

Laramie County Community College

Physical Education Building Renovation

Level One UPDATE

Original: May 2014

Updated: May 2016





Champion's Club

Revised Design Features

Two of the primary features of the revised design include the Champions Club (above) and the improved west entry (below). The Champions Club is a student lounge as well as a press box style space to enjoy basketball and volleyball games. The improved west entry coordinates with the campus master plan (following page), recognizing the likelihood that in the future most users will enter the building from the parking lot and student housing to the west. This also provides a face lift for a prominent facade of the campus, welcoming students and visitors upon arrival.



West Entry

BACKGROUND

Tobin & Associates involvement with this project began in 2011, and since that time it has seen several major iterations. A Level 1 report was prepared in 2014 based on the design at that time. In 2015 the project saw a new version, which necessitates this update to the previous Level 1 report.

General Level 1 Considerations

In general the findings of the 2014 Level 1 report are still valid. There are no apparent obstructions to development with respect to land ownership, legal issues, or infrastructure.

Project Need

The need for the project is also generally unchanged. The over arching theme is to create a collegiate level recreation center to aid in recruitment and student satisfaction. The project would enhance facilities for both physical education and athletics.

Changes

There have been several design changes, the most impactful of which are described in the following pages. These changes have also increased the scope and therefore the estimated cost for the project.



Portion of the LCCC Master Plan suggesting a primary west building entry.

AREAS

Gross Building Change

Existing Building Area: 65,462
Building After Additions: 75,912

Note that the footprint of the building only increases by approximately 250 SF, all other addition area is contained within the original building shell.

Other Pertinent Areas

Renovation Area: 30,273

Addition Level 1 249
Addition Level 2 5,136
Addition Level 3 5,065

Outside existing footprint. This is the ticket office.

Within existing MPR shell, south end.

Within existing MPR shell, south end.

Total Addition 10,450

Space Use (Category Code) Changes

		Existing		
	Cat Code	Level One	Level Two	Level Three
110	Classroom	505	-	-
115	Classroom Service	-	-	-
310	Office	1,142	-	-
315	Office Service	-	-	-
350	Conference	-	-	-
355	Conference Service	-	-	-
410	Study Room	-	-	-
520	Athletic/P.E.	46,916	-	-
525	Athletic/P.E. Service	7,965	-	-
630	Food Facility	-	-	-
660	Merchandising	-	-	-
650	Lounge	-	-	-
WWW	Circulation	6,939	-	-
XXX	Building Service	113	-	-
YYY	Mechanical	1,882	-	-
Totals		65,462	-	-
Building Total		65,462		

		Renovation & Addition		
	Cat Code	Level One	Level Two	Level Three
110	Classroom	505	763	-
115	Classroom Service	-	-	-
310	Office	1,029	-	1,630
315	Office Service	-	-	1,786
350	Conference	-	-	238
355	Conference Service	-	-	-
410	Study Room	551	-	-
520	Athletic/P.E.	41,007	1,983	-
525	Athletic/P.E. Service	9,535	1,464	-
630	Food Facility	512	-	-
660	Merchandising	249	-	-
650	Lounge	525	-	977
WWW	Circulation	9,672	881	411
XXX	Building Service	244	45	23
YYY	Mechanical	1,882	-	-
Totals		65,711	5,136	5,065
Building Total		75,912		

DESIGN

A few key changes to the design are described below:

Competition Arena

The current gymnasium does not provide adequate ceiling height or seating capacity to allow LCCC to host certain tournaments. In order to allow LCCC to host these tournaments, as well as to enhance the experience of both the athletes and the spectators the competitions space has been moved. The northern two thirds of the current MPR will be renovated as a collegiate level competition space. Three tennis courts will be maintained in the space.

Third Level

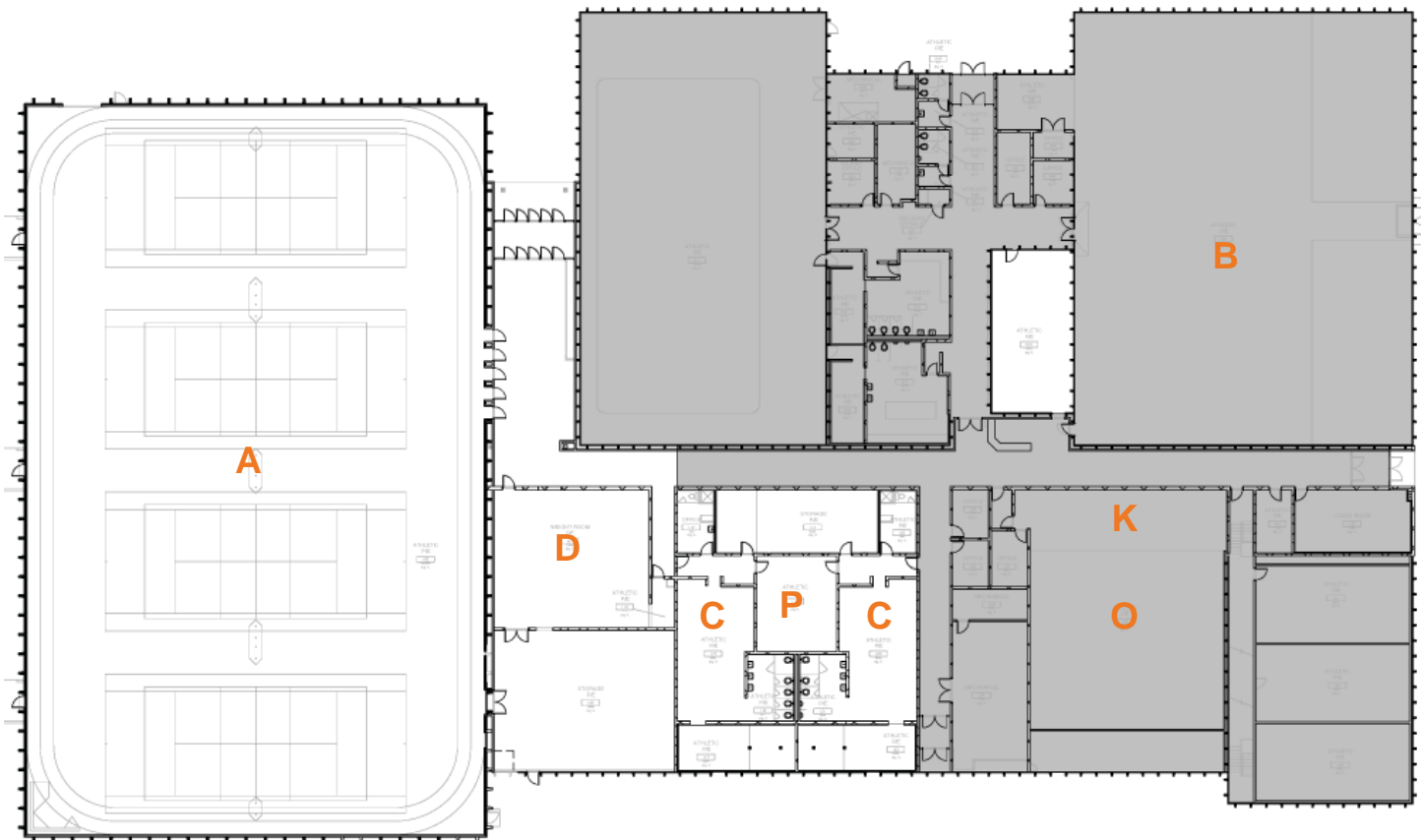
The volume of the MPR allows for three levels to exist below the existing roof structure, as opposed to the two previously proposed. This additional floor will allow greater expansion of the previously proposed athletic offices, cardio space, and weigh room.

West Entry

Review of the LCCC master plan suggests that in the future many users will likely enter the building from the west. This version proposes an upgrade to the west facade and entry. The west facade of this building is also a prominent feature at a primary campus entry. The improvements to the facade will also create a more welcoming and collegiate appearance to this campus approach.

LEGEND

- A MPR
- B Competition Arena (Gym)
- C Locker Room
- D Weight Room
- E Circulation / Lounge
- F Concessions
- G Student Lounge
- H Not Used
- I Student Success Center
- J Storage
- K Cardio
- L Office
- M Conference Room
- N Champions Club
- O Studio / Classroom
- P Trainer
- Q Ticket Office



Existing Building

Areas shaded in gray remain as-is.

COST ESTIMATION

Previous Cost Estimate

Total Project \$3,461,225

Updated Cost Estimate

Phase 01, Arena	\$1,971,470
Phase 02, 3 Story Interior Addition, Entry, & Lobby	\$3,697,140
Phase 03, Student Success Center	\$87,166
Phase 04, Training & Soccer Lockers	\$538,677

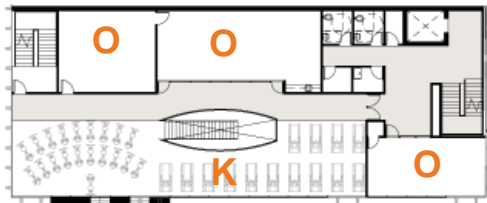
Total Construction	\$6,294,493
Soft Costs	\$1,011,572

Total Project \$7,306,065¹

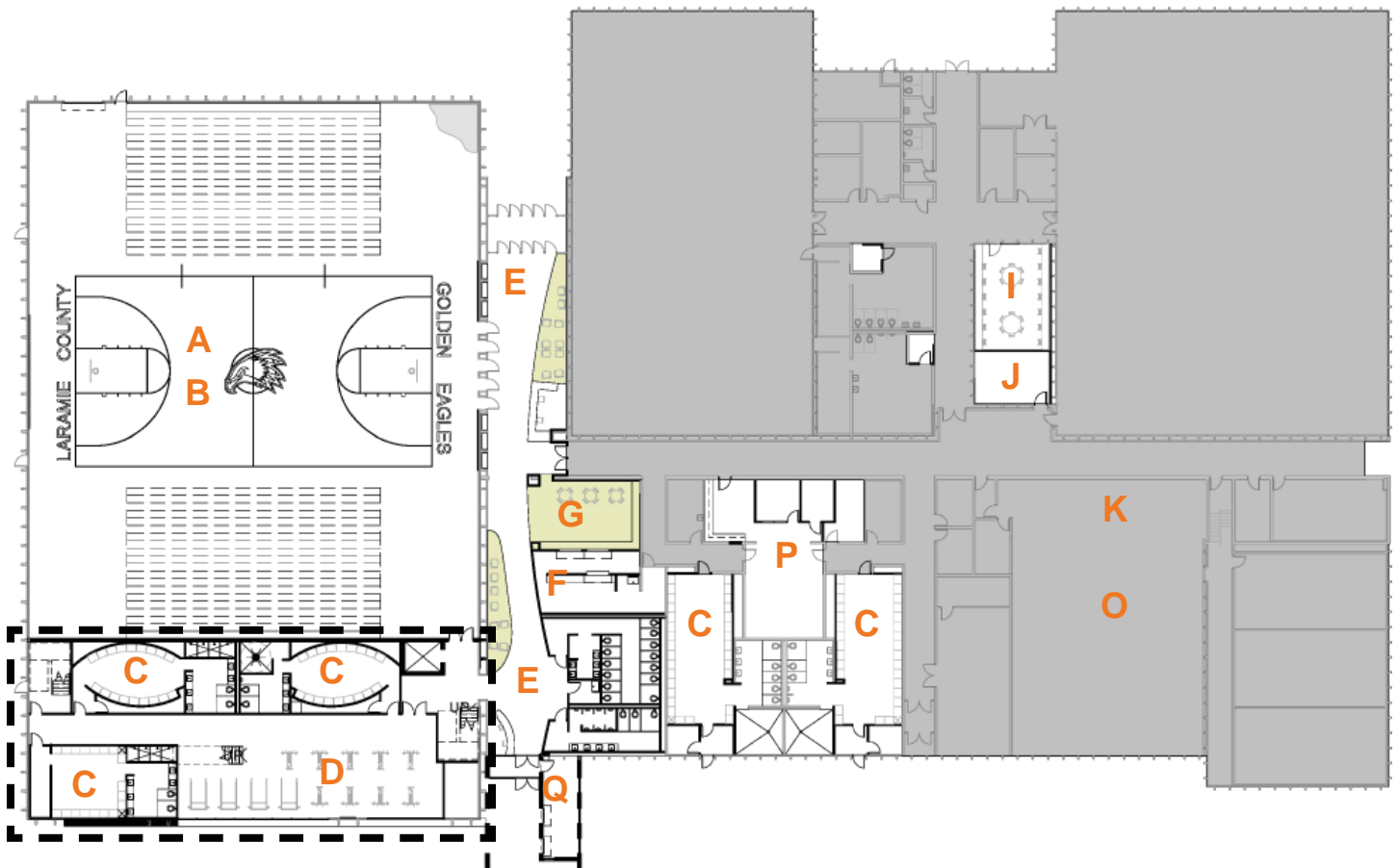
¹ This estimate was developed in 2015 and assumed construction in 2016. Additionally it is our recommendation that a detailed engineering investigation and analysis of the building infrastructure be performed to better inform the MEP portions of the cost estimating.



Renovation - Level 03



Renovation - Level 02



Renovation - Level 01

Dashed box outlines the location of the second and third level additions.

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