

**Space List**  
**1063 Block**

Updated: December 20, 2013

**Olympia, Washington**

\*See diagram for typical layout

Location	No.	* Category	NFS	#	Total	Notes	
Building Common Area	10% Common	B1.0	Reception / Main Lobby	1,000 sf	1	1,000 sf	one staffed-reception-desk, minimum 1,000 sf lobby, mail and packages delivered here code-driven, based on occupancy, location, etc. Unisex restroom required on entry floor and every other floor above; includes interior bench for use by assist attendant. Near freight elevator or loading dock*. Minimum 8'h, 42"w door; floor sink, floor drain. Minimum (2) outlets, direct exhaust to exterior. (needs 24-30"d industrial shelving) Bracing in wall construction for hanging backpack vacuums for recharging. Eyewash station. Conditioned space with workstation, coffee bar, table/chairs for staff. Lockers for staff in this space or bulk storage 1 per floor at 50 sf; Adjacent to restrooms, floor sink, floor drain, shelves for storage, 42"w door that swings out, direct exhaust. to be distributed throughout building as allowed through design
		B2.0	Restrooms	varies	varies		
		B3.0	Custodial Supply / Bulb Storage	400 sf	1	400 sf	
		B3.1	Custodial Office / Break Room	320 sf	1	320 sf	
		B3.2	Custodial Closet		-		
		B3.3	Lounge (informal seating)	varies	varies		
	<i>Net Program 10% =</i>					<b>13,366 sf</b>	
	Shared Building	B5.0	Loading Dock	3,620 sf	1	3,620 sf	3520sf + 100sf for staging; Space for not less than (3) Vehicles. Truck bed level unloading, minimum of (1) deck leveler. Includes two parking spaces for WSP maintenance.
		B6.0	* Lactation Room	48 sf	1	48 sf	sink and refrigerator per RCW 43.70.640; Utility sink w/insta-hot, goose neck faucet, paper towel dispenser. Min. (2) receptacles, Cardkey or indicator deadbolt w/occupied feature. Magazine rack, bulletin board, mirror, wall clock, cove lighting + task, or dimmer. Sound attenuation to structure. Small, 4-tier locker.
		B7.0	Wellness Room	80 sf	1	80 sf	Sink & paper towel dispenser. Space for medical-style scale, wall hung blood pressure monitor, wall-mount sharps container. Includes space to recline.
B8.0		Bicycle Storage	410 sf	1	410 sf	per LEEDv2009 (approx 41 bicycles at 10sf each); Stored on racks. Wall hooks to hang wet garments, matting or no-slip surface. Small locker towers=1/2 bikes; includes secure WSP SOD bicycle storage area (150sf)	
B9.0		Locker Room	350 sf	2	700 sf	per LEEDv2009; includes showers and lockers	
total:					<b>4,858 sf</b>		
Central Shared Conference	C1.0	* Extra Large Meeting (150-200 people)	3,000 sf	1	3,000 sf	15sf per person; 1x/month use by WSP; divisible into (3) Large Meeting Rooms at 1,000sf OFM, desire to consolidate with C1.0 if possible includes (1) dedicated WSP News Conference Room / Rules Hearing	
	C1.1	* Results Washington (25 to 50 people and greater)	1,000 sf	1	1,000 sf		
	C2.0	* Medium Meeting (15 to 25 people)	500 sf	5	2,500 sf		
	C3.0	* Small Meeting (6 to 15 people)	300 sf	3	900 sf		
total:					<b>7,400 sf</b>		
Distributed Shared	D1.0	* Large Meeting (16 to 25 people and greater)	500 sf	4	2,000 sf	(1) priority access room for JTC April-Dec; (1) priority access for JLARC within secured Leg. perimeter. (1) priority access for JLARC within secured Leg. perimeter.	
	D2.0	* Medium Meeting (6 to 15 people)	300 sf	10	3,000 sf		
	D3.0	* Small Meeting (1 to 5 people)	100 sf	7	700 sf		
Distributed	D4.1	Break Rooms (large)	100 sf	varies	2,150 sf	total square footage = 2.7sf/FTE; divisions with less than 10 FTE may share break room with adjacent divisions, plumbing at break rooms over 25 FTE. 1 per floor; accommodate 3 machines (1:70)	
	D4.2	Break Rooms (small)	50 sf	varies			
	D5	Vending Areas	170 sf	8	1,360 sf		
total:					<b>9,210 sf</b>		

<b>Office of Financial Management (OFM)</b>	F1.0	* Office Type 2	120 sf	7	840 sf	5 offices located in enclosed HR space	
	F2.0	* Office Type 3	168 sf	1	168 sf	2 people per room, office located in enclosed HR space	
	F3.0	* Office Type 4	224 sf	5	1,120 sf	1 office located in enclosed HR space	
	F4.1	Open Work Space	3,492 sf	1	3,492 sf	54.5625 workstations at 64sf each	
	F4.2	Open Work Space - State HR Only	3,840 sf	1	3,840 sf	60 workstations located in enclosed HR space	
	F5.0	* Touchdown Space	40 sf	6	240 sf	1:25 FTE	
	F6.0	Supply Room	200 sf	1	200 sf	shared use space	
	F7.0	Work Room	600 sf	2	1,200 sf	includes files (282sf) + copiers (600sf) + work area (250sf)	
	F8.1	Meeting Room	100 sf	6	600 sf	6 rooms for 4 people at 100 sf	
	F8.2	Meeting Room	160 sf	2	320 sf	1 room for 8 people at 20 sf per person	
	F8.3	Meeting Room	240 sf	2	480 sf	1 rooms for 12 people at 20 sf per person	
	F8.4	Meeting Room	400 sf	1	400 sf	1 rooms for 20 people at 20 sf per person	
	F9.1	Open Collaboration Area	100 sf	3	300 sf	3 areas for 5 people at 20 sf per person	
F9.2	* Open Collaboration Area	400 sf	1	400 sf	1 area for 20 people at 20 sf per person (flexible seating)		
OFM subtotal:					13,600 sf		
<i>internal circulation factor:</i>					1.4	<b>19,040 sf</b>	
<b>Washington State Patrol (WSP)</b>	<b>Office of the Chief (Executive Suite)</b>	P1.1	<i>Shared Library</i>	120 sf	1	120 sf	shared by all WSP divisions
		P1.2	<i>Shared File / Archive Storage</i>	400 sf	1	400 sf	shared by all WSP divisions
		P2.1	* Office of the Chief, Chief's Office	320 sf	1	320 sf	top floor, with views of downtown Olympia
		P2.2	* Office of the Chief, Executive Assistant's Office	120 sf	1	120 sf	entry to Chief's office behind assistant's desk, visitor waiting area in front
		P2.3	* Deputy Chief's Office	280 sf	1	280 sf	
		P2.4	* Deputy Chief Confidential Secretary's Office	120 sf	1	120 sf	
		P2.5	* Assistant Chief / State Fire Marshall's Offices	224 sf	6	1,344 sf	
		P2.6	Confidential Secretary Open Work Space	384 sf	1	384 sf	6 workstations at 64sf each
		P2.7	Secured File Archive Storage	120 sf	1	120 sf	
		P2.8	Storage Room / Work Area	380 sf	1	380 sf	includes legal file area (200sf) + print/copy (100sf) + storage/work area (80sf)
		P2.9	Dedicated Waiting Area	108 sf	1	108 sf	
		P2.10	Executive Restroom	35 sf	1	35 sf	
		P2.11	Library	50 sf	1	50 sf	reflects 50% archive reduction of report storage
	P2.12	Coat Closet	12 sf	1	12 sf		
	P2.13	Executive Conference Room	200 sf	1	200 sf	break room and coffee bar nearby; 1 room for 10 people at 20sf per person	
	total:					3,473 sf	
	<b>Budget &amp; Fiscal Services</b>	P3.1	* BFS Administrator's Office	168 sf	1	168 sf	
		P3.2	* BFS Managers' Offices	120 sf	4	480 sf	payroll manager in secluded area (1 office)
		P3.3	* BFS Analyst's Office	100 sf	1	100 sf	supervisors distributed among staff
		P3.4	Open Work Space	2,688 sf	1	2,688 sf	42 workstations at 64sf each
		P3.5	* Touchdown Space	40 sf	2	80 sf	1:25 FTE
		P3.6	Work Room (large)	1,626 sf	1	1,626 sf	includes 24 lateral files at 20 sf (480sf) + 50% archive storage (250sf) + microfiche (96sf) + work area (800sf)
		P3.7	High Density Storage	800 sf	1	800 sf	2 Lektrievers (accounting) + 9 sets HD files (payroll) + rolling files (contracts)
	total:					5,942 sf	
	<b>Government and Media Relations</b>	P4.1	* GMR Captain's Office	168 sf	1	168 sf	
		P4.2	* Comm & Media Relations Officer	120 sf	1	120 sf	
		P4.3	* Analyst's Office	100 sf	1	100 sf	
P4.4		Open Work Space	384 sf	1	384 sf	6 workstations at 64sf each	
P4.5		Work Room	250 sf	1	250 sf	for collating brochures/booklets; can double as meeting room	
P4.6		Photo / Media Studio	120 sf	1	120 sf	shared use between photographer and media manager	
P4.7		Photographer Work Space	280 sf	1	280 sf		
P4.8		Elect. Media Manager Work Space	280 sf	1	280 sf		
P4.9		Secured Storage Room	144 sf	1	144 sf		
total:					1,846 sf		

Washington State Patrol (WSP)	Fire Prevention/Preparedness	P5.1	* Assistant State Fire Marshall Office	168 sf	2	336 sf	20 workstations at 64sf, and 4 Station Manager workstations at 96sf 1:25 FTE includes 50% reduction of files (300sf) + mail/supplies/copier (100sf) + document storage (64sf) two drafting tables 1 room for 8 people at 20sf per person paper tests and scantrons; required for accreditation to house codes, standards, technical books and training materials
		P5.2	Open Work Space	1,664 sf	1	1,664 sf	
		P5.3	* Touchdown Space	40 sf	1	40 sf	
		P5.4	Work Area / File Storage Area	464 sf	1	464 sf	
		P5.5	Plan Review Area	80 sf	1	80 sf	
		P5.6	Testing Room	160 sf	1	160 sf	
		P5.7	Test Processing / Test Storage	96 sf	1	96 sf	
		P5.8	Library	240 sf	1	240 sf	
						total:	
	Criminal Investigations	P6.1	* CID Commander's Office	168 sf	1	168 sf	5 workstations at 64sf each includes case files (80sf) + 1st & 3rd divisions files (200sf) + print/copy (100sf) 1 room for 10 people at 20sf per person 1 room for 8 people at 20sf per person shared use with IAD and OPS to accommodate Capitol Campus BAC
		P6.2	* CID Detectives / Lt. Office	120 sf	6	720 sf	
		P6.3	* CID Private Offices	100 sf	3	300 sf	
P6.4		Open Work Space	320 sf	1	320 sf		
P6.5		Work Area / File Storage Area	380 sf	1	380 sf		
P6.6		CID Conference Room	200 sf	1	200 sf		
P6.7		CID Conference Room	160 sf	1	160 sf		
P6.8		Secure Interview Room 1	100 sf	2	200 sf		
P6.9		Secure Interview Room 2	144 sf	1	144 sf		
				total:	2,592 sf		
Special Operations	P7.1	* SOD Captain's Office	168 sf	1	168 sf	2 removed for offsite use (11/08) 5 workstations at 64sf each 1 room for 11 people at 20sf per person includes campus security monitors, cc camera feeds, AV reduced by 50% through digital storage campus security includes kitchenette, 2 workstations, lockers, ammo storage, meeting table, and physical training area head gear storage	
	P7.2	* Executive Service Lieutenant	120 sf	1	120 sf		
	P7.3	* Sergeants' Office	100 sf	2	200 sf		
	P7.4	Open Work Space	320 sf	1	320 sf		
	P7.5	SOD Conference Room	220 sf	1	220 sf		
	P7.6	Incident Command Post / Conference Room	500 sf	1	500 sf		
	P7.7	File / Archive Storage	105 sf	1	105 sf		
	P7.8	Evidence / Property Room	150 sf	1	150 sf		
	P7.9	Store Room	80 sf	1	80 sf		
	P7.10	Squad Room	1,020 sf	1	1,020 sf		
	P7.11	H.G. Storage	80 sf	1	80 sf		
					total:		2,963 sf
Homeland Security	P8.1	* HSD Captain's / Manager's workstations	100 sf	2	200 sf	workstation, with area for two visitors for each 2 workstations at 64sf each 1:25 FTE includes grant/contract file storage (40sf) + admin assistant's copy/print (30sf)	
	P8.2	Open Work Space	128 sf	1	128 sf		
	P8.3	* Touchdown Space	40 sf	1	40 sf		
	P8.4	File / Copy Print Area	70 sf	1	70 sf		
	P8.5	Equipment Storage	100 sf	1	100 sf		
				total:	538 sf		
Investigative Assistance	P9.1	* IAD Captain's Office	168 sf	1	168 sf	(1) SWAT + (1) Narcotics (2) CPU + (1) MECTF +(1) MUPU + (2) HTC 19 workstations at 64sf each 1:25 FTE includes copy/print (100sf) + case file storage (300sf) + equipment storage (80sf) + tear down stations (80sf)(HTCU) CALEA (Commission on Accreditation for Law Enforcement Agencies) requirements CALEA (Commission on Accreditation for Law Enforcement Agencies) requirements CALEA (Commission on Accreditation for Law Enforcement Agencies) requirements 1 room for 10 people at 20sf per person	
	P9.2	* IAD Lieutenant / Sergeant Office	120 sf	2	240 sf		
	P9.3	* IAD Private Office	100 sf	6	600 sf		
	P9.4	Open Work Space	1,216 sf	1	1,216 sf		
	P9.5	* Touchdown Space	40 sf	2	80 sf		
	P9.6	Work Room	560 sf	1	560 sf		
	P9.7	Secured Evidence Room (HTCU)	300 sf	1	300 sf		
	P9.8	Viewing / Interview Room (MECTF)	100 sf	1	100 sf		
	P9.9	Tech. Surveillance Storage	300 sf	1	300 sf		
	P9.10	Safe (CPU)	50 sf	1	50 sf		
	P9.11	Faraday Cage (HTCU)	144 sf	1	144 sf		
	P9.12	IAD Conference Room	200 sf	1	200 sf		
				total:	3,958 sf		

gton State Patrol (WSP)	Office of Professional Standards	P10.1	* OPS Captain's Office	168 sf	1	168 sf	Captain's Assistant should be located at the entrance to his/her office	
		P10.2	* OPS Lieutenants' Office	120 sf	2	240 sf		
		P10.3	* OPS Private Office	100 sf	7	700 sf		
		P10.4	Open Work Space	384 sf	1	384 sf		6 workstations at 64sf each
		P10.5	* Touchdown Space	40 sf	1	40 sf		1:25 FTE
		P10.6	Work Room	250 sf	1	250 sf		combined with file / fax area
		P10.7	Public Disclosure Viewing Area	108 sf	1	108 sf		
		P10.8	OPS Conference Room (small)	120 sf	1	120 sf		1 room for 6 people at 20sf per person
		P10.9	OPS Conference Room (medium)	240 sf	1	240 sf		1 room for 12 people at 20sf per person
				total:	2,250 sf			
		Criminal Records	P11.1	* CRD Administrator's Office	168 sf	1	168 sf	95 workstations at 64sf each 1:25 FTE contains records to go to archives includes supplies, storage, copier, shredder based on existing, verify floor loading implications workstation (64sf) + storage area (200sf) 3 windows 6-7 workstations; 24-hr operation Lektrievers 5 workstations at 64sf each workstation with storage and scanner 2 workstations at 64 sf each + 1 table for mail processing workstation workstation 1 room for 10 people at 20sf per person
	P11.2		* CRD Managers' Office	120 sf	7	840 sf		
	P11.3		* Correctional Records Supervisor Office	100 sf	8	800 sf		
	P11.4		Open Work Space	6,080 sf	1	6,080 sf		
	P11.5		* Touchdown Space	40 sf	5	200 sf		
	P11.6		Work Room	500 sf	1	500 sf		
	P11.7		Secured Supply Area	250 sf	1	250 sf		
	P11.8		Mail	400 sf	1	400 sf		
	P11.9		High Density Storage	600 sf	1	600 sf		
	P11.10		OA file area	100 sf	1	100 sf		
	P11.11		ACCESS Terminal and Storage	264 sf	1	264 sf		
	P11.12		Reception Counter	100 sf	1	100 sf		
	P11.13	AFIS (automated fingerprint ID system) Work Area	900 sf	1	900 sf			
	P11.14	HD (high density) storage	600 sf	1	600 sf			
	P11.15	Digital Image / Microfilm Area	320 sf	1	320 sf			
	P11.16	Collision Record Scan Area	300 sf	1	300 sf			
	P11.17	Fingerprint Room	400 sf	1	400 sf			
	P11.18	Fiscal Combined Workspace	250 sf	1	250 sf			
	P11.19	Background Check Scanner	64 sf	1	64 sf			
	P11.20	WASIS Test Area	64 sf	1	64 sf			
	P11.21	CRD Conference Room (medium)	200 sf	1	200 sf			
				total:	13,400 sf			
		Communications	P12.1	* Communications Administrator's Office	168 sf	1	168 sf	7 workstations at 64sf each workstation 1 room for 3 people at 20sf per person
P12.2	* Assistant Administrator's Office		120 sf	1	120 sf			
P12.3	Open Work Space		448 sf	1	448 sf			
P12.4	Secure Copy / Supply		200 sf	1	200 sf			
P12.5	CAD work area		64 sf	1	64 sf			
P12.6	Work Area / File Storage Area		64 sf	1	64 sf			
P12.7	Communications Conference Room (small)		60 sf	1	60 sf			
			total:	1,124 sf				
	Electronic Services	P13.1	* ESD Administrator's Office	168 sf	1	168 sf	15 workstations (64sf) each + 3 managers (100sf) + 6 workstations (80sf) each (per 12/13/13) 1:25 FTE includes files (80sf) + tele/data storage (120sf) + supplies storage (120sf) [shared with ITD only] 200sf of ESD's NOC + 200sf of ITD's OIR [shared with ITD only] (revised per 12/13/13 comments) 1 room for 12 people at 20sf per person.(revised per 12/13/13 comments) [shared with ITD only] 1 room for 25 people at 20sf per person (revised per 12/13/13 comments) [shared with ITD only]	
P13.2		* ESD Managers' Office	120 sf	1	120 sf			
P13.3		Open Work Space	1,740 sf	1	1,740 sf			
P13.4		* Touchdown Space	40 sf	1	40 sf			
P13.5		Combined Storage Area	400 sf	1	400 sf			
P13.6		Computer Storage / Test Lab	400 sf	1	400 sf			
P13.7		NOC (Network Ops Center)	400 sf	1	400 sf			
P13.8		ESD Conference Room (medium)	240 sf	1	240 sf			
P13.9		ESD Conference Room (large)	500 sf	1	500 sf			
			total:	4,008 sf				

Washin	Information Technology	P14.1 * ITD Administrator's Office	168 sf	1	168 sf	90 workstations at 64sf each 1:25 FTE secure storage/test area/server prep area and STR PC staging (per 12/13/12) [shared with ESD only] 1 room for 10 people at 20sf per person. (revised per 12/13/13 comments) [shared with ESD only] 1 room for 25 people at 20sf per person, (revised per 12/13/13 comments) [shared with ESD only]
		P14.2 * ITD Managers' Office	120 sf	4	480 sf	
		P14.3 * ITD Private Office	100 sf	3	300 sf	
		P14.4 Open Work Space	5,760 sf	1	5,760 sf	
		P14.5 * Touchdown Space	40 sf	4	160 sf	
		P14.6 Secured Computer Storage	700 sf	1	700 sf	
		P14.7 ITD Conference Room 1	200 sf	1	200 sf	
		P14.8 ITD Conference Room 2	500 sf	1	500 sf	
	total:					8,268 sf
	Human Resources	P15.1 * HRD Commander's Office	168 sf	1	168 sf	transferred from the Office of the Chief (11/08/13) 23 workstations at 64sf each (1,472sf) + trooper recruiter area (360sf) + 1 confidential secretary (64sf) 1:25 FTE; for test scoring and decentralized recruiters who work in HRD occasionally includes 50% reduction of file room with digital archiving (400sf) <b>(TBD by T.L.)</b> includes kiosk, TV monitor, and employment resource material; no seating storage testing/recruiting (200sf) + cadet application storage (450sf)  includes ID card system, fingerprint live-scan workstation, microfiche area  3 rooms for 30 people at 20sf per person
		P15.2 * HRD Private Office	120 sf	3	360 sf	
		P15.3 * HRD Private Office	100 sf	5	500 sf	
		P15.4 Financial Analyst	168 sf	1	168 sf	
		P15.5 Open Work Space	1,896 sf	1	1,896 sf	
P15.6 * Touchdown Space		40 sf	2	80 sf		
P15.7 File Storage		400 sf	1	400 sf		
P15.8 Customer Service Area		64 sf	1	64 sf		
P15.9 Testing / Recruitment Storage		650 sf	1	650 sf		
P15.10 Polygraph Testing		144 sf	4	576 sf		
P15.11 Polygraph Open Area		192 sf	1	192 sf		
P15.12 Work Area		144 sf	1	144 sf		
P15.13 Interview Room		192 sf	1	192 sf		
P15.14 HRD Conference Room (medium)		200 sf	3	600 sf		
total:					5,990 sf	
Washington State Patrol (WSP)	Risk Management	P16.1 * RMD Administrator's Office	168 sf	1	168 sf	8 workstations at 64sf each 1:25 FTE includes work room (80sf) + awards work area (64sf) + copy/print (100sf) enclosed space  1 room for 10 people at 20sf per person
		P16.2 * RMD Managers' Office	120 sf	2	240 sf	
		P16.3 * Evidence Control Officer's Office	100 sf	1	100 sf	
		P16.4 Open Work Space	512 sf	1	512 sf	
		P16.5 * Touchdown Space	40 sf	1	40 sf	
		P16.6 Combined Work Area	244 sf	1	244 sf	
		P16.7 SAF Equipment and files	100 sf	1	100 sf	
		P16.8 RMD Cadet Area	150 sf	1	150 sf	
	total:					1,754 sf
	Field Operati	P17.1 * FOB Captain's Office	168 sf	1	168 sf	3 workstations at 64sf each + 3 workstations at 100sf each + file storage (80sf) + copy/print (100sf)
		P17.2 Open Work Space	672 sf	1	672 sf	
	total:					840 sf
	Commercial Vehicles	P18.1 * CVD Captain's Office	168 sf	1	168 sf	12 workstations at 64sf each work space (64sf) + work room (160sf)  1 room for 15 people at 20sf per person; shared w/ MCSD
		P18.2 * CVD Private Office	120 sf	3	360 sf	
P18.3 * CVD Private Office		100 sf	1	100 sf		
P18.4 Open Work Space		768 sf	1	768 sf		
P18.5 Combined Work Area		224 sf	1	224 sf		
P18.6 Equipment Room		80 sf	1	80 sf		
P18.7 CVE / MCSD Conference Room (medium)		300 sf	1	300 sf		
total:					2,000 sf	
Motor Carrier Safety	P19.1 * MCSD Captain's Office	168 sf	1	168 sf	3 workstations at 64sf each work space (160sf) + supply area (40sf)	
	P19.2 * MCSD Lieutenant's Office	120 sf	1	120 sf		
	P19.3 * MCSD Private Office	100 sf	3	300 sf		
	P19.4 Open Work Space	192 sf	1	192 sf		
	P19.5 Work Area	160 sf	1	160 sf		
total:					940 sf	

Latent Prints / Forensic Lab	P20.1	Open Work Space	960 sf	1	960 sf	15 workstations at 64sf each 1:25 FTE  ASCLAD Requirements  1 room for 13 people at 20sf per person; for training
	P20.2	* Touchdown Space	40 sf	1	40 sf	
	P20.3	Wet Lab	750 sf	2	1,500 sf	
	P20.4	Photo Lab	120 sf	2	240 sf	
	P20.5	Shower / Locker Room	300 sf	1	300 sf	
	P20.6	Secured Evidence Storage	1,000 sf	1	1,000 sf	
	P20.7	AFIS Workstation Area	200 sf	1	200 sf	
	P20.8	Latent Print Conference Room (medium)	260 sf	1	260 sf	
	total:					
WSP subtotal:					69,986 sf	
internal circulation factor:					1.40	<b>97,980 sf</b>

Legislative Agencies	JLARC	L1.1	Open Work Space	1,968 sf	1	1,968 sf	22 workstations at 64sf each, and 3 workstations at 96sf each (offices converted to workstations 12/18/13) 1:25 FTE work room (250sf) + copy/print (160sf)
		L1.2	* Touchdown Space	40 sf	3	120 sf	
		L1.3	Combined Work Room	410 sf	1	410 sf	
	total:						2,498 sf
	WSIPP	L2.1	* WSIPP Director Office	224 sf	1	224 sf	15 workstations at 64sf each, and 1 workstation at 96sf (office converted to workstation 12/18/13) 1:25 FTE includes workroom (250sf) + copy/print (60sf) + binder storage (7 linear feet per person) 1 room for 8 people at 20sf per person
		L2.2	Open Work Space	1,128 sf	1	1,128 sf	
		L2.3	* Touchdown Space	40 sf	2	80 sf	
		L2.4	Combined Work Room	310 sf	1	310 sf	
		L2.5	* WSIPP Conference Room (small)	160 sf	1	160 sf	
	total:						1,902 sf
	LEAP	L3.1	* LEAP Administrator's Office	224 sf	1	224 sf	(added 12/18/13) 10 workstations at 64sf each + 1 workstation at 48sf + 75% reduced file storage (50sf) (added 12/18/13) 1 room for 16 people at 20sf per person 1 room for 25 people at 20sf per person
		L3.2	Private Office	120 sf	1	120 sf	
		L3.3	Open Work Space	802 sf	1	802 sf	
		L3.4	Touchdown Space	40 sf	1	40 sf	
		L3.5	LEAP Collaborative Work Space (small)	320 sf	1	320 sf	
		L3.6	LEAP Collaborative Work Space (large)	500 sf	1	500 sf	
	total:						2,006 sf
	JTC	L4.1	* JTC Committee Coordinator Office	224 sf	1	224 sf	(added 12/18/13) 2 workstations at 64sf each reduced file storage for digitizing (75sf) + copy/print (100sf) + work room (120sf) + meeting supplies (24sf)
		L4.2	Private Office	120 sf	1	120 sf	
		L4.3	Open Work Space	128 sf	1	128 sf	
		L4.4	Combined Work Room	320 sf	1	320 sf	
	total:						792 sf
	LSC	L5.1	Open Work Space	2,956 sf	1	2,956 sf	38 workstations at 64sf each, and 4 workstations at 96sf (offices converted to workstations 12/19/13) files (80sf) + work room (250sf) + print/copy (100sf) hardware and configuration and counter space dedicated quiet space for coding hardware storage
		L5.2	Combined Work Room	430 sf	1	430 sf	
L5.3		Hardware Lab	300 sf	1	300 sf		
L5.4		Coding Lab / Library	300 sf	1	300 sf		
L5.5		Storage	400 sf	1	400 sf		
L5.6		* LSC Open Collaborative Area (medium)	300 sf	1	300 sf		
total:						4,686 sf	
internal circulation factor:						1.4	<b>11,884 sf</b>
internal circulation factor:						1.4	<b>16,638 sf</b>

Preliminary site capacity studies indicate a possible building configuration of two major wings, shared core, average 4 floors above entry level. This was used to establish preliminary assumptions for the frequency of floor-wide support space.

Building Summary	<b>Overall Net Area</b>		<b>133,658 sf</b>	including internal circulation (1.4 factor)
	Common Areas (10%)	13,366 sf		includes restrooms, open lounge, building reception and custodian storage
	Shared Conference	7,400 sf		includes consolidated meeting space [50% utilization = 3,600 sf for tenant needs] (from Conference Matrix) and internal circulation
	Distributed Shared Space	9,210 sf		includes distributed/consolidated meeting spaces (from space list), break rooms and vending areas
	Other Shared Building Space	4,858 sf		includes loading dock, bicycle storage [5% FTE], wellness rooms, locker rooms [0.5% FTE]
	Total rentable area	168,492 sf		total area occupied by the tenants
grossing factor		1.25	(from Space Standards)	
<b>Total Gross Area (gsf)</b>		<b>210,615 sf</b>		total gross area (vert. circulation, utilities, envelope, structure, etc)