

RESIDENCE HALL PHASE ONE + CHILDREN'S DISCOVERY CENTER
Laramie County Community College

LEVEL ONE REPORT



May 2015

prepared by: Tobin & Associates, P.C., Architecture / Planning

EXECUTIVE SUMMARY

Tobin & Associates was retained by Laramie County Community College (LCCC or the College) to perform the Level One Reconnaissance Study for two projects and present the two in a single report. The projects include a new Residence Hall (RH) building or buildings and a new Children’s Discovery Center (CDC) building. There appear to be no significant impediments to proceeding with either of these projects. In short there is a substantiated need for the projects, LCCC owns the property proposed as sites for the buildings, and existing infrastructure exists to serve the buildings.

PARTICIPANTS

Carol Hoglund	LCCC Vice President, Administration and Financial Services
Jill Koslosky	LCCC Dean of Students, Student Life
Tim Macnamara	LCCC Director, Physical Plant
Jason Ostrowski	LCCC Director, Residential Living and Judicial Affairs
Carrie Westling	LCCC Director of Children’s Discovery Center
Bill Zink	LCCC Assistant Director, Physical Plant

[A] DESCRIBE THE PROJECT(S)

RESIDENCE HALL (RH)

This project would be phase one of a multi-phase residence facilities master plan, which aligns generally with the LCCC Campus Master Plan from October of 2011. The intent is that phase one would accommodate approximately 120 to 180 beds and would be designed to be constructed, occupied, and inhabited prior to demolition of the existing West Residence Hall. The number of beds in phase one would need to be greater or equal to those in the West Residence Hall so that it can replace it. The West Residence Hall is in poor condition and will be demolished when fiscally feasible. A space program for phase one is on page 4.

The RH project would incorporate both traditional and non-traditional housing options. The traditional units would be suite style, and similar to the units in the existing East Residence Hall. The non-traditional units will be a flexible design, intended to function as either family housing (one student + family per unit) or as apartment style housing (up to four students per unit). Sample units are shown on pages 6 and 7.

The new residence hall will require a new parking lot. The lot may be planned for up to 180 stalls (based on up to 180 beds) which would provide parking for students with cars, staff, and visitors. At 300 sf/stall the parking lot would be 54,000 sf; which is comparable to the existing residence hall parking lot (50,000 sf +/-).

CHILDREN’S DISCOVERY CENTER (CDC)

This project would be a new building to house the CDC. The CDC provides early childhood education for children from infants to pre-school age. The purpose of the center is two-fold, one for the service provided to students and the College, but there is also a curriculum related function for the several programs including: Early Childhood Education, Nursing, Dental Hygiene, Psychology, Music, and Art. LCCC students interact with and observe children and instructors in the facility as a component of their coursework.

The new building would bring all components of the CDC under one roof, they are currently divided into two different buildings. The building would be around 12,000 square feet and would contain classrooms, administrative, and support spaces for the school. A full space program is on page 5.

PROPOSED BUILDING LOCATIONS

Both the residence hall and the children's discovery center are proposed to be located in the south west quadrant of the Cheyenne, WY LCCC campus. The location for the residence hall is currently an unused open piece of land. A modular building currently sits on the site for the children's discovery center. This building would be relocated prior to construction. The proposed location of both projects aligns with the LCCC Master Plan.

CHILDREN'S DISCOVERY CENTER RESIDENCE HALL



RESIDENCE HALL SPACE PROGRAM

The space program below reflects a starting point for the planning of the new residence hall. Further consideration will be necessary to establish a final program with regard to both shared spaces and the ratio and quantity of flex to traditional units.

Building Service						
Space Name	Area	Beds	Qty.	Ext. Area	Ext. Beds	Notes
Main Electrical Room	100.00	n/a	1.00	100.00	n/a	Potentially in a basement.
Fire Riser Room	100.00	n/a	1.00	100.00	n/a	
Mechanical Room	500.00	n/a	1.00	500.00	n/a	Potentially in a basement.
Server Room	250.00	n/a	1.00	250.00	n/a	
Sub Elec & IT Closets	80.00	n/a	4.00	320.00	n/a	
Total				1,270.00	n/a	

Common / Shared						
Space Name	Area	Beds	Qty.	Ext. Area	Ext. Beds	Notes
Great Room, Entry	2,500	n/a	1.00	2,500.00	n/a	
Mail / Parcel	200	n/a	1.00	200.00	n/a	
Reception / Office	500	n/a	1.00	500.00	n/a	
Laundry	350	n/a	1.00	350.00	n/a	
Custodial / Storage	250	n/a	3.00	750.00	n/a	
Furniture & Maintenance Storage	1,000	n/a	1.00	1,000.00	n/a	Mattresses, light bulbs, desks. In basement.
Computer	380	n/a	1.00	380.00	n/a	
Team (meeting)	600	n/a	1.00	600.00	n/a	
Warming / Kitchen	300	n/a	1.00	300.00	n/a	
Total				6,580.00	n/a	

Living						
Space Name	Area	Beds ea.	Qty.	Ext. Area	Ext. Beds	
Traditional suites (sim. to exst.)	705.00	4.00	28.00	19,740.00	112.00	
Flex Unit (family/apartment)	898.00	4.00	10.00	8,980.00	40.00	
Totals				28,720.00	152.00	

TOTALS	Area	% of total
Building Service	1,270.00	3.47%
Common Shared	6,580.00	17.99%
Living	28,720.00	78.53%
Total Net Square Feet (NSF)	36,570.00	100.00%

Building Efficiency (grossing factor) 85% 6,454

Gross Square Feet (GSF) 43,023.53

OTHER PROGRAMMATIC CONSIDERATIONS

-Budget will be a significant consideration and the overall scope of the building and resulting cost must balance with the revenue generated by the building and the financing situation.

CHILDREN'S DISCOVERY CENTER SPACE PROGRAM

The space program below reflects a comparison to a similar facility at the University of Wyoming as well as specific modification for the LCCC program.

Building Service								
Space Name			Area	Eff. ¹	Grossed ¹	Qty.	Ext. Area	Notes
MDP Room			80.00	100%	80.00	1.00	80.00	
Fire Riser Room			80.00	100%	80.00	1.00	80.00	
Mechanical Room			250.00	100%	250.00	1.00	250.00	
Server Room			100.00	100%	100.00	1.00	100.00	
Custodial			200.00	100%	200.00	1.00	200.00	Includes laundry
Restrooms			200.00	100%	200.00	2.00	400.00	
Total							1,110.00	

Childhood Discovery Center								
Space Name	# Stdts	SF/Std	Area	Eff. ¹	Grossed ¹	Qty.	Ext. Area	Notes
Waiting / Reception			250	100%	250.00	1.00	250.00	
Director's Office			150	100%	150.00	1.00	150.00	
Second office & file storage			250	100%	250.00	1.00	250.00	
Student workroom			300	100%	300.00	1.00	300.00	
Staff workroom			250	100%	250.00	1.00	250.00	
Kitchen			500	100%	500.00	1.00	500.00	Commercial kitchen with storage
Multipurpose room			1,500	100%	1,500.00	1.00	1,500.00	
Infant classroom (Penguins)	8	50	400	95%	421.05	1.00	421.05	
Infant sleeping room			315	100%	315.00	1.00	315.00	8 cribs, part of classroom
Toddlers (Turtles)	10	35	350	85%	411.76	1.00	411.76	1 or 2 cribs, sink for diaper changing.
Toddlers (Dragonflies)	10	35	350	90%	388.89	1.00	388.89	
3 Yr (Bees)	16	35	560	95%	589.47	1.00	589.47	
4 Yr (Zebra)	20	35	700	95%	736.84	1.00	736.84	
5 Yr (Eagle)	24	35	840	95%	884.21	1.00	884.21	
5 Yr, Part Time	24	35	840	95%	884.21	1.00	884.21	
2 Yr - 5 Yr Part Time	18	35	630	95%	663.16	1.00	663.16	
Observation room			80	100%	80.00	3.00	240.00	
Storage			500	100%	500.00	1.00	500.00	
Total							9,234.60	

¹ Room by room efficiency and grossed numbers are to account for furniture and other considerations, especially in classrooms. Building efficiency and grossing accounts for wall thickness, mechanical chases, etc.

TOTALS	Area	% of Total
Building Service	1,110.00	11%
Common Shared	9,234.60	89%
Total Net Square Feet (NSF)	10,344.60	100%
Building Efficiency (grossing factor)	85%	1,826
Gross Square Feet (GSF)	12,170.12	

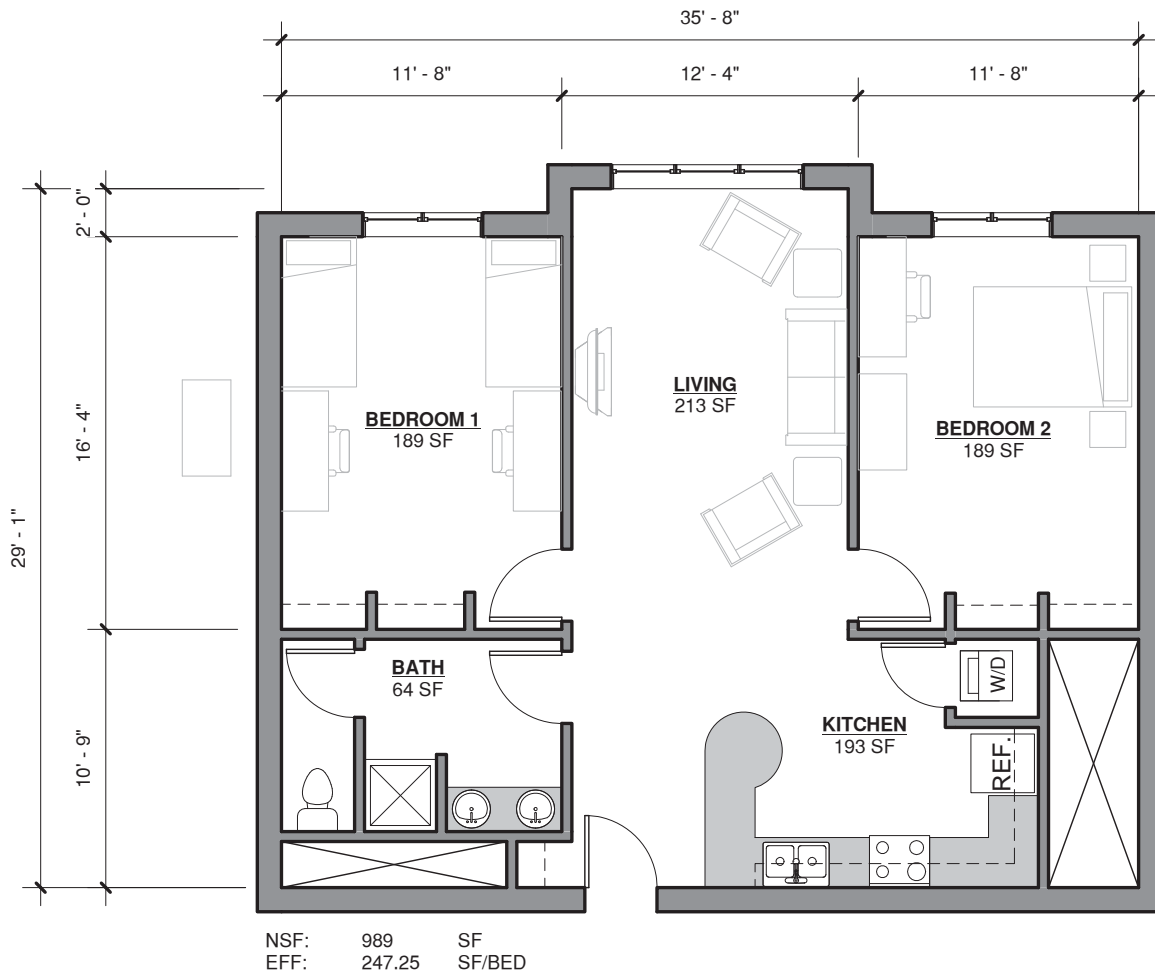
OTHER PROGRAMMATIC CONSIDERATIONS

- The kitchen must be a commercial kitchen capable of preparing full meals.
- Site security will be a significant consideration. Design and fencing of playground areas and how they relate to interior spaces will be an important component.
- Classrooms must comply with minimum size standards: 50 SF/Student for infant classrooms, and 35 SF/Student for other classrooms. These areas are for clear floor area and are exclusive of cabinets, changing stations, etc.
- Play areas shall be sized to accommodate a minimum of 75 SF/Student.

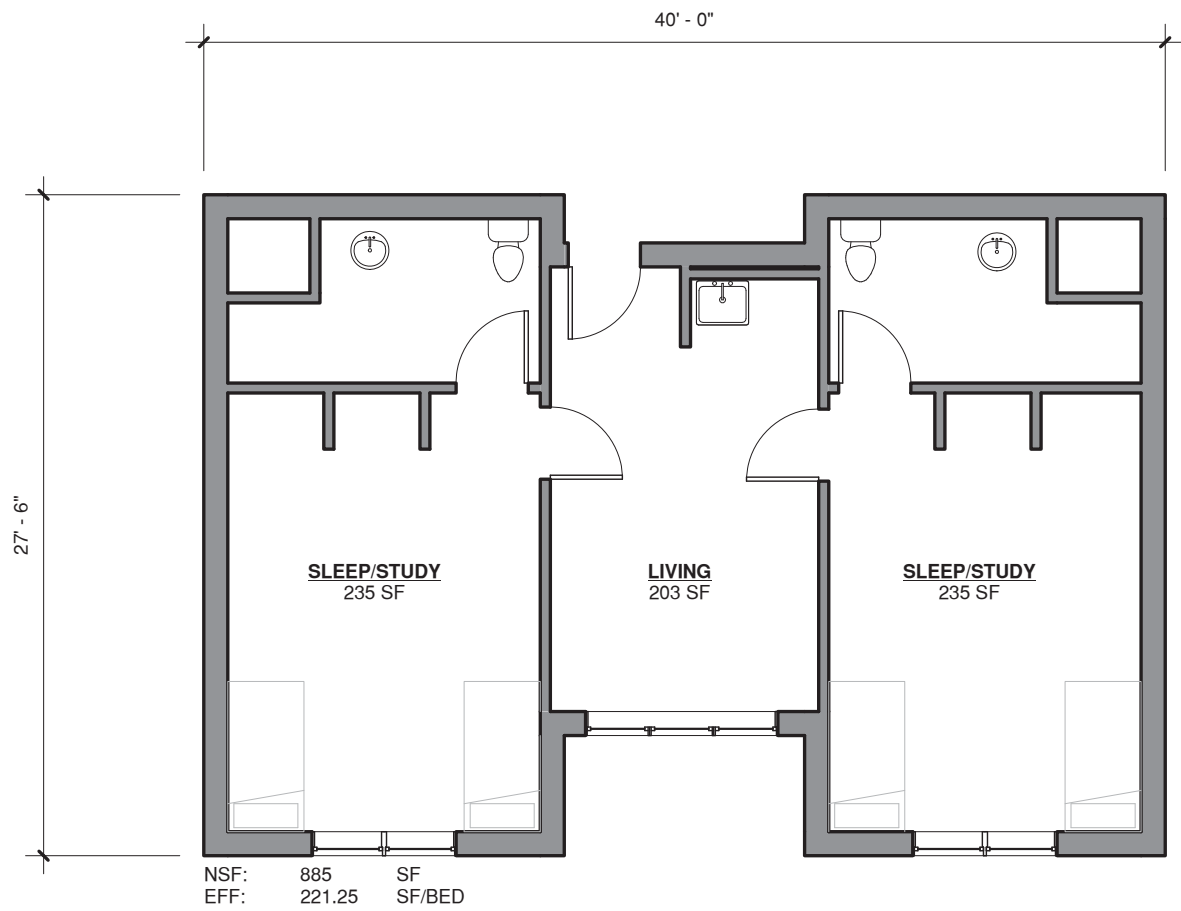
TYPICAL RESIDENCE HALL UNITS

There will be two repetitive unit types used in the planning of the residence hall. The first is a **flex unit**, the intent for this unit is that it could accommodate either 4 students in an apartment style arrangement or a family. The arrangement of these units in the building and their coordination with traditional units will help to reinforce their use as either apartment or family units. The primary features of the flex unit are a kitchen and washer/dryer connections. The second is a **traditional unit**, which will accommodate 4 students in a suite style unit. Two options have been developed for the traditional units: Traditional Unit - A, which is very similar to the current units in the east residence hall; and Traditional Unit - B, which is smaller and only includes a single common bathroom. Upon the completion of level one discussions the Traditional Unit - B was preferred.

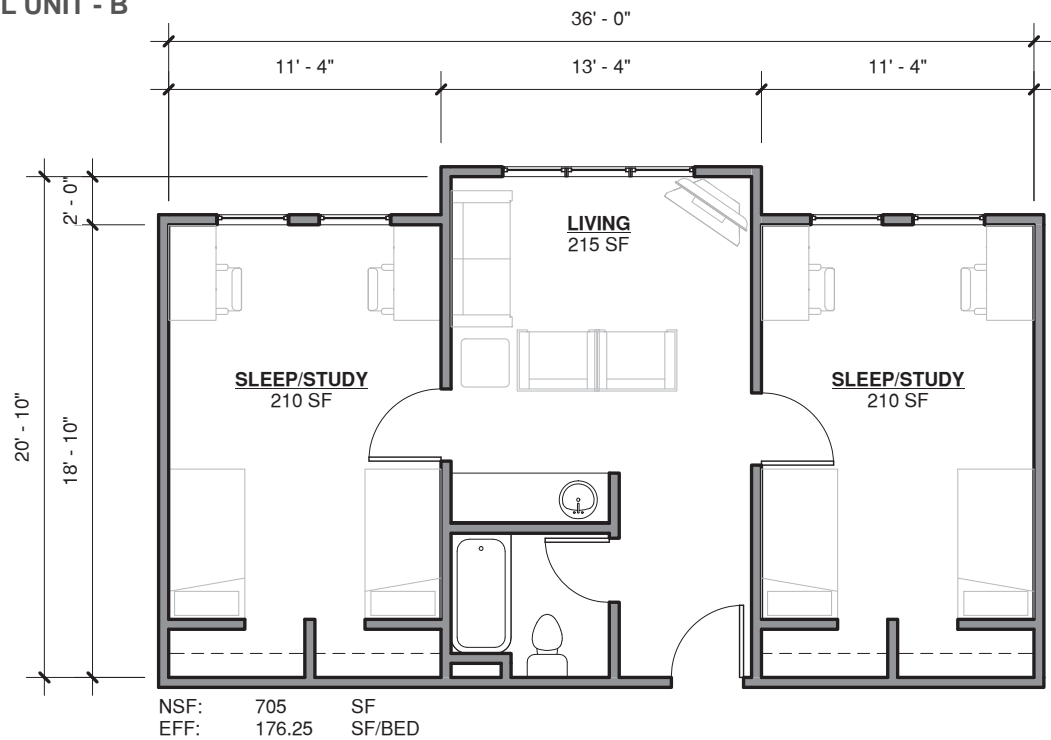
FLEX UNIT



TRADITIONAL UNIT - A



TRADITIONAL UNIT - B



[B] IDENTIFY THE NEED FOR THE PROJECT

RESIDENCE HALL

The need for new student housing arises from growing student numbers, a demand for apartment or family style housing options, and the need to replace the capacity of an existing building planned for demolition in the near future. The College has experience a loss of potential students who elect to attend a school whose housing options better address their needs or wishes.

There are a number of indicators of need for additional housing for students at LCCC including an increase in traditional age students graduating from high school, the expansion of technical programs offered in shorter time frames (1 semester and 9 months), the lack of housing available in Cheyenne, and a need for non-traditional, apartment style housing for students with families and non-traditional age students. Information from the LCCC recruiting department and technical program faculty also support the need for non-traditional student housing and an increase in housing overall to serve a growing need from students. New and different (family style) housing would give the LCCC recruiting department as well as faculty, coaches and activity sponsors another tool to recruit more students.

One factor impacting housing at LCCC is a rising number of high school graduates nationwide and in Wyoming. This increase in high school graduates is predicted to impact enrollment and consequently the need for housing on the LCCC campus.

A second factor affecting housing at LCCC is the number of students enrolled in short term programs, either a single semester or 9 months in duration. Family/apartment-style housing would allow non-traditional students a place to live while completing a short-term program without the added risk of signing a 12-month lease or living in poor quality housing while earning a certificate and then moving back home or to a job. In the fall 2014 enrollment report, LCCC had 592 full-time and 234 part time students enrolled in career/technical programs.

The non-traditional student population at LCCC is a significant number of the enrollment as indicated in the fall 2014 enrollment report. In fall 2014, 1,674 students were over the age of 25. According to the LCCC recruiting department, students ask each year about family housing for spouses and those who are single parents. Non-traditional students also ask about apartment-style housing each semester. Of the students living in the LCCC residence halls, 5% are over the age of 25.

ACADEMIC VS. TECHNICAL STUDENT COUNTS

By Program Category	Headcount	FTE
Academic/Transfer		
Full-time	1,288	1,521.8
Part-time	932	497.4
Total	2,220	2,019.3
Career/Technical		
Full-time	487	592.2
Part-time	382	234.8
Total	869	827.0
Undeclared		
Full-time	40	44.2
Part-time	1,365	401.3
Total	1,405	445.4

Source: System Enrollment Report, Parts E and F

CHILDREN'S DISCOVERY CENTER

The current functions of the Children's Discovery Center are divided between two locations. One of the locations is located above the auto-diesel shop and there are concerns of fumes, noise, etc. affecting the children. Additionally this separation creates difficulties for parents, staff, CDC students, and LCCC students. The need to move back and forth between the two locations creates scheduling, logistical, and safety problems.

The current locations are displacing potential educational uses, and if moved the spaces could revert back to instructional space. Lastly, a larger facility would allow the CDC to accommodate enough children to become financially self-sufficient.

STUDENT AGE

By Age Group	Headcount
Under 17	133
17 to 24	2,685
25 to 29	589
30 to 34	367
35 to 39	203
40 to 49	245
50 to 59	165
60 and over	105
Unknown	2
Average Age	26.68
Median Age	22.32

Source: System Enrollment Report, Part C

[C] STATUS OF SITE OWNERSHIP

RESIDENCE HALL

The site identified for the residence hall and all associated parking and site work is entirely within the boundaries of the current LCCC property and is listed on the County's records as owned by LCCC. See the mapping beginning on page 10 for further ownership information.

CHILDREN'S DISCOVERY CENTER

Same ownership as the residence hall.

[D] REQUIRED PERMITS

RESIDENCE HALL

The LCCC campus is located outside the city limits of Cheyenne and is under the jurisdiction of the Laramie County Planning and Building Departments. Laramie County has the authority of Local Enforcement per Wyoming State Statute 35-9-121. The steps required for permitting through the County will include:

- 1) Arrange and attend a Pre-Application meeting with the Laramie County Planning Department.
- 2) Prepare and submit the plan review application and required plans and specifications to the County for review. Fees will apply.

CHILDREN'S DISCOVERY CENTER

All of the requirements described under the Residence Hall heading apply to the Children's Discovery Center, however additional review is required since the facility is a Child Care Center accommodating more than 10 children, according to Wyoming State Statute 35-9-108. The additional review will be conducted by the Wyoming State Fire Marshal and the steps required will include:

- 1) Prepare and submit the plan review packet and submit the required plans and specification to the Fire Marshal for review. Fees will apply.

The kitchen in the CDC will be governed by the Laramie County Health Department, and a **Food Service Plan Review Worksheet** will need to be completed and submitted independent of the Building Department plan review package. Review of the worksheet will be an important design tool as well.

[F] IDENTIFY LEGAL CONSTRAINTS TO DEVELOPMENT

No known legal constraints to development exist for either project.

[G] IDENTIFY ALTERNATE SOURCES OF SPACE TO PURCHASE AND LEASE

For both of these projects there exists no space on campus which is designed or equipped to serve the needs of the proposed facilities. Additionally all other space on campus is currently utilized, primarily for educational space. The proposed sites for both projects are on land currently owned by LCCC.

[H] SUMMARIZE PUBLIC TESTIMONY

RESIDENCE HALL

In 2012 LCCC conducted a student survey regarding their preferences regarding housing. The study was developed in support of a previous off-campus housing project, however while applicable, the data gathered applies to on-campus housing.

CHILDREN'S DISCOVERY CENTER

Since this building will not be funded with State funds, public testimony was not gathered.

[I] COMMISSION'S RECOMMENDATION

N/A

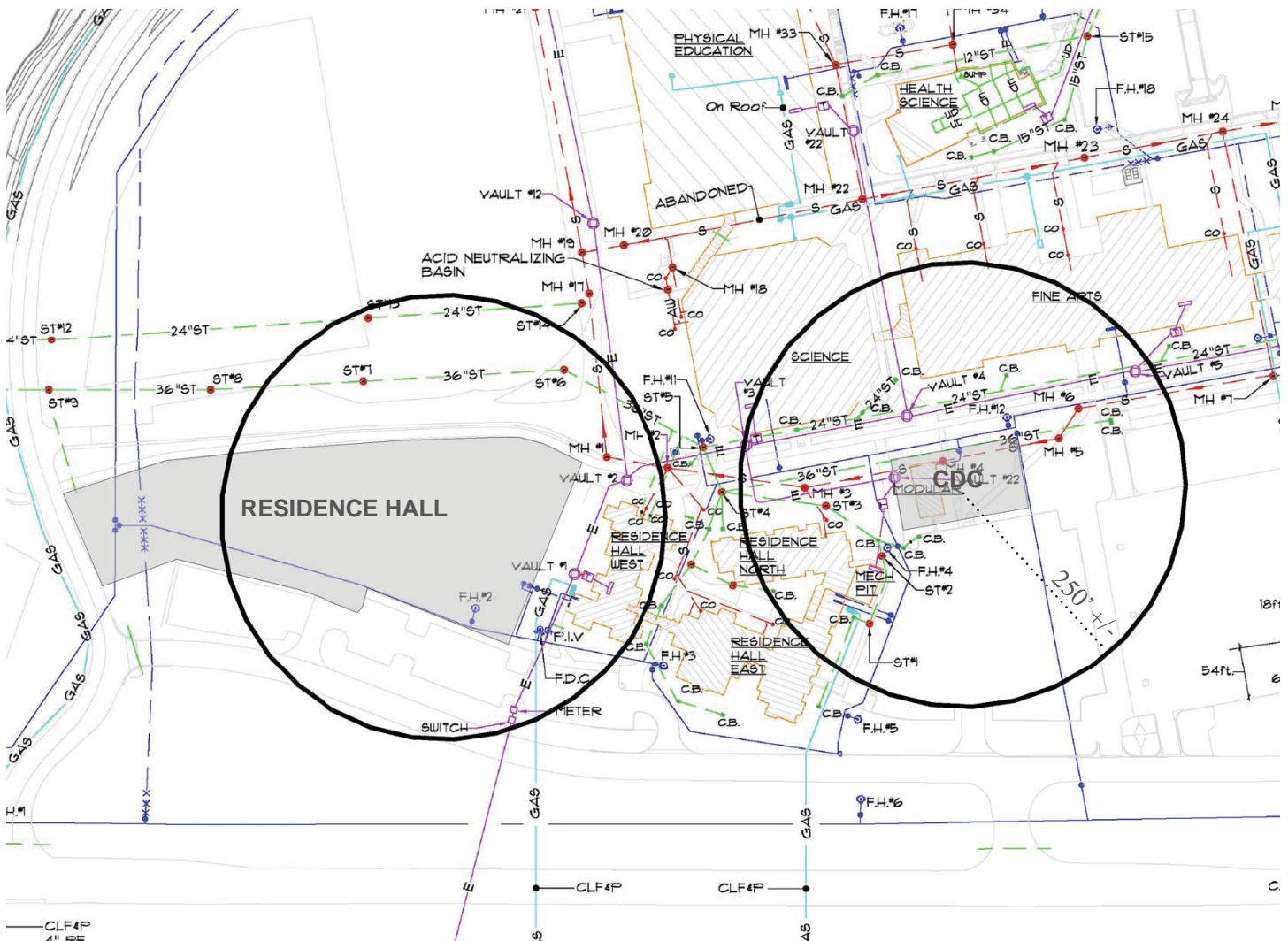
[E] ASSESS ENVIRONMENTAL CONSIDERATIONS AND CONSTRAINTS

RESIDENCE HALL + CHILDREN'S DISCOVERY CENTER

The RH and CDC are both proposed to be located in the south west quadrant of the LCCC Cheyenne campus. Campus utilities extend into this quadrant to serve the current residence halls. The current residence hall mechanical plant may also have capacity to serve the new residence hall. The following utilities are all within 250' of the proposed sites for both the residence hall and the children's development center.

- Domestic/Fire Supply Water (including fire hydrant #2 at the proposed RH site and fire hydrant #4 at the CDC).
- Electrical (underground)
- Sanitary Sewer
- Storm Sewer
- Natural Gas

The map below shows the locations of utilities in relation to the proposed project sites. The circles indicate a 250 foot radius from the center of probable building locations.



GIS MAPPING

Laramie County GIS information indicates that this portion of the LCCC campus is not located in a flood plain, is on relatively flat ground and is zoned for these uses. The following maps were obtained from the County's online Geographical Information System portal.

<http://arcims.laramiecounty.com/mapserver/map?>

PROJECT SITES

The image below generally identifies the two project sites for reference when reviewing subsequent maps.

CHILDREN'S DEVELOPMENT CENTER RESIDENCE HALL



OWNERSHIP

These maps indicate that portions of the LCCC campus are owned by the LCCC Foundation. Development in portions of the campus owned by the Foundation would bring other considerations to bear, however the proposed sites do not fall within Foundation property. The RH site is close to the boundary between LCCC and Foundation property and if possible the new construction should be limited to within the boundary of LCCC property.





FLOOD ZONE



TOPOGRAPHY



ZONING



WATER & SEWER DISTRICT

