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PLTS summary of space issues raised in interviews
Last updated: 3/16/07

Ethos

1. Many people mentioned the natural beauty of the campus.
2. The campus is much less densely developed than the residential community of Berkeley below. The contrast and sense of open space is felt immediately on entering the campus.
3. Several people mentioned having a sense of going through an invisible "curtain" at the entrance sign to campus that separates PLTS from the world outside. PLTS feels like a different realm, like the magic closet in Narnia.
4. Even though PLTS is an institution, the feeling of campus is non-institutional.
5. There is a sense of "retreat", a place to develop individually before returning to the larger world. Many people mentioned the sense of a "summer camp".
6. The views of the city and park are important, both for their beauty and to remind people of their mission to the outer world. Pruning of trees to re-expose views that have been blocked would be appropriate.
7. The Spanish Mission style of the two historic houses are character-defining elements giving a sense of place to the entire campus, especially for the many students and visitors who come from outside of California.

Increased Campus Use

1. Additional use of the site for special events or as a retreat center could be a way to provide more visibility and exposure for PLTS, which could help with its overall mission.
2. Additional use of the site for special events could bring in (needed) income.
3. A portion of the campus (such as Sawyer Hall) could be used as a small retreat center, with overnight dormitory style accommodations for participants. Sawyer is already used in this way for TEEM students when they come to campus.
4. About 5000 sq ft of office space could be provided for the Lutheran synod, to replace offices that are currently near the airport.
5. Increased housing could be provided on-site for students and/ or faculty.

Use of buildings

1. During the daytime, most staff and students are on the upper campus (Giesy, Founders, Chapel).
2. Degree students spend most of their time around the parking lot, Chapel, and Giesy. Many students said they don't visit Sawyer on a regular basis except for lunch on Wednesdays.
3. TEEM students spend a majority of their time in Sawyer.
4. Faculty and staff with offices in Sawyer (4 staff and 2 faculty) feel somewhat isolated.
5. During evenings and weekends, the lower campus is more populated than the upper portion. (Beasom and Sawyer apartment and guest rooms). Not counting guests, the number of people who live on-site is 24 (19 in Beasom, 2 in the President's house, 2 in the Sawyer apartment, 1 in the Sawyer room off the kitchen).
6. The existing buildings have been adapted to a variety of uses over the years, simply by renaming the spaces. This flexibility is good.

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Use of site

1. Neighbors use the site to walk their dogs. This use is welcome. "Extra eyes help us watch the property." Neighbors can access the site from many different directions.
2. There is no specific "arrival" location for visitors, package deliveries, etc. A more visible arrival place is needed for greeting and orientation of visitors and for general deliveries.
3. The site needs more benches and places to sit and contemplate.
4. The site should be more pedestrian-friendly. Some of the paths are steep and slippery in the rain. Speed bumps are a pedestrian tripping hazard, especially at night.
5. The significant difference in elevation between Sawyer and the upper campus (40' to Giesy, 50' to Founders) was mentioned as a physical problem for accessibility for many current and former students. A number of people mentioned getting into their cars to drive between Sawyer and the upper campus, because of physical limitations in walking up and down the hill.
6. The fire access road to Creston provides fire department access to the campus as well as utility service for water, gas, sewer, and electrical. This lot was owned by PLTS, and sold around 1965.
7. Students need secure bicycle parking for 8-15 bicycles somewhere on campus.

Parking

1. 51 spaces at top of campus, plus up to 23 "informal" spaces on the grass behind the Chapel. 30 Spaces at Sawyer/ Beasom/ Sawyer annex Area. 81 official spaces total + 23 informal spaces = 104 total.
2. Site may allow opportunity to add 55 to 65 additional cars (max)

Faculty offices: see matrix for a list of current offices and sizes.

1. 8 of the 12 faculty offices are located in converted former garages. These offices lack such basic amenities as indoor access to toilet rooms, central heating, etc.
2. Faculty would prefer to all be in one building, with access to high-production copy machine, faculty lounge, indoor restrooms, central heating, indoor space for students to wait to see faculty.
3. Two faculty are assisted by staff members (for TEEM and for contextual education). These staff members should also be located in the faculty office building if possible.
4. Faculty offices could be large enough to use for meeting with 2 or 3 students. Alternatively, some small conference rooms could be located close to the faculty offices.
5. Faculty might spend more time on campus, rather than working from home, if they had better campus offices.

Staff: see matrix for a list of current offices and sizes.

1. The Development Office/ Office of Seminary Relations receives a lot of outside visitors. These visitors include many potential donors, so it is important that they have a good experience when they visit the campus. The current location of the Development Office, in the basement of Giesy, is very difficult for visitors to find and many arrive with a sense of frustration. The office should be moved to a more obvious location, with visitor parking nearby. The current location is also too small for the 8 people in the department.

2. The reception office isn't near visitor parking, so visitors don't find it. "By the time you find the receptionist to get instructions on where to go, you don't need them anymore."
3. The Admissions office also receives outside visitors, mainly potential students. The current location, in the basement of Sawyer, lacks access to restrooms, copy room, etc.
4. The current TEEM office cannot be reached without going through the Sawyer kitchen.
5. The staff office space needs to include a large meeting room, such as the Great Hall in Founder's. If the Great Hall is used for another purpose, a new meeting room will be needed.
6. The Region 2 archives are currently stored on-site, in the lower floor of Giesy. The material includes archives for each of the 5 synods as well as the region. Consider whether some or all of the archives could be moved off-site or to an off-site storage facility (with additional expense) if PLTS needs the space for other uses. There would be an increased storage cost to do this.

Chapel:

1. People in the campus community are not strongly attached to the existing chapel. The chapel could be changed or moved.
2. A space as large as the existing building with partitions removed is needed periodically for graduations and other large gatherings.
3. Location is not ideal: it is the last building you come to and not the "heart" of the campus.
4. The exterior patio in front of the chapel works well as a gathering space before and after services.
5. The demountable partition that divides the double classroom and the main chapel is too difficult to remove and replace when changes of configuration are necessary. A new track-mounted partition is needed.
6. Changing the color of the roof and soffit might help the building to blend in with the rest of campus.
7. More natural light is desired, as well as views of the natural setting. The addition of small windows, in the tradition of Ronchamp, might help to provide additional daylight, provide views of the natural surroundings, and enliven the space.
8. The raised floor areas for the organ and chancel limit the flexibility of rearranging the space, and are not needed for contemporary services. Removal of the raised floors would enhance the usability of the space.

Acoustics: the following spaces have problems. See the Acoustics report for a discussion of ways to improve the problems.

1. The chapel- good for organ, but difficult to understand speech.
2. The large room in Sawyer (currently the dining room)- difficult to understand speech.
3. Guest rooms in Sawyer are not sufficiently soundproof. Guest's activities can be heard from adjoining offices.
4. The former stack area of Giesy (sound travels between floors).
5. Giesy mailboxes and coffee area generates noise that can disturb classes.
6. Garage offices do not have adequate sound privacy.
7. Beasom dorm rooms do not have adequate sound privacy.

Restrooms:

1. The only accessible restrooms on the entire campus are one restroom in Beasom (for residents only) and one unisex restroom at the chapel. Founders, Giesy, and Sawyer have no accessible restrooms.
2. The Giesy women's room has only one stall, which is not enough for a number of students to use during a short classroom break.
3. Sawyer has only one unisex public toilet serving the entire building. This is not sufficient for gatherings on the patio or in the main dining room.
4. Offices in both annexes (10 offices total) do not have indoor access to restrooms. This is a hardship, particularly on rainy days.
5. The unisex restroom in the Chapel is awkward with two stalls and a restroom, and also has heating and plumbing issues.

Classrooms:

1. 1 or 2 additional classrooms for medium to large classes may be needed.
2. Some teachers limit the size of their class because they don't feel that Giesy 1 is comfortable for more than 30 students. Not sure if the room is too small or if a different furniture arrangement (with no tables) would allow the room to accommodate more students.
3. Chapel 1 and 2 classroom, when opened together and fully closed off from the chapel, is very useful for a large class that will meet all together and then have breakout groups. It would be even more useful if the room could be darkened.
4. Students who do not live on campus need a place to study, eat lunch, etc. when not in class. Currently, Giesy 2 serves this function. When Giesy 2 is needed for a scheduled class this is a conflict.
5. Giesy 2 is really too small to serve as a classroom. A larger "small" classroom is needed.
6. Students appreciate classrooms with conference-style seating, where students can interact with each other. New classroom furniture should be able to be rearranged in different configurations.
7. Technology for classrooms presentations is inadequate. Only Giesy 1 has a projector, internet connection, and room-darkening capability.
8. When the TEEM group is on campus, they need 5 classrooms, in addition to the classrooms in use by regular students.

General Use Spaces

1. Students have no adequate indoor space where they can spend time on campus when they are between classes. The lounge in Beasom is for residents of Beasom only. The small lounge area in Sawyer is too remote from the classrooms to get much use. Giesy 2 is very small and sometimes not available for informal use.
2. There is no faculty lounge.
3. A new central gathering space for coffee, making informal contacts, and eating lunch is needed. This space could possibly be shared by staff, faculty, students, and overnight guests. It should have vending machines as well as some provision for self-service food preparation, and it could offer some groceries and sundry items for sale or host a coffee shop.
4. Large rooms needed include the following:
    a. Two large classrooms. Giesy 1 and the Chapel classroom currently serve this fuction.

b. One large meeting room. The Great Room in Founder's Hall currently serves this function.

c. A large dining room with adjacent kitchen. The large room in Sawyer currently serves this function. The dining room is used at least once a week after chapel, and constantly in use when TEEM students are on campus.

d. Lounge as noted above. The lounge should not be combined with a meeting room. It could possibly be combined with the dining room if flexible furniture is provided and if the location is central.

5. Multi-purpose meeting rooms should have the following facilities:

   a. Adjacent storage closet for folding tables and chairs and other meeting supplies.

   b. Audio-visual capabilities, including internet connections and room darkening provisions.

   c. Technology for laptops, including outlets and wireless internet.

6. Quiet areas for students to study are also needed. These should be separate from the central gathering space.

7. A quiet computer room with several (5 or more?) work stations and desks for laptop use is needed for commuting students.

8. All classrooms and general use spaces should have technology for use of laptop computers, including convenient electrical outlets and wireless communication.

Student housing

1. Current on-campus housing:

   a. Beasom: 19 dorm rooms

   b. Sawyer: 1 apartment + Canyon and Bay rooms (6 beds) + Cook's Bedroom

   c. Founder's: President's apartment + Bunkhouse (4-5 beds)

2. Beasom kitchen is used by most of the Beasom residents. It does not have sufficient cooking facilities for 19 students to prepare food simultaneously. An additional range and sink are needed.

3. The lounge in Beasom is the living room for all of the Beasom residents. It should not be used as a general student lounge.

4. Only 19 of the 21 rooms in Beasom are currently used as bedrooms, due to fire code restrictions because the building is not sprinklered. Possible uses of the 2 currently unused spaces include exercise and office space.

5. The maintenance shop in the basement of Beasom is a large space that could have a different use.

6. Some student families have expressed a desire to live on campus. Currently there are no accommodations for them. Two bedroom apartments can be flexibly used by couples with children or by 2 unrelated students.

Faculty and staff housing

1. The President's apartment is effectively used to entertain visitors and members of the campus community. It is also an asset in recruiting new Presidents.

2. Faculty housing would be an asset in recruiting new faculty from out of the Bay area, who frequently cannot afford to buy a house in the Berkeley area and sometimes go elsewhere because of this.

3. The PLTS-owned house on Creston Ave (4 bedrooms) has been used as living accommodations for students, faculty, and visiting professors. This house may need some upgrades to keep it desirable.

Hospitality to Guests

1. Overnight accommodations: the rooms in Sawyer are nice, but there no community rooms for guests, no food provisions, and no help in finding services, especially nights and weekends. Individuals who host guests are responsible for providing breakfast food, etc.
2. There should be a reception center in an obvious location. The current receptionists in Giesy Hall are hard to find. "By the time you have found a receptionist, you don't need one anymore".

Maintenance and Infrastructure

1. Many people expressed frustration that buildings and grounds are not better maintained.
2. Additional income generated from increased use of the campus could possibly help to pay for better maintenance of the buildings and grounds.
3. There is mold in some of the exterior walls of Giesy, possibly due to leaking windows.
4. Most of the buildings lack modern insulation and double glazed windows, making heating costs larger than they would be for a modern, more energy efficient building.
5. The electrical system needs to be reviewed and upgraded. Issues include the main service (below Beasom), the exterior conduits, and the power outlets in the buildings. Underground electrical conduits are apparently leaky, resulting in unreliable electric and network service during rainy weather or when the ground is wet. These conduits should be examined and either waterproofed or replaced. Upgrades to electrical and network cables could be implemented when work on the conduits is being done.
6. Domestic water pipes need to be upgraded. Water pressure is low throughout campus, especially in Beasom, where low pressure precludes the use of fire sprinklers and reduces the number of students legally allowed to reside in the dorm, and in the Chapel, where domestic water service to sinks and toilets is problematic.
7. Storm water drainage needs to be evaluated and studied for the entire site, especially in the context of adding new buildings and paving.

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Acoustics Report

1/17/07 rev 4/13/07

This report is based on site testing of the chapel by acoustical engineer Pablo Daroux of Wilson Ihrig Associates, as well as a visual inspection of the reported acoustical problems at Giesy, the main room of Sawyer, and Beasom.

Testing was done on December 6, 2006. The tests consisted of acoustical measurements of the chapel, both with and without the HVAC system running, and included measurements of the sound of the concert organ. Pablo Deroux also measured the sound transmission through the demountable partition between the main chapel and the classroom. He attended the regular Wednesday morning chapel service after the testing to listen to the space in use. The chapel service included singing, speech, as well as use of the concert organ.

The engineer made the following recommendations for acoustical improvements:

Chapel

The measured reverberation time in the chapel in the range of frequencies used by human speech was 3.8 seconds. This is much greater than the optimum for speech, which is about 1.1 seconds, or the optimum for a combined speech and music room, which is 1.5 to 1.6 seconds. Even the organ loses some of its musical definition in the high frequencies due to this excessively high reverberation time.

Pablo Deroux recommends treating the ceiling and walls of the space to absorb enough mid and high frequency sound to reduce the reverberation time to 1.6 seconds. The absorbent material should have low absorption in the bass frequency ranges, since the existing bass reverberation will not interfere with the understanding of human speech and contributes to the impressive sound of the organ.

Ceiling: Pablo Daroux recommends treating 80% to 100% of the ceiling with a spray-on light-weight cementitious material. A material such as "Pyrok Acoustament Plaster 20 sprayed to a thickness of 1 1/4" over the existing plaster ceiling of both the chapel and the classroom would be appropriate. This material comes in off-white as well as a number of colors and is relatively smooth (although not as smooth as the existing plaster). A structural engineer will need to verify that the roof and ceiling structure can support the additional weight of the spray-on material (approximately 2 psf).

Walls: Approximately 30% of the wall area of each pair of opposing walls should also be treated for absorption. For example, the treatment could cover 60% of the South wall, 60% of the East wall, none of the West wall, and none of the demountable partition. In the classroom, the treatment is probably best on the West wall and the North wall. The same Pyrok material that is recommended for the ceiling could be used on the walls. Where is aesthetically preferable to treat 100% of a wall, the thickness of the Pyrok could be reduced to compensate.

Demountable partition: The field tests show that the existing demountable partition has a NIC of 24 dB. (NIC is a field measurement of a partition's ability to block sound from one room to another. It is typically about 5 dB less than a partition's STC rating, which comes from a laboratory test of the material.) For the functions of the chapel and the classroom, a partition with an STC rating of 45 to 50 is needed. This could be supplied by a "high end" acoustical partition, such as those that are typically used to divide hotel conference rooms. The partition should be specified without an acoustically absorbent outer surface. The header track for the partition should be no more than 2' to 3' below the existing ceiling in order to have a single space acoustically when the partition is opened.

Operable partitions travel on a ceiling-mounted track, which must be horizontal rather than sloped. The existing partition, which is demountable but not "operable", has a sloped top to match the slope of the ceiling. It is 17' tall at the high end, and 15' tall at the lower end. An operable partition in the same location as the existing partition would require a header below the ceiling to support a

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horizontal track. This header would be over 2′ deep at the high end, which may be an aesthetic problem when the partition is open, because the entire ceiling of the chapel would no longer be perceived as one continuous plane.

A "headerless" partition, with the track recessed into the ceiling, is possible if the partition is relocated to travel along a curved "contour line" of the ceiling. Curved partitions exist; sloped partitions do not.

Floor: No treatment of the existing floor is necessary. The walls and ceiling have been calculated assuming that the existing had surfaced floor will remain.

Organ: The organ could be moved to any wall without a major change in its sound. For example, it could be moved into the recessed alcove next to the sacristy (if it will fit next to the door).

Windows: We discussed the effect of adding new windows into the chapel. Large windows (10′ x 15′ or larger) will have about the same acoustical reflectance as the existing plaster walls, and should be counted as "untreated" wall area. Small windows (4′ x 4′ or smaller) will have very little effect on the acoustics. Multiple small windows recessed individually into thick walls could help the diffusion of sound, which would be beneficial.

HVAC: The existing ventilation system creates a "rumble" when the fan is running, which will be very distracting when the acoustics of the space are improved. This low-frequency sound should be mitigated by installing better vibration isolation for the mechanical equipment.

Acoustical materials: The following acoustical materials could be considered.

1. Pyrok Acoustament Plaster 20 http://www.pyrokinc.com . This is the smoothest material available. Subcontractor price is $12 to $14 installed, per square foot of surface treated, according to the local representative. Pyrok also makes a denser, heavier version for use on the lower portion of walls where the lighter plaster might be damaged by human impact.
2. Monoglass 1" spray-on fiberglass http://monoglass.com/t-main.html. This material has a rougher, more carpet-like texture (similar to a heavy textured spray-on stucco), and is less expensive than Pyrok.
3. Decoustics Claro panels. http://decoustics.com/ These are smooth panels that can be glued to walls and ceiling. The appearance is smoother than any of the spray-on materials, but the pattern of joints will show. The cost is higher than the spray on materials.

Different materials could be used on the walls and the ceiling, depending on the desired aesthetic effect. Many of acoustical the materials are soft and could be damaged by contact with chairs or people. The lower part of the walls, where people or furniture could rub against them, may need to be treated with a denser material (or left untreated, depending on the desired aesthetics of the room). If the spray-on acoustical materials need to be painted, it is important to use a latex "non-bridging" paint that will not fill the pores of the material. Ordinary paint will reduce the sound absorbing capability of the material.

Sound system: PLTS may wish to replace the existing portable sound system with a less visible built-in system, possibly with controls in the sacristy instead of in the main chapel area. Whether or not a new system will be installed as part of the acoustical retrofit, it would be appropriate to install concealed wiring for it as part of the acoustical project, since any holes in the existing plaster needed to install the wiring can be concealed by the acoustical material.

Beasom

The easiest and least expensive improvement for sound transmission between bedrooms is to identify any existing gaps in the walls and floors that might allow transmission of air-borne sound between rooms and caulk these gaps with acoustical caulk. These gaps are typically found around heating pipes or electrical outlets and in the joint between the walls and the floor. Wherever air can travel

between rooms, sound can also. A smoke test could help to identify if such air gaps exist now. If smoke can travel between rooms, there must be air gaps.

The next step in acoustical isolation is to treat the floor/ ceiling assembly to reduce structure-borne sound traveling through the floors. The most effective way is to add acoustical material on top of the existing floors. The material would consist of a .4" thick nylon resilient mat (Enkasonic) with 1 ¼" of gyp-crete poured on top of it. This could reduce sound transmission between floors to less than half as much as current transmissions.

This acoustical treatment would add almost 2" to the height of the floor, as well as adding about 10.5 psf of dead load to the building. Doors would need to be re-set to maintain their required height and the building might need to be upgraded seismically to compensate for the increase in weight. This type of improvement might be best done in conjunction with an overall seismic upgrade of the building.

An alternative way to treat the floor/ ceiling (although somewhat less effective acoustically) is to remove the plaster from the ceiling, add insulation between the floor joists, and then install new gyp board ceilings over resilient channels that "float" the new ceiling. This avoids the need to seismically upgrade the building or to re-set the doors.

The resilient channel/ drywall approach is also effective to reduce sound transmission through walls.

Giesy

Acoustical privacy problems are reported for the offices in the former stack wing of Giesy. The sound transmission problems are probably due to air-borne sound traveling through open spaces at the corner windows, between the floors and the windows. The solution is to create a good seal at these windows. The glass at the floor level will need to be replaced with a solid material and the gap sealed with expandable foam, which should be about 6" thick to match the slab.

The floors at Giesy are 6" concrete slabs, which are fairly good at blocking sound, so it is likely that no floor/ ceiling treatment will be needed.

Sawyer

The main room at Sawyer needs to have sound-absorbing materials added to the walls or ceiling. The easiest treatment would be to install sound absorbing panels between the exposed ceiling beams. Tectum (an inexpensive wood fiber product) would be appropriate. It could be stained dark to match the existing ceiling. This treatment would cover the existing historic wood ceiling, but could be done in such a manner as to be "reversible". This is usually acceptable to historic preservationists.

Another appropriate but more expensive ceiling treatment would be to use fiberglass plenum liner material for sound absorption, which would be hidden with a surface such as Ventwood (wood panels with 25% openings) or an acoustically transparent fabric covering.

If it is decided that ceiling treatment is unacceptable for historic preservation or aesthetic reasons, large absorbent panels could be hung on the walls instead. They could be covered with tapestry-like acoustically transparent fabric. This is unlikely to provide as much improvement as treating the ceiling, but would still quiet the room somewhat.

Sound transmission between the offices and bedrooms in Sawyer could be treated by removing plaster from the walls and/ or ceilings as necessary and replacing with "floating" gyp board in the same manner as described for Beasom. Use of gyp-crete on the floors is probably not appropriate for Sawyer since it would cover the existing historic wood floor.

PLTS Staff Program 1/30/07

Current Location

Building	Level	Function	Person	Exist'g SF	Office type	Program SF	Notes
Admissions							
Sawyer	Lower Level	Admissions Director	Greg's office	340	A	190	
Sawyer	Lower Level	Admissions Associate	Karin's office	196	B1	120	Needs secure file cabinets
Sawyer	Lower Level	Admissions	Entrance/ waiting	96		100	
Subtotal				632		410	
Development							
Founder's	Annex	Development Director of PR	Gaymon	147	A1	120	
Giesy	Basement	Development - Director	Cindy	147	B	190	
Giesy	Basement	Development - database manager	Jean Haddock	209	A1	120	
Giesy	Basement	Development - Office of Seminary Relations	3 students	196	C	240	3 workstations
Giesy	Basement	Development - VP	Jack	136	B	190	
Giesy	Main Level	Reception and mail room	Lois + Barbara	180	C	160	workstation + mail
		Development Waiting Area		0		100	
Subtotal				1015		1120	
Finance and Operations							
Founder's	Main Level	Finance and Operations - VP	Debbie's office	271	B1	220	
Founder's	Main Level	Bookkeeper & Facilities	Kat + Aaron + student	189	C	320	Allow room for 1 add'l staff
Founder's	Annex	Maintenance	Mike's office	147	A1	120	
		Vendor waiting area		0		100	
Subtotal				607		760	
Office of the President							
Founder's	Upper Level	President's Office	Phyllis	272		270	Conf table for 6, sofa and chairs
Founder's	Upper Level	Assistant to the President	Linda Ely	202	B	220	Files and waiting area
Subtotal				474		490	
Shared/ Support							
Giesy	Main Level	Fax Room	fax	132		120	Combined work/ supply room
Giesy	Main Level	Copy room	copy	132			
Giesy	Main Level	Staff lounge/ supplies	supply lounge	210		120	Storage only
Giesy	Basement	Archives	Preparation area	140	C	140	Prep area only. Archives off-site.
Founders	Great Hall	Meeting Room	conference	690		700	Includes adjacent table/ chair storage, kitchenette
		Restrooms				200	3 single occupancy or 2 multiple
Subtotal				1304		1280	

Special Programs							Some or all could go in faculty space.
Sawyer	Upper Level	Dialog office - journal	editor	98	C	160	2 workstations
Sawyer	Main Level	TEEM office	Jane	105	B	190	
Giesy	Basement	Faith Active in Love - Youth Program	program coordinator	196	C	80	??
Giesy	Main Level	Contextual and Multicultural Resources Office	Elba Selby	345	B	190	
Subtotal				743		620	

Deans Office							Dean's office could go in faculty space.
Giesy	Upper Level	Dean of Students	Cheryl Heuer	188	B1	220	
Giesy	Upper Level	Dean of Faculty	Michael Aune	232	B1	220	
Giesy	Upper Level	Assistant to the Dean	Chris Evans	176	A1	120	
Subtotal				595		560	
			Subtotal:	5369		5240	
			Grossing factor			25.00%	For walls, corridors, stairs, HVAC, electrical, technology closets
			Total			6550	

		Size, net sq ft
Office type A:	Private office, desk with side chairs, credenza	100
Office type A1:	Same as A with wall of file cabinets	120
Office type B:	Private office, desk with side chairs, credenza, conf table with 4 chairs	190
Office type B1:	Same as B with wall of file cabinets	220
Office type C:	Open office, per work station	80