



## **Individual Project Development**

## Eight Storefront Neighborhoods

**Project Origin:** The “Neighborhoods” concept was originally displayed in the 2016 campus master plan update (reference pages 66-76 of that document). It enhances a string of existing buildings along the inner pedestrian core of the campus, connecting them with an improved corridor system and adding a specialized academic node to each building. This master plan has retained this concept, and brought it forward as a desired and valid project in this 2021 master plan update.

“NEIGHBORHOOD” CONCEPTUAL 3D DIAGRAM



*Aerial view from the south looking at string of neighborhood projects proposed.*

The three-dimensional representation above shows the neighborhood concept spanning from the Science Center to the west, all along the interior promenade, to the Auto Body Building in the east. A cost estimate was prepared for the entire system. The cost estimate included not only hard construction costs, but “soft” project related costs as well, in order to provide LCCC with full funding requirements.

To respect the probability of limited funding resources, the LCCC leadership group asked if the project could be completed in phases. The answer was yes. Together, the group decided to look at the Fine Arts Building as a good place to start the process. Therefore, in the cost estimate at the end of this section, the Fine Arts project cost has been separated out for the sake of obtaining funding.







*Concept image illustrating new landscaping potential and entrance form.*

**Individual Building Identity:** In an effort to fully describe the project, Plan One and our Landscape Architect, Studio Plaats, began to explore different looks for the entrances to the buildings. Currently, the existing campus motif is a very uniform, mono-style of pre-cast painted tees for the exterior walls.

The concept arose that a unique entrance design would give a sense of unique individuality to each of the buildings. The following images show how a vertical tower design would help with building identification from a distance.

### Concentrated Landscape

**Focus:** The central core area of the campus has already begun a landscape transformation away from mowed, irrigated lawn to more of a water conservative xeroscape design. To further that idea, and to again bring focus to the entrance points of the building, Studio Plaats developed a series of concepts that would add a splash of color and variety to just the immediate area of the front door.



*Concept image illustrating new landscaping potential and entrance form.*





*Concept image illustrating new landscaping potential and entrance form.*

**Unique Curriculum Enhancements:** During the course of design, the team took the exterior façade enhancement one step further. To further individualize the entrance to each building, a curriculum specific enhance is proposed for each building.



*Concept image illustrating “active” artistic chalk wall.*

**A Sense of Place:** For the Fine Arts building, a relatively low- cost pergola is envisioned for the exterior just outside the entrance. This is intended to encourage students and staff to linger outside, by creating a new “place” in the campus fabric. This pergola could be galvanized and painted for longevity and low maintenance. It could also have a wind break incorporated into the west side.

**Artistic Expression:** Another great idea, specific to the Fine Arts, was the creation of a “Chalk Wall” opposite the pergola. This solid concrete wall would be available for the students to create temporary chalk art, messages, or other creations. These would be short-lived and temporary, washed away by the next rain.





**Project:** Neighborhood Concept  
**Project No:** 2139  
**Project Phase:** Conceptual Estimate  
**Documents Dated:** 10/26/21

### CONCEPTUAL PROJECT COST ESTIMATE

	Quantity	Pricing Unit	Unit Price	Total Cost
<b>Division 1 - General Conditions</b>				
Mobilization	1	ls	\$ 50,000	\$ 50,000
General Conditions	2%	%	\$ 9,543,850	\$ 190,877
Bonds & Insurance	0.8%	%	\$ 9,543,850	\$ 76,351
<b>Total Division 1</b>				<b>\$ 317,227.80</b>

### Construction Costs

Fine Arts - Entrance Node	394	sf	\$ 375	\$ 147,750
Fine Arts - Collaboration Space	1,641	sf	\$ 225	\$ 369,225
Fine Arts - Corridors	4,549	sf	\$ 175	\$ 796,075
Science Center - Entrance Node	1,334	sf	\$ 375	\$ 500,250
Science Center - Collaboration Space	2,380	sf	\$ 225	\$ 535,500
Science Center - Corridors	1,615	sf	\$ 175	\$ 282,625
Library - Entrance Node	265	sf	\$ 375	\$ 99,375
Library - Collaboration Space	905	sf	\$ 225	\$ 203,625
Library - Corridors	2,095	sf	\$ 175	\$ 366,625
CCC - Entrance Node	265	sf	\$ 375	\$ 99,375
CCC - Collaboration Space	905	sf	\$ 225	\$ 203,625
CCC - Corridors	2,095	sf	\$ 175	\$ 366,625
Crossroads - Entrance Node	1,395	sf	\$ 375	\$ 523,125
Crossroads - Collaboration Space	7,823	sf	\$ 225	\$ 1,760,175
Crossroads - Corridors	2,484	sf	\$ 175	\$ 434,700
ARP - Entrance Node	1,200	sf	\$ 375	\$ 450,000
ARP - Collaboration Space	5,990	sf	\$ 225	\$ 1,347,750
ARP - Corridors	2,499	sf	\$ 175	\$ 437,325
CT - Entrance Node	636	sf	\$ 375	\$ 238,500
CT - Entrance Corridor	1,893	sf	\$ 175	\$ 331,275
Landscaping	1	ls	\$ 50,000	\$ 50,000
<b>Subtotal Construction Costs</b>				<b>\$ 9,543,525</b>
General Contractor OH&P	1	%	8%	\$ 788,860
<b>Total Construction Costs (Including Division 1)</b>				<b>\$ 10,649,613</b>

### Project Soft Costs

Architectural / Engineering Fees		%	10%	\$ 1,064,961
Testing & Inspection		%	0.85%	\$ 90,522
FF&E		%	4%	\$ 425,985
Construction Contingency		%	10%	\$ 1,064,961
Design Contingency		%	10%	\$ 1,064,961
<b>Subtotal Project Soft Costs</b>				<b>\$ 3,711,390</b>

<b>Total Project Cost - Hard &amp; Soft Costs Combined</b>	<b>\$ 14,361,003</b>
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<b>Fine Arts Project Cost</b>	<b>\$ 1,975,865</b>
<b>Science Center Project Cost</b>	<b>\$ 1,983,878</b>
<b>Library Project Cost</b>	<b>\$ 1,007,645</b>
<b>CCC Project Cost</b>	<b>\$ 1,007,645</b>
<b>Crossroads Project Cost</b>	<b>\$ 4,090,020</b>
<b>ARP Project Cost</b>	<b>\$ 3,363,319</b>
<b>CT Project Cost</b>	<b>\$ 857,392</b>

## Eight Building Re-Skin Projects

**Project Origin:** This project entails applying a new exterior façade, or “skin” over the top of the existing exterior pre-cast concrete surfaces. The test pilot for this project was the reskin that was applied over the Andrikopoulos Business & Technology Building. This project was designed by Tobin & Associates in 2017, and is considered very successful. In fact, this project was featured in the 2022 Wyoming Architectural calendar. The new facade adds a modern look to the building. It has an important added benefit, in that additional insulation is added to the exterior envelope during the process, increasing energy efficiency for the long term.



*Existing photograph of the Business & Technology building, which recently received a facade upgrade.*

**Extent of the Proposed Project:** With the Business & Technology Building upgrade as a starting point, a number of the other original buildings on campus have been slated for a façade upgrade. The partial campus map below shows the project extent that is suggested in this master plan update.



*3D model of the entire campus, with color coded buildings based on Master Plan projects.*

**Building Individuality:** As described in the preceding Neighborhoods section, it may be desired to provide each building with its own sense of individuality. Available in the construction market today are a great number of architectural metal panels. These come in a great variety of colors, profiles, finishes and textures. Additionally, different reveals can be added, separating the panels and adding a negative space for dramatic effect. For the sake of example, the Master Plan Team used a corner of the Training Center Building as a location for a variety of exterior panel studies, shown on the next page.





*The Training Center was 3D modeled in order to study several different re-skin concepts.*

Indeed, not all the buildings need to look alike. In everyone's mind, the monolithic look of the painted, pre-cast concrete walls are ready for a new modern look. The newer buildings on campus are beautiful representations of what all the re-skinned buildings could be. However, there is a general feeling in that the buildings are different, they should all share a common color palette, throughout the campus, so there is still a sense of unification.



*These thumbnail images represent various re-skin methodologies, all of which could help tie the campus into a common aesthetic.*



## Physical Plant & Campus Storage Facility

**Project Origin:** This is a new project shown for the first time in this 2021 master plan update. The current Physical Plant Building is located on the eastern side of campus, but within the main central core. As such, this location might be better suited for an academic use in the future. The Physical Plant Building needs to be near campus for convenience, but would be better suited to be away from the pedestrian nature of the central campus core.

Additionally, the physical plant, and the surrounding walled corporation yard, are nearing capacity. A relocation and new build for the physical plant would allow it to be right-sized for today's needs, but also be designed to accommodate future expansion.



**Image to the Left:**  
*Existing physical plant building*

**Campus Storage Building:** Another new project is the Campus Storage Building. As with most institutions, storage space is at a premium. Most available storage areas get taken with new uses as an institution grows (an evidence of success). Currently, the LCCC staff end up moving stored items from one location to another, time and time again, causing an inefficiency and expense in staff resources. The concept is to have a large warehouse where surplus items are stored, all under one roof. The warehouse would have a drive-in bay for drop-off and pick-up convenience, all under roof.

**Construction Type Economy:** Both of these facility needs lend themselves to a pre-engineered metal building (PEMB) solution. This is a very economical building construction type, that has the added benefit of large, clear spans within, with a limited number of columns. These buildings could have a limited amount of conventional exterior finishes applied, especially at the main entrance, to help them blend with the campus. However, they should and would remain basically utilitarian, in order to receive the maximum amount of useable square footage for a reasonable cost.

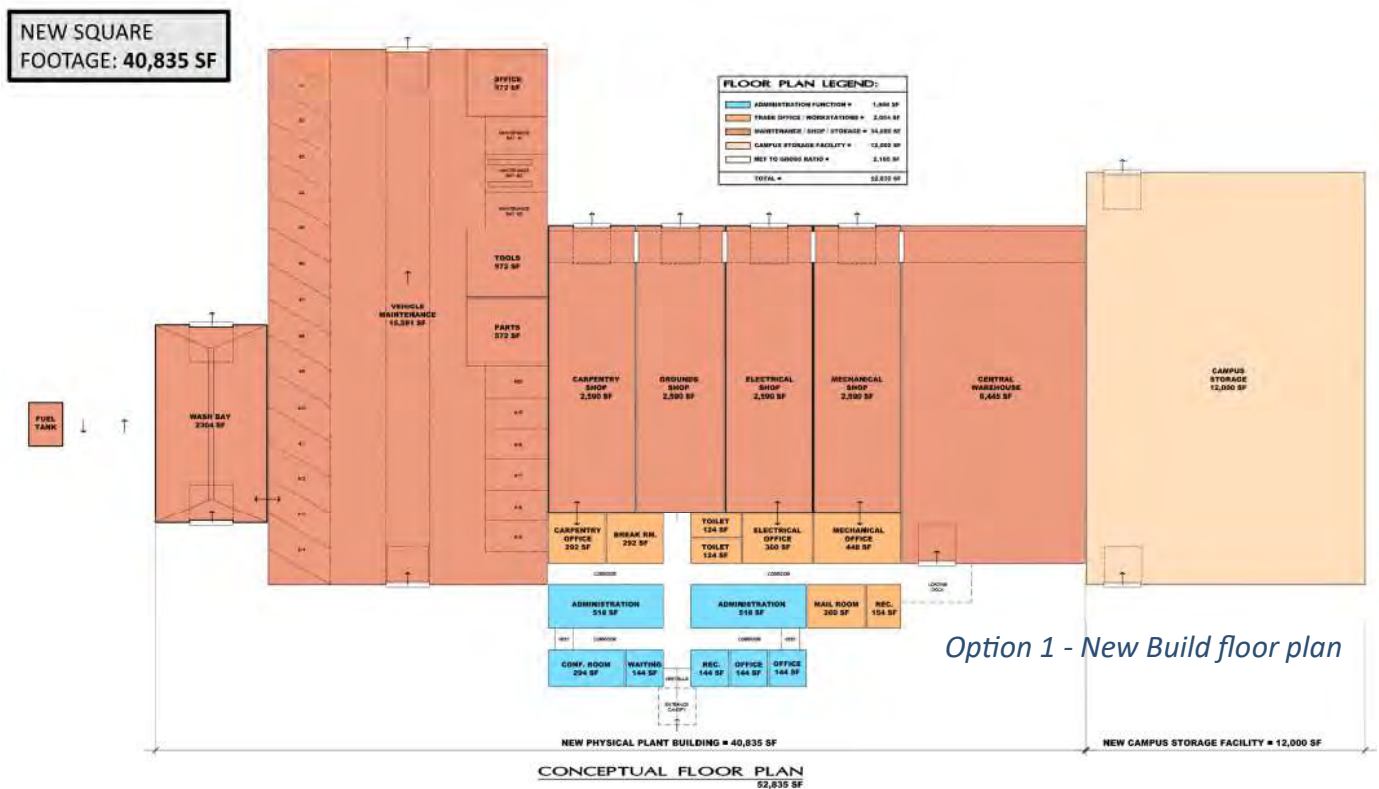
**Project Consolidation Efficiency:** As both of these facility needs suggest the same construction type, it made sense for the sake of this master plan update to consolidate them into a single project. The campus storage space has been placed directly adjacent to the campus warehouse space in the physical plant. Both types of storage could overflow and mix back and forth for efficiency according to fluctuating needs.



**Option 1 – New Build:** The first solution explored was the construction of a new physical plant and Storage Building (combined) on the north side of campus, outside of the loop road. This provides the proximity needed for quick service to all the campus buildings, but places the new facility beyond the higher aesthetics of the inner campus core. If the physical plant operation was to be relocated, the existing central heating and cooling plant would remain in its current location, due to its connectivity to the campus infrastructure system.



*Option 1 - New Build site plan*



**Floor Plan Design:** In programming sessions with the staff, it made sense to design the floor plan area by the individual trades. Therefore, the automotive, electrical, carpentry, grounds, and other trades all have their own individual areas, where they will store their own supplies and perform their own work task. The PEMB building system works perfectly for this type of arrangement. In the floor plan graphic below, the building has been designed for future expandability in all directions. This allows the economy of right-sizing for current needs, and accommodating future growth as well.

**Option 2 – Expand Existing Location:** Due to the expense of a new facility, the Leadership Group asked for a second scheme of adding onto the existing physical plant building to be explored. This would be accomplished by building additions into the existing walled corporation yard. While this does present a lower first cost investment, it eliminates the useable exterior yard space currently used for vehicle and material storage. It may also be considered a short-term fix, in that more eventual growth would mean a future relocation anyway. In that event, this capital expenditure should be carefully evaluated, due to the cost of adding new construction onto an older building with a limited remaining lifespan.



*Option 2 - "Expand Existing Location" site plan.*

**Administration Relocation:** Both schemes portray the improvement of relocating the physical plant administrative function to a more accessible location. The current location is tucked back in a corner, and is difficult to find for vendors and visitors. A new "front door" to the physical plant operation would make the floor plan system more efficient and improve flow. It would also limit visitor access to the interior part of the building, for an appropriate separation between public and private spaces.



*Image to the left: Conceptual Floor Plan Diagram of Option 2 - Expand Existing Location.*

*Option 2 - "Expand Existing Location" floor plan.*



## LCCC Operations Plant - Option 1 Conceptual Estimate



**Project:** LCCC Operations Plant / Campus Storage Facility Project  
**Project No:** 2139  
**Project Phase:** Conceptual Estimate  
**Documents Dated:** 08/19/21

CONCEPTUAL PROJECT COST ESTIMATE				
	Quantity	Pricing Unit	Unit Price	Total Cost
<b>Division 1 - General Conditions</b>				
Mobilization	1	ls	\$ 50,000	\$ 50,000
General Conditions	2%	%	\$ 15,830,000	\$ 316,600
Bonds & Insurance	0.8%	%	\$ 15,830,000	\$ 126,640
<b>Total Division 1</b>				<b>\$ 493,240.00</b>

<b>Construction Costs</b>				
Administration Offices	1,906	sf	\$ 525	\$ 1,000,650
Trade Offices & Workstations	2,054	sf	\$ 400	\$ 821,600
Maintenance Shop & Storage	34,690	sf	\$ 300	\$ 10,407,000
Campus Storage Facility	12,000	sf	\$ 300	\$ 3,600,000
<b>Subtotal Construction Costs</b>				<b>\$ 15,829,250</b>
General Contractor OH&P	1	%	8%	\$ 1,305,799
<b>Total Construction Costs (Including Division 1)</b>				<b>\$ 17,628,289</b>

<b>Project Soft Costs</b>				
Architectural / Engineering Fees		%	6%	\$ 1,057,697
Testing & Inspection		%	0.85%	\$ 149,840
Construction Contingency		%	10%	\$ 1,762,829
Design Contingency		%	10%	\$ 1,762,829
<b>Subtotal Project Soft Costs</b>				<b>\$ 4,733,196</b>

<b>Total Project Cost - Hard &amp; Soft Costs Combined</b>				<b>\$ 22,361,485</b>
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## LCCC Operations Plant - Option 2 Conceptual Estimate



**Project:** LCCC Operations Plant Additions & Remodel Project  
**Project No:** 2139  
**Project Phase:** Conceptual Estimate  
**Documents Dated:** 09/22/21

CONCEPTUAL PROJECT COST ESTIMATE				
	Quantity	Pricing Unit	Unit Price	Total Cost
<b>Division 1 - General Conditions</b>				
Mobilization	1	ls	\$ 50,000	\$ 50,000
General Conditions	2%	%	\$ 8,348,000	\$ 166,960
Bonds & Insurance	0.8%	%	\$ 8,348,000	\$ 66,784
<b>Total Division 1</b>				<b>\$ 283,744.00</b>

<b>Construction Costs</b>				
Administration Office Remodel	2,600	sf	\$ 250	\$ 650,000
Maintenance Shop & Storage	22,654	sf	\$ 300	\$ 6,796,200
<b>Subtotal Construction Costs</b>				<b>\$ 7,446,200</b>
General Contractor OH&P	1	%	8%	\$ 618,396
<b>Total Construction Costs (Including Division 1)</b>				<b>\$ 8,348,340</b>

<b>Project Soft Costs</b>				
Architectural / Engineering Fees		%	6%	\$ 500,900
Testing & Inspection		%	0.85%	\$ 70,961
Construction Contingency		%	10%	\$ 834,834
Design Contingency		%	10%	\$ 834,834
<b>Subtotal Project Soft Costs</b>				<b>\$ 2,241,529</b>

<b>Total Project Cost - Hard &amp; Soft Costs Combined</b>				<b>\$ 10,589,869</b>
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## INDOOR TURF FACILITY

**Project Origin:** This project consists of a new indoor turf and basketball complex directly adjacent to the Recreation & Athletics Center (RAC) Building. It was first briefly mentioned in the RAC Level II Study prepared by Tobin & Associates in 2017.

**The RAC Project:** Funding has been secured for the RAC project, and design work is underway for a complete gut & remodel of the existing facility. One key feature of the RAC project is the transformation of the current Multi-Purpose Room (MPR) into a new competition gym, capable of hosting basketball or volleyball games, with seating for up to 1,800 spectators. The new indoor turf facility contains three new basketball / volleyball courts. Together, with the two courts that be within the remodeled RAC, makes a total of five courts. This will provide LCCC with the ability to host large scale tournaments on campus for the first time.



*Design sketch showing the currently proposed “Scheme C” for the RAC renovation.*

**Surrounding Site Context and Connectivity:** The new indoor turf facility will be located due west from the RAC. The RAC project features a new main entrance and promenade corridor, that will flow all the way through the building from east to west. At the western end, there is an opportunity for a strong connection to the new indoor turf facility. This may be either a landscaped courtyard, or a fully enclosed link, to protect from the weather. To the north a new soccer field complex is proposed. Four fields are envisioned. The southeast field would be the competition field. It would consist of artificial turf, and be equipped with bleachers, press box, and lighting. Pedestrians would be kept to the inside of the new field system, and vehicular access would be provided around the outer perimeter, for separation and safety.





*This image depicts the conceptual layout for future soccer fields, located just to the north of the existing athletic facilities (and proposed location for the indoor turf facility).*



**Floor Plan Arrangement:** The new indoor turf facility will provide an interior athletic practice space for year-round use. The opportunities for this large open space are many. The main corridor will align with the new RAC main entrance and corridor, making the two facilities compliment each other and feel as one. New locker rooms and support spaces have been placed to the southern side. The three new basketball / volleyball courts have been envisioned as a separate building form, making this an easy component of the project to be considered a bid alternate or to be phased for future implementation. The cost estimates at the end of the section show this portion of the project separated out, to assist with funding consideration. Space is provided south of the new parking lot for a future pool building as part of this master plan as well.



*Concept site layout of new indoor turf facility, adjacent to the soon to be renovated Recreation and Athletic Center.*

**New Look for the Future:** In the near future, the RAC building will receive a new exterior look as a part of the current renovation project. A major component of the RAC project includes the reskinning of the exterior envelope of the building. An added benefit is the additional insulation that will be applied, for long-term energy efficiency.

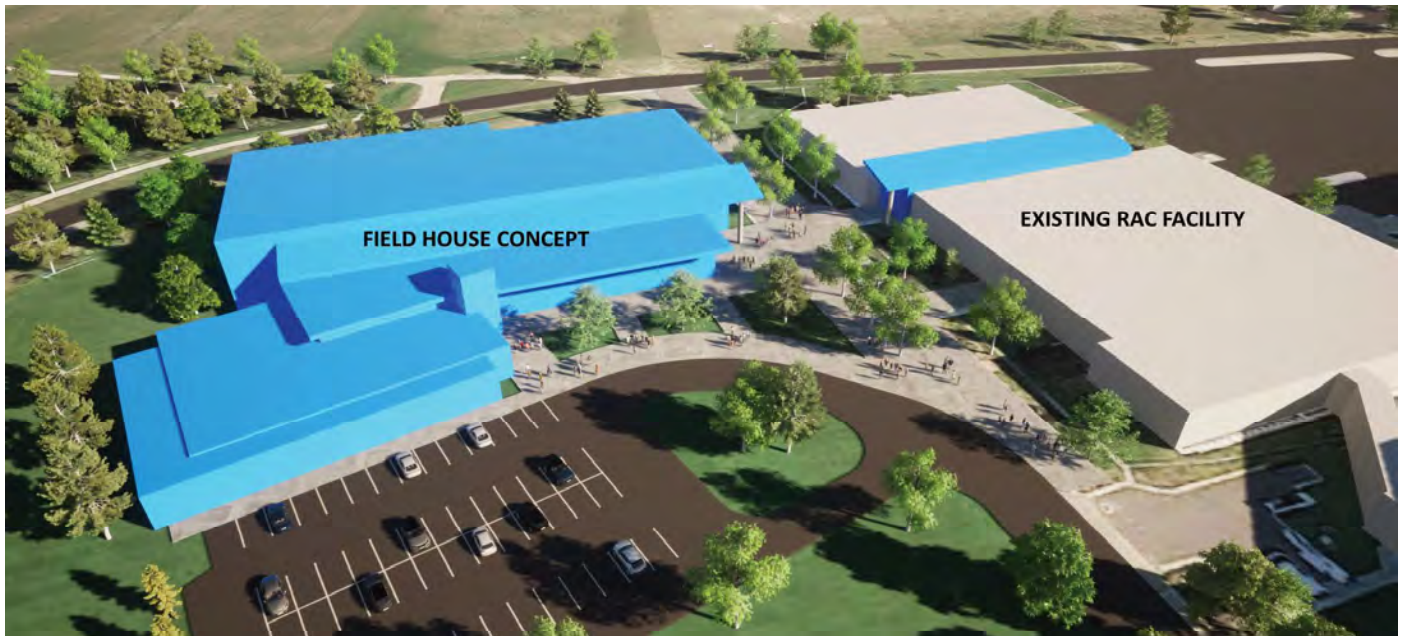


*Photograph of the current exterior of the RAC building, showing the exposed pre-cast concrete walls.*





*Conceptual rendering of the new look proposed for the RAC exterior, modern materials to blend with the newer buildings on campus.*



**Above Image:** The above image illustrates a conceptual 3D design of the indoor turf facility. Early concepts include tying in the pedestrian walks and traffic patterns into the neighboring Recreation and Athletic Center.

**3D Conceptualization and Building Form:** The new Indoor Turf Facility, together with the remodeled RAC and soccer fields, will create prominent visual landmarks to the northwestern corner of the LCCC campus. Due to the long, clear span required for the athletic events, a pre-engineered metal building (PEMB) construction type is envisioned, complimented with a percentage of conventional exterior finishes to achieve a blend with the newer buildings on campus.



**Project:** Indoor Turf Facility & Basketball Courts  
**Project No:** 2139  
**Project Phase:** Conceptual Estimate  
**Documents Dated:** 09/23/21

CONCEPTUAL PROJECT COST ESTIMATE				
	Quantity	Pricing Unit	Unit Price	Total Cost
<b>Division 1 - General Conditions</b>				
Mobilization	1	ls	\$ 35,000	\$ 35,000
General Conditions	2%	%	\$ 9,672,500	\$ 193,450
Bonds & Insurance	0.8%	%	\$ 9,672,500	\$ 77,380
<b>Total Division 1</b>				<b>\$ 305,830.00</b>

<b>Construction Costs</b>				
Turf Facility (Base Bid)	36,500	sf	\$ 265	\$ 9,672,500
<b>Subtotal Construction Costs</b>				<b>\$ 9,672,500</b>
General Contractor OH&P	1	%	8%	\$ 798,266
<b>Total Construction Costs (Including Division 1)</b>				<b>\$ 10,776,596</b>

<b>Project Soft Costs</b>				
Architectural / Engineering Fees		%	8%	\$ 862,128
Testing & Inspection		%	1.00%	\$ 107,766
Construction Contingency		%	10%	\$ 1,077,660
Design Contingency		%	10%	\$ 1,077,660
<b>Subtotal Project Soft Costs</b>				<b>\$ 3,125,213</b>

<b>Total Project Cost - Hard &amp; Soft Costs Combined (Turf Facility)</b>				<b>\$ 13,901,809</b>
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#### Bid Alternate - Basketball Courts

<b>Division 1 - General Conditions</b>				
Mobilization	1	ls	\$ 25,000	\$ 25,000
General Conditions	2%	%	\$ 4,400,000	\$ 88,000
Bonds & Insurance	0.8%	%	\$ 4,400,000	\$ 35,200
<b>Total Division 1</b>				<b>\$ 148,200.00</b>

<b>Construction Costs</b>				
Bid Alternate - Basketball Courts	16,000	sf	\$ 275	\$ 4,400,000
<b>Subtotal Construction Costs</b>				<b>\$ 4,400,000</b>
General Contractor OH&P	1	%	8%	\$ 363,856
<b>Total Construction Costs (Including Division 1)</b>				<b>\$ 4,912,056</b>

<b>Project Soft Costs</b>				
Architectural / Engineering Fees		%	8%	\$ 862,128
Testing & Inspection		%	1.00%	\$ 107,766
Construction Contingency		%	10.00%	\$ 491,206
Design Contingency		%	10%	\$ 491,206
<b>Subtotal Project Soft Costs</b>				<b>\$ 1,952,305</b>

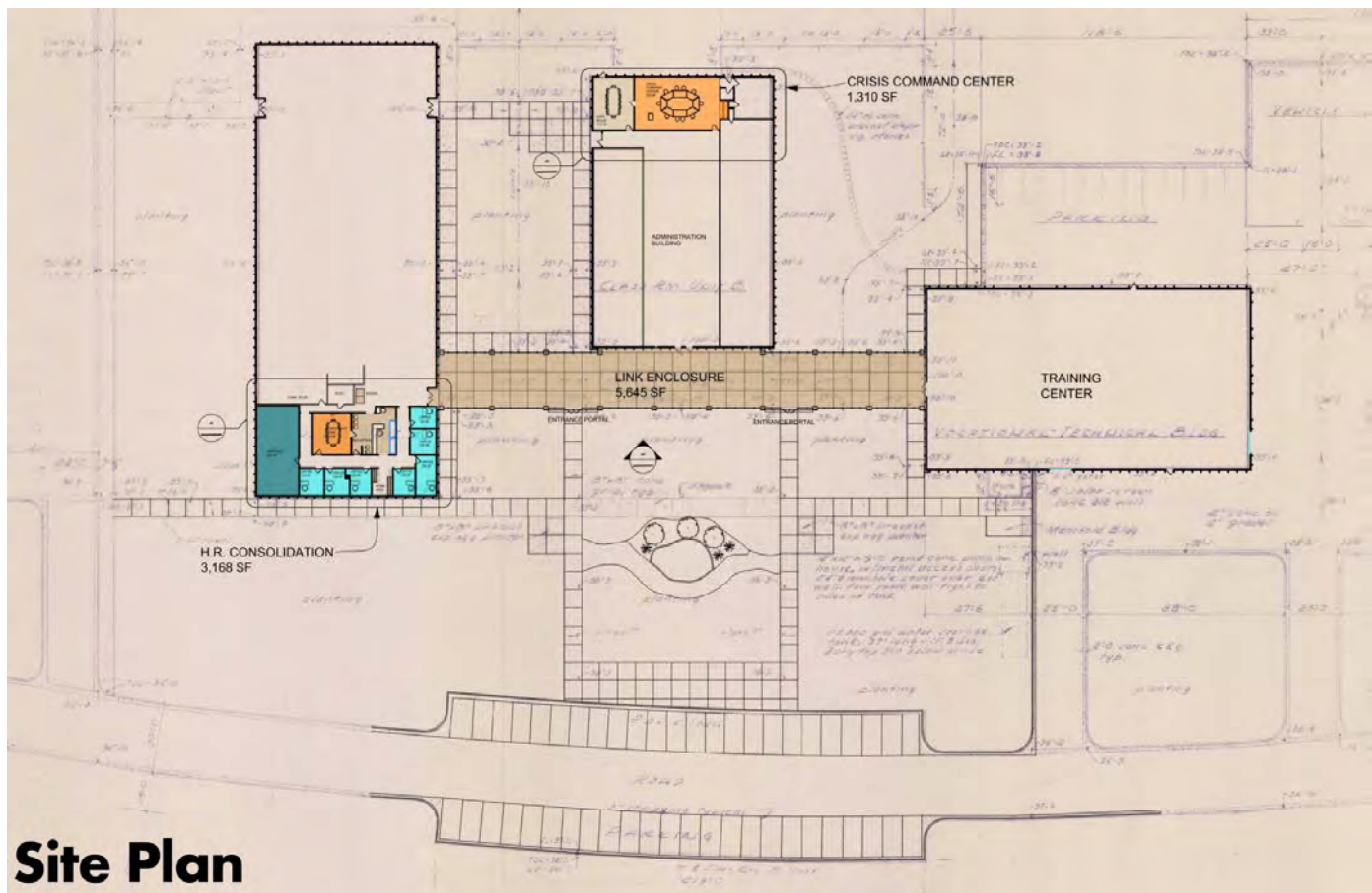
<b>Total Project Cost - Hard &amp; Soft Costs Combined (Bid Alternate - Basketball Court)</b>				<b>\$ 6,864,361</b>
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## HR Consolidation | Crisis Center

**Project Origin:** This project consists of several smaller projects in the same area on campus. They are combined here due to proximity. The primary of the three parts is a Human Resources (HR) Department consolidation. This was originally presented by Tobin & Associates in a 2019 Level II document. Also included is a new Crisis Center, which is a transformation of the current Petersen Board Room. And the third and final component is a suggested enclosure of the front entrance canopy, that links the Center for Conferences & Institutes (CCI) with the Administration Building and the Training Center. All three of these project areas occur in portions of the oldest buildings on campus, which date back to 1969.



### Site Plan

*This plan shows the CCI Building on the left, the Administration Building in the center, and the Training Center on the right. Parking Lot K is to the bottom of the diagram, and the landscaped pond is in the center.*

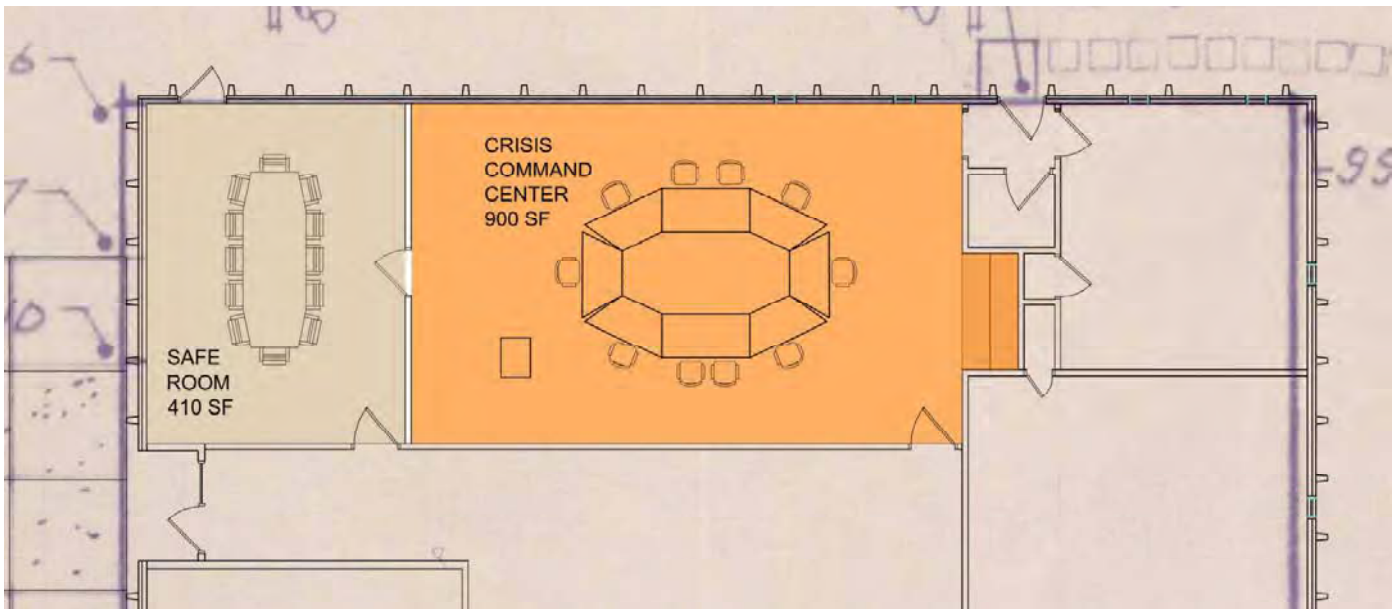


**HR Consolidation:** Currently, the HR department is somewhat fragmented, with offices in different locations. This hinders easy collaboration between staff members, and creates inefficiencies within the department. Fortunately, there is an appropriate, under-utilized space nearby in the southern portion of the CCI building. This opportunity makes a remodel project fairly easy, as all the construction work could be performed without interruption to the current HR operations. The new location is well situated on campus, and easy to find from the administration parking lot (K). The remodel is modest in extent and cost. It features private offices for confidential conversations, a conference room, a training room, a reception area / lobby, and support spaces. The offices and conference room would be constructed with a robust wall system, to reduce sound transmission between spaces.



*HR Consolidation concept floor plan.*

**New Crisis Center & Safe Room:** In today's uncertain times, there is a desire to construct and equip a new Crisis Center function on campus. The Petersen Board Room in the Administration is a perfect location. Within the Administration Building, it is close to the president and LCCC leadership. In fact, the room itself, including the furniture, is already well suited to this function and will remain. A new board room location is being proposed in the College Community Center Building, Room 128. That project is included in a later chapter within this report. The main focus of the construction improvements will be hardened surfaces, security, enhanced communications to first responders and campus security. A "safe room" will be constructed immediately to the west, in a space vacated by the newly consolidated HR. The safe room will have the same features as the crisis center, and have a new outside emergency exit door on the north wall. All hope that the Crisis Center is never needed. A significant benefit of this project is that both rooms will still appear as quality conference room spaces, and be used on a daily basis for normal LCCC functions.



*New Crisis Center & Safe Room concept floor plan.*

### **First Impression to Campus:**

Administration is the first stop for many visitors to campus. The typical approach is from Parking Lot K. From there, visitors walk around and past a beautifully landscaped water feature. Granted, the landscaped mound is attractive, but it blocks the direct view of the buildings beyond, making the front door to campus unnoticeable. As a visitor continues north, the flagpoles are visible. Then the path takes you to a long, open colonnade that connects the CCI, Administration, and Training Center Buildings.



*Photo of the existing first impression to the Administration Building.*

**Enclosed Colonnade:** A new concept proposed in this master plan update is to enclose the open colonnade. This idea is particularly cost effective, in that the entire roof structure is already existing, and the open walls can be filled with aluminum storefront windows and doors. As the landscape feature splits the pedestrian path from the parking lot into two approaches, it is suggested that an architectural tower form could identify the two entrances and make them more prominent. This new tower form is being suggested throughout the campus, to give each building a unique identity, and signify the primary entrance. Therefore, the Administration would be an appropriate location to begin this design enhancement.





*Conceptual rendering of a new first impression to campus.*



**Project:** LCCC HR Consolidation  
**Project No:** 2139  
**Project Phase:** Conceptual Estimate  
**Documents Dated:** 10/26/21

### CONCEPTUAL PROJECT COST ESTIMATE

	Quantity	Pricing Unit	Unit Price	Total Cost
<b>Division 1 - General Conditions</b>				
Mobilization	1	ls	\$ 20,000	\$ 20,000
General Conditions	2%	%	\$ 515,000	\$ 10,300
Bonds & Insurance	0.8%	%	\$ 515,000	\$ 4,120
<b>Total Division 1</b>				<b>\$ 34,420.00</b>
<b>Construction Costs</b>				
Remodeled Space	3,168	sf	\$ 163	\$ 516,384
<b>Subtotal Construction Costs</b>				<b>\$ 516,384</b>
General Contractor OH&P	1	%	8%	\$ 44,064
<b>Total Construction Costs (Including Division 1)</b>				<b>\$ 594,868</b>
<b>Project Soft Costs</b>				
Architectural / Engineering Fees		%	8%	\$ 47,589
Testing & Inspection		%	1%	\$ 5,949
Construction Contingency		%	10%	\$ 59,487
Design Contingency		%	10%	\$ 59,487
<b>Subtotal Project Soft Costs</b>				<b>\$ 172,512</b>
<b>Total Project Cost - Hard &amp; Soft Costs Combined (LCCC HR Consolidation)</b>				<b>\$ 767,380</b>



**Project:** LCCC Crisis Command Center  
**Project No:** 2139  
**Project Phase:** Conceptual Estimate  
**Documents Dated:** 10/26/21

CONCEPTUAL PROJECT COST ESTIMATE				
	Quantity	Pricing Unit	Unit Price	Total Cost
<b>Division 1 - General Conditions</b>				
Mobilization	1	ls	\$ 15,000	\$ 15,000
General Conditions	2%	%	\$ 315,000	\$ 6,300
Bonds & Insurance	0.8%	%	\$ 315,000	\$ 2,520
<b>Total Division 1</b>				<b>\$ 23,820.00</b>
<b>Construction Costs</b>				
Remodeled Space	1,320	sf	\$ 163	\$ 215,160
Hardened Surfaces, Communications, Security	1	ls	\$ 100,000	\$ 100,000
<b>Subtotal Construction Costs</b>				<b>\$ 315,160</b>
General Contractor OH&P	1	%	8%	\$ 27,118
<b>Total Construction Costs (Including Division 1)</b>				<b>\$ 366,098</b>
<b>Project Soft Costs</b>				
Architectural / Engineering Fees		%	8%	\$ 29,288
Testing & Inspection		%	1.00%	\$ 3,661
Construction Contingency		%	10.00%	\$ 36,610
Design Contingency		%	10%	\$ 36,610
<b>Subtotal Project Soft Costs</b>				<b>\$ 106,169</b>
<b>Total Project Cost - Hard &amp; Soft Costs Combined (LCCC Crisis Command Center)</b>				<b>\$ 472,267</b>



**Project:** LCCC Link Enclosure  
**Project No:** 2139  
**Project Phase:** Conceptual Estimate  
**Documents Dated:** 10/26/21

CONCEPTUAL PROJECT COST ESTIMATE				
	Quantity	Pricing Unit	Unit Price	Total Cost
<b>Division 1 - General Conditions</b>				
Mobilization	1	ls	\$ 10,000	\$ 10,000
General Conditions	2%	%	\$ 570,000	\$ 11,400
Bonds & Insurance	0.8%	%	\$ 570,000	\$ 4,560
<b>Total Division 1</b>				<b>\$ 25,960.00</b>
<b>Construction Costs</b>				
Link Enclosure	5,645	sf	\$ 100	\$ 564,500
Towers	2	ls	\$ 50,000	\$ 100,000
Site Development	1	ls	\$ 5,000	\$ 5,000
<b>Subtotal Construction Costs</b>				<b>\$ 564,500</b>
General Contractor OH&P	1	%	8%	\$ 47,237
<b>Total Construction Costs (Including Division 1)</b>				<b>\$ 637,697</b>
<b>Project Soft Costs</b>				
Architectural / Engineering Fees		%	8%	\$ 51,016
Testing & Inspection		%	1.00%	\$ 6,377
Construction Contingency		%	10.00%	\$ 63,770
Design Contingency		%	10%	\$ 63,770
<b>Subtotal Project Soft Costs</b>				<b>\$ 184,932</b>
<b>Total Project Cost - Hard &amp; Soft Costs Combined (LCCC Link Enclosure)</b>				<b>\$ 822,629</b>

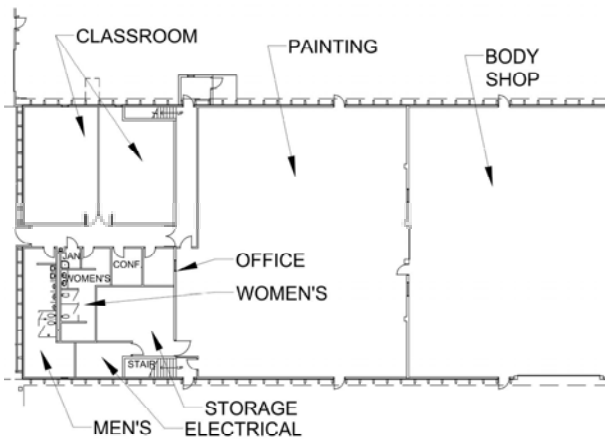


**Project Origin:** This project consists of remodeling the existing Auto Body Building into a new space for the Advanced Manufacturing & Materials Center. This project scope has already been formulated, and is contained in a number of recent documents, most notably a Level II Study by Tobin & Associates dated 2021. The project is included here in this master plan, updated to describe to readers the full compliment of projects and improvements underway now at LCCC, as well as those slated for the future. To avoid duplication, this project description is abbreviated, and instead respects and refers to the previous efforts by others.

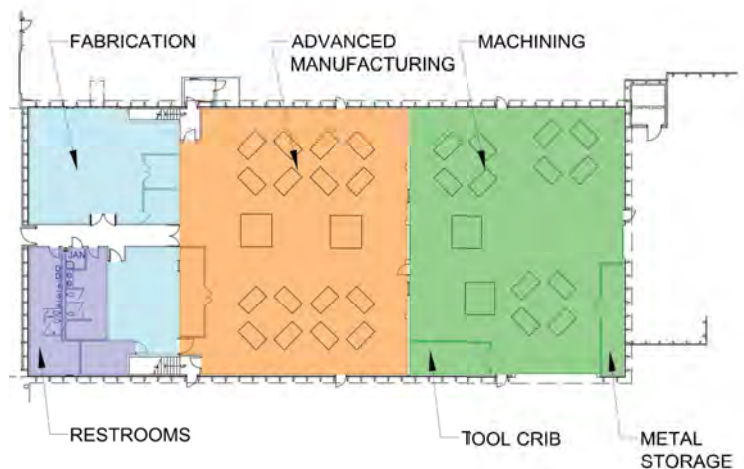


*Image to the Left: View of the existing Auto Body Building, from the south pedestrian promenade. The entrance for the new AMMC would benefit from a façade remodel and reskin project.*

**Existing Building, New Uses:** The proposed new uses and remodel of the Auto Body Building are shown below:



*Floor plan of the existing Auto Body Building.*



*Floor plan of the proposed new Advanced Manufacturing & Materials Center.*

**Project Purpose, Scope, and Costs:** The following project description and cost information has been provided by others:



# NOW IS THE TIME

## With an Advanced Manufacturing and Materials Center we can build Southeast Wyoming's workforce

**T**he manufacturing industry is growing quickly again in the United States and in Southeast Wyoming. In 2019, the National Association of Manufacturers reported that 77% of manufacturers had positions going unfilled because of the lack of qualified applicants.

Wyoming is positioned well to embrace the next wave of American manufacturing progress. This industry has become a strategic focus for many statewide initiatives. One of the biggest barriers to growing manufacturing in Wyoming is the availability of a trained workforce. Laramie County Community College wants to help solve that problem.

### What's the plan?

LCCC will establish the Advanced Manufacturing and Materials Center (AMMC) that will focus on training a skilled workforce for the Advanced and Additive Manufacturing industries. To create the AMMC, the college will renovate and upgrade 14,500 square feet of existing space on the LCCC campus.

The college will offer both credit and non-credit programming leading to college credentials and industry certifications. Specific skills taught will include: Safety, Lean Manufacturing, mill and lathe operations, CAD/CAM, 3D modeling, ISO and quality, project management, Coordinate Measurement Machine, Geometric Dimensioning and Tolerancing, CNC milling and turning, and metal and plastic additive manufacturing. Workplace professionalism will be reinforced throughout all coursework.

Cutting edge equipment in the AMMC will include: CNC Turning Center (Lathe) and CNC Milling Machines, Coordinate Measuring Machine, Industrial Systems, Wire EDM, 5-Axis CNC mill and plastic and metal 3D printers. The AMMC will include a Fabrication Laboratory and Concept Forge to help small manufacturers grow and to support entrepreneurs in prototyping and production.

Ultimately, the AMMC will help address worker- and skill-gaps in the area, which in turn will diversify and strengthen Wyoming's economy.

### INDUSTRY FACTS

**\$2.79**

For every \$1 spent in manufacturing, another \$2.79 is added to the economy.

**77%**

Percent of manufacturers with unfilled positions due to lack of qualified applicants

**4 million**

Number of manufacturing jobs needed by 2030

**\$57,280**

Average salary of machinists. And their occupational growth is predicted at 14% annually

**30**

Number of manufacturing companies that Cheyenne LEADS has been in contact with about potentially relocating to SE Wyoming

Sources: National Association of Manufacturers, Deloitte and The Manufacturing Institute, onetonline.org, Cheyenne LEADS



# MANUFACTURING AND INDUSTRY PARTNERS



## Location, location, location

Laramie County, and southeast Wyoming in general, has been determined to be an ideal location for manufacturers to start or expand operations. The proximity to critical transportation infrastructure, availability of affordable "shovel-ready" land, favorable tax environment and the proximity to the growing Front Range of Colorado, all position southeast Wyoming as an ideal growth opportunity. In addition, LCCC has a proven track record of standing up trades programming to help the community solve problems and capitalize on opportunity.



## Costs

The Advanced Manufacturing and Materials Center is estimated to cost \$6.2 million. This includes start-up costs and the first three years of operations to establish the AMMC. More specifically, the breakdown of costs include:

- Facilities Rehabilitation and Renovation - \$1,750,000
- Equipment Acquisition and Installation - \$3,000,000
- Operating Costs - \$350,000
- Faculty and Staffing - \$1,100,000



## Funding

The Advanced Manufacturing and Material Center will be funded by a mixture of private and public investments, including grants, donations, tax revenues, tuition, etc.

- Private Gifts and Donations - \$1,400,000
- 6th Penny Funding - \$3,000,000
- Federal and Other Grants - \$1,500,000
- Tuition and Fee Revenue - \$300,000

**For more information on AMMC, contact  
LCCC at 307.778.1287 or 307.778.1146**



LCCC does not discriminate based upon any protected status. Please see lccc.wy.edu/NDS.

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