

CWC Jackson Center Sketch Plan Application, Conditional Use Permit and Zoning Map Amendment

Applicant:

Central Wyoming College
2660 Peck Avenue
Riverton, WY 82501

Prepared by:



Jorgensen Associates, P.C.
Engineers, Land Surveyors, & Planners
1315 Highway 89 South, Suites 201 & 203 83001
P.O. Box 9550
Jackson, WY 83002
307.733.5150

Town of Jackson
Submittal Date: February 16, 2018
Jorgensen Associates, P.C.
Project No. 17067

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Central Wyoming College Jackson Campus (CWC – Jackson)*

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SECTION 1 - PROJECT BACKGROUND, OVERVIEW, FINDINGS AND RESPONSE TO SUBMITTAL CHECKLIST

A. PROJECT BACKGROUND & HISTORY

Central Wyoming College (CWC) is a two-year college serving Fremont, Hot Springs and Teton Counties. The main campus is located in Riverton, Wyoming and serves their region with outreach centers in Lander, Jackson, and Dubois, each designed to meet the needs of the community including Sinks Canyon and the Wind River Indian Reservation. CWC currently offers Associate Degrees and certificates in 36 academic areas as well as many community education courses including foundational courses for English as a Second Language, Adult Basic Education and High School Equivalency.

CWC was founded in 1966 and serves under the direction of the Wyoming Community College Commission and accredited by the Higher Learning Commission. CWC's academic programs have articulation agreements with the University of Wyoming as well as many notable Universities. The CWC-Jackson Outreach Center (CWC-Jackson) opened in 1976. Growth over the years led it to move locations several times. CWC-Jackson currently operates out of the Center for the Arts where it has resided since the construction of the building. All of the academic programs have grown, however the biggest classroom challenges come from the Science, Nursing, and Culinary Arts programs which require specialized lab and classroom spaces. Partnerships with Jackson Hole High School, St. Johns Medical Center and the Elks Lodge provide auxiliary spaces and help alleviate some of the classroom demands. The new Jackson Center will consolidate these programs all under one roof, cultivate quality educational programming with dedicated classroom and lab space, accelerate graduation rates, resulting in higher completion.

In 2017 the Jackson Hole Community voted via referendum of the Special Purpose Excise Tax (SPET) to fund the acquisition of land in the Town of Jackson (TOJ). Lot 3 and 6 of the Stockhouse-Patterson Subdivision, just north of Kmart on Veronica Lane, were purchased. The new CWC-Jackson Center will be located at 235/255 Veronica Lane to house all coursework and specifically provide long needed medical and culinary facilities.

B. LOCATION & ZONING

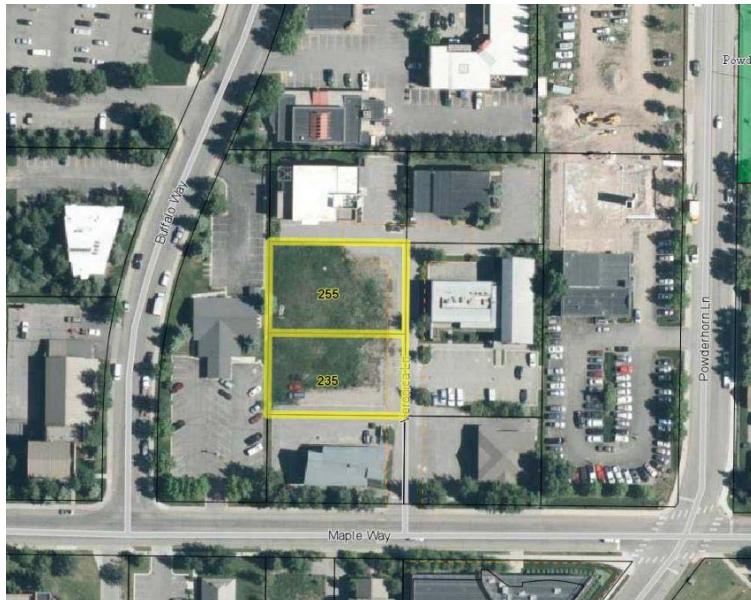
The site is located just north of Kmart and two blocks south of the "Y" intersection of Broadway Avenue and U.S. Highway 22. It is more particularly described as Lots 3 and 6 of the Stockhouse-Patterson Addition to the Town of Jackson, Plat No. 822, as recorded in the Office of the Clerk of Teton County Wyoming and is addressed as 235 & 255 Veronica Lane, Jackson, WY. Plat No. 822 depicts the dedicated building envelopes for lots 3 and 6 as being 8,012 SF and 7,608 SF respectively.

The site is approximately 270 feet and 600 feet away from the START bus locations on Buffalo

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Way and Maple Way respectively. The character of the surrounding neighborhood is comprised of a mix of uses including service, retail, large scale commercial, office, and housing. Workforce housing is present in a variety of types that includes single-family, duplex, and multifamily structures. The site is currently located within Jackson/Teton County Comprehensive Plan (Comp Plan) District 4 – Midtown, Subarea 4.3 – Central Midtown. The overall goal is to transform the area into a walkable mixed-use district with improved connectivity and increased residential population. *“Mixed-use structures will be encouraged with non-residential uses located predominantly on the street level and residential units on upper levels. Mixed use and multi-family residential buildings should be a combination of two and three-story structures oriented to the*

street, though a buffer should be placed between buildings and the street with green space and/or hardscaping. Parking areas should be predominantly located behind buildings or screened from view.”



The site is located in the Auto-Urban Commercial (AC) Zone. This proposal contemplates a zone change to Public/Semi Public (P/SP) for these two lots thus reducing the complexity of the review process. This property is not within the Natural Resource Overlay (NRO) or the Scenic Resources Overlay (SRO).

The subdivision is regulated and managed by the Home Owners Association(HOA). The Covenants, Conditions and Restrictions are attached in **Section 6**. Veronica Lane is a private road allowed by TOJ as part of the approval of the subdivision and codified in resolution No. 99-03 attached in **Section 4**. The result of this resolution is that the HOA is responsible for the operation and maintenance of the road, sewer and water utilities up to the point of connection of TOJ responsibly which terminates at the intersection of Veronica Lane and Maple Way.

C. OWNER & PROJECT TEAM INFORMATION

PROPERTY OWNERS & APPLICANTS:
Central Wyoming College
2660 Peck Avenue
Riverton, WY 82501

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LAND PLANNING, SURVEYING & ENGINEERING

Jorgensen Associates, P.C.
P.O. Box 9550
Jackson, Wyoming 83002
307-733-5150
bschulte@jorgensenassociates.com

ARCHITECTURE

Anderson Mason Dale Architects
3198 Speer Boulevard
Denver, CO 80211
phone: 303-294-9448
www.amdarchitects.com

Carney Logan Burke Architects
215 S. King Street
Jackson, WY 83001
307-733-4000
www.clbarchitects.com

D. CURRENT PROGRAMMING & DEVELOPMENT PROPOSAL

The new CWC-Jackson Center will provide proper programmatic spaces for unique education programs which include dedicated science laboratories, simulation nursing labs, lab space for allied health programs, and the culinary arts program. The programming for this facility was selected by the CWC Board after a carefully executed design process led by the architect. **The Level II Report** that details this process is included in **Section 4** for reference.

The majority of CWC programming uses a traditional schedule with fall and spring semesters. Fall semester begins on the last Monday of August and ends the 2nd week of December. Spring semester begins the 2nd week of January and continues through the 1st or 2nd week of May. These semesters are 15 weeks long. The summer schedule begins the day after Memorial Day and generally lasts 10 weeks. Currently CWC-Jackson do not offer in-person classes in the summer but do anticipate offering in-person classes once the new building opens.

The Culinary and Hospitality Program runs under a condensed schedule to accommodate the employment needs of Teton County's resorts, hotels, and restaurants. The majority of in-person classes are offered for 9 weeks in the fall (10/1 to 12/1) and in the spring (3rd week of March to before Memorial Day). Students are involved in work-study internships during the summer and winter seasons.

This application contemplates a Zoning Map Amendment in order to change the Zoning from Auto-Urban Commercial (AC) to Public Semi-Public (P/SP-ToJ). According to Section 4.2.1 Public/Semi-Public –Town of Jackson Land Development Regulations (LDRs)...

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“The purpose of the Public/Semi Public - Town (P/SP-ToJ) zone is to provide locations for new and existing uses and facilities of a public or semi-public nature. In particular, the P/SP-ToJ zone is intended to allow flexibility for public and semi-public uses and facilities that often have unique functional needs, such as for height, floor area, setbacks, and impervious surface, that cannot be accommodated in other zoning districts. Land in the P/SP-ToJ zone and/or facilities operated therein may be under the control of federal, state, or local governments, or other governmental entities such as a school district or hospital district.”

Due to unique needs and requirements for this project, the flexibility afforded by this zone is necessary to accommodate the design, specifically the floor area, LSR, and lot coverage that does not comply with the underlying zoning. A more detailed accounting of these values is listed under Section 1.E. Development Program. However, the height of the building is 35' which is the standard of the underlying zoning and generally the building will conform to the general bulk and scale of the buildings in the neighborhood especially to the non-conforming four-story building to the north at 275 Veronica Lane.

E. FINDINGS FOR APPROVAL

I. 8.3.1.C. Sketch Plan - Findings for Approval

1. Is consistent with the desired future character described for the site in the Jackson/Teton County Comprehensive Plan (Comp Plan).

Complies. The CWC-Jackson Center will be located in Comp Plan District 4 – Midtown, Subarea 4.3 – Central Midtown, which calls for walkable schools, commercial, and recreation. *“Midtown contains many of the service, office and retail establishment that meet Teton County Resident’s needs. It also contains a significant amount of workforce housing is a variety of housing types, including single-family, duplex and multi-family structures.”* The Midtown district requires buildings that are two to three stories in height and for projects to consider designing an attractive pedestrian environment that is walkable with mixed uses. The CWC-Jackson center considers these components in its site plan attached in **Section 3**. The building is two stories. A landscape buffer is designed between the building, the street and the sidewalk providing a safe walking environment for pedestrians.

2. Achieves the standards and objective of the Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO), if applicable.

Not Applicable. The CWC-Jackson Center property is not located within the Natural Resource Overlay (NRO) or the Scenic Resource Overlay(SRO), and this finding is therefore not applicable.

3. Does not have significant impact on public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police, fire, and EMS facilities.

Complies. CWC-Jackson Center is an infill development, and will not result in increased impacts on availability of these services. Police, ambulance, and fire services currently serve the area from TOJ. This non-residential development is not expected to generate the need for more capacity at local schools as would a residential development. CWC Jackson is consolidating the existing use that is currently satisfied by multiple facilities around town into one convenient location close to multiple modes of transportation which will reduce traffic locally.

Potable water and waste water is provided through sewer and water lines owned and maintained by the Home Owners Association (HOA). TOJ provides capacity and hooks into the HOA system at the intersection of Veronica Lane and Maple Way. TOJ will charge capacity fees to offset the impact of this project on our local water and sewer treatment systems.

4. Complies with all relevant standards of these LDRs and other Town Ordinances as can be determined by the level of detail of a sketch plan.

Complies. The purpose of Sketch Plan review is to determine general consistency with the LDRs at a preliminary, conceptual level before development is fully designed, with the objective of identifying opportunities to achieve desired community character, development related issues, discuss alternative designs that may better implement the LDRs and identify natural and scenic resource protection requirements.

As presented with the proposed Zoning Map Amendment this project complies with all relevant standards of the LDRs.

5. Is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.

Complies. There are no currently approved permits on the site with the exception of the platted subdivision and its Master Plan. The project will comply with all setbacks established by the subdivision. The dimensional limitations provided in the master plan are not applicable due to the Zoning Map Amendment application to change to Public/Semi Public.

II. 8.4.2.C. Condition Use Permit (CUP) – A conditional use permit shall be approved upon finding the application:

1. Is compatible with the desired future character of the area;

Complies. CWC-Jackson is compatible with the character defining features of the area stipulated in the Comp Plan. These features include a walkable mixed-use district with improved connectivity and increased residential population. The building is a non-residential use located predominantly on the street level. It is two stories that is oriented to Veronica Lane with a landscape buffer placed between building and the street with green space. The parking lot is predominantly located behind buildings or screened from view.

2. Complies with use specific standards of Div 6.1;

Complies. CWC-Jackson is an Institutional Use under Daycare/Education for education instruction which is a use allowed both in the underlying AC zoning and the proposed zone change to Public/Semi-Public.

3. Minimizes adverse visual impacts;

Complies. CWC-Jackson has gone through an extensive planning process detailed in the level II Report. Stake holder input was included in the selection of a design that has a contemporary aesthetic and fits the character of the neighborhood. The building is 35 feet in height which is actually the height standard of the underlying zoning and does not exceed neighboring structures.

4. Minimizes adverse environmental impacts;

Complies. The project site has no known natural resources present and is not within the Natural Resource Overlay(NRO). Stormwater will be detained on site at a rate that complies with the regulations to reduce runoff. Multimodal transportation options (Bus, Bicycle, walkable neighborhood) will mitigate the carbon footprint of the building which is already an improvement over the current program of students traveling to different facilities across Teton County.

5. Minimizes adverse impacts from nuisances;

Complies. Native non-fruit producing plantings will be specified in the landscape plan during the final development plan process to eliminate wildlife nuisances. Litter will be prevented by onsite custodial staff. Parking will be confined to the site and off of Veronica Lane.

6. Minimizes adverse impacts on public facilities;

Complies. See Section E.I.3 above.

7. **Complies with all other relevant standards of these LDRs and all other Town Ordinances; and**
Complies. To the knowledge of the applicant, the application is consistent with the LDRs and all Town Ordinances.
8. **Is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.**
Complies. See Section E.I.5 above.

III. 8.7.2.C. Zoning Map Amendment Findings for Approval - The advisability of amending the Official Zoning Map is matter committed to the legislative discretion of the Town Council and is not controlled by any one factor. In deciding to adopt or deny a proposed zoning map amendment the Town Council shall consider factors including, but not limited to, the extent to which the proposed amendment:

1. Is consistent with the purposes and organization of the LDRs;

Complies. The purpose and intent of the LDRs is to implement community vision, implement common values of community character, including ecosystem stewardship, growth management, quality of life, implement the illustration of our vision, and have predictable regulations, incentives and allowances. By approving the zone change to P/SP the CWC-Jackson can built in its most ideal location on Veronica that fits the character of the neighborhood, consolidates these programs all under one roof, cultivate equality educational programming with dedicated classroom and lab space, accelerate graduation rates, resulting in higher completion.

2. Improves implementation of the desired future character defined in the illustration of Our Vision Chapter of the Comprehensive Plan;

Complies. Part of our vision is “Growth Management and striving to divert 60% of growth into suitable locations. The project site is a perfectly suitable location for this type of use and building of such bulk and scale. It is compatible with the character defining features of the area stipulated in the Comp Plan for District 4. These features include a walkable mixed-use district with improved connectivity and increased residential population. The building is a non-residential use located predominantly on the street level that is two stories that is oriented to Veronica Lane with a landscape buffer placed between building and the street with green space. The parking lot is predominantly located behind buildings or screened from view.

3. Is necessary to address changing conditions or a public necessity; and

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Complies. In order to provide CWC-Jackson with the flexibility to build the school that fits their program as compiled and researched in their Level II study during a lengthy design and selection process, this zone change is required. The skilled workers that CWC-Jackson generates for our community are a public necessity

4. Is consistent with other adopted Town Ordinances.

Complies. To the knowledge of the applicant, the application is consistent with all Town Ordinances.

F. PROPOSED DEVELOPMENT PROGRAM

- I. Structure, Location, and Mass –The building is 35 feet comprised of two stories and will have a square footage of 17,358 SF. Programming for consists of Nursing (29%), Science (12%), Culinary/Hospitality (19%), Shared Space (42%). See pages II-4 & II-5 in said Level II Report for more specific details on how the square footage is broken up between all of the different programs. The building is located within the building envelopes depicted on Plat 822 for Lots 3 and 6.
- II. Maximum Scale of Development – designed as 17,358 SF not applicable in P/SP zone
- III. Lot Coverage – Designed as 0.34 but not applicable in P/SP zone
- IV. Minimum LSR – Designed as 0.10 but not applicable in P/SP zone

G. FENCING

No fencing is proposed at this time.

H. EXTERIOR LIGHTING

Will comply with the LDRs and be determined at Final Development Plan.

I. LANDSCAPING

Will be finalized at Final Development Plan with a landscape plan and bond estimate.

J. SIGNS

Will comply with the LDRs and be determined at Final Development Plan.

K. GRADING EROSION CONTROL, STORMWATER MANAGEMENT

See Engineers Report **Section 2.J**, Civil Site Plan **Section 3.2**, Stormwater Calculations in **Section 5.3**.

L. ALLOWED USES

CWC-Jackson is classified Institutional: School under the LDRs. See Level II Study in **Section 4** for more specific breakdown of the curriculum for the school.

M. PARKING AND LOADING

See Engineer's Report **Section 2.I.**

N. SUBDIVISION

No subdivision is contemplated in this application. As part of the development agreement signed as part of the Final Development Plan Approval an affidavit of lot line abandonment will need to be signed and recorded by the applicant. This will abandon the common lot line between Lots 3 and 6 allowing the building and site improvements to cross lot lines and building envelopes depicted on Plat No. 822.

O. EMPLOYEE HOUSING

Exempt under Division 6.3.1.E of the LDRs.

P. TRANSPORTATION FACILITY

CWC-Jackson will have access to the private road Veronica Lane as per plat No 822. Onsite lockable bike storage will be located on site as part of the final development plan. Spaces for 20 bicycles will be provided as recommended by Teton County/TOJ Pathways Department. Further detail of the type, use and location will be specified during the Final Development plan.

Q. REQUIRED UTILITIES

See Engineer's Report **Section 2.D, E, & F.**

R. MAXIMUM SCALE OF USE

See level II Report in **Section 4**.

S. OPERATIONAL STANDARDS

CWC-Jackson will have an onsite refuse and recycling that will be located as part of the final development plan.

T. OTHER

A Neighborhood Meeting was conducted at the Center for Arts from 5:30 to 7:00 pm on February 15th, 2018. A tabulation of who attended is compiled with noticing requirements in **Section 5**.

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SECTION 2 – ENGINEER’S REPORT

A. INTRODUCTION

The Central Wyoming College – Jackson Outreach Center will be an 17,358 SF two-story single building college campus facility. The building will consist of traditional classrooms, instructional kitchen areas, faculty offices, culinary and a medical nursing training facility. The facility will provide traditional college courses, career development courses, and classes for personal/community enrichment.

The project site was operated as a ranch before the general area was developed. The subject properties have never seen development.

The site is located at 235 and 255 Veronica Lane in the Town of Jackson being Part of the SE 1/4 of Section 32, Township 41 North, Range 116 West of the 6th Principle Meridian. These are the last two undeveloped lots in the Stockhouse-Patterson Addition. Access to the site will be from Veronica Lane - a two-lane, one-way paved road attached to Maple Way, Town street in west Jackson.

The water and sanitary sewer services will be connected to service lines owned and controlled by the subdivision HOA. The HOA owned service lines which run along Veronica Lane connect to Town of Jackson Water and Sewer Mains at the intersection of Maple Way and Veronica Lane. Maintenance of the HOA owned service lines on Veronica Lane is the responsibility of the HOA. Maintenance of the lines from HOA service lines to the subject property is the responsibility of the Lot Owner. Snowplowing, Graveling, Road and Parking Lot Construction, and Maintenance on the subject lot will be the responsibility of the Lot Owner.

At this point the overall details have not been finalized, though only a few issues remain to be completed prior to the Final Development Plan. The general engineering concerns are discussed here.

B. SOILS

A geotechnical investigation for the site was completed as part of the development plan. The field investigation was performed on Nov. 6th, 2017. The site is generally underlain by sandy gravel and cobble alluvium of the Cache Creek alluvial floodplain. All test pits encountered about two feet of sandy silt topsoil underlain by stony alluvium. The topsoil was logged as moist, dark brown, medium stiff, sandy silt. The alluvium was described in the field as slightly moist to moist, tan and light grey with rusty blotches, medium dense, primarily consisting of 70-75% gravel and cobble to 15-inches in diameter with a clayey silt and sand matrix. The geotechnical report does note the possibility of undocumented fills. For further information regarding the site soils see the attached full Geotech report.

C. GROUNDWATER

Groundwater levels were observed to be between 6.5' and 8' below ground surface during the site investigation on Nov. 6th, 2017. The investigation occurred after what is considered the peak seasonal groundwater level in this area. Therefore, it is recommended that groundwater levels are monitored during the spring 2018 runoff season. Soils with rust staining (i.e., "gleyed soils") were observed in both pits within about 3-4 feet of the ground surface. Gleyed soils occur in anoxic environments and may indicate levels of sustained high groundwater. Due to the possibility of seasonally high groundwater levels, a basement is not recommended and any mechanical equipment placed in crawlspace areas should be moisture insensitive. Two groundwater monitoring wells were installed during the site investigation and will be monitored during the spring of 2018.

D. CABLE UTILITIES AND GAS

Cable utility service will be provided by the local utility companies: Lower Valley Energy (electricity), Century Link Communications (telephone and communications), Spectrum Communications (cable television and communications) and Silverstar Communications (communications). There is natural gas supply in the area from Lower Valley Energy, and a connection is expected.

The project proposes to bring electrical power and communications from existing lines and vaults located to the North and West of the site. The power and communication lines will be buried from the connection points to the property where a transformer will be located. Natural Gas will be brought in from an existing line on Veronica Lane as shown on the site overview sheet. Schematics of the new routing and pedestal placements are shown on the accompanying Sketch Plan Drawings and will be finally coordinated with the utility companies prior to Final Development Plan.

E. WATER SUPPLY

As part of the initial subdivision work in 1994 a 4" waterline was installed along Veronica Lane. This water line is connected to the Town of Jackson water supply system.

To connect the Town's water system to the property a 4" tap will be made. This tap will supply the building's domestic water demands, the irrigation demands, and the fire sprinkler demands. The domestic supply will be diverted through a 2 1/2" line with a separate curb stop. The fire sprinkler system will connect directly through the 4" line. This design is shown in the plan set. Demand calculations predict a peak domestic demand of approximately 85 gpm.

F. WASTEWATER

An 8" PVC sewer main runs along Veronica Lane in a 40 ft. wide easement along the property and adjacent properties. This project proposes to connect to this sewer main for wastewater disposal and treatment. Only one connection to the main is planned at this time. On the north side of the building a separate sanitary line will exit from the building carrying wastewater from the kitchen

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classrooms. The wastewater line from the kitchens will run to a 1,000-gallon grease waste interceptor before connecting to the main sanitary service. All service lines will be 6" PVC sloped at 2% minimum. The 6" sanitary service line is connected to the existing 8" PVC sewer main via a new manhole. The ability of the existing lift station and Town of Jackson infrastructure that serves Veronica Lane to handle the increased flows from the project will be confirmed. All construction will comply with Town of Jackson standards.

G. TRAFFIC

Veronica Lane, in front of the subject property, is a two-lane access road that is connected to Maple Way. Maple Way is a two-lane road with on-street parking connected to Highway 89, or Broadway, which is a 5-lane highway with a sidewalk on the east side of the roadway. There are many opportunities for implementation of Traffic Demand Management strategies for the project. The project will incentivize active travel and public transit while dis-incentivizing vehicle use for short local trips.

Start Bus stops are located on Maple Way and Buffalo Way and will facilitate access to public transportation for students and employees of Central Wyoming College. Both stops are frequented by the longer distance and Town Shuttle START bus routes. The location of the campus within the Town of Jackson will allow CWC users to commute via foot and bicycle. A bike path terminus is located 800' to the South East next to the "New" Post Office on Elk Run Lane. This bike path access should allow bicycle users to safely commute to CWC from throughout Jackson and the valley.

As most of the classes are scheduled to meet the needs of students, CWC-Jackson has the flexibility to schedule classes throughout the week to reduce stress on parking and commuter traffic. All students will be provided with access to Start Bus and Pathways information to encourage them to take mass transportation.

A more detailed Traffic Impact Statement is attached as part of this Sketch Plan submittal in **Section 5.**

H. ROADS AND ACCESS

Vehicle access into and out of the property will be through the north and south parking access areas from Veronica Lane as shown on the Site Plan sheets. The project access and circulation has been coordinated with Teton County Fire Marshal. Road widths and circulation meet the needs for emergency vehicle access. The access drive and internal circulation will be constructed to support highway HS-20 loading. The roads conform to the Town's standards.

I. PARKING

Parking standards for this Institutional Use is determined through an independent calculation both in the P/SP zone and the underlying AC zone. In order determine a conservative parking regulation we make the following assumptions: there are seven fulltime staff on site all day; 14 adjunct staff that only attend when they teach; students will come and go all day/evening

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spreading out the need for parking; scheduling of all classes is adaptable¹ if needed; the availability of multimodal transportation options can reduce parking demands by up to 20%.²

With an independent calculation of 1.5 parking spaces per 1,000 SF floor area. The 17,358 SF building generates a parking requirement of 26.04 parking spaces. Thirty parking spaces will be provided, two of which are dedicated to handicap usage. Handicap parking stalls are located near the entrance to the building.

J. STORMWATER

The site stormwater plan is to collect, treat, and route the stormwater from the site according to the Town's stormwater standards. The Town requires new developments to detain the 100-year storm. The drainage plan is to route all the parking lot runoff to above ground detention areas and possible underground infiltrators to the west side of the lot. Other areas of the site, roof, court yard, will be routed directly to detention areas before infiltration and discharge.

K. SNOW STORAGE

As indicated on the accompanying Sketch Plan Drawings, snow storage areas equal to or greater than 2.5% of the plowed area will be provided. This area is the functional space to stack the large amounts of snow that can build up during heavy snowfall years. Snow storage will primarily be in the area to the West of the main parking lot. As with many area developments during a heavy snow year it may be necessary to load and haul off snow piles from time to time during the winter.

L. WATER BODY AND WETLAND BUFFERS

The site is not adjacent to any body of water, and impacts on water quality or wetlands are not foreseen.

¹ Exception is Culinary & Hospitality and Nursing on fixed times that is ideal to those curriculums. Usually the evening.

² All students will be provided with Start Bus information and lockable bicycle racks will be provided.

SECTION 3 – SKETCH PLAN DESIGN

- **3.1 - CWC JACKSON CENTER SITE PLANS, ELEVATIONS,
FLOOR PLANS, & CHARACTER SKETCHES BY ANDERSON MASON DALE ARCHITECTS**
- **3.2 - CWC JACKSON CENTER CIVIL SET BY JORGENSEN ASSOCIATES, P.C.**

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**AndersonMasonDate
Architects**

**Jackson Outreach Center
Central Wyoming College
Jackson**

Veronica Lane, Jackson WY
17-401

State of Wyoming
State Construction Department
100 West 1st Street
Cheyenne, WY 82002

Architect
AndersonMasonDate Architects, Inc.
3188 Sheep Boulevard
Denver, CO 80211-3446
FAX: 303-594-0902

Associate Architect
Goldsack Associates Architects, P.C.
P.O. Box 3878
Jackson, WY 83002
Telephone: 307-733-4000
FAX: 307-734-8922

Landscape Architect
Hargreave Design
900 South Fremont, P.O. Box 948
Telephone: 307-338-1001

Civil Engineer
Jorgensen Associates, P.C.
1315 S. 14th Street, Suite 203
Telephone: 307-733-6150

Structural Engineer
KLA, Inc.
1717 17th Street, Suite 100
Golden, CO 80301
Telephone: 303-279-5910
FAX: 303-279-5915

**MEN and Technology and
Security Engineer**
B&B Building Systems
251 Linden Street, #200
Fresno, CA 93704
Telephone: 916-221-5991

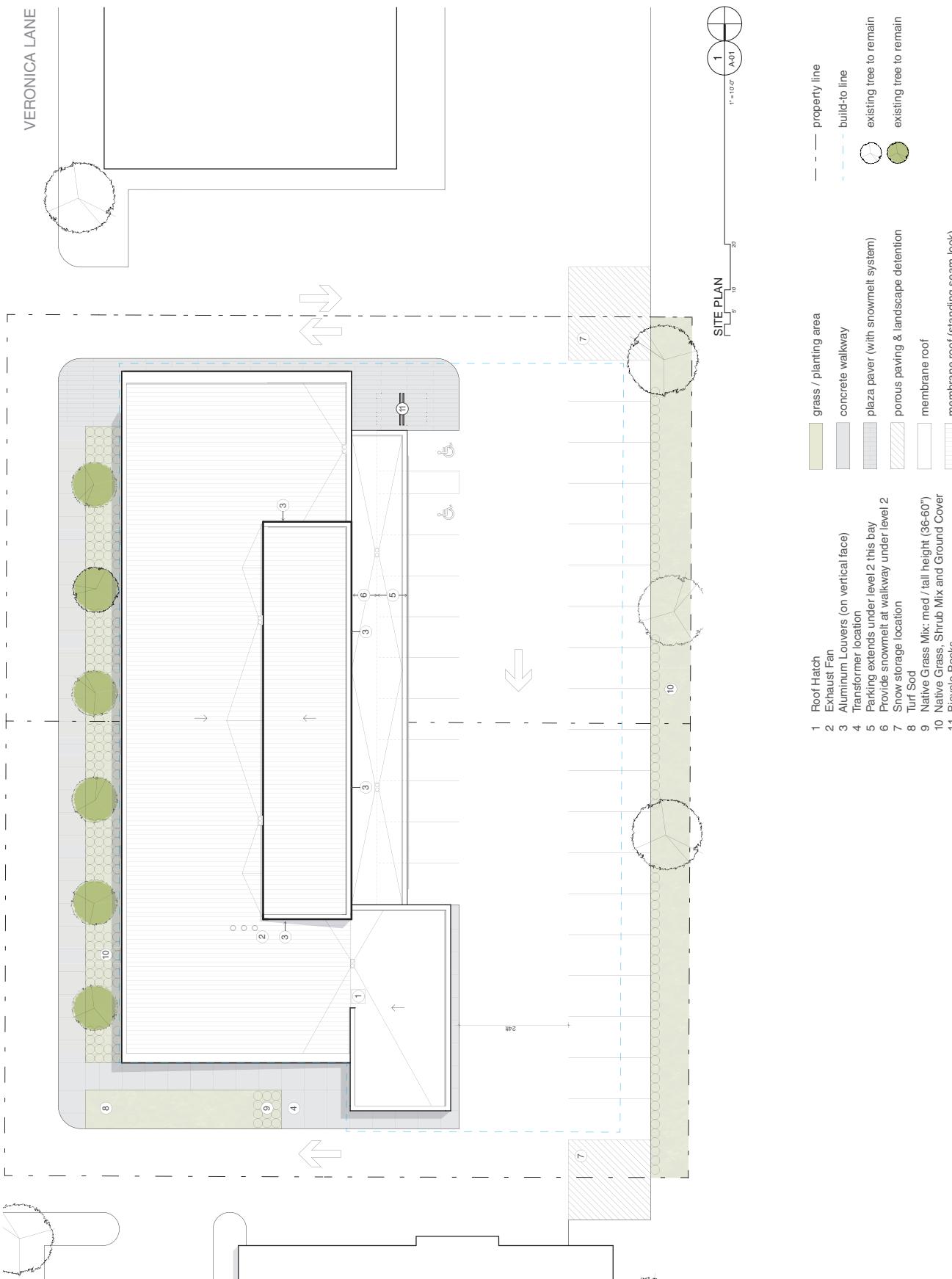
Lab Planner
The Ehrle Group, Inc.
Post Office Box 21200
Post Office Box 21200
Telephone: 303-224-8970
FAX: 303-227-2356

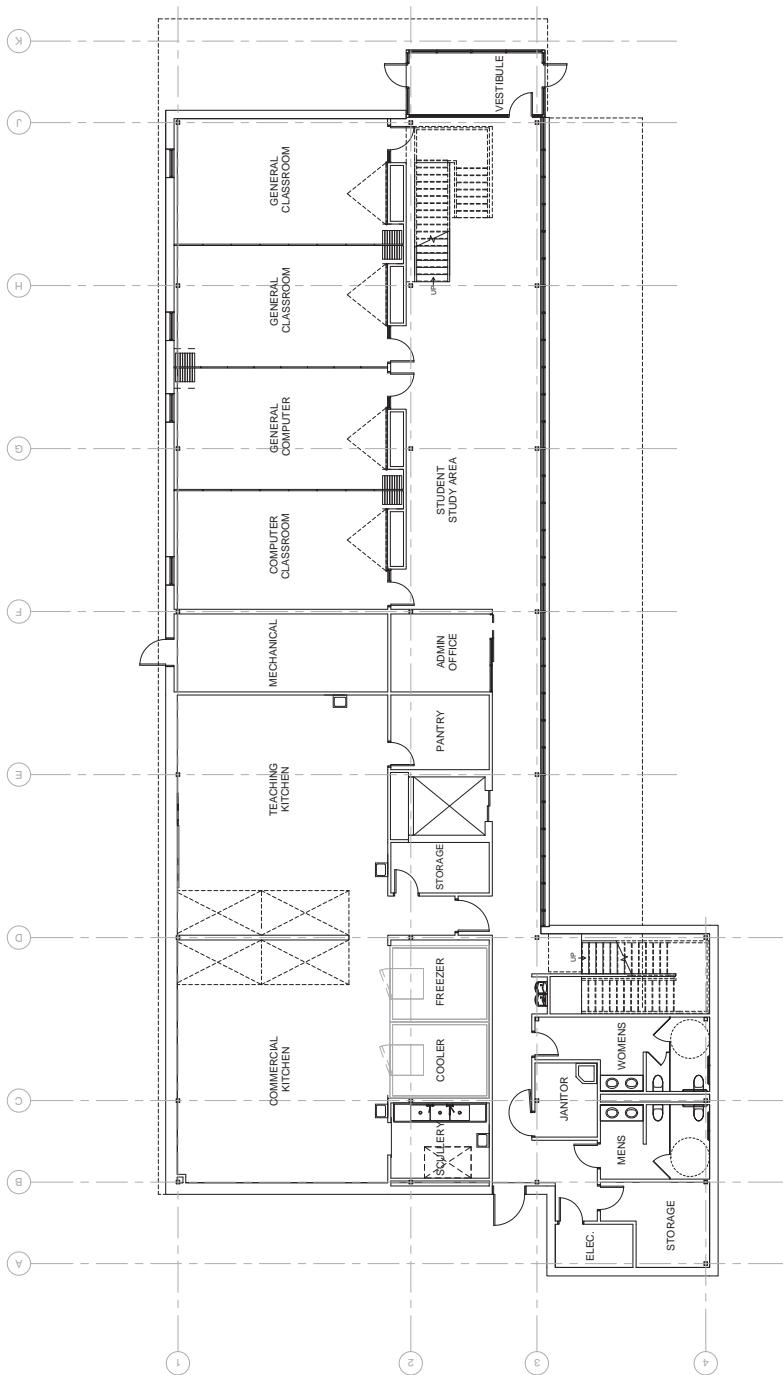
Food Service Design
Jorgensen Design
1537 East 1st Avenue
Fresno, CA 93721
Telephone: 916-221-5991

Issue: A-01
Date: JAN 2018
Site Development Package

SITE PLAN

A-01





FIRST LEVEL FLOOR PLAN
18' = 1'-0"
A-02

AREA TABULATION	
LEVEL 1	8025 GSF
LEVEL 2	9333 GSF
TOTAL	17,358 GSF

**AndersonMasonDate
Architects**

**Jackson Outreach Center
Central Wyoming College
Jackson**

Veronica Lane, Jackson WY
17-01
State of Wyoming
State Construction Department
700 West 1st Street
Cheyenne, WY 82002

Architect
AndersonMasonDate Architects, P.C.
3188 Seven Boulevard
Denver, CO 80211-3448
FAX: 303-384-0072

Associate Architect
Gordon L. Jackson Associates, P.C.
P.O. Box 3878
Jackson, WY 83002
Telephone: 307-733-6150
FAX: 307-734-8022

Landscape Architect
Hargrave Associates, Inc.
900 South Fremont, P.O. Box 1948
Telephone: 307-338-1001
FAX: 307-734-8022

Civil Engineer
Jorgensen Associates, P.C.
1315 S. Hwy 180, Suite 203
Golden, CO 80301
Telephone: 303-273-6150
FAX: 303-273-8815

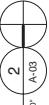
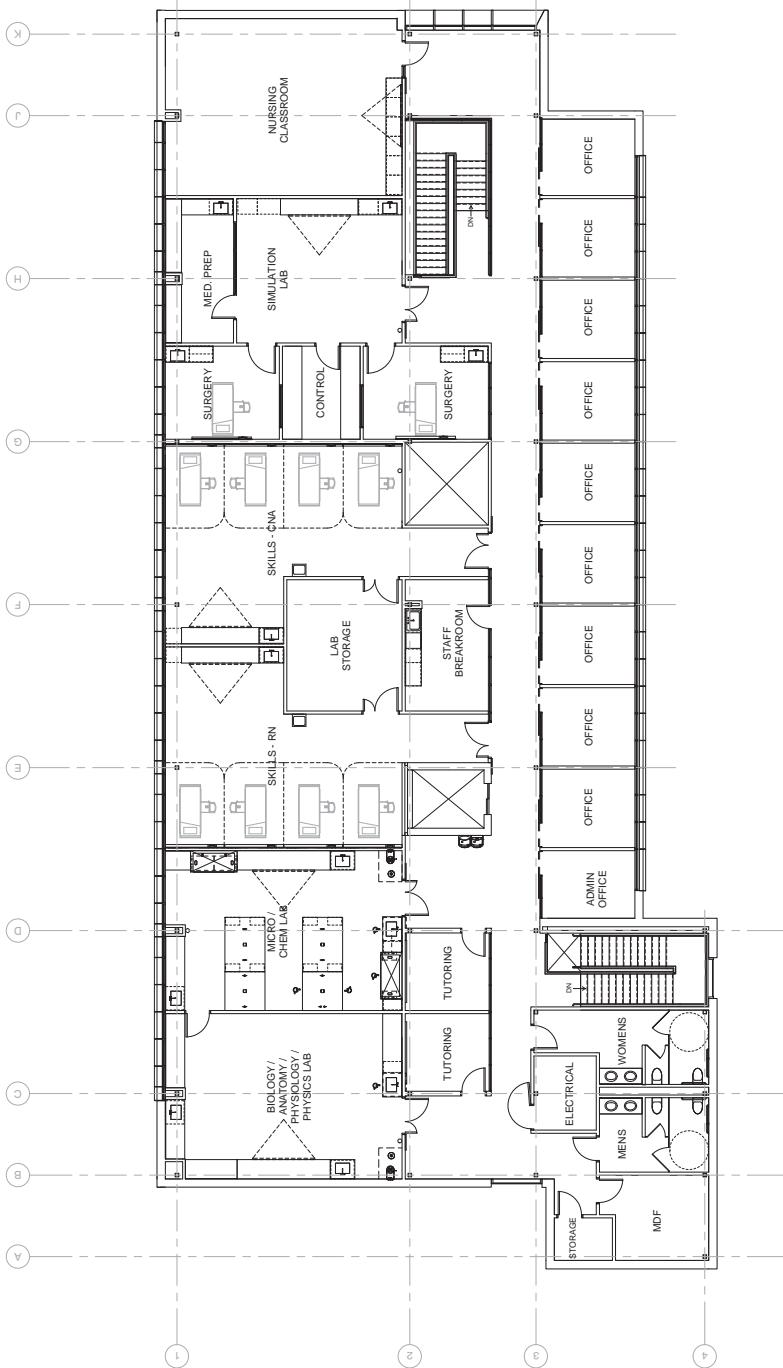
**MEP and Technology and
Structural Engineer**
KJIA, Inc.
808 Bulette Street
Golden, CO 80301
251 Linden Street, #200
Fort Collins, CO 80524
Telephone: 303-224-8970
FAX: 303-227-2356

Lab Planner
The Ehrle Group, Inc.
1000 17th Street, Suite 2
Portland, OR 97209
Telephone: 503-224-8970
FAX: 503-227-2356

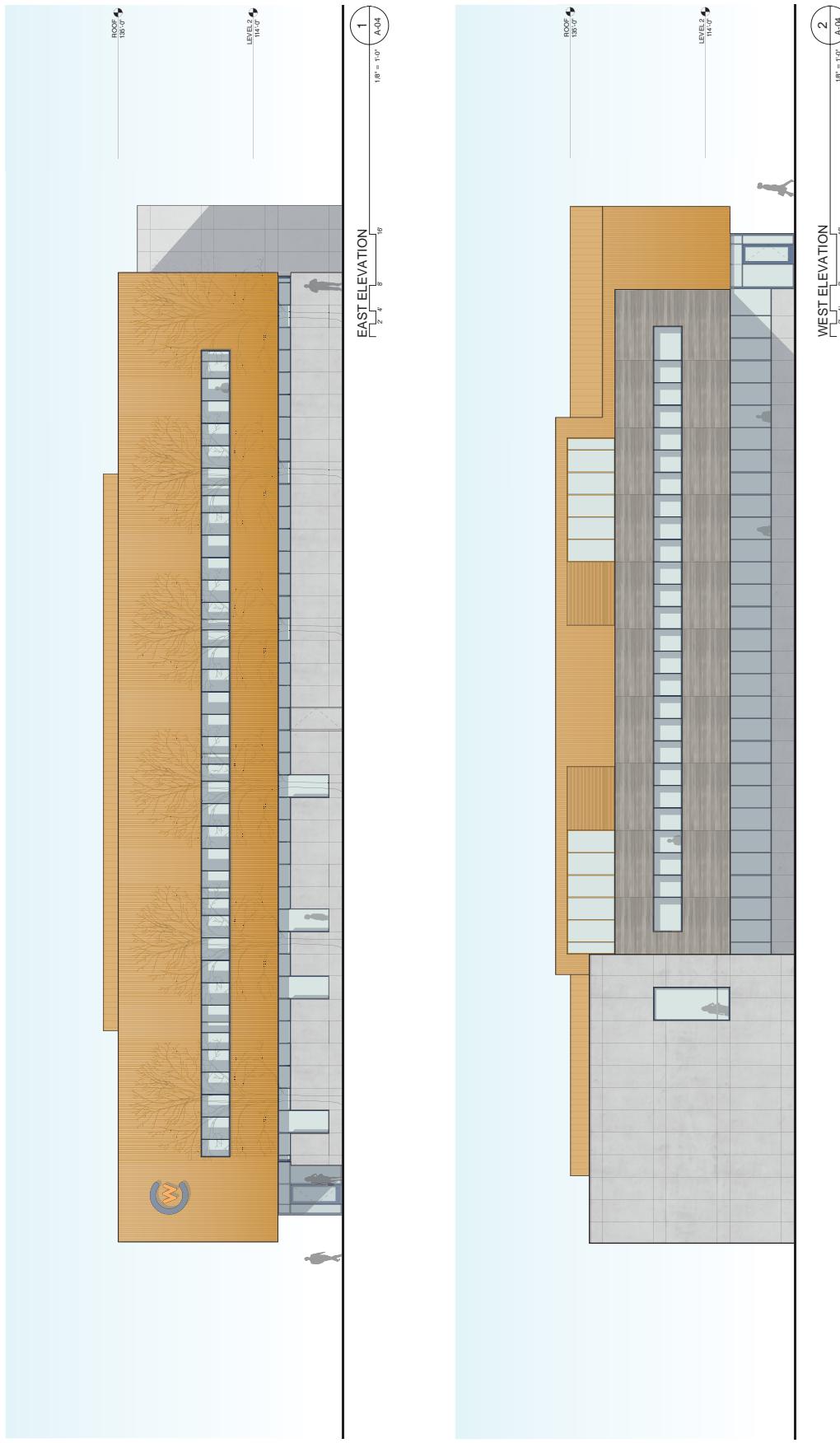
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Site Development Package
Date: JAN 2018

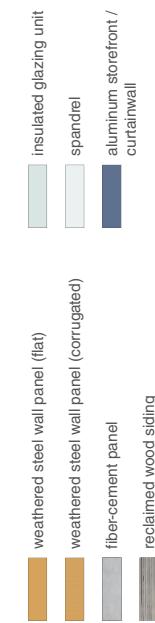
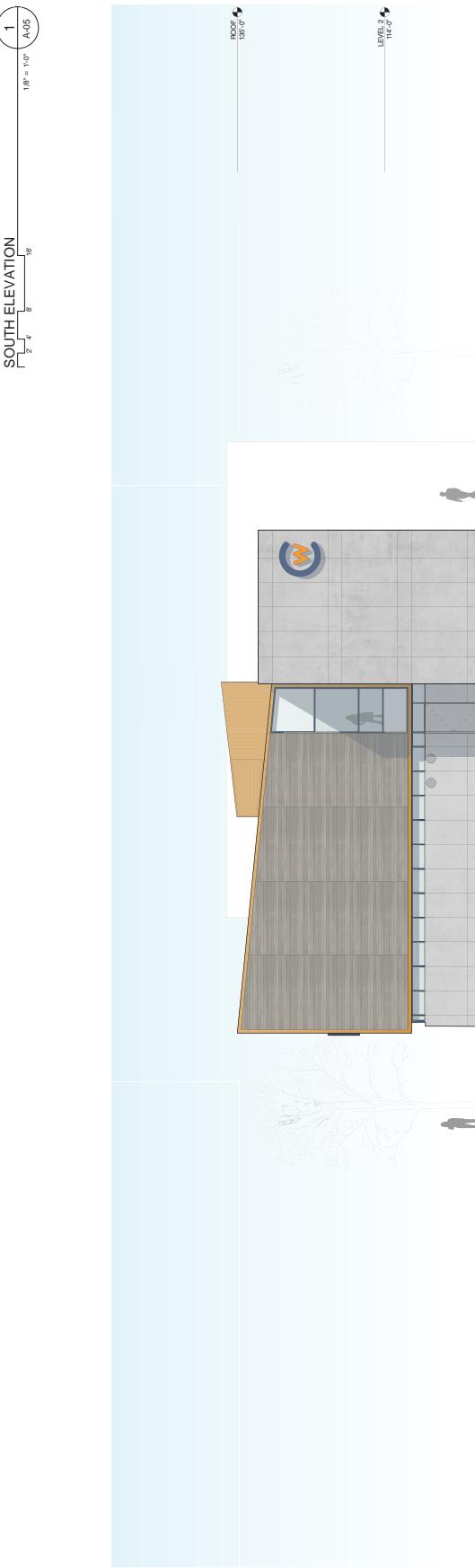
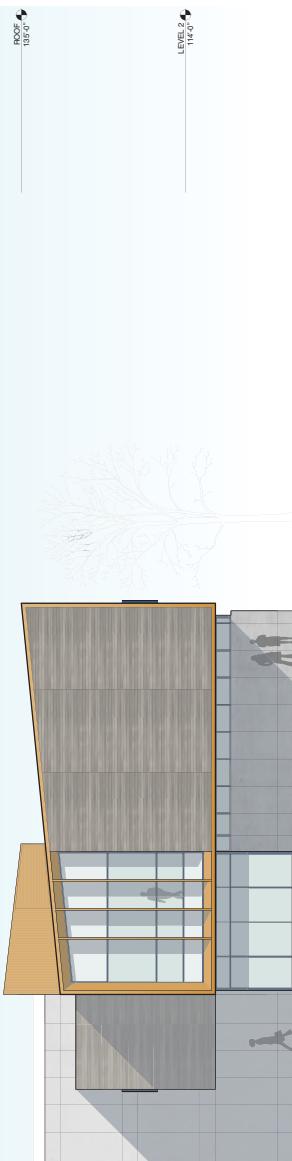
LEVEL 2 FLOOR PLAN

A-03



SECOND LEVEL FLOOR PLAN
18' = 1'-0"
2-A-03





**AndersonMasonDate
Architects**

**Jackson Outreach Center
Central Wyoming College
Jackson**

Veronica Lane, Jackson WY
17-401

State of Wyoming
State Construction Department
100 West 1st Street
Cheyenne, WY 82002

Architect
AndersonMasonDate Architects, P.C.
3188 Seven Boulevard
Denver, CO 80211-1448
FAX: 303-384-0102

Associate Architect
Goldsack Associates Architects, P.C.
P.O. Box 1298
Jackson, WY 83002
Telephone: 307-733-4000

Landscape Architect
Hargreaves Design
900 South University, P.O. Box 1048
Garden City, ID 83102
Telephone: 307-389-1001
FAX: 307-384-8822

Civil Engineer
JorgensenAeckerle, PC
1315 16th Street, Suite 200
Golden, CO 80301
Telephone: 307-733-6150
FAX: 303-598-8915

Structural Engineer
KLA, Inc.
1717 Marquette Avenue, Suite 100
Golden, CO 80301
Telephone: 307-733-6150
FAX: 303-598-8915

**MEP and Technology and
Security Engineer**
B&B Building Systems
281 Linden Street, #2000
Fort Collins, CO 80524
Telephone: 970/221-5991

Lab Planner
The Ehrle Group, Inc.
1537 East 14th Avenue
Portland, OR 97202
Telephone: 503/224-6970
FAX: 503/227-2396

Food Service Design
Jackzway Design
1537 East 14th Avenue
Portland, OR 97202
Telephone: 503/227-2396

Issue: 1/4/2018 10:24:33 AM
Site Development Package
Date: JAN 2018

CHARACTER SKETCHES

A-06



AERIAL AXONOMETRIC 1
A-06



VIEW FROM SE 2
A-06



VIEW FROM NE
A-06



JORGENSEN
JACKSON, WYOMING
407-733-3800
www.jorgensen.com

PROJECT TITLE: SKETCH PLAN
SUBJECT: STATE OF WYOMING
235 & 255 VERONICA LANE
JACKSON, TETON COUNTY, WY
DATE: 01/10/2017
BY: JORGENSEN ASSOCIATES, PC

NOTES AND LEGEND

PROJECT NUMBER: 17067
SHEET NUMBER: C1.1

LEGEND

	PROPOSED	EXISTING	5/8 INCH DIAMETER STEEL REBAR WITH ALUMINUM CAP INSERED TLS 6447- SUBJECT PROPERTY LINE
EASEMENT	— — — — —	— — — — —	ADJACENT PROPERTY LINE
BUILDING ENVELOPE	— — — — —	— — — — —	BUILDING ENVELOPE
EDGE OF PAVEMENT	— — — — —	— — — — —	EDGE OF PAVEMENT
EDGE OF GRAVEL	— — — — —	— — — — —	EDGE OF GRAVEL
EDGE OF CONCRETE	— — — — —	— — — — —	EDGE OF CONCRETE
BUILDING	— — — — —	— — — — —	BUILDING
CURB	— — — — —	— — — — —	CURB
LIMIT OF DISTURBANCE	— — — — —	— — — — —	LIMIT OF DISTURBANCE
FLAUNCE	— — — — —	— — — — —	FLAUNCE
FENCE	— — — — —	— — — — —	FENCE
GAS LINE	— — — — —	— — — — —	GAS LINE
BURIED FIBER OPTIC	— — — — —	— — — — —	BURIED FIBER OPTIC
BURIED ELECTRIC	— — — — —	— — — — —	BURIED ELECTRIC
BURIED COMMUNICATIONS LINES	— — — — —	— — — — —	BURIED COMMUNICATIONS LINES
SILT FENCE	— — — — —	— — — — —	SILT FENCE
BUILDING LINE	— — — — —	— — — — —	BUILDING LINE
SECOND FLOOR BUILDING LINE	— — — — —	— — — — —	SECOND FLOOR BUILDING LINE
FENCE	— — — — —	— — — — —	FENCE
WATER MAIN	— — — — —	— — — — —	WATER MAIN
4 WATER SERVICE	— — — — —	— — — — —	4 WATER SERVICE
SANITARY SEWER	— — — — —	— — — — —	SANITARY SEWER
6 SANITARY SERVER SERVICE	— — — — —	— — — — —	6 SANITARY SERVER SERVICE
CONTOUR INDEX	— — — — —	— — — — —	CONTOUR INDEX
CONTOUR INTERMEDIATE	— — — — —	— — — — —	CONTOUR INTERMEDIATE
SEWER MANHOLE	— — — — —	— — — — —	SEWER MANHOLE
CLEANOUT	— — — — —	— — — — —	CLEANOUT
SEWER SERVICE	— — — — —	— — — — —	SEWER SERVICE
FIRE HYDRANT	— — — — —	— — — — —	FIRE HYDRANT
CURBSTOP	— — — — —	— — — — —	CURBSTOP
WATER VALVE	— — — — —	— — — — —	WATER VALVE
WATER METER	— — — — —	— — — — —	WATER METER
GAS METER	— — — — —	— — — — —	GAS METER
ELECTRICAL METER	— — — — —	— — — — —	ELECTRICAL METER
ELECTRICAL TRANSFORMER	— — — — —	— — — — —	ELECTRICAL TRANSFORMER
ELECTRICAL VAULT	— — — — —	— — — — —	ELECTRICAL VAULT
FIBER OPTIC PEDESTAL	— — — — —	— — — — —	FIBER OPTIC PEDESTAL
COMMUNICATIONS PEDESTAL	— — — — —	— — — — —	COMMUNICATIONS PEDESTAL
STORM DRAIN	— — — — —	— — — — —	STORM DRAIN
CONFER TREE	— — — — —	— — — — —	CONFER TREE
SHRUB	— — — — —	— — — — —	SHRUB
DECIDUOUS TREE	— — — — —	— — — — —	DECIDUOUS TREE
MONITORING WELL	— — — — —	— — — — —	MONITORING WELL
TEST PIT	— — — — —	— — — — —	TEST PIT

NOTES

GENERAL CONSTRUCTION NOTES & SPECIFICATIONS.

1. PROJECT SCOPE: PROVIDE ACCESS, UTILITY INFRASTRUCTURE, GRADING, AND NECESSARY SITE DEVELOPMENT AND MITIGATION FOR THE CREATION OF COMMUNITY COLLEGE CAMPUS.
2. PROPERTY IS ZONED AC OR AUTO/URBAN COMMERCIAL IN THE TOWN OF JACKSON.
3. PROPERTY AREA: 0.65 ACRES
4. PROPERTY SLOPES ARE 20%.
5. JORGENSEN ASSOCIATES, PC, PERFORMED THE TOPOGRAPHIC SURVEY FOR THIS PROPERTY IN NOVEMBER 2017.
6. VEGETATION CONSISTS PRIMARILY OF FORMER AGRICULTURAL MEADOW GRASS.
7. THE PROPERTY IS NOT WITHIN THE WILD LAND URBAN INTERFACE.
8. THE PROPERTY IS ZONED "TOWN OF JACKSON - AC" (AUTO-URBAN COMMUNITY).
9. THE PROPERTY IS NOT LOCATED WITHIN A FEMA FLOOD ZONE.
10. CONTRACTOR SHALL LOCATE/POSITION ALL BURIED AND OVERHEAD UTILITIES PRIOR TO ANY EXCAVATION IN THE VICINITY. UTILITY LOCATIONS SHOWN ON THESE DRAWINGS ARE FOR INFORMATION ONLY. CONTRACTOR SHALL COORDINATE WITH COMPANIES PRIOR TO EXCAVATION TO ENSURE THAT THE CONTRACTOR IS NOT WARRANT THE ACCURACY AND COMPLETENESS OF THE INFORMATION PROVIDED. EXISTING UTILITY CONTRACTOR SHALL COORDINATE WITH COMPANIES PRIOR TO INSTALLING IMPROVEMENTS PRIVATE UNDERGROUND UTILITIES EAST IN THE PROJECT AREA. CONTACT TOWN OWNER TO LOCATE EXISTING WATER LINES, SEWER LINES.
11. DESTROYED AND NATURAL VEGETATION SHALL BE MINIMIZED AND ALL DISTURBED SURFACES SHALL BE RESEED AS SOON AS PRACTICABLE IN ACCORDANCE TO THE RESEEDING SPECIFICATIONS.
12. STRIP AND SALVAGE TOPSOIL FROM ALL EXCAVATED AREAS.
13. VEGETATION SHALL BE CONTROLLED BY SPRAYING, LIMITING DISTURBANCE AREA, OR OTHER MEANS PRIOR TO REGERATION AND AFTER REGERATION IS COMPLETE.
14. FOGITE IS JUST WILL BE CONTROLLED BY WATERING DURING RAINY PERIODS OR AS REQUIRED BY ENGINEER.
15. ALL EXCAVATED MATERIALS SHALL BE STOCKPILED AND PROCESSED ON SITE ONLY AT LOCATIONS AS DESIGNATED ON THE PLANS.
16. TOPS OF CUT AND FILL SLOPES SHALL BE ROUNDED TO AVOID RAVELING AND EROSION.
17. CUT AND FILL SLOPES SHALL NOT EXCEED 2:1 WITHOUT SPECIAL STABILIZATION AND APPROVAL FROM ENGINEER.
18. NO MEADOWS SHALL BE DISTURBED WITHOUT FIRST OBTAINING NECESSARY PERMITS FROM THE U.S. ARMY CORPS OF ENGINEERS.

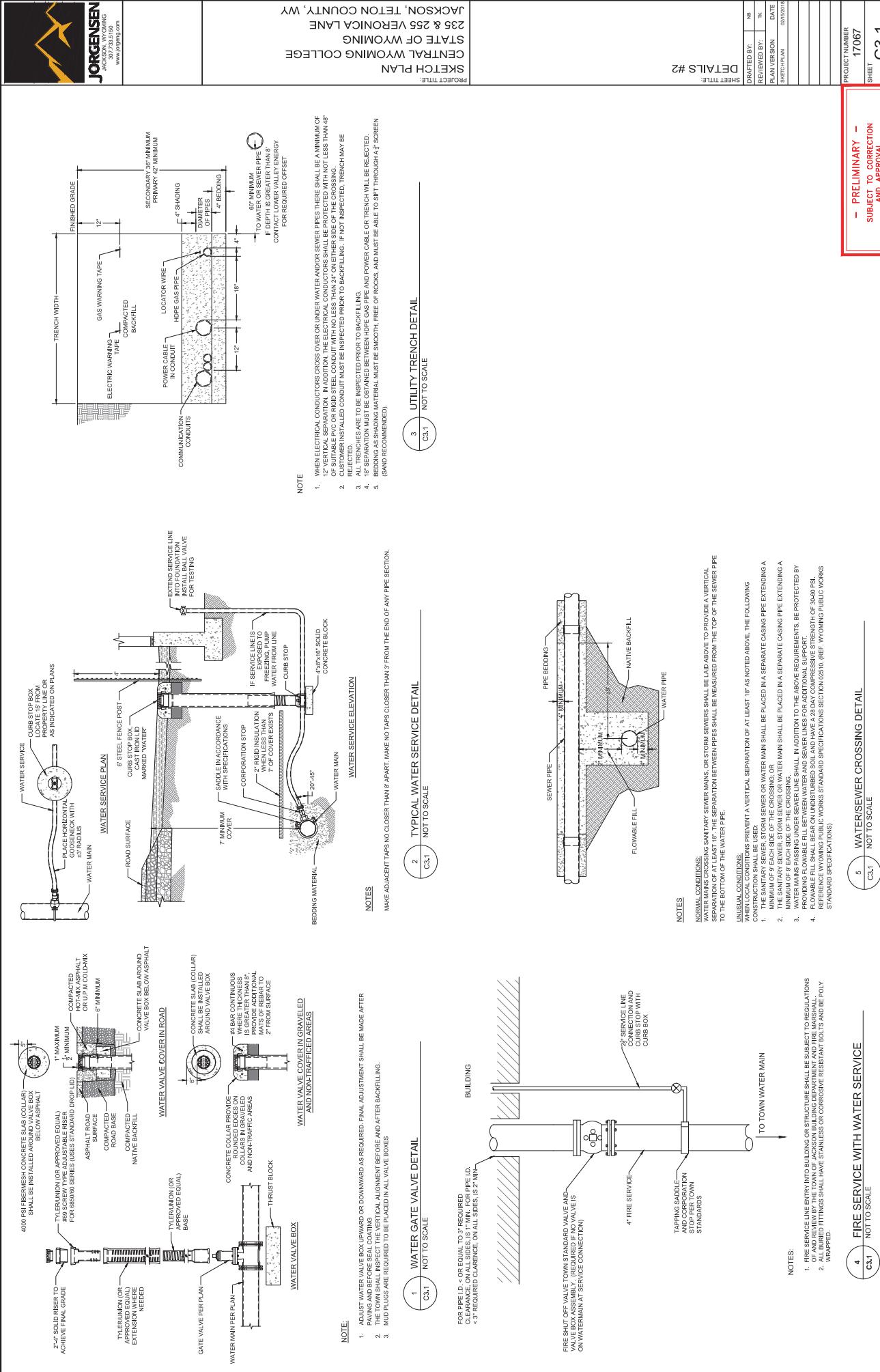
REGERATION SPECIFICATIONS PLAN (IS SPECIFIED ON MITIGATION PLANS OR BY A LANDSCAPE ARCHITECT.)

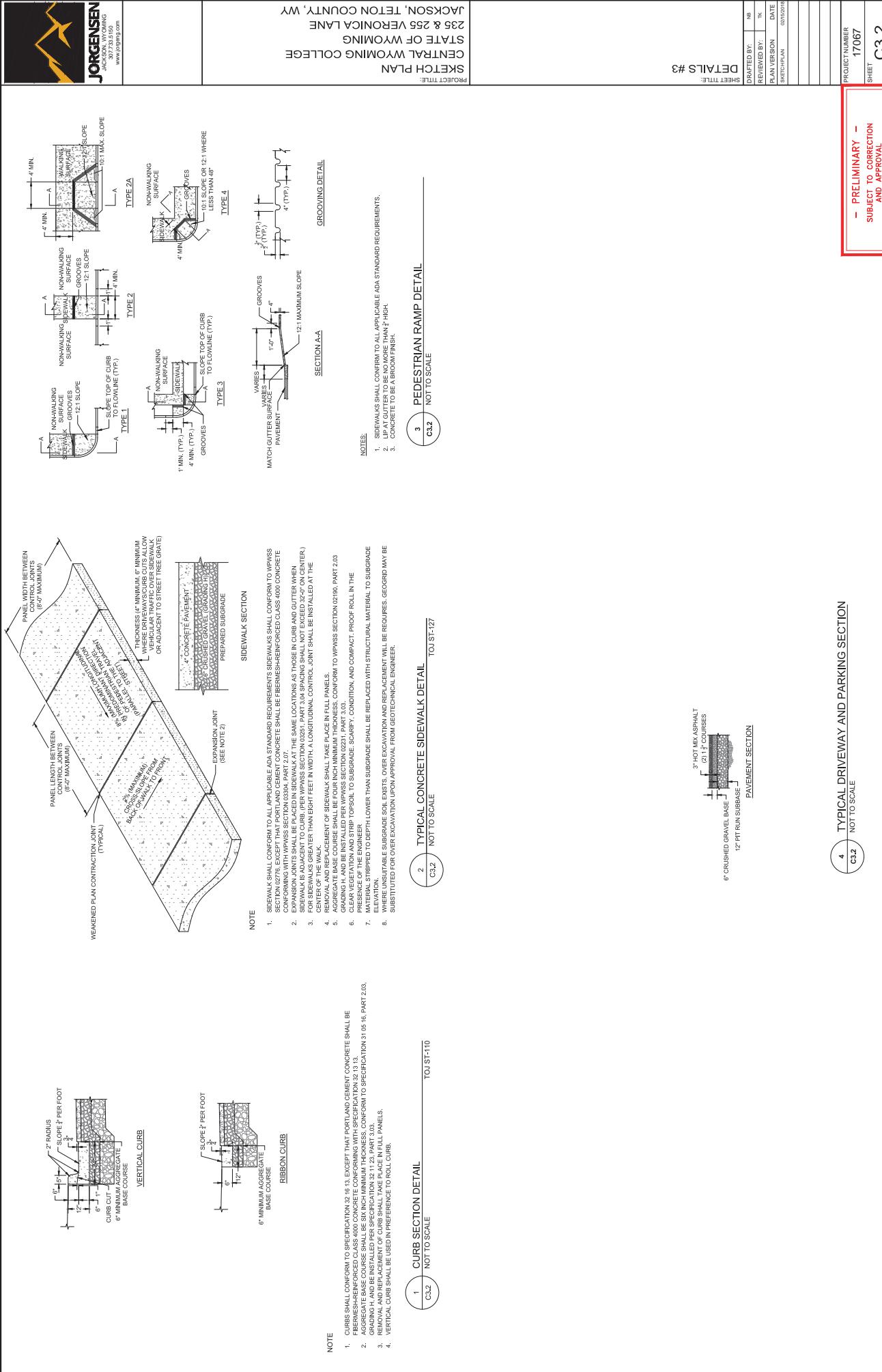
1. **SEED MIXTURE:**
 - COMMON NAME: DOMINANT BROME 10 LBS/ACRE
 - INDIGENOUS ELYTRIGIA 6 LBS/ACRE
 - IDAHO FESCUE 12 LBS/ACRE
 - WESTERN WHEATGRASS 12 LBS/ACRE
 - ALpine TURF 12 LBS/ACRE
 - TOTAL PURE LIVE SEED APPLICATION RATE: 52 LBS/ACRE
2. SEEDING METHODS: NATURAL SEEDING, FLOWERING PLANTS SUCH AS LUPINE, YARROW AND PINK BEGONIA ARE ACCEPTABLE.
3. ALL SEED SHALL COMPLY WITH WYOMING SEED LAW. SEED SHALL BE PURCHASED FROM A DEALER WHO IS A MEMBER OF THE WYOMING SEED TRADE ASSOCIATION. THE SEED SHALL BE PROVIDED TO THE ENGINEER PRIOR TO SEEDING.
4. TOPSOIL SHALL BE UNIFORMLY SPREAD ON PREPARED SURFACES TO THE THICKNESS SHOWN ON PLANS AND AS REQUIRED BY THE TERRAIS, WEEDS AND UNDESIRABLE PLANTS FROM THE PREPARED SOIL PRIOR TO SEEDING.
5. HARDE PACKED OR CAKED TOPSOIL SURFACES SHALL BE SCARIFIED OR DISKED PRIOR TO SEEDING.
6. SEED SHALL BE UNIFORMLY DISTRIBUTED OVER THE SURFACE BY APPROVED MECHANICAL BROADCASTING DEVICES AND THE GROUND SHALL BE IMMEDIATELY RAKED OR DRAGGED TO COVER THE SEED.
7. SEEDING SHALL BE PERFORMED BETWEEN THE TIME THE FROST LEAVES THE GROUND IN THE SPRING AND BEFORE THE FROST ENTERS THE GROUND IN THE FALL.

— PRELIMINARY —
SUBJECT TO CORRECTION
AND APPROVAL

PROJECT NUMBER: 17067
SHEET NUMBER: C1.1

DRAINED BY: NB
REVIEWED BY: TK
DATE: 01/10/2017
BY: JORGENSEN





SECTION 4 – LEVEL II REPORT

*Sketch Plan/Zoning Map Amendment
Central Wyoming College Jackson Campus (CWC – Jackson)*

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Jackson Outreach Center

Central Wyoming College - Jackson

LEVEL II REPORT

August 11, 2016



**AndersonMasonDale
Architects**

| I | PROCESS

- I.1 Executive Summary
- I.2 Acknowledgements
- I.3 Design Process

| II | PROGRAM

- II.1 Academic Program Summary
- II.2 Program Summary
- II.3 Program Detail
- II.4 Program Diagrams
- II.5 Program Adjacencies
- II.6 Room Data Sheets

| III | CONCEPT

- III.1 Design Process
- III.2 Program Diagrams

| IV | VERONICA LANE

- IV.1 Vicinity Map
- IV.2 Development Plan Proposed
- IV.3 Existing Conditions
- IV.4 Concept Plan 1
- IV.5 Concept Plan 2

| V | COST

- V.1 Owner Project Budget
- V.2 Parking Lot Budget
- V.3 Programmatic Construction Cost Model

| VI | DEVELOPMENT ANALYSIS

| VII | APPENDIX

- VII.1 Classroom Utilization Analysis
- VII.2 Project Schedule
- VII.3 Preliminary Project Description

I. PROCESS

I.1 Executive Summary

The Central Wyoming College Jackson Outreach Center Level II Study was initiated in the winter of 2016. The purpose of this report is to define the programmatic and cost parameters for the design of this project going forward, and for the facilitation of the Capital Funding efforts of the project within the state of Wyoming. The project is consistent with a continuation of the Central Wyoming College Master Plan, last updated in 2012.

The existing CWC Jackson Center is primarily housed in leased space at the Jackson Center for the Arts. It has been in this location since the construction of The Center. In this location and assorted other local facilities, CWC offers a broad array of courses, as defined in the attached program. As defined in the CWC Master Plan, the purpose of the new Jackson Center is to provide proper programmatic space for the unique educational programs offered by the college. These include the culinary arts program, dedicated science laboratories, simulation nursing labs, and lab space for allied health programs. The unique requirements of these program areas demand specialized educational spaces, which the college does not presently possess. This report includes program information and diagrammatic layouts for educational spaces which will serve these programs most effectively.

This Level II report is the outcome of a series of on-site workshops with CWC educators and administrators and representation from the State of Wyoming Department of Administration and Information Office of Construction Management, in Jackson, Wyoming. During these workshops, curriculum and enrollment were reviewed as a basis of projecting the space needed to offer the courses presently offered by the college, with an eye to future enrollments and needs. In addition to the specialized course offerings of the Jackson Center, a key program component of this facility will be spaces that will be available to the local community. Community partnerships are an essential part of the mission of the CWC Jackson Center, and these program areas will serve this purpose in addition to providing general education classrooms.

The primary purpose of the Level II study has been to determine the size and cost of the new facility. The new Jackson Center is

programmed at approximately 18,000 gross square feet and will cost approximately \$8 million in construction costs. Additionally, \$3 to 4 million in owner soft costs will be required to execute the work. Escalation is currently 7% per year and should be accounted for in the overall project budget. The project cost has been modeled taking into account the unique economic conditions of building in Jackson Wyoming.

The proposed location for the new Jackson Outreach Center is on Veronica Lane, just west of historic downtown Jackson. The College and State evaluated multiple sites as possible homes for the new Jackson Center before the College secured a special excise tax, SPET, in early 2017 with the support of Teton County. The SPET will allow the College to buy two lots on Veronica Lane.

This report models program area, adjacencies, and stacking to test the College's program. The first series of design graphics and representations in this document are general in nature and are driven by program relationships, spatial adjacencies, and the functional flow of the building. Two additional diagrams are provided as test-fits on the Veronica Lane site.



Center for the Arts - Jackson, WY

I.2 Acknowledgements

Project Team

Owner

Dr. Brad Tyndall
President of the College

Steering Committee

Susan Thulin
Director, Central Wyoming College
 Jackson

Kathy Wells
Vice President for Academic Affairs

Amy Madera
Director of Culinary and Hospitality Programs

Willie Noseep
Vice President for Administrative Services

Dennis Egge
Construction Manager, State of Wyoming, Department of Administration and Information Office of Construction Management

Design Team

AndersonMasonDale Architects

David Pfeifer
Design Principal

John Graham
Managing Principal

Cynthia Ottenbrite
Project Manager

Luc Bamberger | Todd Swarts
Project Architects

Carney Logan Burke Architects

John Carney
Associate Principal

Jeff Lawrence
Project Architect

Jorgensen Associates

Reed Armijo
Civil Engineer

KL&A, Inc

Joe Hall
Structural Engineer

The Estime Group

Roz Estime
Lab Planner

BG Buildingworks

Dan Koelliker
M/E/P Engineering

Zaist Construction Management

Stan Zaist
Cost Estimating

Hershberger Design

Bonny and Mark Hershberger
Landscape Architect

Jedrziewski Designs

Ric Jedrziewski
Culinary Lab Planner

I.3 Design Process

The design process for the new CWC Jackson Center is an extension of work begun in 2012 on the Central Wyoming College Master Plan update. Work completed at that time defined the areas of academic instruction in need of new spaces. That work has been the basis of a multi workshop-based process which has produced this Level II report.

Four primary on-site workshops were the basis of the design process for this document. Beginning in March 2016, building users, administrators, state representatives and the design team met on site to review programmatic needs, room data, and all course offerings. In the first workshop, site visits were arranged to review the sites deemed viable at that time. Programmatic adjacencies were discussed and goals for overall building function were explored and recorded.

Later that month, the design team returned to present alternatives for building stacking, building organization, program adjacencies and basic building conceptual diagrams. Program areas were explored in greater detail, and an overall program summary and conceptual cost model was developed. Also in the second workshop, the design team and building users had a general discussion with a steering committee of community members organized by the college. At this workshop, it was concluded that negotiations regarding potential sites would remain ongoing for some time, and that this report would be concluded prior to the resolution of the final site acquisition. Therefore, any design information was determined to be primarily programmatic, very conceptual, and not site specific.

In early April 2016, the third workshop was convened. During this session, users and the design team verified programmatic relationships as expressed in the diagrams in this report. The program plan was finalized in terms of spaces and quantities for the Center. Tours and detailed food service and culinary space design discussions were held, and the conceptual vision of the instructional areas was completed.

In March and April 2017, the design team reconvened with the College to review a condensed program and study the two, adjacent lots on Veronica Lane. This study informed the application for the SPET. The site plan graphics and revised cost model presented in this report assume the College is able to rezone the two lots into one larger site. Additionally, language is provided in the report from Jorgensen Associates concerning the nature of the rezoning process with the Town of Jackson and Teton County, WY.



CWC Culinary Students

II. PROGRAM

II.1 Academic Program Summary

Based on the 2012 Level I research and economic changes in Teton County and the State of Wyoming over the past four years, Central Wyoming College-Jackson is developing a responsive and exciting academic program to address the needs of our community for high education and economic development skills. With limited facilities the college pursues strong relationships with local businesses, developing academic support for students with remedial needs and introducing programs that address the interests of our community and the demands of employers.

Below are some examples:

As recommended in the 2012 Level I report, the Culinary and Hospitality Program has inaugurated a condensed schedule in order to meet the employment needs of Teton County's resorts, hotels and restaurants. Ten (10) culinary/hospitality students are now interns with employers such as the Jackson Hole Mountain Resort in the busy seasons. With the much needed teaching kitchen the college will be able to place up to 100 student interns into local and state-wide hospitality companies. This will support and encourage the state's vibrant tourism industry. Graduates currently are 100% employed; inquiries to hire these students come not just from Teton County but from all over the region.

Outdoor Education has expanded, reaching the limit that CWC Jackson can support the program with current facilities. The college partners with a highly regarded and accredited company, Jackson Hole Outdoor Leadership Institute (JHOLI). Through JHOLI, Wilderness Emergency Medical Technicians (WEMT) receive required training for the town, county and federal agencies as well as outdoor industry professionals. The Outdoor Education program supports every business in the area with occupational safety training such First Aid and CPR. With flexible teaching classrooms in an educational center the timing and quantity of classes can better meet the needs of the region. Additionally, future degrees in Outdoor Leadership at the CWC-Jackson center will integrate with the successful CWC program at Sinks Canyon strengthening both.

The college is proactively determining future academic offerings. For example, Sustainability Leadership: Business & the Environment is a potential program that will be developed through CWC-Jackson. Careers in sustainability management, consulting, development and education are on the rise and the demand for trained, knowledgeable sustainability professionals is expected to continue in the coming years. We are working with companies and individuals to develop this professional certificate program. The Jackson/Teton County Comprehensive Plan states, "Sustainability is a system of practices that are healthy for the environment, community and economy and can be maintained for current and future generations."

As noted both in the 2012 Level I report and the 2015 Wyoming Community College Report the needs of developmental learners must continue to be addressed. Over the past ten (10) years 1,111 students have received focused support with foundation courses through the Jackson Center. CWC-Jackson strives to implement the productive remedial educational reforms that are offered through the main campus. However, one computer lab (equipped with 8 computers) serves all of our classes and the needs of studying students and many students are turned away due to the limited classroom capacity.

Teton County's economy depends on tourism, a healthy national park system and a growing industry of entrepreneurial businesses utilizing creative technology grounded with strong business skills. Central Wyoming College is responsible for offering quality educational programs to support the dreams of Wyoming residents through this western region of the state. With an educational center located in Teton County much needed programs in medical and science programs, Culinary and Hospitality, business, and education will offer skills and opportunities to those we serve.

II.2 Program Summary

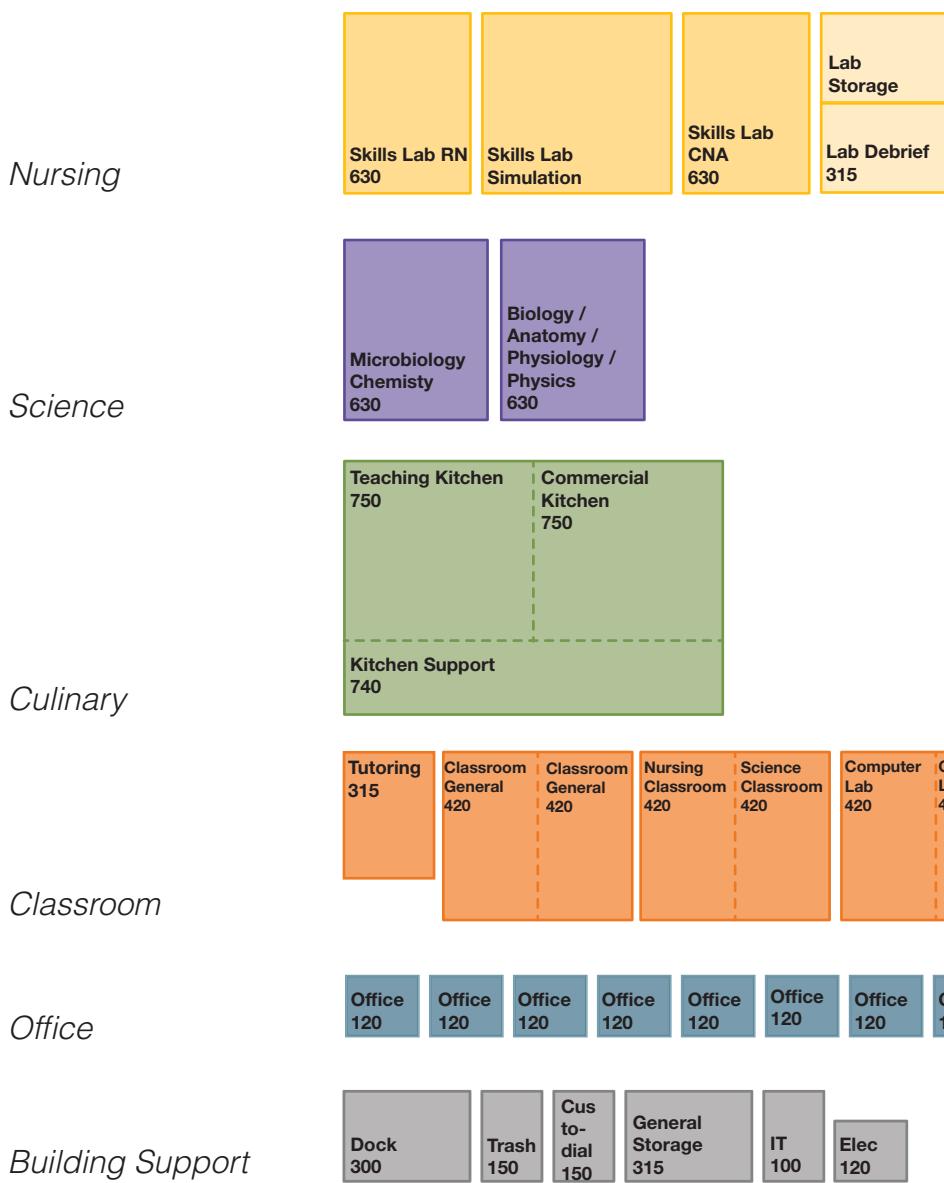
Space	Net SF (ASF)	Gross SF (gsf)	
Nursing	3,159	4,759	27%
Labs	2,205	3,021	
Lab Support	630	1,295	
Offices	324	444	
Science	1,476	2,022	12%
Labs	1,260	1,726	
Offices	216	296	
Culinary / Hospitality	2,348	3,216	19%
Labs	2,240	3,068	
Offices	108	148	
Shared Space	5,334	7,337	42%
Classrooms	2,835	3,884	
Offices	384	526	
Shared Building Support	2,115	2,927	
Total	12,317	17,334	73%

II.3 Program Detail

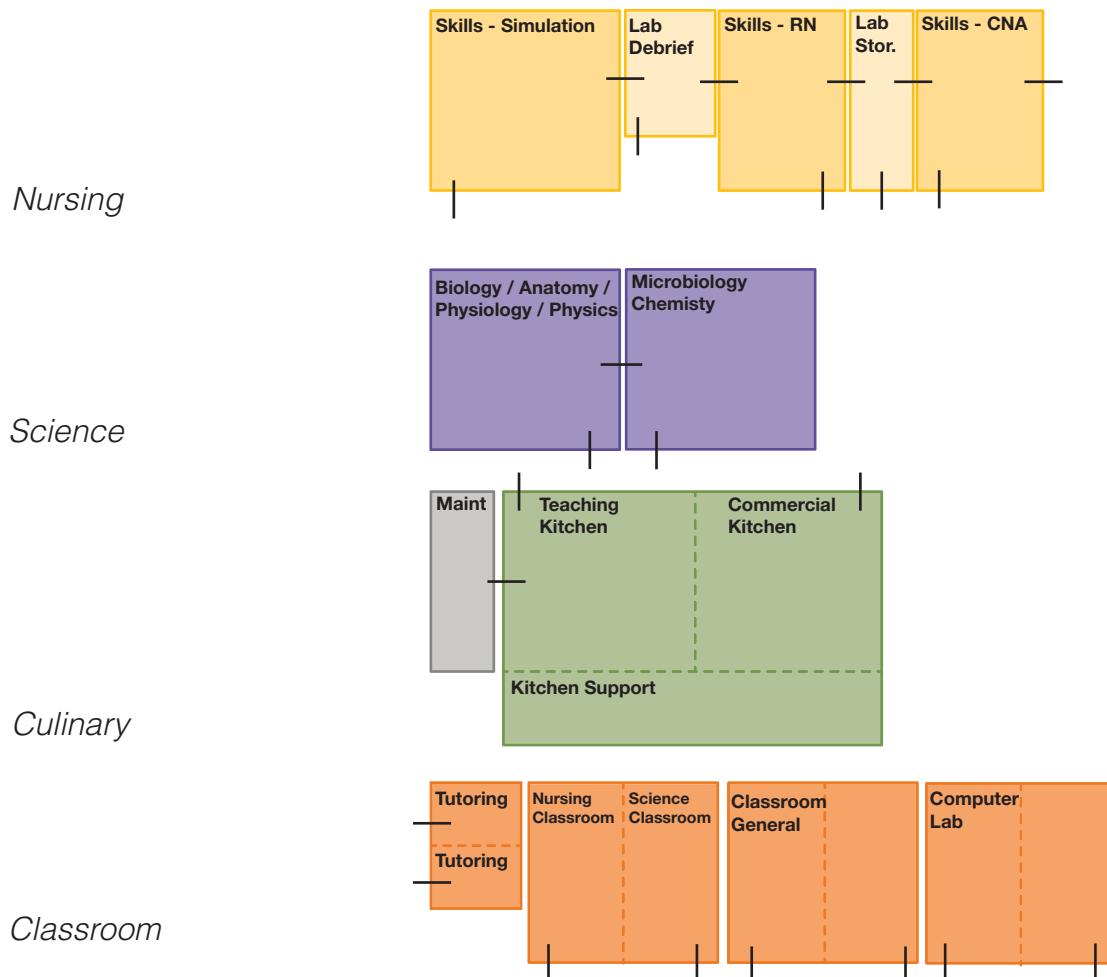
Space	Area	Qty	Net SF (asf)	Gross SF (gsf)
Nursing			3,159	4,759
Labs			2,205	3,021
Skills Lab RN	630	1	630	863
Skills Lab Simulation	945	1	945	1,295
Skills Lab CNA	630	1	630	863
Lab Support			630	1,295
Storage	315	1	315	863
Debrief	315	1	315	432
Offices			324	444
Faculty Office	108	3	324	444
Science			1,476	2,022
Labs			1,260	1,726
Microbiology / Chemistry	630	1	630	863
Biology / Anatomy / Physiology / Physics / Earth + Env Science	630	1	630	863
Offices			216	296
Faculty Office	108	2	216	296
Culinary / Hospitality			2,348	3,216
Labs			2,240	3,068
Teaching Kitchen	750	1	750	1,027
Com. / Entrepreneurial Kitchen / Baking	750	1	750	1,027
Scullery	140	1	140	192
Cooler	120	1	120	164
Freezer	120	1	120	164
Custodial / Washer-Dryer	120	1	120	164
Pantry	120	1	120	164
Storage	120	1	120	164
Offices			108	148
Faculty Office	108	1	108	148

Space	Area	Qty	Net SF (asf)	Gross SF (gsf)
Shared Space			5,334	7,337
Classrooms			2,835	3,884
Classroom - General	420	2	840	1,151
Classroom - Science	420	1	420	575
Classroom - Nursing	420	1	420	575
Computer Lab - General	420	2	840	1,151
Tutoring	315	1	315	432
Offices			384	526
Faculty Office	108	3	324	444
Admin	60	1	60	82
Shared Building Support			2,115	2,927
Maintenance	300	1	300	411
General Storage	315	1	315	432
Recycling/Trash	150	1	150	205
Custodial Storage	75	1	75	103
Custodial Closet	75	1	75	103
Mechanical	1,000	1	1,000	1,400.00
Electrical	100	1	100	137
IT	100	1	100	137
Total			12,317	17,334
				73%

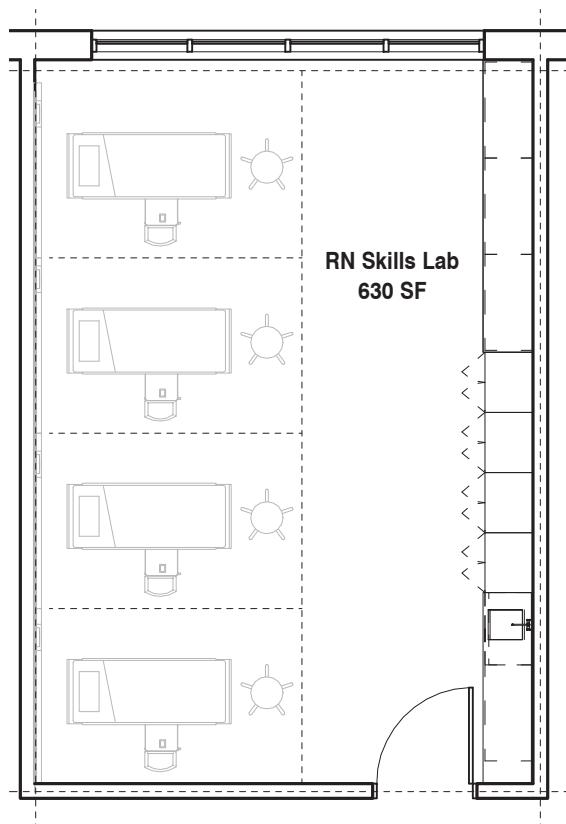
II.4 Program Diagrams



II.5 Program Adjacencies



II.6 Room Data Sheets



Nursing - Skills Lab RN

0' 1' 5' 10'

Architectural Specifications

ROOM NAME / NUMBER: Nursing Skills Lab RN

AREA: 630 sf

NUMBER OF STATIONS: 4

FUNCTION: Lab

PRIMARY ADJACENCIES: Lab Debrief and Simulation Lab

SPECIALTY EQUIPMENT: Nursing headwall, medical surgery bed, over bed table, exam stool

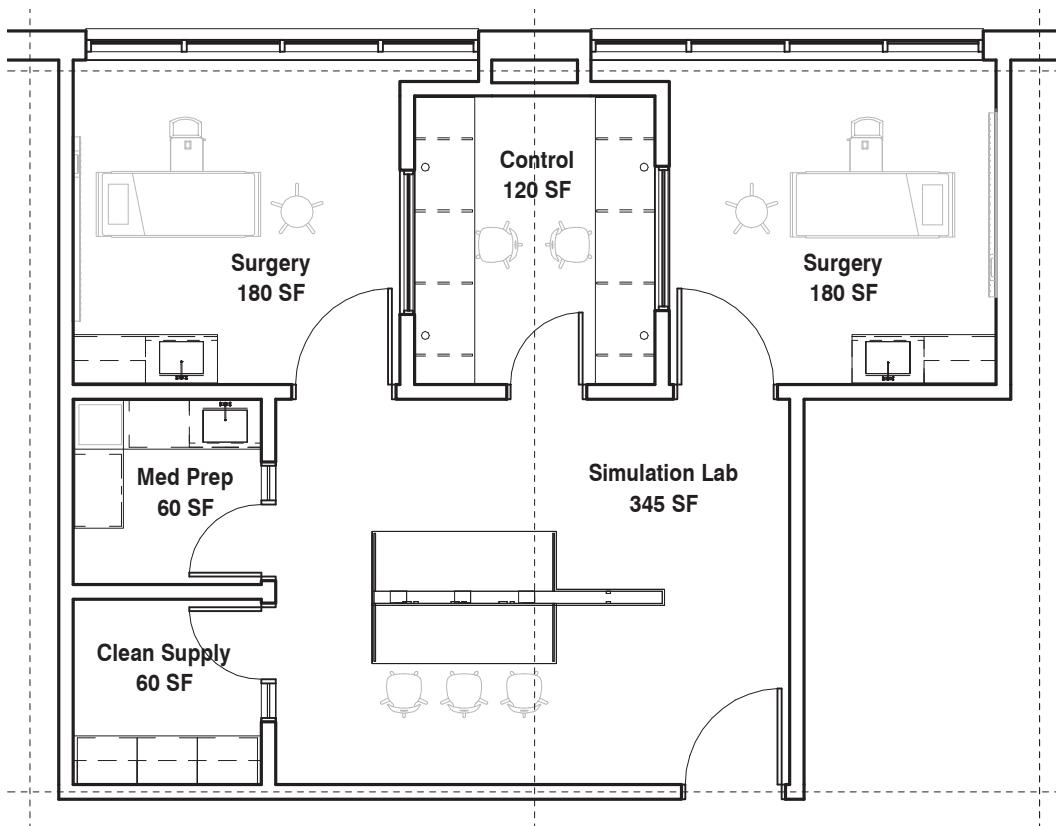
FLOORS: Resilient sheet flooring

WALLS: GWB

CEILING: Suspended acoustic panel ceiling

FURNITURE: n/a

REMARKS: 4 beds 630 SF, need 1 lab support prep space 80 SF.

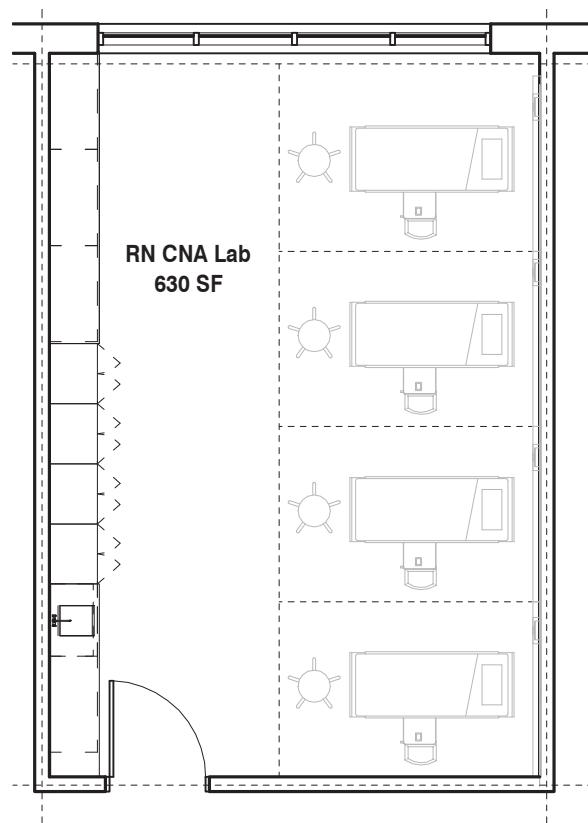


Nursing - Skills Lab Simulation

0' 1' 5' 10'

Architectural Specifications

ROOM NAME / NUMBER:	Nursing Skills Lab Simulation
AREA:	945 sf
NUMBER OF STATIONS:	2 Surgery Rooms
FUNCTION:	Lab
PRIMARY ADJACENCIES:	Lab Debrief and Skills Lab
SPECIALTY EQUIPMENT:	Nursing head wall, medical surgery bed, over bed table, exam stool, medical refrigerator, medstation, crash cart, PALS cart, simulation manikin equipment
FLOORS:	Resilient sheet flooring
WALLS:	GWB
CEILING:	Suspended acoustic panel ceiling
FURNITURE:	Student task chairs
REMARKS:	2 - 175 SF surgery suites, 1 - 125 SF control room, 1 65 SF supply room, 1 65 SF med prep room, 1 - 480 SF nurse station

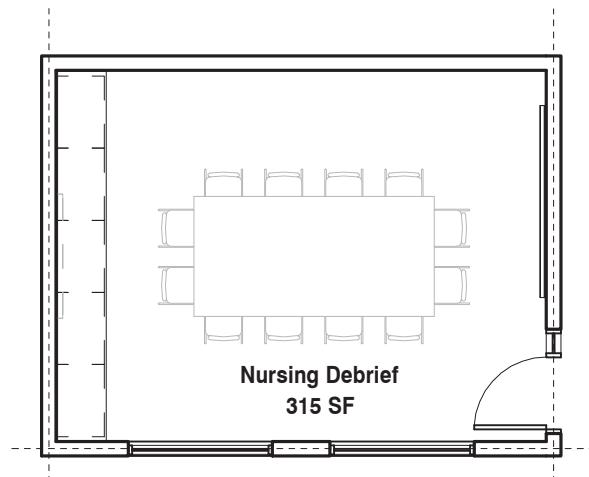


Nursing - Skills Lab CNA

0' 1' 5' 10'

Architectural Specifications

ROOM NAME / NUMBER:	Nursing Skills Lab CNA
AREA:	630 sf
NUMBER OF STATIONS:	4
FUNCTION:	Lab
PRIMARY ADJACENCIES:	Lab Debrief
EQUIPMENT:	Nursing head wall, medical surgery bed, over bed table, exam stool
FLOORS:	Resilient sheet flooring
WALLS:	GWB
CEILING:	Suspended acoustic panel ceiling
FURNITURE:	n/a
REMARKS:	ADD ALTERNATE. 4 beds 630 SF, need 1 lab support prep space 80 SF, prep could be used by dental assistant + CNA State Testing.

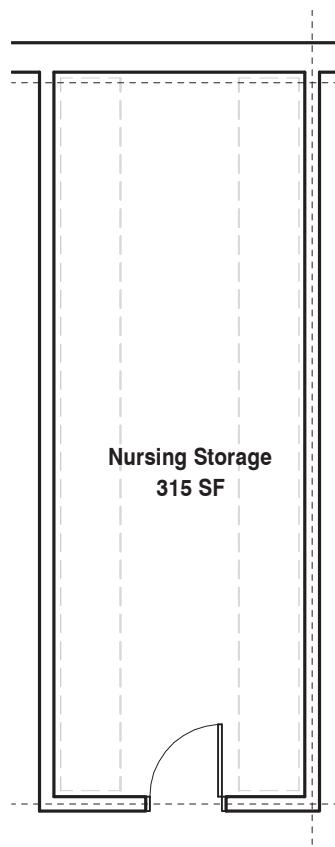


Nursing - Lab Support Debrief

0' 1' 5' 10'

Architectural Specifications

ROOM NAME / NUMBER:	Nursing Debrief
AREA:	315 sf
NUMBER OF STATIONS:	12 seats
FUNCTION:	Conference
PRIMARY ADJACENCIES:	Skills CNA Lab, Skills RN Lab, Skills Simulation Lab and Allied Health
EQUIPMENT:	n/a
FLOORS:	Carpet
WALLS:	GWB
CEILING:	Suspended acoustic panel ceiling
FURNITURE:	Rectangular conference table, office/conference chair
REMARKS:	1 - shared with Skills CNA and Allied Health, 1 - shared with Skills RN and Simulation Lab

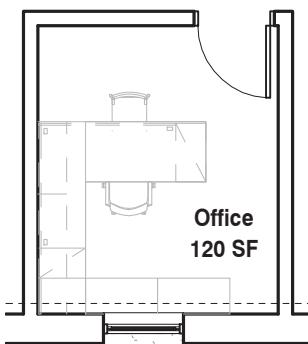


Nursing - Lab Support

0' 1' 5' 10'

Architectural Specifications

ROOM NAME / NUMBER:	Nursing Storage
AREA:	315 sf
NUMBER OF STATIONS:	n/a
FUNCTION:	Storage
PRIMARY ADJACENCIES:	Nursing Labs
EQUIPMENT:	Mobile wire shelving, mannequin cart
FLOORS:	Sealed concrete
WALLS:	GWB
CEILING:	Suspended acoustic panel ceiling
FURNITURE:	n/a
REMARKS:	Shared space

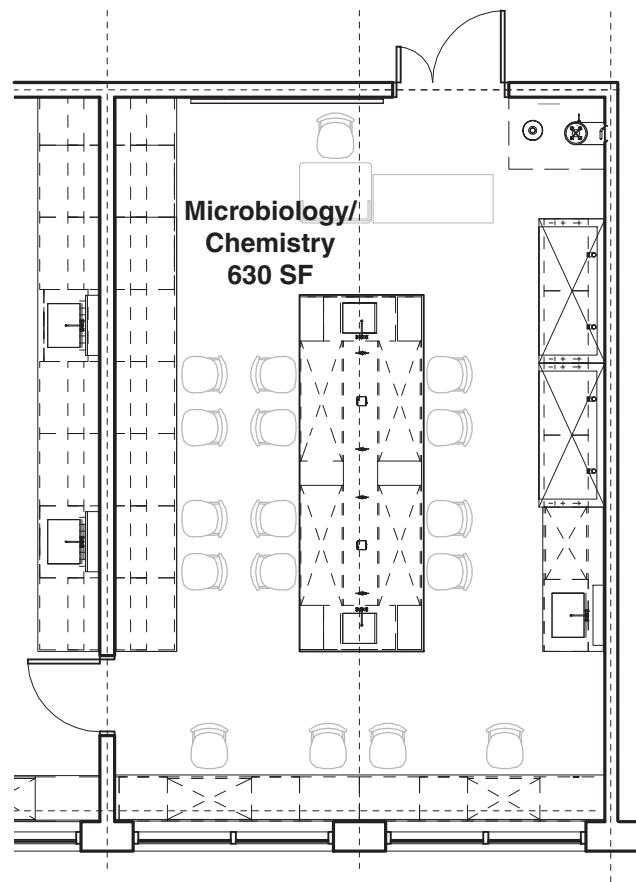


Faculty Office

0' 1' 5' 10'

Architectural Specifications

ROOM NAME / NUMBER:	Faculty Office
AREA:	120 sf
NUMBER OF STATIONS:	1
FUNCTION:	Office
PRIMARY ADJACENCIES:	n/a
EQUIPMENT:	n/a
FLOORS:	Carpet
WALLS:	GWB
CEILING:	Suspended acoustic panel ceiling
FURNITURE:	Faculty workstation, office task chair, bookcase, lateral file
REMARKS:	Nursing: 2 - nursing, 1 - allied health, 1 - future Science: 2 - faculty, 1 - future Culinary: 1 - hotel office, 1 - culinary General 1 - director, 1 - academic affairs, 1 - student affairs

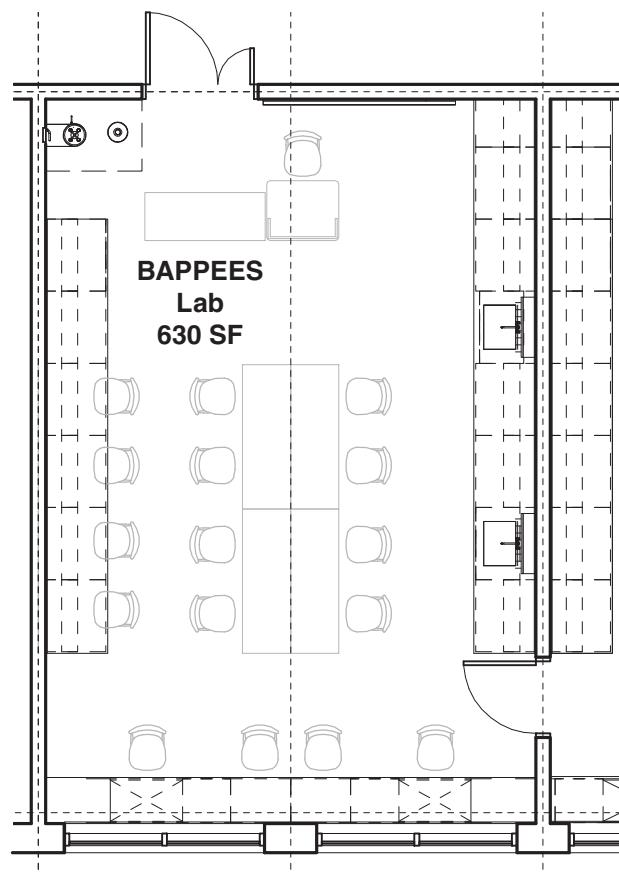


Science - Microbiology / Chemistry

0' 1' 5' 10'

Architectural Specifications

ROOM NAME / NUMBER:	Microbiology & Chemistry Lab
AREA:	630 sf
NUMBER OF STATIONS:	16
FUNCTION:	Lab
PRIMARY ADJACENCIES:	Biology, Anatomy, Physiology, Physics, and Earth and Environmental Sciences Lab
EQUIPMENT:	Chemical fume hoods
FLOORS:	Finished polished concrete with lab sealant
WALLS:	GWB
CEILING:	Suspended acoustic panel ceiling
FURNITURE:	16 student task chairs, 1 instructor task chair, 1 classroom lectern, 1 movable table
REMARKS:	16 stations, fixed utilities, 2 fume hoods, need access to Prep space

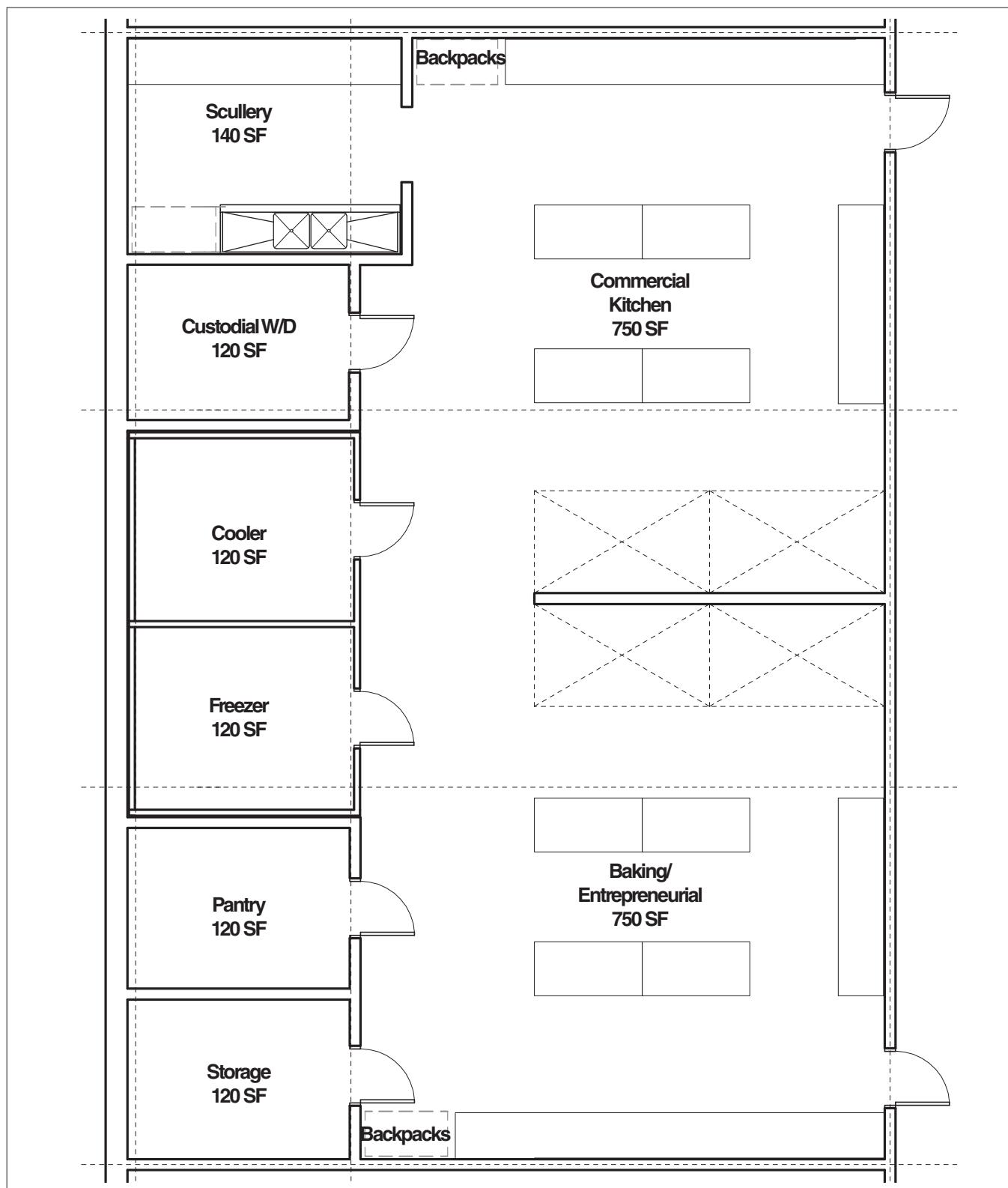


Science - Biology / Anatomy / Physiology / Physics / Earth Sciences

0' 1' 5' 10'

Architectural Specifications

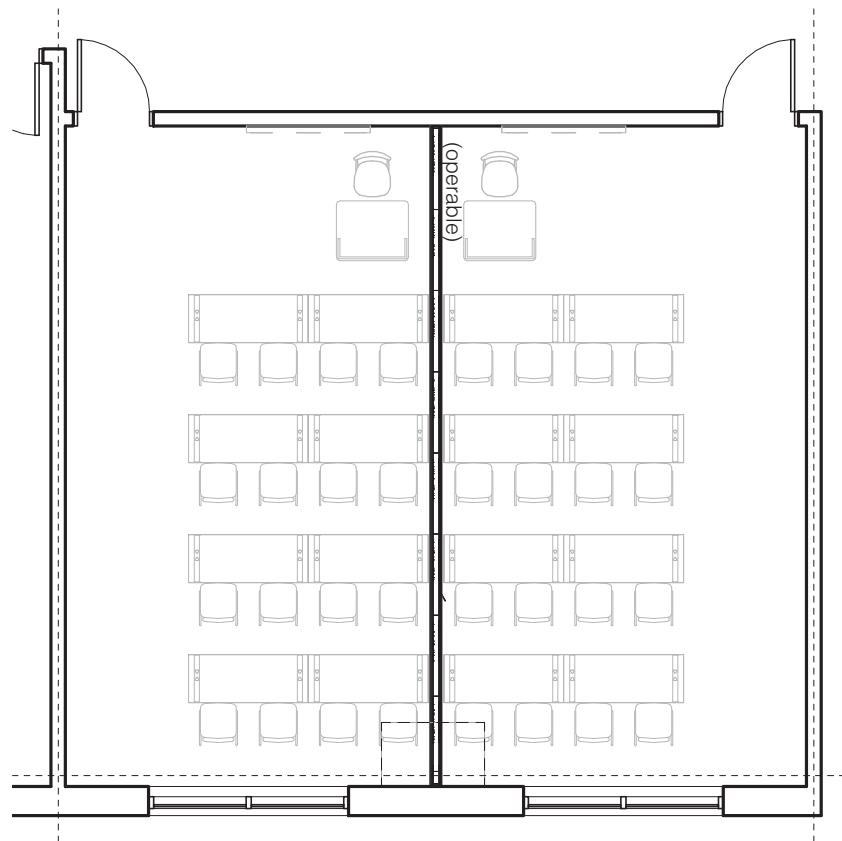
ROOM NAME / NUMBER:	Biology, Anatomy, Physiology, Physics, and Earth and Environmental Sciences
AREA:	630 sf
NUMBER OF STATIONS:	16
FUNCTION:	Lab
PRIMARY ADJACENCIES:	Microbiology and Chemistry Lab
EQUIPMENT:	Lab growth chamber
FLOORS:	Finished polished concrete with lab sealant
WALLS:	GWB
CEILING:	Suspended acoustic panel ceiling
FURNITURE:	16 student task chairs, 1 instructor task chair, 8 movable tables + 1 instructor movable table, 1 classroom lectern
REMARKS:	16 Stations, no hoods, need access to Prep space, fixed equipment at perimeter, storage for student kits



Culinary

Architectural Specifications

ROOM NAME / NUMBER:	Commercial and Baking Kitchen Labs
AREA:	2460 sf
NUMBER OF STATIONS:	16 per kitchen
FUNCTION:	Culinary Lab
PRIMARY ADJACENCIES:	Service, Classrooms, and main entry
EQUIPMENT:	Commercial Kitchen: 4 ranges - 6 burners each, 2 grills, 2 fryers, refrigerator, small Kombi oven, stack convection oven, vertical food slicer, vertical food chopper, 20 quart mixer, ice maker, bowl food processor, small tilt skillet, salamander above range, small bench top smoker. Baking Kitchen: 2 ranges - 6 burners each, convection oven, deck oven, small kombi oven, proof box, floor mounted mixer, sprayer wash system for hosing out both kitchens.
FLOORS:	Finished polished concrete
WALLS:	GWB
CEILING:	Suspended acoustic panel ceiling - waterproof and washable
FURNITURE:	4 tables for 4 students each, for each lab
REMARKS:	Commercial Kitchen with 16 stations, includes storage, pantry, adjacent to dock Baking Kitchen with 16 stations, public use/non-credit classes.

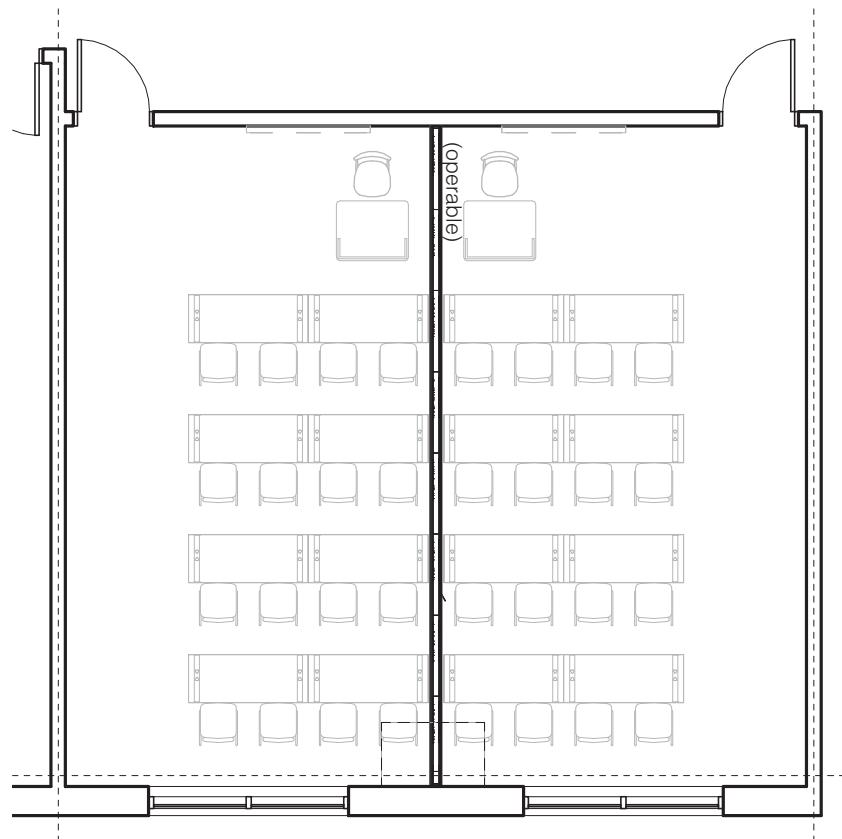


Classrooms - General

0' 1' 5' 10'

Architectural Specifications

ROOM NAME / NUMBER:	General Classroom
AREA:	420 sf
NUMBER OF STATIONS:	16
FUNCTION:	Classroom
PRIMARY ADJACENCIES:	n/a
EQUIPMENT:	n/a
FLOORS:	Carpet
WALLS:	GWB, operable partition
CEILING:	Suspended acoustic panel ceiling
FURNITURE:	1 Classroom lectern, 1 instructor task chair, 8 folding classroom training tables, 16 stacking classroom chairs
REMARKS:	16 students, operable partition to create one large room for 32 students. Video conference classroom.

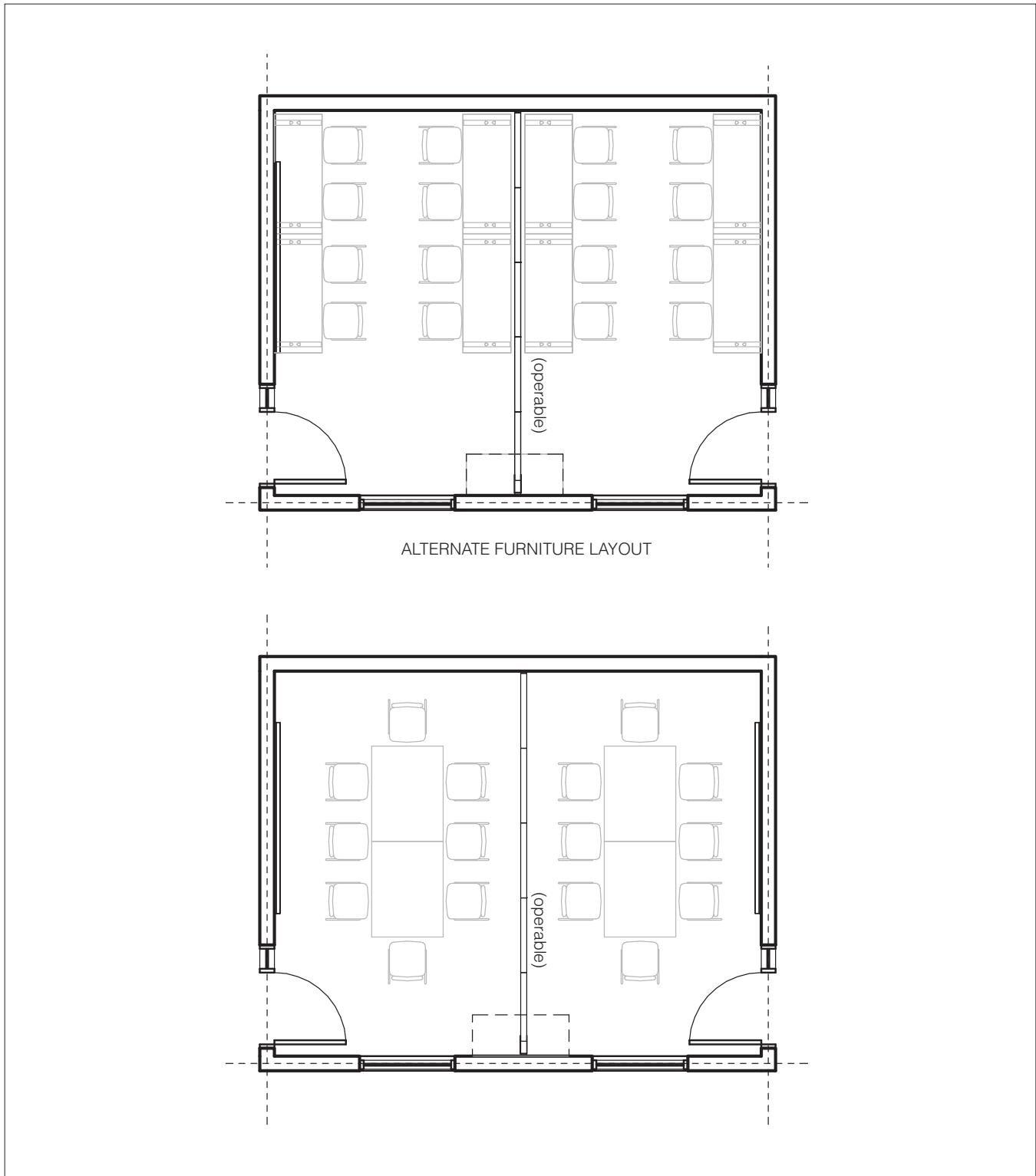


Computer Lab - General

0' 1' 5' 10'

Architectural Specifications

ROOM NAME / NUMBER:	Computer Lab
AREA:	420 sf
NUMBER OF STATIONS:	16
FUNCTION:	Classroom
PRIMARY ADJACENCIES:	n/a
EQUIPMENT:	n/a
FLOORS:	Carpet
WALLS:	GWB, operable partition
CEILING:	Suspended acoustic panel ceiling
FURNITURE:	1 classroom lectern, 1 instructor task chair, 8 two-tier computer tables, 16 stacking classroom chairs
REMARKS:	16 students, operable partition to create one large room for 32 students



Computer Lab - Tutoring

Architectural Specifications

ROOM NAME / NUMBER:	Tutoring
AREA:	315 sf
NUMBER OF STATIONS:	6
FUNCTION:	Classroom
PRIMARY ADJACENCIES:	n/a
EQUIPMENT:	n/a
FLOORS:	Carpet
WALLS:	GWB, operable partition
CEILING:	Suspended acoustic panel ceiling
FURNITURE:	1 square conference table, 6 stacking classroom chairs
REMARKS:	Similar to the Nursing Debrief room, seating for 6, operable partition to seat 12, video conferencing

III. CONCEPT

III.1 Design Process

The conceptual organization and design shown within this report is driven by several basic parameters. The CWC Jackson Center has several programmatic areas of emphasis, each with unique needs and adjacencies. The culinary program spaces are primarily a commercial kitchen, community kitchen and support spaces. The general classrooms have an operable partition to allow them to function as one large banquet room. The nursing program includes simulation labs, support spaces, and a small debriefing classroom. The science program consists of two teaching labs. The classrooms are distributed throughout the building. Finally, the building provides faculty office space as well. Each of these areas are intended to be academic or functional rooms within the larger building, and to be readily found and clearly organized for building users. The overall facility will have a single, primary public entry, as well as a service entrance.

The culinary program spaces are comprised of two highly functional kitchen and kitchen support spaces with very specific needs. They are located adjacent to one another, and near the building service entry for easy access of food and other supplies. The kitchen spaces are large areas in footprint. The culinary spaces will be accessed directly from the public lobby.

The nursing and science spaces may be functionally combined into a single academic zone very effectively. All program areas are able to share a structural module very efficiently and effectively. Integrated into the science and nursing/allied health spaces will be general-purpose classrooms, which may be used as breakout spaces and impromptu meeting areas for these programs during the day when classes are scheduled. These spaces will also be utilized by the community during the day and in the evening for community meeting functions.

Faculty office areas will be distributed throughout the building and near the main entry. These areas are intended to open and be welcoming to students and to limit the effect of a private faculty realm. Locating offices adjacent to the educational program areas will facilitate student/faculty interaction and faculty oversight of activities going on within these spaces.

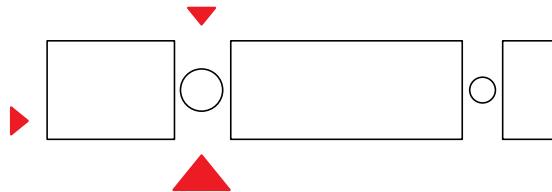
III.2 Concept Program Diagrams

Scheme A - One Story

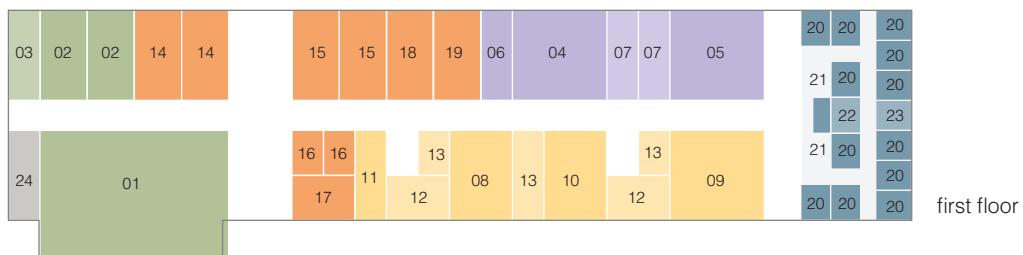
Pros: public entry adjacent to parking
separate staff entry
screened loading
efficient plan

Cons: single story scheme is site intensive
admin/reception function is distant from public entry

PARTI



PROGRAM DIAGRAM



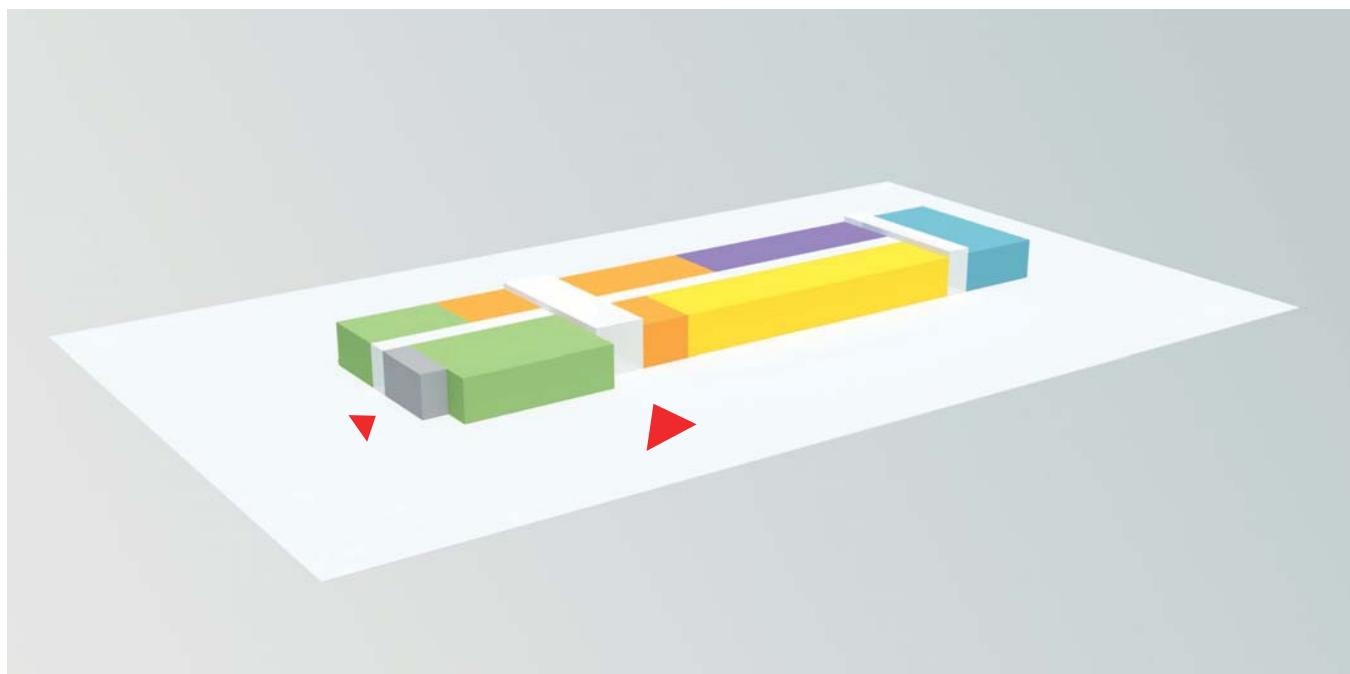
GRAPHIC LEGEND parti and program diagram



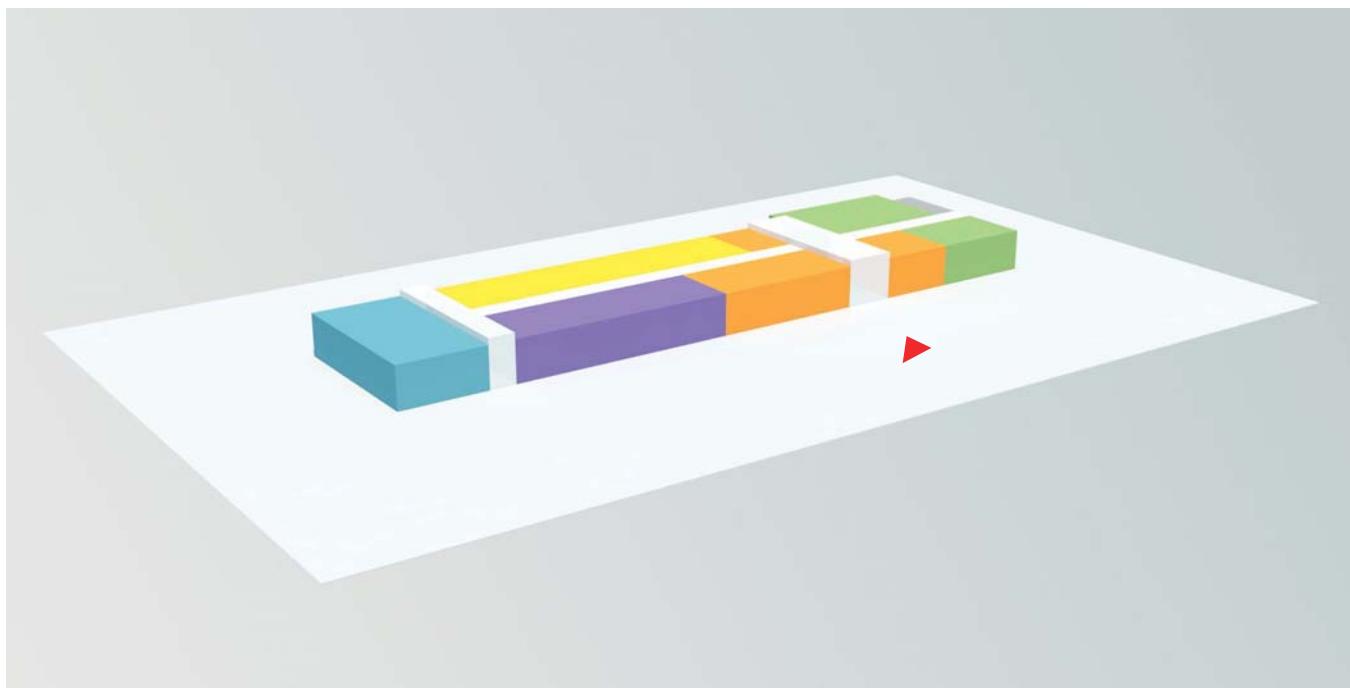
PLAN KEY program diagram

01	Kitchens	07	Stock / Prep Room	13	Nursing Storage/Prep	19	Science Classroom
02	Banquet Room	08	Skills - RN	14	General Classroom	20	Private Office
03	Chair Storage	09	Skills - Lab Simulation	15	Computer Classroom	21	Reception
04	Micro/Chemistry Lab	10	Skills - CNA	16	Computer Tutoring	22	Print / Work
05	Bio/Anatomy/Phys Lab	11	Skills - Allied Health	17	Computer Testing	23	Break Room
06	INBRE	12	Nursing Debrief	18	Nursing Classroom	24	Dock

MASSING



view from main entry

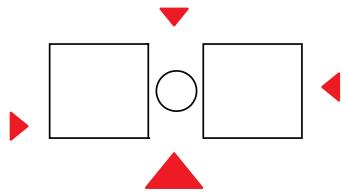
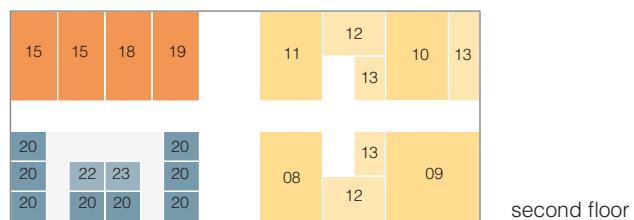


view from service entry

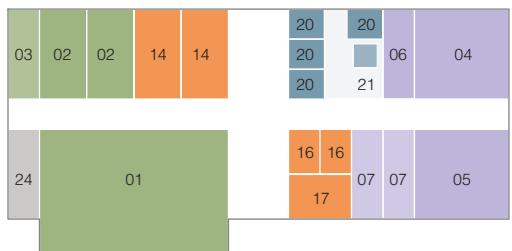
Scheme B - Two Story, Consolidated**PARTI**

Pros: central entry adjacent to parking
admin is located by front door
site efficient scheme
distributes activity throughout building

Cons: scheme does not efficiently stack
staff does not have separate entry

**PROGRAM DIAGRAM**

second floor

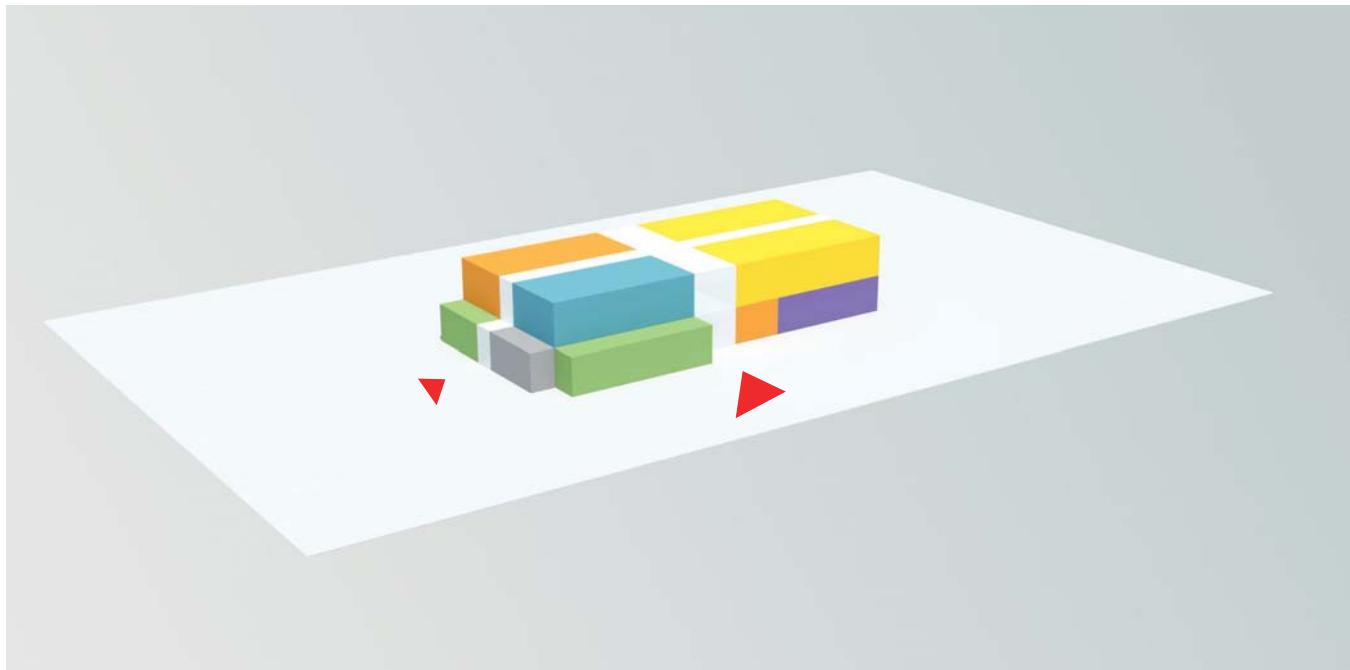


first floor

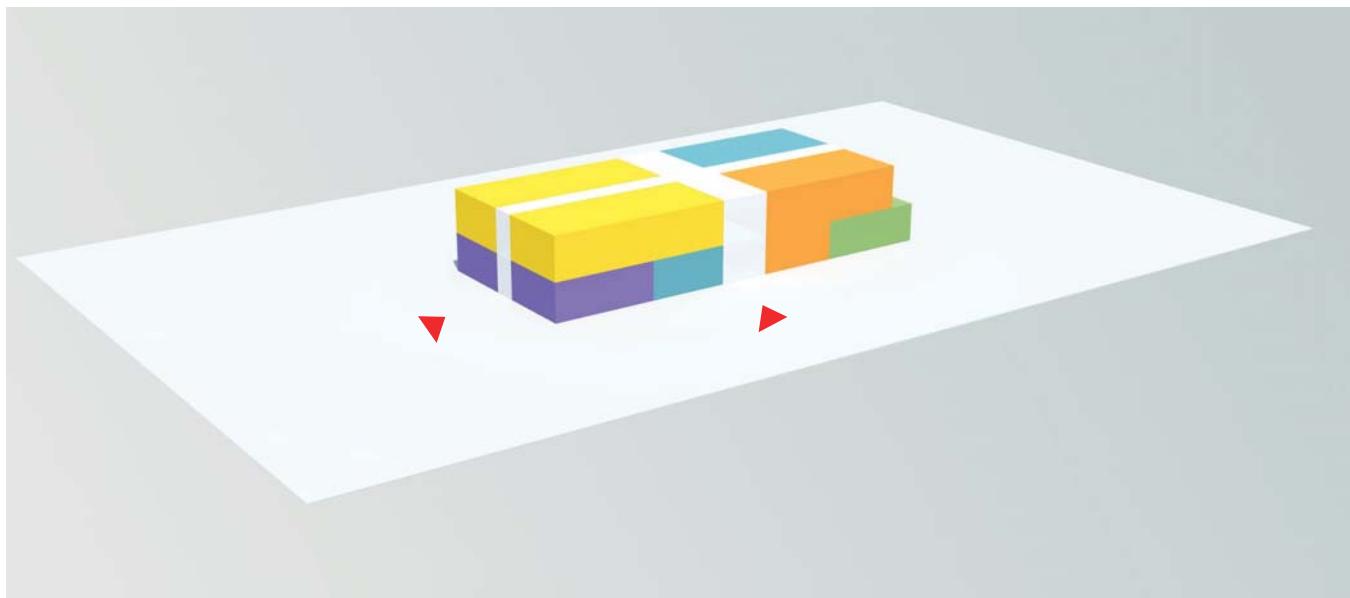
GRAPHIC LEGEND parti and program diagram**PLAN KEY** program diagram

01	Kitchens	07	Stock / Prep Room	13	Nursing Storage/Prep	19	Science Classroom
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03	Chair Storage	09	Skills - Lab Simulation	15	Computer Classroom	21	Reception
04	Micro/Chemistry Lab	10	Skills - CNA	16	Computer Tutoring	22	Print / Work
05	Bio/Anatomy/Phys Lab	11	Skills - Allied Health	17	Computer Testing	23	Break Room
06	INBRE	12	Nursing Debrief	18	Nursing Classroom	24	Dock

MASSING



view from main entry



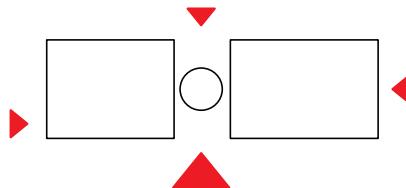
view from service entry

Scheme B.1 - Two Story, 1+2

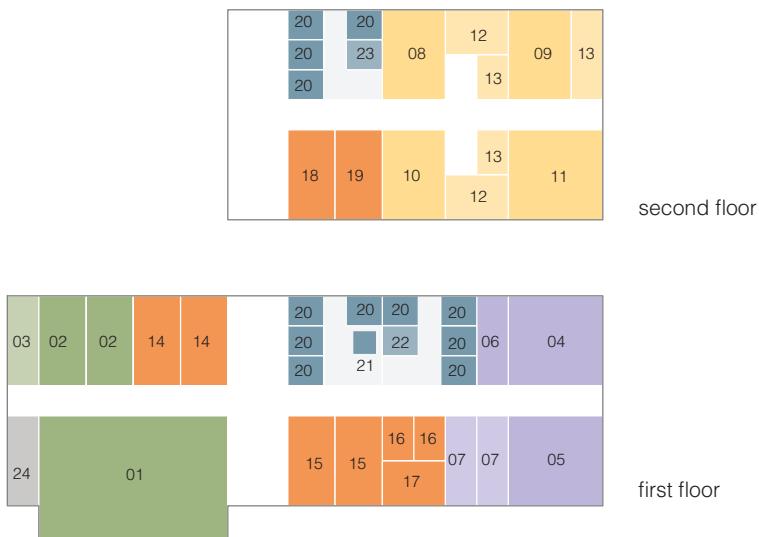
PARTI

Pros: efficiently stacks
celebrates culinary component
central entry adjacent to parking
admin is located on each floor

Cons: less efficient site footprint
banquet room does not have a public outdoor edge



PROGRAM DIAGRAM



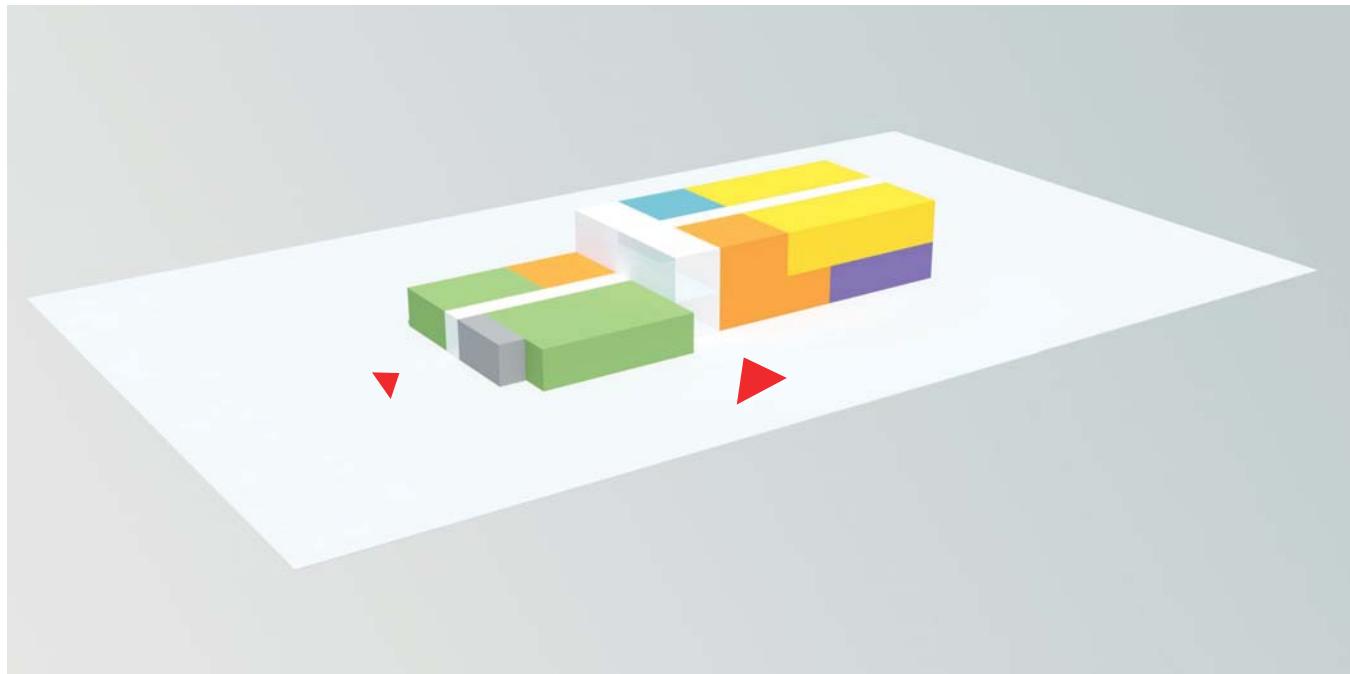
GRAPHIC LEGEND parti and program diagram



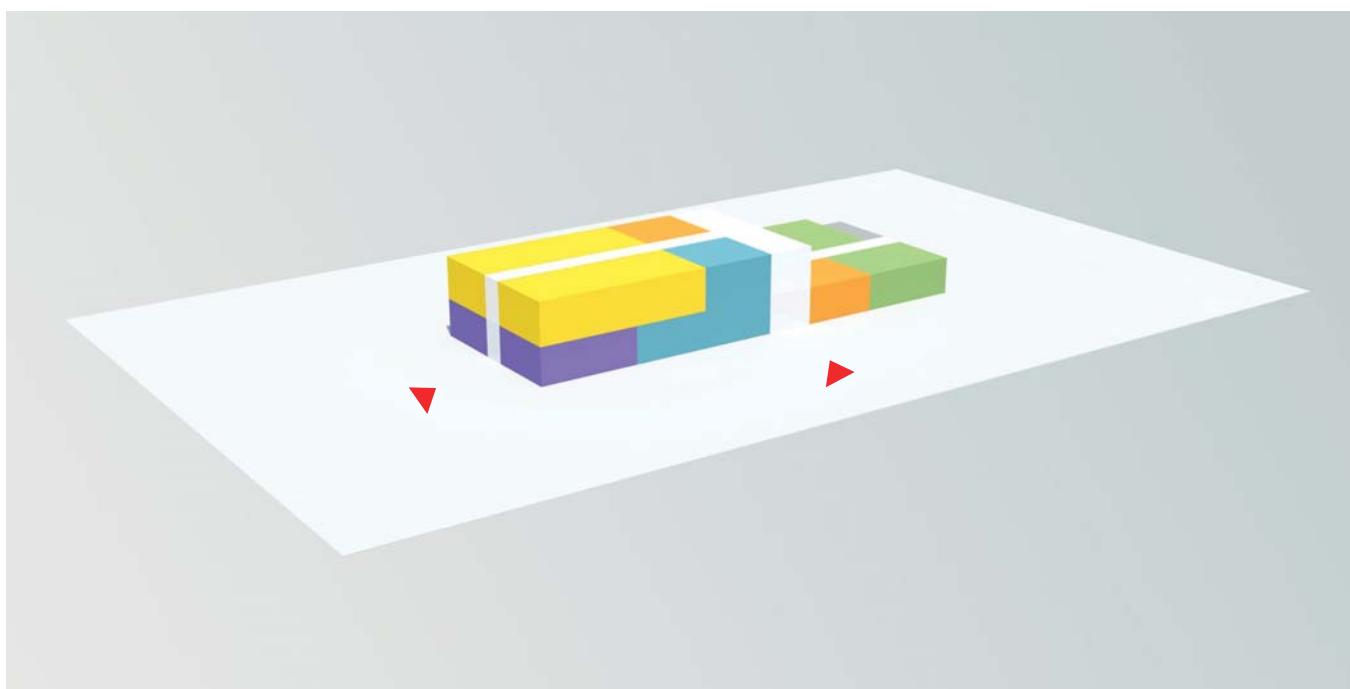
PLAN KEY program diagram

01	Kitchens	07	Stock / Prep Room	13	Nursing Storage/Prep	19	Science Classroom
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MASSING



view from main entry



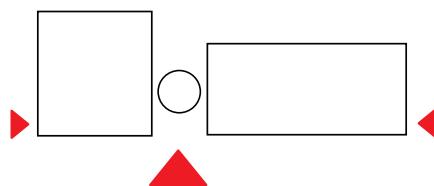
view from service entry

Scheme B.1 - Two Story, 1+2 Single-Loaded

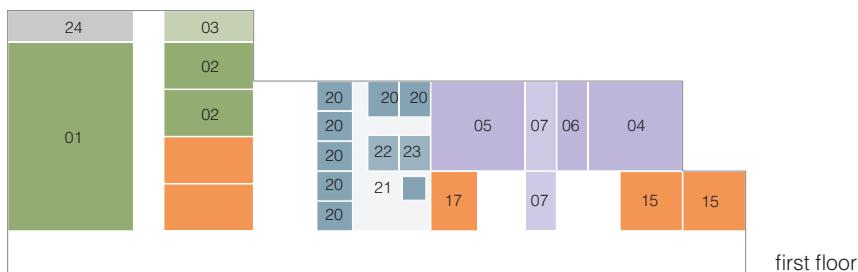
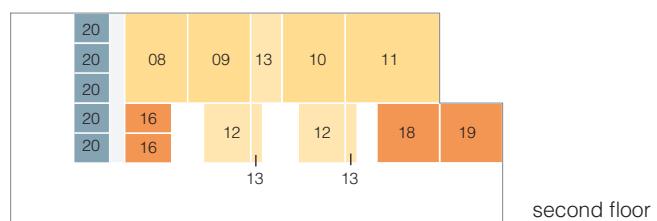
PARTI

Pros:
 central entry adjacent to parking
 celebrates culinary component
 banquet room along public outdoor space

Cons:
 less efficient plan - additional building circulation
 larger site footprint



PROGRAM DIAGRAM



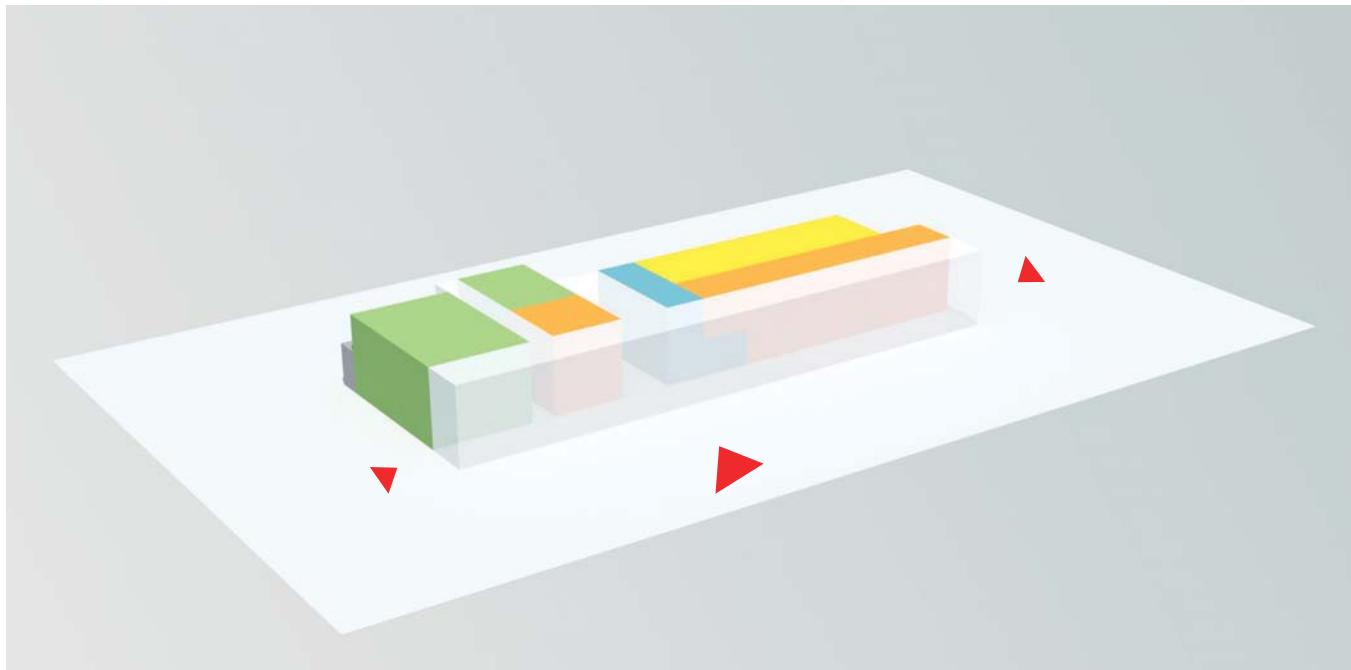
GRAPHIC LEGEND parti and program diagram



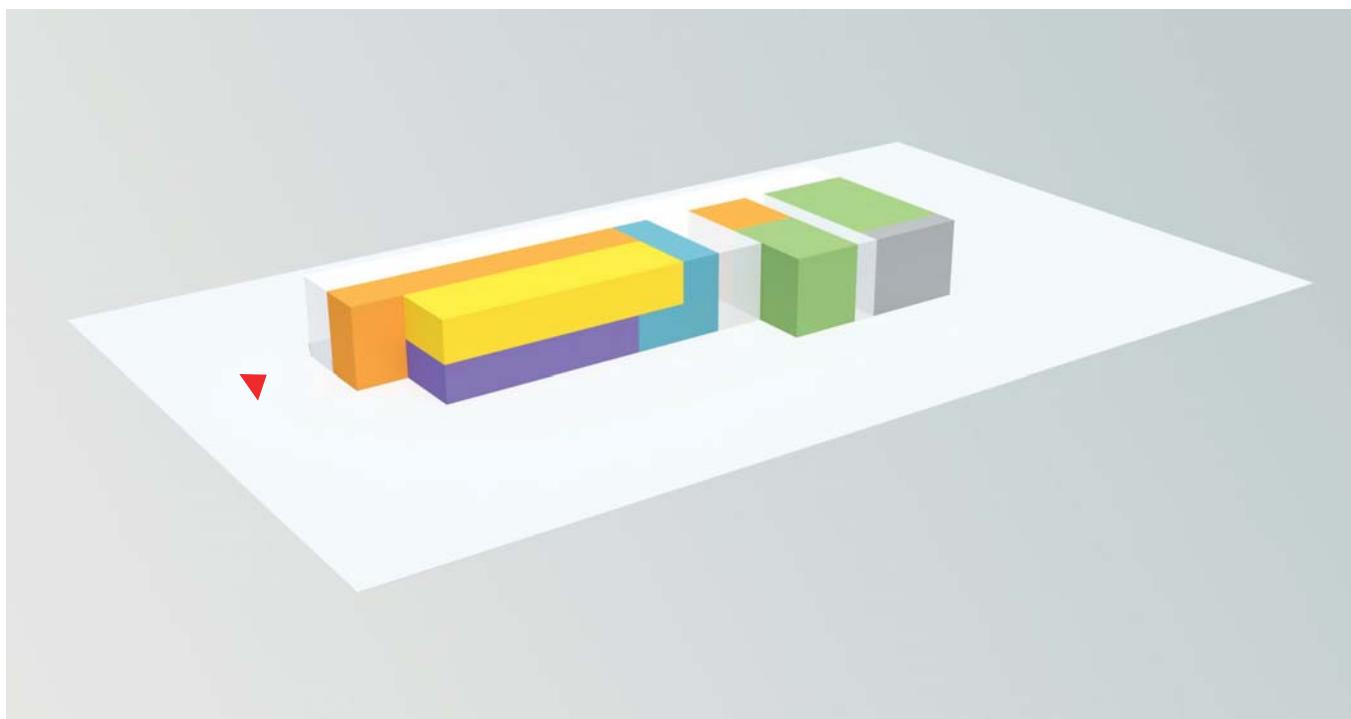
PLAN KEY program diagram

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MASSING



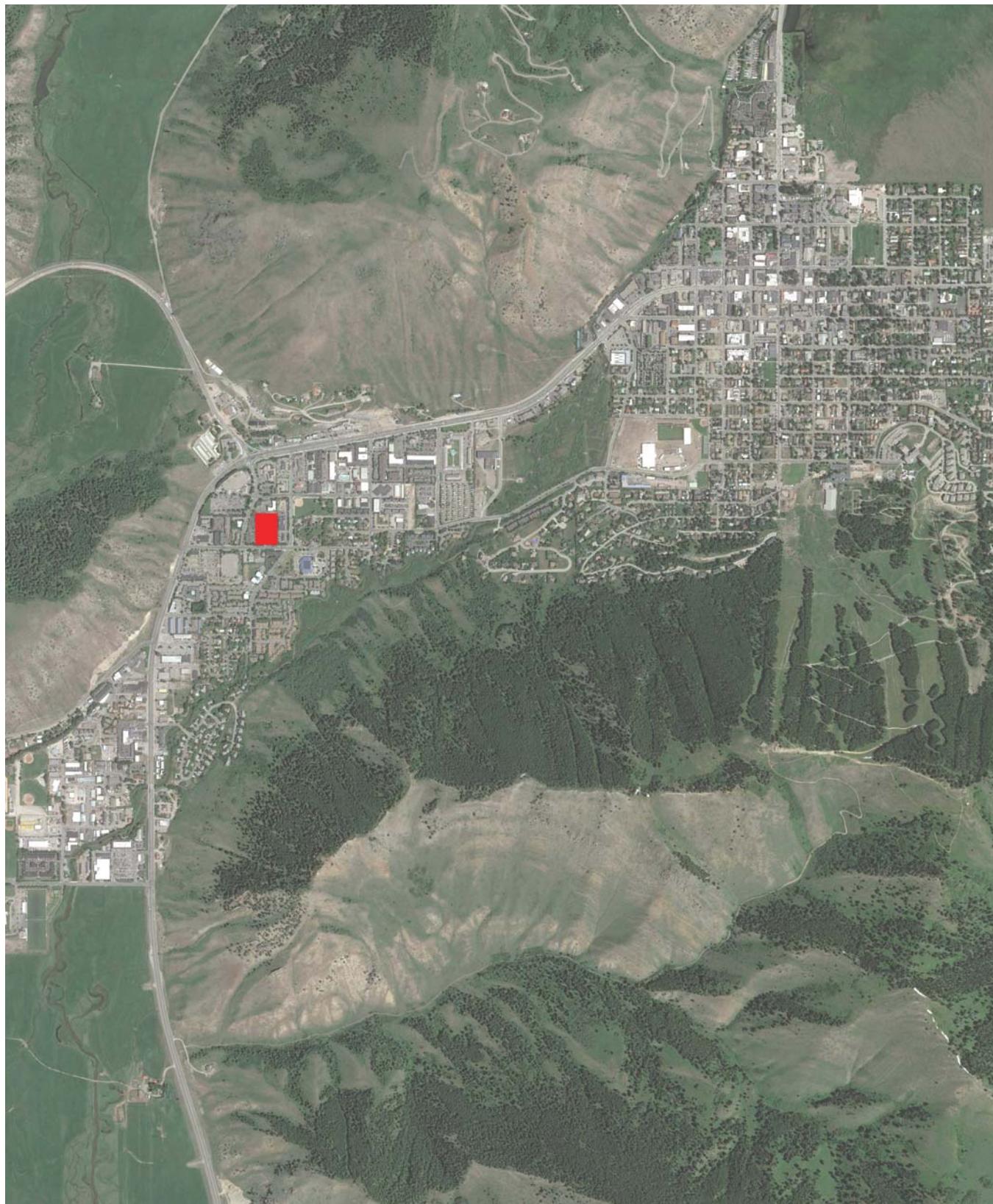
view from main entry

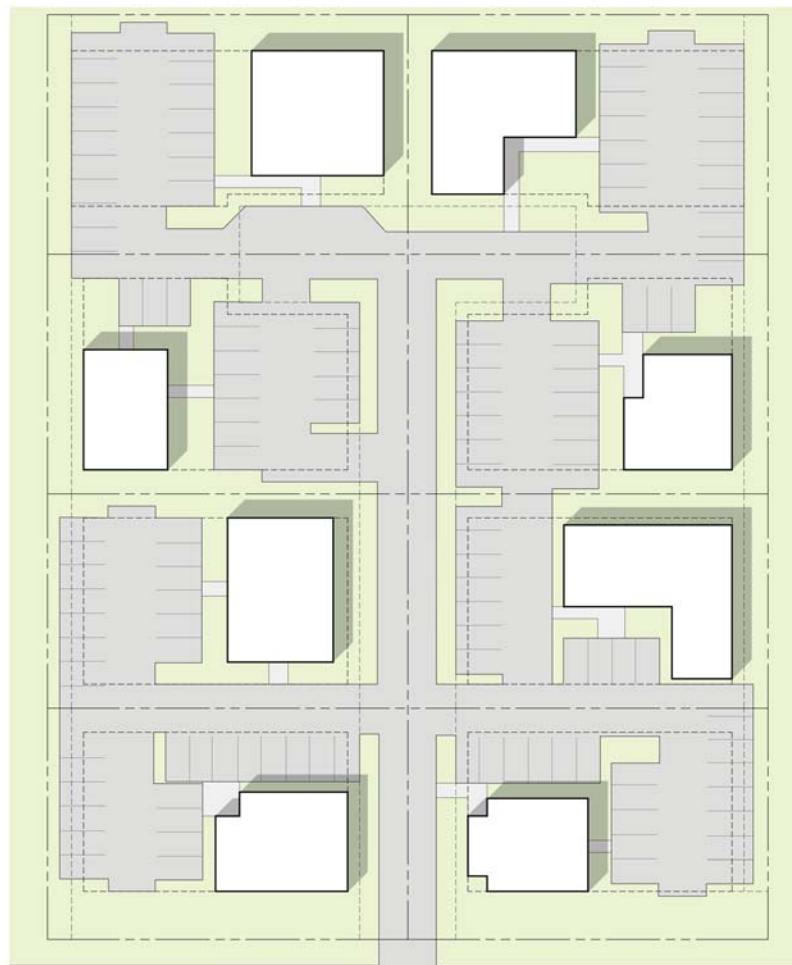


view from service entry

IV. VERONICA LANE

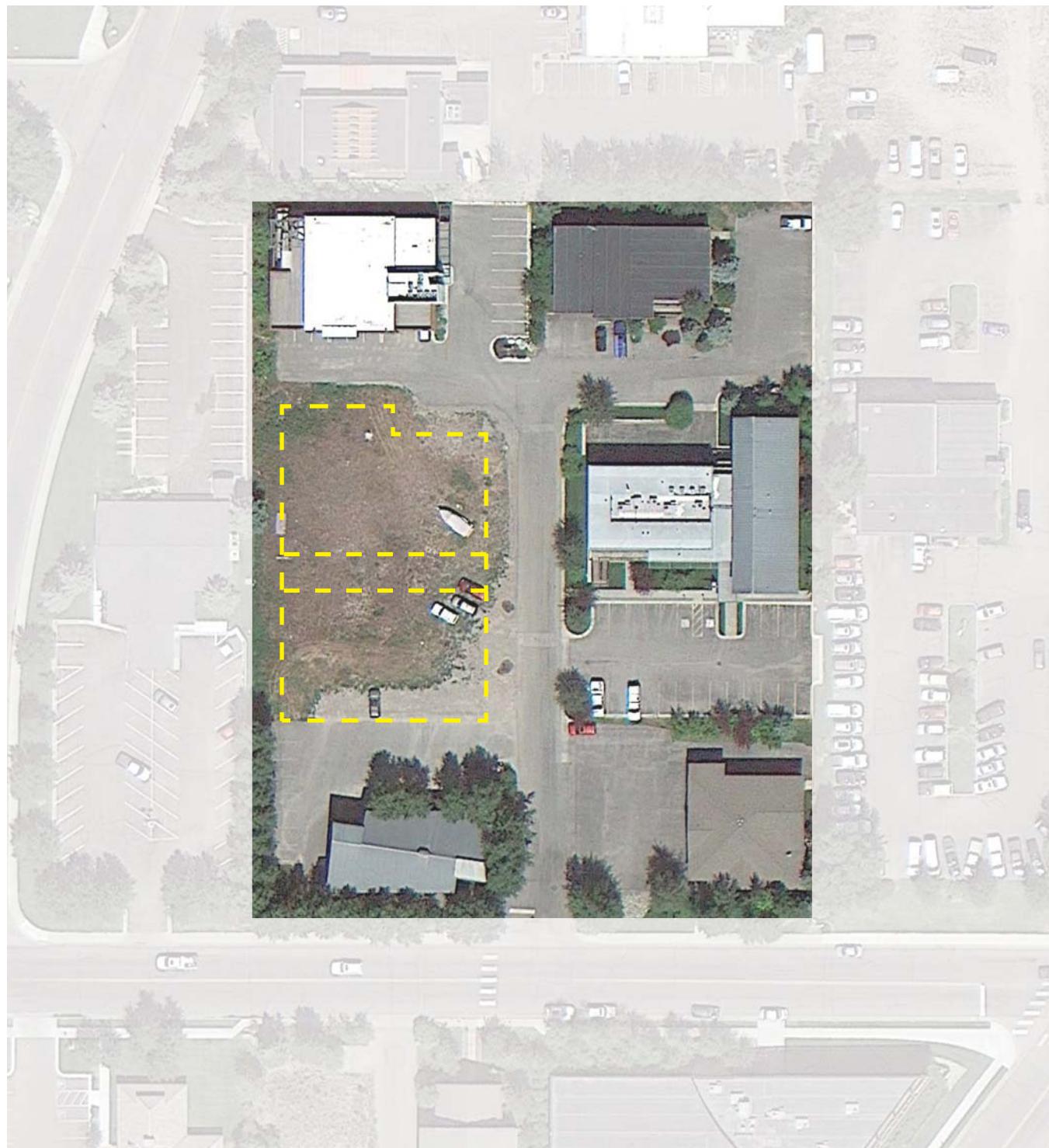
IV.1 Vicinity Map



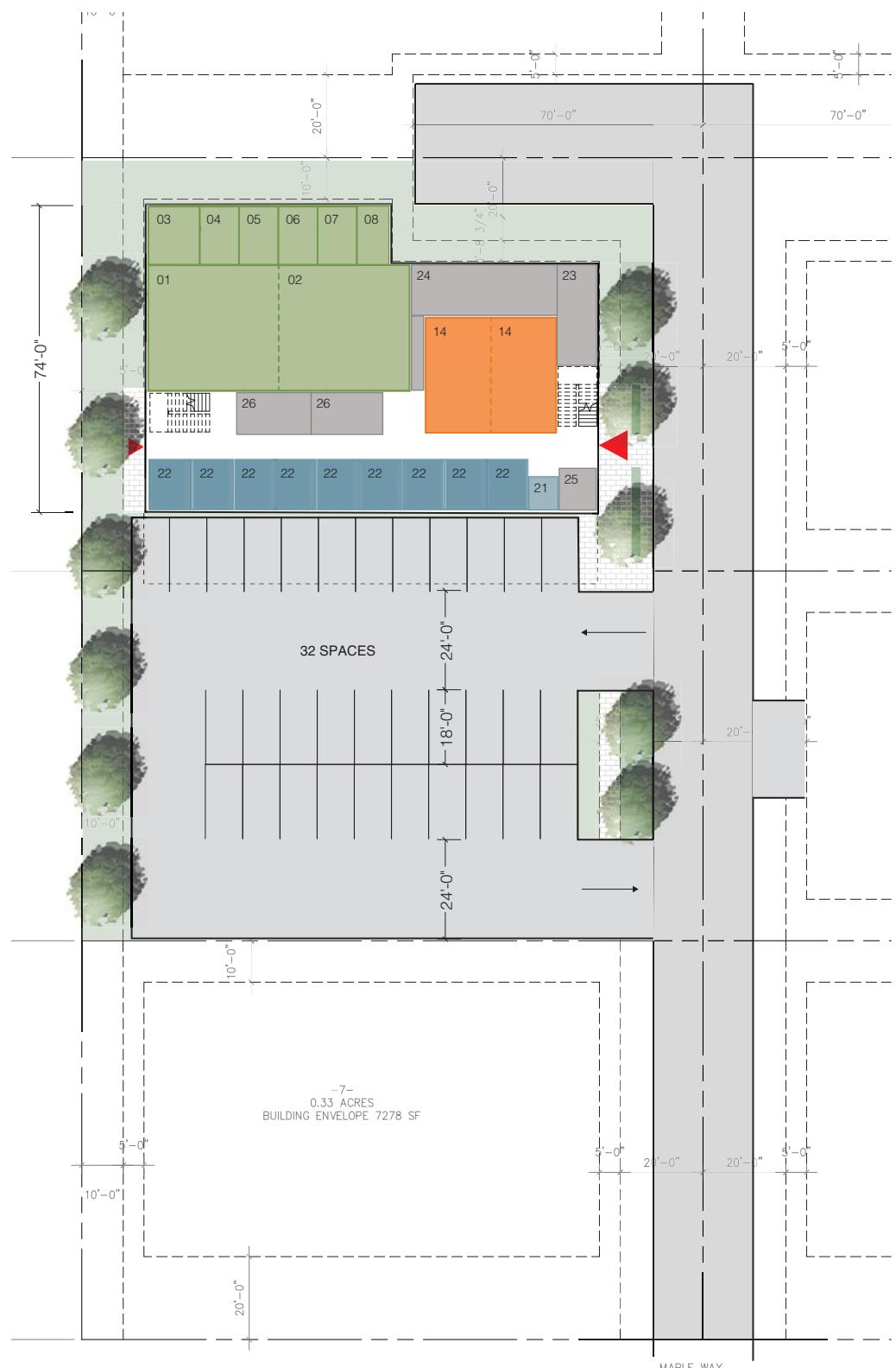
IV.2 Veronica Lane Development Plan Proposed

0' 10' 50' 100'

IV.3 Veronica Lane Existing Conditions



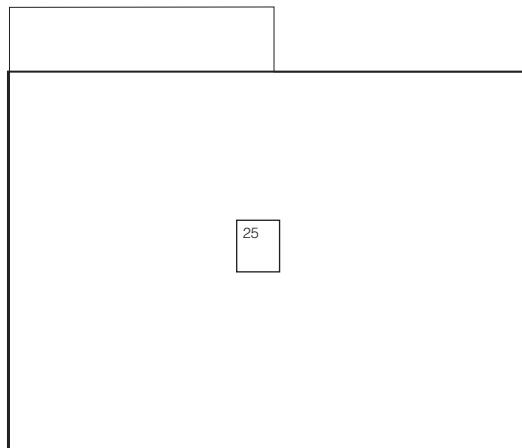
0' 10' 50' 100'



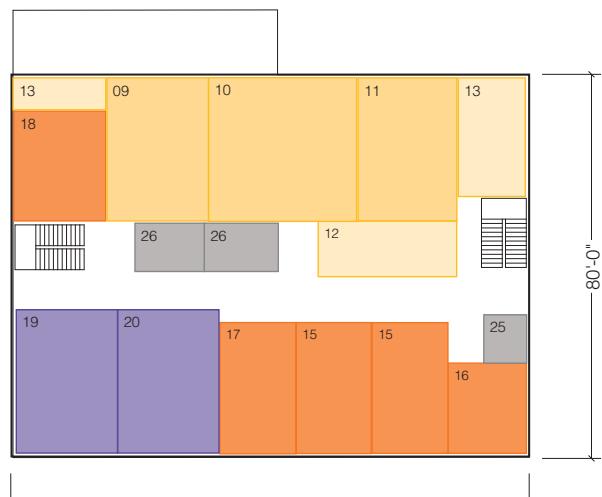
SITE PLAN / LEVEL 1



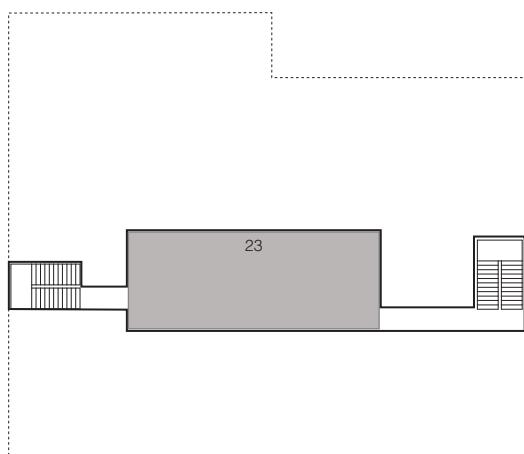
IV.4 Veronica Lane Concept Plan - Option 1



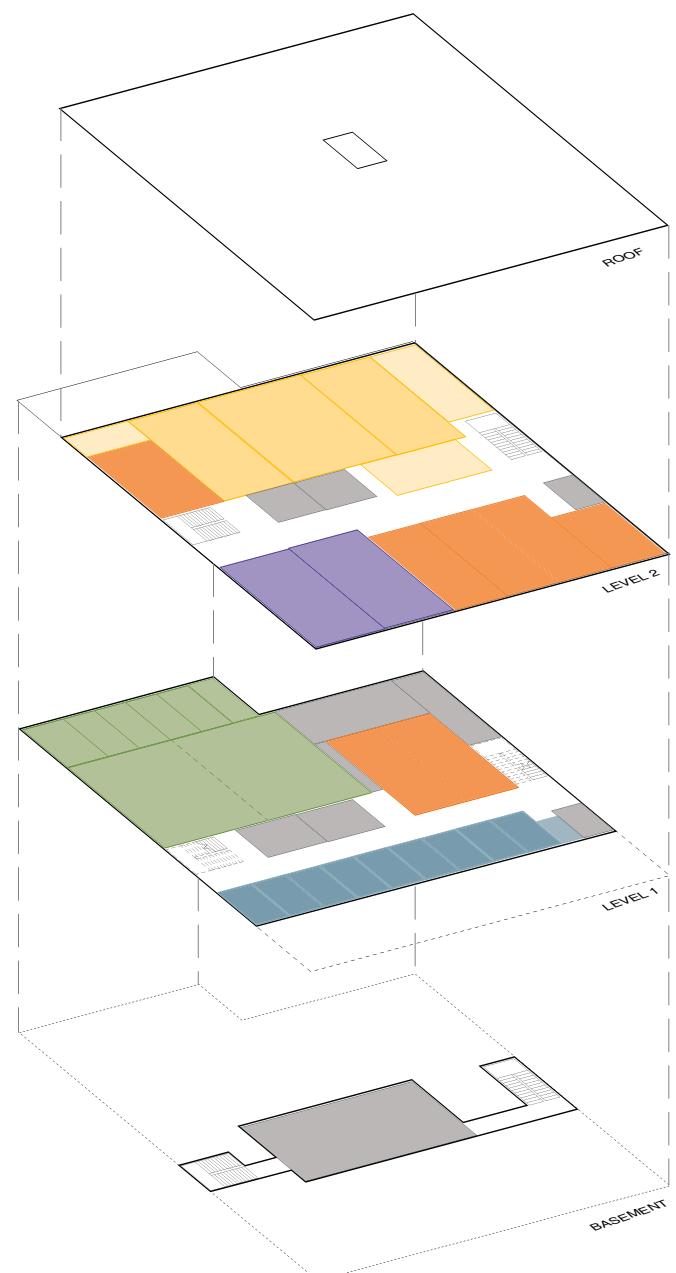
ROOF



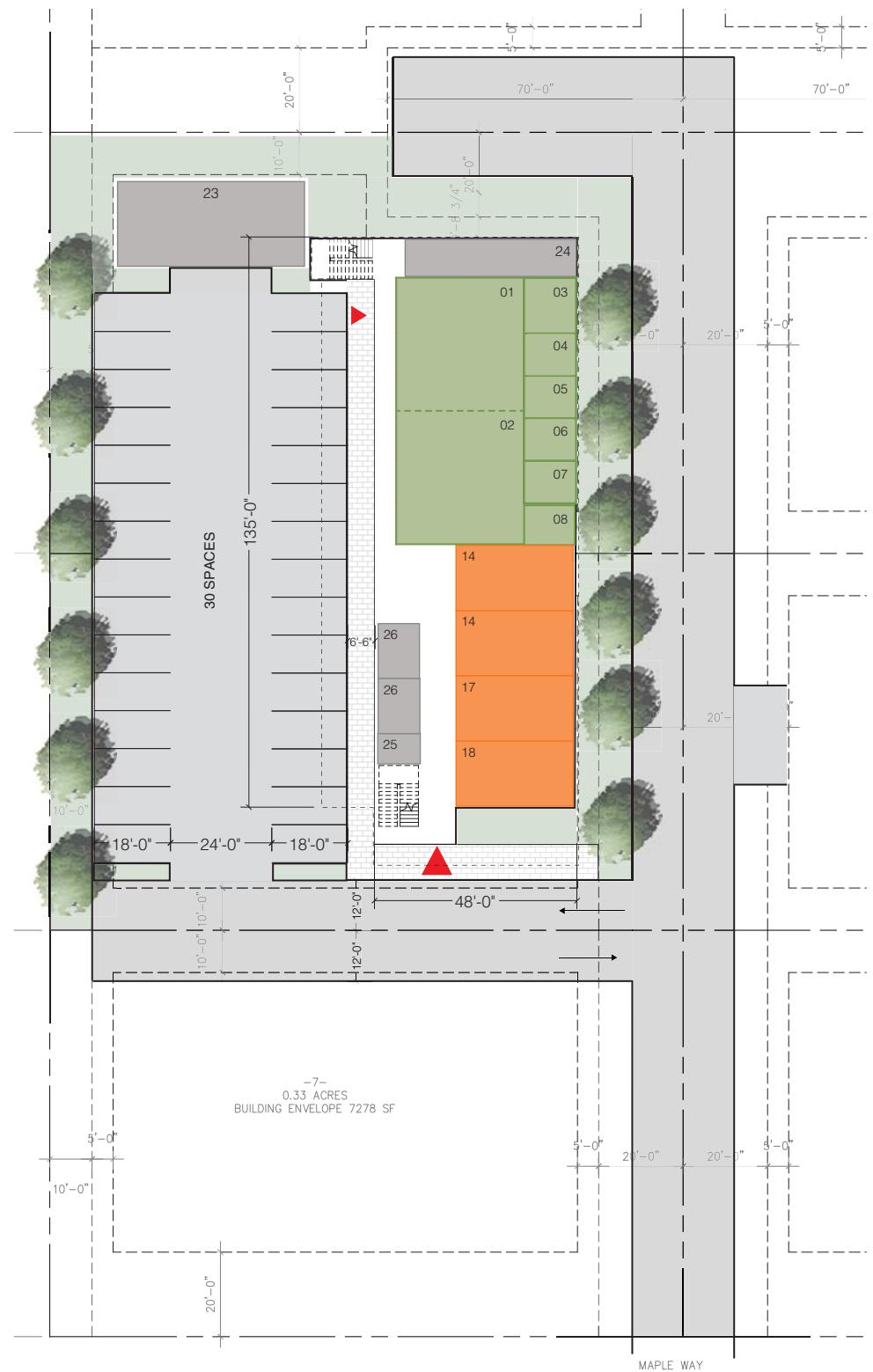
LEVEL 2



BASEMENT PLAN



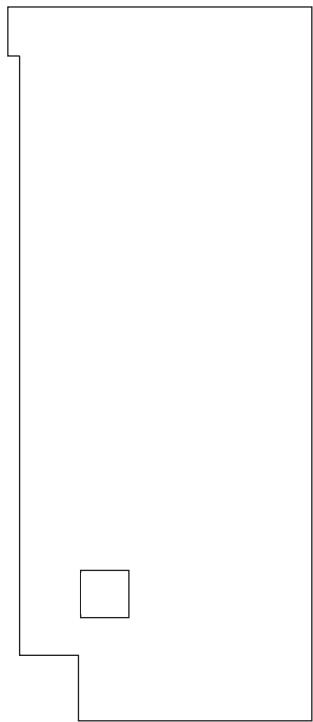
STACKING DIAGRAM



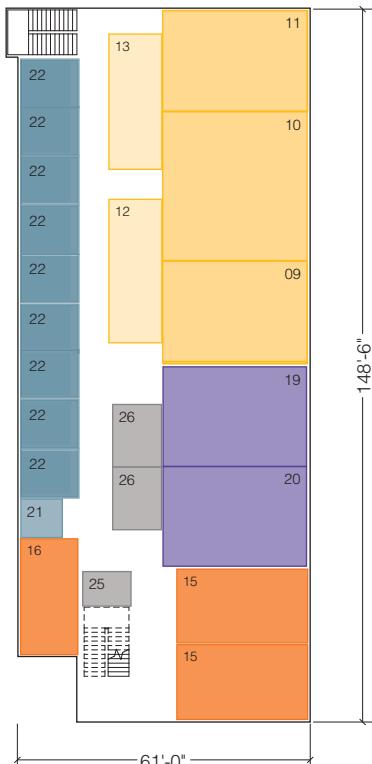
SITE PLAN / LEVEL 1



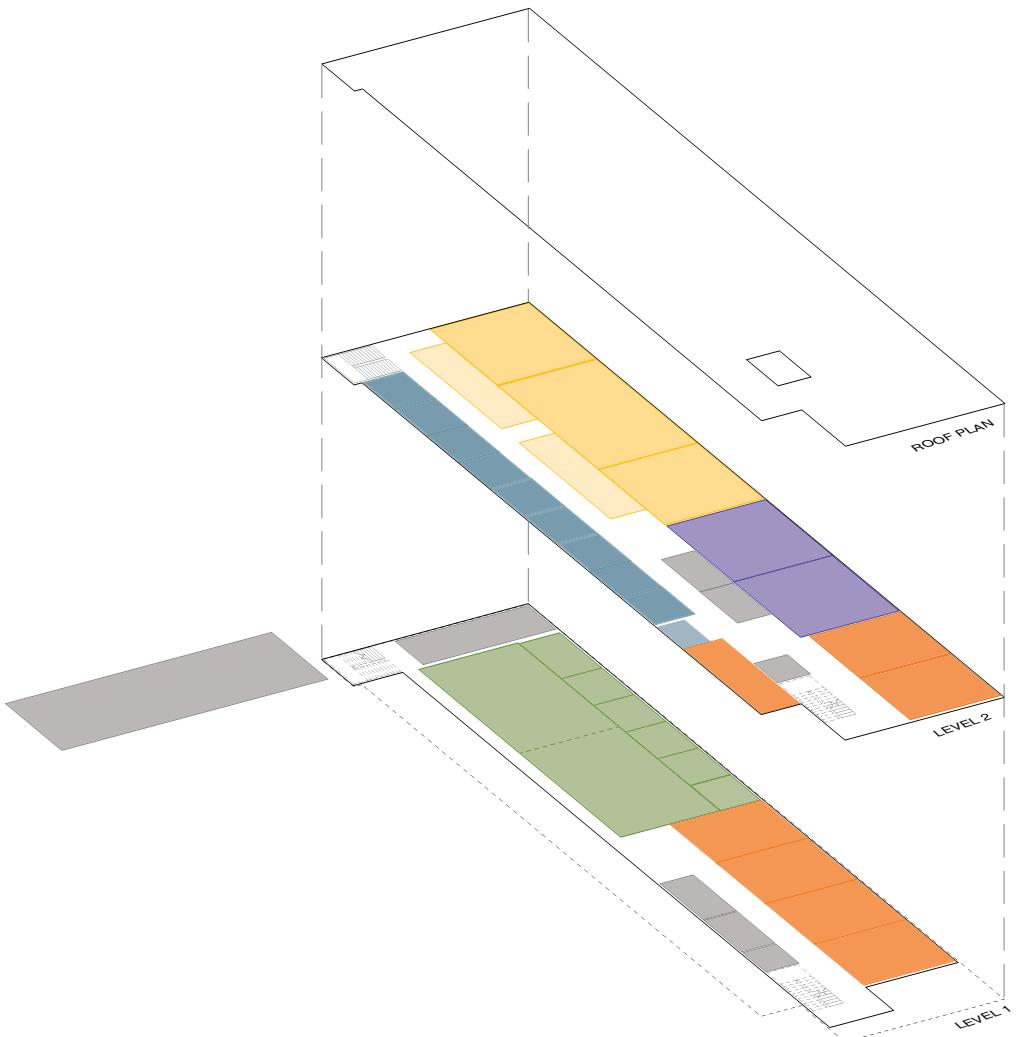
IV.4 Veronica Lane Concept Plan - Option 2



ROOF



LEVEL 2



STACKING DIAGRAM

V. COST

V.1 Owner Project Budget

	Cost/GSF	Project Budget
Land Acquisition		
Land Purchase Cost		by Owner
Estimated Owner Soft Costs - Academic Building		
Advertisement	\$ 0.08	\$1,500
Building Permit	\$ 16.76	\$300,000
Tap Fees (Water and Sewer)	\$ 3.35	\$60,000
Utility Fees (Gas, Electricity, Phone/Fiber)	\$ 1.68	\$30,000
Equipment	\$ 50.29	\$900,000
Furnishings	\$ 16.76	\$300,000
Artwork	\$ 5.59	\$100,000
Relocation-Owner Move	\$ 1.96	\$35,000
Owner Project Contingency	\$ 27.94	\$500,000
Professional Fees	\$ 41.91	\$750,000
Entitlement Process	\$ 3.63	\$65,000
Geotechnical Report	\$ 0.42	\$7,500
Surveying	\$ 0.42	\$7,500
Commissioning	\$ 2.79	\$50,000
Subtotal Soft Costs	\$ 173.60	\$3,106,500
Construction - Academic Building		
Area - Academic Building	17,895 SF	
New Academic Building	\$ 452.21	\$ 8,092,232
Inflation to Q2 of 2020 (1.75% per quarter)	21.0% \$ 94.96	\$1,699,369
Subtotal Academic Building	\$ 547.17	\$9,791,600
Information Technology - Academic Building		
Equipment		
(a) A/V Equipment	\$ 4.00	\$71,580
(b) Security	\$ 2.50	\$44,738
(c) IT	\$ 3.50	\$62,633
Communications	\$ 2.00	\$35,790
Subtotal Equipment and Furnishings	\$ 12.00	\$214,740
Total		\$13,112,840

V.2 Parking Lot Construction Cost Model

	Program Estimate	
	Cost/GSF	Project Budget
Land Acquisition		
Land Purchase Cost		by Owner
Construction - Parking		
Area - Parking GSF - 30 stalls @ 350 SF per stall	10,500 SF	
New 30 space parking lot	\$14.00	\$147,000
Subtotal Parking		\$147,000
Total		\$147,000

V.3 Programmatic Construction Cost Model

Space	Area	Qty	Net SF (asf)	Unit Cost	Gross SF (gsf)	Modeled Cost	
Nursing			3,159	\$ 450	4,759	2,141,741	27%
Labs			2,205		3,021	\$ 1,535,345	
Skills Lab RN	630	1	630	508	863	438,670	
Skills Lab Simulation	945	1	945	508	1,295	658,005	
Skills Lab CNA	630	1	630	508	863	438,670	
Lab Support			630		1,295	445,617	
Storage	315	1	315	327	863	281,860	
Debrief	315	1	315	380	432	163,757	
Offices			324		444	160,779	
Faculty Office	108	3	324	362	444	160,779	
Science			1,476	\$ 537	2,022	1,085,758	12%
Labs			1,260		1,726	\$ 978,571	
Microbiology / Chemistry	630	1	630	574	863	495,737	
Biology / Anatomy / Physiology / Physics /	630	1	630	559	863	482,835	
Earth + Env Science							
Offices			216		296	107,186	
Faculty Office	108	2	216	362	296	107,186	
Culinary / Hospitality			2,348	\$ 554	3,216	1,782,941	19%
Labs			2,240		3,068	\$ 1,729,348	
Teaching Kitchen	750	1	750	660	1,027	678,185	
Com. / Entrepreneurial Kitchen / Baking	750	1	750	660	1,027	678,185	
Scullery	140	1	140	545	192	104,540	
Cooler	120	1	120	327	164	53,688	
Freezer	120	1	120	327	164	53,688	
Custodial / Washer-Dryer	120	1	120	327	164	53,688	
Pantry	120	1	120	327	164	53,688	
Storage	120	1	120	327	164	53,688	
Offices			108		148	53,593	
Faculty Office	108	1	108	362	148	53,593	
Shared Space			5,334	\$ 337	7,337	\$ 2,474,972	42%
Classrooms			2,835		3,884	\$ 1,505,571	
Classroom - General	420	2	840	380	1,151	436,685	
Classroom - Science	420	1	420	380	575	218,342	
Classroom - Nursing	420	1	420	380	575	218,342	
Computer Lab - General	420	2	840	407	1,151	468,444	
Tutoring	315	1	315	380	432	163,757	
Offices			384		526	190,553	
Faculty Office	108	3	324	362	444	160,779	
Admin	60	1	60	362	82	29,774	
Shared Building Support			2,115		2,927	778,848	
Maintenance	300	1	300	327	411	134,219	
General Storage	315	1	315	327	432	140,930	
Recycling/Trash	150	1	150	327	205	67,110	
Custodial Storage	75	1	75	327	103	33,555	
Custodial Closet	75	1	75	327	103	33,555	
Mechanical	1,000	1	1,000	200	1,400.00	280,000	
Electrical	100	1	100	327	137	44,740	
IT	100	1	100	327	137	44,740	
Total			12,317	\$ 432	17,334	\$ 7,485,412	73%

