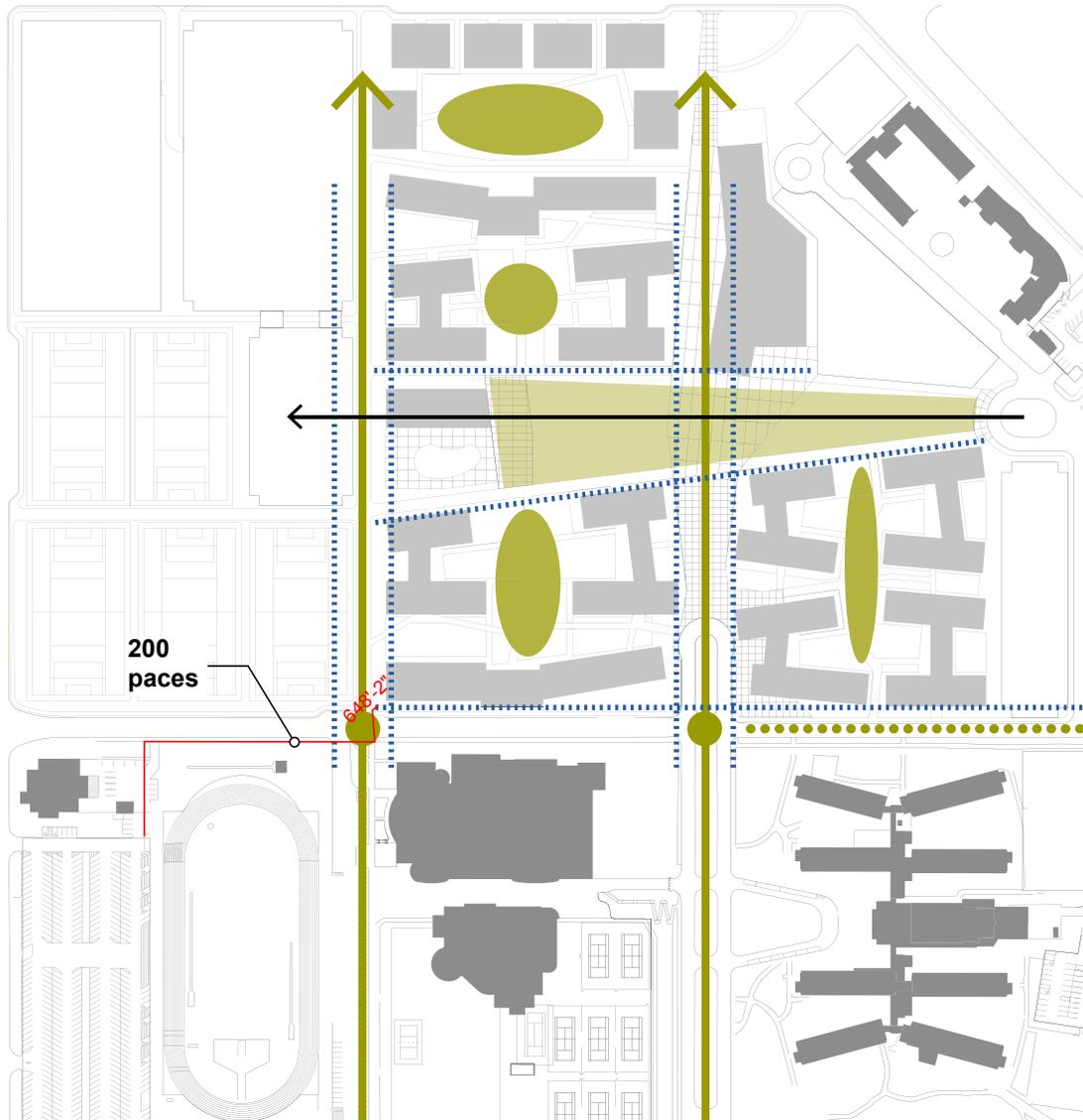
A palm allée lines West Linden Street, at the south edge of the site.



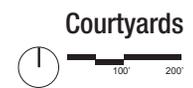


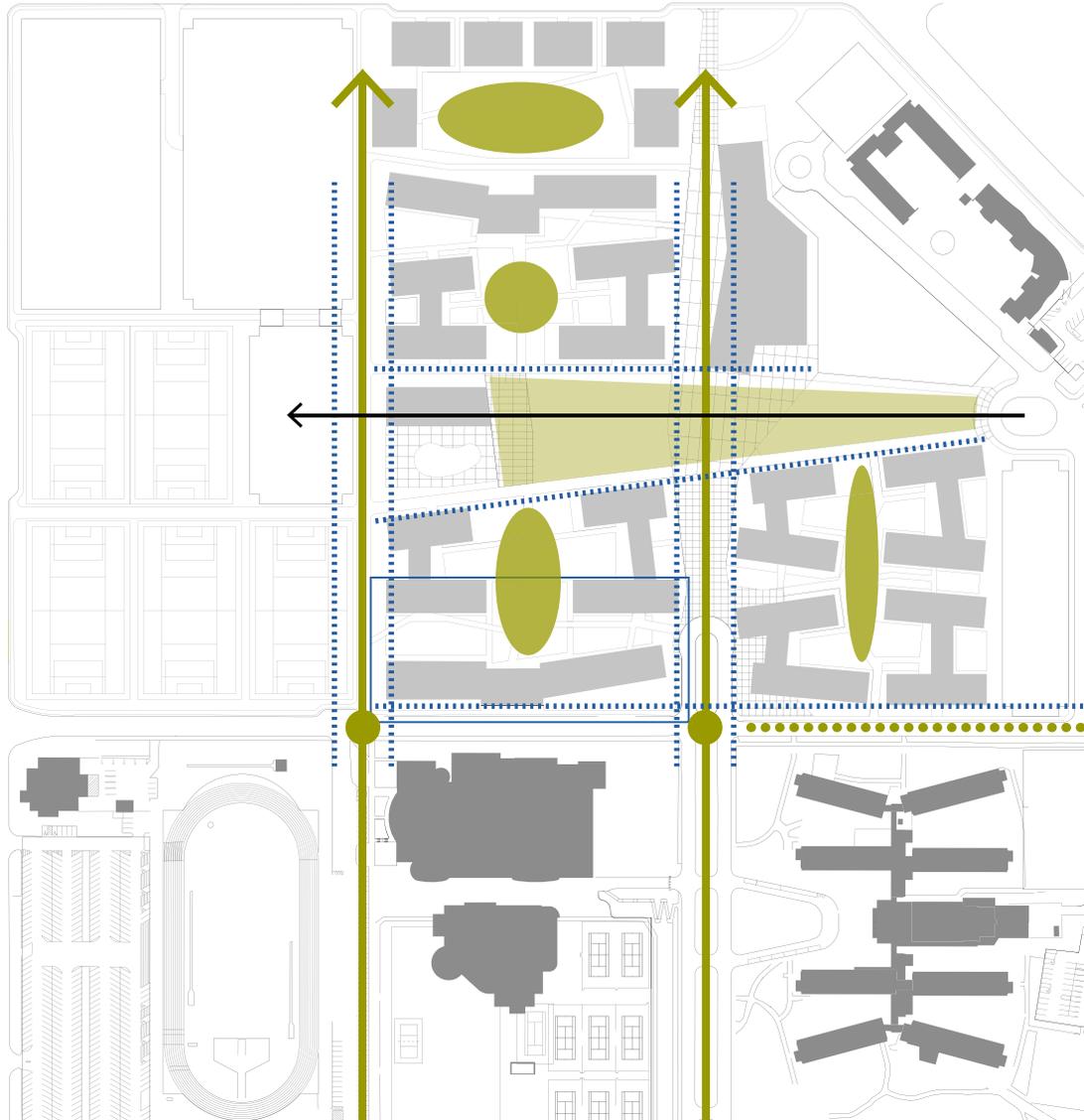
Build-to lines strengthen the axially of the landscaped malls and create a defined edge and framework for campus buildings.



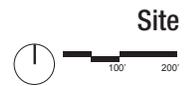
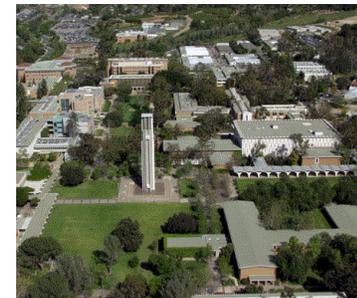


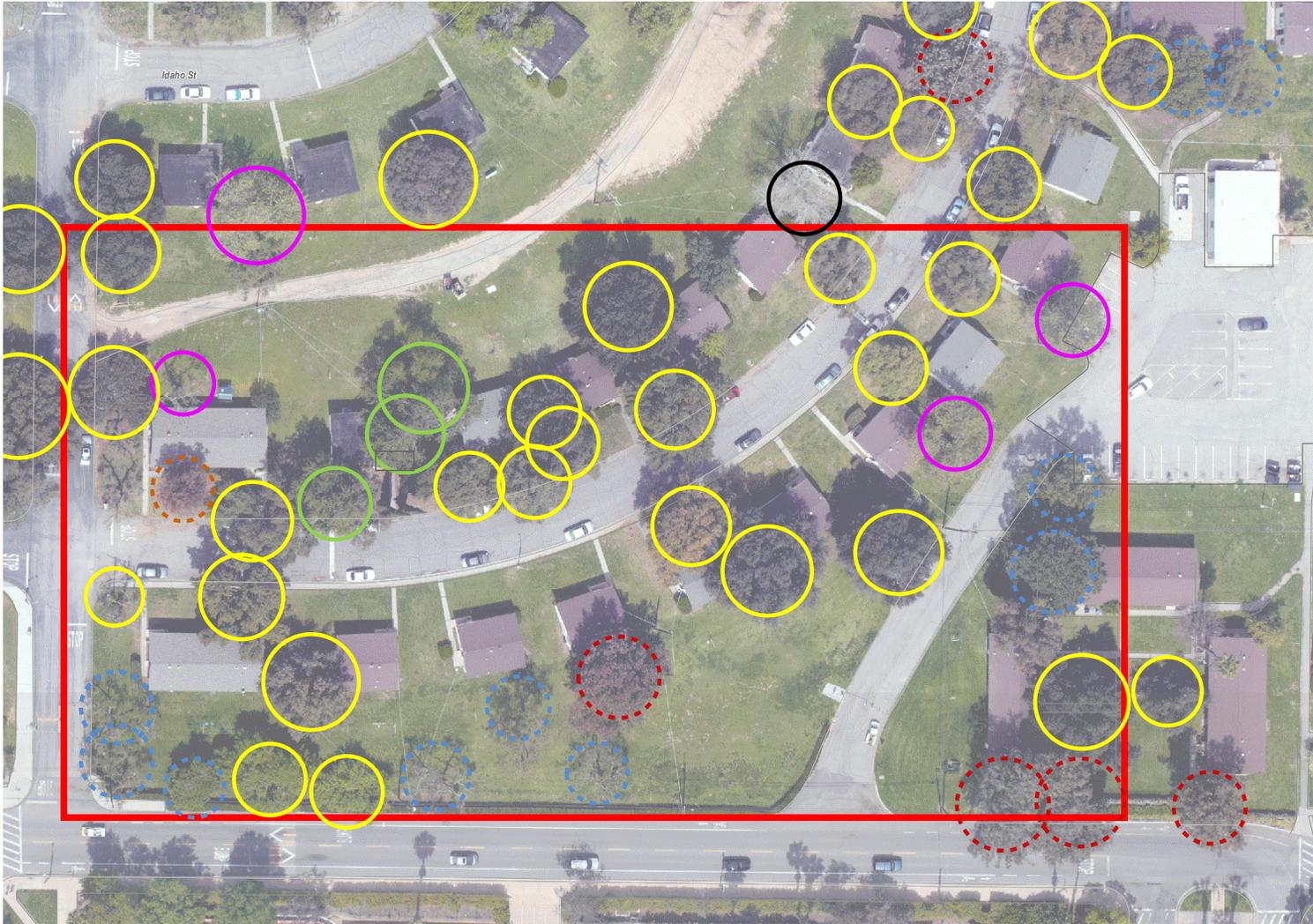
Courtyards of differing scales and shapes line the inner portions of the campus building blocks, providing spaces for respite.





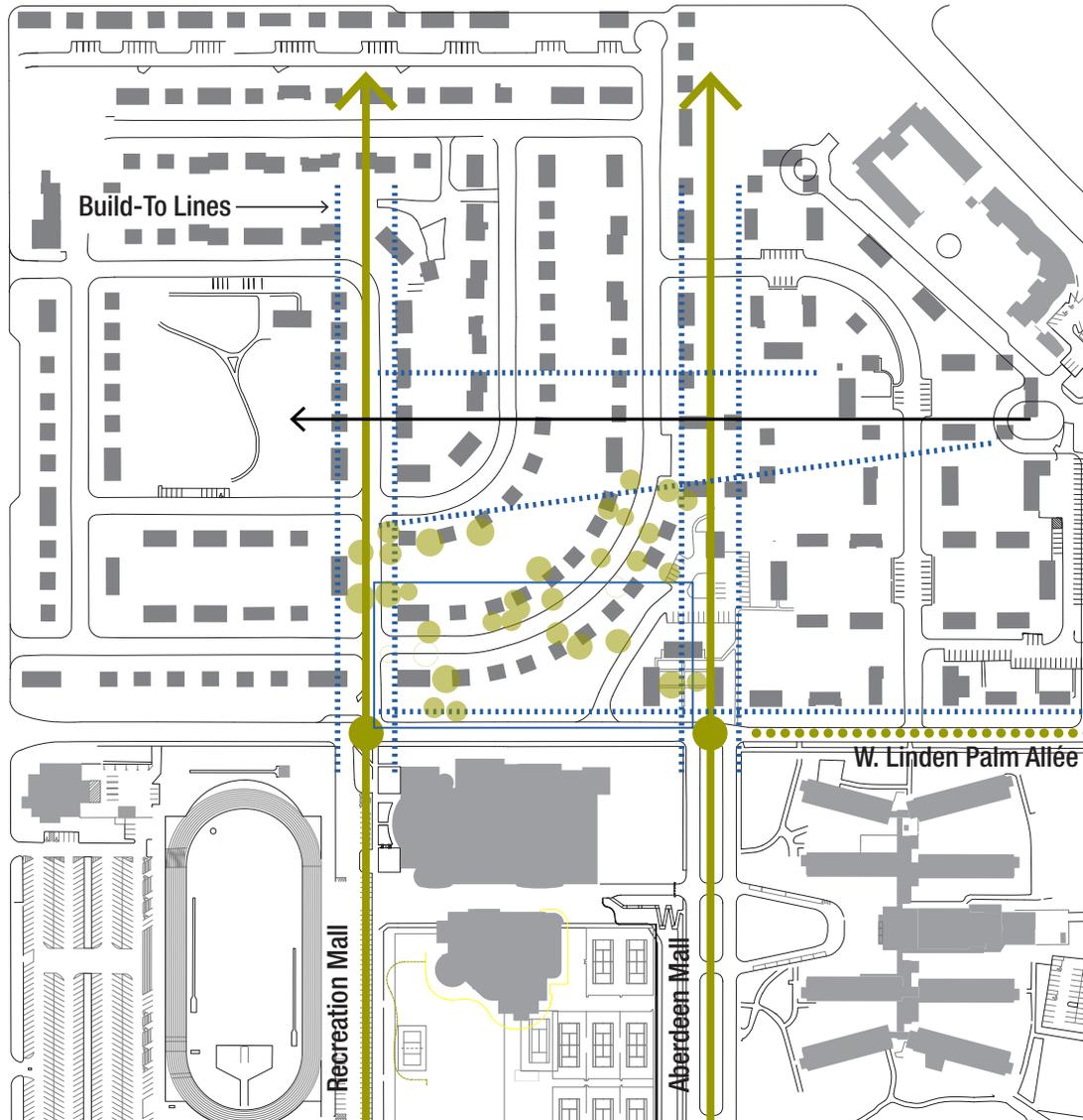
The site is defined by three edges: the Recreation Mall, the Aberdeen Mall, and West Linden Street. The northern edge is more fluid.



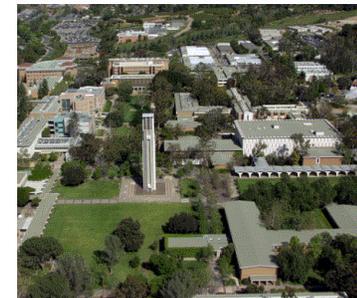


- 
**Oaks**
  - Protected in place
  - Moved or relocated
  - Candidate for resale
- 
**Sycamores**
  - Possess allergens
  - Preferred campus tree
  - Protect, move, relocate
- 
**Chinese Elm**
  - Weed tree
- 
**Cottonwood**
  - May be native
  - Candidate for resale
- 
**Pine**
  - May be removed
  - Candidate for resale
- 
**California Pepper**
  - Not native
  - Highly invasive
  - Candidate for resale
- 
**Eucalyptus**
  - Not native
  - Danger of falling limbs
  - Remove / no resale





The framework principles of the UCR / Dundee Plan become an existing condition of the selected site.



Existing Conditions

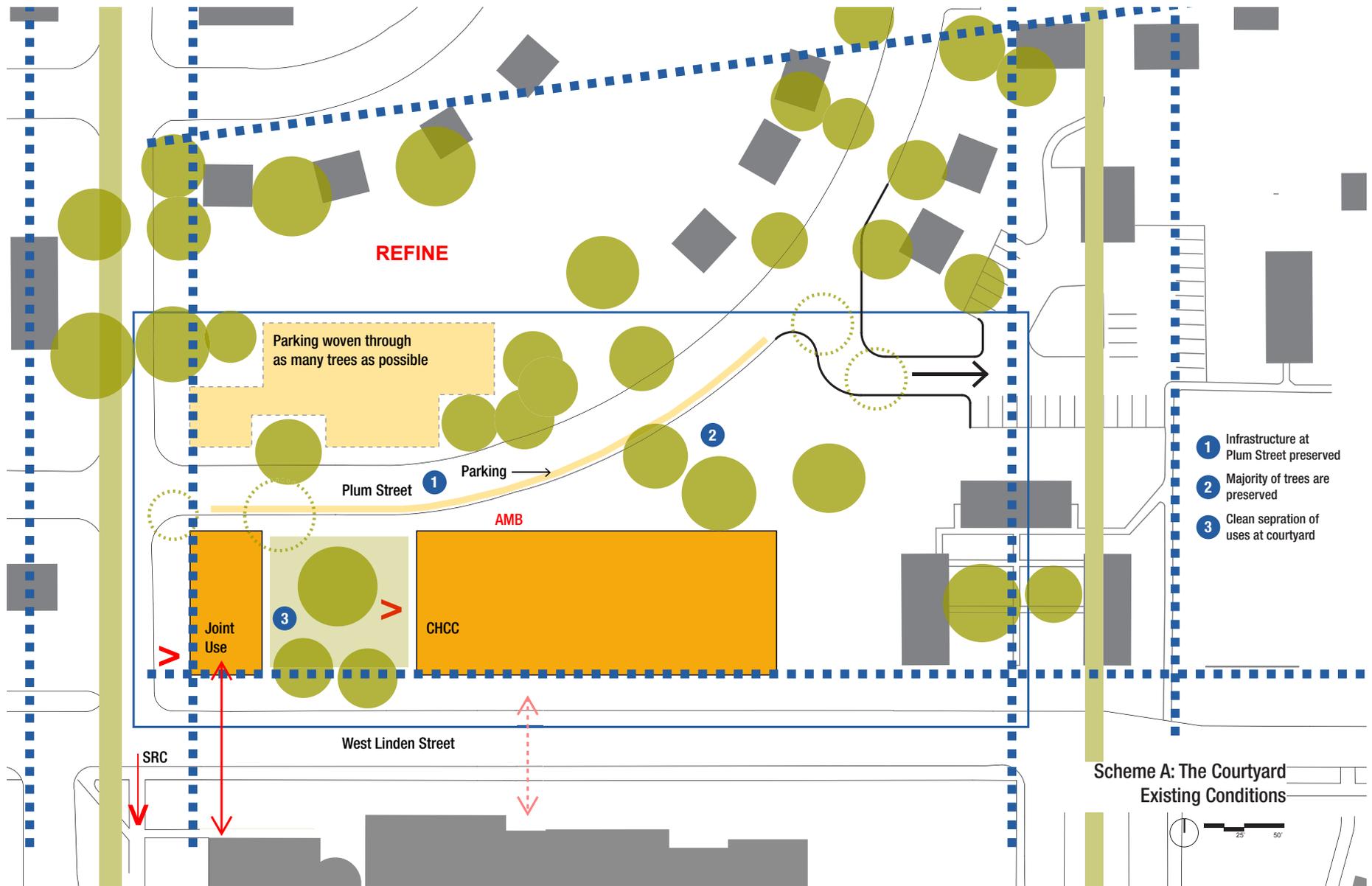


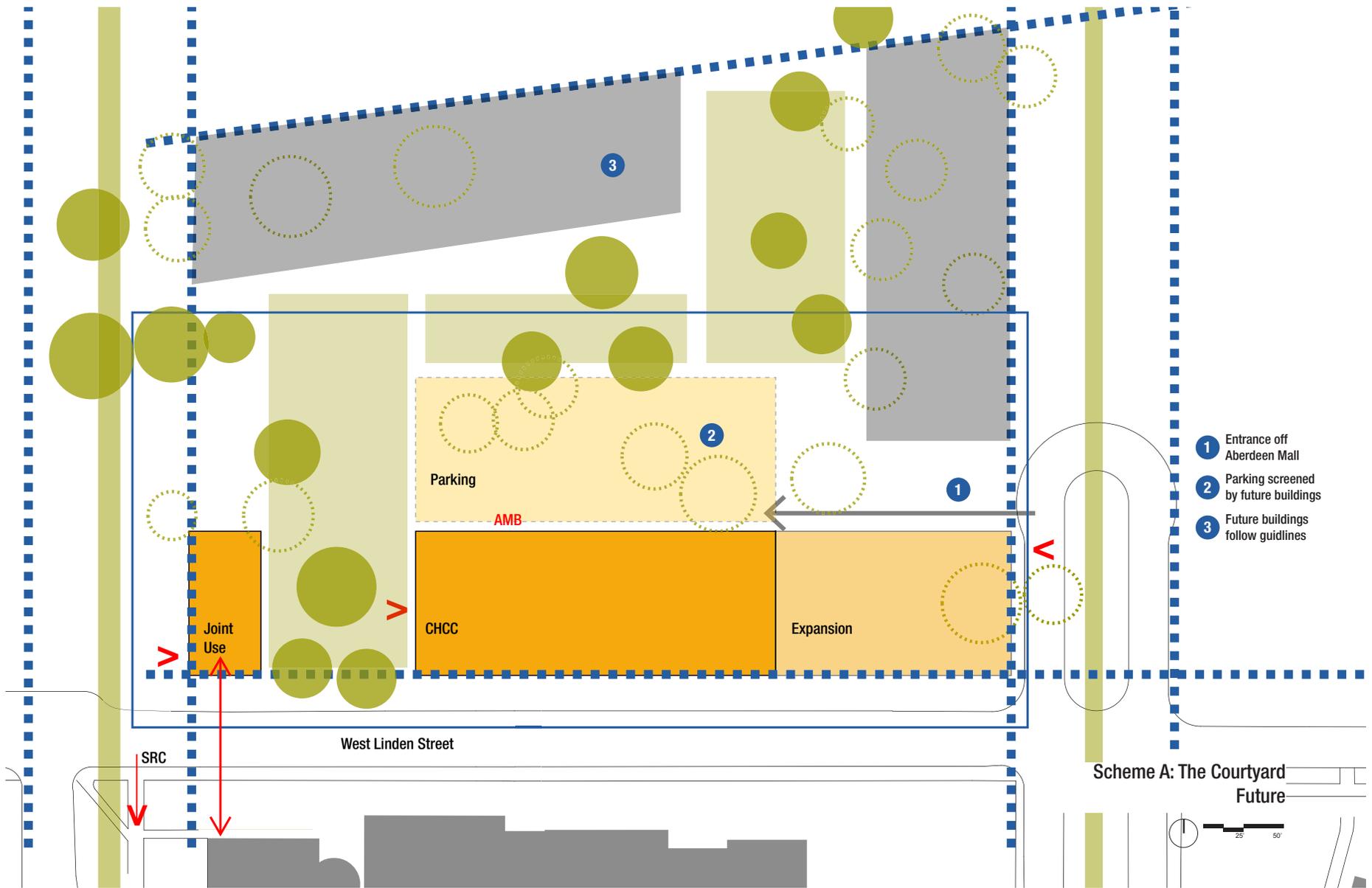


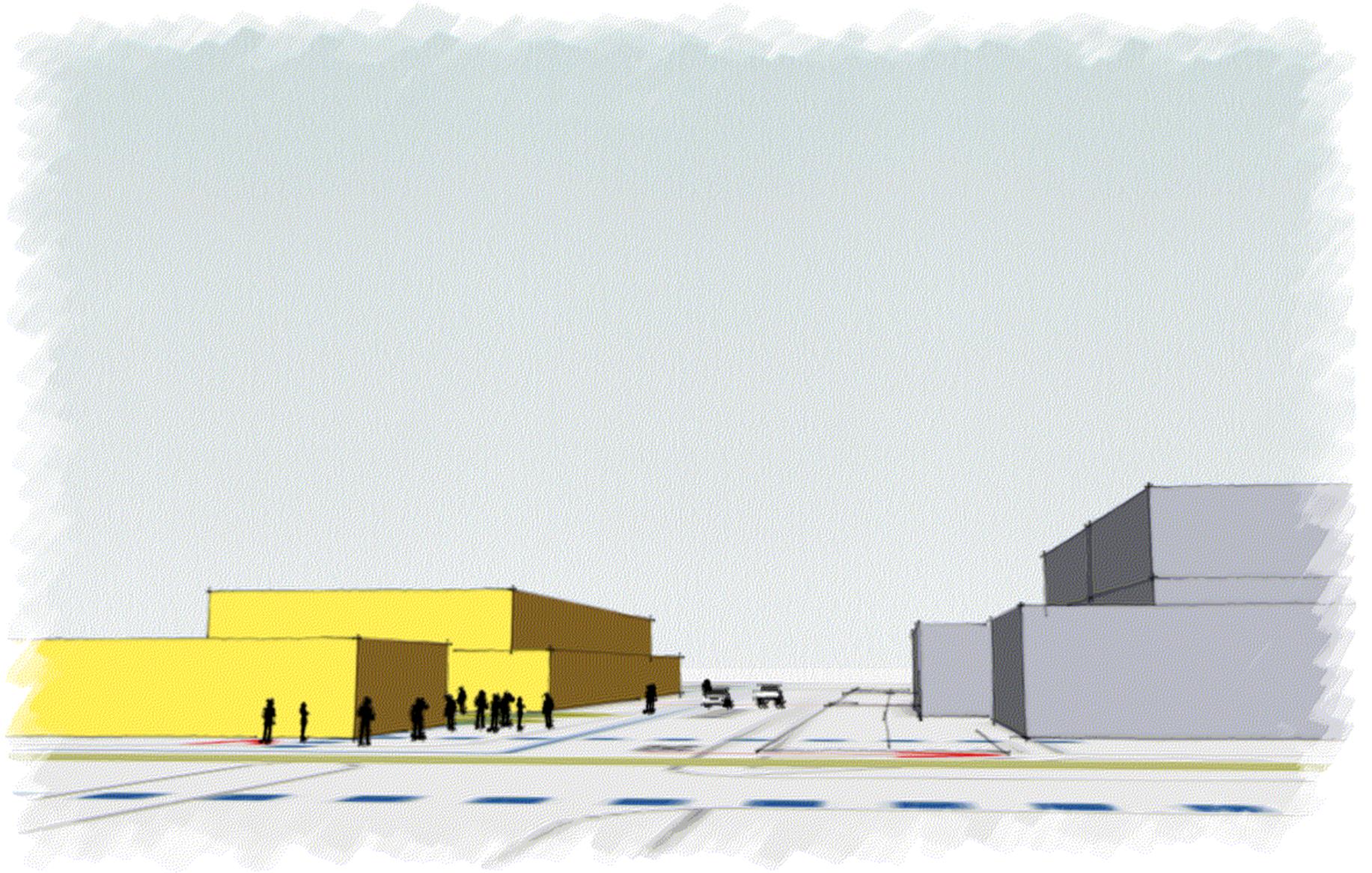
Oak and sycamore trees are located on the site, and healthy and mature specimens must be either protected in place or relocated.

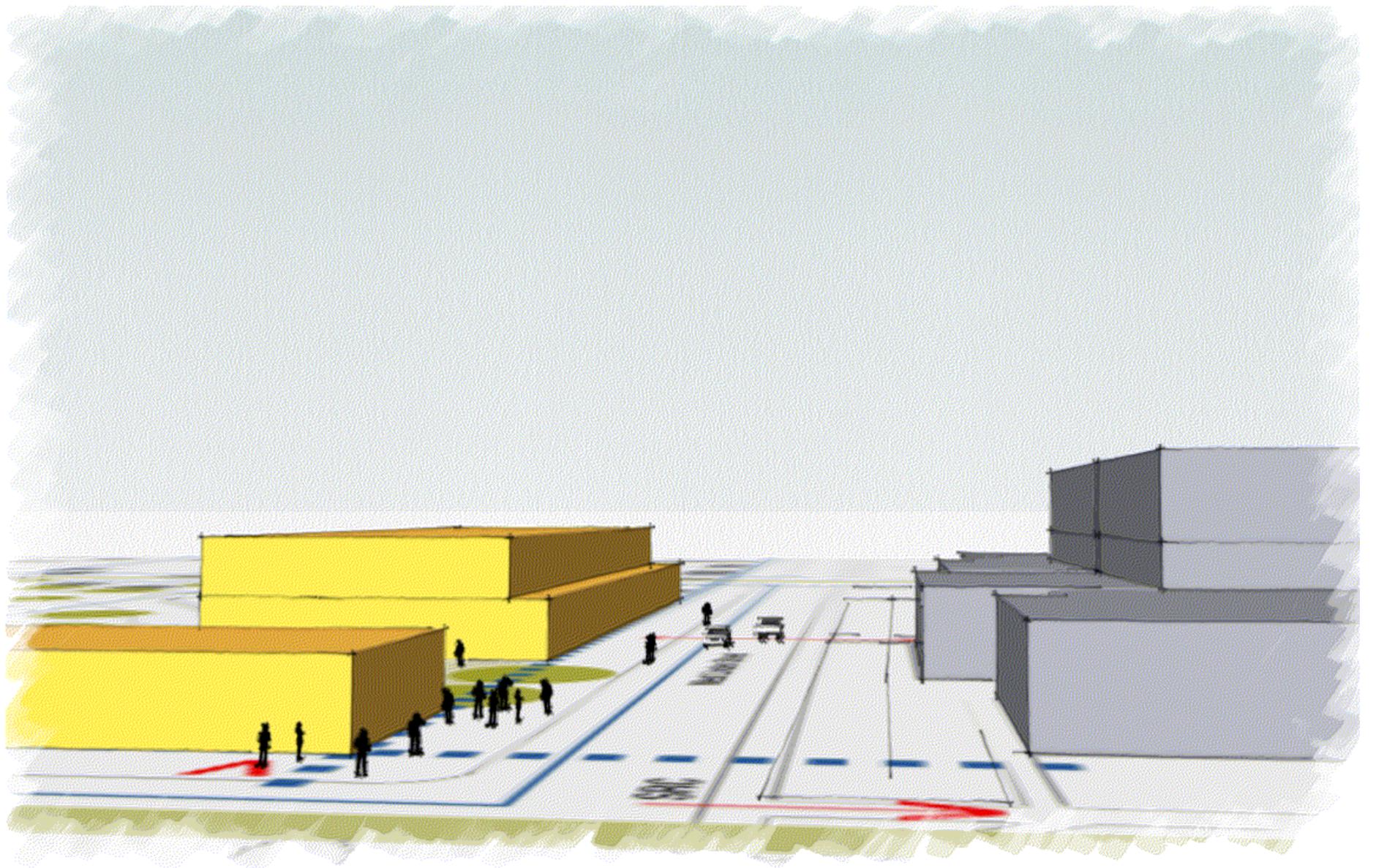
 Oak / Sycamore

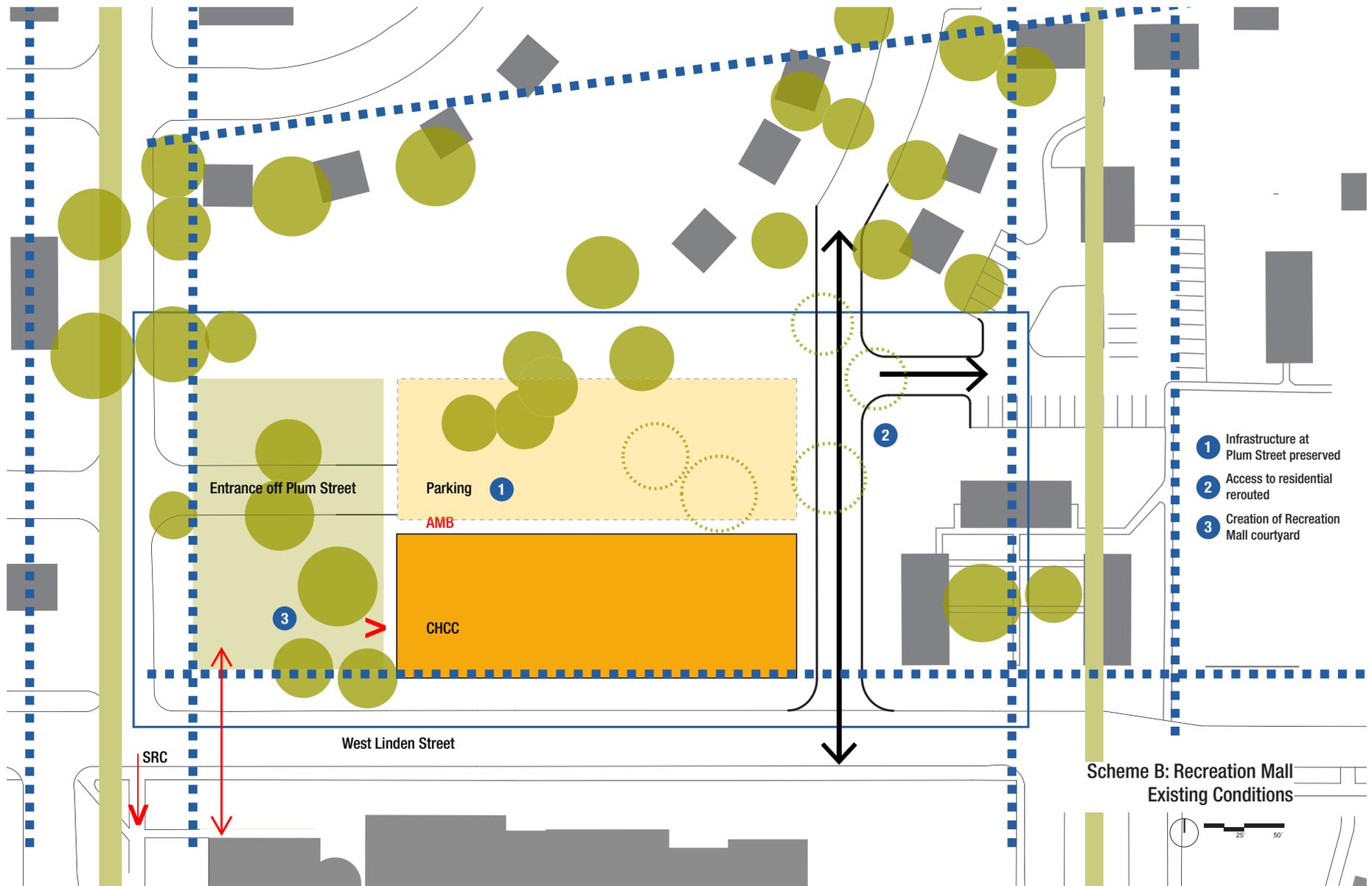


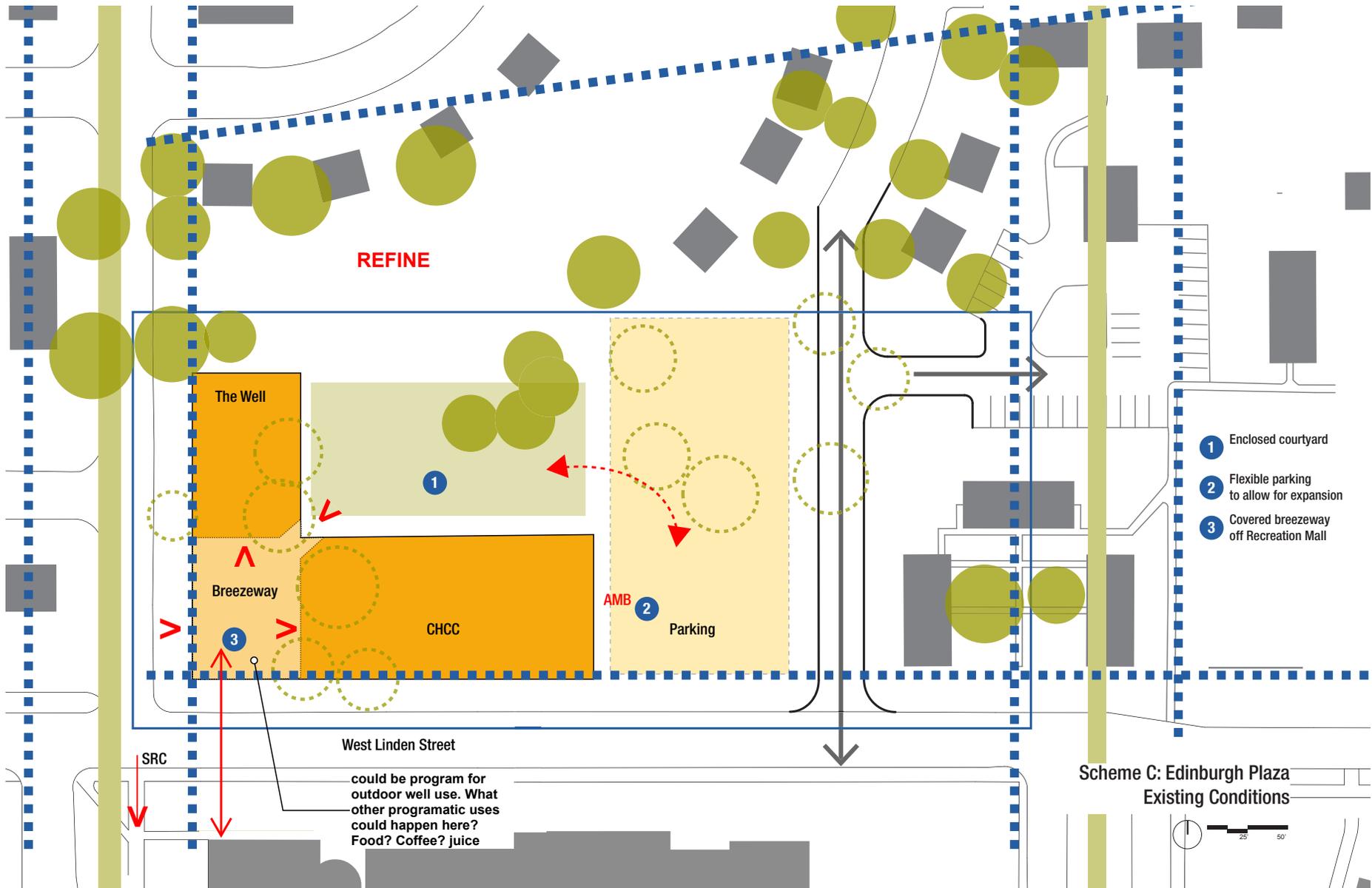


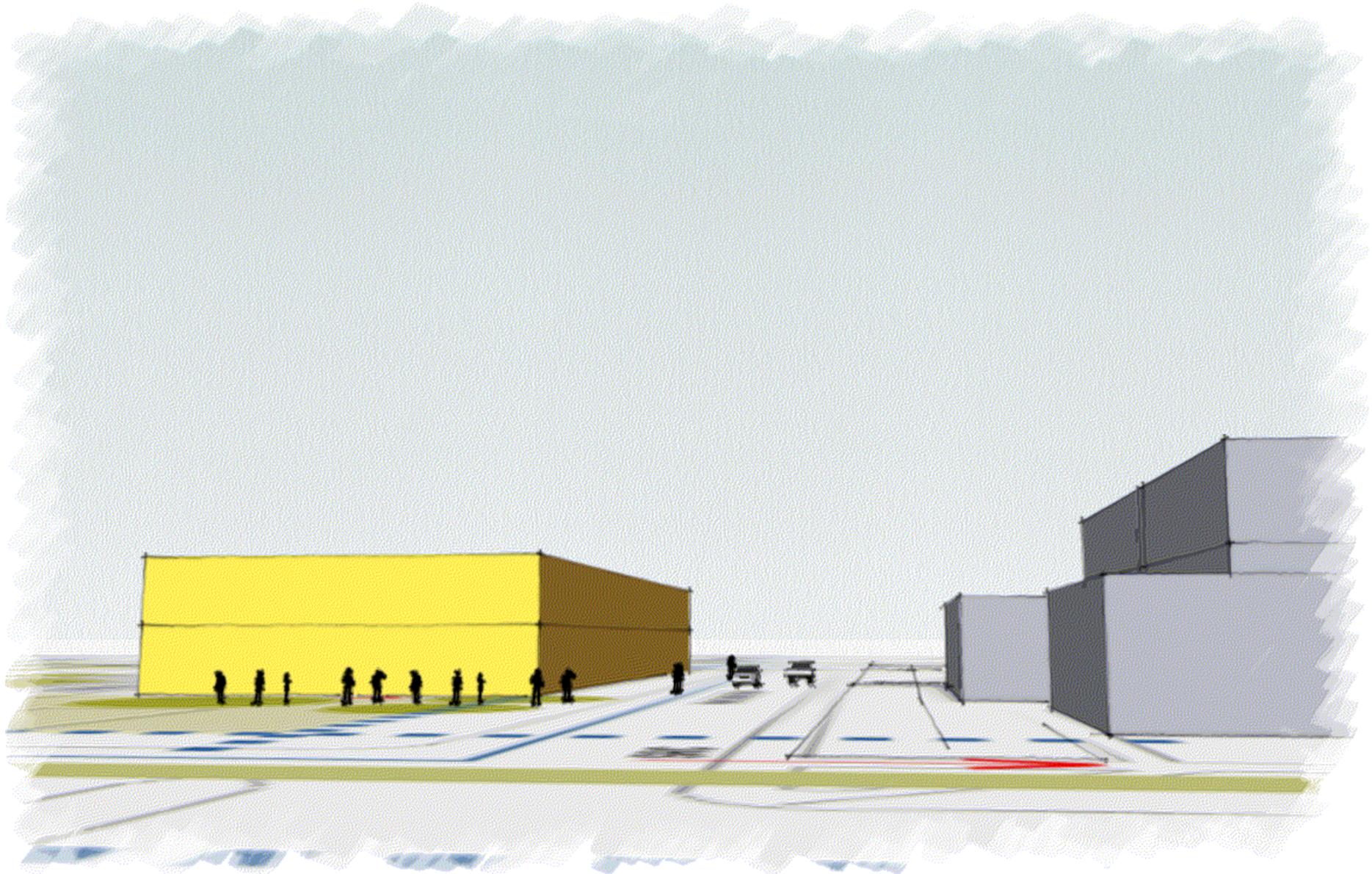


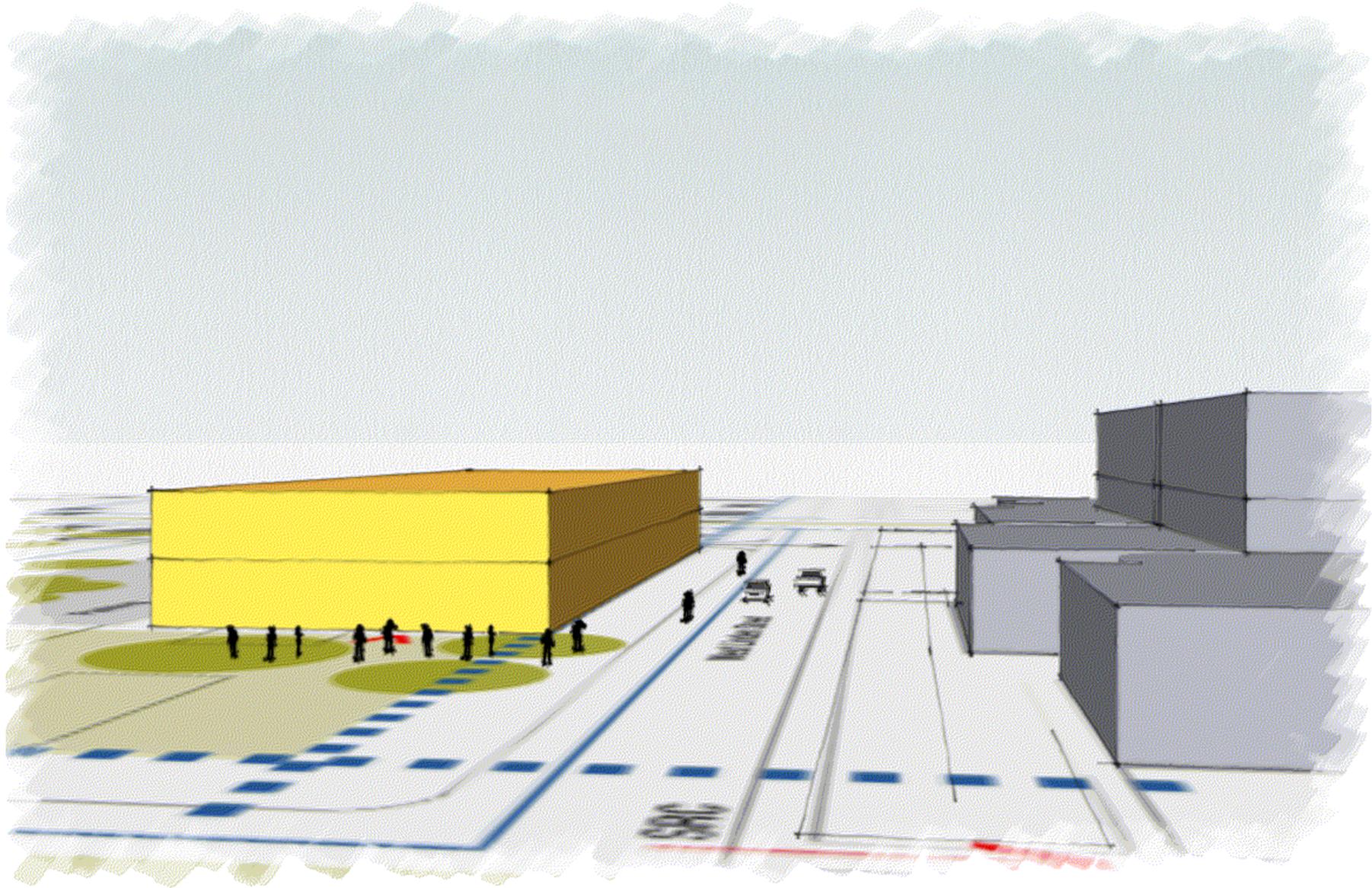


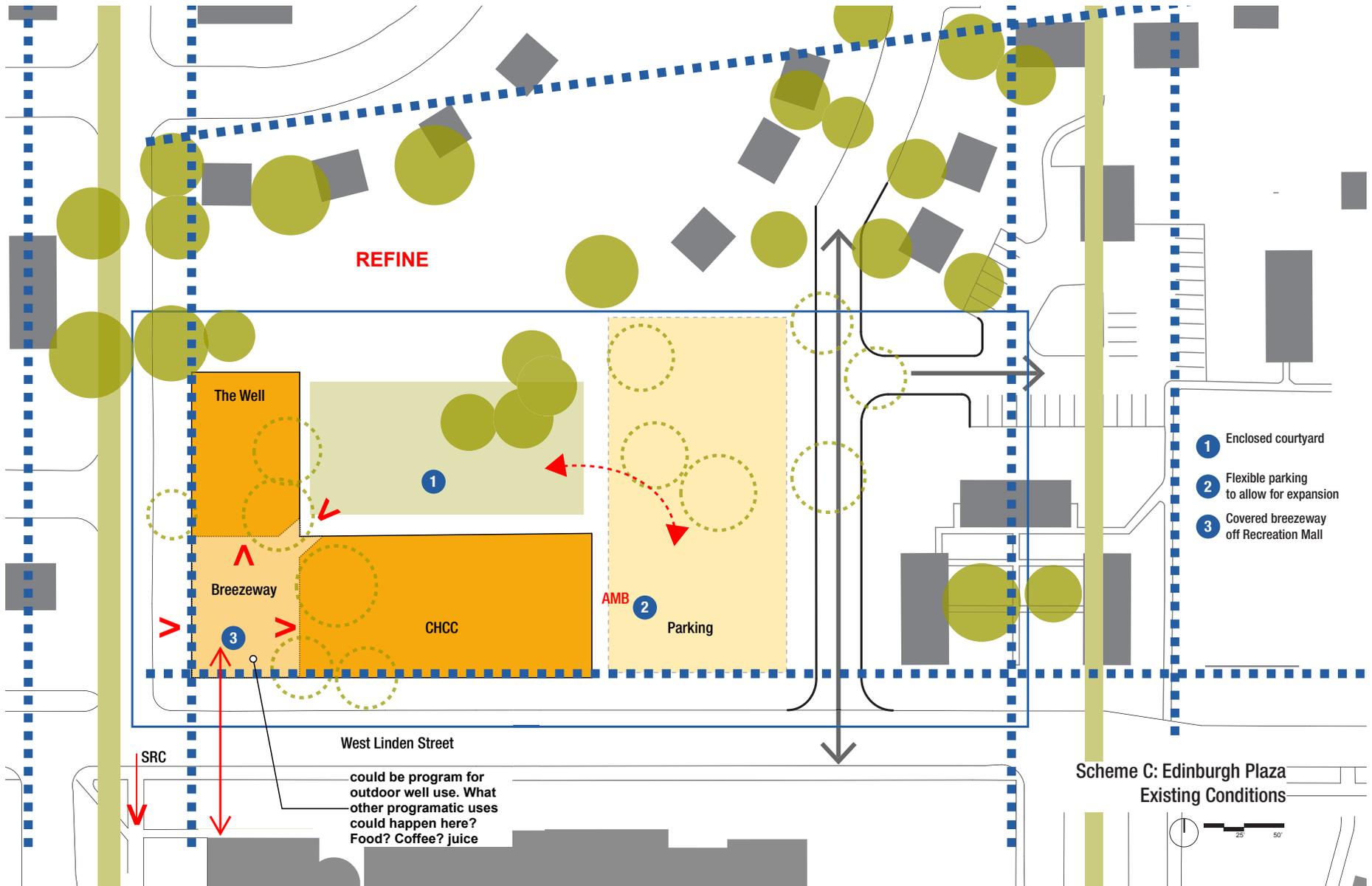


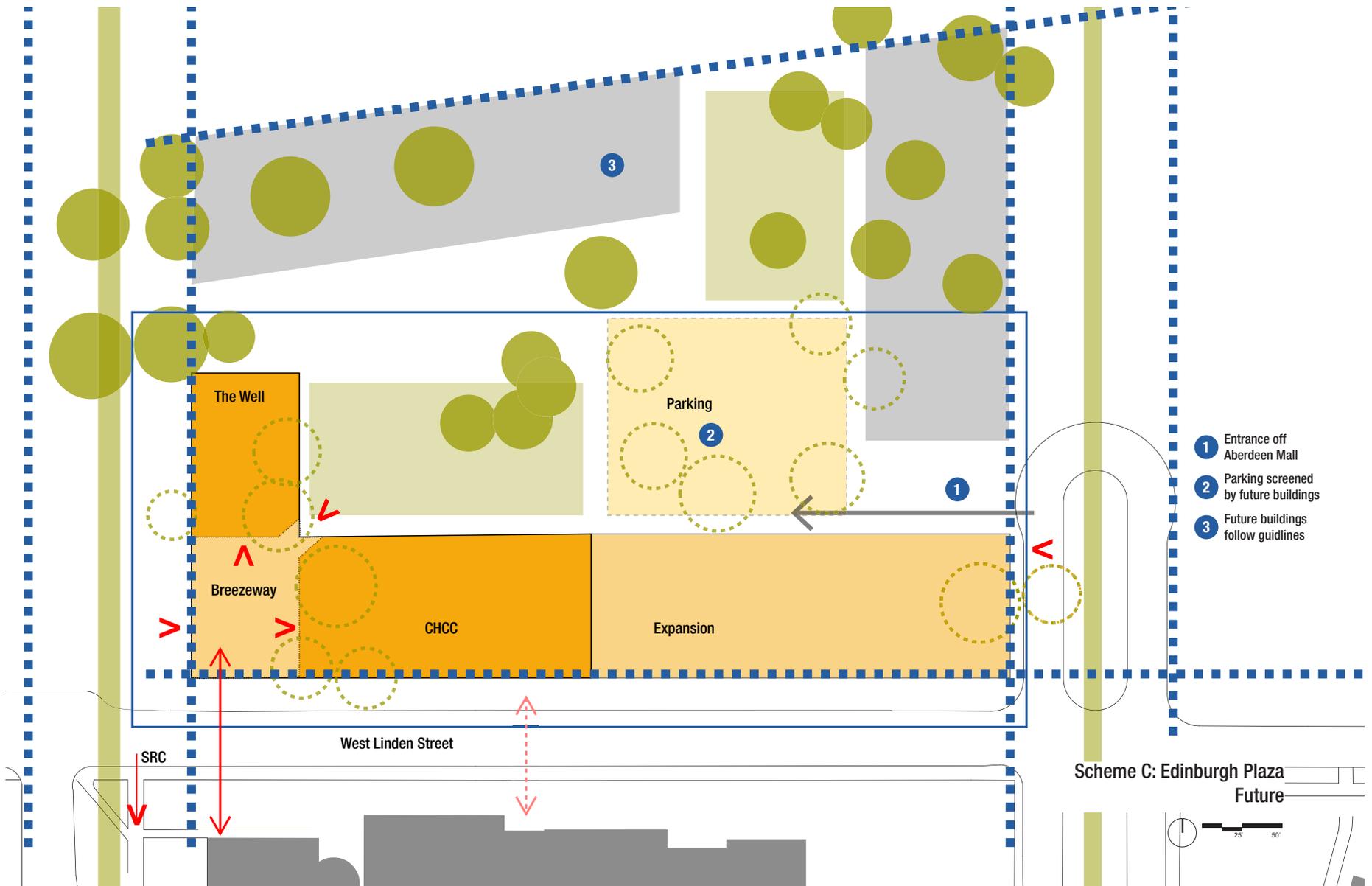


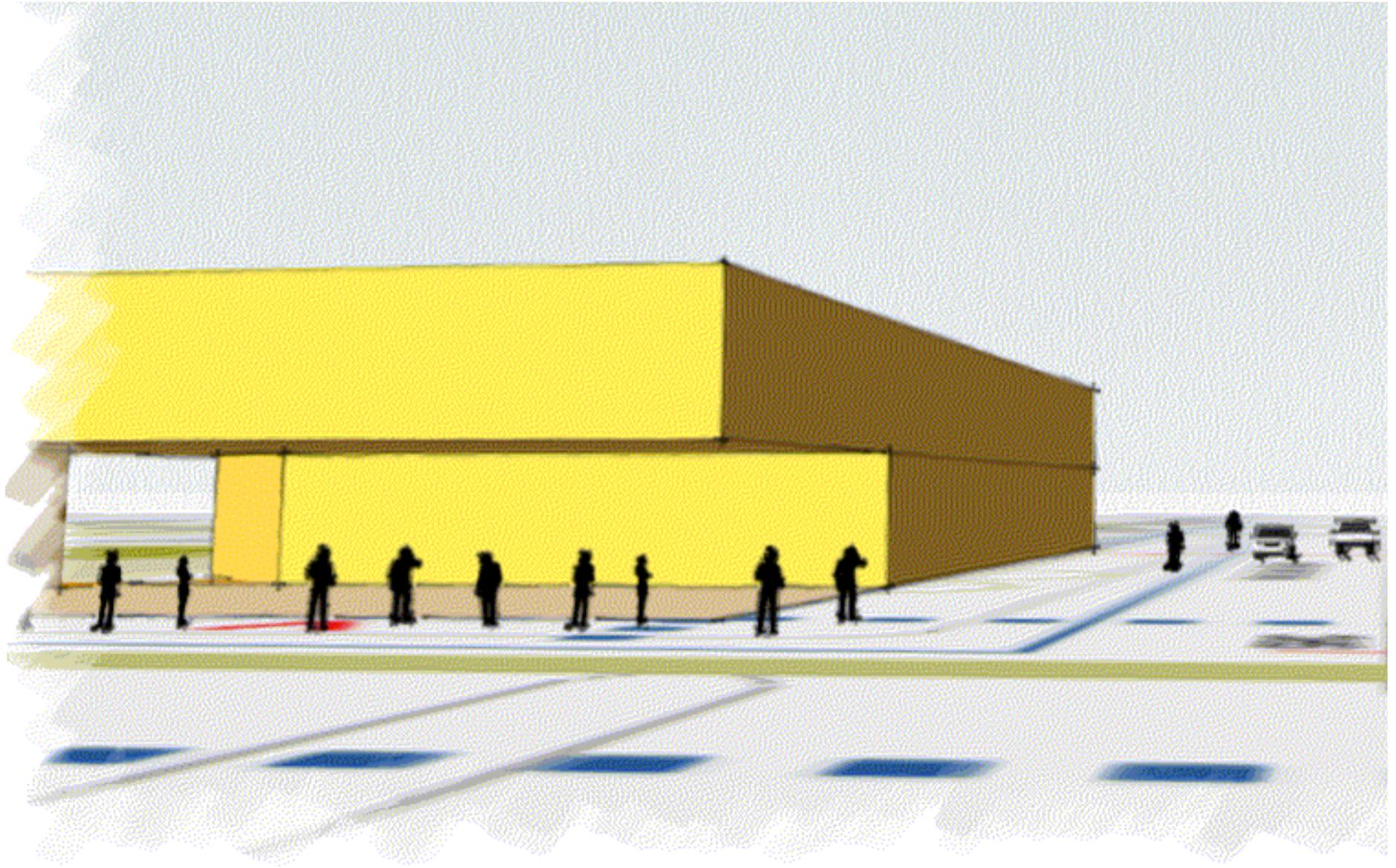


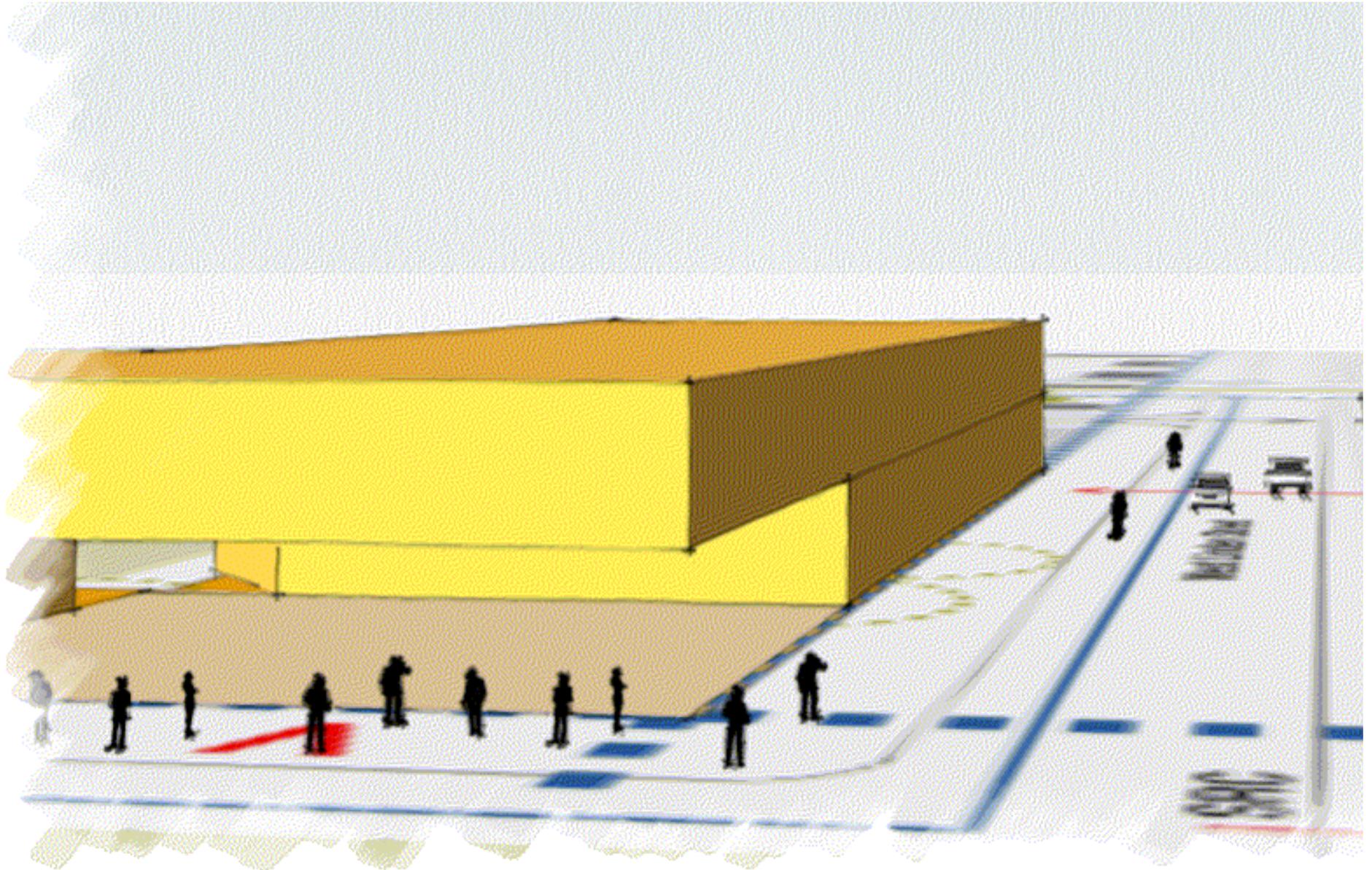












UCR Student Health & Counseling PROJECT DESIGN CRITERIA MATRIX	STUDY A - THE COURTYARD		STUDY B - REC MALL PLAZA		STUDY C - EDINBURGH PLAZA	
Sense of Place	Rating	Comments	Rating	Comments	Rating	Comments
Preserves neighborhood community feel	2		2		3	Buffer to rec mall
Relationship to Rec Center and mall	3	Strong Well "front door"	-1	Deep setback	3	Strong corner presence
Relationship to Aberdeen mall	-1	Set farther back	-1	Deep setback	2	Future building zone available
Street presence on Linden	2	Good rhythm of solid and void	1		3	Sreates gateway with rec center
Connectivity	Rating	Comments	Rating	Comments	Rating	Comments
To main campus	3		3		3	
To Rec Center	3	Strong Well "front door"	1	Shared entry for all	3	Strong well "Front Door"
To current neighborhood	1		1		2	
To future housing development	2		1		3	
Access	Rating	Comments	Rating	Comments	Rating	Comments
Ease of access for emergency responders	-2	Through neighborhood	2		2	from linden
Pedestrian and bicycle	3	Rec mall proximity	1	Further from rec mall	3	Rec mall proximity
Motor vehicle	2		2		3	efficient parking
Public transportation						
Service vehicles and deliveries	-1	May be through neighborhood	1		1	
Privacy/ anonymity for counseling clients	3		3		3	
Openness for the well	3		2		3	
Clarity for Health, Dental, Pharmacy and Lab	3		2		2	
Parking	Rating	Comments	Rating	Comments	Rating	Comments
In line with campus parking planning		TBD		TBD		TBD
Sensitivity to existing neighborhood	2		2		3	Connects to open space
Sensitivity to existing trees	-1	Max parking may remove trees	-1		-2	Max tree adjustment
Availability of dedicated Health Clinic & Counseling parking	2		3		3	
proximity of staff parking	2	Close to lot 24	2	Close to lot 24	2	Close to lot 24
Availability of over flow parking for classes/workshops	2	Closer to lot 24	1		2	Closer to lot 24
Sustainability	Rating	Comments	Rating	Comments	Rating	Comments
Building orientation	3	Good day-lighting opportunity	3	Good day-lighting opportunity	2	More careful strategies needed (A&P)
Tree preservation	3	No trees removed by building. Trees featured	2	Few trees removed by building	-1	Max tree adjustment
Small footprint	2		3		2	
Constructability	Rating	Comments	Rating	Comments	Rating	Comments
Impact to existing utilities	3		3		-1	Close and build on Plum street
Impact to existing neighborhood streets	3		-1	Close Plum street	-1	Close and build on Plum street
Impact to existing housing units (loss of use & replacement cost)	-1		-1		-1	
Flexibility	Rating	Comments	Rating	Comments	Rating	Comments
Future expansion capability	3	Eastern expansion for clinic or other	3	Western expansion for clinic or other	2	Eastern expansion for clinic or other
Ability to accommodate future uses within the current footprint	3	Simple footprint	3	Simple footprint	2	Separate joint use
After-hours use capability	3	Separate joint use			3	Separate entry option
	Rating	Comments	Rating	Comments	Rating	Comments

Rating:  
 -3 to -1: Con  
 0: Neutral  
 1 to 3: Pro

TOTAL 55

TOTAL 42

TOTAL 54

DRAFT

**Campus "factor" accounting for other parking near-by, the high rate of pedestrians and bicycle users, and Net Zero campus goals**

Reduction of building dedicated parking b setting

**Site selection allocation**

60-80 spaces "TBD in DPP"

**UCR Physical planning input**

Maximum of 30 spaces, majority for patie

**Current conclusion**

70 parking spaces is the current planning

**Rough Order of Magnitude Cost (Mid-Range)**

	sq/ft GSA	\$/SF	Total
New Building	50,000	\$ 349	\$ 17,444,000
Owner Related Construction Allowance (AV/Telecom/Data, Security)			\$ 400,000
			<b>\$ 17,844,000</b>
Site Work			\$ 3,363,000
<b>Total Building &amp; Sitework Construction (August 2012)</b>		<b>\$ 424</b>	<b>\$ 21,207,000</b>
Escalation to Construction Start Date (5.75%)			\$ 1,219,000
<b>Total Building &amp; Sitework Construction (July 2014 escalation)</b>		<b>\$ 449</b>	<b>\$ 22,426,000</b>
Soft Costs (at 24%)			\$ 5,382,000
<b>TOTAL PROJECT COST *</b>		<b>\$ 556</b>	<b>\$ 27,808,000</b>

**\* NOTES**

1. Does not included Group 2&3 Equipment TBD (depending on new/existing) (1 to 2 million)
2. does not include moving and move management costs

**DRAFT**

# A.5

## Meeting Minutes: Meeting E(5)

<b>Meeting #</b>	<b>E(5)</b>	<b>Meeting Date</b>	August 30, 2012
<b>Client Name</b>	UC Riverside	<b>Project #</b>	6002005.000
<b>Project Name</b>	UCR Campus Health & Counseling Center DPP 1B		
<b>Purpose</b>	Meeting E - Program Review		
<b>From</b>	Seena Hassouna, Healthcare Planner		
<b>Attendees</b>	Attendance (X)	Partial Attendance (P)	<b>Company</b>
	<b>Name</b>	<b>Title</b>	
	X Kristin Brooke Hill	Princ. Sciences Facilities Planner, CRM	UCR-CRM
	X Blythe Wilson	Sr. Project Manager/Architect	UCR-A&E
	X Cindy Wong	Director of Campus Health Center	UCR
	X Danny Kim	Associate Vice Chancellor & CFAO	UCR
	X Elizabeth Mondragon	Counseling Psychologist	UCR
	X Susan Allen Ortega	AVC/ Dean of Students	UCR
	Jennifer Miller	Director, The Well	UCR
	X Tricia Thrasher	Principal Environmental Project Manager	UCR
	X Jon Harvey	Principal Educational Facilities Planner	UCR
	X Uma Ramasubramanian	Senior Physical Planner	UCR
	X Lindy Fenex	Director, Recreation/Student Rec Center	UCR
	X Andy Stewart	Principal Parking Supervisor	UCR
	X Andy Plumley	Assistant Vice Chancellor for Housing	UCR
	X Kate Diamond	Principal In Charge	HMC
	X Seena Hassouna	Healthcare Planner	HMC

**Distribution** Jon Harvey (UCR) for distribution  
**Cc**

**RESOLVED ITEMS**

Item No.	Comments	Status	Responsibility	Expected Date
1.09	<b>Site Analysis</b> A. <i>This number will need to be confirmed and that it will accommodate staff parking as well.</i> <sup>1</sup> 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.	Closed		

**UNRESOLVED ITEMS:**

Item No.	Comments	Status	Responsibility	Expected Date

**NEW ITEMS**

Item No.	Comments	Status	Responsibility	Expected Date
5.1	<b>Student Recreation Center (SRC)</b>  <i>Refer to ATTACHMENT_A-SRCE_Overview_for_CHACC_08-30-12</i> A. Jon and Lindy described the Student Recreation Center and its expansion project. B. Fit Well Services in the SRC could be used by the CHCC on a scheduled basis. Some of those services include: 1. Massage therapy 2. Fitness testing room assessments C. There are several Multi-purpose rooms in the SRCE. The largest is approximately 2,000 square feet (SF). D. There is a tremendous demand for multipurpose rooms. Scheduling priority for the rooms is as follows: 1. Student Recreation Center programs 2. Student organization meetings 3. Other E. Other SRC spaces include: 1. A demonstration kitchen/ classroom that can accommodate 20-30 students 2. A training room for wilderness programs 3. Lounge / gathering space	Information		
5.2	<b>Site Strategies Access, and Parking</b>  <i>Refer to ATTACHMENT_B-UCR-CHCC-SCHEME STUDIES -meeting markups</i> A. The following issues were discussed regarding the area near and surrounding the CHCC site: 1. Recreation Mall funding has not been identified at this point. 2. Long-term plan converts Parking Lot 25 into a bike/pedestrian mall. 3. The CHCC project should maintain the viability of existing neighborhood at the same time plan to set the framework for the future. 4. 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 26 was also identified as a staff parking location. B. HMC presented progress on the Courtyard and Plaza Schemes. C. Courtyard Scheme Site and Parking Feedback: 1. 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. 2. 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. 3. 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. 4. Many of the trees on the site are in poor shape and should not be considered a hindrance to the design of CHCC. 5. 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. 6. Andy Stewart 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. D. Andy Stewart discussed some options for controlling parking spaces at CHCC: 1. UCR parking may implement technology such as automated parking kiosks that would allow a	Information		

	<p>patient to receive a code for parking in the lot when they book their appointment online. This would alleviate the current process of patients walking in and out to get parking cards.</p> <ol style="list-style-type: none"> <li>2. A parking kiosk, if selected for this project, should be centrally located in the parking lot with access to 120 Volt power. Solar units are an option but are not preferred because they may be shaded by trees in the lot and are susceptible to vandalism.</li> <li>3. This technology allows parking enforcement to have information about space-by-space use and provide the flexibility to move spaces from one program to another as the need arises.</li> <li>4. Another option was patients to provide their license plate number when checking in.</li> </ol> <p>E. UCR clarified that there are on-going 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.</p> <p>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.</p> <ol style="list-style-type: none"> <li>1. Linden will remain open as a Campus road.</li> </ol> <p>G. Bike racks should be provided as part of the CHCC project.</p> <p>H. Uma and Jon indicated that the setback from Linden should be 30', not 20' as currently drawn.</p>			
<b>5.3</b>	<b>Site Security</b>	<b>Information</b>		
	<p>A. Campus emergency blue phones will likely be required for the CHCC parking lot. Provide access to one 120 volt circuit on site.</p> <p>B. Provide panic buttons in the following locations:</p> <ol style="list-style-type: none"> <li>a. All counseling offices</li> <li>b. After hours areas in the Well</li> </ol> <p>C. Provide a security camera to monitor the emergency supply shed. An infrared camera option was discussed.</p>			
<b>5.4</b>	<b>Preliminary Floor Plans</b>	<b>Information</b>		
	<p><b>FIRST FLOOR</b></p> <p>A. Cindy liked the overall layout of the Health Center and believes it will work well.</p> <p>B. The following program adjustments were proposed.</p> <ol style="list-style-type: none"> <li>1. Distribute the 300 SF Record Storage room in the Joint Use program equally among Counseling, the Well and the Health Center.</li> <li>2. Locate one psychiatrist office in the Health Center to allow for "sidewalk consultations" between primary care physicians &amp; psychiatrist. The remaining two offices will remain in Counseling.</li> </ol> <p>C. 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.</p> <p>D. Blythe suggested that a second elevator should be considered for service use.</p> <p>E. HMC clarified that the Well first floor toilet fixture count is based on the needs of this specific project and do not account for any use by students using the intramural fields to the east. It was agreed that any such need would be addressed by a separate project not in the scope of this DPP.</p> <p>F. In response to Danny Kim's question regarding how much the designs developed in the DPP could be adjusted after the DPP process, Jon Harvey and HMC indicated that the DPP is intended to prove that the program can fit into the proposed site area and budget.</p> <p>G. Jon and HMC further clarified that the conceptual floor plans are intended to test room sizes and adjacencies.</p> <p>H. Blythe, Uma and others indicated that the second floor should have a larger presence on Linden to keep to the campus design guidelines that describe a denser, taller streetscape along Linden.</p> <p><b>SECOND FLOOR</b></p> <p>I. Blythe and others were concerned about long linear corridors and suggested studying options with "pods" of offices possibly surrounding a courtyard area.</p> <ol style="list-style-type: none"> <li>1. Visual screening or other design options would be needed to control looking into an office from another offices on the courtyard to maintain privacy.</li> </ol> <p>J. Access to the Assistant Vice Chancellor should not be through the Counseling Center waiting area.</p> <p>K. Laura indicated that the Counseling Center needs to have a secure entry beyond the waiting area. HMC clarified on the diagrams that the entry points to the Counseling Center offices will be secured.</p>			

	<p>L. HMC will develop alternate schemes for the second floor.</p> <p>M. Susan suggested separating the peer counseling cubicles from the Well so that they are more autonomous over the long term. She suggested a design similar to the work room on the first floor of the Joint Use/ Well building</p> <p><b>GENERAL</b></p> <p>N. IT rooms should be centrally located on the floors to accommodate a max cable run of 90 meters or approximately 290 feet.</p> <p>O. Provide conduit to all Health Center exam rooms to allow for future telemedicine capabilities in the future. One exam room will be equipped for telemedicine.</p> <p>P. Provide a secure server room for the Health Center.</p>			
<b>5.5</b>	<b>Building Security</b>	<b>Information</b>	<b>UCR (BW)<sup>1</sup></b>	09/12/12
	<p>A. The team had a preliminary discussion regarding building security.</p> <p>B. Card key access points in the building should connect to a central system that is connected to campus security.</p> <p>C. The following card key access locations were identified:</p> <ol style="list-style-type: none"> <li>1. All building entry points to allow for controlled after hours entry</li> <li>2. Entry points between the Counseling Center and it's waiting room</li> <li>3. Entry points between the Health Center and it's waiting room</li> <li>4. Entry points to the Pharmacy</li> <li>5. Entry points to the main Lab room</li> <li>6. IT and server rooms</li> </ol> <p>D. The following locations for security cameras were identified:</p> <ol style="list-style-type: none"> <li>7. Building entry points</li> <li>8. Pharmacy Cashier Station</li> </ol> <p>E. Pharmacy has other required security alarms that will be further detailed after the DPP.</p> <p>F. <b>Blythe indicated he would provide a specification of panic buttons for pricing purposes.<sup>1</sup></b></p>			
<b>5.6</b>	<b>Next Steps</b>	<b>Information</b>		
	<p>A. HMC will update the current schemes based on feedback from this meeting.</p>			

*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-SCHEME STUDIES -meeting markups

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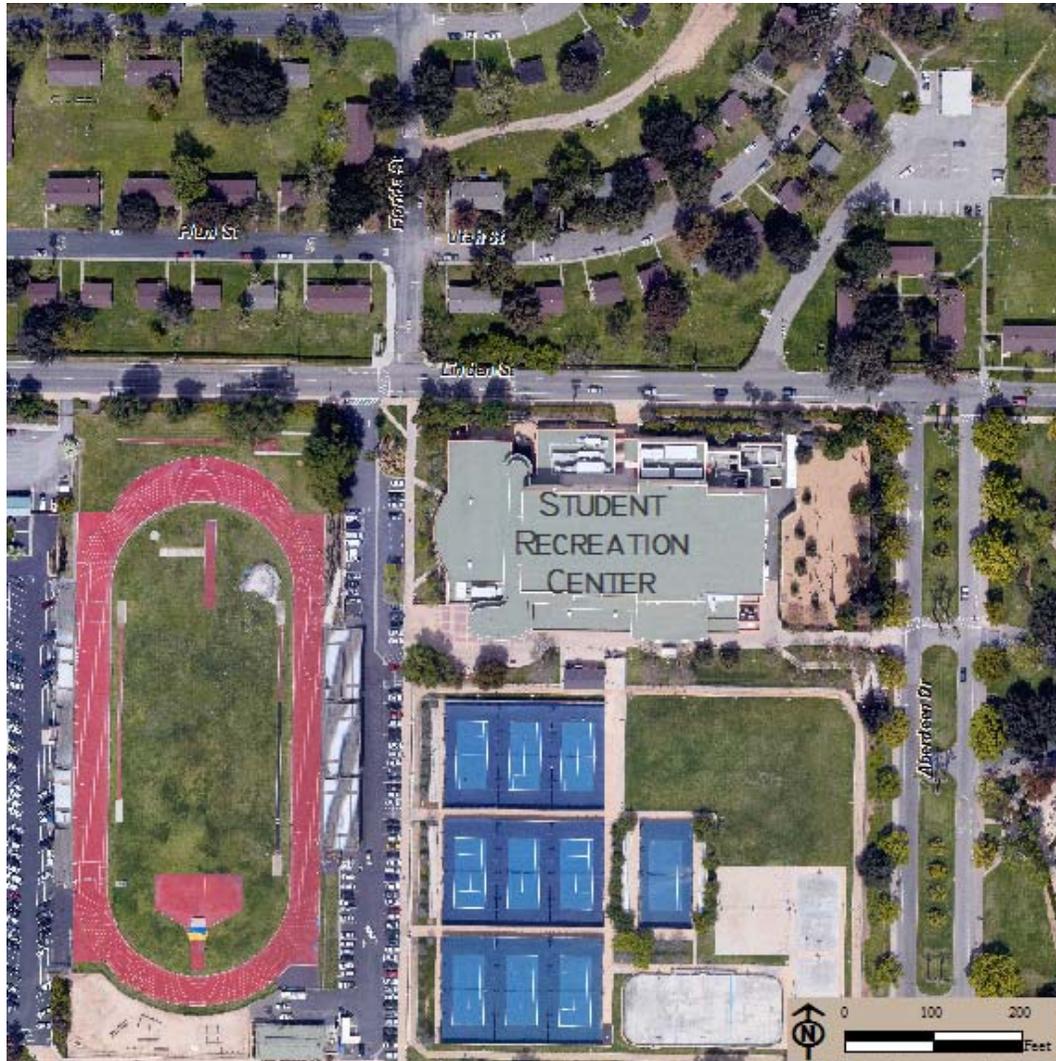
# Student Recreation Center Expansion

## Project Overview

August 30, 2012



# Campus Aerial Photo

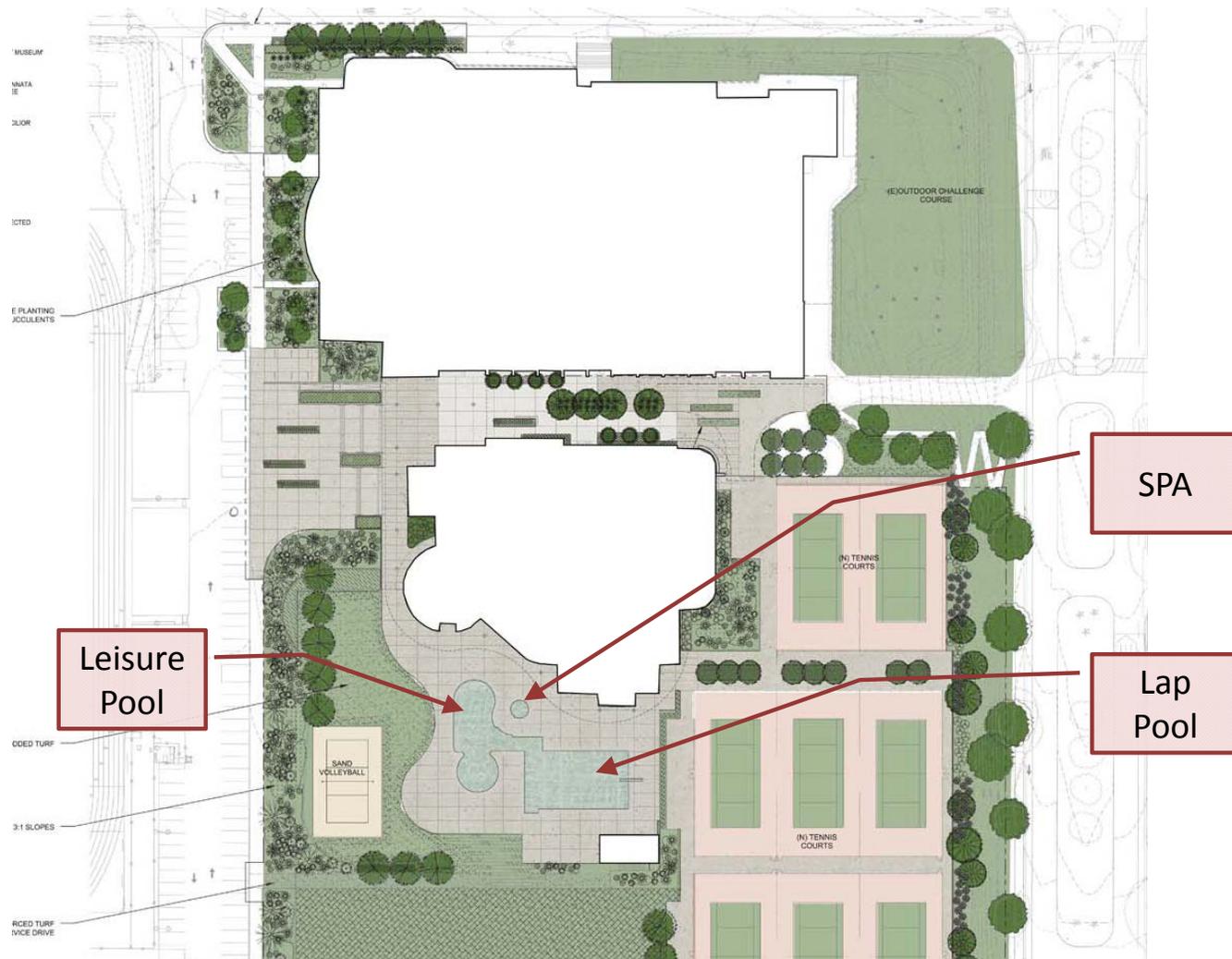


# Project Goals

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.

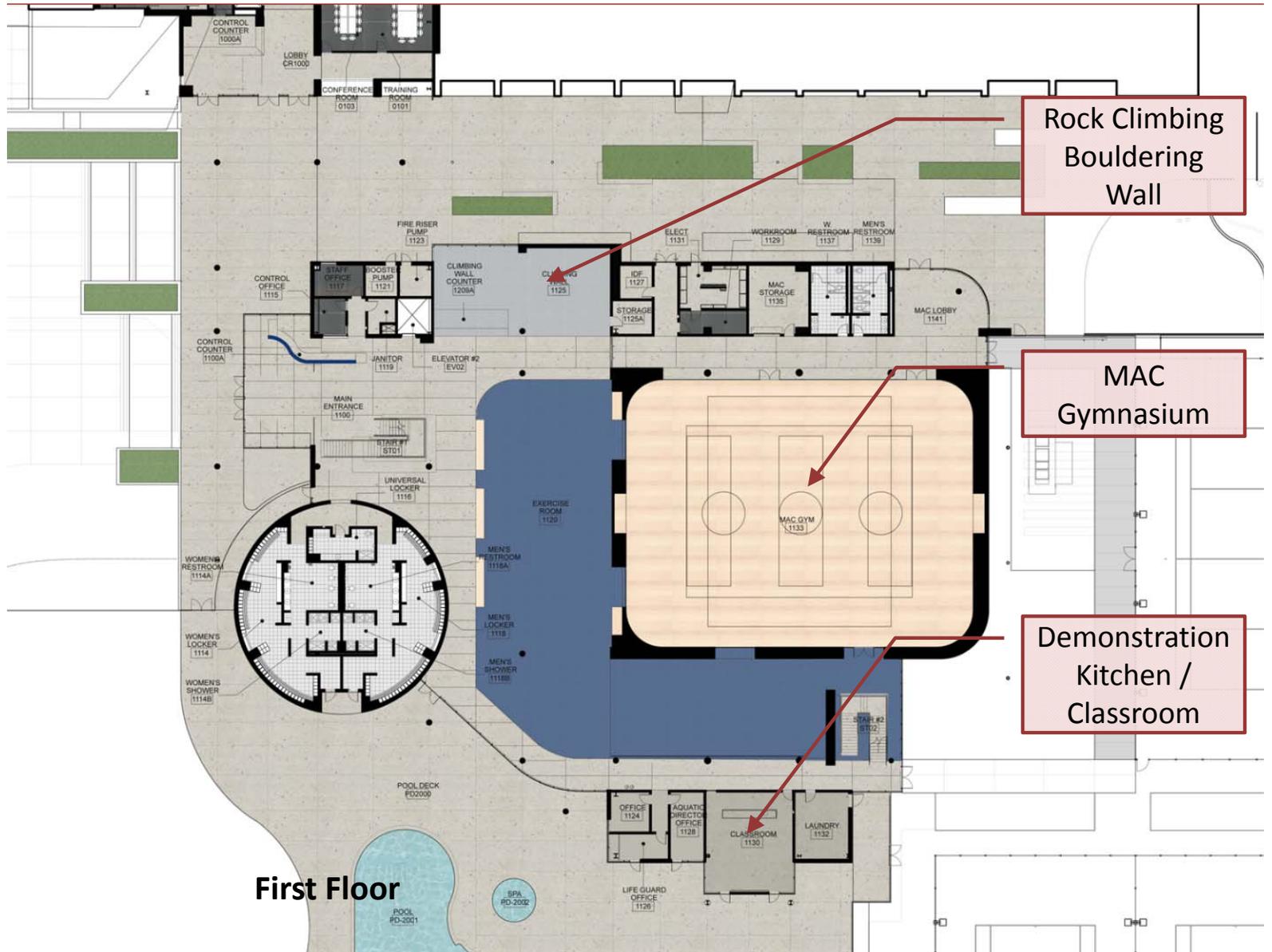
# Student Recreation Center Space Program

- 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**



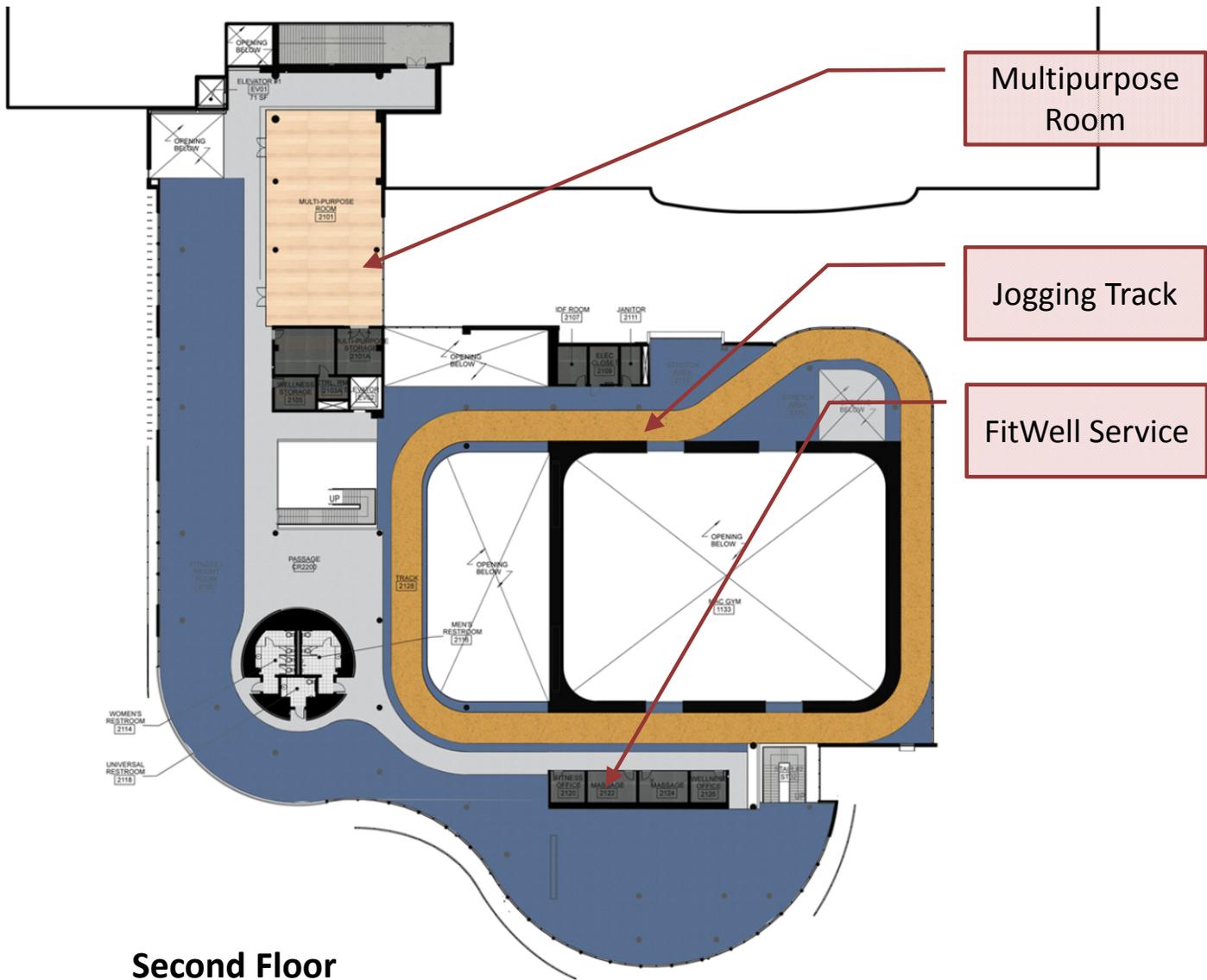


First Floor

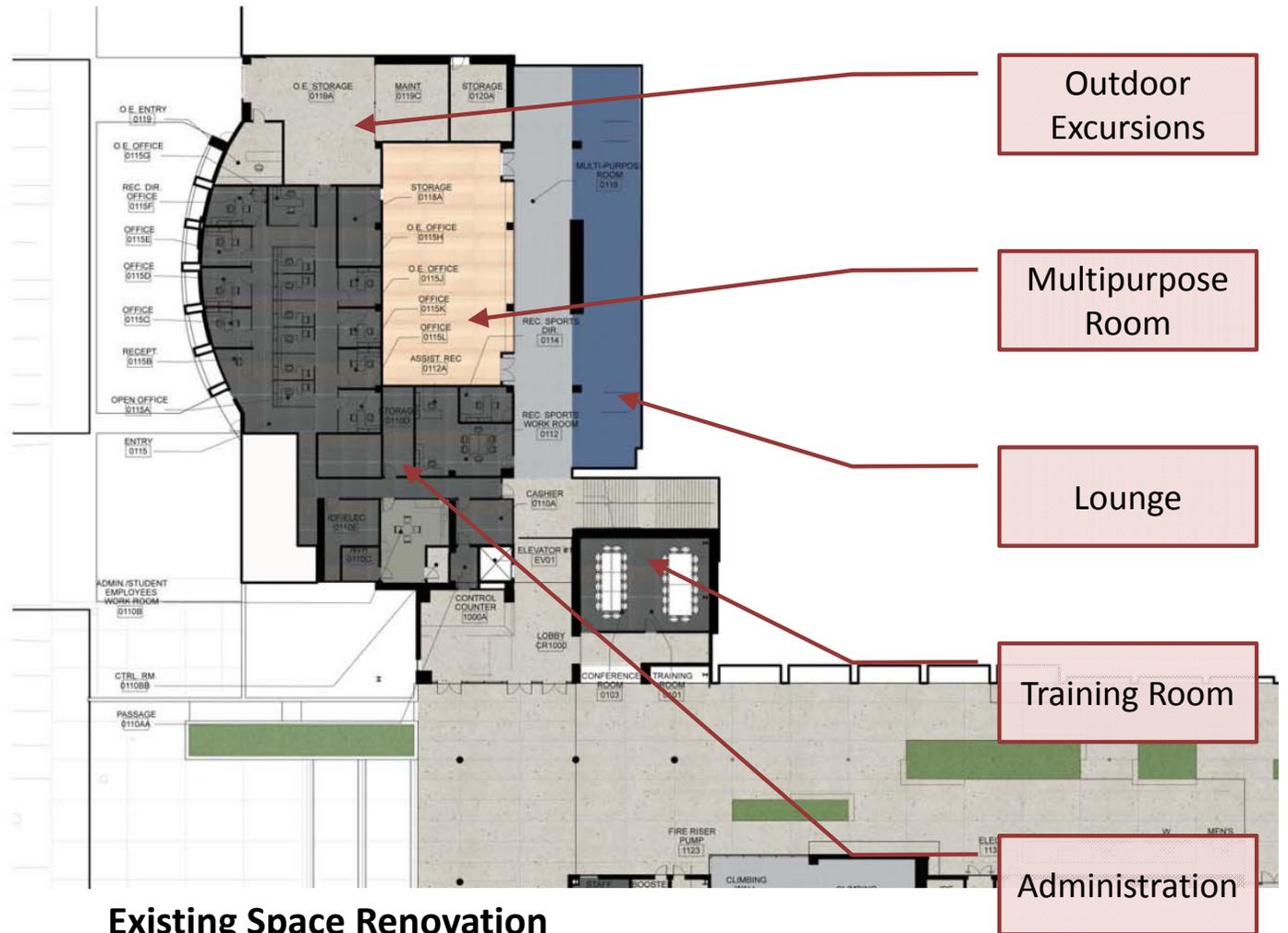
Rock Climbing Bouldering Wall

MAC Gymnasium

Demonstration Kitchen / Classroom



**Second Floor**



**Existing Space Renovation**



**West Entrance from Parking Lot 25**



**SRC South Entrance Foyer**



**Concourse**



**SRC First Floor Fitness Area**



**MAC Gymnasium**



protect backyards

Parking zone to reduce access to neighborhood

Emerg

security camera to monitor shed



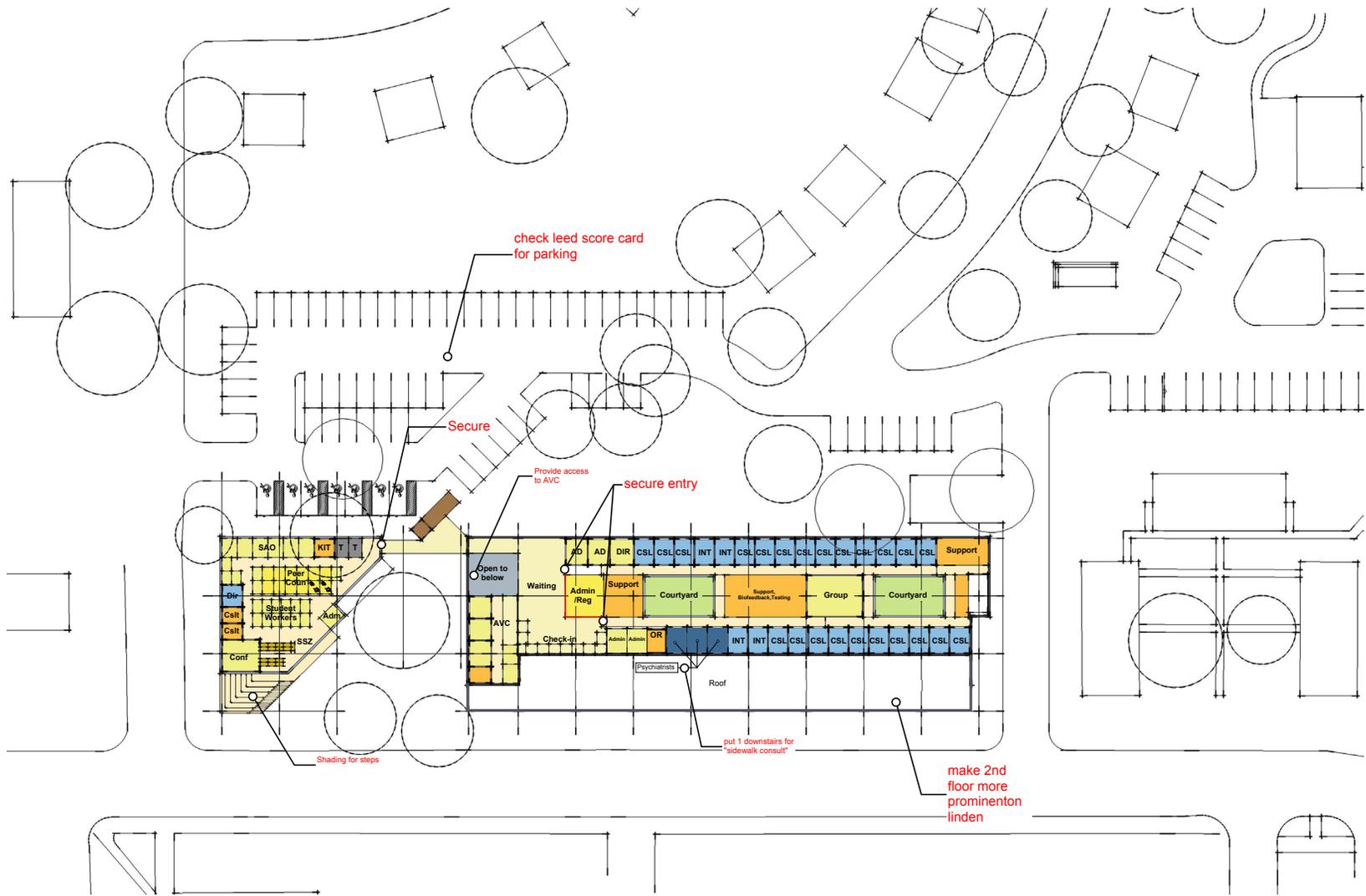
Linden

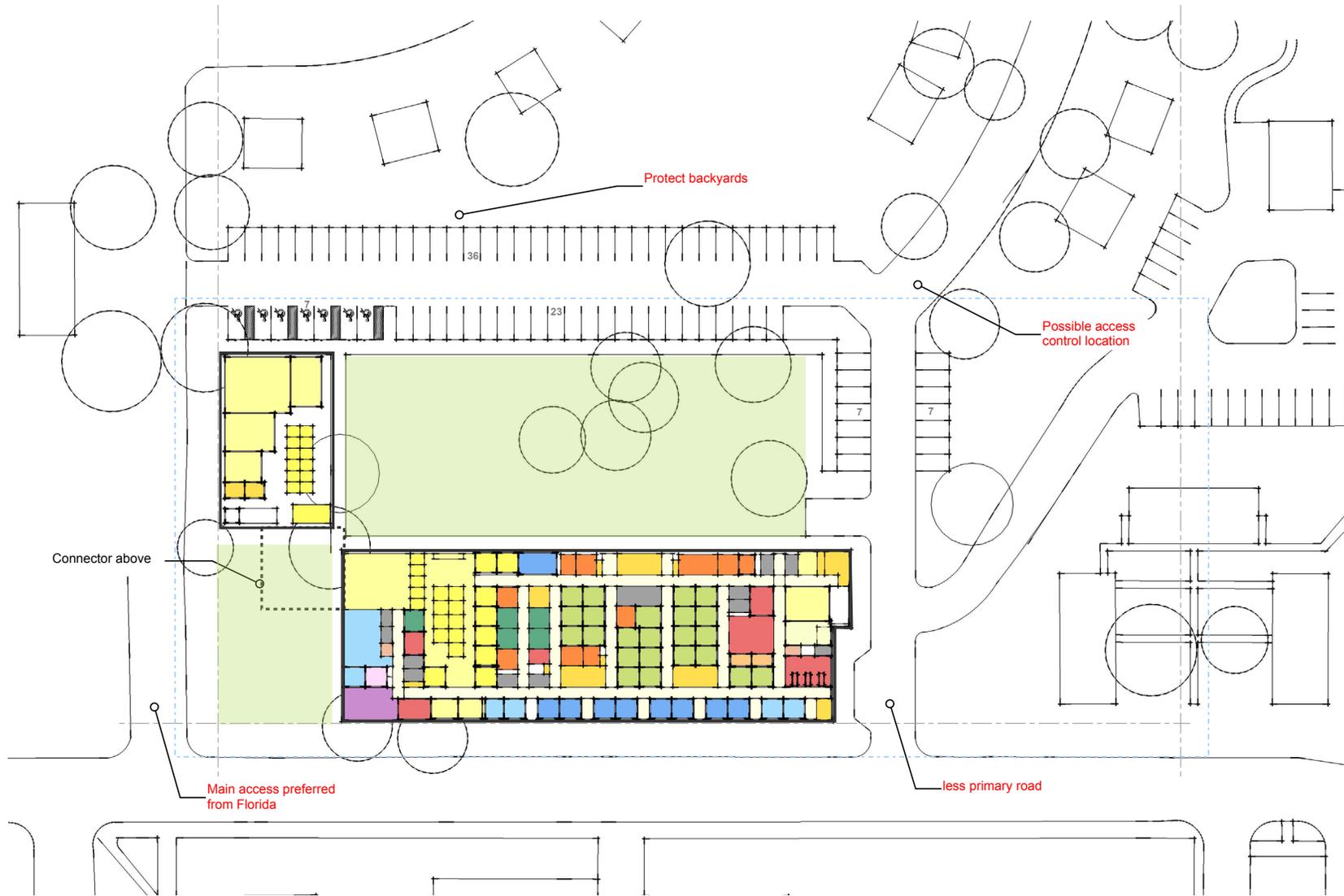
limit access to residential

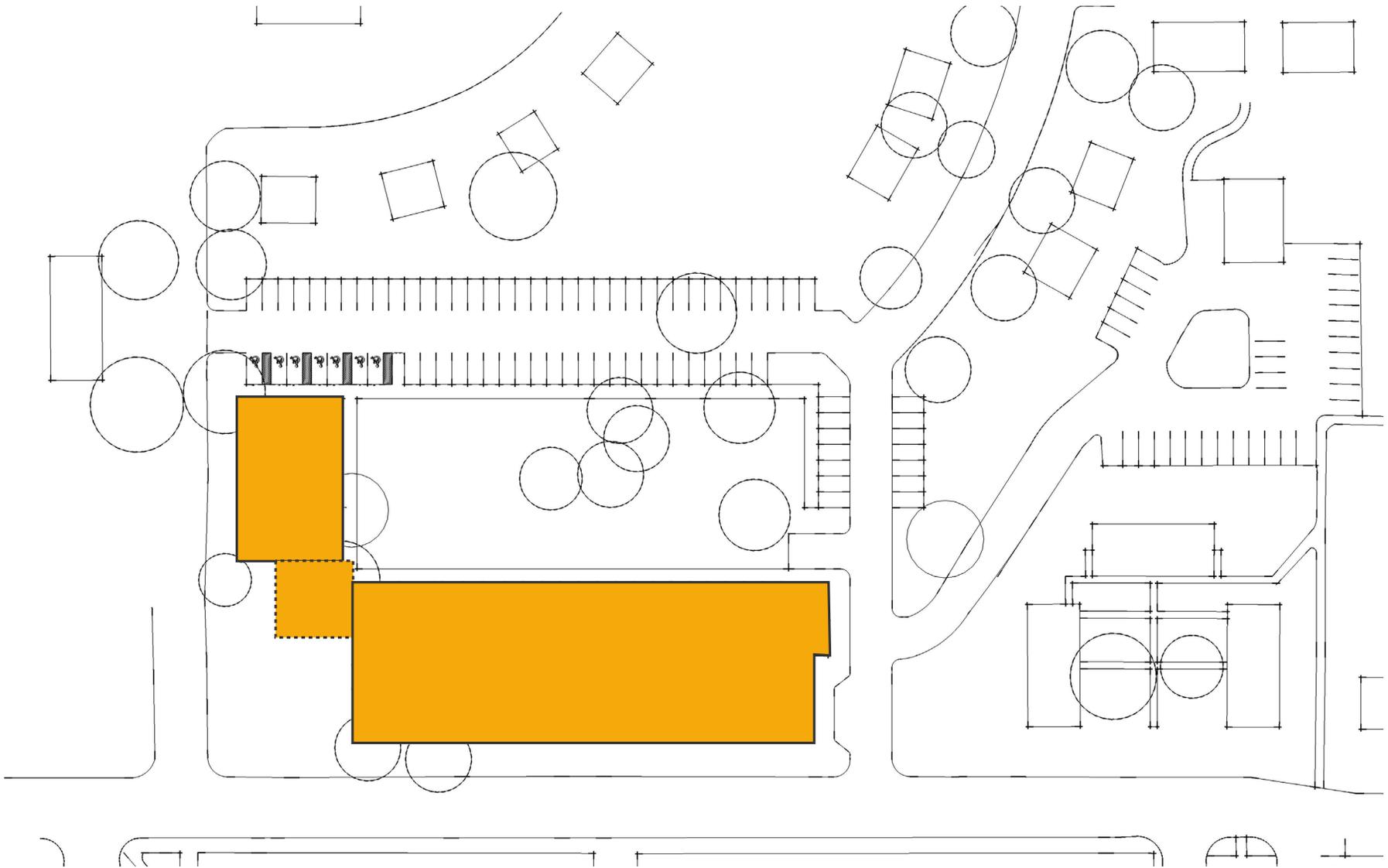
Secure, with after hours access

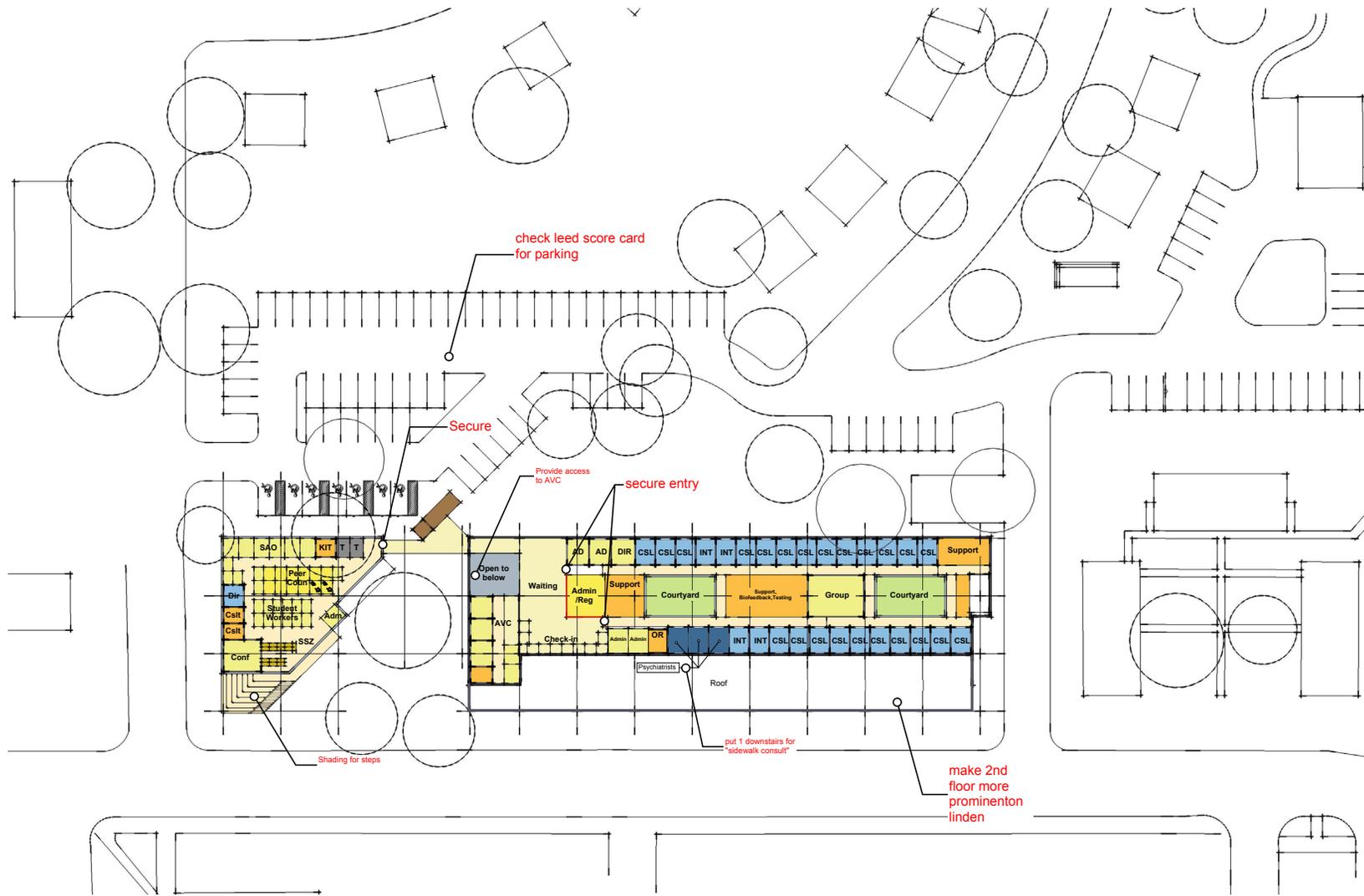
cameras  
Rx  
Registration other sensitive areas  
Public toilets in waiting rooms  
And after hours wait areas

# The Courtyard: Level 1









# A.6

## Meeting Minutes: Meeting F(6)

**Meeting #** 6 (F) **Meeting Date** September 5, 2012

**Client Name** UCR Riverside **Project #** 6002005.000

**Project Name** UCR Health & Counseling Clinic  
DPP 1B

**Purpose** Meeting F – Building Systems

**From** Seena Hassouna, Healthcare Planner

Attendees		Attendance (X)	Partial Attendance (P)	Company
	Name	Title		
X	Jon Harvey	Principal Educational Facilities Planner		UCR
X	Blythe Wilson	Sr. Project Manager/Architect		UCR-A&E
X	Scott Corrin	Campus Fire Marshall		UCR
X	Weston Lewis	LEED AP Analyst		UCR
X	Ken Mueller	Director of Physical Plant		UCR
P	Dan Martin	Communications Campus Planner		UCR
X	Jerry Higgins	Maintenance Plumber Supervisor		UCR
X	Eric Shuler	Electrical Supervisor		UCR
X	Uma Ramasubramanian	Senior Physical Planner		UCR
X	Tricia Thrasher	Principal Environmental Project Manager		UCR
X	David Summers	Principal		GLUMAC
X	Kate Diamond	Principal In Charge		HMC
X	Seena Hassouna	Healthcare Planner		HMC
X	Scott Plante	Senior Project Designer		HMC
X	Eric Carbonnier	Environmental Analyst		HMC

**Distribution** Jon Harvey (UCR) for distribution

**RESOLVED ITEMS**

Item No.	Comments	Status	Responsibility	Expected Date

**UNRESOLVED ITEMS:**

Item No.	Comments	Status	Responsibility	Expected Date

**NEW ITEMS**

Item No.	Comments	Status	Responsibility	Expected Date
6.1	<b>Present Site Strategy and Building Concepts</b>  <i>Refer to Attachment A – UCR CHCC Meeting F.</i> A. HMC presented site and floor plans for an update on current status. 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. C. The revised parking layout will be discussed at a later date with a different group.	Information		
6.2	<b>Fire and Life Safety Review</b>  A. Fire Marshall noted site plan should maintain fire department access to housing, as current plans permit. B. Scott Corrin indicated that a complete fire alarm system including alarms and sprinklers should match the UCR standard. 1. Pricing of similar systems in current campus projects is approximately \$5/sf for a smoke system and \$5/sf for an alarm system. 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. D. Water to the site should arrive through the 8" main that runs along Linden Street. 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. 1. Scott recommended that two hydrants be installed, located at the NW and SE corners of the site. F. 20' width is required for fire department vehicle access. At turns, a 25' inside radius and a 45' outside radius are required. 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.	Information		
6.3	<b>Tree Evaluation</b>  A. UCR will meet next Tuesday morning to review and evaluate the health and condition of the trees on the CHCC site. B. Maintaining the viable mature landscape on the north side of the site will provide a buffer to the existing housing. <b>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.</b> <sup>1</sup> Update 9/15/12 – Information provided.	Information	UCR (JH) <sup>1</sup>	09/05/12
6.4	<b>Mechanical, Electrical, and Plumbing – Site</b>  A. The sewer line connection will be made along West Linden Street. <b>Jon will send a report of the existing connection.</b> <sup>2</sup> Update 9/15/12 – Information provided. B. Storm water along reconstructed streets shall result in no net increase from existing conditions. 1. Streets in the existing housing area do not currently contain curbs or gutters. 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. C. Accessible ADA compliant site work will be accommodated in the CHCC project. D. Electrical may not tie into any poles along West Linden Street as they are city, not campus, poles. 1. UCR noted the preferred connection point is at Vault 27 at the intersection of Aberdeen and West Linden. 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. 3. Electrical specifications and the campus' distribution system are available in the 2011 East Campus <i>Electrical Distribution System Review</i> report located on the UCR website. 4. The electrical transformer shall be pad mounted and oil filled, as per the UCR specifications. E. UCR would prefer natural gas be brought to the site from a city gas line along West Linden Street.	Information	UCR (JH) <sup>2</sup>	09/5/12

	<p>1. UCR noted that the design team should plan for a separate gas connection and separate meter.</p> <p>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.</p> <p>1. Pedestrian site lighting is a concern along West Linden Street.</p> <p>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.</p>
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<b>6.5</b>	<b>Mechanical, Electrical, and Plumbing – Interior</b>	<b>Information</b>		
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	<p>A. GLUMAC discussed the potential for future flexibility, such as future connection to the Central Plant, and UCR noted that flexibility is important.</p> <p>B. GLUMAC discussed the possibility of chilled beams, and UCR noted they do not want to use them on this project.</p> <p>1. UCR has had issues with chilled beams currently on campus leaking and requiring maintenance.</p> <p>2. Access for maintenance is a challenge due to the confidential nature of the Counseling Center.</p> <p>C. GLUMAC discussed the possibility of packaged units, and UCR noted they do not want them due to maintenance issues.</p> <p>D. UCR's preferred option is an air-cooled chiller, with VAV boxes and reheat. GLUMAC noted they will use this as a base option.</p> <p>E. UCR noted they are interested in investigating geothermal power.</p> <p>F. UCR noted they would like to consider using solar for hot water heating.</p> <p>G. UCR noted they are subject to a carbon penalty for excessive emissions, so the natural gas emissions should be kept as low as possible.</p> <p>1. UCR will forward the penalty structure to GLUMAC for systems evaluation.</p> <p>H. UCR noted that exterior access to the electrical and mechanical rooms is desired for easier access and service.</p> <p>I. UCR noted they would like clear and easy access to lighting control panels for maintenance purposes. They noted their experience with a current campus facility that has difficult access to panels located behind ceiling grid tiles.</p> <p>J. GLUMAC indicated their desire to use daylighting controls, and UCR indicated Lutron or Lighting Control Design are the preferred systems.</p> <p>K. UCR indicated that the preference is to provide an emergency generator. If this is not an option, using battery packs. Inverter systems are problematic and Physical Plant does not have the staff to fix the system. HMC indicated that this facility is not an "essential services" facility per California code, but accommodation will be made for a portable generator connection.</p> <p>L. GLUMAC discussed the possibility of using LED for interior lighting, and UCR has no objections. Anticipate LED lighting will become the standard by the time this project is constructed</p>
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<b>6.6</b>	<b>Sustainable Strategies and LEED Scorecard</b>	<b>Information</b>		
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	<p>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.</p> <p>B. UCR indicated they now require permeable paving in parking lots.</p> <p>C. UCR indicated the LEED scorecard lists campus baseline requirements to obtain a LEED Silver rating, as a minimum.</p> <p>1. GLUMAC and HMC will review the UCR baseline requirements on the LEED scorecard and return to UCR for review.</p> <p>2. Required to achieve a minimum of two water credits.</p> <p>3. Plan irrigation system to be eventually connected to reclaimed water.</p> <p>4. Site credits include a cool roof in the event that the roof is not covered with solar collectors.</p> <p>5. Day lighting is a priority.</p> <p>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.</p> <p>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</p>
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	<p>Recreation Center and showers will be required in this project.</p> <p>2. Placing shower in a unisex restroom was suggested.</p> <p>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.</p> <p>F. Construction waste diversion goal of 95% shall be indicated in the DPP. Many UCR projects achieve a 93-94% rate of waste diversion.</p> <p>G. Energy usage is a minimum of 25% less than Title 24 per the previous meeting.</p> <p>H. Climate action Plan requires 50% of parking would be in shade within 10 years.</p>
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<b>6.7</b>	<b>Next Steps</b>	<b>Information</b>		
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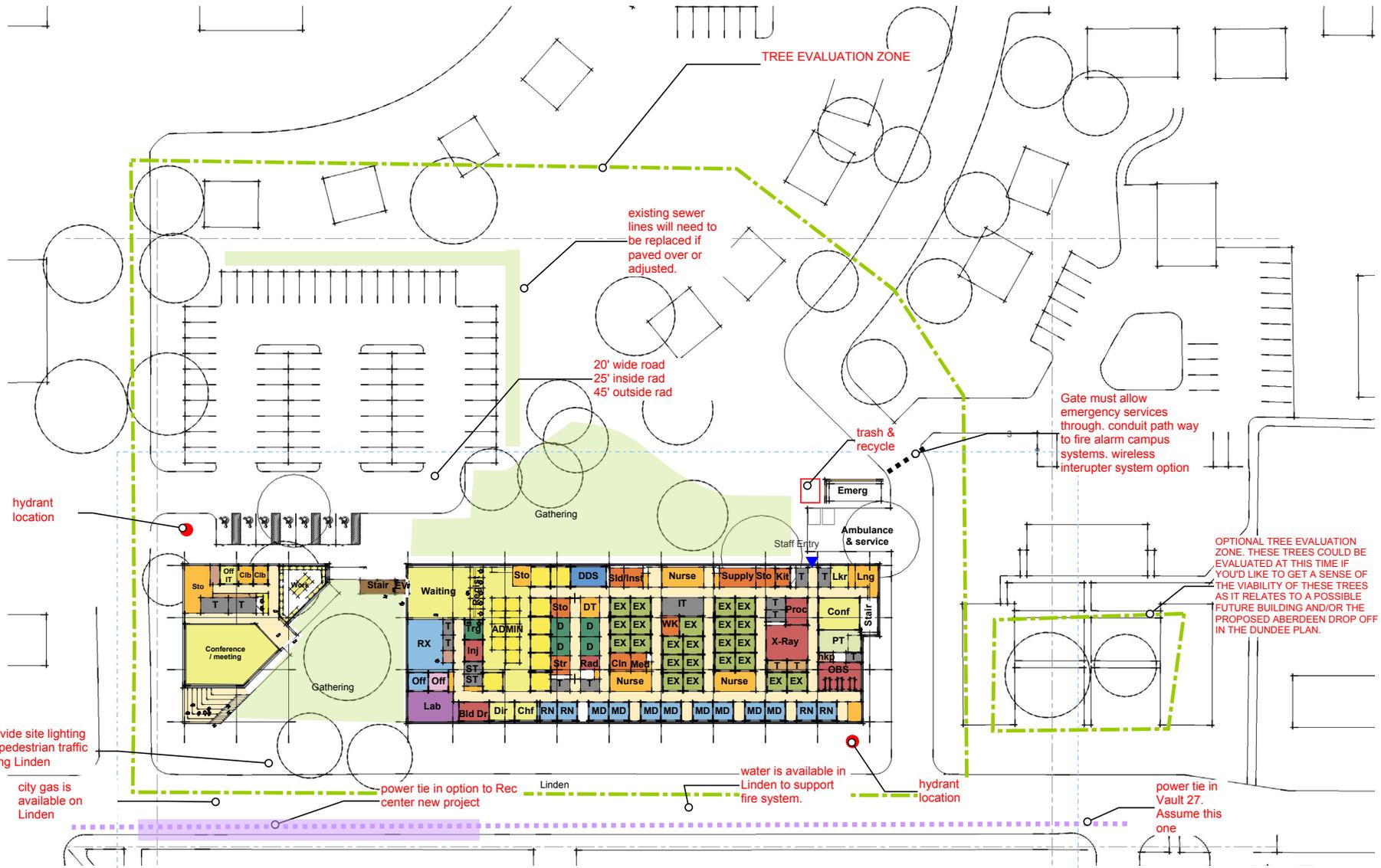
	<p>A. UCR will forward the Student Recreation Center soils and sewer reports.</p> <p>B. UCR will forward a link to the electrical system distribution.</p> <p>C. HMC will provide comments on the LEED scorecard.</p> <p>D. HMC will forward today's presentation for use in the tree evaluation.</p> <p>E. UCR will forward the results from Tuesday's tree evaluation to HMC.</p> <p>F. UCR will forward the carbon penalty structure to GLUMAC.</p>
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*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:**                      **Date:**                      **Location:**  
 TBD

**Attachments**    *Attachment A – UCR CHCC Meeting F*

**File**                      C:\Users\shassouna\Documents\UCR-HEALTH CENTER\MM04\_2012\_08\_15-SH - in progress.docx

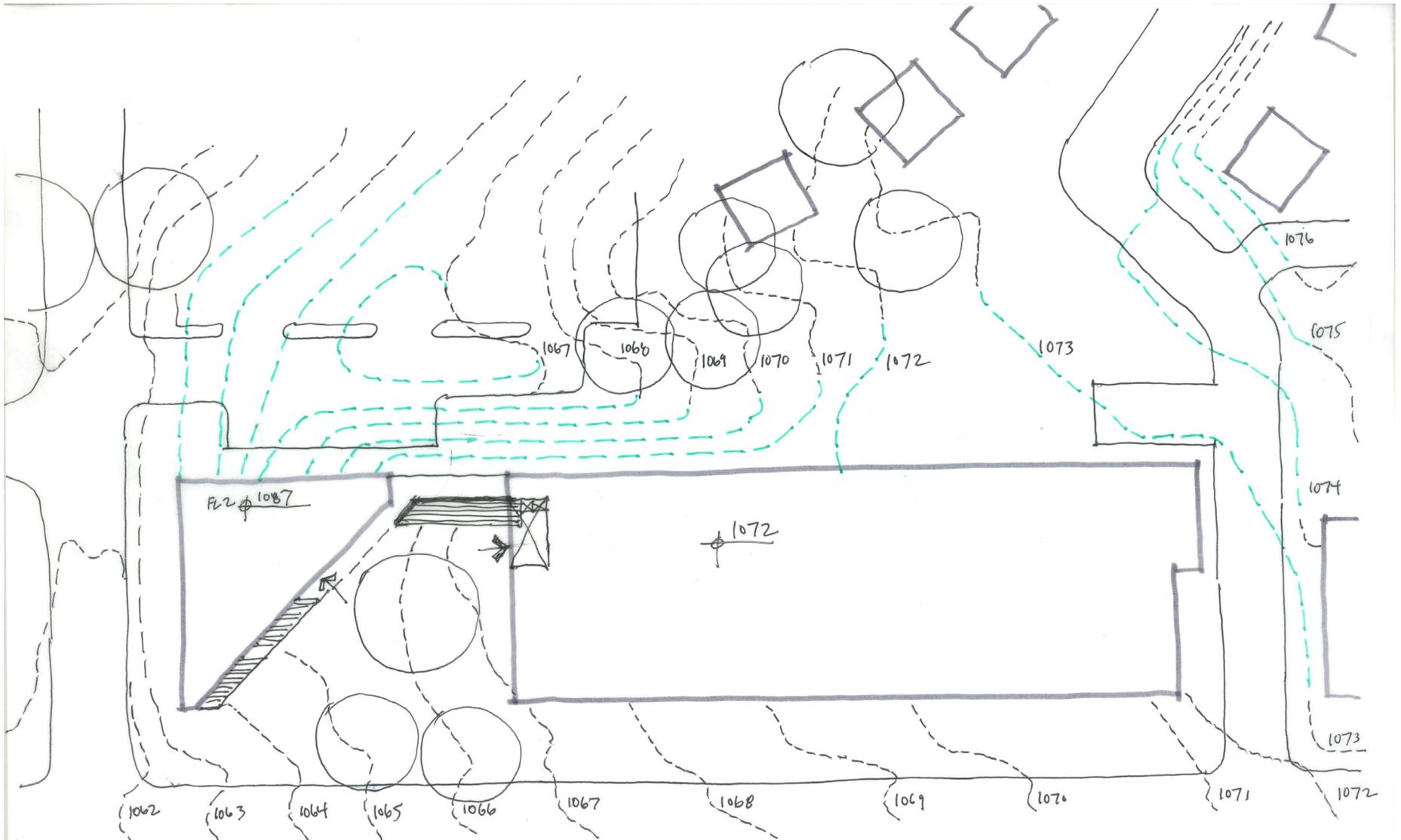


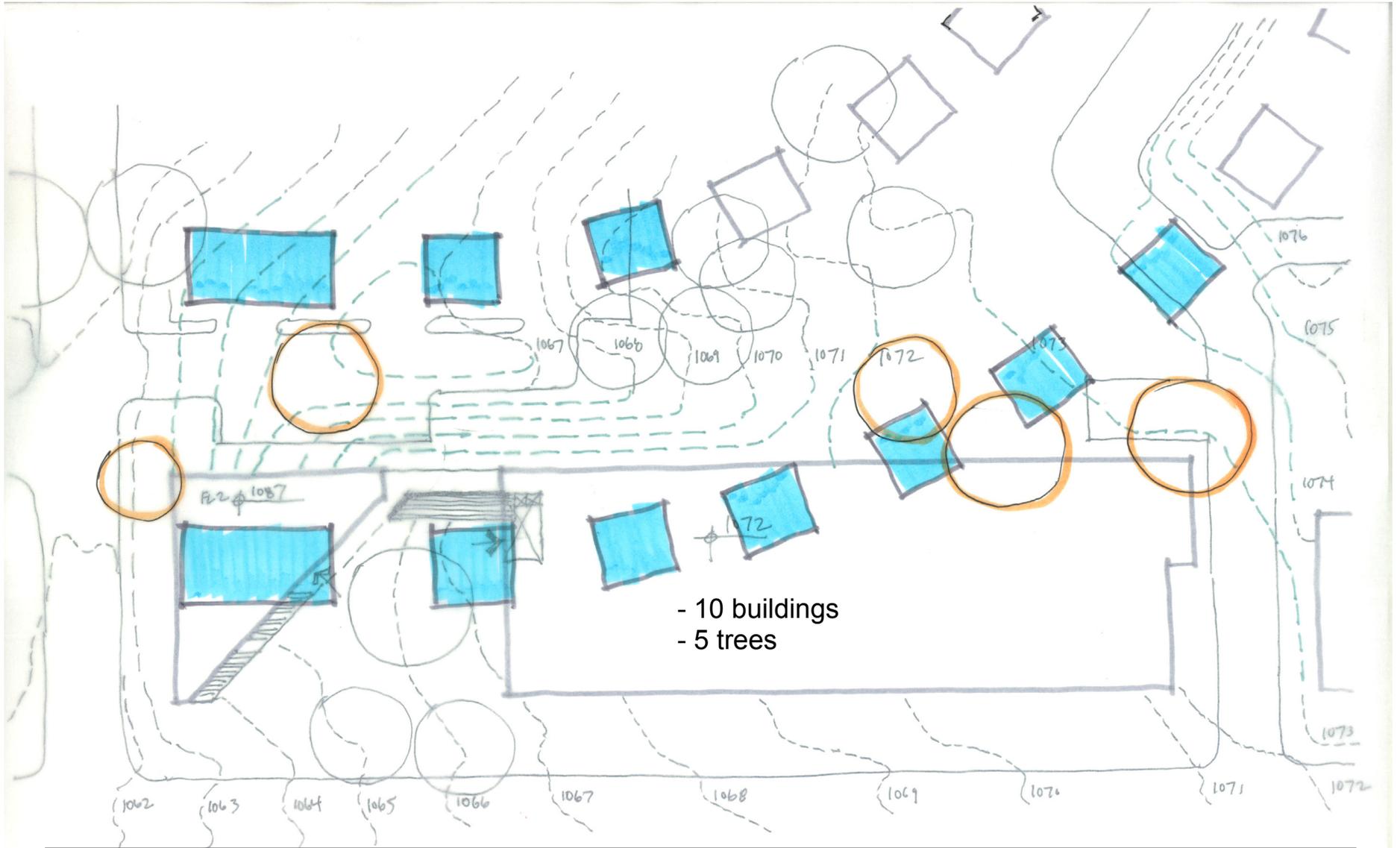




Articulated option

The Courtyard: Level 2





- 10 buildings  
 - 5 trees

# A.7

## Meeting Minutes: Meeting G(7)

<b>Meeting #</b>	<b>7 (G)</b>	<b>Meeting Date</b>	September 14, 2012																																																				
<b>Client Name</b>	UC Riverside	<b>Project #</b>	6002005.000																																																				
<b>Project Name</b>	UCR Health & Counseling Clinic DPP 1B																																																						
<b>Purpose</b>	Meeting G – Building Systems																																																						
<b>From</b>	Seena Hassouna, Healthcare Planner																																																						
<b>Attendees</b>	<table border="0"> <thead> <tr> <th>Attendance (X)</th> <th>Partial Attendance (P)</th> <th></th> <th>Company</th> </tr> <tr> <th>Name</th> <th>Title</th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>X Jon Harvey</td> <td>Principal Educational Facilities Planner</td> <td></td> <td>UCR</td> </tr> <tr> <td>X Blythe Wilson</td> <td>Sr. Project Manager/Architect</td> <td></td> <td>UCR-A&amp;E</td> </tr> <tr> <td>X Weston Lewis</td> <td>LEED AP Analyst</td> <td></td> <td>UCR</td> </tr> <tr> <td>X Uma Ramasubramanian</td> <td>Senior Physical Planner</td> <td></td> <td>UCR</td> </tr> <tr> <td>X Tricia Thrasher</td> <td>Principal Environmental Project Manager</td> <td></td> <td>UCR</td> </tr> <tr> <td>X David Summers</td> <td>Principal</td> <td></td> <td>GLUMAC</td> </tr> <tr> <td>X Michael Andersen</td> <td>Project Engineer</td> <td></td> <td>Psomas</td> </tr> <tr> <td>X Kate Diamond</td> <td>Principal In Charge</td> <td></td> <td>HMC</td> </tr> <tr> <td>X Seena Hassouna</td> <td>Healthcare Planner</td> <td></td> <td>HMC</td> </tr> <tr> <td>X Scott Plante</td> <td>Senior Project Designer</td> <td></td> <td>HMC</td> </tr> <tr> <td>X Eric Carbonnier</td> <td>Environmental Analyst</td> <td></td> <td>HMC</td> </tr> </tbody> </table>			Attendance (X)	Partial Attendance (P)		Company	Name	Title			X Jon Harvey	Principal Educational Facilities Planner		UCR	X Blythe Wilson	Sr. Project Manager/Architect		UCR-A&E	X Weston Lewis	LEED AP Analyst		UCR	X Uma Ramasubramanian	Senior Physical Planner		UCR	X Tricia Thrasher	Principal Environmental Project Manager		UCR	X David Summers	Principal		GLUMAC	X Michael Andersen	Project Engineer		Psomas	X Kate Diamond	Principal In Charge		HMC	X Seena Hassouna	Healthcare Planner		HMC	X Scott Plante	Senior Project Designer		HMC	X Eric Carbonnier	Environmental Analyst		HMC
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**Distribution** Jon Harvey (UCR) for distribution

**RESOLVED ITEMS**

Item No.	Comments	Status	Responsibility	Expected Date

**UNRESOLVED ITEMS:**

Item No.	Comments	Status	Responsibility	Expected Date

**NEW ITEMS**

Refer to Attachment A - UCR CHCC Meeting G

Item No.	Comments	Status	Responsibility	Expected Date
7.1	<b>Sustainable Strategies</b>	<b>Information</b>		
	A. Summary of sustainable strategies was presented by HMC. B. Current LEED point total is safely Gold Certified.			

7.2	MEP Systems	Open	UCR <sup>1</sup> (JH)	09/20/12
	A. GLUMAC stated they are clear in the direction being pursued. B. GLUMAC questioned whether the assumption of natural gas would put UCR over the carbon penalty limit. UCR responded that it was a correct assumption. <ol style="list-style-type: none"> <li>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</li> <li>GLUMAC will keep them in the report and will also include a list of facilities with successful installations of chilled beams in the area that could be toured by UCR during the design phase.</li> </ol> C. Geothermal is being considered as an option, but there is none currently on campus. <ol style="list-style-type: none"> <li>GLUMAC noted vertical geothermal is more cost-effective than horizontal.</li> <li>Geothermal is attractive as an option to avoid a carbon penalty.</li> <li>Additional geotechnical tests will be need if this remains a viable option.</li> <li>UCR requested that the DPP clearly document the need for soil testing and the related costs.</li> </ol> D. 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. E. <b>UCR will provide GLUMAC with the carbon penalty calculations used for the campus.</b> <sup>1</sup> This calculation will be used to determine a preliminary number for the potential impact of a carbon penalty on the CHCC project. In turn, those numbers will be used to evaluate geothermal as an option in the DPP.			
	<sup>1</sup> Update: UCR has provided the information requested to GLUMAC.			
7.3	Civil	Open		09/21/12
	A. Utility connections to the east are preferred, within the planned access road. B. Sanitary sewer line running in Florida Street is in poor condition, and would need replacement. Connections shall be to lines along West Linden Street. C. 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. <ol style="list-style-type: none"> <li>Goal is no net increase in runoff.</li> </ol> D. Linden Street has one existing 10-inch and one existing 8-inch sewer lines: one line has excess capacity and will be reviewed. E. UCR would like to include estimated flow for sanitary sewer in the DPP. F. 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 costs to the project. G. 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. Update: UCR has provided all information requested. H. Psomas noted the DPP narrative will describe the assumptions, verification required, and risks associated with the assumptions.			
7.4	Site and Parking	Open	UCR <sup>2</sup> (JH)	09/17/12
	A. 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. <ol style="list-style-type: none"> <li>Jon and Uma were pleased with the revised scheme and indicated that it was a good response to their request.</li> </ol> B. 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. <ol style="list-style-type: none"> <li>Scheme A – North /South orientation                             <ol style="list-style-type: none"> <li>This was seen as the preferred scheme for the following reasons:                                     <ol style="list-style-type: none"> <li>The entry point is not in conflict with the western intersection of Plum and Florida Streets.</li> </ol> </li> </ol> </li> </ol>			

	<ul style="list-style-type: none"> <li>b) The eastern portion of the site is preserved for outdoor uses for the CHCC and future housing development.</li> <li>2. Scheme B – East / West orientation                             <ul style="list-style-type: none"> <li>This scheme was seen as being worth keeping as an option for the following reasons:                                     <ul style="list-style-type: none"> <li>a) It may encompass a smaller development area for the CHCC project than Scheme A</li> <li>b) It does not require the removal of the two houses directly north of the CHCC site on Peach Street.</li> </ul> </li> </ul> </li> <li>3. Scheme C – East / West orientation shifted slightly to the north.                             <ul style="list-style-type: none"> <li>This scheme was eliminated from consideration for the following reasons:                                     <ul style="list-style-type: none"> <li>a) The entry point is discontinuous with and too close to the western intersection of Plum and Florida Streets.</li> <li>b) The lot would impede on the green space, similar to Scheme B that the counseling offices would be overlooking.</li> <li>c) Green space to the north of CHCC is lost with this scheme and Scheme B.</li> </ul> </li> </ul> </li> <li>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.</li> <li>C. UCR will also target the LEED parking credit for a reduced amount of parking.</li> <li>D. UCR requested that the overall site area for each scheme be listed on each drawing.</li> <li>E. Bicycle racks shown are in an acceptable location.                             <ul style="list-style-type: none"> <li>1. Two unisex toilet/shower rooms are preferred, as student rec center will not be able to serve as a shower facility.</li> <li>2. Bicycle racks should total 5% of the CHCC's peak occupants, including patients.</li> </ul> </li> <li>F. <b>UCR will provide the results of the site tree survey to HMC on Monday 9/17.<sup>2</sup></b> <ul style="list-style-type: none"> <li>1. Some trees on the last survey were not correctly identified and will be corrected.</li> <li>2. HMC will review the survey with EPT, the landscape consultant, and will include its findings in the DPP.</li> </ul> </li> </ul> <p><sup>2</sup> Update: UCR has provided the information requested to HMC.</p>		
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<b>7.5</b>	<b>Floor Plans</b>	<b>Information</b>	
	<ul style="list-style-type: none"> <li>A. HMC presented the current floor plans for the CHCC.</li> <li>B. The following were seen as good improvements:                             <ul style="list-style-type: none"> <li>1. The introduction of internal courtyards.</li> <li>2. The "inside-outside" sense afforded the waiting room by connecting it directly to the courtyard.</li> <li>3. The development of "pods" on the 2<sup>nd</sup> floor to modulate circulation.</li> <li>4. Clear circulation in the health clinic.</li> <li>5. Short travel distances for patients from waiting rooms to the clinics.</li> <li>6. A consolidated administration block that is equally accessible from waiting and the clinic space</li> <li>7. Good access to natural light for both floors.</li> </ul> </li> <li>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.</li> <li>D. HMC and UCR both saw an opportunity for providing some outside space in the counseling center overlooking the internal courtyards.</li> <li>E. Blythe and HMC noted concern that the dental clinic may be too far away from the waiting area.                             <ul style="list-style-type: none"> <li>1. HMC will study options that locate it closer to the waiting area.</li> <li>2. Jon was concerned that the Associate Vice Chancellors offices currently located too far from the main entry zone on the 2<sup>nd</sup> floor and suggested moving it further west to allow for better access.                                     <ul style="list-style-type: none"> <li>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.</li> </ul> </li> </ul> </li> <li>F. UCR will discuss the possibility of locating a coffee spot with dining services.</li> <li>G. UCR expressed a desire to differentiate between public and internal/departmental corridors on future diagrams.</li> </ul>		

<b>7.6</b>	<b>Next Steps</b>	<b>Information</b>	
	<ul style="list-style-type: none"> <li>A. HMC will distribute a draft of the room data sheets on 9/21 with comments due back to HMC on 9/26.</li> <li>B. HMC will present revised site and floor plan options to the steering committee on 9/26.</li> <li>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.</li> <li>D. The final DPP will be delivered to UCR on 10/31.</li> </ul>		

*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

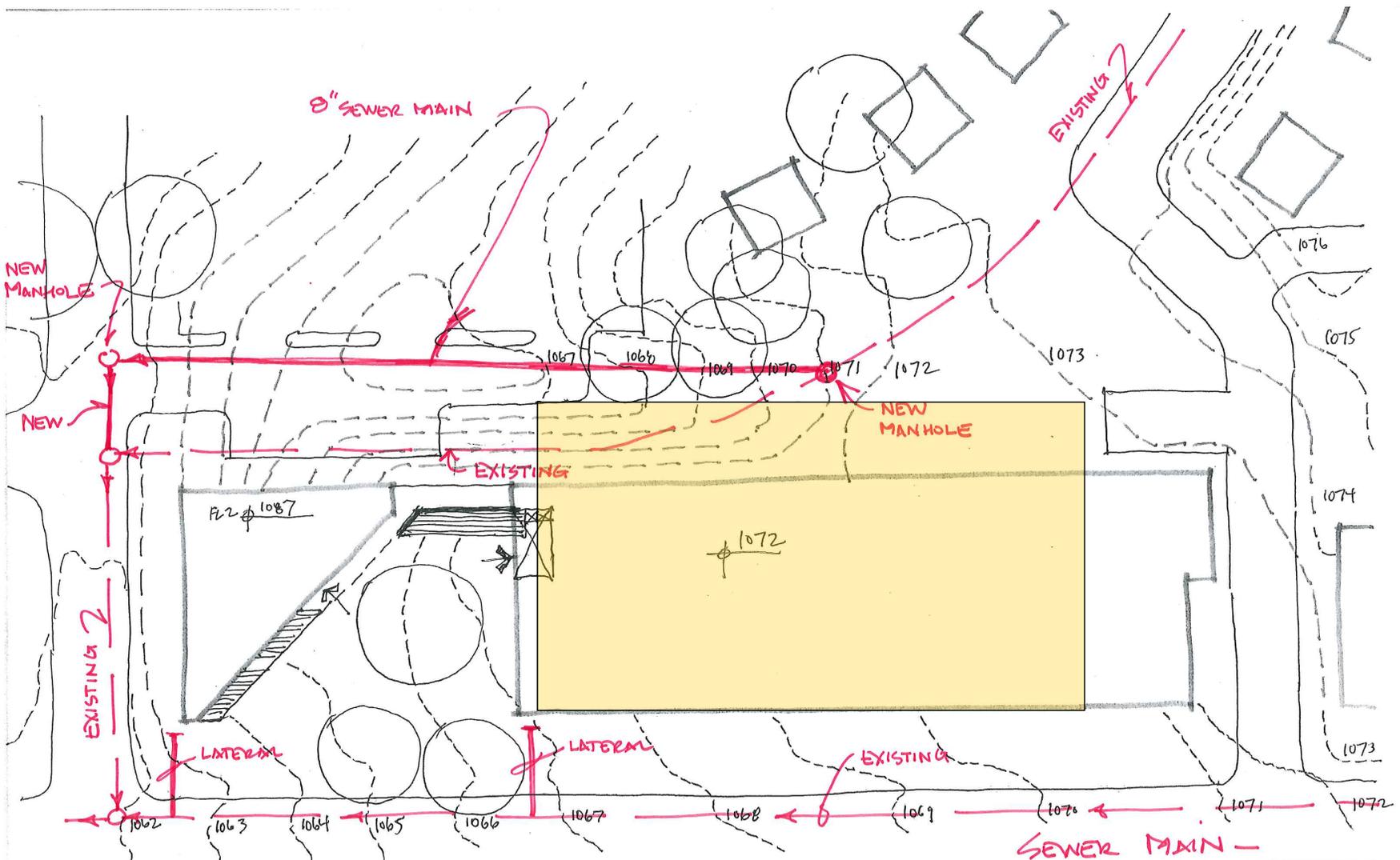
**Attachments**    Attachment A\_ Meeting G\_09-14-12

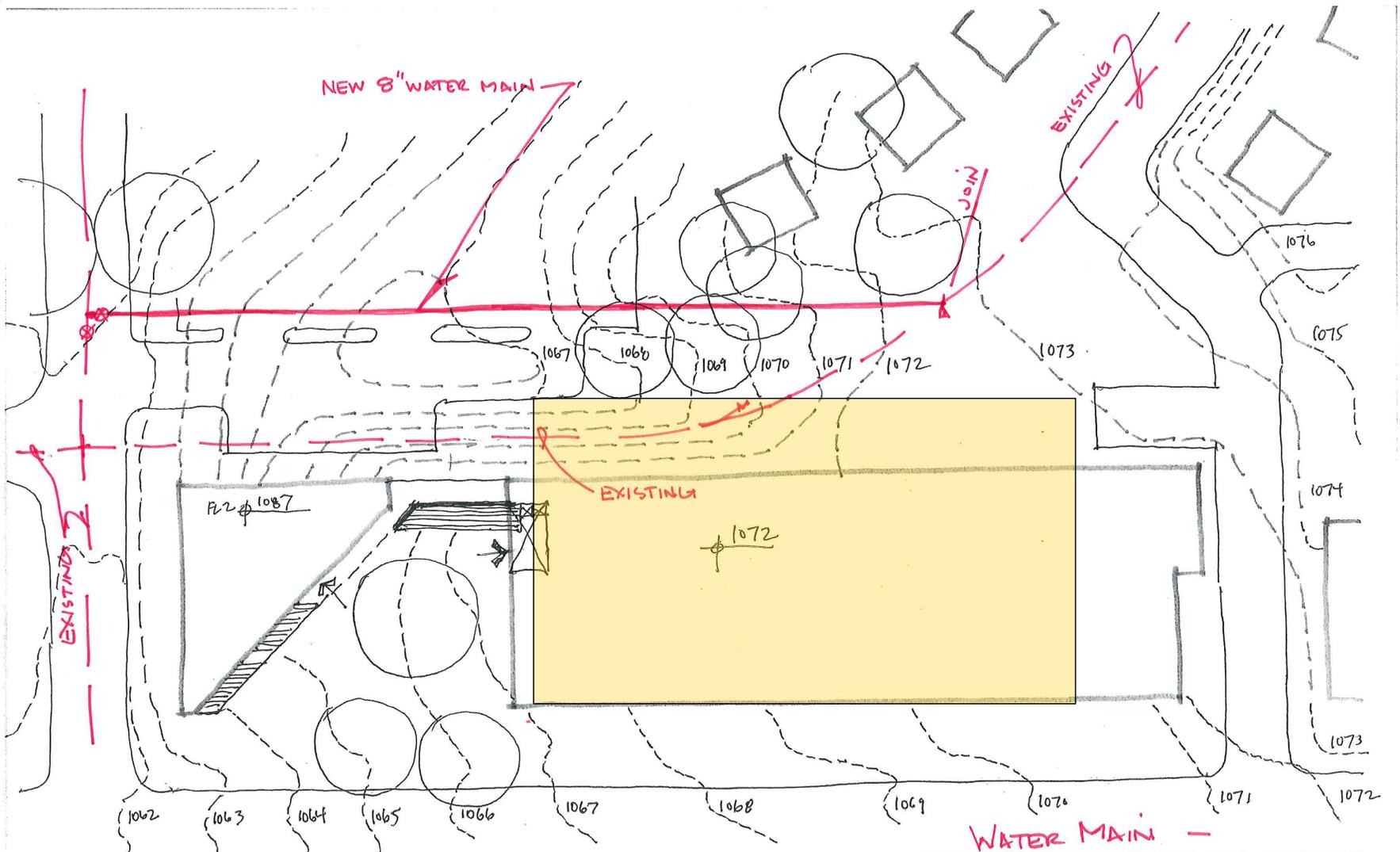
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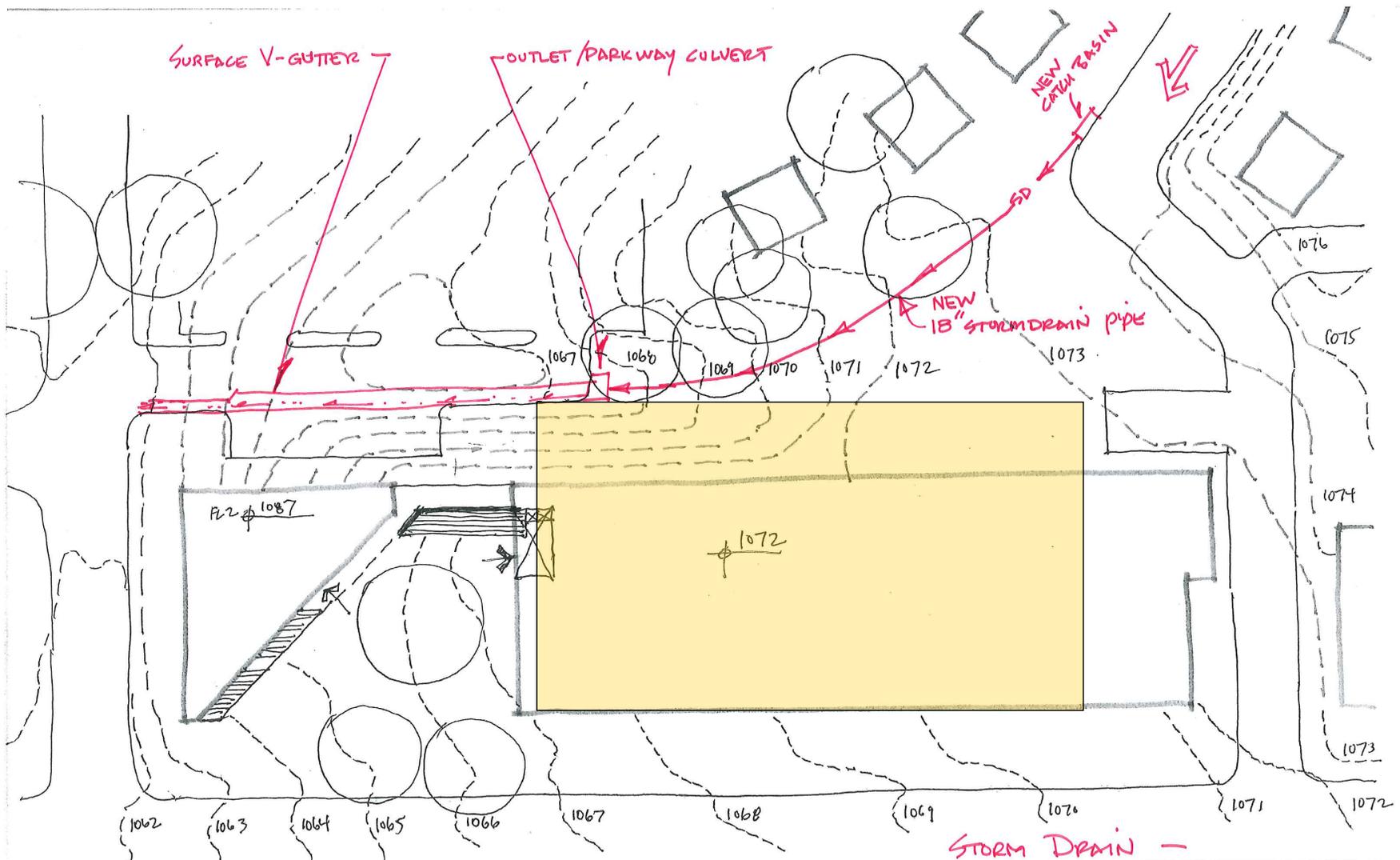


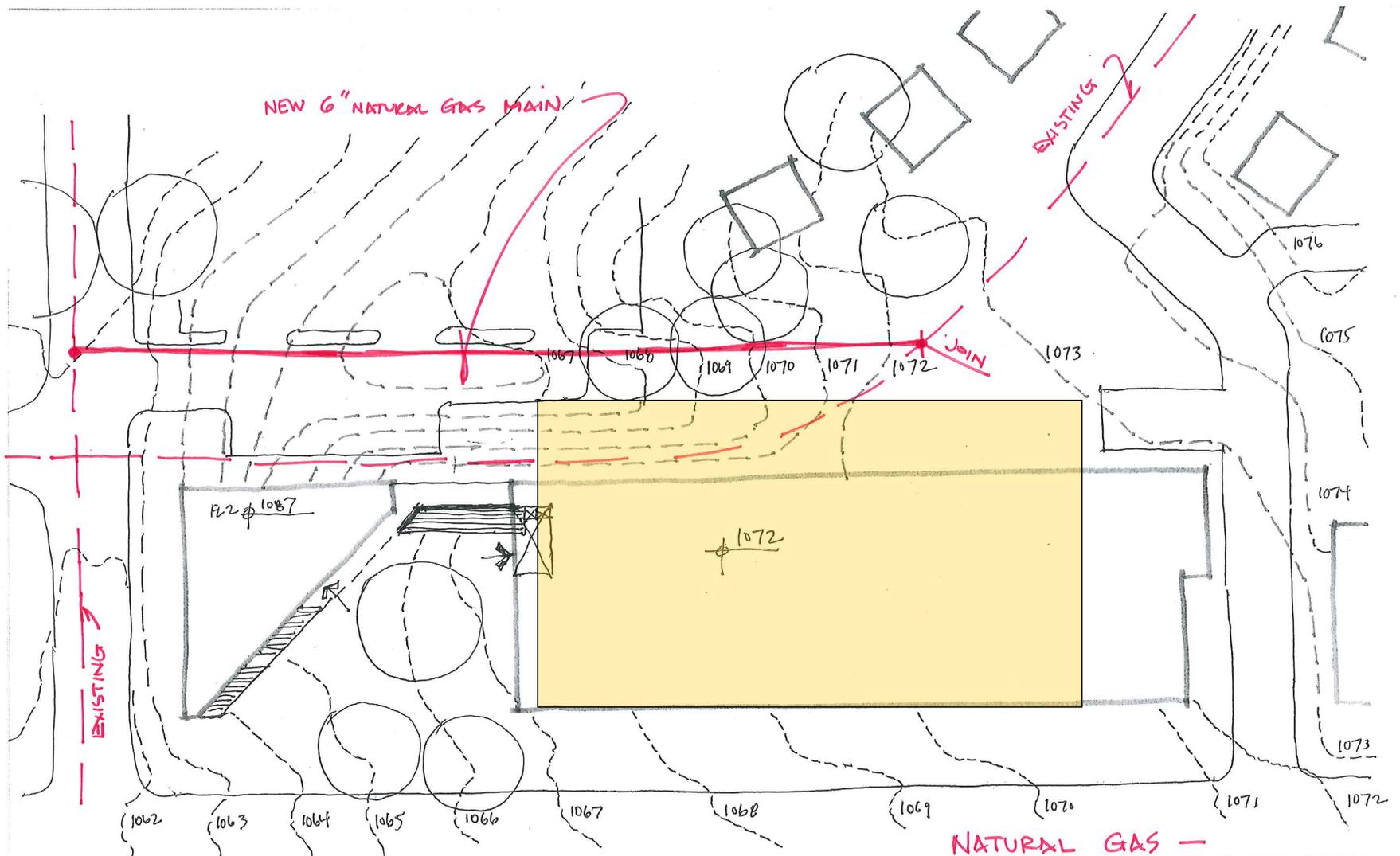
Topographical Study













**Advantages**

- 1** Tree grove as buffer between housing and parking
- 2** Green space for 600 people
- 3** Entrance is clear, separated from Plum Street

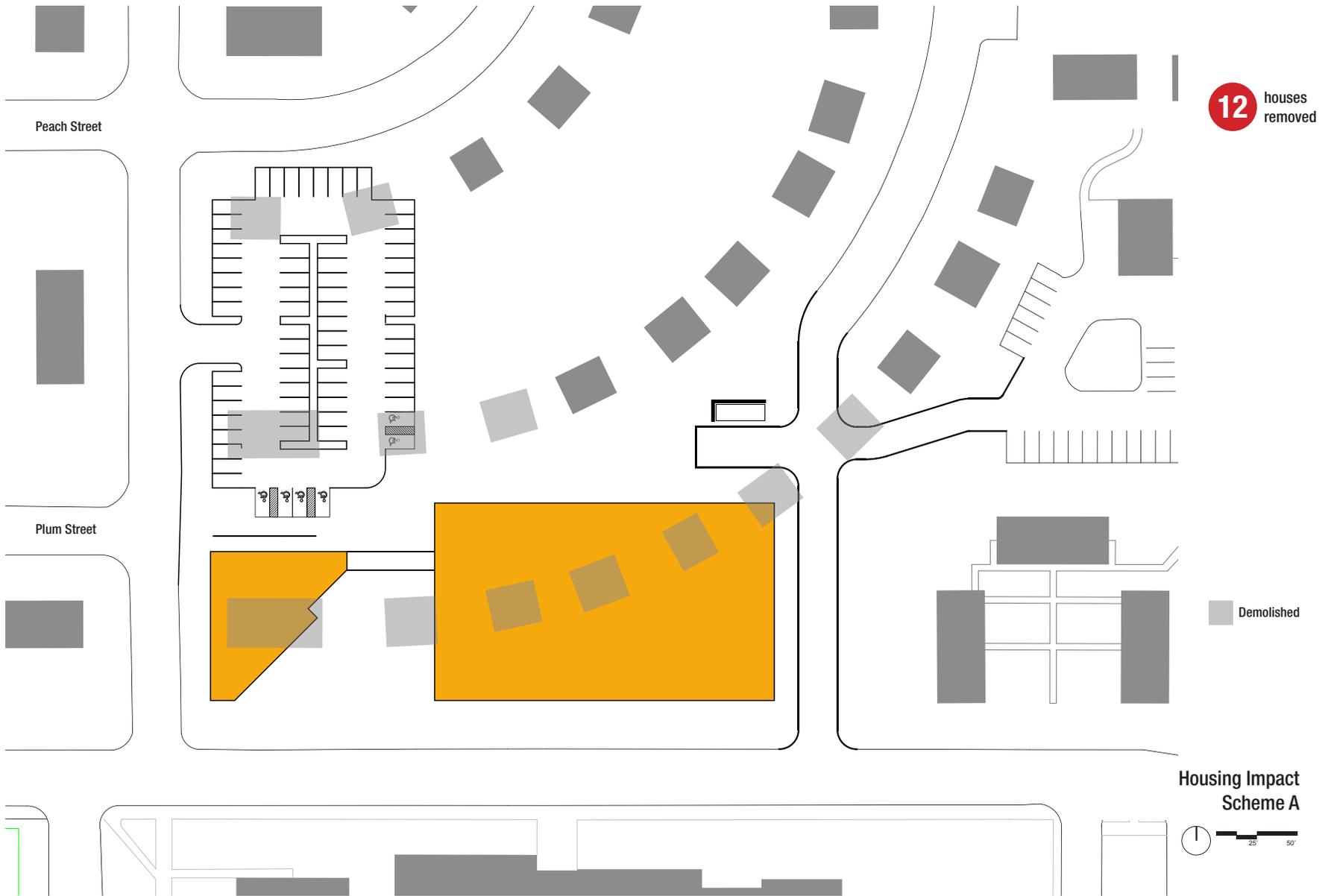
**Disadvantages**

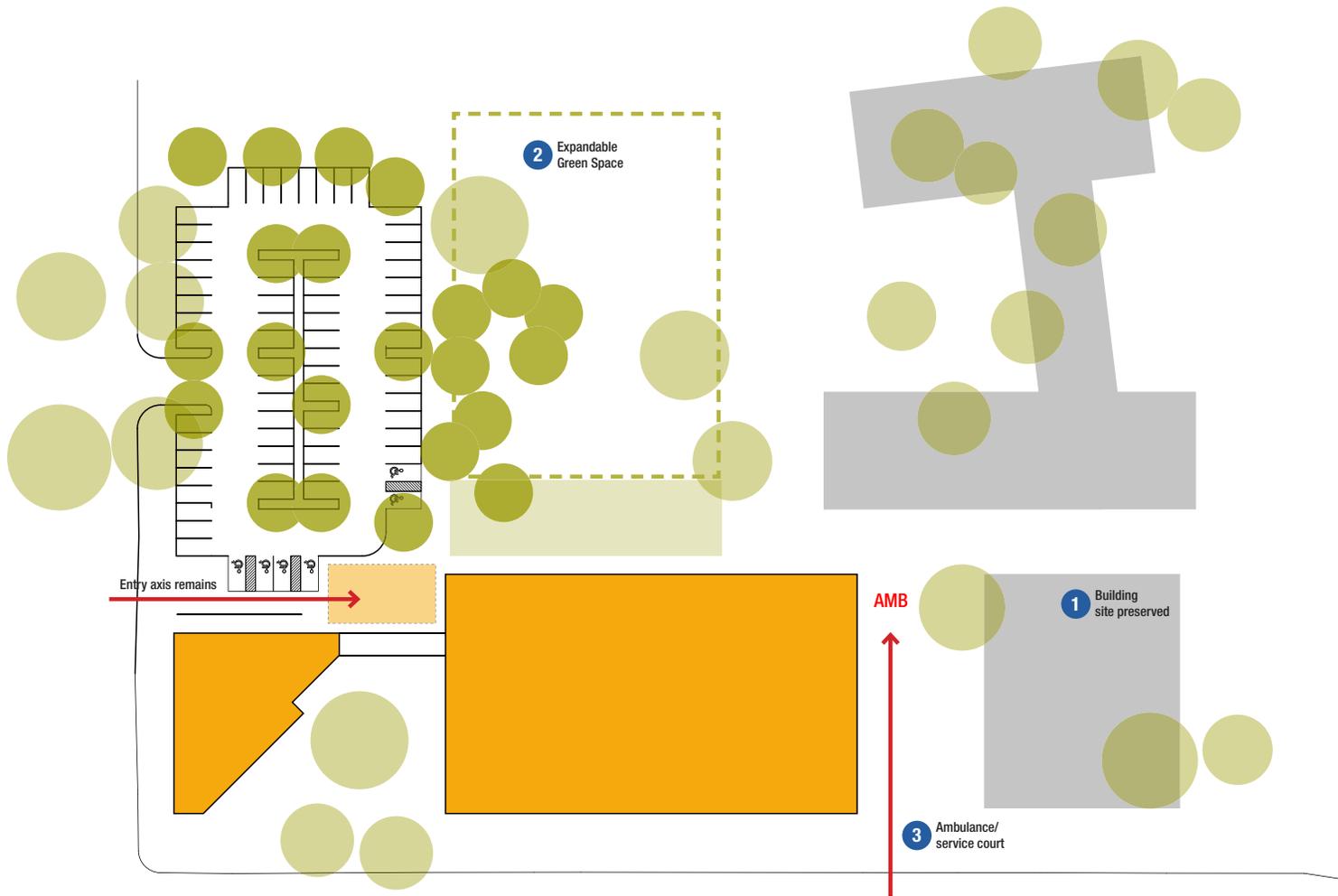
- 1** Housing continuity broken at Peach Street

- Oak Tree
- New Tree

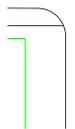
**Parking Study Scheme A**







Dundee Impact Scheme A





**Advantages**

- 1 Peach Street edge continuity
- 2 Landscaped buffer between parking and housing

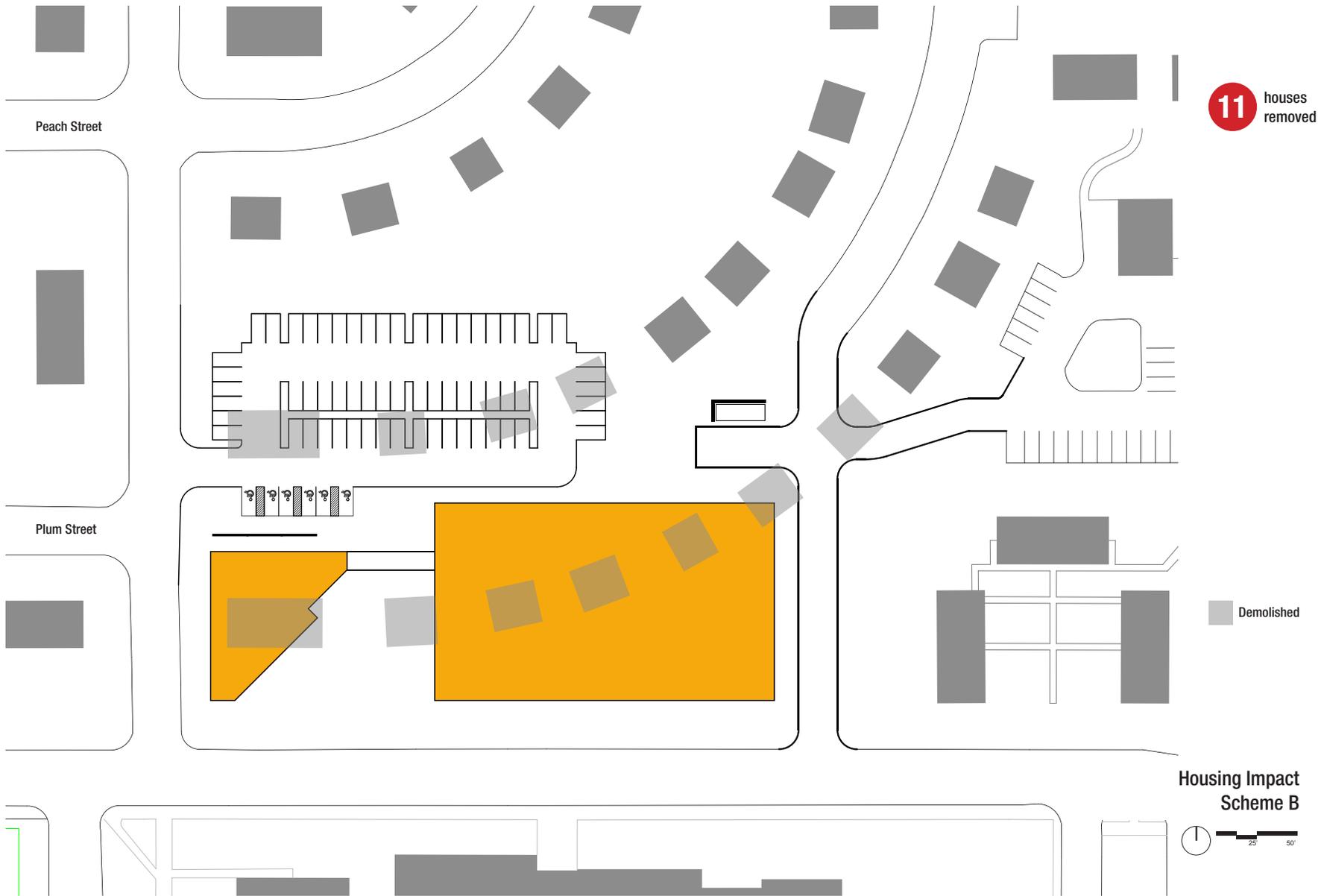
**Disadvantages**

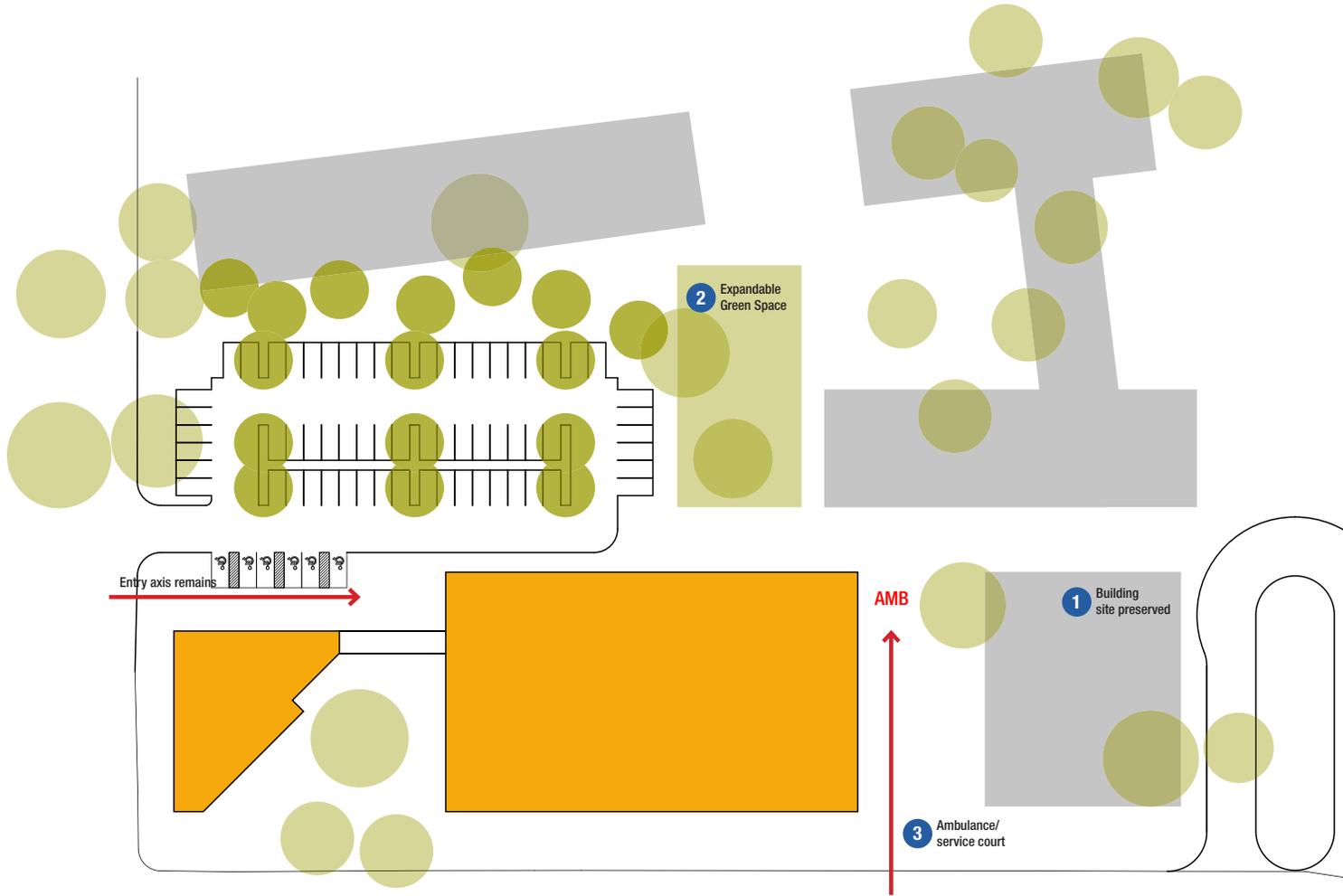
- 1 Entrance discontinuous with Plum Street
- 2 Smaller green space for 125 people

- Oak Tree
- New Tree

**Parking Study Scheme B**







**Dundee Impact Scheme B**





**Advantages**

- 1 Peach Street street edge continuity
- 2 Landscaped buffer between parking and housing
- 3 Larger plaza

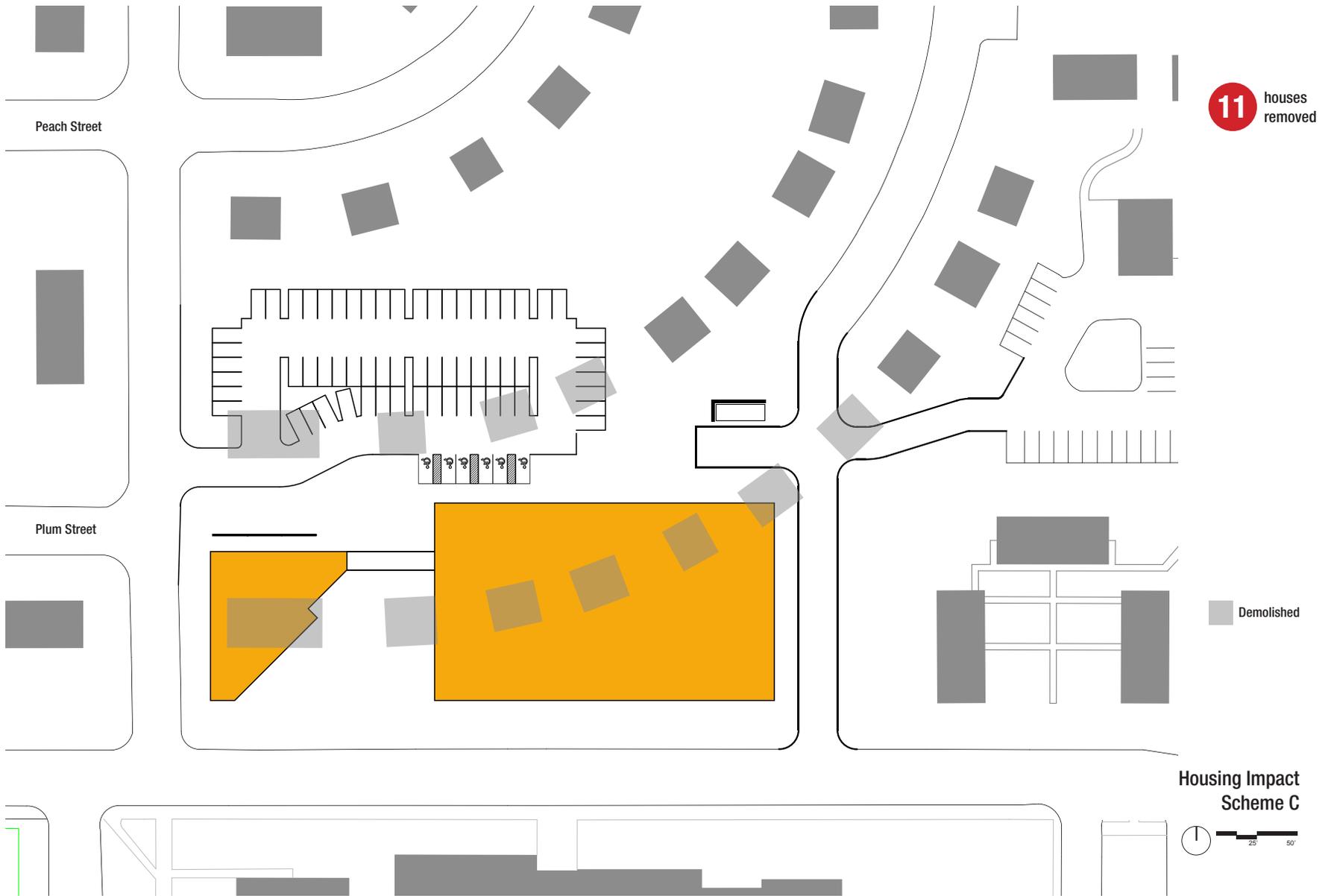
**Disadvantages**

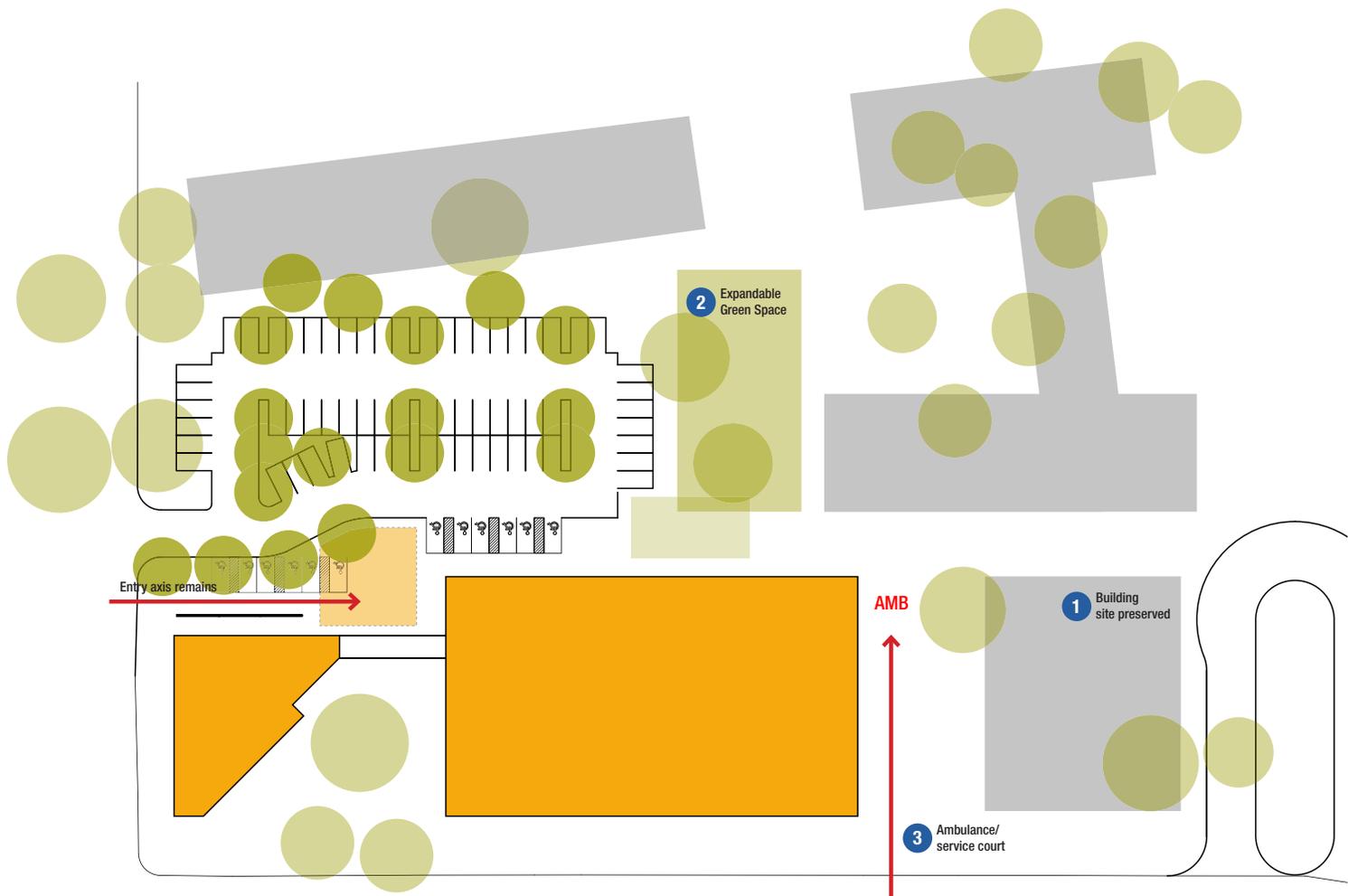
- 1 Entrance discontinuous with Plum Street
- 2 Lack of green buffer from counseling

- Oak Tree
- New Tree

**Parking Study Scheme C**

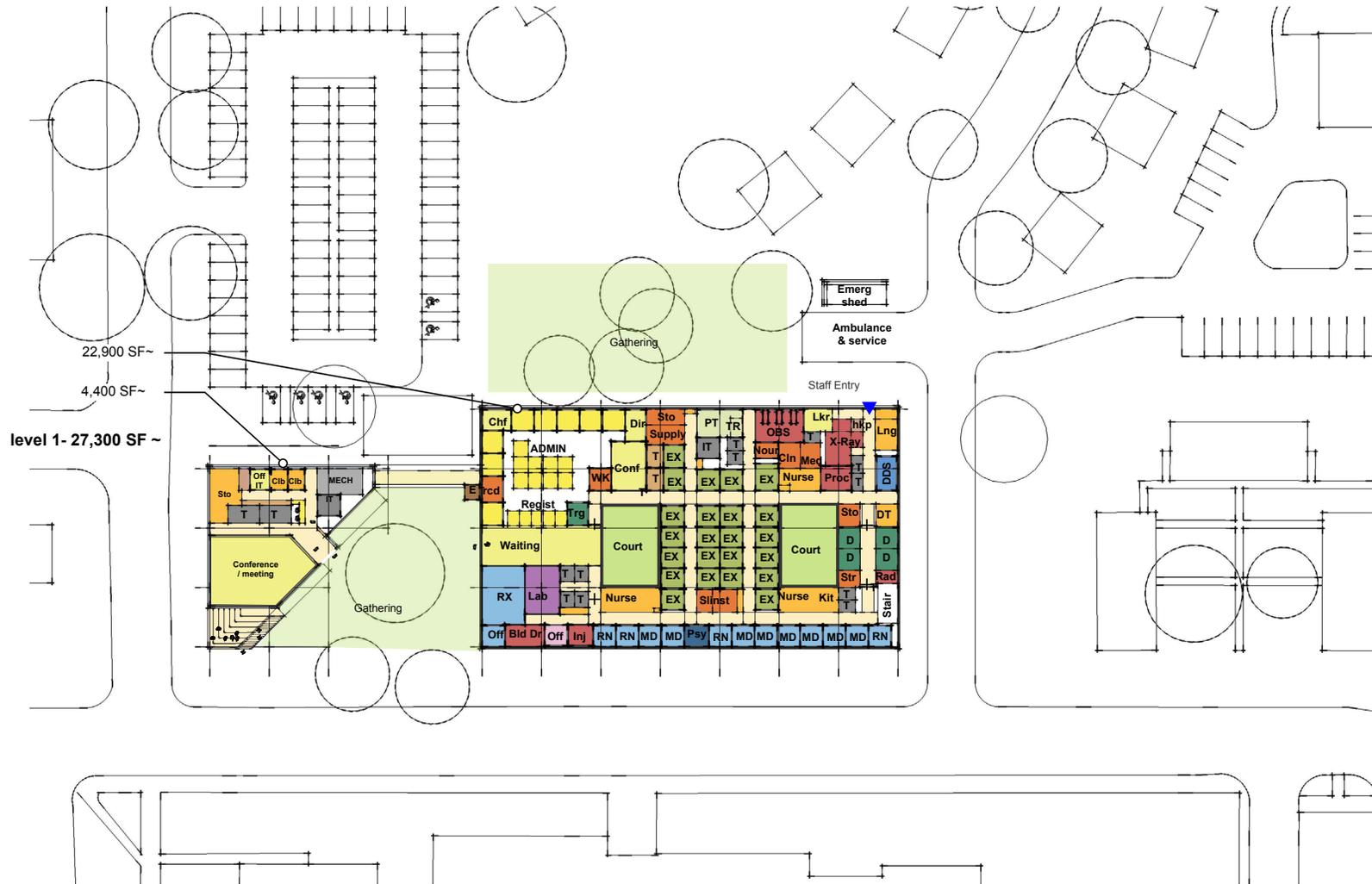






**Dundee Impact  
Scheme C**







# A.8

## Meeting Minutes: Meeting H(8)

<b>Meeting #</b>	H(8)	<b>Meeting Date</b>	September 26, 2012
<b>Client Name</b>	UC Riverside	<b>Project #</b>	6002005.000
<b>Project Name</b>	UCR Campus Health & Counseling Center DPP 1B		
<b>Purpose</b>	Meeting H - Steering Committee Review		
<b>From</b>	Scott Plante, Senior Project Designer		
<b>Attendees</b>	<p><b>Attendance (X)</b></p> <p><b>Name</b></p> <p>X Jon Harvey</p> <p>X Blythe Wilson</p> <p>X Cindy Wong</p> <p>X Tim Ralston</p> <p>X Danny Kim</p> <p>X Weston Lewis</p> <p>X Susan Allen Ortega</p> <p>X Laura Hammond</p> <p>X Tricia Thrasher</p> <p>X Jose Wudka</p> <p>X Uma Ramasubramanian</p> <p>X Jim Sandoval</p> <p>X Kate Diamond</p> <p>X Seena Hassouna</p> <p>X Scott Plante</p>	<p><b>Partial Attendance (P)</b></p> <p><b>Title</b></p> <p>Principal Educational Facilities Planner</p> <p>Sr. Project Manager/Architect</p> <p>Director of Campus Health Center</p> <p>Associate Vice Chancellor – Capital Programs</p> <p>Associate Vice Chancellor &amp; CFAO</p> <p>LEED AP Analyst</p> <p>AVC/ Dean of Students</p> <p>Director of Counseling Center</p> <p>Principal Environmental Project Manager</p> <p>Academic Senate</p> <p>Senior Physical Planner</p> <p>Vice Chancellor, Student Affairs</p> <p>Principal In Charge</p> <p>Healthcare Planner</p> <p>Senior Project Designer</p>	<p><b>Company</b></p> <p>UCR</p> <p>UCR-A&amp;E</p> <p>UCR</p> <p>UCR</p> <p>UCR</p> <p>UCR</p> <p>UCR</p> <p>UCR</p> <p>UCR</p> <p>UCR</p> <p>UCR</p> <p>HMC</p> <p>HMC</p> <p>HMC</p>

**Distribution Cc** Jon Harvey (UCR) for distribution

**RESOLVED ITEMS**

Item No.	Comments	Status	Responsibility	Expected Date

**UNRESOLVED ITEMS:**

Item No.	Comments	Status	Responsibility	Expected Date

**NEW ITEMS**

Item No.	Comments	Status	Responsibility	Expected Date
<b>8.1</b>	<b>Review Planning Assumptions</b>	<b>Information</b>		
	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.			
<b>8.2</b>	<b>Coffee Cart</b>	<b>Information</b>		
	A. Potential of a coffee cart/vending in the exterior space was reviewed with Dining Services. <ol style="list-style-type: none"> <li>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.</li> <li>Option 2: An independent vendor with a 100sf footprint for a closet, and support space. Potential traffic does not make this feasible.</li> <li>Option 3: Dining Services would run an operation, but an entity would have to subsidize their losses.</li> </ol> B. A coffee shop will be located in the long-term Dundee plan. C. A coffee cart did not work financially in the Student Recreation Center. 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.			
<b>8.3</b>	<b>Floor Plans</b>	<b>Information</b>		
	<p><i>First Floor</i></p> 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.			
	<p><i>Second Floor</i></p> 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 making 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 created "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	<b>Site and Civil Strategies</b>	<b>Information</b>	
	<p><i>Common</i></p> <p>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.</p> <p>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.</p> <p>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).</p> <p>D. Access gates</p> <ol style="list-style-type: none"> <li>1. Gate should be installed on Florida Street north of the parking lot entrance to prevent through-traffic.</li> <li>2. Show gates on the access road north of the ambulance parking space to prevent through-traffic.</li> <li>3. Gate should be installed at the intersection of Plum and Florida to prevent through-traffic.</li> <li>4. The installation of three gates shall be assumed in the cost plan.</li> </ol> <p>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.</p> <ol style="list-style-type: none"> <li>1. CHCC project should consider adding several 4-5" conduits for future use (i.e., vault 27 to north side of Linden).</li> <li>2. Project will identify costs that may occur to keep current housing serviced during construction.</li> </ol> <p>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.</p> <p><i>Site Scheme A: North-South Parking Orientation</i></p> <p>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.</p> <p>B. 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.</p> <p><i>Site Scheme B: East-West Parking Orientation</i></p> <p>A. Scheme B is the most compact footprint but loses or requires the relocation of 10 heritage trees.</p> <p>B. Improves housing continuity on Peach Street and 13 housing units need to be demolished.</p>		
8.5	<b>Sustainability</b>		
	<p>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.</p> <p>B. AB32 (California Assembly Bill 32 – California Global Solutions Warming Act) limits UCR to 25k tons of carbon emissions.</p> <p>C. 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.</p> <p>D. 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.</p> <p>E. 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.</p>		
8.6	<b>Budget</b>	<b>Information</b>	
	<p>A. UCR is reviewing the numbers of the project's financial feasibility.</p> <p>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.</p>		

	C. Costs on building operation from a utility standpoint shall be incorporated into the DPP.		
8.7	<b>Schedule</b>	<b>Information</b>	
	<p>A. Design Review Board (DRB) meeting could be in November (first Tuesday). DPP document would be published after the meeting. Presentation to DRB is dependent upon having a funded project.</p> <p>B. Input from Student Services Fee Committee (SSFC) is also necessary before publication. Meeting is expected in mid-October.</p> <p>C. The DPP will include a generic project schedule that clearly shows tasks and durations, with a preference to not include specific dates.</p> <p>D. Overall project schedule will be considered after internal meetings with SSFC and DRB, and final issue date of DPP report will be determined with these meetings considered.</p>		
8.8	<b>Next Steps</b>	<b>Information</b>	
	<p>A. Room Data Sheets will be distributed to user groups on 10/1 for review, and returned to HMC in one week.</p> <p>B. Estimated building operation costs will be incorporated into the DPP, utilizing UCR's utility rates.</p> <p>C. HMC will send Susan and Jen the current Well plans for review and comment. GoTo Meeting will be scheduled for Friday.</p>		

*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.*

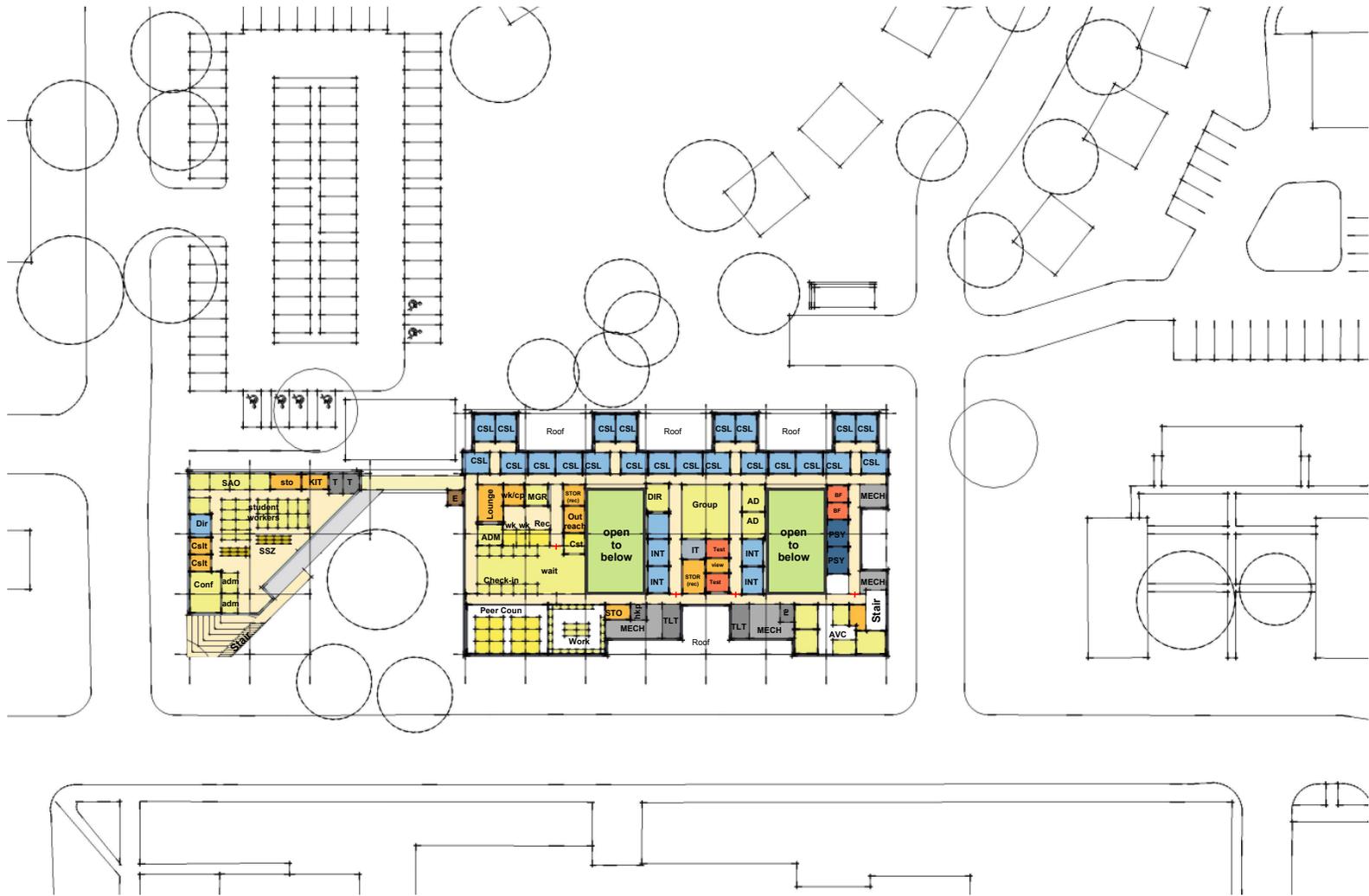
**Next Meeting**

**Attachments** Meeting\_H(8)\_2012\_09\_26

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Department	EXISTING (20,000 Students)			New (25,000 Students)			New (30,000 Students)			Comments
	Providers	Enrollees	Enrollees/Provider	Providers	Enrollees	Enrollees/Provider	Providers	Enrollees	Enrollees/Provider	
Student Health	5	13,000	2,600	10	16,250	1,600	10	19,500	2,000	Benchmark statistics for similar facilities range from 1,200-2,000 enrollees per provider. The current design allow the CHCC to stay within the benchmark range.
Dental	3	13,000	4,333	4	16,250	4062	4	19,500	4875	Additional capacity maintains current ratios for enrollment between 25 & 30K students
Counseling	13	20,000	1,538	23	25,000	1,300	23	30,000	1300	Additional capacity would maintain IACS recommended staffing ratio range of 1 to 1,000-1,500 if enrollment increased to 30K



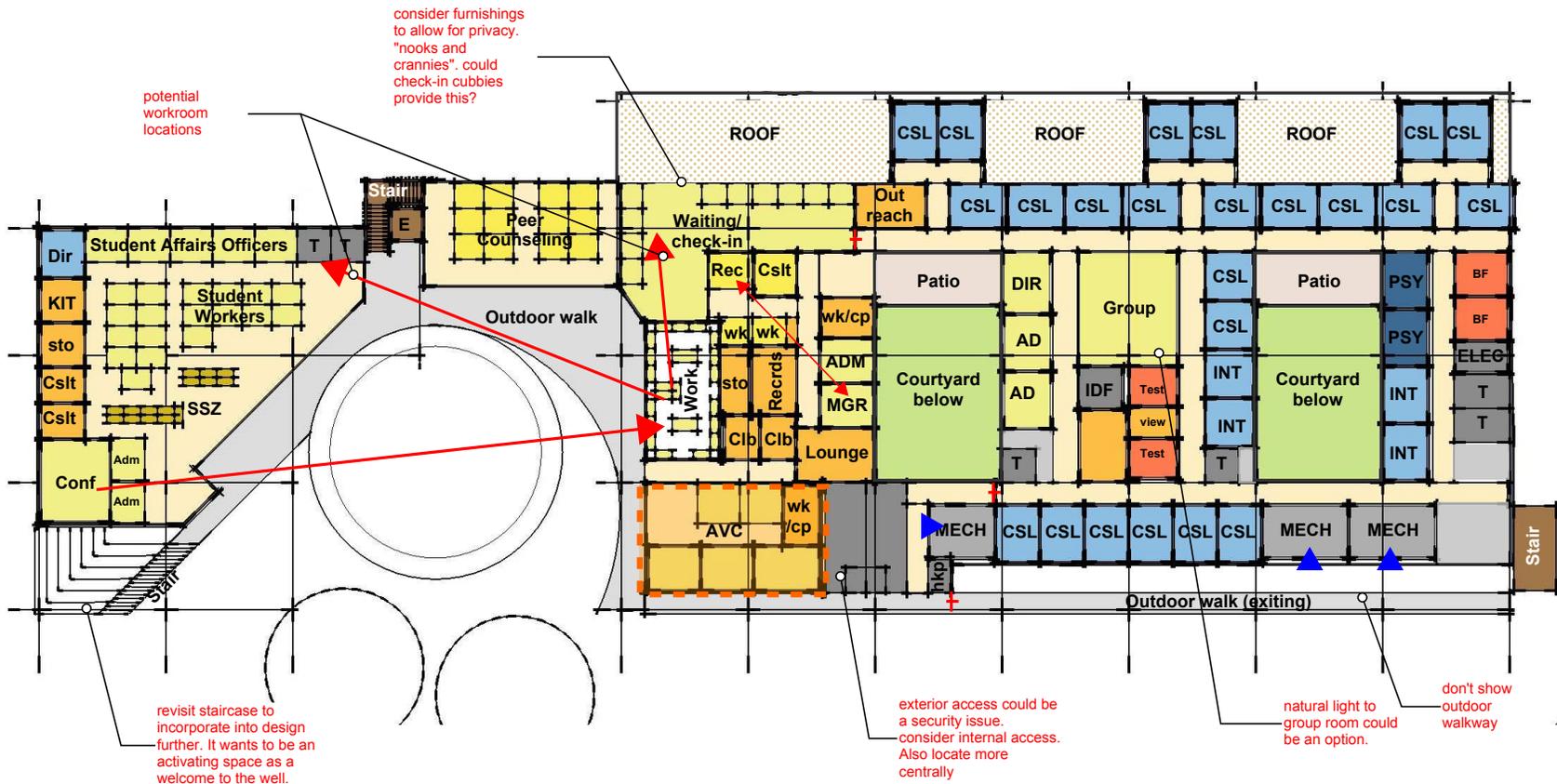


Meeting G

The Courtyard: Level 2



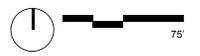


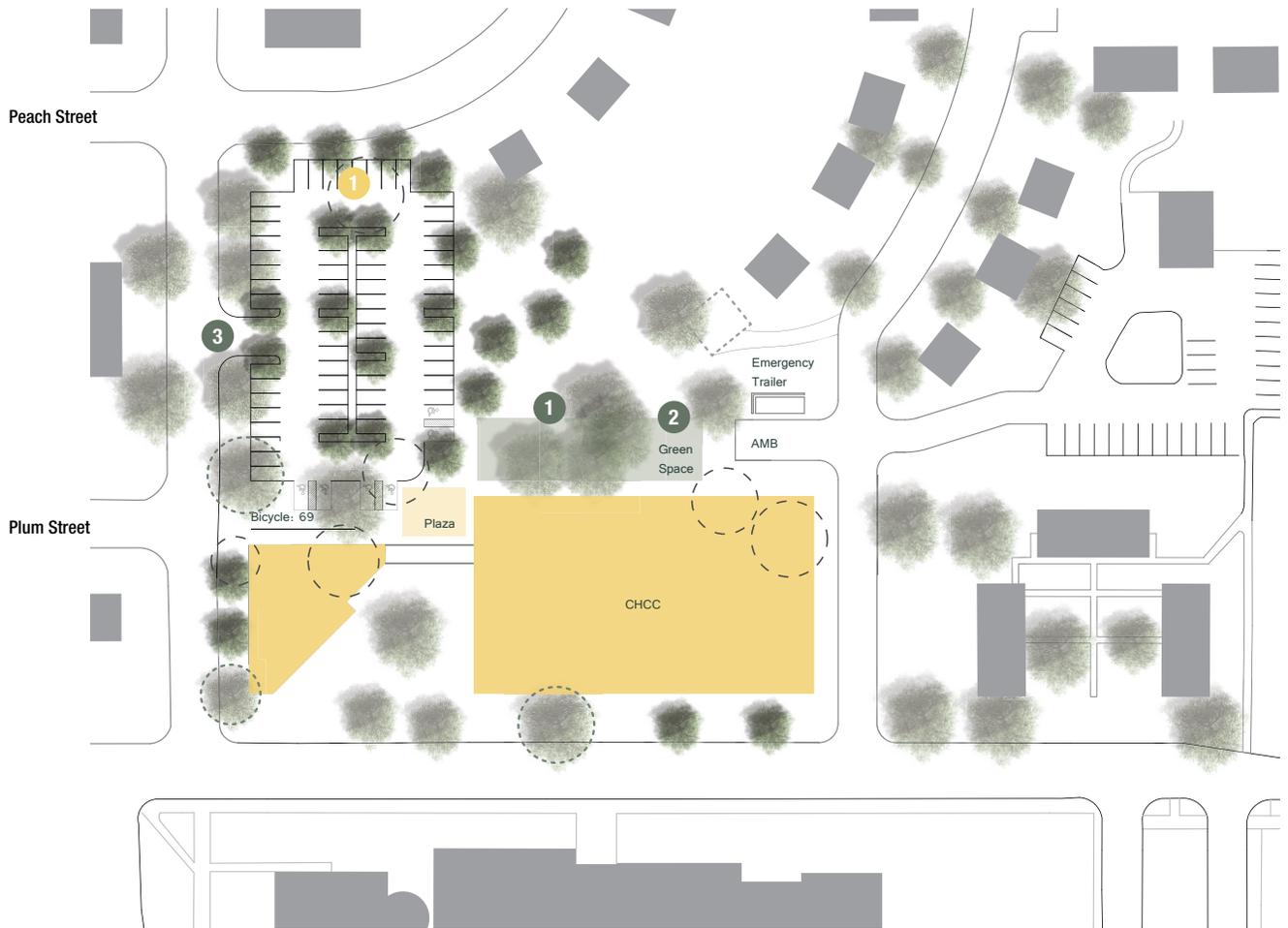




**Legend**  
 -H Heritage Tree

**Tree Evaluation Survey**





**Advantages**

- 1 Tree grove as buffer between housing and parking
- 2 Green space for 600 people
- 3 Entrance is clear, separated from Plum Street

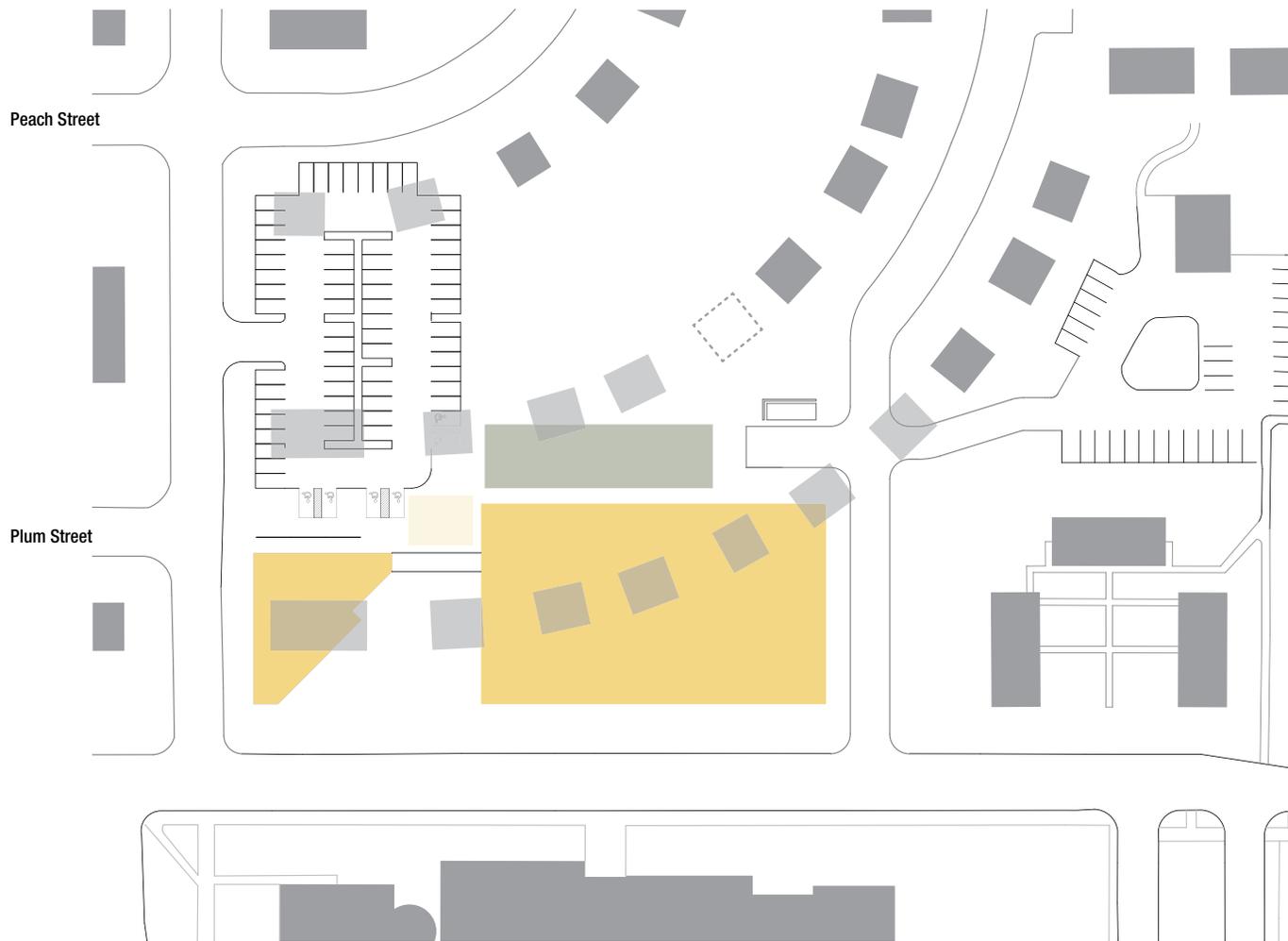
**Disadvantages**

- 1 Housing continuity broken at Peach Street

-  California Oak Tree
-  New Tree

**Parking Study Scheme A**





**13** houses removed

Demolished

**Housing Impact Scheme A**





**Dundee Impact  
Scheme A**





### Advantages

- 1 Peach Street edge continuity
- 2 Landscaped buffer between parking and housing

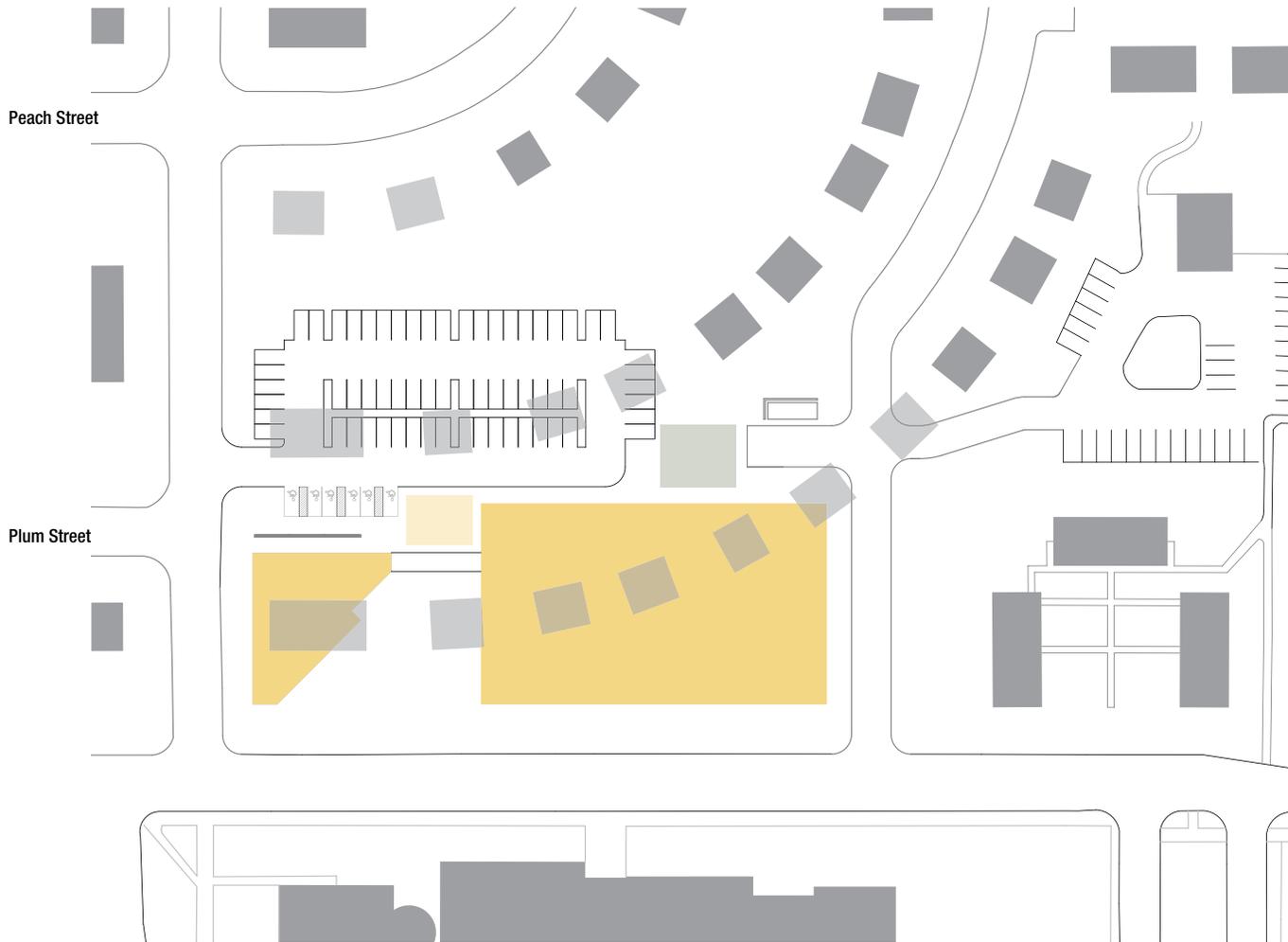
### Disadvantages

- 1 Entrance discontinuous with Plum Street
- 2 Smaller green space for 125 people



### Parking Study Scheme B





**13** houses removed

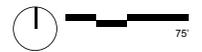
Demolished

Housing Impact Scheme B





**Dundee Impact  
Scheme B**



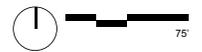


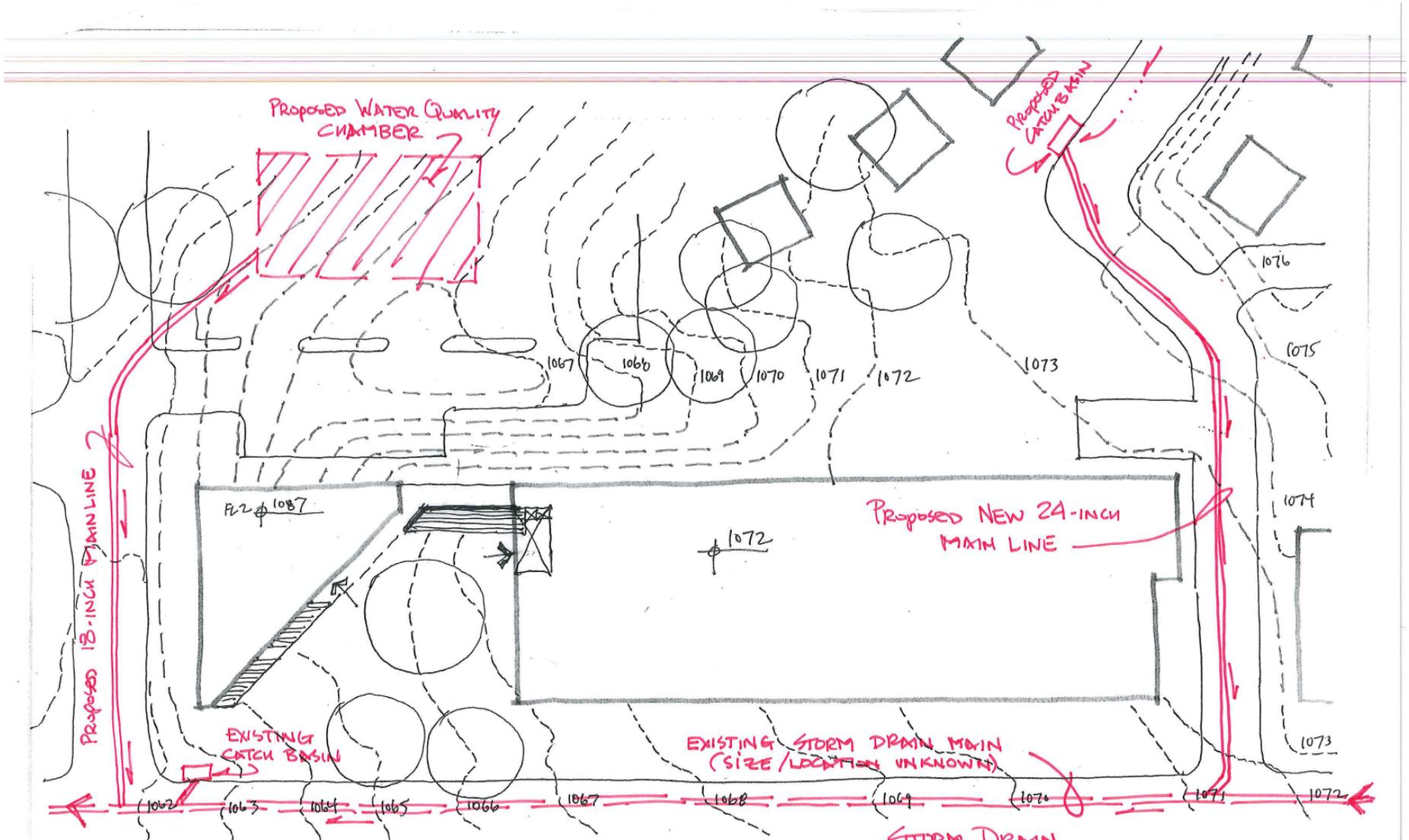
Topographical Study

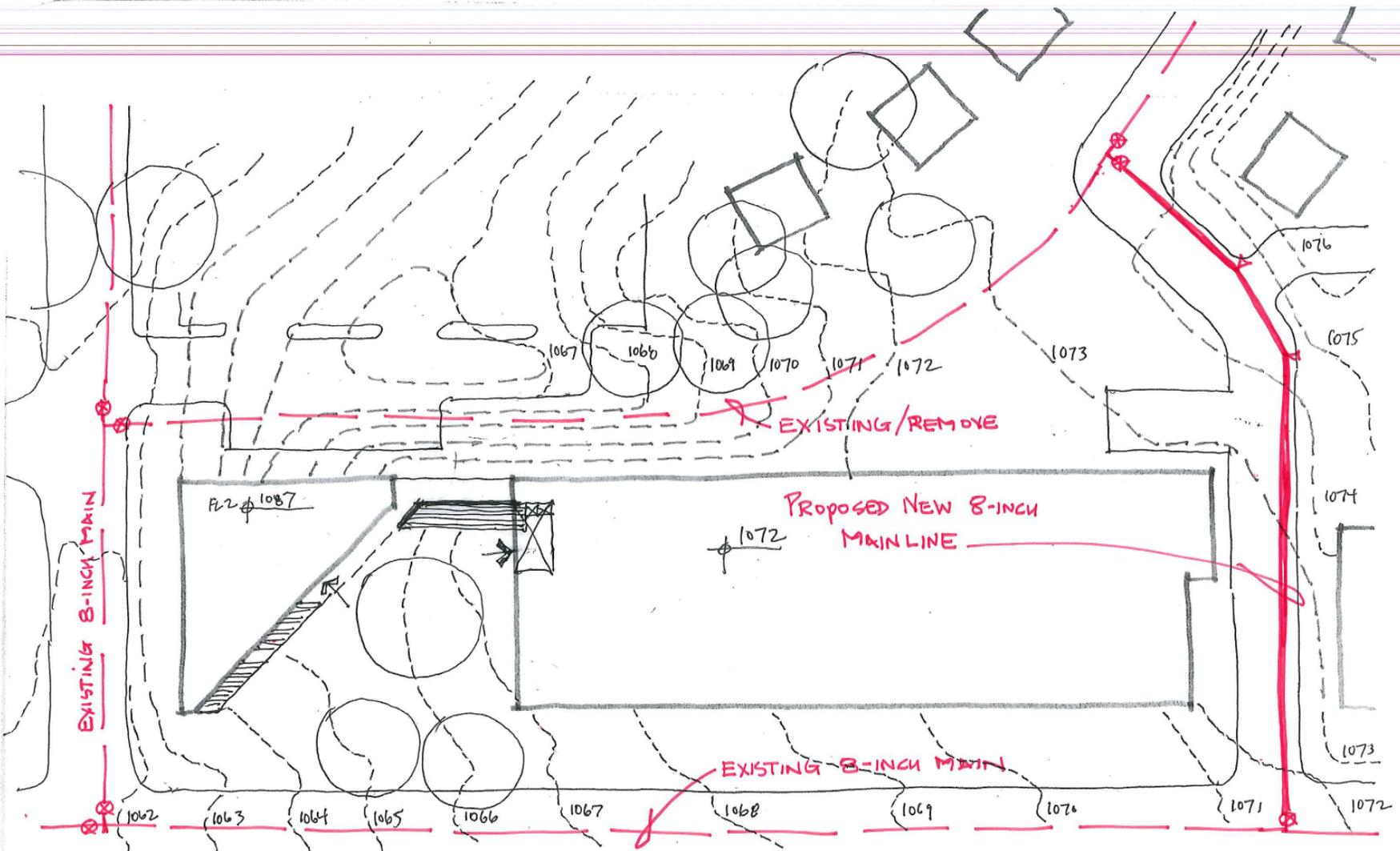


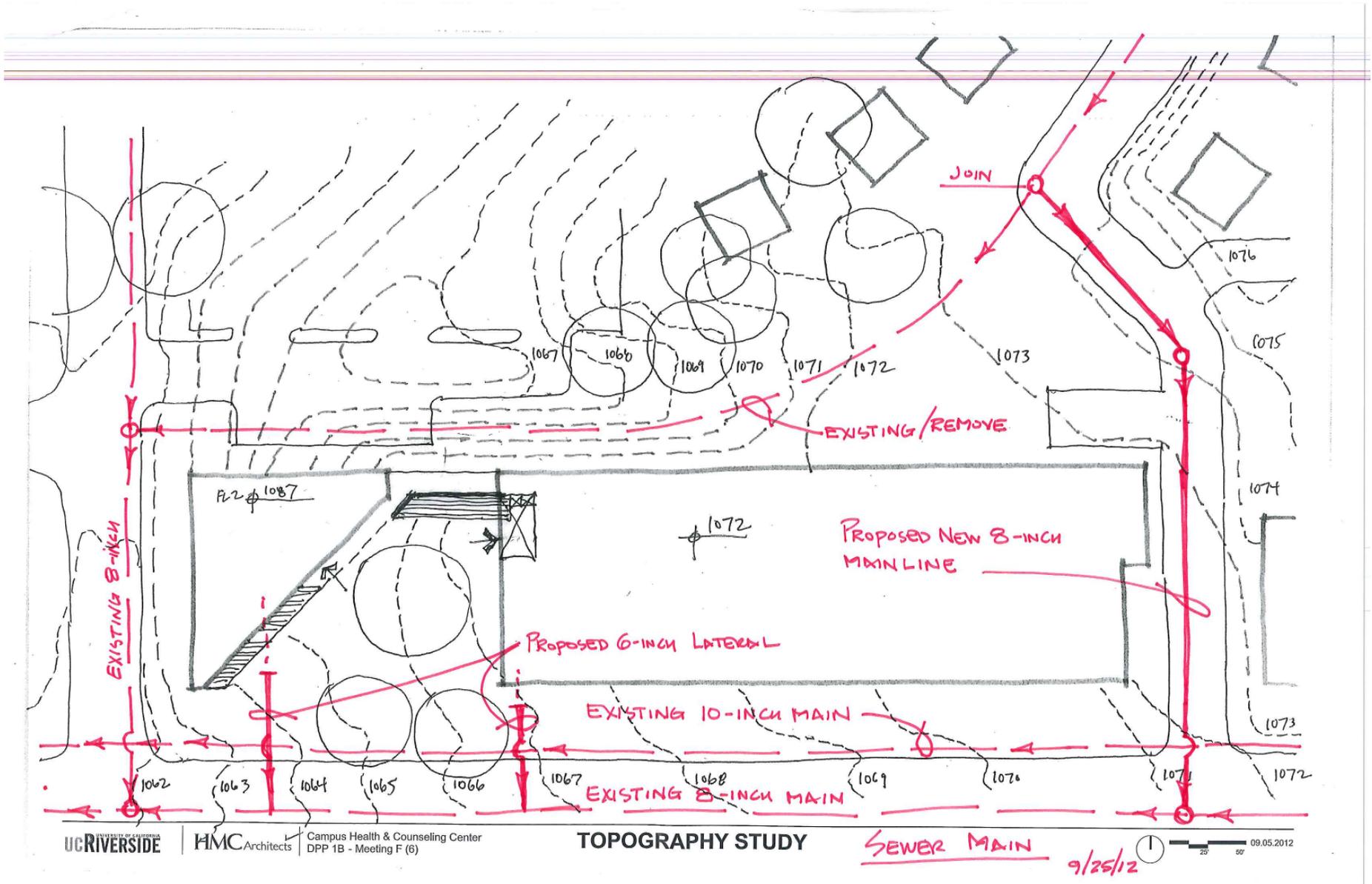


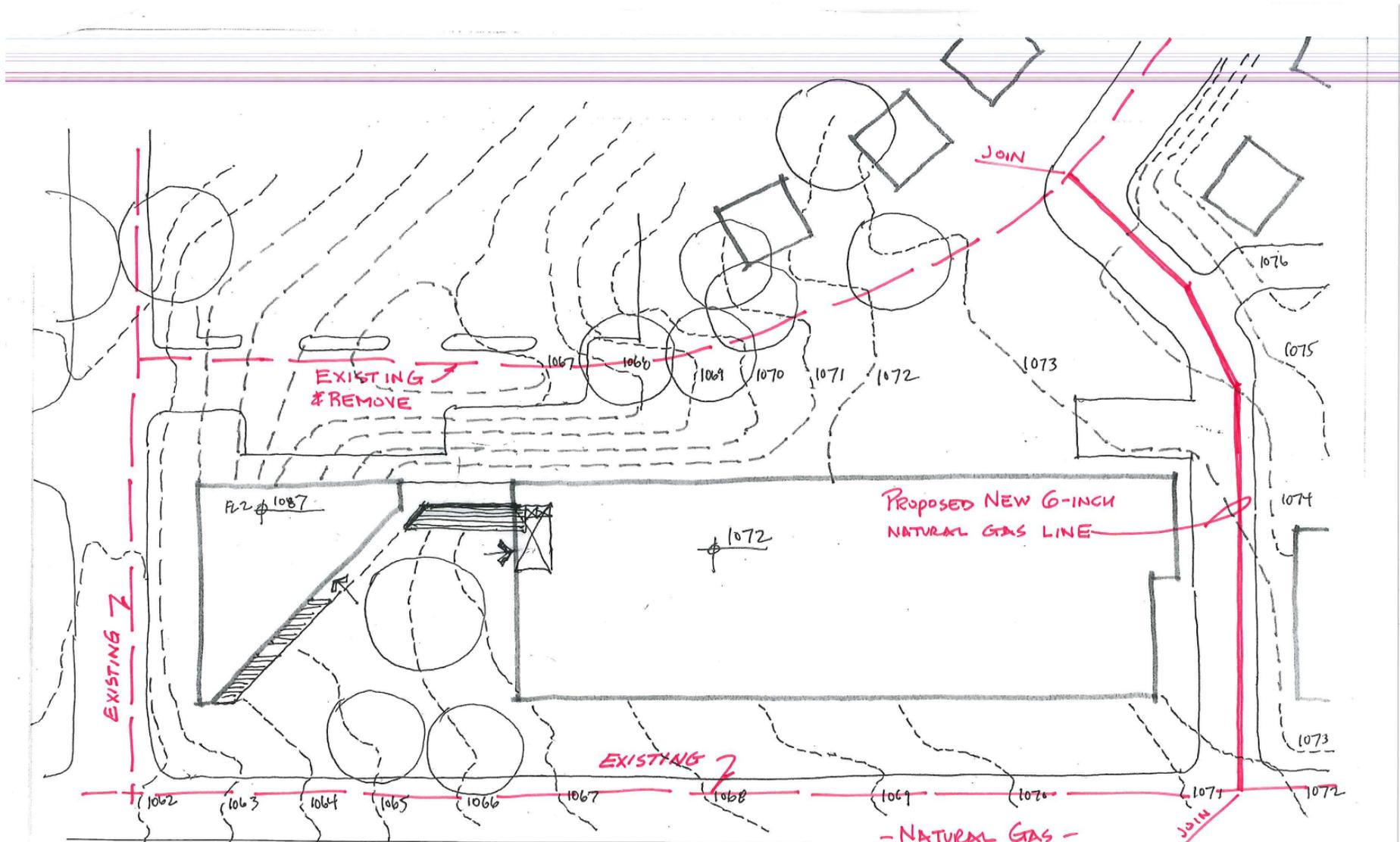
**Main Utility Path**











## Order of Magnitude Cost Plan

	sq/ft GSA	\$/SF	Total
<b>New Building</b>	50,000	\$ 379	\$ 18,930,000
<b>Owner Related Construction Allowance (AV/Telecom/Data, Security)</b>			\$ 400,000
			<b>\$ 19,330,000</b>
<b>Site Work</b>			\$ 3,545,000
<b>Total Building &amp; Sitework Construction (August 2012)</b>		\$ 458	\$ 22,875,000
<b>Escalation to Construction Start Date (5.75%)</b>			\$ 975,000
<b>Total Building &amp; Sitework Construction (July 2014 escalation)</b>		\$ 477	\$ 23,850,000
<b>Soft Costs (at 24%)</b>			\$ 5,382,000
<b>TOTAL PROJECT COST *</b>		\$ 585	\$ 29,232,000

### \* NOTES

1. Does not included 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

# A.9

## Meeting Minutes: Meeting I(9)

<b>Meeting #</b>	<b>I(9)</b>	<b>Meeting Date</b>	September 28, 2012																				
<b>Client Name</b>	UC Riverside	<b>Project #</b>	6002005.000																				
<b>Project Name</b>	UCR Health & Counseling Clinic DPP 1B																						
<b>Purpose</b>	GoTo-Meeting to review the Student Workroom location																						
<b>From</b>	Seena Hassouna, Healthcare Planner																						
<b>Attendees</b>	<table border="0"> <tr> <td colspan="4"><b>Attendance (X)</b></td> </tr> <tr> <td></td> <td><b>Name</b></td> <td><b>Title</b></td> <td><b>Company</b></td> </tr> <tr> <td>X</td> <td>Jenifer Miller</td> <td>Director – The Well</td> <td>UCR</td> </tr> <tr> <td>X</td> <td>Susan Allen Ortega</td> <td>AVC/ Dean of Students</td> <td>UCR</td> </tr> <tr> <td>X</td> <td>Seena Hassouna</td> <td>Healthcare Planner</td> <td>HMC</td> </tr> </table>			<b>Attendance (X)</b>					<b>Name</b>	<b>Title</b>	<b>Company</b>	X	Jenifer Miller	Director – The Well	UCR	X	Susan Allen Ortega	AVC/ Dean of Students	UCR	X	Seena Hassouna	Healthcare Planner	HMC
<b>Attendance (X)</b>																							
	<b>Name</b>	<b>Title</b>	<b>Company</b>																				
X	Jenifer Miller	Director – The Well	UCR																				
X	Susan Allen Ortega	AVC/ Dean of Students	UCR																				
X	Seena Hassouna	Healthcare Planner	HMC																				
<b>Distribution</b>	Jon Harvey (UCR) for distribution																						
<b>NEW ITEMS</b>																							
<b>Refer to</b>	Attachment A-CHCC-Revised Well and workroom 9-29-12 Attachment B-CHCC-Workroom tests																						

Item No.	Comments	Status	Responsibility	Expected Date
9.1	<b>The Well program adjustments</b>	<b>Information</b>		
	<p>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.</p> <p>B. Seena presented two options for the location of the workroom:</p> <ol style="list-style-type: none"> <li>1. Option 1: Workroom next to peer counseling               <ol style="list-style-type: none"> <li>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.</li> <li>ii. The Well program was left intact in this option</li> </ol> </li> <li>2. Option 2: Workroom in the well w/ consolidated support               <ol style="list-style-type: none"> <li>i. This option located the workroom directly adjacent to the Well on the southern end of the western building.</li> <li>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.</li> <li>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.</li> <li>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:                   <ol style="list-style-type: none"> <li>1. The Student support Zone was split into 2 sections.                       <ol style="list-style-type: none"> <li>a. A Student Support Zone – Computer stations section will accommodate 10 computer work stations for student use.</li> <li>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.                           <ol style="list-style-type: none"> <li>i. Posting areas are indicated as linear feet in the program because they would only take up wall space in the lounge area.</li> </ol> </li> </ol> </li> <li>2. A collaborative space for student workers of 150 ASF for a worktable and</li> </ol> </li> </ol> </li> </ol>			

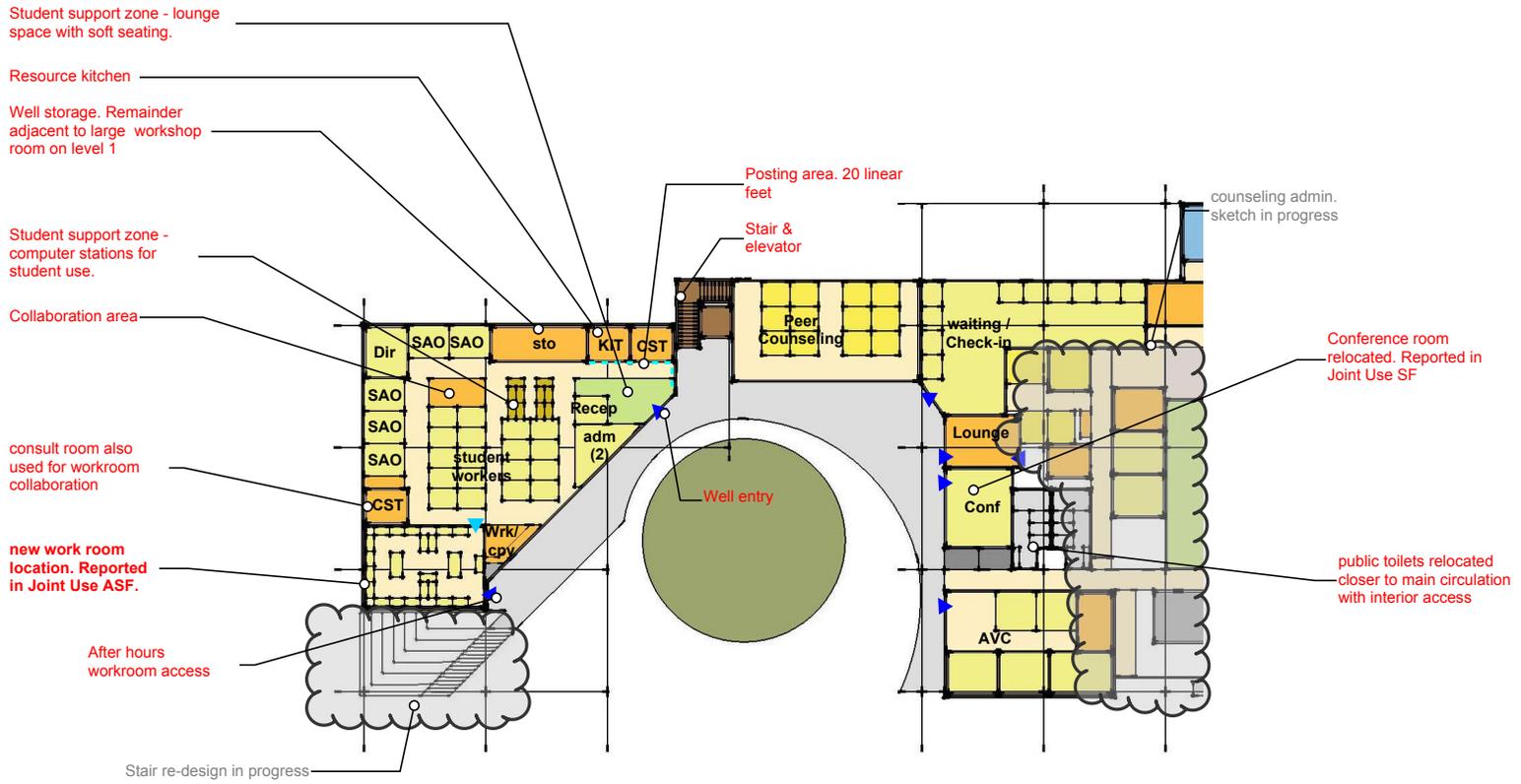
- chairs.
- v. By locating the Student Workroom directly adjacent to and accessible from the well, the following consolidation of program elements was performed:
  1. The collaboration rooms formerly in the Joint Use program were removed. The consult rooms in the well will accommodate this function.
  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-fixture 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.

<b>9.2</b>	<b>Next Steps</b>	<b>Open</b>	<b>HMC (SH)'</b>
	<b>A. Seena revised the plan and program to reflect the changes discussed and distribute the results to Jon, Susan and Jenifer.<sup>1</sup></b>		
	<i>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.</i>		

**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

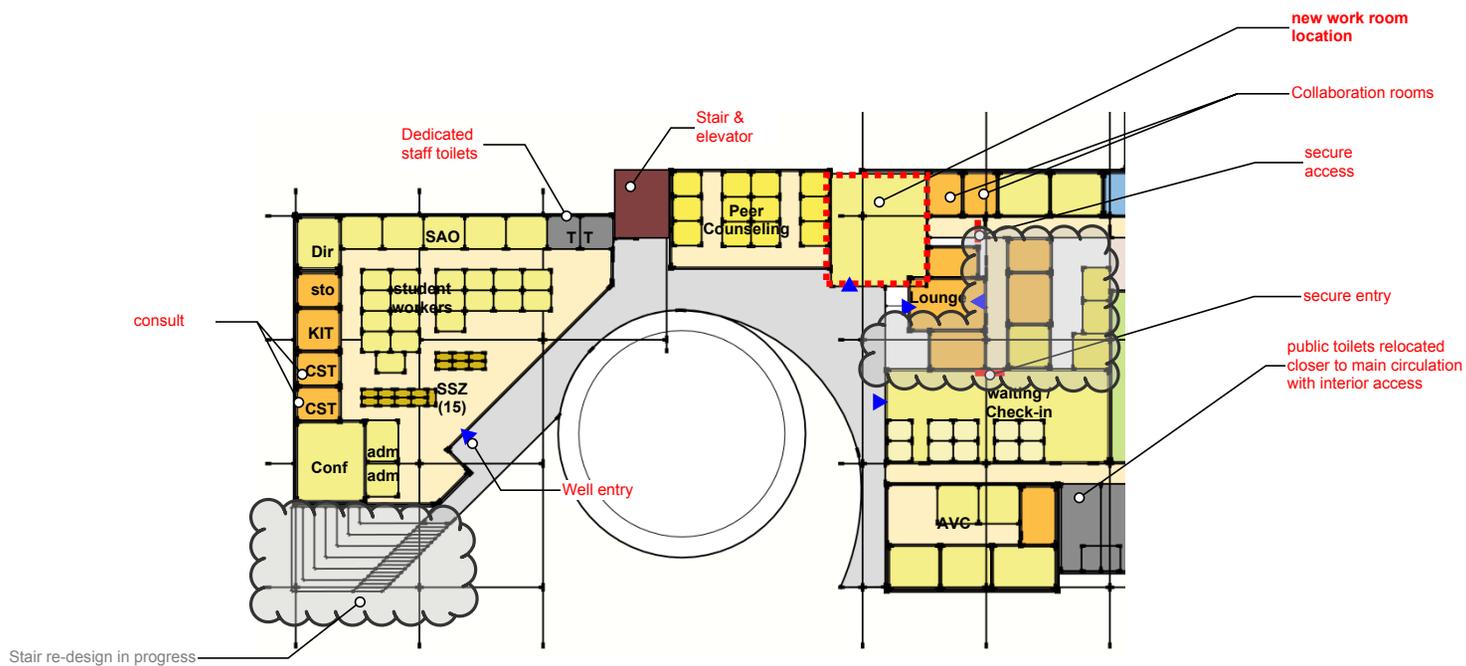
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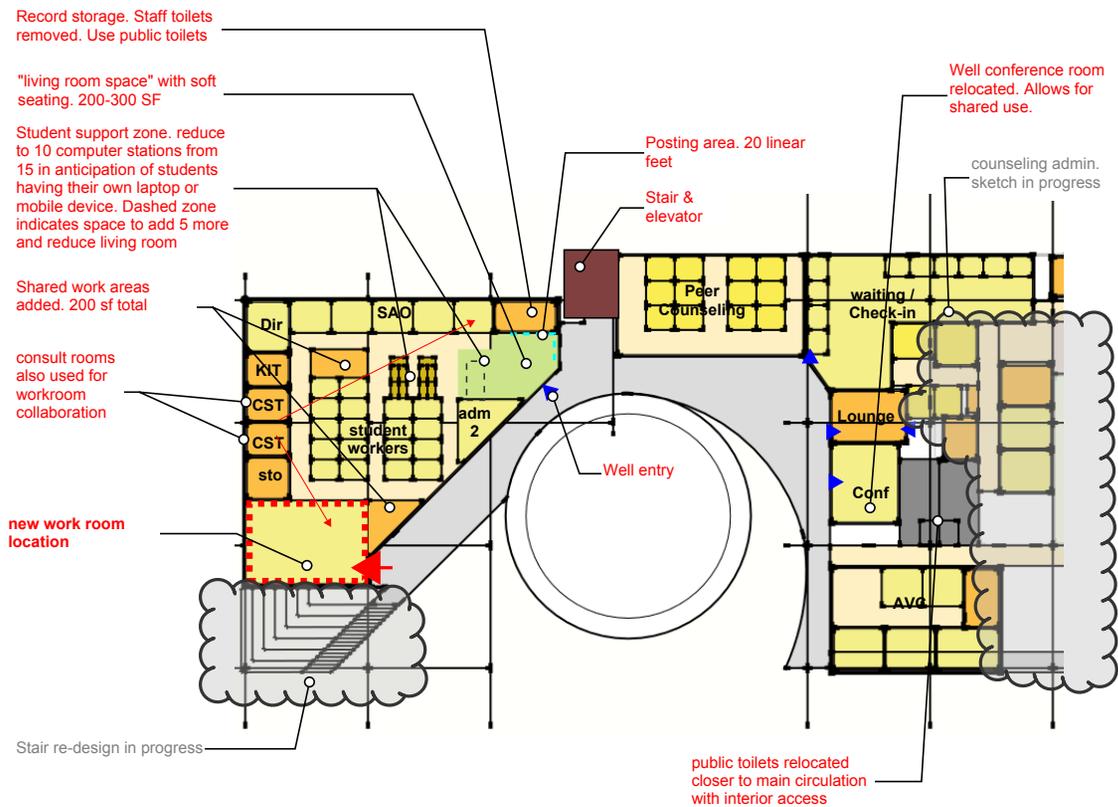
Preferred direction: Workroom in the well w/ consolidated support

Room Type	Existing			New Facility			Comments
	Area (ASF)	Quantity	Total ASF	Area (ASF)	Quantity	Total ASF	
<b>Assignable Spaces</b>							
<b>Public Spaces</b>							
Reception	-			60	1	60	At entry
Student support zone - computer stations	-			25	10	250	computer terminals for student use. adjacent to entry and lounge
Student support zone - lounge space	-			25	6	150	casual area at entry with soft seating
Posting areas	-						In lounge SF.20 linear feet
Colaborative work area	-			100	1	100	Size TBD
Wellness Training/ Programming	-						use joint use Workshop room
<i>Subtotal Public Spaces</i>	-					560	
<b>Support</b>							
Well Storage	-			80	3	240	Locate 100 sf in well. Remainder adjacent to large workshop room on level 1
Workroom, Copy, Printer	-			100	1	100	
<i>Subtotal Support</i>	-					340	
<b>Staff</b>							
Office - Director	-			120	1	120	
Workstation - Student Affairs Officers	-			80	5	400	
Workstation - Administrative	-			60	1	60	
Workstation - Administrative	-			60	1	60	
Workstation - Graduate Interns	-			35	2	70	
Workstation - Student Workers	-			35	6	210	Paid Undergrad Student Workers
Workstation - VSW/PE	-			35	10	350	Volunteer Student Workers/Peer Educators
consult room	-			80	2	160	use for work room collaboration as well
Staff Lounge/Breakroom	-						shared with counseling
Kitchen/ resource	-			80	1	80	
<i>Subtotal Staff</i>	-					1,510	
<b>Subtotal ASF</b>	-					<b>2,410</b>	
<i>Internal Circulation Factor</i>	-					20%	
<b>Total ASF</b>						<b>2,892</b>	

Room Type	Existing			New Facility			Comments
	Area (ASF)	Quantity	Total ASF	Area (ASF)	Quantity	Total ASF	
<b>Assignable Spaces</b>							
<b>Joint Use Spaces</b>							
Concierge				40	4	160	At building entry to support large meeting room
Large Workshop room				20	70	1,400	Staff Meetings, and large events. Consider divider units
Workshop storage				100	2	200	Adjacent to workshop room. Combine with Well storage
Subtotal Joint Use Spaces			-			1,760	
<b>Joint Use Administrative</b>							
Office - IT			-	100	1	100	
Consult stations - Peer Counselors			-	60	12	720	private consult cubicle -shared-Health(2 added for Health Ed Interns), counsel, Well
Student work room				30	20	600	Workroom for Peer educators, employees and students. Locate in/ adjacent to the Well.
Conference room				20	15	300	15 seats. Well, counseling and AVC have schedule priority
Subtotal Joint Use Spaces			-			2,347	
<b>Total ASF</b>						<b>4,107</b>	
Internal Circulation Factor						10%	
<b>Total ASF</b>						<b>411</b>	
						<b>4,518</b>	
<b>Non-Assignable Spaces</b>							
Toilet - Accessible				50	8	400	
Housekeeping Closet				50	1	50	
<b>Total NASF</b>						<b>400</b>	
Internal Circulation Factor						20%	
<b>Total NASF</b>						<b>80</b>	
<b>Total NASF</b>						<b>480</b>	
<b>Programmable Outdoor Space</b>							
Outdoor gathering areas				15	250	3,750	For Well event, Flu vaccine drives and other large events
<b>Total - Programmable Outdoor Space</b>						<b>3,750</b>	



Option 1: Workroom next to peer counseling



Option 2: Workroom in the well w/ consolidated support

# A.10

## Meeting Minutes: Meeting K(10)

<b>Meeting #</b>	<b>K(10)</b>	<b>Meeting Date</b>	November 2, 2012																																										
<b>Client Name</b>	UC Riverside	<b>Project #</b>	6002005.000																																										
<b>Project Name</b>	UCR Campus Health & Counseling Center DPP 1B																																												
<b>Purpose</b>	Meeting K - Project Review																																												
<b>From</b>	Scott Plante, Senior Project Designer																																												
<b>Attendees</b>	<table border="0"> <tr> <td><b>Attendance (X)</b></td> <td><b>Partial Attendance (P)</b></td> <td></td> </tr> <tr> <td><b>Name</b></td> <td><b>Title</b></td> <td><b>Company</b></td> </tr> <tr> <td>X Blythe Wilson</td> <td>Sr. Project Manager/Architect</td> <td>UCR-A&amp;E</td> </tr> <tr> <td>X Cindy Wong</td> <td>Director of Campus Health Center</td> <td>UCR</td> </tr> <tr> <td>X Danny Kim</td> <td>Associate Vice Chancellor &amp; CFAO</td> <td>UCR</td> </tr> <tr> <td>X Laura Hammond</td> <td>Director, Counseling Center</td> <td>UCR</td> </tr> <tr> <td>X Susan Allen Ortega</td> <td>AVC/ Dean of Students</td> <td>UCR</td> </tr> <tr> <td>X Jennifer Miller</td> <td>Director, The Well</td> <td>UCR</td> </tr> <tr> <td>X Tim Ralston</td> <td>Associate Vice Chancellor, Capital Programs</td> <td>UCR</td> </tr> <tr> <td>X Jon Harvey</td> <td>Principal Educational Facilities Planner</td> <td>UCR</td> </tr> <tr> <td>X Uma Ramasubramanian</td> <td>Senior Physical Planner</td> <td>UCR</td> </tr> <tr> <td>X Jim Sandoval</td> <td>Vice Chancellor, Student Affairs</td> <td>UCR</td> </tr> <tr> <td>X Kate Diamond</td> <td>Principal In Charge</td> <td>HMC</td> </tr> <tr> <td>X Scott Plante</td> <td>Senior Project Designer</td> <td>HMC</td> </tr> </table>	<b>Attendance (X)</b>	<b>Partial Attendance (P)</b>		<b>Name</b>	<b>Title</b>	<b>Company</b>	X Blythe Wilson	Sr. Project Manager/Architect	UCR-A&E	X Cindy Wong	Director of Campus Health Center	UCR	X Danny Kim	Associate Vice Chancellor & CFAO	UCR	X Laura Hammond	Director, Counseling Center	UCR	X Susan Allen Ortega	AVC/ Dean of Students	UCR	X Jennifer Miller	Director, The Well	UCR	X Tim Ralston	Associate Vice Chancellor, Capital Programs	UCR	X Jon Harvey	Principal Educational Facilities Planner	UCR	X Uma Ramasubramanian	Senior Physical Planner	UCR	X Jim Sandoval	Vice Chancellor, Student Affairs	UCR	X Kate Diamond	Principal In Charge	HMC	X Scott Plante	Senior Project Designer	HMC		
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X Scott Plante	Senior Project Designer	HMC																																											

**Distribution** Jon Harvey (UCR) for distribution  
**Cc**

**RESOLVED ITEMS**

Item No.	Comments	Status	Responsibility	Expected Date

**UNRESOLVED ITEMS:**

Item No.	Comments	Status	Responsibility	Expected Date

**NEW ITEMS**

Item No.	Comments	Status	Responsibility	Expected Date
11.1	<b>Plan Update</b>	<b>Information</b>		
	<i>Refer to ATTACHMENT_A</i> A. Concept with the refined Joint Use Space, counseling center, staff lounge, and mechanical rooms was presented. Overall planning accommodates the program to date. B. Refinements to adjacencies may occur during the design process. C. Concierge space has been reprogrammed as a breakout/waiting space for the Conference Facility. The current building plan does not need a concierge to direct visitors.			

	D. An increase in building program area for two elevator machine rooms was noted.		
<b>11.2</b>	<b>Emergency Generator</b>	<b>Information</b>	
	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.		
<b>11.3</b>	<b>Cost Estimate</b>	<b>Information</b>	
	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.		
<b>11.4</b>	<b>Next Steps</b>	<b>Information</b>	
	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 E\MM05\_2012\_08\_30-DRAFT.docx

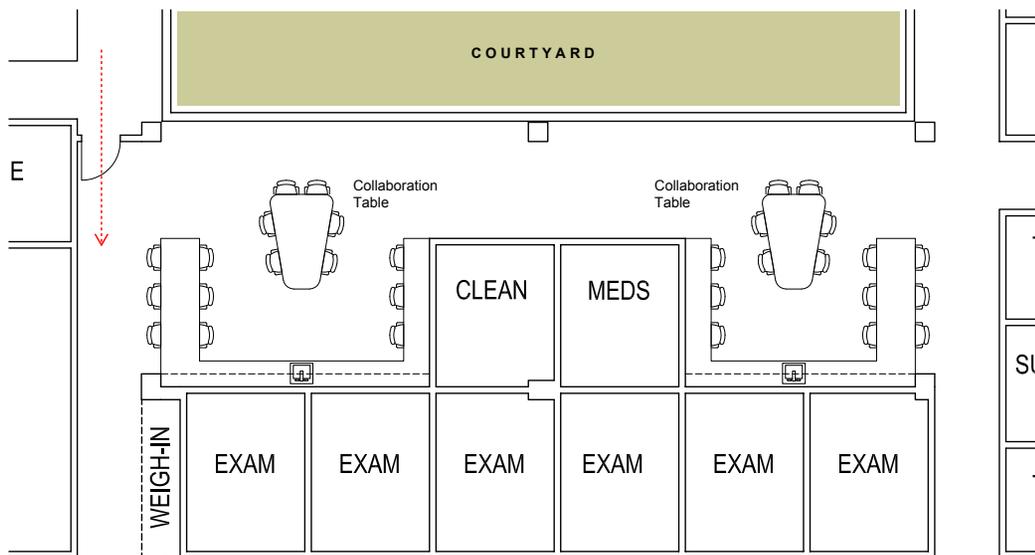


# First Floor Plan

UCR Campus Health and Counseling Center DPP1B  
November 2, 2012





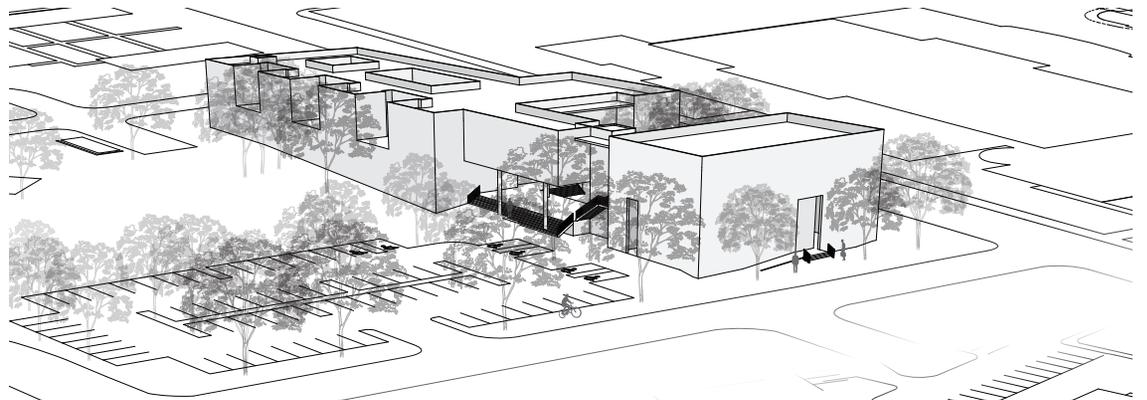


## Proposed Nurse's Station

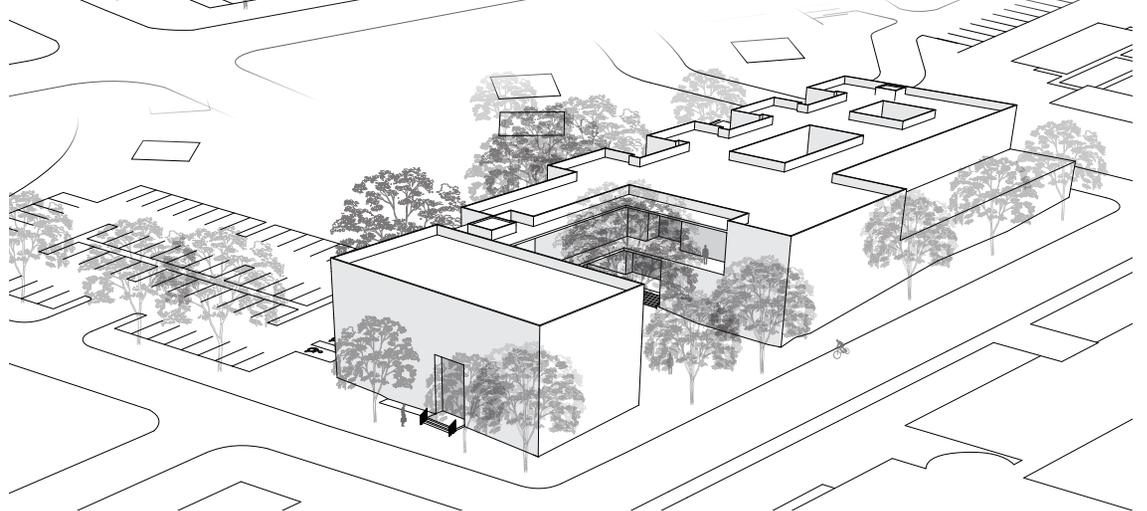
UCR Campus Health and Counseling Center DPP1B  
November 2, 2012



View from North



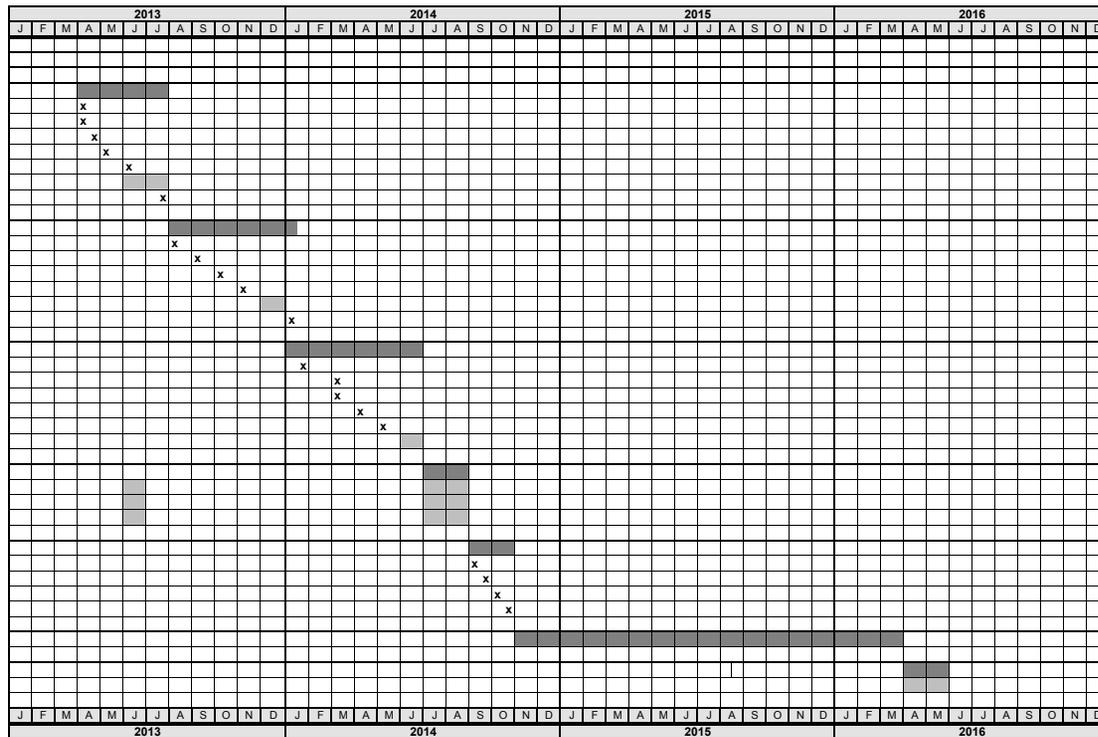
View from West



## Massing Study

UCR Campus Health and Counseling Center DPP1B  
November 2, 2012

PROJECT SCHEDULE	Start Date	Finish Date	Duration
<b>0.00</b> Detail Project Program Review	11/1/12	12/31/12	
<b>1.00</b> Schematic Design	4/1/13	8/1/13	4.0
1.01 Kick Off SD	4/1		
1.02 SD Workshop 1	4/8		
1.03 SD Workshop 2	5/6		
1.04 50% Progress SD	6/3		
1.05 100% Progress SD	7/1		
1.06 University DRB /Agency Review	7/1		
1.07 Approval to proceed to DD	8/1		
<b>2.00</b> Design Development	8/1/13	1/6/14	5.0
2.01 Kick Off DD	8/1		
2.02 50% Progress Meeting	9/9		
2.03 100% DD Submittal	10/7		
2.04 DD Estimate	11/4		
2.05 University DRB Review	12/2		
2.06 Approval to proceed to CD	1/6		
<b>3.00</b> Construction Documents	1/6/14	7/1/14	6.0
3.01 Progress Meeting	1/20		
3.02 Agency Submittal	3/3		
3.03 50% Progress Review	3/3		
3.04 CD Estimate	4/7		
3.05 95% Progress Review	5/12		
3.06 University DRB Review	6/1		
<b>4.00</b> Agency Review	7/1/14	9/8/14	2.0
4.01 DSA Review / Approval	7/1		
4.02 Fire Marshal Review / Approval	7/1		
4.03 Seismic Peer Review / Approval	7/1		
<b>5.00</b> Bidding	9/8/14	10/31/14	2.0
5.01 Advertising	9/8		
5.02 Job Walk	9/22		
5.03 Open Bids	10/1		
5.04 Approval of Bids	10/31		
<b>6.00</b> Construction	11/1/14	4/1/16	18.0
<b>7.00</b> Project Closeout	4/1/16	6/1/16	2.0
7.01 Commissioning	4/1		



## Schedule

UCR Campus Health and Counseling Center DPP1B  
 November 2, 2012



## Tree Survey



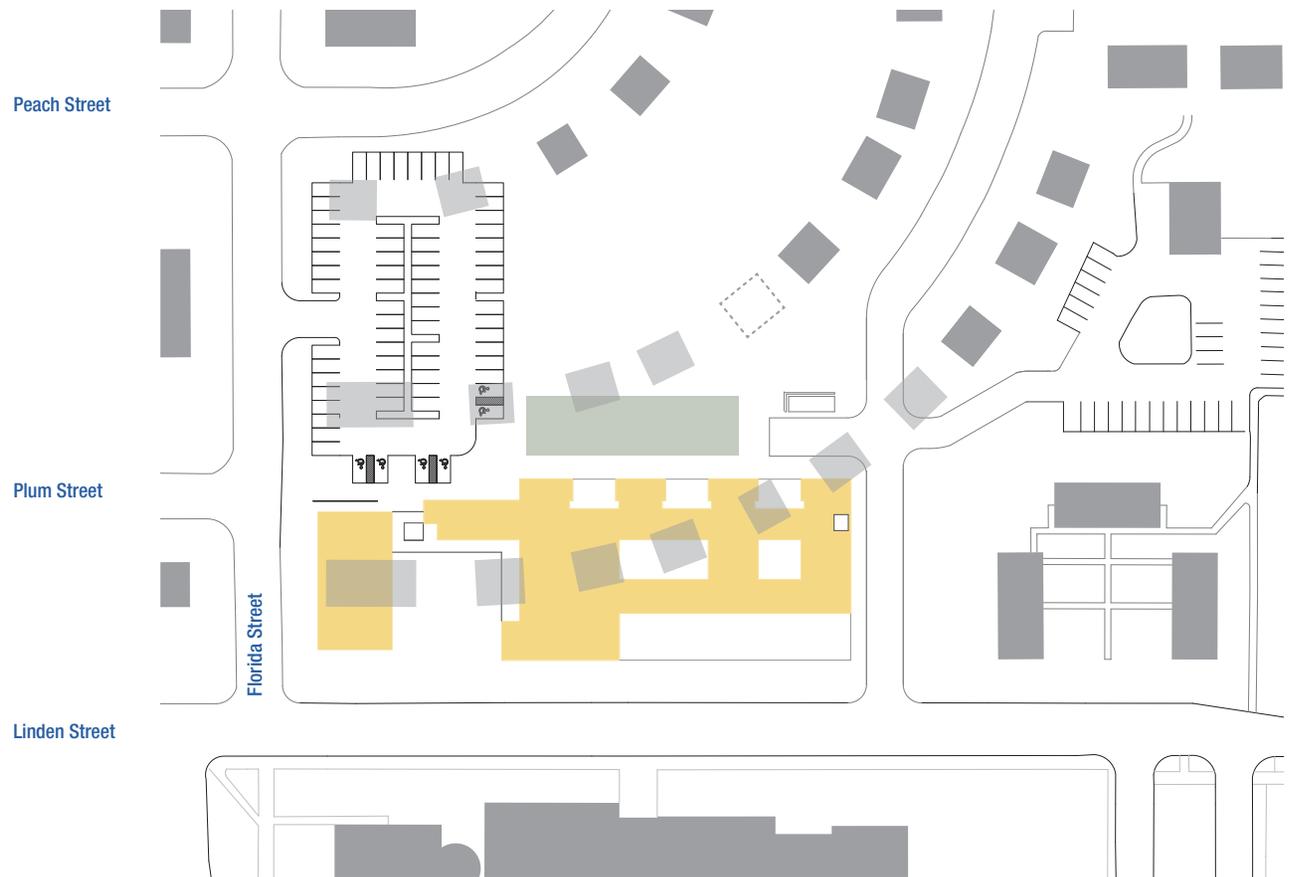
UCR Campus Health and Counseling Center DPP1B  
November 2, 2012



# Site Plan

UCR Campus Health and Counseling Center DPP1B  
November 2, 2012





## Demolition Plan

UCR Campus Health and Counseling Center DPP1B  
November 2, 2012



# A.11

## Design Review Board

**UC Riverside  
Design Review Board  
Meeting Minutes for December 4, 2012**

<b>Board Members</b>		
Professor Richard Luben	Professor of Biomedical Sciences and Biochemistry, Emeritus	(A)
Professor Stella Nair	History of Art (CHASS)	(N)
Professor Kambiz Vafai	Professor of Mechanical Engineering	(A)
Professor Linda Walling	Professor of Genetics & Geneticist	(A*)
Timothy Ralston	Associate VC, Capital Programs	(A)
Don Caskey	Associate VC/Campus Architect	(A)
Michael Lehrer	Lehrer Architects LA	(A)
Norberto Nardi	Nardi Associates LLP	(A)
Rob Quigley	Robert Wellington Quigley, FAIA	(A)
Pamela Burton	Pamela Burton & Company	(A)
<b>Presenter(s)</b>		
Kate Diamond	HMC Architects	(A)
<b>Other Attendees</b>		
Rich Racicot	Capital Programs, Architects & Engineers	(N)
Jon Harvey	Capital Programs, Capital Resource Management	(A)
Uma Ramasubramanian	Capital Programs, Capital Resource Management	
Blythe Wilson	Capital Programs, Architects & Engineers	(A)
Tricia Thrasher	Capital Programs, Capital Resource Management	(A)
James Sandoval	Vice Chancellor-Student Affairs	(A)
Danny Kim	Associate Vice Chancellor & CFAO-Student Affairs	(A)

Attendance (A = Attendance, A\* = Arrived After Presentation, N = Not in Attendance)

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 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.

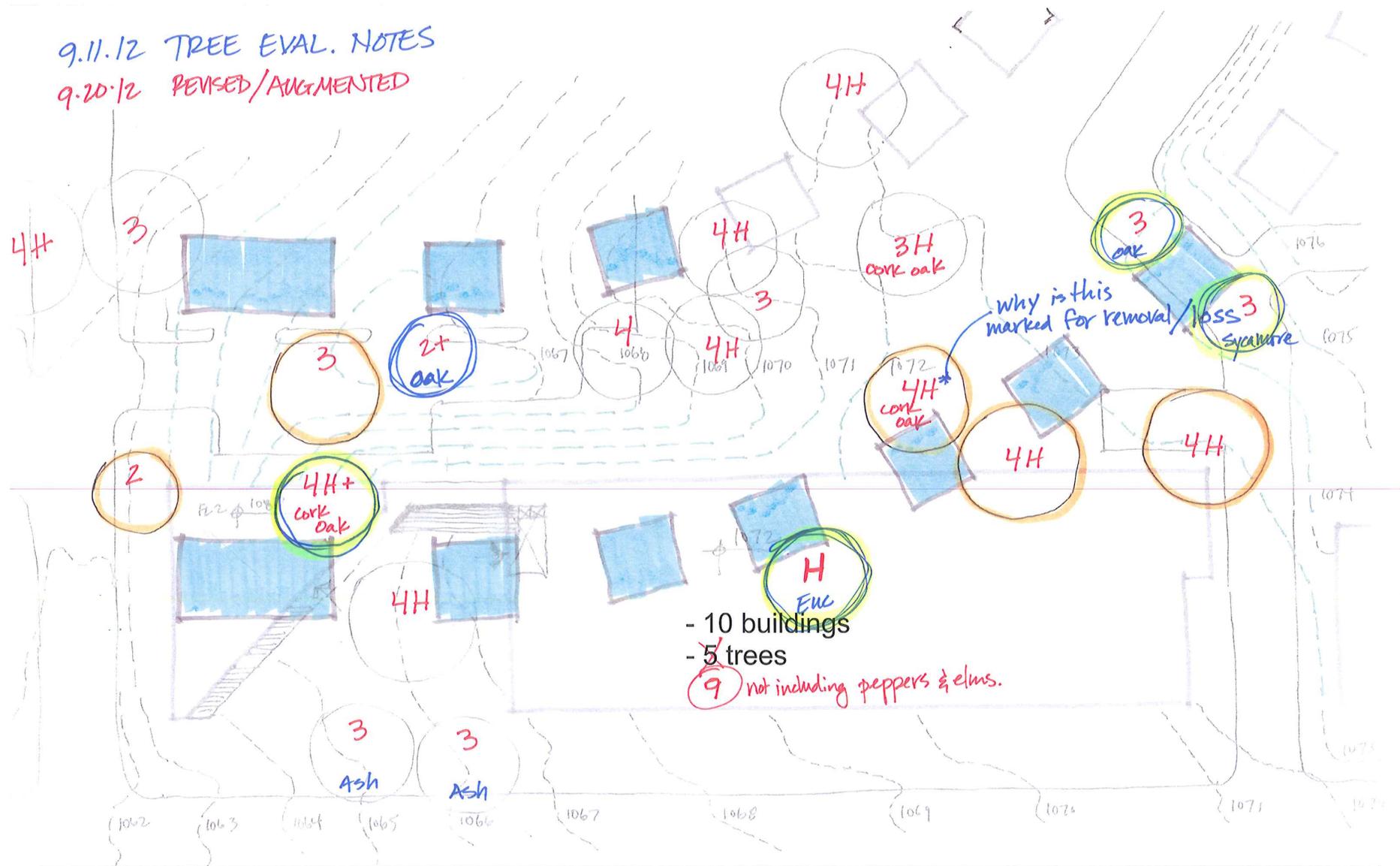
Attachments: None

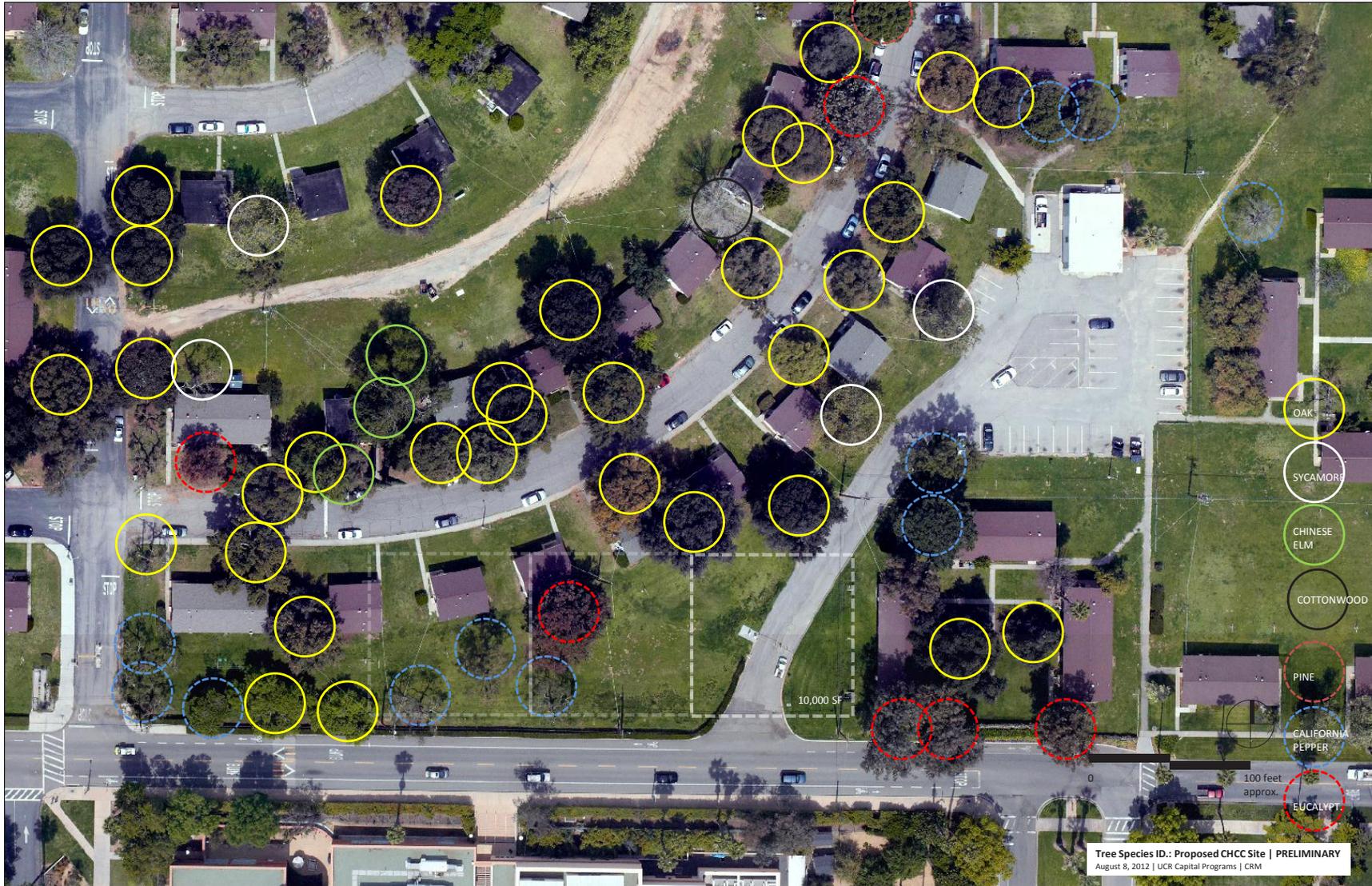
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The following constitutes a summary of topics presented to or discussed by the DRB on December 4, 2012. Recipients of these minutes are encouraged to apprise Blythe Wilson of any errors or omissions.



9.11.12 TREE EVAL. NOTES  
 9.20.12 REVISED/AUGMENTED





## 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 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:

<http://cpp.ucr.edu/files/documents/campus%20design%20guidelines.pdf>

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

**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](mailto:kristin.hill@ucr.edu)

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**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. 5<sup>th</sup> Street/ Third Floor/ Los Angeles, California 90071 / T 213 542 8300 x136 / Direct 213 542 8336

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**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](mailto:kristin.hill@ucr.edu)

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**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. 5<sup>th</sup> Street/ Third Floor/ Los Angeles, California 90071 / T 213 542 8300 x136 / Direct 213 542 8336

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**From:** Kristin Brooke Hill [<mailto:kristin.hill@ucr.edu>]  
**Sent:** Wednesday, August 08, 2012 10:24 AM  
**To:** Seena Hassouna

**Cc:** Kate Diamond; Scott Plante; Ken Salyer; Uma Ramasubramanian  
**Subject:** RE: UCR CHCC Meeting C DRAFT agenda

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



Capital Resource Management  
1223 University Avenue, Suite 200  
Riverside, CA 92521  
Tel. 951.827.6950 Fax 951.827.2402  
[kristin.hill@ucr.edu](mailto:kristin.hill@ucr.edu)

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**From:** Seena Hassouna [<mailto:Seena.Hassouna@hmcarchitects.com>]  
**Sent:** Tuesday, August 07, 2012 11:22 AM  
**To:** Kristin Brooke Hill  
**Cc:** Kate Diamond; Scott Plante; Ken Salyer  
**Subject:** UCR CHCC Meeting C DRAFT agenda

Hi Kristin,  
I've attached a draft agenda of Thursdays meeting for your review. We're seeing this as a preview of the 15<sup>th</sup> 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 Architect, Healthcare Planner, LEED<sup>®</sup> AP | Associate  
HMC Architects / 633 W. 5<sup>th</sup> Street/ Third Floor/ Los Angeles, California 90071 / T 213 542 8300 x136 / Direct 213 542 8336

# A.13

## Staff Count (Projections) Table

University of California, Riverside  
Campus Health and Counseling DPP 1B  
12/14/2012

### Staff Count

	Existing		New		Comments
	FTE	Count	FTE	Count	
<b>Health Center</b>					
Provider (Phys, NP, PA)	5.0	5	10	10	1 Chief MD, 9 Providers (MD)
Clinical Health Educator	1.4	2	2.4	3	Nurse Workstations
Nurses	4.0	4	6	6	Nurse office & Travel Clinic
Medical Assistant	4.8	5	10	10	Nurse Workstation
X-Ray Technicians	1.0	1	2	2	xray + ultrasound tech
Laboratory	3.00	3	4.5	5	One Office
Pharmacy	2.5	3	4.5	5	One Office
Physical Therapy			1.0	1	
Reception/Check-In	4.0	4	5	5	Open and private offices
Administrative	6.0	6	8	8	Open offices
Billing/Insurance	5.3	6	7	7	Office
Analyst			1	1	Office
Director of Health Center	1.0	1	1	1	Office
	<b>37.95</b>	<b>40</b>	<b>62.4</b>	<b>64</b>	

	Existing		New		Comments
	FTE	Count	FTE	Count	
<b>Dental Clinic</b>					
Dentist	2.0	2	2	2	
Hygenist	1.0	1	2.0	2	
Technicians	1.8	2	2	2	
Reception	2	2	2	2	
	<b>6.8</b>	<b>7</b>	<b>8</b>	<b>8</b>	

	Existing		New		Comments
	FTE	Count	FTE	Count	
<b>Counseling</b>					
Director			1	1	
Assistant Director			2	2	
Psychologists	10.0	10	23	23	Increased FTE
Psych Interns	3.0	3	4	4	Increased FTE
Manager			1	1	
Biofeedback Peers	1.0	10	2	20	Increased HC. Shared Space
Reception	1.0	1	1	1	
Administrative	1.5	2	2.5	3	
	<b>16.5</b>	<b>26</b>	<b>33.5</b>	<b>52</b>	

	Existing		New		Comments
	FTE	Count	FTE	Count	
<b>The Well</b>					
Director	1.0	1	1	1	
Student Affairs Officers	1.0	3	1	5	
Administrative	1.0	1	1	2	
Graduate Interns	0.5	2	0.5	2	
Student Workers	0.3	25	0.3	25	
VSW/PE	0.3	120	0.3	200	
	<b>4</b>	<b>152</b>	<b>4</b>	<b>235</b>	

	Existing		New		Comments
	FTE	Count	FTE	Count	
<b>Assoc. Vice Chancellor</b>					
Assoc. Vice Chancellor			1	1	
Case Mgr/Social Worker			2	2	
Mental Health Educator			1	1	
Administrative			1	1	
	<b>0</b>	<b>0</b>	<b>5</b>	<b>5</b>	

	Existing		New		Comments
	FTE	Count	FTE	Count	
<b>Joint Use</b>					
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	
	<b>3</b>	<b>18</b>	<b>8.00</b>	<b>37</b>	

STAFF TOTAL **91 121 401**

**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.

# A.14

## Cost Model

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

---

**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 spread sheet 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  
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**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

228.	Pg. 205 Cost Plan	· 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.
229.	Cost Plan	· Confirm that cost plan corresponds with the program. · Identify escalation assumptions (percentages by year) · GSF does not correspond with the program.
230.	213	· Emergency Power generator on page 184 is 80 kw, cost plan shows 75 kw. Revise as needed.
231.	213	· Add access controls to alarm and security.
232.	214, 215	· Add storm drain · Add security gates to prevent access into housing area and emergency phone

Department	New Facility	
	Dept	ASF
Student Health		16,864
Dental Clinic		1,668
Counseling		9,984
The WELL		2,916
Assoc. Vice Chancellor		805
Joint Use Spaces		3,938
	<b>TOTAL ASF</b>	<b>36,175</b>
	<b>TOTAL NASF</b>	<b>3,461</b>
	<b>TOTAL ASF + NASF</b>	<b>39,636</b>
	<i>Assignable / Gross Ratio</i>	<i>70.9%</i>
	<b>TOTAL GSF</b>	<b>51,033</b>

Seena Hassouna Architect | Senior Healthcare Planner | LEED® AP | Associate  
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# 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 charrettes 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 constricted 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.

### From the January 2012 DPP1A Report

**HMC**Architects University of California Riverside, – Campus Health and Counseling Center

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 ~~is~~ 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 pane 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 un-touched.

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

**HMC**Architects University of California Riverside, – Campus Health and Counseling Center

- 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.





UNIVERSITY OF CALIFORNIA RIVERSIDE  
CAMPUS HEALTH AND COUNSELING CENTER // DEAILED PROJECT PROGRAM 1B

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