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**Solicitation Information
January 28, 2013**

ADDENDUM # 1

RFP# 7459247

Title: Rhode Island College – Architecture & Engineering Services – Gaige Hall & Craig Lee Hall Renovations

Submission Deadline: Tuesday February 19, 2013 at 11:00 AM (EST)

Notice to Vendors:

SEE ATTACHED FEASIBILITY STUDY AS NOTED IN SOLICITATION

**Thomas Bovis
Interdepartmental Project Manager**

Interested parties should monitor this website, on a regular basis, for any additional information that may be posted.

Feasibility Study for the Renovation & Modernization of Craig-Lee & Gaige Halls at Rhode Island College

6 September 2012

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Date of Issue

6 September 2012

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Contents

Chapter 1: Executive Summary

Introduction	7
Existing Building Challenges and Opportunities	9
Design Solutions	11
Classroom Analyses	16
Proposed Phasing	18
removed → Estimated Cost Summary	18

Chapter 2: Site Analysis

Existing Site Plan	25
Proposed Site Phasing Plan	26
Proposed Site Rendering	27

Chapter 3: Craig-Lee Hall

Existing Floor Plans	31
Proposed Floor Plans	37
Proposed Site Plan	43
Proposed Renderings	45
Program Analysis	47

Chapter 4: Gaige Hall

Existing Floor Plans	67
Proposed Floor Plans	71
Proposed Site Plan	75
Proposed Renderings	77
Program Analysis	79

removed →	Chapter 5: Estimates
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Chapter 1: Executive Summary

Introduction

LLB Architects and our team of expert consultants including civil, structural, mechanical, electrical, plumbing, and fire protection engineers as well as hazardous materials surveyors, have been engaged to complete a feasibility study examining the potential for the modernization and renovation of Craig-Lee and Gaige Halls at Rhode Island College. This report includes analyses of the school's programming needs, renovation and modernization recommendations, and estimated construction costs of design proposals for these two academic buildings.

The findings presented in this report are a culmination of multifaceted research and analysis. Our team has reviewed RIC's Strategic Plan and the Master Plan completed by Saratoga Associates and benefitted from that group's higher education consulting services and knowledge of Rhode Island College. Our team has examined existing building plans, spaces, and infrastructure. We have analyzed the spaces for regulatory compliance including universal design, life safety, and plumbing needs, noting current shortcomings and future challenges. We have held multiple meetings with current and future users and administrators to identify and itemize program requirements. As these findings are necessarily limited by available data, assumptions have been made about unknown conditions and we recognize that many details are beyond the scope of this study.

The proposed design included in this report is based on our findings and is further informed by our knowledge and experience with both sustainable design and trends at peer institutions. LLB Architects confirmed the Master Plan findings that the classrooms, department offices, and common spaces are currently undersized and would significantly benefit from expansion to enhance learning opportunities. Energy and sustainability were key principles of the Master Plan, including promoting 21st century sustainability concepts. The renovation of the buildings is inherently more sustainable, reducing both waste and the need for new materials. Preservation of the existing buildings' shells and structure is also a more economical solution than new construction. Our design recommendations include:

- Improved universal access.
- Reorganization of departments to be more efficient and useful.
- Clarification of building design and organization leading to improved wayfinding and more economical use of space.
- Improvement of daylighting for energy conservation and natural lighting.
- Addition of student lounge space, offices, classrooms, and assembly spaces to accommodate identified needs.
- Addressing the needs of building delivery and maintenance services in back of house locations
- Creation of new entries and facades to improve "the identity of RIC and 'sense

of place.’” [from the Master Plan]

- Renovation of exterior spaces, particularly the courtyard of Craig-Lee, to “enhance the campus environment, open space, landscaping, and wayfinding.” [from the Master Plan]

LLB Architects finds that the buildings cannot be modernized without addressing the needs of the current student population, and adding program spaces require additional area. Additions have proven to be important to the successful renovation of both Craig Lee and Gaige Hall for the following reasons:

- There is a lack of space within buildings to adequately meet current program needs.
- There is a lack of space for programs that should be located in these buildings, such as:
 - The Philosophy Department as indicated in the Master Plan.
 - One multifunction room in each building to accommodate 50-150 people.
- The reorganization of all Craig-Lee academic departments into that building’s west wing would not be possible without additional space. However, by doing so it frees up valuable classrooms.
- Gaige Hall’s east and west wings are currently disconnected on basement and third floor levels. The proposed addition bridges the sides at these levels, bringing efficiency and clarity to the plan.
- The proposed expansion of entries would address universal access issues, and positively contribute to each building’s character.
- Classroom counts would diminish without additions.
- No new lounge or student commons spaces would be possible without additions.
- Rhode Island College’s opportunity to transform and reposition these buildings in the campus setting is very limited without the additions.

With these measures we envision the transformation of these outdated 1960’s-era buildings into twenty-first century landmark facilities. We find that the buildings have great potential to accommodate a comprehensive academic program. Craig-Lee and Gaige Halls have the opportunity to become campus showpieces, meeting the needs of today’s students, teaching styles, and a forward-thinking institution.

LLB Architects has worked closely with cost estimator Keough Construction Management to design a cost-effective solution achievable within the \$44 million bond budget to be voted on in November 2012. The estimated costs range from \$42 to \$48 million dollars. As the project progresses value management through design and prioritization may have to be implemented to meet the fiduciary goals of the college. The estimate is broken out to simplify analysis and prioritization of

options for value added to the college. The costs include four proposed consecutive phases of construction and escalation. The costs of surge space are not included in this estimate and should be factored in separately by Rhode Island College. General Conditions are included separately with each phase. Savings can be realized with phasing or scope reductions.

LLB Architects wishes to thank Rhode Island College's Capital Projects team, Selection Committee, faculty, administrators, facilities staff, and students for their expertise, assistance, and guidance which contributed to this report.

Existing Building Challenges and Opportunities

Craig-Lee and Gaige Halls were originally constructed between 1959 and 1969, each in two stages. Some aspects of the buildings have been upgraded but both are, for the most part, presently in poor condition. Referring to Craig Lee and Gaige Halls, the Master Plan noted "The buildings with the largest percentage of classrooms are in the buildings evaluated in 'poor' condition."

The two buildings also present inherent design challenges. Gaige Hall's east and west sides are disconnected on the third floor and basement, making them confusing to navigate and require inefficient redundant amenities. Gaige Hall has very small windows. Its entry, which also serves as a gathering space, is inadequately narrow. Craig-Lee Hall has a significant presence at the east terminus of the mall, but presents an uninspiring façade and confusing entry. Its western five-story tower is too narrow for classroom use. Its central entry and small student lounge spaces face a courtyard parking lot commonly referred to as "the Pit." The classrooms in this center section are single-loaded on the corridor, representing underutilized potential. Deficiencies are present in universal accessibility. The elevator in Craig-Lee is undersized and its location results in a very long travel path for its users. The main entry to Gaige has steps at entry doors and a subordinate accessible entrance to the side. Finishes in both buildings have been irregularly upgraded and generally should be replaced. Classrooms and offices lack acoustical privacy. This problem is most apparent in Craig-Lee and is particularly problematic for the Counseling Center. In the classrooms, the issue is commonly distracting for students and teachers struggling to be heard. These important academic buildings are overdue for thoughtful renovation.

Although Craig-Lee and Gaige Halls were originally constructed as classroom buildings, over time the needs of these classrooms have altered and many other uses have been added. Demands on space have forced uses into areas they were

not originally designed for and common space and student lounges have been lost in the process. While these buildings still contain more academic classrooms than others on campus, classroom scheduling is perceived to have become more challenging due to the expansion of class offerings and the reduction of available rooms over the years. The existing Craig-Lee classrooms are generally felt to be oversized for standard 30-person classes. Student Service offices have taken over a large amount of Craig Lee's space. In Gaige Hall, the auditorium was originally designed for academic use, but now serves a large variety of programs, limiting its efficiency and functionality. Many rooms in Gaige Hall are located on the building interior and lack windows altogether. The academic departments also housed in these buildings are scattered, resulting in a lack of cohesion, sense of identity, and equity. Department lounges often need to be scheduled as classrooms. Back-of-house services have taken over many public spaces. Trash and recycling bins clutter entries and hallways. The south facing courtyard of Craig-Lee mixes a significant public entry with delivery, parking, and trash pick-up services. Vending machines block windows and take up space in already undersized student lounges. The organization of these buildings is confusing and difficult to navigate.

Building systems in both Craig-Lee and Gaige Halls are largely antiquated and cause discomfort for the users. The HVAC systems have some new components but generally should be replaced. Ventilation from restrooms in Craig-Lee is poor resulting in unpleasant odors throughout the building. Some offices lack functional ventilation or operable windows. Large temperature ranges in swing seasons are expected by users who often experience uncomfortable heat and uncomfortable cold on the same day in different parts of the building. The east side of Craig-Lee's curtain-walled East Wing is particularly extreme. Plumbing fixtures need to be replaced and Craig-Lee's sewage ejector pump also needs to be replaced. Recent upgrades to the fire alarm and fire protection system have greatly improved life safety. The fire alarm and fire protection system are in good condition and should be upgraded as needed by new construction. Both buildings now have two electrical services and generators. Craig-Lee has a substation in its East Wing which also serves other buildings. No work is being included in the costs of this project for this condition which the school should address separately. Replacement of inefficient fluorescent lighting fixtures is recommended. Structurally, the buildings appear to be in generally good condition but have noticeable minor spalling and vertical cracking in foundations as well as minor cracks and efflorescence in the brick façades. The elevated walkway on the east side of Craig Lee has more problematic spalling and should be repaired or replaced.

Hazardous materials are present in both buildings. This project's scope of work does not include hazardous materials testing. Rhode Island College has conducted partial abatement on these buildings and if data from this work can be made available, it would improve the accuracy of pricing. There are now many questions

regarding the actual components of present materials. Based on the age of the buildings, the presence of asbestos, lead, and PCB's, are highly likely. Asbestos abatement costs are of greatest concern. For example, wall board or plaster has been identified as a potential source of asbestos. Since this is of great quantity throughout both buildings, its abatement – if needed – would be significant. Additionally, window caulk may contain PCB's which are known to leach into surrounding materials. Knowledge of both its presence and the school's policy on its handling is important to project preparation, design, and budgeting. Accurate assessment of hazardous material removal is not possible without testing data. For the purposes of this study, an allowance has been assigned for abatement. Actual costs could vary widely and may result in a reduction in project scope.

Design Solutions

LLB Architects, working with its team of expert consultants, has strategized to maximize the modernization and renovation potential of Craig-Lee and Gaige Halls. As a further challenge, we have worked to produce solutions feasible within the \$44 million bond budget. The services and expertise of Keough Construction Management has greatly informed this process. Keough has produced two estimates for the project; the first, based on early design work was within budget. The second estimate and proposal, now provided in this preliminary report including all options and phasing, are over the target budget. The increase in cost is partially due to the added program of large multipurpose rooms in both Craig-Lee and Gaige Halls and the need for non-simultaneous phasing of each building into two parts. The current design and estimate represent options for consideration. It is broken out by both project and phase, to facilitate prioritization and decision making. LLB Architects looks forward to working with RIC to review and adjust the proposed designs to meet the needs of the building users and the project budget. The final design proposal to be presented at the end of August will represent these decisions.

Faced with the inherent challenges of the current building designs, LLB has found opportunities to reorganize, brighten, and create buildings that are welcoming and accessible to all. In both cases, the building is proposed to be gutted and renovated with strategic additions. The existing building shells and structures are to remain. The number of 30-person standard classrooms is not to be reduced from its current count. Additional classrooms, including 20-person seminar rooms, are added as the budget allows. All existing departments and users are to be accommodated within the proposed design, with the addition of the Department of Philosophy in Craig-Lee, and a large academic multipurpose space (similar in function to Alger Hall's Room 110) in both buildings.

Both buildings are proposed to have their two electrical services changed to one new service with generators for life safety and elevator uses. Both buildings are also proposed to have new HVAC systems, upgrades to existing fire alarm and sprinkler systems as required by new design, minor improvements to structural design, and modifications as required by new work. Craig-Lee is proposed to have a new ejector pump and both building to have new restroom facilities. The final design will show a proposed plumbing fixture count in keeping with the school's actual ratio of 67% female and 33% male students. Spreadsheets have been provided for both buildings, illustrating the code requirements based on current and proposed occupancies.



Gaige Hall

In Gaige Hall, modernization includes additions which are proposed to link the disconnected east and west sides of the building and expand program space. This link will result in the need for fewer means of egress being sufficient for the entire building, with the ability to share amenities, i.e. restrooms. Through a reorganization of the plan, wayfinding will also be greatly improved. The central entry is proposed to be expanded to better accommodate its use as a natural gathering space, providing a much needed student lounge. The central addition also provides an equitable accessible entry and an opportunity to provide a new building façade towards the mall. LLB also proposes that interior rooms be moved to exterior walls wherever possible to maximize exterior views. On the east side, this requires rerouting of the interior corridor. The corridor has been widened and exterior glazing proposed at its end to brighten the interior, better orient the occupants, and create some breathing room with space for benches. Interior glazing has been proposed in the west wing of building where adjacency to the auditorium precludes exterior glazing.

The academic departments in Gaige Hall include Math & Computer Science, History, and Anthropology. These departments, along with the Dean of Arts and Sciences department, have been organized in the west wing of Gaige Hall with a goal toward consistency. Each academic department has many features in common including a department lounge, seminar room, and Chair's office, similarly sized faculty offices, administrative assistant's spaces, work rooms, and shared seating and private meeting spaces for adjunct faculty use. Effort has been made to size the department spaces based on their current needs and staff. The programming spread sheets, found in this preliminary report itemized the quantity of spaces now allocated to each department. Rhode Island College should review these spreadsheets and notify LLB Architects of any adjustments or corrections required. In many cases, departments have also shown a need for devoted labs or classrooms. On the plans, these rooms are color-coded as general purpose classrooms and named to identify their proposed department affiliations. On the



spreadsheets, these spaces are listed consistently. Their areas are included in the general purpose classroom list, they are referenced in department lists but their areas do not contribute to department size..

New classrooms are proposed in the addition space above the proposed center entry. Additional classrooms which would be located above the existing auditorium and accessed from the proposed third floor connector have been broken out on a separate line in the estimate. These classrooms would be welcome but the cost of structure and additions may prove prohibitive.

It has been concluded through conversations with Rhode Island College that Gaige Hall's auditorium would be best used as an academic teaching space comfortable for classes of 300. This represents a return of the space to its original intent. By eliminating performance uses, the facility will not have to be scheduled through the Nazarian Center or incur the associated fees for doing so. It also makes good use of project funds. Successful performance spaces need to be very specifically designed for the type of music, theatre or dance use to which they would be devoted. The associated equipment and features would detract from funds for the overall project.

A multipurpose space is proposed in space gained from downsizing the auditorium from a hybrid performance space for 450 to an academic lecture hall for a class of 300. The design of the two-story auditorium, this single level multipurpose space and the potential for use of the area above it are in the process of being refined. We are optimistic that each will be useful contributors to the academic needs of the building.

The final version of this report will include the cost and design of two elevators in Gaige Hall. At present there are two. As located, it would connect all levels of the building. A new entrance is proposed on north side ground level, providing for a back-of-house delivery, trash pick-up, catering service and other uses requiring vehicular access to enter the building and conveniently use the elevator. The proposed location now spans an existing utility pit. The future use of this needs to be better assessed to determine if the location is feasible.

The AV/Help Desk space has proven to be a successful combination of programs. Their current location on the ground level of Gaige Hall works well. It is on grade with vehicular access and central to campus. We propose maintaining this location, adding windows to the exterior walls and exterior entrances for users.

These plans do not include any work to the Gaige Hall Data Center which has been recently upgraded with devoted generator and HVAC system. This facility needs to remain operations throughout construction.



Craig-Lee Hall

The modernization and renovation of Craig-Lee Hall includes additions proposed to accommodate program needs, create lounge space, and improve building access and appearance. Expansion of Craig-Lee's five story west wing is proposed with a new west side façade. Re-facing this important terminus to the mall will improve the character of the building and campus. The western entry would be redesigned as a clear destination from the mall. The east/west entry corridor would be maintained and expanded as a central spine linking both sides of building. The bulk of the addition, on the south end of this wing, would create adequate space for all academic departments.

Another key aspect of the modernization of Craig-Lee Hall is a second addition proposed on the south side of this building's three story center segment. This segment of the building now has classrooms only on the north side. The courtyard entry is a natural gathering space but is inadequate in size for that use. LLB proposes that the existing courtyard could be greatly improved if vehicular access were eliminated or greatly reduced and the courtyard's grade raised to more closely match the ground floor level. A ground level two story lounge space is proposed abutting the central spine and overlooking a newly landscaped courtyard. Above the lounge, seminar room additions are proposed. Vertical circulation via a monumental stair traversing this lounge would provide a clear route to classrooms and the student mall and increase the chance encounters that help to bring a community together. The courtyard is seen as an extension of the existing mall. With landscaping, improved entry on west wing and entries proposed to be added to east wing, the energized courtyard would greatly compliment the building

A third addition, on the north side of the east wing, is proposed primarily for the recently added program of a multipurpose space. The multipurpose space is conceived as a 1 ½ story glass clad space accessed from the first floor. This space could be very much like Alger Hall with associated storage, kitchenette and data rooms. The lower level of this space, like the existing ground level of the east wing, would be partially below grade and include classrooms.

LLB has studied the existing site in the context of these proposed additions. LLB further recognizes that Craig Lee service access could be redirected to make use of the soon to be completed Arts Center service drive. Instead of entering the courtyard, vehicles would utilize the building's south eastern entry, on the first level. We are aware that many site utility lines would need to be rerouted to construct the north-east multipurpose space and these have been factored into the estimated costs. We propose a new northeast bridge angled to work with the campus traffic patterns, proposed interior paths of travel and new monumental stairs and to activate our proposed courtyard entry lounge.

It has been recognized that two elevators would better serve Craig Lee than one. A new elevator is proposed at the south end of the east wing. It would shorten the travel distance of the user and provide convenient service access from service drive



deliveries to the lower level. A new elevator is also proposed for the five story west tower to replace the undersized existing elevator.

LLB has identified the ground level of the East Wing as an underutilized resource. This portion of the building is now on grade on the courtyard side, and largely below grade on the east side. The level now includes four classrooms, a costume shop, and mailroom publishing center. LLB sees great potential in improving this space for potential classroom expansion. Excavation of the east side would allow for the addition of windows in the east side foundation wall. Raising the floor at the costume shop (previously garage space) would allow for a central corridor through the length of the space. LLB recommends that the costume shop be relocated to Whipple Hall, or some other location convenient to the Nazarian Center, if possible, and that space be used instead for classrooms. LLB further recommends that the mail room/publishing department be relocated elsewhere on campus. Elimination of mailroom deliveries and publishing room recycling needs would greatly reduce the amount of truck traffic to the building. We understand that neither of these relocations may be possible and continue to show the departments in their current general locations. It should be noted, however, that the area for each is reduced in its present configuration due to the introduction of the central corridor and the recognized need for additional mechanical space in proposed design.

It is proposed that the second floor of Craig Lee's East Wing be completely devoted to classroom use and its first floor to a Student Services Mall. Currently, Student Service departments are scattered throughout the building. Locating them in one easily accessed portion of the building would be convenient for students and staff. These services are often used by newcomers to the school who would benefit from clarification of their location on campus. Programming discussions have raised the idea that these services might eventually be better located in the Student Union. The proposed design allows for that possibility. LLB conceives that the entire floor could be converted to classroom use when the school is ready. This would return Craig Lee to its original intent as a purpose-built classroom building.

As in Gaige Hall, LLB proposes that all academic departments be consistently organized into one wing. The narrow five story west wing of Craig-Lee serves this purpose well. With additions, English, Sociology, Philosophy, Modern Languages, Political Science and the Geography Departments would be accommodated. LLB has made every effort to provide the Craig-Lee's academic departments with similar amenities to those in Gaige Hall. Each department would have its own seminar space, lounge, Chair's office, standard offices, administrative assistants' office, work rooms and adjunct spaces. Special classrooms have been added as required. While LLB has organized the floor plans based on our understanding of current departmental needs, LLB recognizes that each floor could be specifically tailored to the needs of the departments, the layouts shown represent one possible example.

Classroom Analyses

LLB Architects has examined the existing Craig-Lee Hall and Gaige Hall building conditions and the Rhode Island College Roster for Fall 2012 and Spring 2013 to determine the current uses of existing rooms. We have reviewed the Master Plan findings, Strategic Plans, and consulted with faculty and school administrators regarding the optimum proposed number of classrooms this study should target. Based on these findings, we have been tasked with, at minimum, maintaining the number of general purpose 30-person classrooms these buildings now have and increasing the number of classrooms to the extent building constraints and budget allow. Proposed additional classrooms may be smaller, comfortably accommodating the 20-seat maximum seminar classes also offered by the school.

The proposed plans for Craig-Lee and Gaige Hall increase the number of general purpose campus classrooms by a net total of 15. Twelve of the additional classrooms are designed for 30 or more occupants. While the sizes of these additional proposed classrooms vary, the majority are between 700-750sf with corresponding areas per occupant (or seat) ranging between the recommended 23-25 sf/occ.

LLB Architect's study of existing conditions finds that many existing classrooms are currently not ideally sized to accommodate Rhode Island College's standard 30-person classes. In Gaige Hall, many rooms are undersized. Eight existing rooms now accommodate only 24-25 students comfortably. In some cases where they are equipped for computer courses, this specialized use demands more area per seat, exasperating the issue of limited area. It is our understanding that the classes scheduled to use these rooms are generally limited in capacity due to these physical constraints and not teaching preference. It would be preferable for most of the courses utilizing these rooms to have the standard maximum capacity of 30 students. In Craig Lee, many classrooms are oversized for 30 people and unsuitably large for seminar classes. LLB Architects has proposed that the rooms in the east wing be reduced to a more comfortable 30-seat size, with the added benefit of increasing the number of rooms possible in this wing. Rhode Island College also offers an increasing number of classes which require enrollment capacities of less than 20 students per class. Every Academic Department offers some seminar classes including 10-15 English Department Creative Writing seminars each semester. Seminar classes for First Year Students have recently been added. While LLB Architects finds the majority of general purpose classrooms are clearly identifiable and dedicated to their use, several rooms serve dual purposes as both small classrooms and lounges or conference rooms. Our proposed design recognizes the need for every academic department to have a dedicated lounge space. Increasing the number of seminar-sized classrooms is important to preventing lounge spaces from being appropriated in the future. In the proposed plans every Academic Department is proposed to have a seminar classroom primarily for their own use with additional seminar rooms for general use. The sizes of proposed seminar rooms are more consistent than those now available. Each proposed room would accommodate at least 20 students and a variety of furniture layouts. The total number of seminar rooms now shows an increase over the existing quantity of three. Direct comparison to the existing classroom ratios is difficult and somewhat misleading. First, the total number of existing small classrooms includes some smaller than standard Gaige Hall Classrooms which would ideally serve 30 students. Many classes utilizing these spaces are anticipated to use proposed 30 person classrooms. Second, we have separated the use of seminar rooms from lounges; one lounge has also been assigned to each academic

department. And last, it is more flexible for the school to use a larger room for a smaller class than to be prohibited from using it at all if undersized. We believe future scheduling will be greatly facilitated by the proposed ratio of seminar and standard-sized classrooms.

LLB architects has noted the classroom use efficiencies possible with the block scheduling proposed in the Master Plan and the possibility of Rhode Island College to broaden scheduled class hours to include more mornings, Wednesdays and Fridays classes. These measures have potential to be particularly helpful during the construction phases of this project to help reduce the need for surge space. LLB Architects also recognizes that these measures are not currently perceived as realistic long-term solutions to the current demand for more classrooms.

The following spreadsheet breaks out the existing and proposed classrooms for comparison by building and combined. Classroom sizes are grouped by those which can now be scheduled for thirty or more students and those that accommodate less. Existing lounge spaces or conference rooms which are sometimes scheduled for classroom use have been excluded from the count. Due to the scope limits of this feasibility study, it should be anticipated that the actual classroom sizes achievable will vary as the design process advances, existing conditions are more closely examined, and design requirements more thoroughly integrated.

General Purpose Classrooms	
<i>Existing</i>	
Gaige Hall 30-Person Classrooms	15
Craig-Lee Hall 30-Person Classrooms	24
<i>Subtotal: Classrooms with 30-Person or Greater Capacity</i>	<i>39</i>
Gaige Hall Less than 30 Person Classrooms *	8
Craig Lee Less than 30-Person Classrooms *	3
<i>Subtotal: Classrooms with capacity of less than 30</i>	<i>11</i>
<i>Subtotal General Purpose Classrooms</i>	<i>50</i>
Proposed	
Gaige Hall 30-Person Classrooms	**25
Craig-Lee Hall 30-Person Classrooms	***26
<i>Subtotal: 30-Person Classrooms</i>	<i>51</i>
Gaige Hall -Seminar Rooms	6
Craig-Lee -Seminar Rooms	8
<i>Subtotal: Seminar Rooms with 20-person capacity</i>	<i>14</i>
Subtotal General Purpose Classrooms	**65
Total Increase	**15

*6 dual use rooms occasionally scheduled for small classes have been excluded from count. See full Craig-Lee Hall and Gaige Hall spreadsheets for details.

** 3 classrooms on third floor of Gaige Hall are included in count and in the base price. They are listed as deduct alternates.

*** Five potential classrooms on the ground level of Craig-Lee Hall are not included in the count. These could be added if the Costume Shop were relocated to another campus building.

Proposed Phasing

Four total consecutive phases of construction are proposed for this project. Each building would be completed in two phases, divided along the lines of original construction and additions.

- Phase 1 - Gaige Hall's East Wing and Auditorium
- Phase 2 - Gaige Hall's West Wing
- Phase 3 – Craig-Lee's East Wing
- Phase 4 – Craig-Lee's Connector and West Wing.

Craig-Lee and Gaige Hall currently each have two electrical and mechanical services. This lends well to the continued occupancy of one side while the other is under construction. It is proposed that in each building, construction begin on the side which would house new mechanical and electrical services for the entire building when complete. For this reason, phases One and Three are each estimated to be twelve months in duration and phases Two and Four each six months in duration, totaling 36 months. Gaige Hall's East Wing and Auditorium were chosen as the first phase of construction because it would displace the least amount of area and classrooms and would gain the most area and classrooms back when completed.

Phasing has been accounted for in the proposed estimate. Any premiums for surge space have not been accounted for in this estimate and need to be figured by Rhode Island College separately.

Estimated Cost Summary

The estimated project costs have been broken out into four non-simultaneous phases of construction totaling 36 months of construction time. General conditions are included separately for each phase of construction. Escalation over these three years is factored into the costs. The estimate further breaks out separate projects as deduct alternates. The current design and estimate, with deduct alternates, represent options for consideration as the project is developed further.

- The construction costs of the present design are estimated to be \$40,710,844.
- The total project costs are estimated to be in the range of \$43,509,680 to \$49,259,680 depending upon project phasing and selected deduct alternates.
- Possible deduct alternates to be considered might include the following:
 - Reduction in phasing. There is potential to realize cost savings if the project phasing is reduced. Keough construction estimates that constructing the

project in four phases instead of two (with one building completed and then the other) adds a premium of \$2,000,000 to costs and one year of length to the project's duration.

- Reduction in scope at the lower level of Craig-Lee Hall's East Wing by eliminating the proposed excavation and new windows along the east wall would realize a savings of \$200,000.
- Renovation of the existing Gaige Hall Auditorium as presently configured in lieu of the proposed redesign as an academic lecture hall and separate multi-function room would net a savings of \$500,000.
- Foregoing the addition of (3) classrooms at the third floor center section of Gaige Hall would save \$900,000.
- Elimination of the 2 ½ story Craig-Lee Hall multi-function room addition would save approximately \$1,000,000.
- Maintain the existing east elevator in Gaige Hall instead of removing it, infilling floor structure , and providing a new shaft and code-complying elevator could save \$400,000.
- Keeping the existing fire stair in the center segment of Craig Lee and eliminating the monumental stair could save \$250,000.
- Reducing the proposed amount of curtain wall by 1/3 and providing a less costly sheathing in its place could save \$500,000.

Also, please note the following with regard to the estimate:

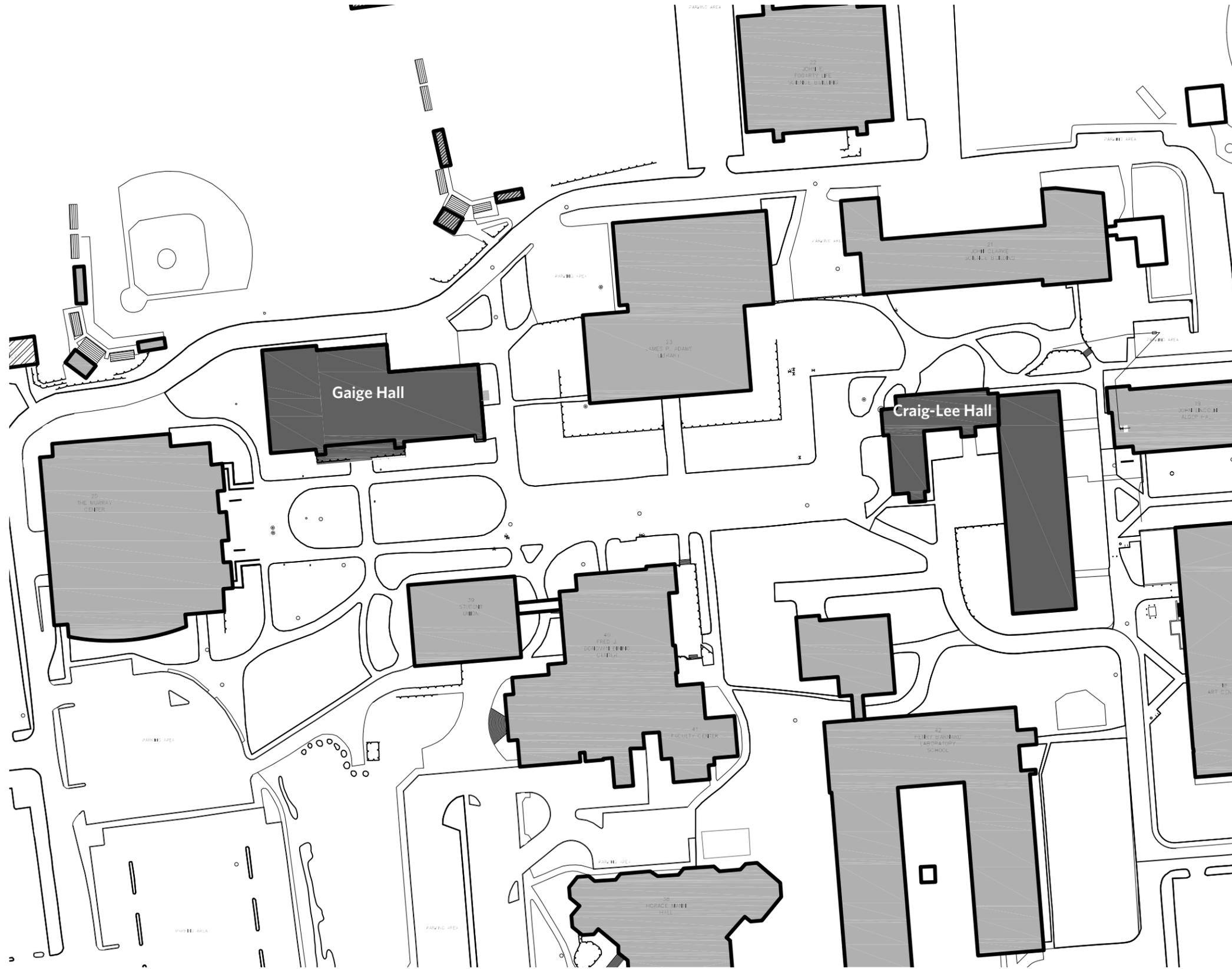
- Excluded are costs for surge space if required, work in the Gaige Hall Data Center, existing Craig Lee Hall electrical substation improvements if required, and roadway construction.
- An allowance for the abatement of hazardous materials has been included.

For further information, please refer to the following cost summary and the full estimate at the end of this report.

Chapter 2: Site Analysis

Existing Site Plan

Scale: 1"=120'





Proposed Site Phasing Plan

Scale: 1"=120'

Phase 1: Gaige Hall's East Wing and Auditorium

Existing Area:
 East Wing: Three stories @7,760 sf=23,280 sf
 Existing Auditorium: 6,700 sf
 Existing Front connector: 2 stories @ +/-1,500 sf= 3,000 sf
 Total: 32,980 sf

- Includes: Final location of mechanical and electric systems for entire proposed building.
- Effects: AV/Help Desk, History, and Anthropology Departments, Auditorium, Restrooms, and 9 classrooms.
- Requires: Second means of egress and fire alarm system be maintained for occupied West Wing throughout construction.

Phase 2: Gaige Hall's West Wing

Existing Area:
 West Wing: 3 stories @ 6,700 sf=20,100 sf
 Basement: 1 story, only offices renovated:

- Includes: Final fire alarm system and Sprinkler Main for entire building.
- Effects: Union, Dean, and Math Departments, Restrooms, and 13 classrooms.
- Requires: Data Center be maintained without disruption. No Dead Ends are created in occupied East Wing throughout construction.

Phase 3: Craig Lee's East Wing

Existing Area:
 East Wing: 3 stories @15,000 sf=45,000 sf

- Includes: Final location of mechanical and electric systems for entire proposed building.
- Effects: Costume Shop; Publishing/Mailroom; Political Science, English, and Modern Languages Departments; Student Services Offices including; OASIS, Counseling, Upward Bound, Disability Services; AFT Office and 17 classrooms.
- Requires: Fire alarm system be maintained for occupied West Wing throughout construction.

Phase 4: Craig Lee's Connector and West Wing.

Existing Area:
 West Wing: 5 stories @ 4100 sf =20,500 sf
 Center: 3 stories @3,310 sf=9,930 sf
 Total: 30,430 sf

- Includes: Final fire alarm system and sprinkler main system for entire building.
- Effects: Career Development Center, English and Sociology Departments, and 9 classrooms.
- Requires: No dead ends are created in occupied East Wing throughout construction.

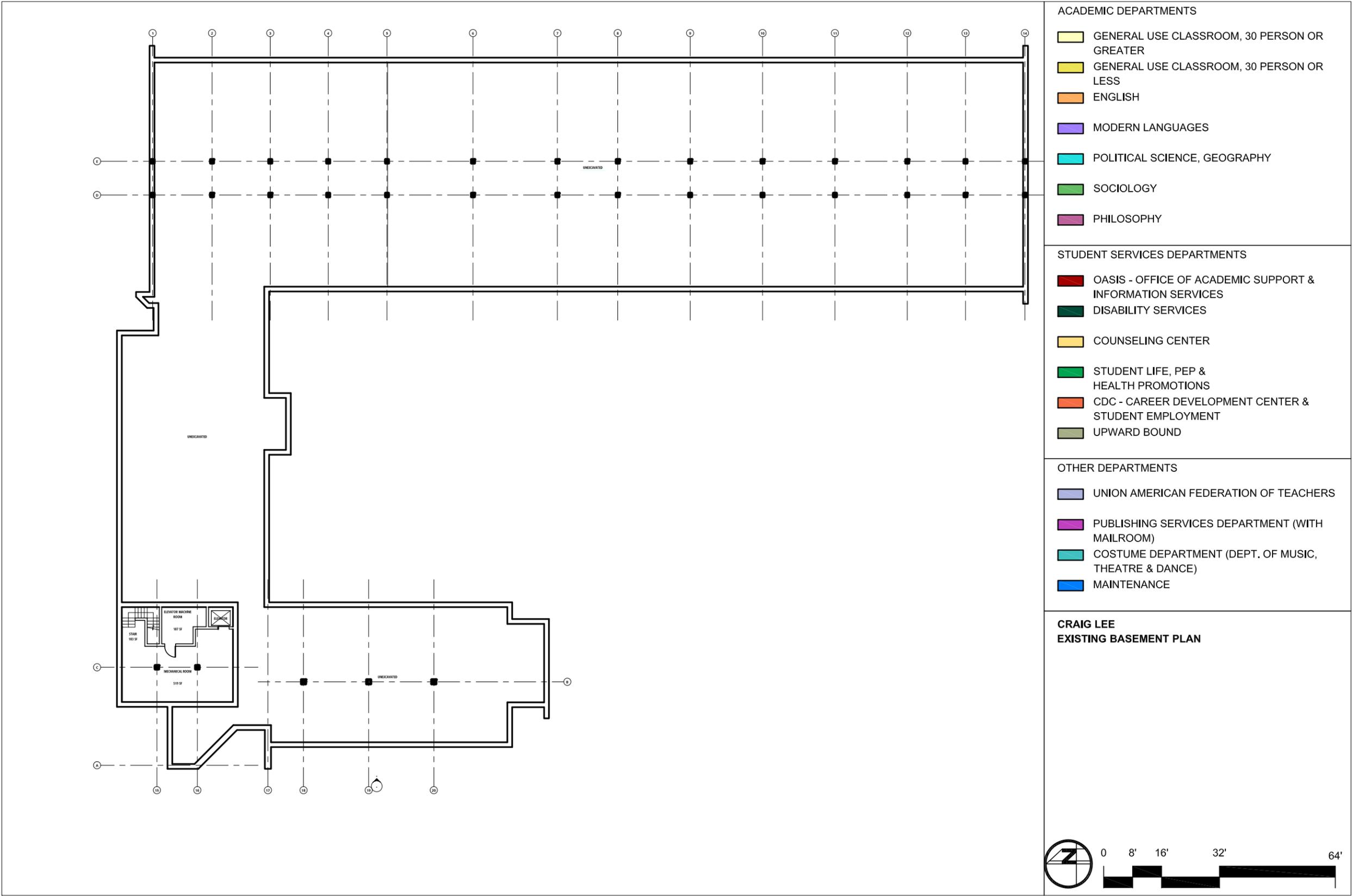
Proposed Site Rendering



View from mall.

Chapter 3: Craig-Lee Hall

Existing Floor Plans





ACADEMIC DEPARTMENTS

- GENERAL USE CLASSROOM, 30 PERSON OR GREATER
- GENERAL USE CLASSROOM, 30 PERSON OR LESS
- ENGLISH
- MODERN LANGUAGES
- POLITICAL SCIENCE, GEOGRAPHY
- SOCIOLOGY
- PHILOSOPHY

STUDENT SERVICES DEPARTMENTS

- OASIS - OFFICE OF ACADEMIC SUPPORT & INFORMATION SERVICES
- DISABILITY SERVICES
- COUNSELING CENTER
- STUDENT LIFE, PEP & HEALTH PROMOTIONS
- CDC - CAREER DEVELOPMENT CENTER & STUDENT EMPLOYMENT
- UPWARD BOUND

OTHER DEPARTMENTS

- UNION AMERICAN FEDERATION OF TEACHERS
- PUBLISHING SERVICES DEPARTMENT (WITH MAILROOM)
- COSTUME DEPARTMENT (DEPT. OF MUSIC, THEATRE & DANCE)
- MAINTENANCE

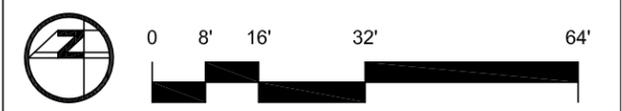
**CRAIG LEE
EXISTING GROUND FLOOR PLAN**





- ACADEMIC DEPARTMENTS**
- GENERAL USE CLASSROOM, 30 PERSON OR GREATER
 - GENERAL USE CLASSROOM, 30 PERSON OR LESS
 - ENGLISH
 - MODERN LANGUAGES
 - POLITICAL SCIENCE, GEOGRAPHY
 - SOCIOLOGY
 - PHILOSOPHY
- STUDENT SERVICES DEPARTMENTS**
- OASIS - OFFICE OF ACADEMIC SUPPORT & INFORMATION SERVICES
 - DISABILITY SERVICES
 - COUNSELING CENTER
 - STUDENT LIFE, PEP & HEALTH PROMOTIONS
 - CDC - CAREER DEVELOPMENT CENTER & STUDENT EMPLOYMENT
 - UPWARD BOUND
- OTHER DEPARTMENTS**
- UNION AMERICAN FEDERATION OF TEACHERS
 - PUBLISHING SERVICES DEPARTMENT (WITH MAILROOM)
 - COSTUME DEPARTMENT (DEPT. OF MUSIC, THEATRE & DANCE)
 - MAINTENANCE

**CRAIG LEE
EXISTING FIRST FLOOR PLAN**





ACADEMIC DEPARTMENTS

- GENERAL USE CLASSROOM, 30 PERSON OR GREATER
- GENERAL USE CLASSROOM, 30 PERSON OR LESS
- ENGLISH
- MODERN LANGUAGES
- POLITICAL SCIENCE, GEOGRAPHY
- SOCIOLOGY
- PHILOSOPHY

STUDENT SERVICES DEPARTMENTS

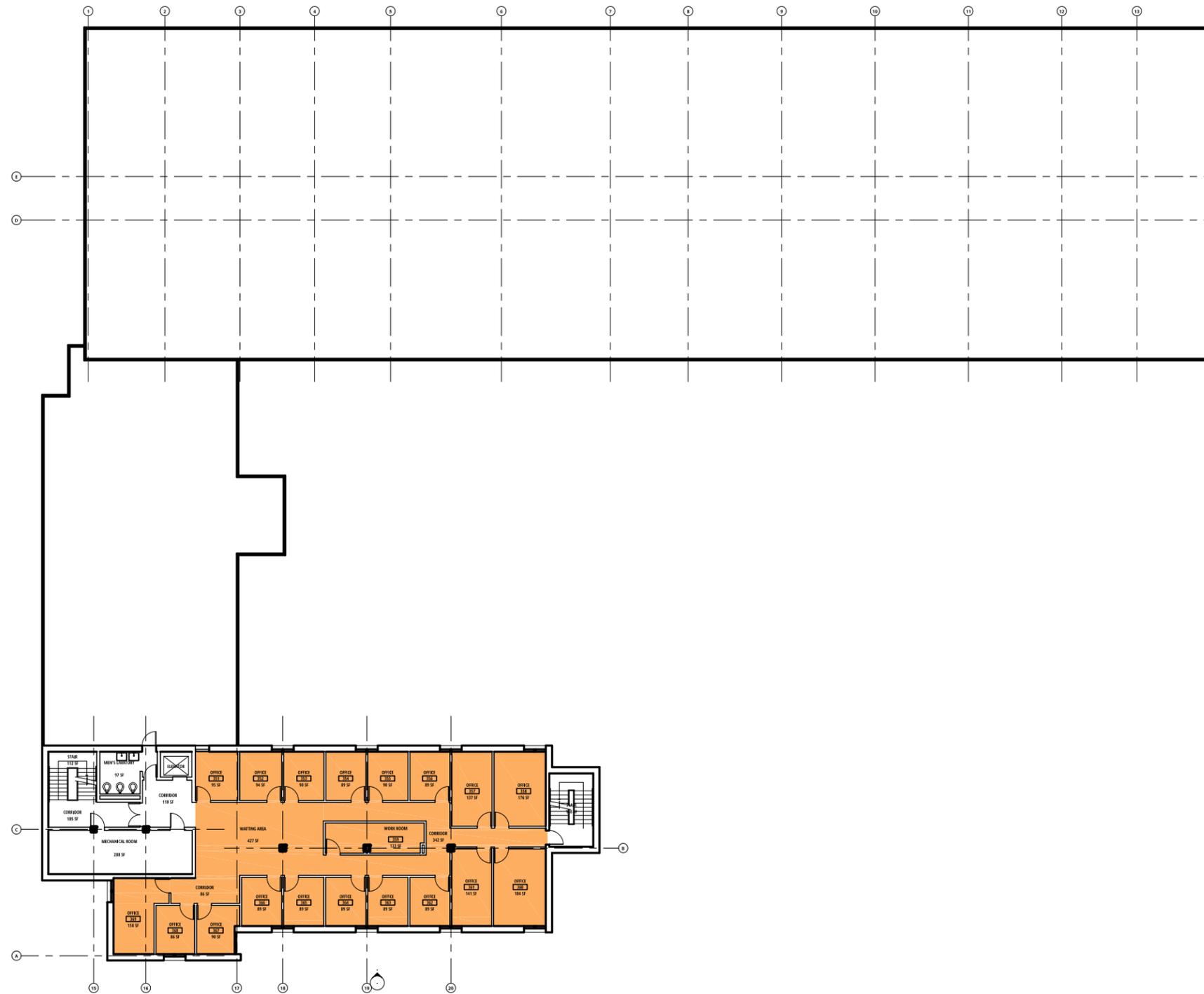
- OASIS - OFFICE OF ACADEMIC SUPPORT & INFORMATION SERVICES
- DISABILITY SERVICES
- COUNSELING CENTER
- STUDENT LIFE, PEP & HEALTH PROMOTIONS
- CDC - CAREER DEVELOPMENT CENTER & STUDENT EMPLOYMENT
- UPWARD BOUND

OTHER DEPARTMENTS

- UNION AMERICAN FEDERATION OF TEACHERS
- PUBLISHING SERVICES DEPARTMENT (WITH MAILROOM)
- COSTUME DEPARTMENT (DEPT. OF MUSIC, THEATRE & DANCE)
- MAINTENANCE

**CRAIG LEE
EXISTING SECOND FLOOR PLAN**



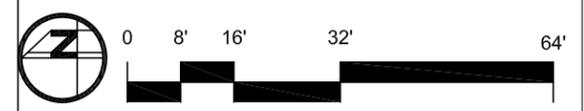



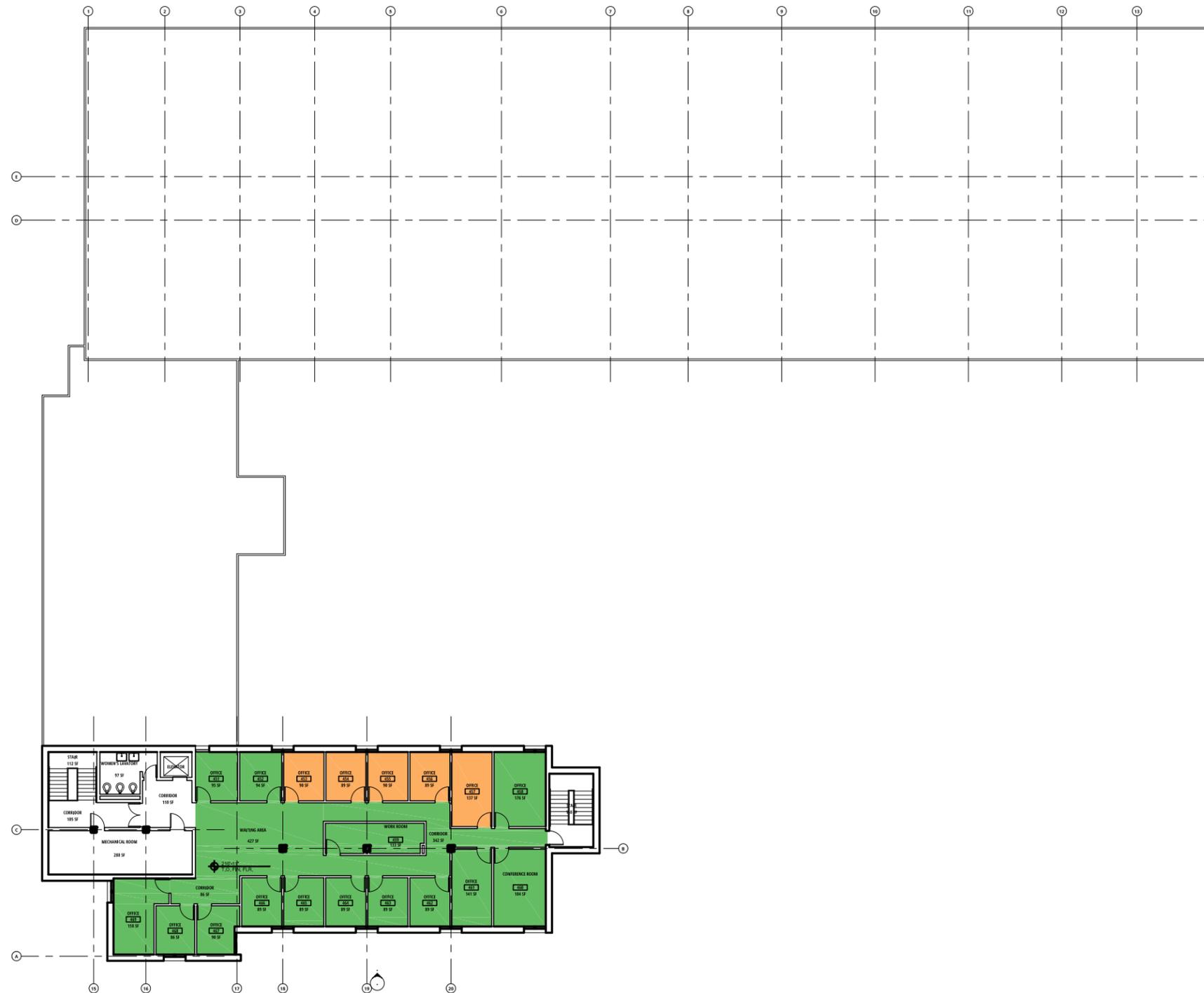
- ACADEMIC DEPARTMENTS**
- GENERAL USE CLASSROOM, 30 PERSON OR GREATER
 - GENERAL USE CLASSROOM, 30 PERSON OR LESS
 - ENGLISH
 - MODERN LANGUAGES
 - POLITICAL SCIENCE, GEOGRAPHY
 - SOCIOLOGY
 - PHILOSOPHY

- STUDENT SERVICES DEPARTMENTS**
- OASIS - OFFICE OF ACADEMIC SUPPORT & INFORMATION SERVICES
 - DISABILITY SERVICES
 - COUNSELING CENTER
 - STUDENT LIFE, PEP & HEALTH PROMOTIONS
 - CDC - CAREER DEVELOPMENT CENTER & STUDENT EMPLOYMENT
 - UPWARD BOUND

- OTHER DEPARTMENTS**
- UNION AMERICAN FEDERATION OF TEACHERS
 - PUBLISHING SERVICES DEPARTMENT (WITH MAILROOM)
 - COSTUME DEPARTMENT (DEPT. OF MUSIC, THEATRE & DANCE)
 - MAINTENANCE

**CRAIG LEE
EXISTING THIRD FLOOR PLAN**



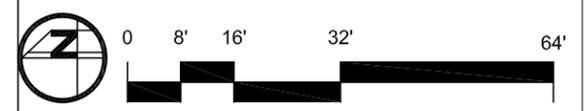


- ACADEMIC DEPARTMENTS**
- GENERAL USE CLASSROOM, 30 PERSON OR GREATER
 - GENERAL USE CLASSROOM, 30 PERSON OR LESS
 - ENGLISH
 - MODERN LANGUAGES
 - POLITICAL SCIENCE, GEOGRAPHY
 - SOCIOLOGY
 - PHILOSOPHY

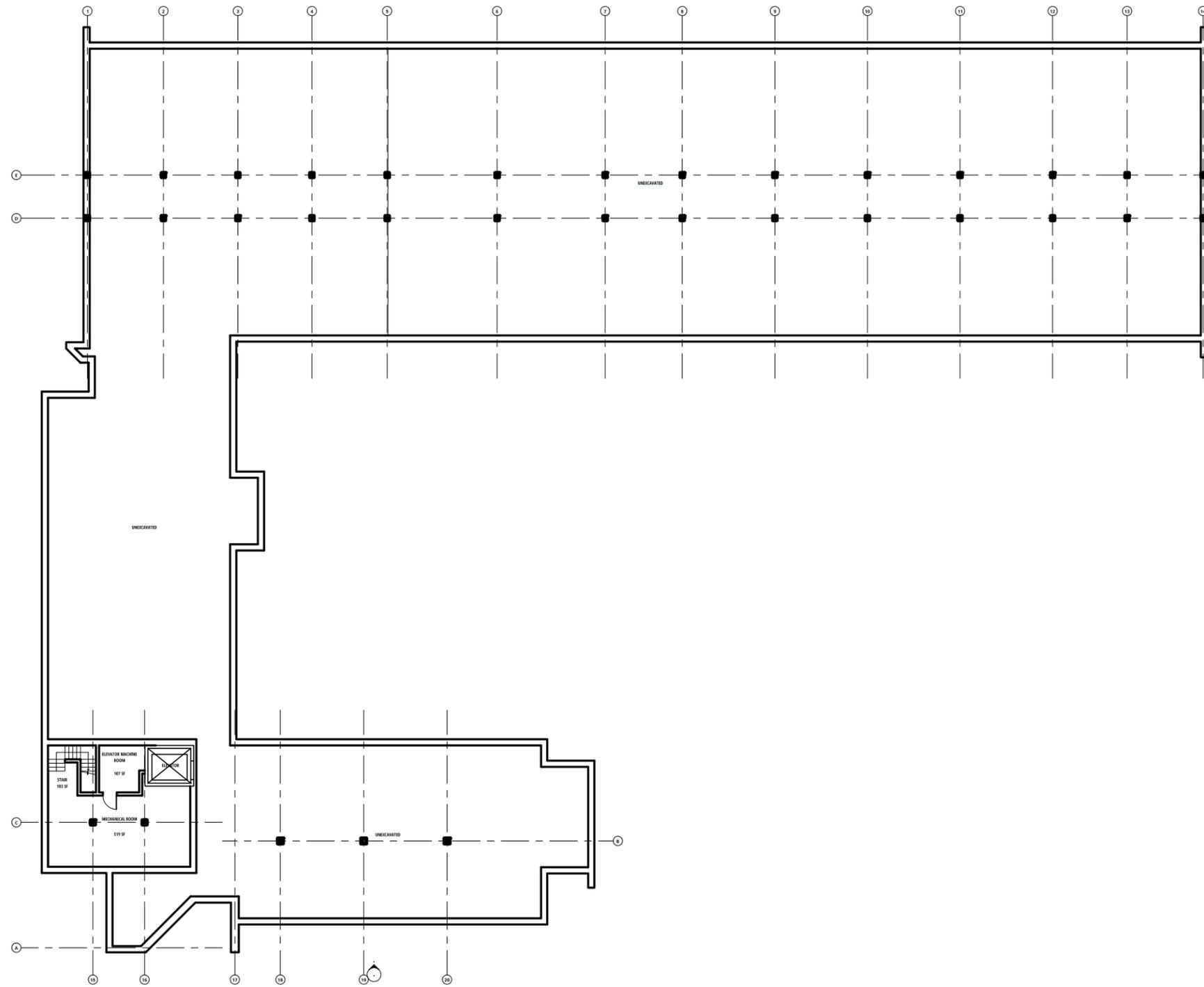
- STUDENT SERVICES DEPARTMENTS**
- OASIS - OFFICE OF ACADEMIC SUPPORT & INFORMATION SERVICES
 - DISABILITY SERVICES
 - COUNSELING CENTER
 - STUDENT LIFE, PEP & HEALTH PROMOTIONS
 - CDC - CAREER DEVELOPMENT CENTER & STUDENT EMPLOYMENT
 - UPWARD BOUND

- OTHER DEPARTMENTS**
- UNION AMERICAN FEDERATION OF TEACHERS
 - PUBLISHING SERVICES DEPARTMENT (WITH MAILROOM)
 - COSTUME DEPARTMENT (DEPT. OF MUSIC, THEATRE & DANCE)
 - MAINTENANCE

**CRAIG LEE
EXISTING FOURTH FLOOR PLAN**



Proposed Floor Plans



ACADEMIC DEPARTMENTS

- GENERAL USE CLASSROOM, 30 PERSON OR GREATER
- GENERAL USE CLASSROOM, SEMINAR
- ENGLISH
- MODERN LANGUAGES
- POLITICAL SCIENCE, GEOGRAPHY
- SOCIOLOGY
- PHILOSOPHY

STUDENT SERVICES DEPARTMENTS

- OASIS - OFFICE OF ACADEMIC SUPPORT & INFORMATION SERVICES
- DISABILITY SERVICES
- COUNSELING CENTER
- STUDENT LIFE, PEP & HEALTH PROMOTIONS
- CDC - CAREER DEVELOPMENT CENTER & STUDENT EMPLOYMENT
- UPWARD BOUND

OTHER DEPARTMENTS

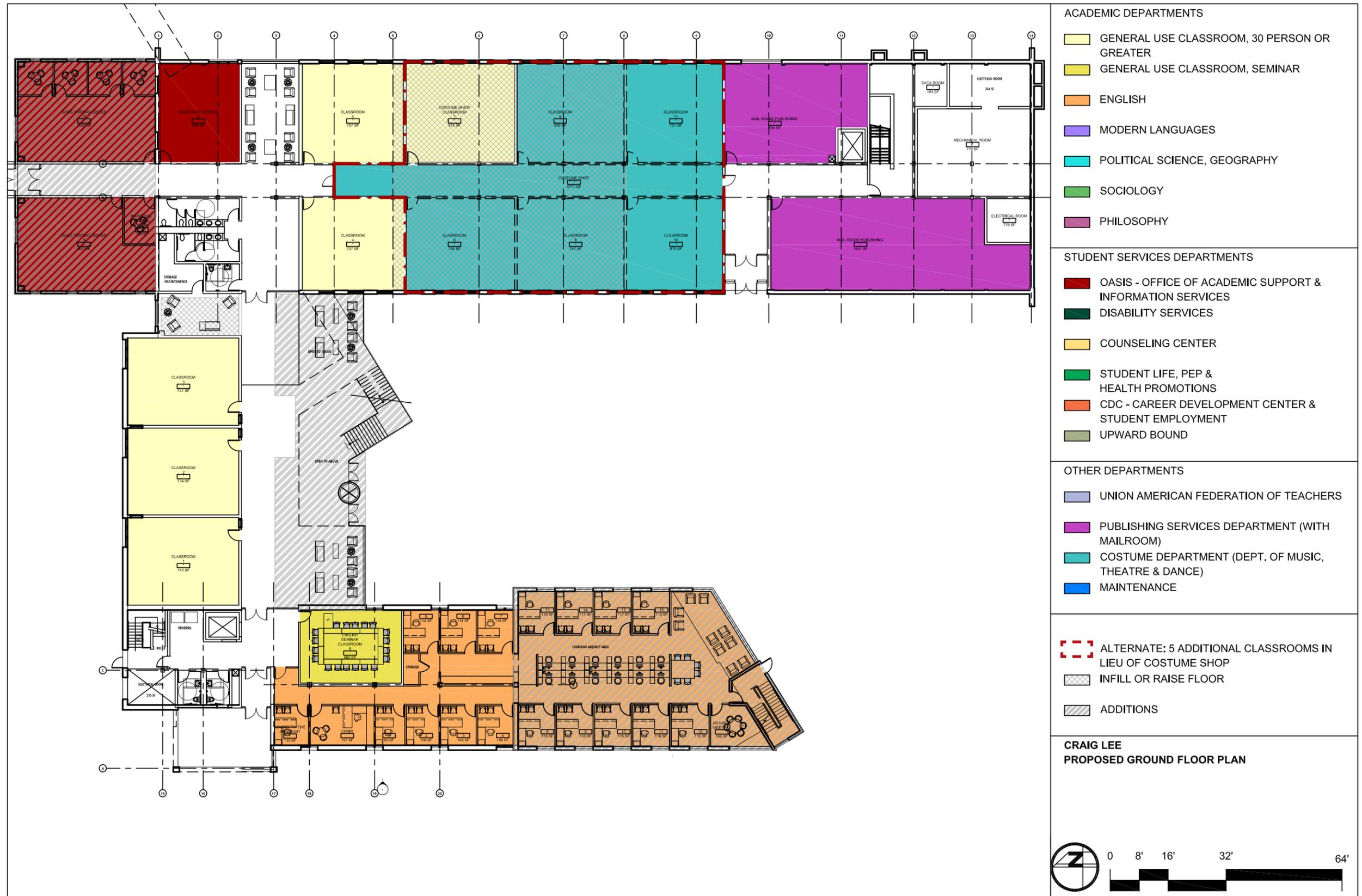
- UNION AMERICAN FEDERATION OF TEACHERS
- PUBLISHING SERVICES DEPARTMENT (WITH MAILROOM)
- COSTUME DEPARTMENT (DEPT. OF MUSIC, THEATRE & DANCE)
- MAINTENANCE

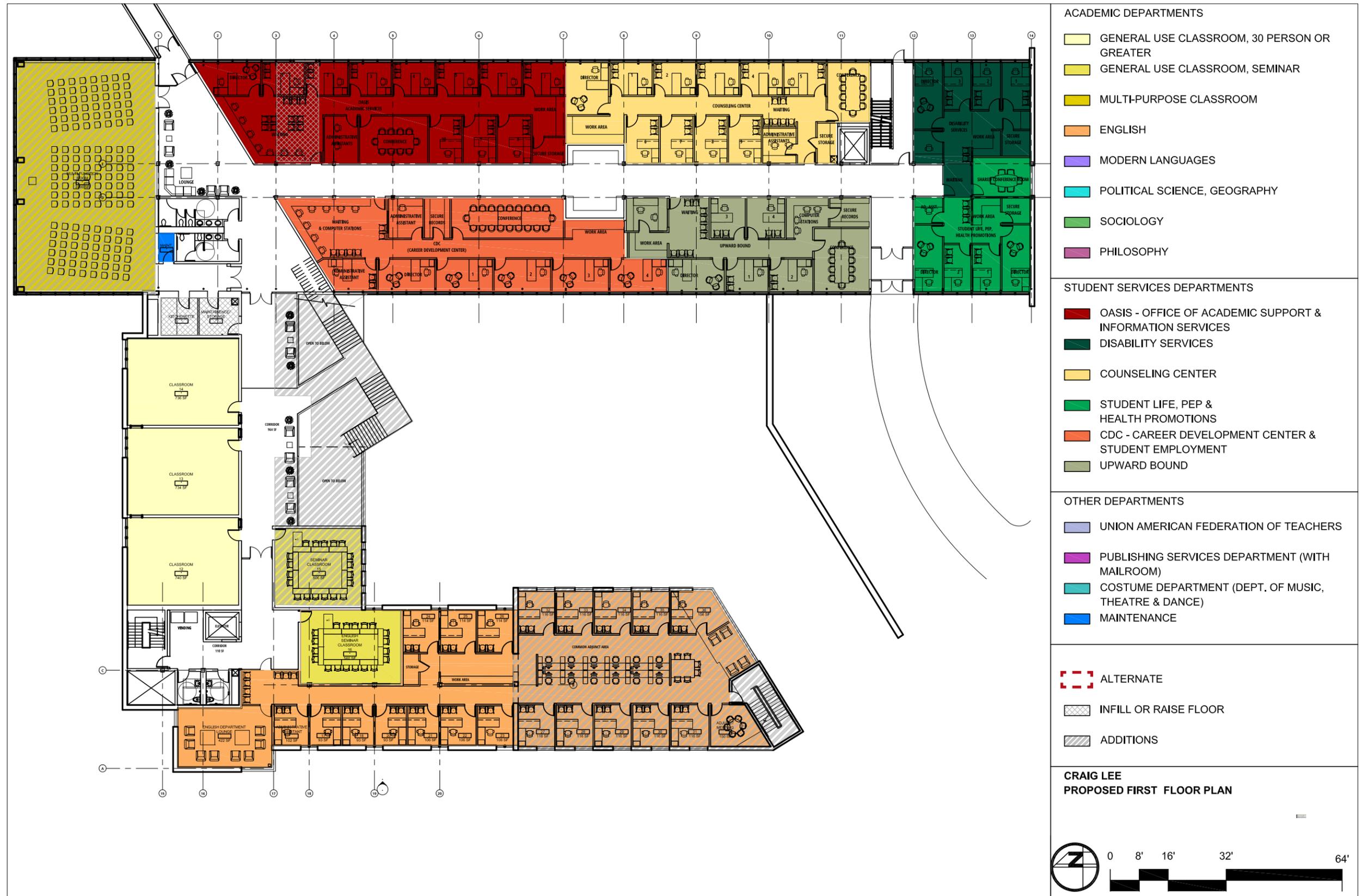
LEGEND

- ALTERNATE
- INFILL OR RAISE FLOOR
- ADDITIONS

**CRAIG LEE
PROPOSED BASEMENT PLAN**







ACADEMIC DEPARTMENTS

- GENERAL USE CLASSROOM, 30 PERSON OR GREATER
- GENERAL USE CLASSROOM, SEMINAR
- ENGLISH
- MODERN LANGUAGES
- POLITICAL SCIENCE, GEOGRAPHY
- SOCIOLOGY
- PHILOSOPHY

STUDENT SERVICES DEPARTMENTS

- OASIS - OFFICE OF ACADEMIC SUPPORT & INFORMATION SERVICES
- DISABILITY SERVICES
- COUNSELING CENTER
- STUDENT LIFE, PEP & HEALTH PROMOTIONS
- CDC - CAREER DEVELOPMENT CENTER & STUDENT EMPLOYMENT
- UPWARD BOUND

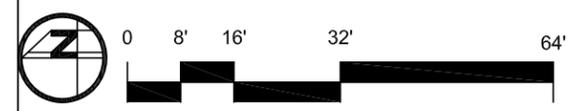
OTHER DEPARTMENTS

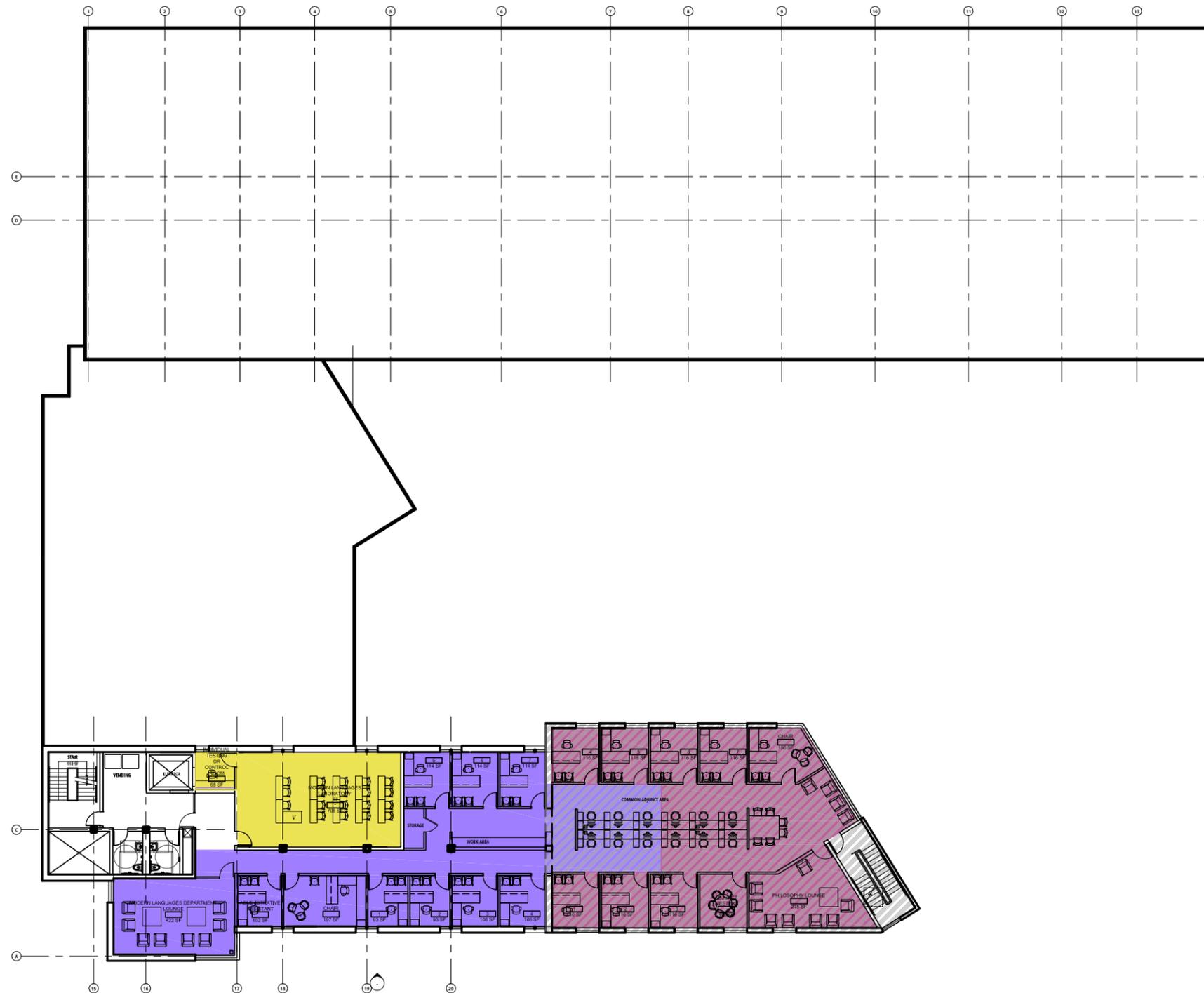
- UNION AMERICAN FEDERATION OF TEACHERS
- PUBLISHING SERVICES DEPARTMENT (WITH MAILROOM)
- COSTUME DEPARTMENT (DEPT. OF MUSIC, THEATRE & DANCE)
- MAINTENANCE
- UNPROGRAMMED

LEGEND

- ALTERNATE
- INFILL OR RAISE FLOOR
- ADDITIONS

**CRAIG LEE
PROPOSED SECOND FLOOR PLAN**





ACADEMIC DEPARTMENTS

- GENERAL USE CLASSROOM, 30 PERSON OR GREATER
- GENERAL USE CLASSROOM, SEMINAR
- ENGLISH
- MODERN LANGUAGES
- POLITICAL SCIENCE, GEOGRAPHY
- SOCIOLOGY
- PHILOSOPHY

STUDENT SERVICES DEPARTMENTS

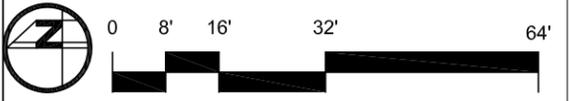
- OASIS - OFFICE OF ACADEMIC SUPPORT & INFORMATION SERVICES
- DISABILITY SERVICES
- COUNSELING CENTER
- STUDENT LIFE, PEP & HEALTH PROMOTIONS
- CDC - CAREER DEVELOPMENT CENTER & STUDENT EMPLOYMENT
- UPWARD BOUND

OTHER DEPARTMENTS

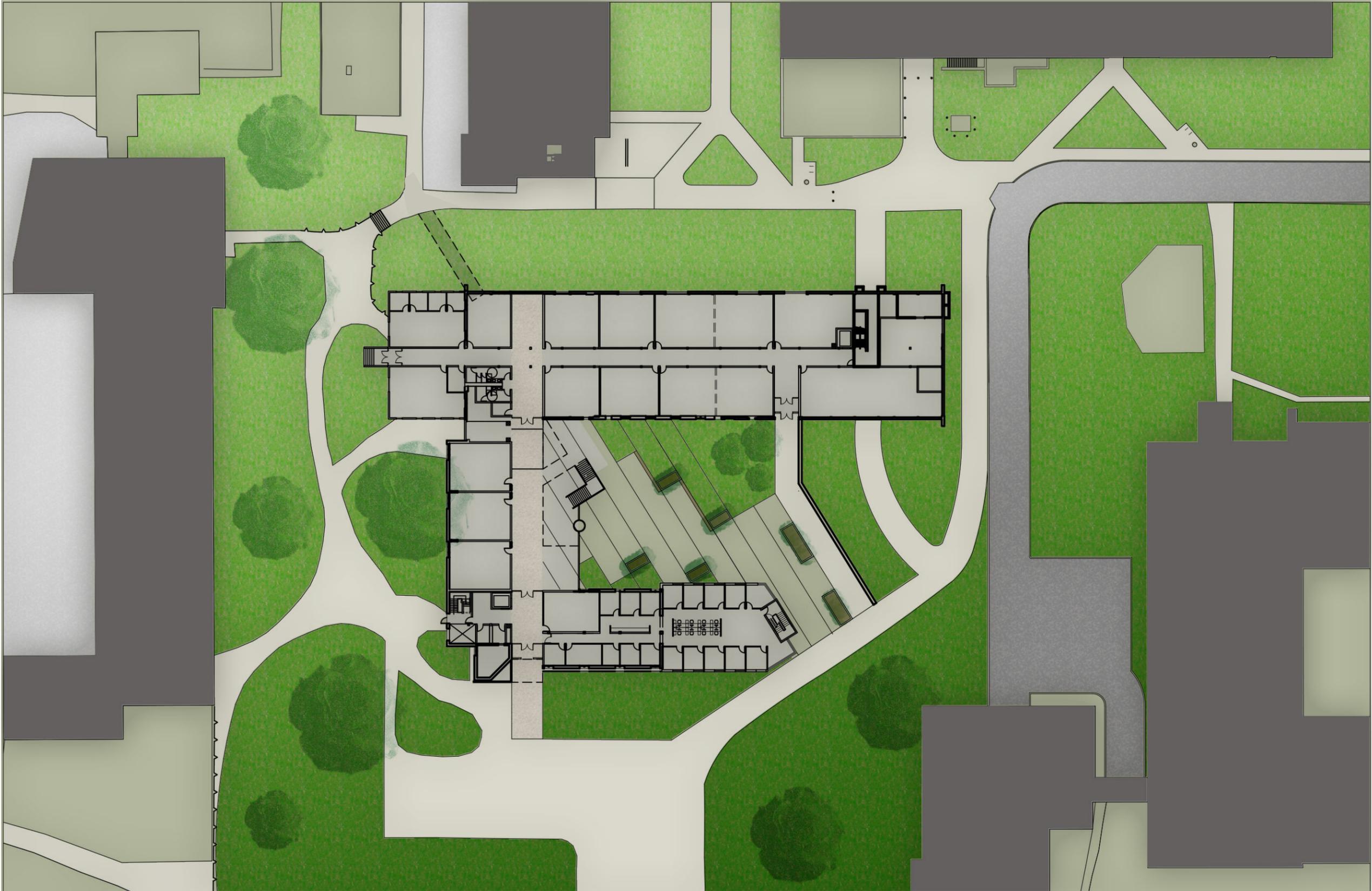
- UNION AMERICAN FEDERATION OF TEACHERS
- PUBLISHING SERVICES DEPARTMENT (WITH MAILROOM)
- COSTUME DEPARTMENT (DEPT. OF MUSIC, THEATRE & DANCE)
- MAINTENANCE

- ALTERNATE: 5 ADDITIONAL CLASSROOMS IN LIEU OF COSTUME SHOP
- INFILL OR RAISE FLOOR
- ADDITIONS

**CRAIG LEE
PROPOSED THIRD FLOOR PLAN**



Proposed Site Plan



Proposed Renderings



Courtyard



West elevation facing main green



First floor lobby

Program Analysis

The following spreadsheets itemize the area and use of spaces by each department in Craig-Lee. Existing conditions are shown in blue, proposed are shown in green. This information corresponds with existing and proposed floor plans in the report. In each case LLB Architects strived to provide equitable space types for each department. This analysis should be reviewed by Rhode Island College to ensure that our understanding of staffing and space needs are correct.

Use by Department Summary - Craig-Lee Hall					
Element	Quantity	Number of Occupants	Area per Occupant	Area (SF)	Comments
Classrooms					
<i>Master Plan Findings</i>					
General Purpose - 30 Person Classrooms-Ground Floor	3	30		Range: 738-741	Room #: 051, 052, 053
General Purpose - 30 Person Classrooms-First Floor	6	30		Range:737-818	Room #: 103, 104, 105, 151, 152, 153
General Purpose - 30 Person Classrooms-Second Floor	13	30		Range:710-847	Room #: 201, 202, 203, 204, 205, 206, 224 , 228, 231, 251, 252, 253 , 255
Subtotal: 30 Person General Person Classrooms	22				
General Purpose - Less than 30 Person Classrooms- Ground Floor	1	15		882	Room #: 030 Non-Scheduled DAY
General Purpose - Less than 30 Person Classrooms- Second Floor	1	15		416	Room #: 265
Subtotal: Less than 30 Person General Person Classrooms	2				
Subtotal- General Purpose Classrooms	24	675	27.2	18389	
Specialty Classrooms- First Floor	2	24		703	(24) Person Room #:131, 132 (132 non scheduled)
Subtotal Specialty Classrooms	2	48	29.3	1406	
Total General Purpose and Specialty Classroom Count Master Plan	26	722		19795	(2) Non- scheduled or partially scheduled.
Existing					
General Purpose 30 Person Classrooms -Ground Floor	6	30		4527	Room #: 051, 052, 053 + 047, 048, 049. Area Range: 645-749
General Purpose 30 Person Classrooms -First Floor	6	30		4646	Room #: 103, 104, 105, 151, 152, 153. Area Range:737-818
General Purpose 30 Person Classrooms -Second Floor	12	30		8872	Room #: 201, 202, 203, 204, 205, 206, 224 , 228, 231, 251, 252, 253. Area Range:710-847
Subtotal: 30 Person or Greater General Person Classrooms	24			18045	
General Purpose - Less than 30 Person Classrooms- Ground Floor	1	0		866	Room #: 030 Non-Scheduled DAY, Costume Shop
General Purpose - Less than 30 Person Classrooms- Ground Floor	1	25		534	Room #: 050
Specialty Classrooms- First Floor	1	24		703	Room #:132 Modern Languages Lab, (131 no longer scheduled)
Subtotal: Less than 30 Person General Person Classrooms	3			2103	
Total General Purpose and Specialty Classrooms	27			20148	
Other Teaching Rooms					
Dual Purpose - Less than 30 Person Teaching Space- First Floor	1	---	---	---	Room #: 102- See Modern Languages Lounge
Department Devoted -Specialty Teaching Room- First Floor	1	---	---	---	Testing Lab 131 and private testing room See OASIS
Department Devoted -Specialty Teaching Room- First Floor	1	---	---	---	OASIS Math Center See OASIS
Department Devoted -Specialty Teaching Room- Second Floor	1	---	---	---	Writing Center 225 See OASIS
Dual Purpose - Less than 30 Person Teaching Space - Second Floor	1	---	---	---	Room #: 255 (Department Lounge) See English Department
Dual Purpose - Less than 30 Person Teaching Spaces- Second Floor	1	---	---	---	Room #: 265- See English Department Conference Room
Total Department Devoted Classrooms (not scheduled)					Areas included under department listings.
Proposed					
General Purpose 30 Person Classrooms -Ground Floor (See notes for alternate classrooms)	5	30		3682	Room #: 051, 052, 053 + 2 Area Range:698-743 (Note alternate propose for 5 additional classrooms if relocation of Costume Shop is possible.)
General Purpose 30 Person Classrooms -Ground Floor	1	20-30		818	Costume Shop
General Purpose 30 Person Classrooms -First Floor	3	30		2217	Room #: 151, 152, 153. Area Range:734-740
General Purpose 30 Person Classrooms -Second Floor	16	30		11807	Room #: 251, 252, 253 + 13. Area Range:702-798.
General Purpose -More than 30 Person Classrooms- Second Floor	1	40		935	General Purpose
Subtotal: 30 Person General Person Classrooms	26			19459	
General Purpose - Less than 30 Person Classrooms- Ground Floor	1	20		560	English Department Seminar Room
General Purpose - Less than 30 Person Classroom- First Floor	1	20		560	English Department Seminar Room
General Purpose - Less than 30 Person Classroom- First Floor	1	20		506	General Purpose Seminar Room
General Purpose - Less than 30 Person Classroom - Second Floor	1	20		506	Philosophy Seminar Room
General Purpose - Less than 30 Person Classroom - Second Floor	1	20		560	Sociology Seminar Room
General Purpose - Less than 30 Person Classroom - Second Floor	1	20		506	General Purpose Seminar Room
General Purpose - Less than 30 Person Classroom - Third Floor	1	20-30		776	Modern Languages Lab and Testing Room
General Purpose - Less than 30 Person Classroom - Second Floor	1	20-30		550	Political Science and Geography Seminar Room
Subtotal: Less than 30 Person General Person Classrooms	8			4524	
Subtotal General Purpose Classrooms	34			23983	(27767 sf with alternate)
Other Teaching Rooms					
Multifunction Room- First Floor	1	75-150		2400	Capacity varies with seating
Department Devoted -Specialty Teaching Room- Ground Floor	1				OASIS Testing Lab and Private Testing Room are counted with OASIS Department and shown here for reference only.
Department Devoted -Specialty Teaching Room- Ground Floor	1				OASIS Math Center is counted with OASIS Department and shown here for reference only.
Department Devoted -Specialty Teaching Room- Ground Floor	1				OASIS Writing Center is counted with OASIS Department and shown here for reference only.

Use by Department Summary - Craig-Lee Hall					
Element	Quantity	Number of Occupants	Area per Occupant	Area (SF)	Comments
Lounges					
Existing					
Common Use					
Ground Floor Lobby	1			211	Serves as entry, gathering space and thoroughfare
First Floor Lounge	1			211	
First Floor Corridor	1			820	1/2 of corridor area included.
Second Floor Lounge	1			257	
Second Floor Corridor	1			820	1/2 of corridor area included.
Total Common Use	5			2319	
Proposed					
Common Use					
Ground Floor Commons	1			3268	Serves auditorium breakout, entry , gathering space and thoroughfare
Ground Floor Lounge	1			426	
First Floor Commons	1			1000	
First Floor Lounge	1			675	
First Floor Corridor with Benches	1			200	Student Mall
Second Floor Lounge	1			675	
Second Floor Commons	1			613	
Total Common Use	7			6857	

	Quantity	Number of Occupants	Square Feet (SF) of Area per Occupant	Area (SF)	Comments
Union American Federation of Teachers					
<i>Existing</i>					
AFT OFFICE	1			306	
OFFICE	1			92	
<i>Sub Total Offices</i>				398	
Total (Gross)				407	
<i>Proposed</i>					
PRESIDENT'S OFFICE	1	1	168	176	
ADMINISTRATIVE ASSISTANT AREA	1	1	103	103	
CONFERENCE ROOM	1	10	21	212	
<i>Sub total (Net)</i>				491	
Total (Gross)				523	

	Quantity	Number of Occupants	Square Feet (SF) of Area per Occupant	Area (SF)	Comments
Counseling Center					
Existing					
OFFICE	7			658	
RECEPTION	1			166	
WAITING AREA	1			89	
<i>Subtotal Offices</i>				913	
CORRIDOR	1			248	
<i>Subtotal Office Services</i>				248	
CONFERENCE ROOM	1			198	
<i>Subtotal Conference Rooms</i>				198	
<i>Sub total (Net)</i>				1359	
Total (Gross)				1417	
Proposed					
CHAIR/DIRECTOR'S OFFICE	1	1			
STANDARD FULL TIME FACULTY/STAFF OFFICE	9	1			
ADMINISTRATIVE ASSISTANT AREA	1	2			
WAITING AREA	1	6			
COPY/WORK AREA	1				
SECURE RECORDS ROOM	1				
DEPARTMENT SEMINAR SPACE/CONFERENCE ROOM	1	10			
<i>Subtotal (Net)</i>					
Total (Gross)				2122	

	Quantity	Number of Occupants	Square Feet (SF) of Area per Occupant	Area (SF)	Comments
Disability Services					
Existing					
Offices				791	
OFFICE	3			321	
RECEPTION	1			470	
Subtotal (Net)				791	
Standardized					
CHAIR/DIRECTOR'S OFFICE	1	1			
STANDARD FULL TIME FACULTY/STAFF OFFICE	3	1			
ADMINISTRATIVE ASSISTANT AREA	1	1			
WAITING AREA	1	2			
COPY/WORK AREA	1				
SECURE RECORDS ROOM	1				
DEPARTMENT SEMINAR SPACE/CONFERENCE ROOM	0	0			Shared with Student Life
Total (Gross)				925	

	Quantity	Number of Occupants	Square Feet (SF) of Area per Occupant	Area (SF)	Comments
English Department					
Existing					
Offices				4252	
ADJUNCT OFFICE	1			484	
OFFICE	30			3238	
RECEPTION	1			103	
WAITING AREA	1			427	
Office Services				1317	
CORRIDOR	4			1005	
WORK ROOM	2			312	
Conference Rooms				1215	
CONFERENCE ROOM	1	8		424	Room 265
ENGLISH DEPARTMENT LOUNGE	1	15		791	Room 255
Sub total (Net)				6784	
Total (Gross)					
Standardized					
CHAIR/DIRECTOR'S OFFICE	1	1			
STANDARD FULL TIME FACULTY/STAFF OFFICE	36	1			
ADJUNCT FACULTY/PART TIME STAFF AREA	2	24			Work station Count
ADMINISTRATIVE ASSISTANT AREA	2	1			
WAITING AREA	1	7			
COPY/WORK AREA	2				
PRIVATE ADJUNCT FACULTY /STUDENT CONFERENCE ROOMS	2				
DEPARTMENT LOUNGE/ MEETING ROOM	1	10			
Sub total (Net) Ground Floor				4620	
Sub total (Net) First Floor				4915	
Total (Gross)				9535	
DEPARTMENT SEMINAR SPACE	2	---	---	---	Room is listed for reference only, it is counted in Classroom Summary and its area tabulated there.

	Quantity	Number of Occupants	Square Feet (SF) of Area per Occupant	Area (SF)	Comments
Maintenance Areas					
<i>Existing</i>					
JANITOR'S CLOSETS	3			95	
Total (Gross)				95	
<i>Proposed</i>					
					1 closet @ floor recommended with one storage room.
Total (Gross)					T.B.D. Locations and total Area to be determined.
Total Proposed spaces to be determined.					

	Quantity	Number of Occupants	Square Feet (SF) of Area per Occupant	Area (SF)	Comments
Modern Languages					
Existing					
LANGUAGE LAB	1				(Area 717 sf) Included in Classroom Summary
LOUNGE	1	20		805	Room 102
110 Classroom				805	
CONTROL ROOM	1			58	
115 Classroom Service				58	
OFFICE	9			1141	
310 Office				1141	
CORRIDOR	1			343	
WORK ROOM	1			129	
315 Office Service				472	
Sub total (Net)				2476	
Total (Gross)				2525	
Proposed					
CHAIR/DIRECTOR'S OFFICE	1	1			
STANDARD FULL TIME FACULTY/STAFF OFFICE	7	1			
ADJUNCT FACULTY/PART TIME STAFF AREA	1	6			Work station Count- Area shared with Philosophy
ADMINISTRATIVE ASSISTANT AREA	1	1			
WAITING AREA	1	7			
COPY/WORK AREA	1				Area shared with Philosophy
PRIVATE ADJUNCT FACULTY /STUDENT CONFERENCE ROOMS	1				Area shared with Philosophy
DEPARTMENT LOUNGE/ MEETING ROOM	1	10			
Total (Gross) (Second Floor)				2660	
SEMINAR SPACE PRIMARILY FOR DEPARTMENT USE	1	---	---	---	Language Lab and Associated Testing Room are listed for reference only, they are counted in Classroom Summary and their areas tabulated there.

	Quantity	Number of Occupants	Square Feet (SF) of Area per Occupant	Area (SF)	Comments
OASIS					
<i>Existing</i>					
TESTING	2			862	Room 131
WRITING CENTER	1			824	Room 225
<i>Subtotal Classrooms</i>				1686	
MATH LEARNING CENTER	1			150	Adjacent to Room 131
OFFICE	13			1355	
WAITING AREA	1			654	
<i>Subtotal Office</i>				2159	
CORRIDOR	1			103	
STORAGE	1			25	
WORK ROOM	2			571	
<i>Subtotal Office Service</i>				699	
CONFERENCE ROOM	1			346	
<i>Subtotal Conference Room</i>				346	
<i>Sub total (Net)</i>				4890	
<i>Total (Gross)</i>				5850	
<i>Proposed</i>					
CHAIR/DIRECTOR'S OFFICE	1	1			
STANDARD FULL TIME FACULTY/STAFF OFFICE	10	1			
ADMINISTRATIVE ASSISTANT AREA	1	2			
WAITING AREA	1				
COPY/WORK AREA	1				
SECURE RECORDS ROOM	1				
DEPARTMENT SEMINAR SPACE/CONFERENCE ROOM	1	20			
<i>Subtotal First Floor (Gross)</i>				2603	
CLASSROOM LABORATORY	1	2		109	For individual testing
CLASSROOM LABORATORY	1	30	---	867	Testing Lab.
CLASSROOM LABORATORY	1	30	---	585	Math Learning Center
CLASSROOM LABORATORY	1	10	---	1047	Writing Center. (Area includes 4 meeting rooms.)
<i>Sub Total Ground Level</i>				2608	
<i>Total (Gross)</i>				5212	

	Quantity	Number of Occupants	Square Feet (SF) of Area per Occupant	Area (SF)	Comments
PHILOSOPHY					
Existing					Now entirely located in Alger Hall.
OFFICE	0			0	
RECEPTION	0			0	
RESEARCH BUREAU	0	0		0	
<i>Subtotal Offices</i>				0	
CORRIDOR	0			0	
<i>Subtotal Office Services</i>				0	
CONFERENCE ROOM	0			0	
<i>Subtotal Conference Room</i>				0	
Total				0	
Proposed					
CHAIR/DIRECTOR'S OFFICE	1	1			
STANDARD FULL TIME FACULTY/STAFF OFFICE	7	1			
ADJUNCT FACULTY/PART TIME STAFF AREA	1	6			Work station Count- Area shared with M. Languages
ADMINISTRATIVE ASSISTANT AREA	0	0			Shared with Modern Languages?
WAITING AREA	1	7			Shared with Modern Languages.
COPY/WORK AREA	1				Shared with Modern Languages.
PRIVATE ADJUNCT FACULTY /STUDENT CONFERENCE ROOMS	1				Shared with Modern Languages.
DEPARTMENT LOUNGE/ MEETING ROOM	1	10			
Total (Gross) (Third Floor)				2194	
SEMINAR SPACE PRIMARILY FOR DEPARTMENT USE -Second Floor	1	---	---	---	Room is listed for reference only, it is counted in Classroom Summary and its area tabulated there.

	Quantity	Number of Occupants	Square Feet (SF) of Area per Occupant	Area (SF)	Comments
Political Science & Geography					
Existing					
OFFICE	13			1523	
RECEPTION	1			203	
RESEARCH BUREAU	1			272	
<i>Subtotal Offices</i>				1998	
CORRIDOR	1			96	
CONFERENCE ROOM	1			202	
<i>Subtotal Office Services</i>				298	
Total				2296	
Proposed					
CHAIR/DIRECTOR'S OFFICE	1	1			
STANDARD FULL TIME FACULTY/STAFF OFFICE	13	1			
ADJUNCT FACULTY/PART TIME STAFF AREA	1	12			Work station Count- Area shared with Philosophy
ADMINISTRATIVE ASSISTANT AREA	1	1			
WAITING AREA	1	7			
COPY/WORK AREA	1				Area shared with Philosophy
PRIVATE ADJUNCT FACULTY /STUDENT CONFERENCE ROOMS	1				Area shared with Philosophy
DEPARTMENT LOUNGE/ MEETING ROOM	1	10			
Research Department	1			284	
Total (Gross) (Second Floor)				4510	
SEMINAR SPACE PRIMARILY FOR DEPARTMENT USE	1	---	---	---	Room is listed for reference only, it is counted in Classroom Summary and its area tabulated there.

	Quantity	Number of Occupants	Square Feet (SF) of Area per Occupant	Area (SF)	Comments
Publishing					
<i>Existing</i>					
MAIL ROOM	1			885	
PAPER STORAGE	1			888	
PRINT PRODUCTION	1			830	
WALK-IN SERVICE	1			642	
<i>Subtotal Central Service</i>				3245	
OFFICE	3			441	
RECEPTION	1			356	
<i>Subtotal Offices</i>				4839	
Subtotal				4042	
Total (Gross)				4083	
PROPOSED					
Total (Gross)				2643	

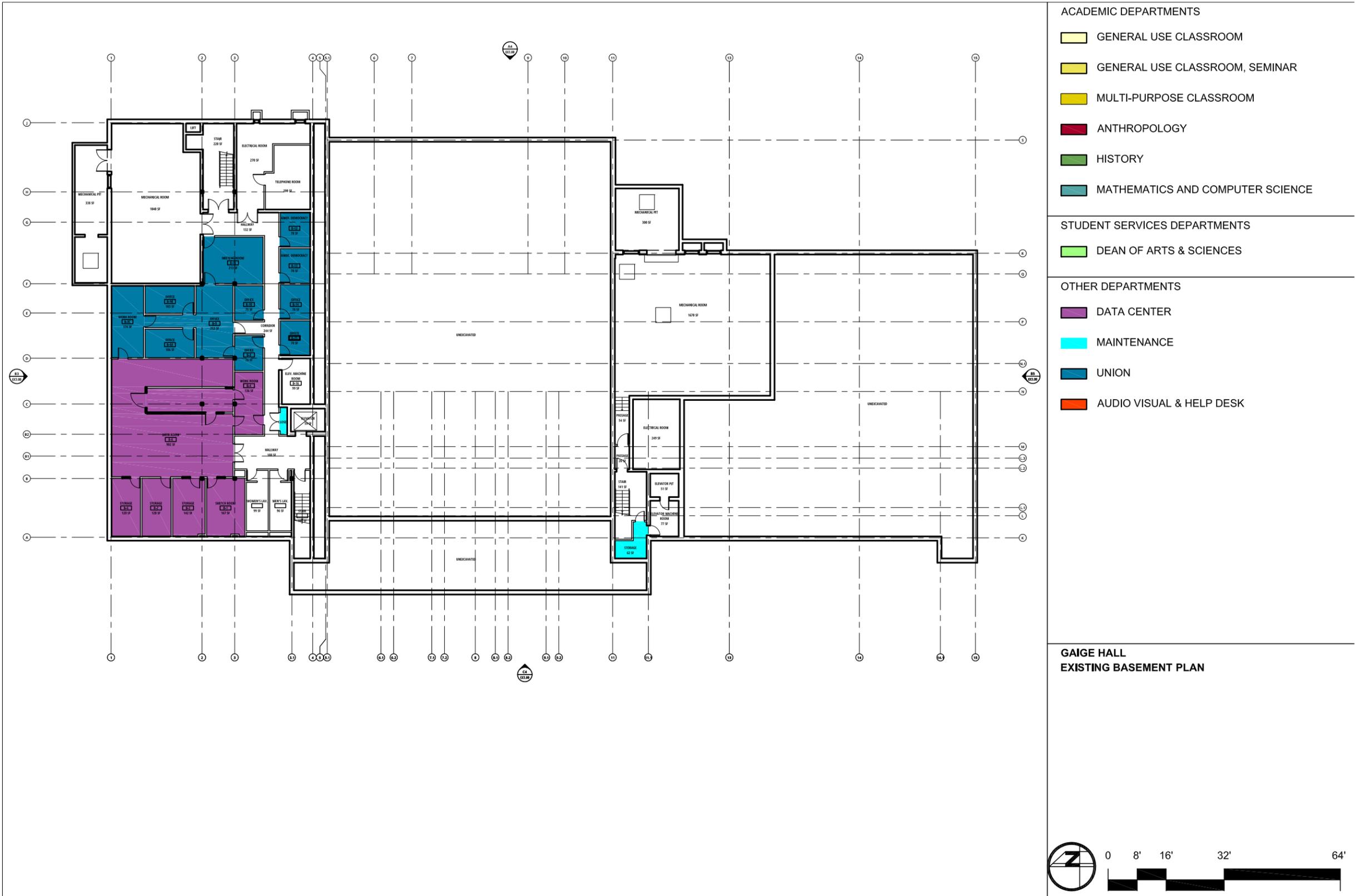
	Quantity	Number of Occupants	Square Feet (SF) of Area per Occupant	Area (SF)	Comments
Sociology				745	
Existing					
OFFICE	12			1287	
WAITING AREA	1			427	
310 Office				1714	
CORRIDOR	2			428	
WORK ROOM	1			133	
315 Office Service				561	
CONFERENCE ROOM	1			184	
350 Conference Room				184	
subtotal				2959	
Total				3132	
Proposed					
CHAIR/DIRECTOR'S OFFICE	1	1			
STANDARD FULL TIME FACULTY/STAFF OFFICE	17	1			
ADJUNCT FACULTY/PART TIME STAFF AREA	1	12			Work station count
ADMINISTRATIVE ASSISTANT AREA	1	1			
WAITING AREA	1	7			
COPY/WORK AREA	1				
PRIVATE ADJUNCT FACULTY /STUDENT CONFERENCE ROOMS	1				
DEPARTMENT LOUNGE/ MEETING ROOM	1	10			
Total (Gross) (Second Floor)				4950	
SEMINAR SPACE PRIMARILY FOR DEPARTMENT USE	1	---	---	---	Room is listed for reference only, it is counted in Classroom Summary and its area tabulated there.

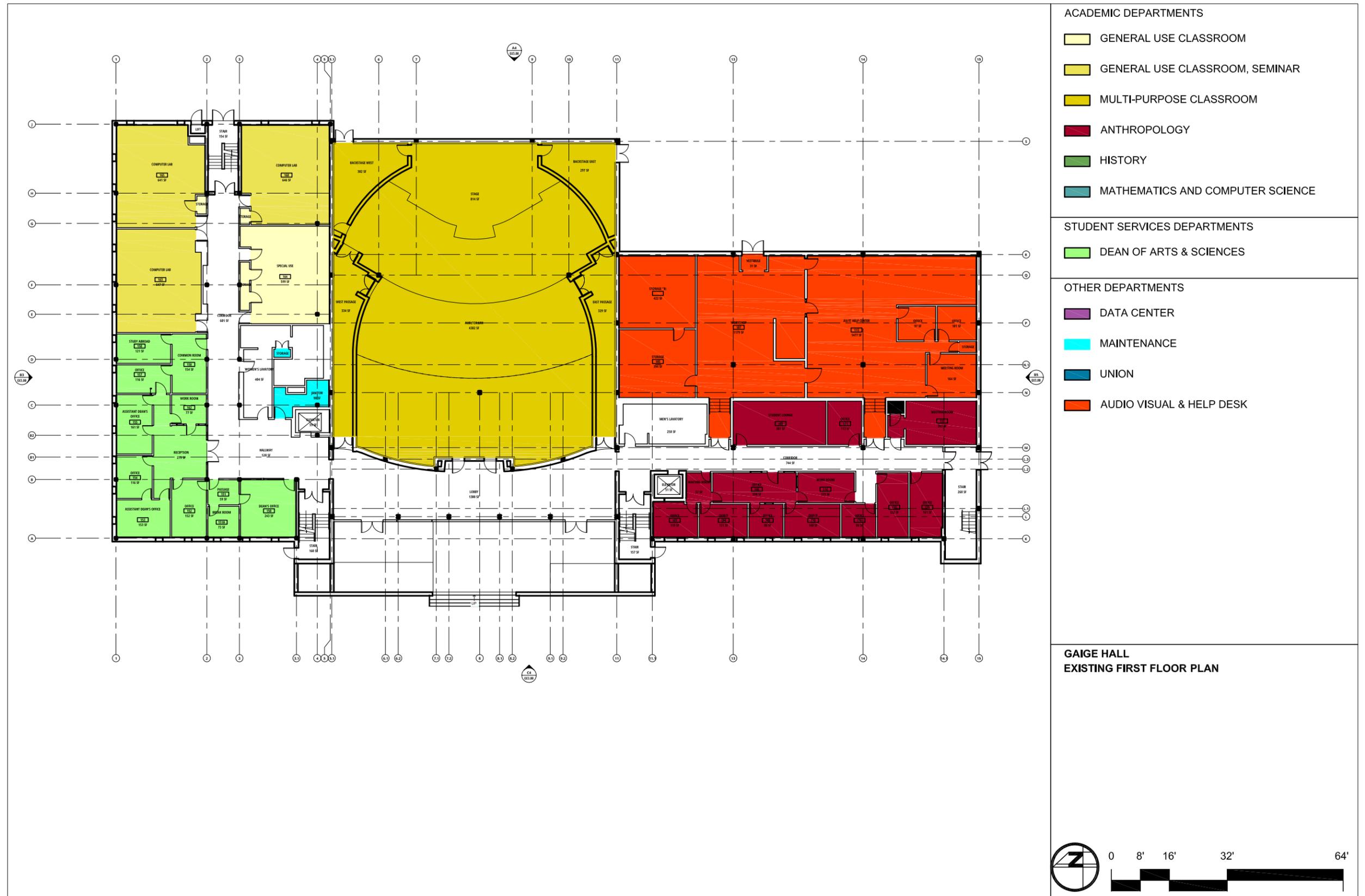
	Quantity	Number of Occupants	Square Feet (SF) of Area per Occupant	Area (SF)	Comments
Student Life, PEP, Health Promotions					
Existing					
HEALTH PROM.	1			81	
OFFICE	1			112	
PEP OFFICE	2			199	
RECEPTION	1			362	
Offices				754	
WORK ROOM	1			98	
Office Services				98	
Sub total (Net)				852	
Total (Gross)				860	
PROPOSED					
CHAIR/DIRECTOR'S OFFICE	2	1			
STANDARD FULL TIME FACULTY/STAFF OFFICE	2	1			
ADMINISTRATIVE ASSISTANT AREA	1	1			
WAITING AREA	1	3			Shared with Disability Services
COPY/WORK AREA	1				
SECURE RECORDS ROOM	1				
CONFERENCE ROOM	1				Shared with Disability Services
Total (Gross)				940	

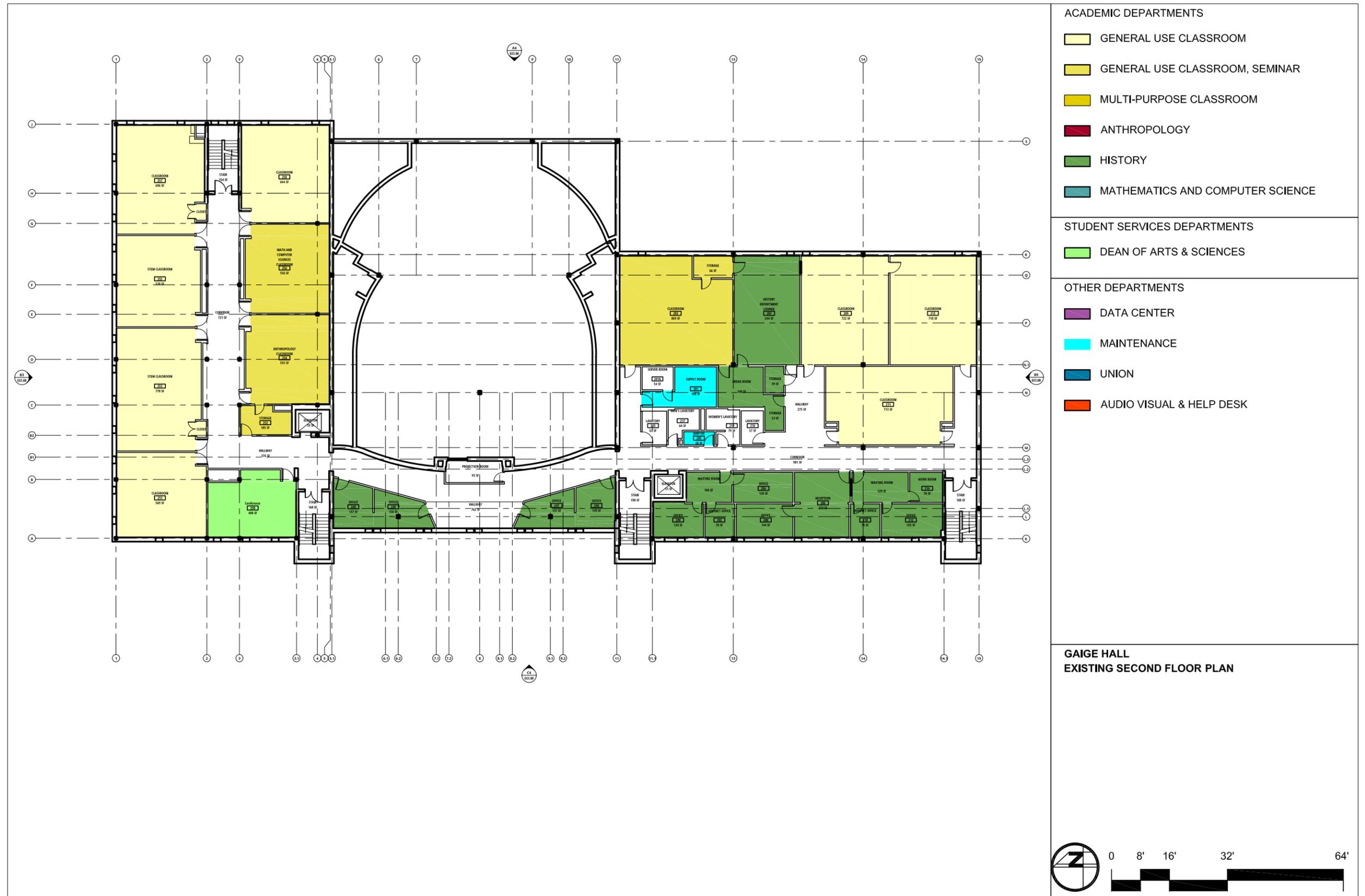
	Quantity	Number of Occupants	Square Feet (SF) of Area per Occupant	Area (SF)	Comments
Theatre					
<i>Existing</i>					
OFFICE	1			134	
310 Office				134	
COSTUME SHOP	1			3217	
DYE ROOM	1			417	
MAKEUP	1			866	
615 Assembly Service				4500	
<i>Sub total (Net)</i>				4634	
Total (Gross)				4667	
<i>Proposed</i>					
Total (Gross)				4771	1 Classroom primarily for department use is in base proposal and its area is counted with classrooms only. Alternate scenario proposed to relocate costume shop and use this space for five additional classrooms.

	Quantity	Number of Occupants	Square Feet (SF) of Area per Occupant	Area (SF)	Comments
Upward Bound					
<i>Existing</i>					
COUNSELOR	3			441	
DIRECTOR	1			111	
OFFICE	1			229	
<i>Subtotal Offices</i>				781	
STORAGE	1			69	
<i>Subtotal Office Services</i>				69	
CONFERENCE ROOM	1			398	
<i>Subtotal Conference Rooms</i>				398	
<i>Sub total (Net)</i>				1248	
Total (Gross)				1261	
<i>PROPOSED</i>					
CHAIR/DIRECTOR'S OFFICE	1	1			
STANDARD FULL TIME FACULTY/STAFF OFFICE	4	1			
ADMINISTRATIVE ASSISTANT AREA	1	2			
WAITING AREA	1	9			
COPY/WORK AREA	1				Shared with Career Services
SECURE RECORDS ROOM	1				
DEPARTMENT SEMINAR SPACE/CONFERENCE ROOM	1	10			
CLASSROOM LABORATORY	1	4	30		Computer Work Stations for Student use.
<i>Sub total (Net)</i>					
Total (Gross)				1625	

Chapter 4: Gaige Hall

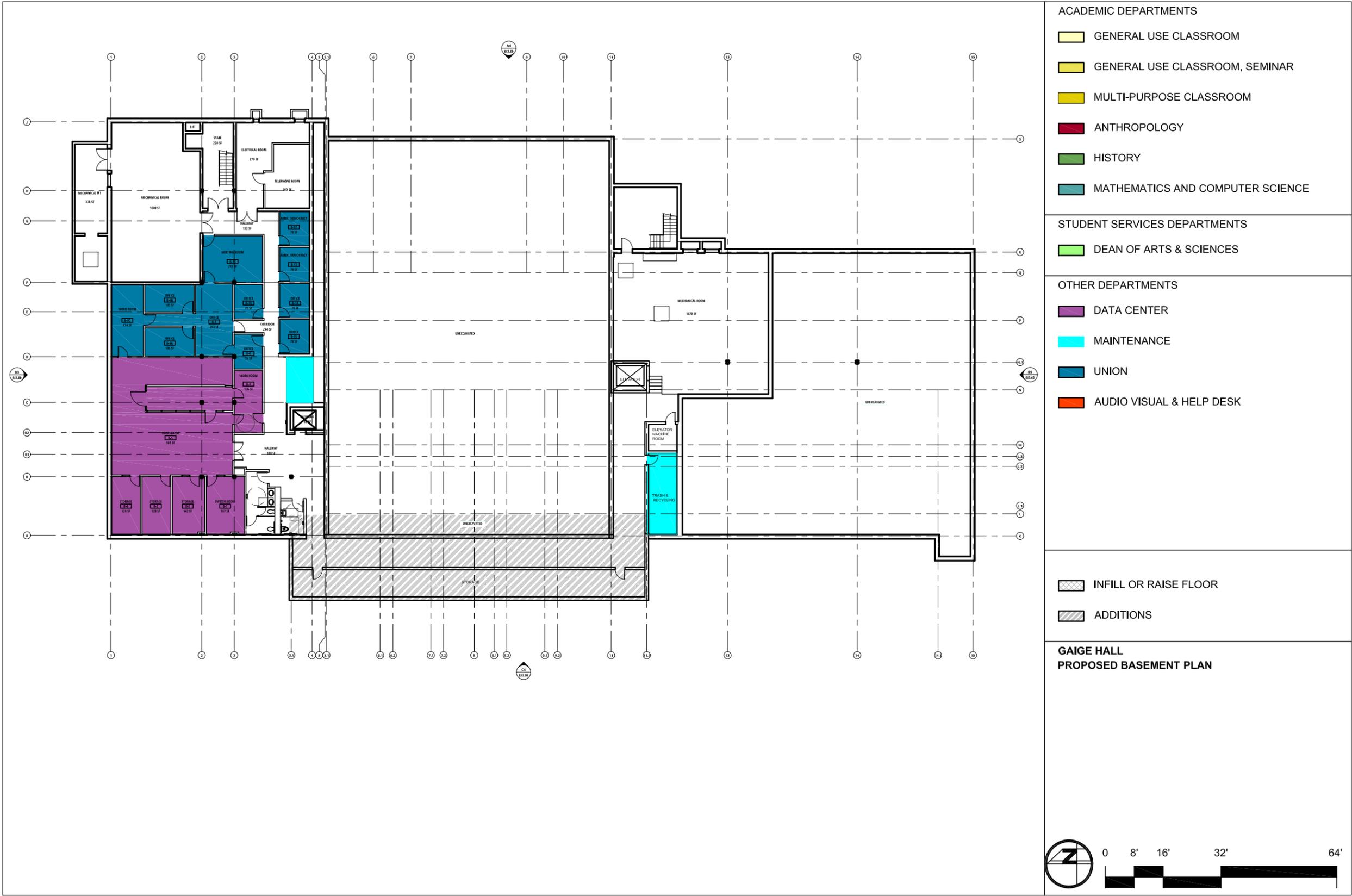


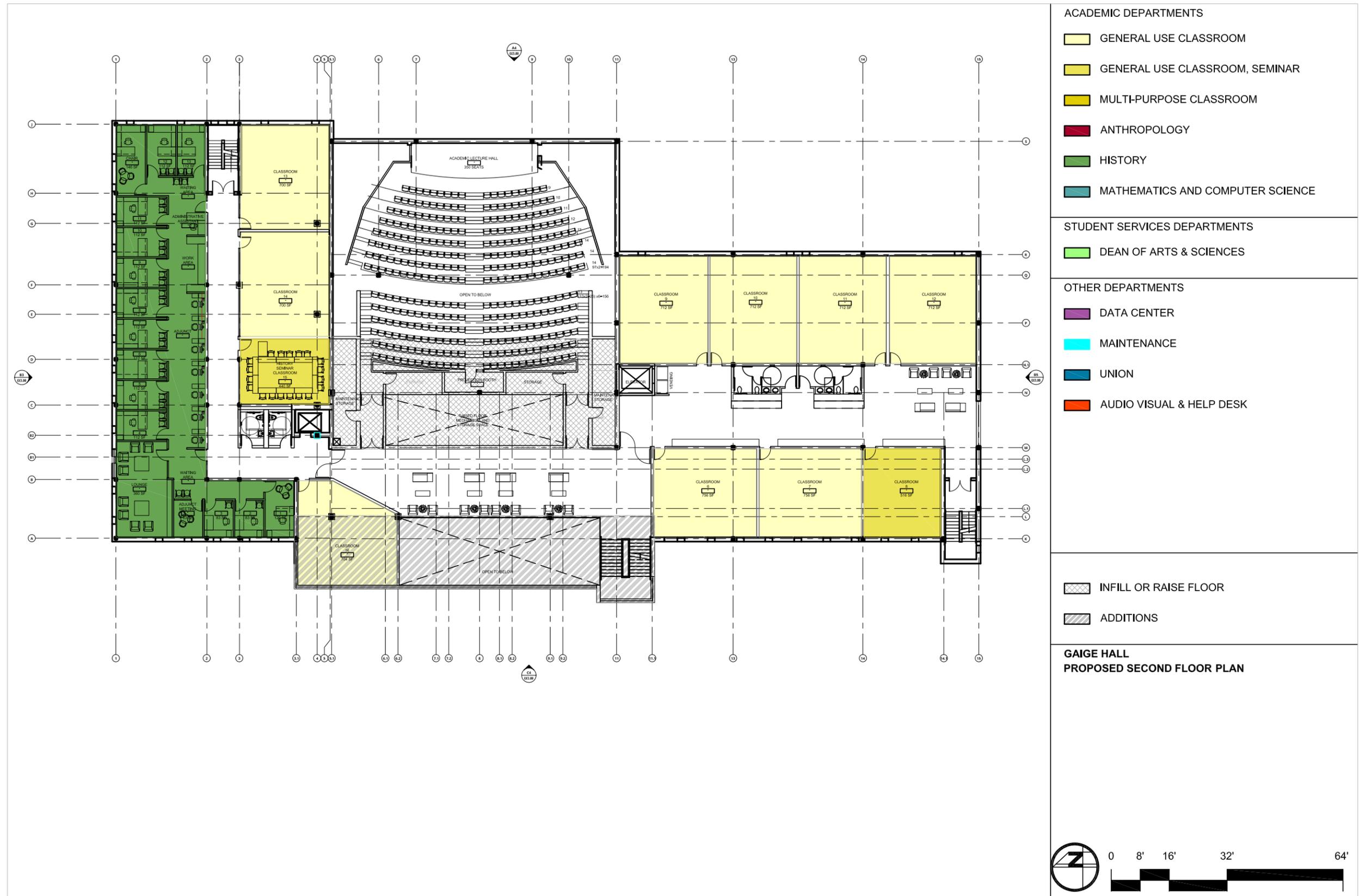


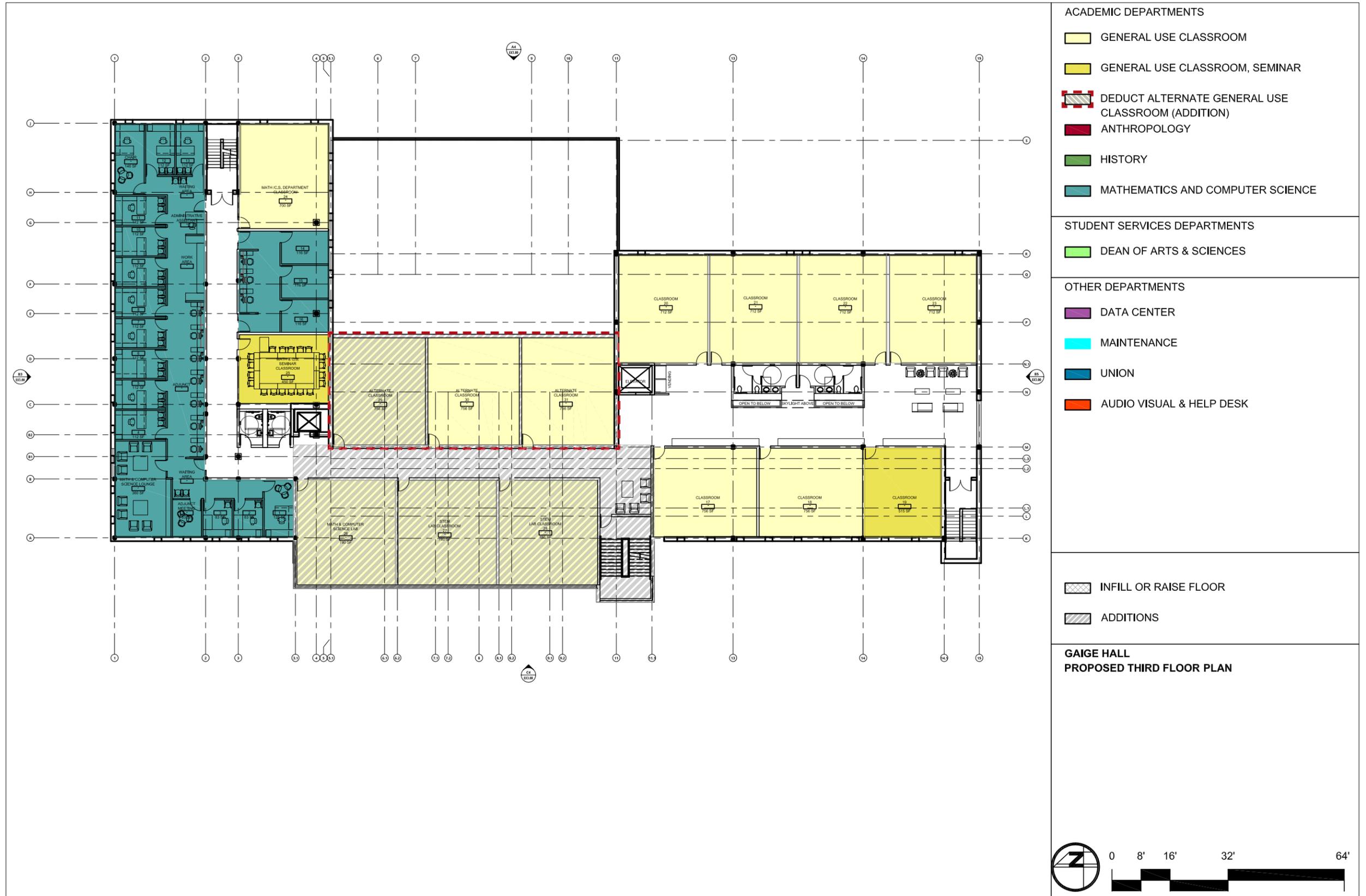




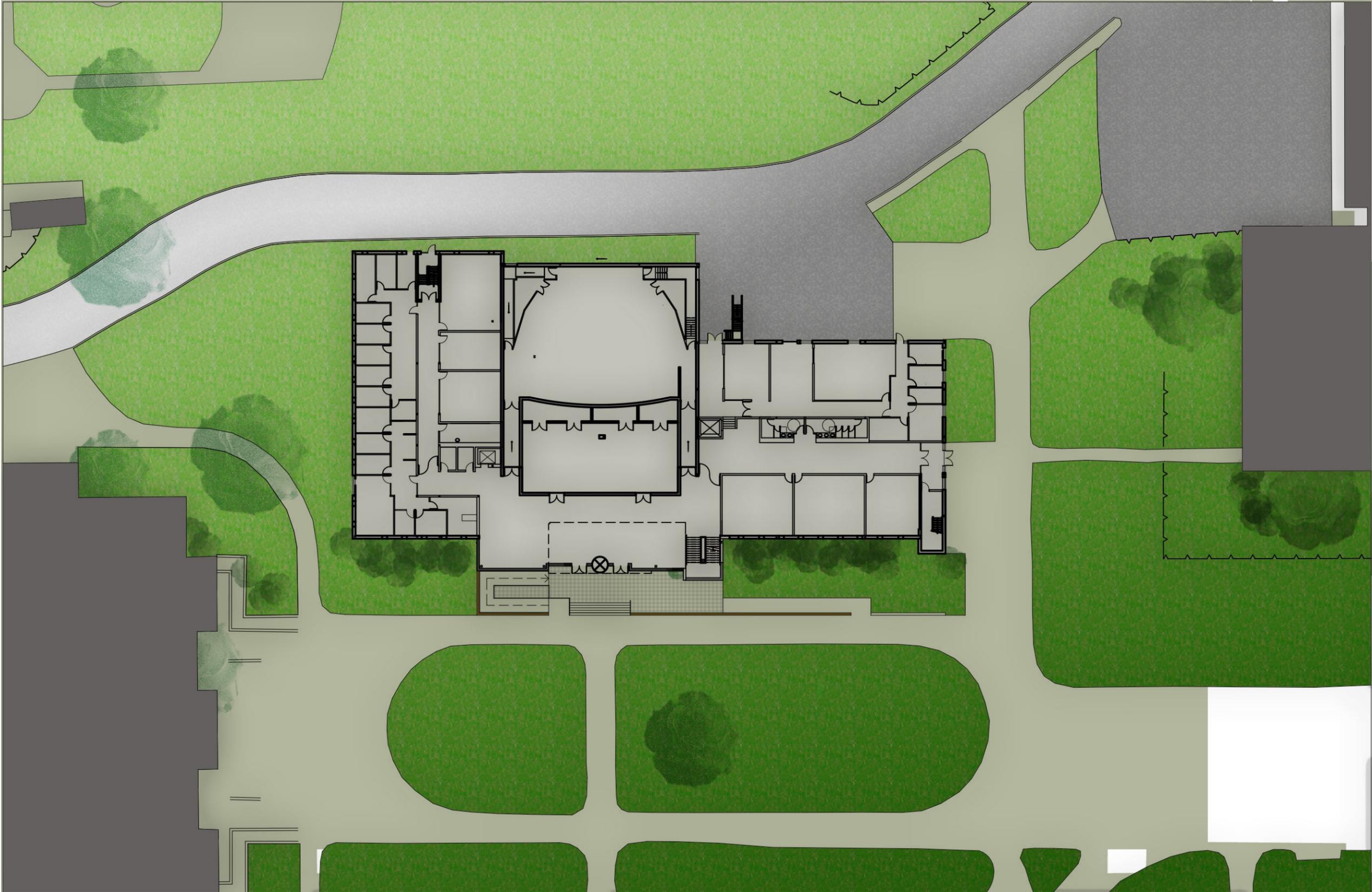
Proposed Floor Plans







Proposed Site Plan



Proposed Renderings



Building front



First floor entrance and lobby

Program Analysis

The following spreadsheets itemize the area and use of spaces by each department in Gaige Hall. Existing conditions are shown in blue, proposed are shown in green. This information corresponds with existing and proposed floor plans in the report. In each case LLB Architects strived to provide equitable space types for each department. This analysis should be reviewed by Rhode Island College to ensure that our understanding of staffing and space needs are correct.

	Quantity	Number of Occupants	Area per Occupant	Area (SF)	Comments
Classrooms					
<i>Master Plan Findings</i>					
General Purpose - 30 Person Classrooms-First Floor	1	30		600	Room #: 164
General Purpose - 30 Person Classrooms-Second Floor	8	30		Range:569-770	Room #: 209, 211, 213, 251, 253, 255, 257., 258,
General Purpose - 30 Person Classrooms	7	30		Range: 661-744	Room #'s:301, 303, 307, 309, 311, 315, 373
Subtotal: 30 Person General Person Classrooms	16				
General Purpose - Less than 30 Person Classrooms- Second Floor	1	15		882	Room #: 250,
General Purpose - Less than 30 Person Classrooms- Second Floor	3	24		416	Room #: 203, 254, 256
Subtotal: Less than 30 Person General Person Classrooms	4				
Subtotal- General Purpose Classrooms	20	563	24	13529	
Specialty Classrooms- First Floor	3	24		Range 641-687	Room #:163,165, 168
Subtotal Specialty Classrooms	3	72	26.2	1888	
Total General Purpose Classroom Count Master Plan	23	72	26.2	15417	
Existing					
General Purpose - 30 Person Classrooms-First Floor	1	30		600	Room #: 164
General Purpose - 30 Person Classrooms-Second Floor	8	30		5402	Room #: 209, 211, 213, 251, 253, 255, 257., 258. Range:569-770
General Purpose - 30 Person Classrooms-Third Floor	6	30		3630	Room #'s:301, 303, 307, 309, 315. Range: 661-744
Subtotal: 30 Person General Person Classrooms	15			9632	
Specialty Classrooms- First Floor	3	24		1935	Room #:163,165, 168. Range 641-687
General Purpose - Less than 30 Person Classrooms- Second Floor	3	24-25		416	Room #: 203, 254 Anthropology, 256 Math & C.S
General Purpose - Less than 30 Person Classrooms- Third Floor	2	24-25		544	Room #s: 311, 373 previously listed as 30 person
Subtotal: Less than 30 Person General Person Classrooms	8			2895	
Total General Purpose and Specialty Classrooms	23			12527	
Other Existing Teaching Spaces					
Auditorium	1	450		6700	
General Purpose - Less than 30 Person Classrooms- Second Floor	1	---	---	---	Room #: 207 -History Department Seminar Room/Lounge (544sf) Area included with department summary.
Dual Purpose - Less than 30 Person Classrooms- Second Floor	1	---	---	---	Room #: 250 Dean's Conference Room (408sf) Area included with department summary.
Dual Purpose - Less than 30 Person Classrooms- Third Floor	1	---	---	---	Room #: 376 Math and Computer Science Meeting Room (345sf) Area included with department summary.
Total Department Devoted Classrooms (not scheduled)					Areas included under department listings.
Proposed					
General Purpose 30 Person Classrooms -First Floor	2	30		1512	General Purpose (756 sf ea.)
General Purpose 30 Person Classrooms -First Floor	1	20-30		750	Anthropology Lab
General Purpose 30 Person Classrooms -Second Floor	9	30		6464	General Purpose Area Range:700-756
General Purpose 30 Person Classrooms -Third Floor	13	30		9668	General Purpose. Area Range:700-780 (3 are deduct alternates)
Subtotal: 30 Person General Person Classrooms	25			18394	
General Purpose - Less than 30 Person Classrooms- First Floor	1	20		497	Anthropology Seminar Room
General Purpose - Less than 30 Person Classrooms- First Floor	1	20		527	General Purpose Seminar Room
General Purpose - Less than 30 Person Classroom- Second Floor	1	20		440	History Department Seminar Room
General Purpose - Less than 30 Person Classroom- Second Floor	1	20		516	General Purpose Seminar Room
General Purpose - Less than 30 Person Classroom- Third Floor	1	20		515	General Purpose Seminar Room
General Purpose - Less than 30 Person Classroom- Third Floor	1	20		450	Math and Computer Science Seminar Room
Subtotal: Less than 30 Person General Person Classrooms	6			2945	
Total General Purpose Classrooms with Alternates	31				
Other Teaching Spaces					
Auditorium- Lecture Hall	1	350		4875	Capacity reduced from existing.
Specialty Classrooms- First Floor- Multifunction Space	1	50-100		1775	Capacity varies with seating

	Quantity	Number of Occupants	Area per Occupant	Area (SF)	Comments
Lounges					
Existing					
Common Use					
First Floor Lobby	1			1300	
Total Common Use	1			1300	
Proposed					
Common Use					
First Floor Lobby	1			2430	
First Floor Corridor Benches and Lounge Area	1			500	
Second Floor Lobby	1			840	
Second Floor Corridor Benches and Lounge Area	1			500	
Third Floor Corridor Benches and Lounge Area	1			500	
Total Common Use	5			4770	

	Quantity	Number of Occupants	Square Feet (SF) of Area per Occupant	Area (SF)	Comments
Anthropology					
<i>Existing</i>					
CLASSROOM	2			1424	
<i>Subtotal Classrooms</i>				1424	<i>Also listed with classrooms..</i>
STORAGE	2			171	
<i>Subtotal Classroom Service</i>				171	
OFFICE	9			1167	
<i>Subtotal Office</i>				1167	
STORAGE	1			15	
WAITING ROOM	1			57	
WORK ROOM	1			129	
<i>Subtotal Office Service</i>				201	
MEETING ROOM	1			263	
<i>Subtotal Conference Room</i>				263	
STUDENT LOUNGE	1			307	
<i>Subtotal Lounge</i>				307	
<i>Sub total (Net)</i>				3533	
Total (Gross)					
<i>Proposed</i>					
CHAIR/DIRECTOR'S OFFICE	1	1			
STANDARD FULL TIME FACULTY/STAFF OFFICE	7	1			
ADJUNCT FACULTY/PART TIME STAFF AREA	1	3			Work station Count
ADMINISTRATIVE ASSISTANT AREA	1	1			
WAITING AREA	1	2			
COPY/WORK AREA	1				
PRIVATE ADJUNCT FACULTY /STUDENT CONFERENCE ROOMS	1				
DEPARTMENT LOUNGE/ MEETING ROOM	1	10	370		
SECURE STORAGE ROOM	1				
Total (Gross) First Floor					
SEMINAR CLASSROOM PRIMARILY DEVOTED TO DEPARTMENT USE	1	20	514		Room is listed for reference only, it is counted in Classroom Summary and its area tabulated there.
CLASSROOM (LAB) PRIMARILY DEVOTED TO DEPARTMENT USE	1		750		Room is listed for reference only, it is counted in Classroom Summary and its area tabulated there.

	Quantity	Number of Occupants	Square Feet (SF) of Area per Occupant	Area (SF)	Comments
Audio/Visual					
<i>Existing</i>					
AV/IT HELP CENTER	1			1477	
MEETING ROOM	1			164	
WORKSHOP	1			1179	
<i>Subtotal Class Laboratory</i>				2820	
STORAGE	2			409	
STORAGE "B":	1			422	
<i>Subtotal Class Laboratory Service</i>				831	
OFFICE	2			197	
<i>Subtotal Office</i>				197	
VESTIBULE	1			31	
<i>Subtotal Lobby</i>				31	
<i>Sub total (Net)</i>				3879	
Total (Gross) First Floor				3985	
<i>Proposed</i>					
CHAIR/DIRECTOR'S OFFICE	1	1			
STANDARD FULL TIME FACULTY/STAFF OFFICE	2	1			
HELP DESK	1	8			
WAITING AREA	1	4			Located at entry outside of Department
COPY/WORK AREA	1				
DEPARTMENT CONFERENCE ROOM	1	6	158		
SECURE STORAGE ROOM	1		724		
WORK SHOP			400		
Total (Gross) First Floor				2690	

	Quantity	Number of Occupants	Square Feet (SF) of Area per Occupant	Area (SF)	Comments
Dean of Arts & Sciences					
<i>Existing</i>					
OFFICE	7	1065		1065	
DEAN'S CONFERENCE ROOM	1	12		408	
RECEPTION	1	275		275	
<i>Subtotal Offices</i>				<i>1340</i>	
BREAK ROOM	1	73		73	
PASSAGE	1	59		59	
WORK ROOM	1	77		77	
COMMON ROOM	1			154	
<i>Subtotal Office Services</i>				<i>363</i>	
Total				1703	
<i>Proposed</i>					
DEAN'S OFFICE	1	1			
STANDARD FULL TIME FACULTY/STAFF OFFICE	4	1			
ADMINISTRATIVE ASSISTANT AREA	2	1			
WAITING AREA	1	2			
COPY/WORK AREA & KITCHENETTE	1				
DEPARTMENT LOUNGE/ CONFERENCE ROOM	1	12	360		
Total (Gross) First Floor				1603	

	Quantity	Number of Occupants	Square Feet (SF) of Area per Occupant	Area (SF)	Comments
History					
Existing					
OFFICE	14			1839	
ADJUNCT OFFICE	3			309	
RECEPTION	1			272	
SEMINAR	1	20		544	
Subtotal Offices				2964	
BREAK ROOM	1			140	
STORAGE	3			167	
WAITING AREA	2			359	
WAITING ROOM	2			234	
WORK ROOM	1			76	
Subtotal Office Services				976	
Total (Gross)				3,940	
Proposed					
CHAIR/DIRECTOR'S OFFICE	1	1			
STANDARD FULL TIME FACULTY/STAFF OFFICE	13	1			
ADJUNCT FACULTY/PART TIME STAFF AREA	1	7			Work station Count
ADMINISTRATIVE ASSISTANT AREA	1	1			
WAITING AREA	1	2			
COPY/WORK AREA	1				
PRIVATE ADJUNCT FACULTY /STUDENT CONFERENCE ROOMS	1				
DEPARTMENT LOUNGE/ MEETING ROOM	1	10	360		
Total (Gross) First Floor				3169	
SEMINAR CLASSROOM PRIMARILY DEVOTED TO DEPARTMENT USE	1	20	514		Room is listed for reference only, it is counted in Classroom Summary and its area tabulated there.

	Quantity	Number of Occupants	Square Feet (SF) of Area per Occupant	Area (SF)	Comments
Maintenance					
<i>Existing</i>					
JANITOR'S CLOSET	3			146	
SUPPLY ROOM	3			254	
				400	
<i>Proposed</i>					
Basement	2			275	One closet recommended @ floor + large storage room in basement.
Total					T.B.D. Location and total area to be determined.

	Quantity	Number of Occupants	Square Feet (SF) of Area per Occupant	Area (SF)	Comments
Mathematics & Computer Science					
Existing					
CLASSROOM	1			556	
COMPUTER LAB	1			661	
SEMINAR ROOM	1	20		345	Area included in Classroom summary only.
<i>110 Classroom</i>				1562	
OFFICE	22			2328	
<i>310 Office</i>				2328	
COPY ROOM	1			185	
MAIL ROOM	1			286	
<i>315 Office Service</i>				471	
LOUNGE	1			472	
<i>410 Study Space</i>				472	
CORRIDOR	3			1179	
<i>W06 Public Corridor</i>				1179	
				6012	
Proposed					
CHAIR/DIRECTOR'S OFFICE	1	1			
STANDARD FULL TIME FACULTY/STAFF OFFICE	16	1			
ADJUNCT FACULTY/PART TIME STAFF AREA	1	7			Work station Count
ADMINISTRATIVE ASSISTANT AREA	1	1			
WAITING AREA	1	2			
COPY/WORK AREA	1				
PRIVATE ADJUNCT FACULTY /STUDENT CONFERENCE ROOMS	1				
DEPARTMENT LOUNGE/ MEETING ROOM	1	10	360		
Total (Gross) First Floor				3859	
SEMINAR CLASSROOM PRIMARILY DEVOTED TO DEPARTMENT USE	1	20	514		Room is listed for reference only, it is counted in Classroom Summary and its area tabulated there.
CLASSROOM (LAB) PRIMARILY DEVOTED TO DEPARTMENT USE	1		877		Room is listed for reference only, it is counted in Classroom Summary and its area tabulated there.
CLASSROOM (LAB) PRIMARILY DEVOTED TO DEPARTMENT USE	1		750		Room is listed for reference only, it is counted in Classroom Summary and its area tabulated there.

	Quantity	Number of Occupants	Square Feet (SF) of Area per Occupant	Area (SF)	Comments
Union					
<i>Existing</i>					
AMER. DEMOCRACY OFFICE	2			157	
	7			770	
<i>Subtotal Office</i>				927	
WORK ROOM	1			174	
<i>Subtotal Office Service</i>				174	
MEETING ROOM	1			213	
<i>Subtotal Conference Room</i>				213	
Subtotal (Net)				1,314	
Total (Gross)					
<i>Proposed</i>					<i>To be redesigned/ refinished within existing area.</i>

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