

Solicitation Information
7 May 2012

Solicitation # 7449692

TITLE: A & E Services: Design of Biology Dept. Renovations @ CCRI

Submission Deadline: 31 May 2012 @ 11:00 AM (Eastern Time)

Pre-bid meeting: No

Questions concerning this solicitation may be e-mailed to the Division of Purchases at questions.purchasing@ri.gov **18 May 2012 at 12:00 Noon** (Eastern Time). Please reference the RFP / LOI # on all correspondence. Questions received, if any, will be answered and posted on the Internet as an addendum to this solicitation. It is the responsibility of all interested parties to download this information.

SURETY REQUIRED: No

BOND REQUIRED: No

Jerome D. Moynihan, C.P.M., CPPO
Assistant Director for Special Projects

Vendors must register on-line at the State Purchasing Website at www.purchasing.ri.gov.

NOTE TO VENDORS:

Offers received without the entire completed three-page RIVIP Generated Bidder Certification Form attached may result in disqualification.

THIS PAGE IS NOT A BIDDER CERTIFICATION FORM

The Rhode Island Department of Administration/Division of Purchases, on behalf of the Community College of Rhode Island is soliciting pricing for Architectural and Engineering Services relating to the design of construction documents relating to the renovations of the Biology Dept. at CCRI-Warwick. The accompanying feasibility study, conducted by Christopher McMahan and issued on 8/15/11 is to be used as a point of reference.

Interested parties are required to provide a firm / fixed price for the proposed services rendered. Pre-approved reimbursable expenses are addressed later in this notice

This solicitation, and subsequent award, is governed by the State's General Conditions of Purchase, which is available at www.purchasing.ri.gov

To access the State's General Conditions of Purchase, enter our website, click on RIVIP, then click on General Information and then click on Rules and Regulations. Once the Rules and Regulations are displayed, scroll to the bottom of the page and double click on Appendix A, which contains the State's General Conditions of Purchase.

SECTION 1 – INSTRUCTIONS AND NOTIFICATIONS TO OFFERERS:

- Potential offerors are advised to review all sections of this Request carefully, and to follow instructions completely, as failure to make a complete submission as described elsewhere herein may result in rejection of the proposal
- All costs associated with developing or submitting a proposal in response to this Request, or to provide oral or written clarification of its content, shall be borne by the offeror. The State assumes no responsibility for these costs
- Offers are considered to be irrevocable for a period of not less than sixty (60) days following the opening date, and may not be withdrawn, except with the express written permission of the State Purchasing Agent.
- All pricing submitted will be considered to be firm and fixed unless otherwise indicated herein.
- Proposals misdirected to other State locations or which are otherwise not present in the Division of Purchases at the time of opening for any cause will be determined to be late and may not be considered. The "Official" time clock is in the reception area of the Division of Purchases.
- In accordance with Title 7, Chapter 1-1 of the General Laws of Rhode Island, no foreign corporation shall have the right to transact business in the state until it shall have procured a Certificate of Authority to do so from the Rhode Island Secretary of State (401-222-3040). This will be a requirement only of the successful bidder (s).

- Offerors are advised that all materials submitted to the State of Rhode Island for consideration in response to this Request for Proposals will be considered to be public records, as defined in Title 38 Chapter 2 of the Rhode Island General Laws.
- It is intended that an award pursuant to this Request will be made to a prime contractor, who will assume responsibility for all aspects of the work. Joint venture and cooperative proposals will not be considered, but subcontracts are permitted, provided that their use is clearly indicated in the offeror's proposal, and the subcontractor(s) proposed to be used are identified in the proposal.
- Submitters should be aware of the State's MBE requirements, which addresses the State's goal of ten per cent (10%) participation by MBE's in all State procurements. For further information, contact the State MBE Administrator at (401) 574-8253 or dorinda.keene@doa.ri.gov Visit the website <http://www.mbe.ri.gov>
- Interested parties are instructed to peruse the Division of Purchases web site on a regular basis, as additional information relating to this solicitation may be released in the form of an addendum to this solicitation
- Equal Employment Opportunity (RIGL 28-5 1) § 28-5 1-1 Declaration of policy. – (a) Equal opportunity and affirmative action toward its achievement is the policy of all units of Rhode Island state government, including all public and quasi-public agencies, commissions, boards and authorities, and in the classified, unclassified, and non-classified services of state employment. This policy applies in all areas where the state dollar is spent, in employment, public service, grants and financial assistance, and in state licensing and regulation. For further information, contact the Rhode Island Equal Employment Opportunity Office, at 222-3090 or via email raymond1@gw.doa.state.ri.us

Respondents are advised that reimbursable expenses, to include sub-consultant services, that may be included in the contract award resulting from this solicitation shall not exceed architect/engineer's actual cost incurred x 1.06.

Reimbursable expenses when authorized in advance in writing by the State will be paid to the architect and/or engineer on the basis of the architect and/or engineer's verified costs plus a fee not to exceed six percent (6%) of the total cost. Expenses shall include, but not necessarily be limited to, reproductions, postage and handling of drawings, specifications and other documents, excluding reproductions for the office use of the architect and the architect's consultants, and expense of any additional insurance coverage or limits, including professional liability insurance, requested by the owner in excess of that normally carried by the architect and the architect's consultants. Sub-consultant services and other approved reimbursable expenses shall also be paid at actual cost incurred plus 6% markup.

Persons or firms practicing Architectural and/or Engineering Services in the State of Rhode Island must possess a proper registration and Certificate of Authorization in accordance with Rhode Island General Laws.

A copy of the current Rhode Island Certificate of Authorization for the firm and current Rhode Island registration(s) for the individual(s) who would perform the work must be included behind the front page of each copy of the Proposal.

The Board of Design Professionals can be contacted as follows:

Board for Design Professionals
1511 Pontiac Avenue (Bldg 68-2)
Cranston, RI 02920
Tel: 401-462-9530
Fax: 401-462-9532
Website: www.bdp.state.ri.us

The respondent's Proposal may be disqualified and removed from consideration if the Proposal fails to include the required current Rhode Island Certificate of Authorization for the firm and current Rhode Island registration(s), or, in absence of these documents, to acknowledge need to acquire them prior to award if selected.

Questions, in **Microsoft Word Format**, concerning this solicitation, may be e-mailed to the Division of Purchases the date & time indicated on page 1 of this solicitation. Please reference the **LOI #** on all correspondence.

Responses to questions received, if any, will be provided, as an Addendum to this LOI, and posted on the Rhode Island Division of Purchases website at www.purchasing.ri.gov. It is the responsibility of all interested respondents to download this additional information. *If technical assistance is required to download, call the Help Desk (Lynda Moore) at (401) 222-3766.*

Letters of Interest to provide the required services must be received by the Division of Purchases **on or before the date & time indicated on page one of this solicitation.**

Responses (**a clearly marked original** plus three **(3)** copies) should be mailed or hand-delivered in a sealed envelope marked "LOI 7449692 to:

By Courier or Mail:

RI Dept of Administration
Division of Purchases, 2nd floor
One Capitol Hill
Providence, RI 02908-5855

NOTE: Proposals received after the above-referenced due date and time may not be considered. Proposals must be presented to the Purchasing Receptionist for check-in and time stamp prior to

the bid opening date and time. Proposals misdirected to other State locations or which are otherwise not presented in the Division of Purchases by the scheduled due date and time will be determined to be late and will not be considered. Proposals faxed, or emailed, to the Division of Purchases will not be considered. The "official" time clock is located in the reception area for the Division of Purchases. **(Please be advised that Fedex/UPS do not always arrive by 10:30 am, you would be smart to send your submission to arrive at least one day early)**

RESPONSE CONTENTS

Responses must include the following:

- A completed and signed three-page RIVIP generated bidder certification cover sheet (downloaded from the RI Division of Purchases Internet home page at www.purchasing.ri.gov)
- A copy of the current Rhode Island Certificate of Authorization for the firm and current Rhode Island registration(s) for the individual(s) who would perform the work must be included behind the front page of each copy of the Proposal.
- A firm/fixed price for the services to be rendered
- A completed and signed W-9 Form downloaded from the RI Division of Purchases Internet home page at www.purchasing.ri.gov by clicking on RIVIP, then General Information and then Standard Forms

END

COMMUNITY COLLEGE OF RHODE ISLAND

KNIGHT CAMPUS

Biology Department Feasibility Study



This study analyzes the existing conditions of the Biology Department laboratories and preparation rooms on the Third Floor of the Knight Campus megastructure to identify the ways in which building systems, area layouts, adjacencies, and code conformity bear on optimal performance. These preliminary findings recommend improvements to upgrade conditions to current standards to achieve best practices within the base building structure.

ISSUED: August 15, 2011

Prepared by:



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1. EXECUTIVE SUMMARY

Purpose and Scope:

Christopher McMahan Architect, Inc (CMA) met with the Biology Department chair, Department staff, Physical Plant Director and Director of Administration on site on August 4, 2011 to discuss the teaching conditions in the laboratories and prep rooms, specifically, the ways in which existing building conditions impede successful communications and effective teaching methods.

In general, the discussion focused on things that do not work:

- a. Corridor through-traffic is disruptive to the fully open labs
- b. Noise is a highly adverse condition to the teaching/learning process
- c. The lab casework is in the end range of its useful life-cycle
- d. The prep rooms are inefficient, with multiple crossover activities

Potential remedies or ideal conditions were discussed and have been categorized in the Program Space Requirements (8/15/2011) included in this report as a result of faculty narration and detailed inventory of physical requirements. Based on these discussions and on-site observations, CMA developed a plan for altering bench, equipment and prep room layout, which is included in this report (SK 2).

An equal measure of importance is the nonconforming nature of lab spaces relative to accessibility ADA requirements, where none of the bench area counters are low enough or adjustable.

Nonconforming conditions to the Rhode Island State Building Code, which is not retroactive until a level of renovation is engaged, and the Rhode Island Fire Safety Code, which is retroactive to existing conditions are noted below.

The building is not sprinklered and is currently addressing an upgrade to the fire alarm system.

Conclusions:

- I. The HVAC fan/duct noise and partitioning the corridor from the labs must be addressed to optimize the learning environment.
- II. Light control must be introduced to manage both daylight and artificial light, a critical component directly related to performance between faculty and student where.
- III. Digital technology is lacking in the Laboratories. Digital projectors and wide screen monitors are a common feature in the contemporary learning environment and should be provided at all labs.
- IV. The Code conditions for Accessibility and Life Safety must be addressed.

2. THE LABORATORY ENVIRONMENT IN GENERAL – EXISTING CONDITIONS

- 1 The north facing glazed wall is not equipped with sun control. Glare is constant and impedes the instructors vision facing students against that background. Conversely, the students view toward the head of class is compromised without daylight control
- 2 Capacity for internet/digital file access to view relevant images in the course of lab activity is required for the teaching/learning process. Issues of environmental control and security are key considerations to implement monitors and laptop access.
- 3 The flooring appears to be vinyl 12" x 12" tile. Vinyl tile in this dimension is generally "composition" vinyl, not containing asbestos; although in the transition away from asbestos generally found in the 9" x 9" format, some 12" x 12" products were produced with asbestos. The existing tiles are in adequate condition and fairly uniform in appearance. They should be tested for content
- 4 Plumbing fittings and signage for the deluge showers and eye wash stations should be upgraded
- 5 Each laboratory coursework focus is briefly identified. Details for special requirements, areas, occupants, equipment required, etc. are listed in the Program Space Requirements:
 - I. Bio Technology
 - II. Micro Biology
 - III. Cellular Biology
 - IV. Anatomy
 - V. Physiology
 - VI. Organismal Biology
 - VII. Modern World
 - VIII. Lecture/Lab

3. HVAC

1. The HVAC system contributes to the noise interference in the labs. The ventilation air change must be tested for balance and capacity to verify current code conformity, and adjusted to accommodate proposed corridor separation when the labs become fully enclosed.
2. Ventilation loads in the prep rooms should be tested and augmented with increased supply. The autoclave room is without direct supply, borrowing from the adjacent room containing heat load from three refrigerators
3. The fume hoods appear to be operating. These should be tested to confirm their operational capacity. Many of the inspection dates end around 2008. Verify main exhaust duct infrastructure for compliance to contemporary standards
4. Proposed ventilated tables at Anatomy Lab must be verified for exhaust duct path to main

4. BUILDING AND FIRE CODE CONFORMITY

Owner: State of Rhode Island, Board of Regents of Higher Education
Current Use: Business – Educational Occupancy above the 12th Grade (IBC 304.1)
Existing Building Height: 77'-0"
Address: 400 East Avenue Warwick, RI

Existing Departmental Interior Footprint 5,800 net square feet, including circulation. The exit access pathway along the separate corridor provides exit access of approximately 175 feet from one exit to the second at the far ends. The Prep Room doors at the corridor swing out into the path of travel and should be reversed.

1. Prep Room doors swing into corridor and should be reversed or pocketed 1005.2
2. New corridor partition shall be rated. TABLE 1016.1 Verify fire separation requirement at existing Prep Room glazing
3. Glazing at atrium shall be separated from adjacent spaces by a 1-hour fire barrier 404.5
4. ADA strobe/horns required at laboratory classrooms

Rhode Island State Building Code (IBC 2003)

- Permitted Occupancy - B Business Use - 100 gross square feet per occupant (or > as assigned)
- Total Department occupancy: 25 occ per lab/ 10 occ at Prep = 135 occupants
- Building Construction Type - Table 601: **IB**
- Section 403 High-Rise Buildings applies for greater than 75 feet¹
- See [F] Table 903.2.13 Additional Required Suppression Systems for High-Rise and Atrium

404 Atrium: An opening connecting two or more stories other than enclosed stairways, elevators, hoistways, escalators, plumbing, electrical, air conditioning or other equipment, which is closed at the top and not defined as a mail . . .

404.5 Enclosure of atriums- Atrium spaces shall be separated from adjacent spaces by a 1-hour fire barrier wall.

Exceptions:

1. A glass wall forming a smoke partition where automatic sprinklers are spaced 6 feet (1829 mm) or less along both sides of the separation wall, or on the room side only if there is not a walkway on the atrium side.

404.3 Automatic sprinkler protection.

An approved automatic sprinkler system shall be installed throughout the entire building.

Exceptions:

1. That area of a building adjacent to or above the atrium need not be sprinklered provided that portion of the building is separated from the atrium portion by a 2-hour fire-resistance-rated fire barrier wall or horizontal assembly or both . . .

404.8 Travel distance

In other than the lowest level of the atrium . . . the portion of exit access travel distance within the atrium space shall not exceed 200 feet . . .

707.4 Fire-resistance rating

Shaft enclosures shall have a fire-resistance rating of not less than 2 hours where connecting four stories or more . . .

Table 715.4.3: Wire Glass Maximum Area at 1 Hour Corridor: 100 sq inches, 33 inch max height

1005.1 Minimum required egress width [not stair] . . . 0.2 inches per occupant, but not less than 44 inches per

¹ Building Height: The vertical distance from grade plane to the average height of the highest roof surface. (IBC, 2003)



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1013 4 1- In Group B and M occupancies, the minimum clear *aisle* width shall not be less than 36 inches.

1005 2 Door encroachment

Doors opening into the path of egress travel shall not reduce the required width to less than one-half during the course of the swing. When fully open, the door shall not project more than 7 inches (178 mm) into the required width.

1014 1 Exit or exit access doorways required: 2 for greater than 50 occupants

TABLE 1016 1 CORRIDOR FIRE-RESISTANCE RATING: B use with occupancy greater than 30 without sprinkler requires 1 hour rating

The RIFSC- Rhode Island Fire Safety Code, 2004
Fire Safety Code Section 8

- Building Construction Classification: Type I (443) or (332) Fire Resistive per NFPA 220
- Building Height: Approximately 64' lowest grade to top floor

Classroom Occupancy

The laboratory Classrooms are connected to an egress corridor along one face completely open when the overhead grilles are rolled up. The floor area of the largest laboratory (3040) is 870 square feet, with occupancy of 1 person per 100 square feet the overall occupancy is 9 – but should be calculated as 25 assigned occupants with 24 student stations and 1 instructor station

FIRE ALARM

The base building fire alarm upgrade is currently being addressed as a separate matter and is not addressed in this report. Rate of rise type heat detectors were noted in the exposed-concrete high ceilings, apparently original. Pull stations do exist at exits. Three strobe/gong alarms exist along the corridor and should be supplemented in the labs and lecture room

Chapter 39 - Existing Business Occupancies

(Add) 39.3.4.1 2 - A fire alarm system as prescribed in RIUFC § 13.8.10.4 22 shall be installed in every existing business building having a total floor area of more than 10,000 ft² (929.03 m²) on any one floor or extending three (3) or more stories above grade level

Exception: This requirement may be waived by the AHJ pursuant to his or her authority under section 44 2

5. ACCESSIBILITY

ADA accessibility issues are significant as a barrier to full access in terms of exiting aisle widths, hardware, clearance, furniture, reach heights, etc. which must be analyzed. Some floor mounted outlets (doghouse) remain, while many have been relocated. The sink islands are not up to current accessibility standards.

ACCESSIBILITY SUMMARY

- 1 Lever door hardware is absent. Closer pressure should be tested for conformity. Lever handles required with 3 lb pressure on closers
- 2 Accessible signage throughout is deficient and should be installed to ADA guidelines

Rhode Island Fire Alarm Code- NFPA 1, Uniform Fire Code™, 2003 edition (as reserved and amended)



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3. Existing sinks do not meet ADA guidelines for height/reach access or eye wash access
4. The clear opening of the out-swing door at Lecture 3018 meets the exit requirement against the corridor wall without effecting egress, but is less than 34" clear and non compliant to accessibility regulations
5. Add offset hinges at existing doors to obtain 34" clear opening at 3018 and Prep Rooms

FUMEHOOD:

American with Disabilities Act (ADA) Emergency Eyewash/Showers: Install an emergency eyewash/shower so that a disabled person can access it within 10 seconds of an ADA fumehood (minimally one ADA hood per laboratory floor). These emergency eyewash/showers must provide appropriate accessibility (e.g., activation of controls and height of eyecups) to individuals in wheelchairs

The location of at least one ADA hood per floor will enable disabled individuals to conduct their research without having to transport chemicals, etc. In elevators. Fume hoods are assumed to contain substances which are "corrosive or severely irritating to the skin or are toxic by skin absorption," hence the need for emergency eyewash/shower stations.

6. LIFE SAFETY, BUILDING AND ACCESSIBILITY CODE REFERENCES

The following Codes are referenced or apply in this report:

BUILDING:

- A. Rhode Island State Building Code (RISBC) - model IBC 2006, 2007- with RI Blue Page Amendments, August 1, 2007. RISBC is not enforced as a retroactive code. Existing buildings that were in compliance with the governing code when they were constructed are permitted to continue the current use until an addition, change in use, or renovation occurs.
- B. Rhode Island Rehabilitation Code, SRC-1, 2002 applies if the work is below 25% of the value of the structure, permitting repair to the existing conditions - see note 6 below.

FIRE:

- C. The RIFSC- Rhode Island Fire Safety Code, 2004 is comprised of the RILSC- "Rhode Island Life Safety Code" (NFPA 101, 2003 Edition, as amended), and the RIUFC- "Rhode Island Uniform Fire Code" (NFPA 1, 2003 Edition, as amended) as mandated by the Comprehensive Fire Safety Act of 2003
- D. All existing buildings must comply with the provisions of RIFSC as a retroactive code
- E. All existing buildings and structures, and those buildings and structures for which a building permit was issued prior to February 20, 2004, shall be subject to the provisions of the RIUFC addressing the existing occupancy
- F. Rehabilitation Building And Fire Code for Existing Buildings And Structures (per RIFSC Section 9) Any existing building or structure, subject to the provisions of the rehabilitation building and fire code for existing buildings and structures, shall also comply with the existing occupancy provisions of the RILSC (NFPA 101, 2003) addressing the current or proposed occupancy.

ACCESSIBILITY:

- G. Rhode Island State Building Code (ibid) Chapter 11, with RI Blue Page Amendments dated July 1, 2004 citing ANSI A117.1 - 2003 Standards
- H. Department of Justice - 28 CFR Part 36, Rev July 1, 1994, "Nondiscrimination on the Basis of Disability by Public Accommodations and in Commercial Facilities"
- I. Title III of the Americans with Disabilities Act, 1990

Note: The RI Governor's Commission on Disabilities can require up to 20% of the cost of any renovation work be spent on meeting accessibility requirements. The Commission interprets the governing code to mean, literally, that all buildings are accessible, retroactive to existing conditions.

7. HAZARDOUS MATERIAL

Testing for hazardous materials is not included in this report. It is assumed that given the date of original construction some 'Asbestos Containing Material' may be present in the original building. Likely sources of ACM to be inspected include pipe wrap, floor material, in the window caulking. See section 3 related to vinyl tile flooring. Also, lead paint may be present and should be tested.

Bio Material is deposited in lined bins in the labs, after which, Tech personnel transfer material to boxes, seal them and stack them in the Prep Room for pick-up by vendor. Verify temporary storage requirement with authority having jurisdiction relative to enclosure, ventilation separation, signage and security required.

8. PLUMBING

Electric water coolers are not provided in this area, but may be accessible nearby. Drinking fountains and water coolers installed prior to 1988 should be verified against current codes for the amount of lead used in the construction of such fixtures. Existing fixtures do not conform to accessibility guidelines. New sinks and safety showers are proposed in Plan SK-2.

9. EMERGENCY EYEWASH FACILITIES

Emergency eyewash facilities and deluge showers shall be in unobstructed and accessible locations that require no more than 10 seconds for the injured person to reach along an unobstructed pathway (i.e., no doors without panic bars or which don't swing open when pushed). If both eyewash and shower are needed, they shall be located so that both can be used at the same time by one person. ANSI Z358.1, 4.6.1 and 5.4.4 NFPA 99, Chapter 10-6.

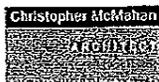
10. LIGHTING, LOW VOLTAGE, DIGITAL PRESENTATION + SECURITY

1. Replace existing down fluorescent 1 x 4 fixtures with energy efficient T8 fluorescent diffused linear up/down fixtures.
2. Control lights with dedicated switch to shut off overhead fluorescent lights at each room.
3. Provide new security swipe card access system at all rooms. Connect to central server.
4. Provide wireless network to dedicated server.
5. Provide digital connection and control at instructor stations.
6. Provide overhead digital projectors and new white boards. Connect to instructor station.
7. Provide new digital monitors - ceiling mount for student engagement.

11. WINDOWS

The windows are single glazed in narrow, alternating width vertical floor to ceiling lengths, not insulated or conforming to current code energy standards.

1. The entire glazed face should be equipped with window treatment to provide sun control in the interior to modulate light for studio lighting studies and for black out control for projected presentations.
2. Glazing appears to not be tempered within 12 inches of the floor, thereby not conforming to current building code.
3. Provide operable non-flammable vertical window treatment at all laboratories.



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CCRI Department of Biology
 Knight Campus - Third Floor
PROGRAM SPACE REQUIREMENTS

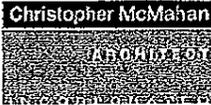
No.	ROOM	EXIST	TOTAL	COMMENTS
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NSF NSF

V 1 - August 10, 2011

1	Bio Technology - 3040 Bio Tech Equipment Perimeter counter Separate lab benches power at benches (typ) 2 sinks, separated, purified	25	870	870	Bio Tech suite with Micro + Cellular Biology Lab 3042 Verify function, quantity + dimensions
2	Micro Biology - 3042 Sep drain (dyes) stain sink gas lines required at benches	25	775	775	Bio Tech suite with Bio Tech + Cellular Biology Lab 3042
3	Cellular Biology 4 Incubators	25	775		Bio Tech suite with Bio Tech + Micro Biology Lab 3042
4	Anatomy separate drain for specimen washing overhead lighting Student suspended computer screens Model storage - enclosed Specimen storage ventilated dissection tables ceiling suspended computer screens minor support from Prep Room	25	700	700	Dedicated Laboratory - 3028 preferable overhead w/ adjustable arm
5	Physiology Half semester wet/half dry Data @ benches Students work in teams of 4	25	775		Scheduled in Biology Lab 3042 laptops used at each student station



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CCRI Department of Biology
 Knight Campus - Third Floor
PROGRAM SPACE REQUIREMENTS

No.	ROOM	ADD	EXIST	TOTAL	COMMENTS
page 2 of 2			NSF	NSF	
7	Organismal Biology	25	700	700	Shares Lab 3026
8	Modern World	25	700		Shares Lab 3026
9	Lecture/Lab	25	700	700	Lab 3018
	Seminar style seating Counters for bench work Add sinks				
	Total Lab Area				3,745
10	Prep Rooms	0	935		Rooms 300 - 3044
	purified water at one sink chems in one secure area ventilated cab's for some chems MSDS sheets at door verify bio hazard tarp stor no bench for anatomy little bench area for Organismal sink near Autoclave dishwasher at glass stor two micro refrigerators, 1 exist locate bio benchwork near labs				
11	Tech Office	2	180		
	desks, files and storage				

GENERAL NOTES

- 1 Control daylight to darken room for lecture presentation and projection and integrate digital media in instruction spaces
- 2 Control lights w/ dedicated switch to shut off overhead fluorescent lights separately from the other departmental spaces
- 4 Provide sound separation from corridor
- 5 Replace negative pressure fume hoods
- 6 Update safety equipment: ex eye wash stations
- 7 Design labs ADA compliant (doors, bench heights, etc)
- 8 Replace furniture/cabinetry
- 9 Provide student storage cubbies and hooks
- 10 Provide instructor station at all labs w/ sink and digital connection
- 11 Provide microscope storage cabinet at all labs
- 12 Provide overhead digital projectors and new white boards Connect to instructor station
- 13 Provide new digital monitors - ceiling mount for student engagement
- 14 Hang lab coats in classroom



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CCRI Department of Biology
 Knight Campus - Third Floor
 PROBABLE COST BUDGET

SYSTEM	QTY	\$	COST	COMMENT
GENERAL CONDITIONS			\$45,000	5 months
DEMOLITION			10,000	cmu, elec, overhead doors
HVAC	5,800	12	69,600	upgrade ducts + diffusers, install downdrafts + fumehoods
ELECTRICAL	5,800	10	58,000	remove/install lighting, add power/data
PLUMBING	25	1400	35,000	new sinks
FIRE ALARM	5,800	6.5	37,700	connect to new supervised system
LOW VOLT WIRING	5,800	2.5	14,500	all new data
GWB CORRIDOR WALL	1,200	10	12,000	offset at exist steel head, cementitious bd on metal studs
FIRE RATE GLASS	700	15	10,500	replace at atrium side with one-hour frame and glazing
NEW FLOORING	5,800	3	17,400	r + d exist vct
NEW LIGHTING	5	6000	30,000	replace susp fix't's at Labs
ADA UPGRADES			4,000	hardware
INTERIOR FINISHES	2,000	4	8,000	paint mtl frames, misc
DOORS + WINDOWS	20	1000	20,000	
SUBTOTAL HARD COST			371,700	
CONTINGENCY 15%			55,755	
CONSTRUCTION COST			427,455	
GC FEE 10%			42,746	
TOTAL CONSTR COST			470,201	\$81 sf cost
SOFT COST 11%			47,020	A/E fees, reimbursables
CAB'TS + COUNTERS			180,000	FF+E
NEW FUME HOODS 4			16,000	replace/rework existing ducts
WINDOW TREATMENT			15,000	
SIGNAGE			8,000	
DIGITAL EQUIP/PROJECTORS			25,000	
PERMIT/REVIEW FEES			11,000	
BOND			4,000	
HARD + SOFT COST			\$776,221	

NOTE:

- 1 Assume prevailing union wage
- 2 Verify cost saving for deluge heads at atrium demising glass partition on Prep Room side

August 15, 2011



**COMMUNITY COLLEGE
OF RHODE ISLAND
BIOLOGY**

Renovation plans to date

Corridor changes- all labs & prep rooms:

- Enclose all laboratories to reduce distraction and noise; assure for 2 entry/exit portals per room
- Door locking system: key pad/key card
- Replace flooring which may contain asbestos
- Upgrade utilities: electric, plumbing, gas, HVAC
- Improve ventilation in all laboratories, autoclave room
- Replace all negative pressure fume hoods
- Update safety equipment; ex Eye wash stations
- Increase upper wall storage
- Improve lighting
- Install sun shades on exterior windows of all labs
- Design lab spaces for better utilization
- Design labs ADA compliant (doors, bench heights, etc.)
- Student storage
- Replace furniture/cabinetry
 - Materials for cabinetry
 - Materials for bench tops
 - Relocate circuit breaker panels away from sinks

Specific rooms:

Anatomy Lab (P. Wilhelm)

- Down draft tables for dissections
- Separate drainage for specimen washing
- Adequate overhead lighting, preferable overhead w/ adjustable arm
- Adequate enclosed storage for anatomy models
- Computer w/internet connection, projection system and screen
- Student suspended computer screens
- Storage areas for student bags/books/coats

Microbiology

- Student sinks relocation
- Separate drainage (dyes, etc)

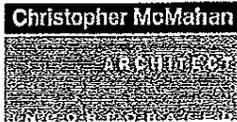
Modern World

- Computer projection system

3018

- New tables
- Sinks
- Safety shower
- Microscope storage
- Student storage

Biotechnology/Cellular/Microbiology suite



Planning + Design

17 VIRGINIA AVENUE SUITE 200
PROVIDENCE, RHODE ISLAND 02905
T 401 229.6153 F 502 470 6893

MEETING MEMORANDUM --- August 4, 2011

Re: 2032 CCRI/Knight Campus -- Biology Department Feasibility Study

Attendees:

Dr. Denise Yordy	Chair, Department of Biology - CCRI
William Ferland	Director of Administration - CCRI
Kenneth McCabe	Physical Plant Director - CCRI
Christopher McMahan	CMA

The meeting focused on program requirements for the Department of Art for the Biology Labs, followed by a tour of the space

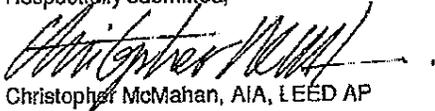
- 1 The Department course description is on the ccri.edu website
- 2 The Labs are in full use from 8:00 AM to 10:00 PM
- 3 Labs are used for multiple course work, which means significant transition time turnover for lab prep
- 4 Anatomy is the only designated (fixed) lab
- 5 HVAC exhaust is a systemic problem
- 6 Noise is a problem from the corridor, which is only means of access along the north side of the building on the third floor. The corridor is open to the labs and should be separated with a wall. Acoustics must be addressed
- 7 Handicapped accessibility is non compliant in many areas. Especially at counters
- 8 There is significant glare from the windows for instructors facing the class. This factor undermines communication. Daylight must be controlled
- 9 Students work in teams. The existing bench (lab countertops) configuration is not optimal
- 10 The instructor/student interaction is cramped between benches
- 11 The labs should be connected through demising wall with access door
- 12 Upper cabinet storage is limited and should be improved
- 13 Some freestanding cabinets are vulnerable to tipping over
- 14 There should be a new Bio-Tech suite containing equipment at perimeter in one space with minimal benches, with egress to an adjoining lab also used by Micro Biology and Cellular Biology
- 15 There should be a programmable security card swipe system for all the Laboratories and Prep Rooms. Carry in budget as a line item



16. Room 3018 is a lecture room that also requires benches.
17. The priority of decision making is based on a ranking of:
 - a. Separating classes
 - b. Teaching spaces
 - c. Student spaces
 - d. Prep Rooms
 - e. Storage
18. Observations of the site tour with the Chair and Lab Prep technicians is recorded in the Space Use Program.

This memorandum reflects the content of discussion at this meeting to the best of this writer's recollection. If there are any variances in understanding or items omitted in this memorandum, attendees are requested to bring these to the writer's attention.

Respectfully submitted,



Christopher McMahan, AIA, LEED AP

Cc: K. McCabe