

# PROGRAMMING ANALYSIS



Signature of Approval

07.17.2014

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neighboring  
concepts

The renovation of the Old Mt. Carmel Church is focused on transforming the interior architecture of this building into a contemporary space for higher education including faculty offices, classrooms, student study/research lounge, and community gathering space. This project aims to bring new life to this historic structure through restoration and adaptive re-use.



Numeric Program Summary | Existing Space

| SPACE DESCRIPTION   | NO. OF PEOPLE | UNIT AREA | NO. OF SPACES | AREA          | COMMENTS              |
|---|---------------|-----------|---------------|---------------|-----------------------|
| <b>General Public Areas</b>   |               |           |               |               |                       |
| Sanctuary   | n/a           | 1,850     | 1             | 1,850         |                       |
| Choir Room  | n/a           | 915       | 1             | 915           |                       |
| Lobby/Entry Vestibules  | n/a           | 143       | 1             | 143           |                       |
| Sanctuary Vestibules  | n/a           | 100       | 2             | 200           |                       |
| Men's and Women's Restroom  | n/a           | 155       | 2             | 310           |                       |
| Toilet  | n/a           | 915       | 1             | 915           |                       |
|   |               |           |               | <b>4,333</b>  |                       |
| <b>Administration Area</b>  |               |           |               |               |                       |
| Office 1  | 1             | 185       | 1             | 185           | 1st floor             |
| Office 2  | 1             | 105       | 1             | 105           | 1st floor             |
| Office 3  | 1             | 170       | 1             | 170           | 1st floor             |
| Offices   | 1             | 150       | 3             | 450           | 2nd floor             |
| Offices   | 1             | 140       | 3             | 420           | 2nd floor             |
| Office 4  | 1             | 275       | 1             | 275           | 2nd floor             |
| Stage Storage   | 1             | 40        | 1             | 40            |                       |
| Toilet  | 1             | 25        | 1             | 25            | 1st floor             |
|   |               |           |               | <b>1,670</b>  |                       |
| <b>Multi-Purpose Areas</b>  |               |           |               |               |                       |
| Kitchen/TLT   | n/a           | 215       | 1             | 215           |                       |
| Multi-Purpose Room  | n/a           | 430       | 1             | 430           | first floor           |
| Basement 1  | n/a           | 800       | 1             | 800           | small blocked windows |
| Basement 1 Storage  | n/a           | 150       | 1             | 150           | small blocked windows |
| Basement 2  | n/a           | 600       | 1             | 600           |                       |
| Basement 2 Rooms  | n/a           | 210       | 2             | 420           |                       |
| Basement 2 Storage  | n/a           | 65        | 1             | 65            |                       |
|   |               |           |               | <b>2,680</b>  |                       |
| <b>Net Area Space</b> .....   |               |           |               | 8,683         |                       |
| <b>Supportive Space (25% - Actual)</b><br>(includes walls, circulation, mechanical, electrical, janitors closet, etc.)..... |               |           |               | 2,229         |                       |
| <b>Gross Building Area Required (SF)</b> .....  |               |           |               | <b>10,912</b> |                       |

NOTE: Most of this space is in poor condition and would require major renovation however it has great potential for reviving the original character of the building and bringing new life into the existing space.

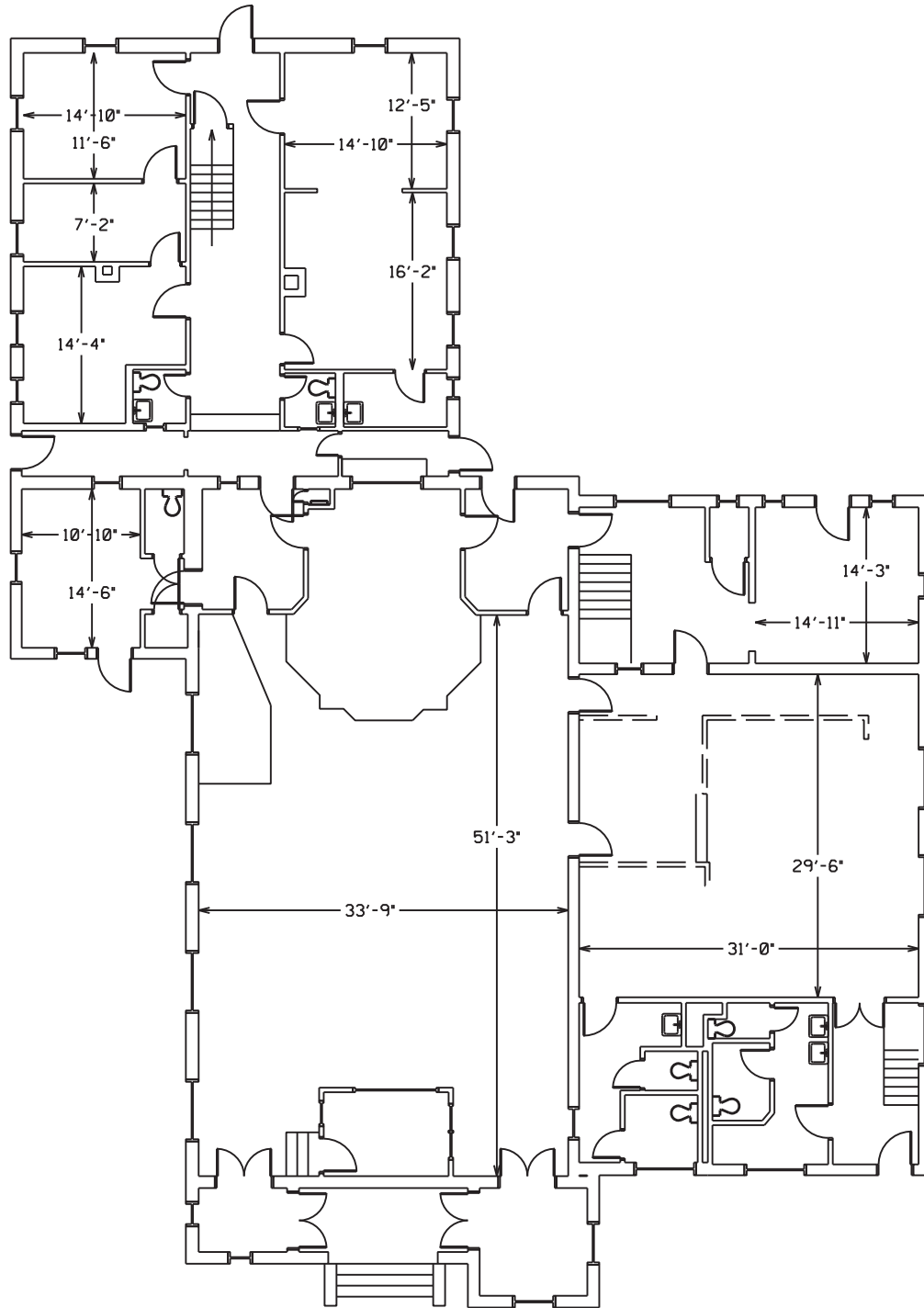


Numeric Program Summary | Revised Requested Space (Based on what can fit within the existing space)

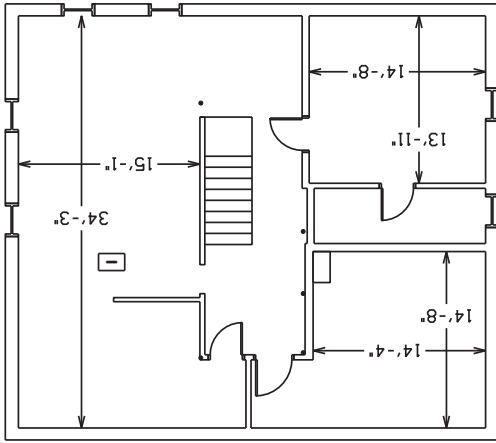
| SPACE DESCRIPTION  | NO. OF PEOPLE | UNIT AREA | NO. OF SPACES | AREA          | COMMENTS   |
|--|---------------|-----------|---------------|---------------|--|
| <b>General Public Areas</b>  |               |           |               |               |  |
| Lobby/Main Entrance  | n/a           | 395       | 1             | 395           | Includes reception desk and seating<br>3 male WC, 4 female WC, and 4 LAV required. This is based on a preliminary plumbing calculation and may vary based on final floor plans.                |
| Men & Womens Restrooms   | n/a           | 230       | 2             | 460           |  |
|  |               |           |               | <b>855</b>    |  |
| <b>Administration Area</b>   |               |           |               |               |  |
| Enclosed Private Dept Offices  | 1             | 180       | 3             | 540           | [2] Department Chairs @ 190sf + 150sf and [1] Dean @ 200sf   |
| Full-time Dept Staff Office  | 1             | 110       | 1             | 110           | Front desk (Sized to seat 2 people if needed)  |
| Enclosed Private Faculty Offices   | 1             | 138       | 4             | 552           |  |
| Enclosed Private Graduate Offices  | 1             | 138       | 5             | 690           |  |
| Adjunct Staff Workstations   | 2             | 25        | 2             | 50            | Open Office Space- Based on carol workstations (3' by 5')  |
| Work Room / Staff Break Room   | n/a           | 266       | 1             | 266           | Contains copier, office supply storage, warm up kitchen, and seating   |
| Storage Room (Graduate + Undergraduate)  | n/a           | 220       | 1             | 220           |  |
| Staff Restroom   | 1             | 58        | 1             | 58            | 1 WC, 1 LAV (Unisex)   |
|  |               |           |               | <b>2,486</b>  |  |
| <b>Educational Space</b>   |               |           |               |               |  |
| Professional Practice Lab  | 15            | 335       | 1             | 335           | Contains role play area with larger observation space separated by 1 way window/mirror   |
| Student Lounge   | 15            | 575       | 1             | 575           | Includes space for 2 DF, 1 snack/beverage vending machines, this space could also be used as an unconventional classroom or community gathering space.   |
| Research Lab/Resource Room   | n/a           | 575       | 1             | 575           | Includes Library with Computer Room (4 stations + 1 printer)   |
| Classrooms (current need)  | 40            | 300       | 5             | 1,500         | 8-12 students per classroom max. depending on furniture configuration and style of teaching  |
|  |               |           |               | <b>2,985</b>  |  |
| <b>Multi-Purpose Areas</b>   |               |           |               |               |  |
| Auditorium / Multi-Purpose Room  | 70 max        | 630       | 2             | 1,260         | Subdivided by operable partition. Holds approx. 70-80 people with chairs only and approx 40-50 people with tables and chairs. Could serve as two larger classrooms that hold 20 students each. |
|  |               |           |               | <b>1,260</b>  |  |
| <b>Net Area Space Requirement</b> .....  |               |           |               | <b>7,702</b>  |  |
| <b>29% Supportive Space Requirement</b><br>(includes walls, circulation, mechanical, electrical, janitors closet, etc.)..... |               |           |               | 3210          |  |
| <b>Gross Building Area Required (SF)</b> .....   |               |           |               | <b>10,912</b> |  |

NOTE: The items listed below are programmatic spaces that vary from the original requested space or do not fit within the existing footprint of the building.

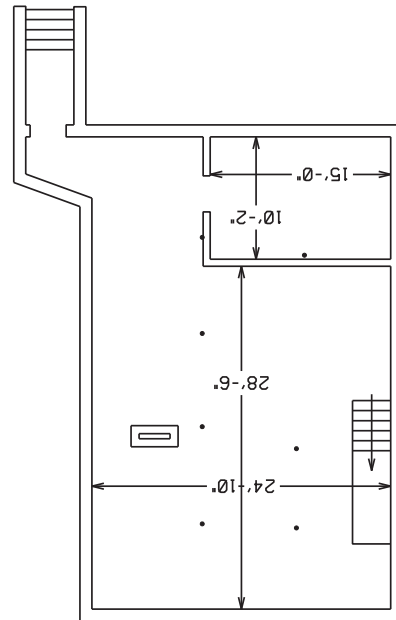
1. The enclosed private offices vary in size slightly.
2. The adjunct staff workstations were reduced down to a carol station which is 3'x5' vs. a 6'x8' station due to space constraints.
3. The Graduate and Undergraduate storage were combined into a shared storage room.
4. The staff work room and break room were combined into an shared open space in the basement due to space constraints.
5. Only one staff restroom was provided due to space constraints and would be labeled as a Unisex restroom.
6. The professional Practice Lab increased in size slightly but includes a storage closet for administrative staff.
7. The Student Lounge increased in size slightly but is being proposed as a multi-functional space that can serve as a welcoming lounge for both students and staff, an alternate unconventional classroom, and community gathering space.
8. Only 5 out of the 30 requested classrooms fit within the building. It is important to note that these 5 classrooms are half the size of a standard classroom and would only accommodate 8-12 students each depending on the furniture configuration and style of teaching.
9. The Multi-Purpose auditorium and conference rooms have been combined and located in the old sanctuary. A movable partition could be used to sub-divide the space into two smaller rooms as shown on the following proposed schematic plans. The overall square footage of the combined multi-functional space is much smaller than originally requested due to space constraints.
10. An elevator is being proposed as a means to make all spaces within the building accessible.
11. The supportive space requirements has increased from the original building in an effort to provide a janitor's closet, mechanical, electrical, and telecom rooms, and a more intuitive circulation path throughout the building. In the existing plan several spaces are connected to each other with no common corridor or circulation path. This type of layout maximized the square footage for programmatic use but is not conducive to an educational function. The intent behind increasing the amount of circulation space is to avoid having end-users disrupt activity or classes in session on the route to their final destination.



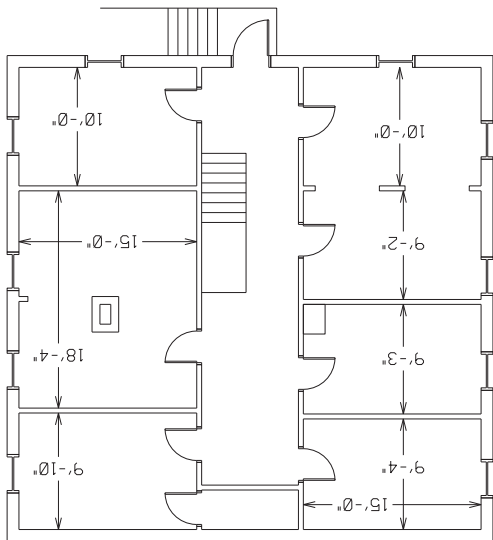
**1ST FLOOR**  
EXISTING PLAN



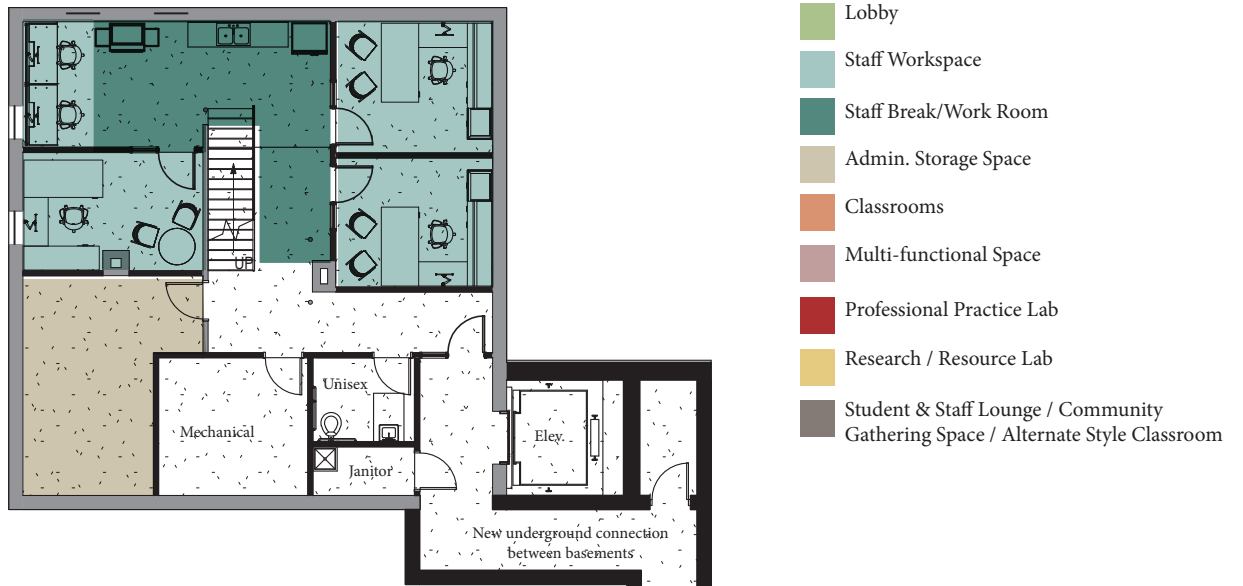
**BASEMENT**  
EXISTING PLAN



**2ND FLOOR**  
EXISTING PLAN







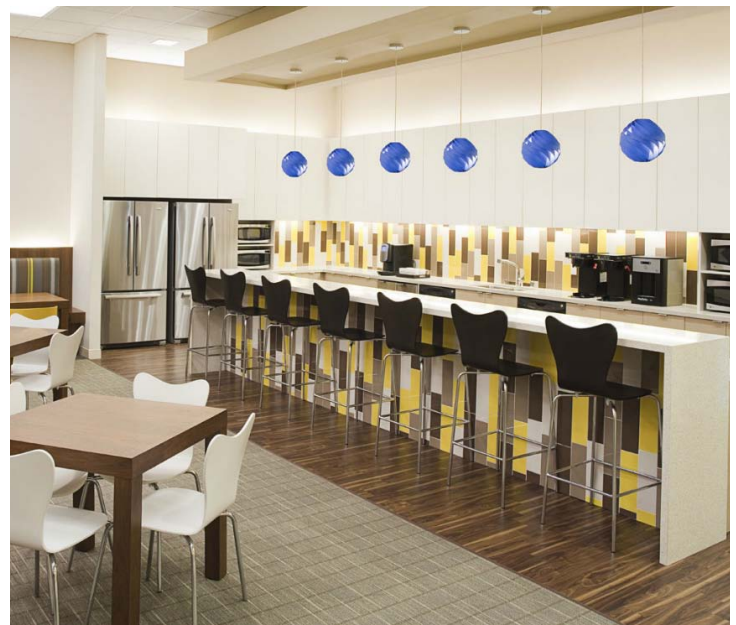
- Lobby
- Staff Workspace
- Staff Break/Work Room
- Admin. Storage Space
- Classrooms
- Multi-functional Space
- Professional Practice Lab
- Research / Resource Lab
- Student & Staff Lounge / Community Gathering Space / Alternate Style Classroom

**BASEMENT**  
PROPOSED SCHEMATIC PLAN

**2ND FLOOR**  
PROPOSED SCHEMATIC PLAN

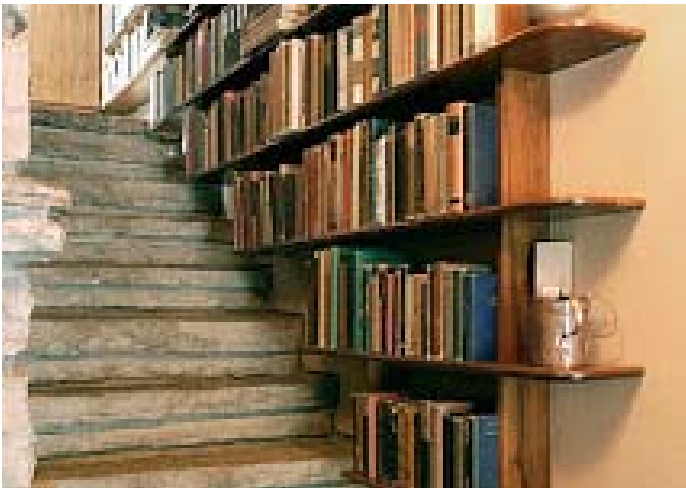






INSPIRATIONAL IMAGES - Student & Staff Lounge / Community Gathering Space / Alternate Style Classroom





INSPIRATIONAL IMAGES - Research / Resource Lab

JCSU School of Social Work - Mt. Carmel Church Renovations

**SCHEMATIC DESIGN**

Carol Workstation for Computer  
Research and Adjunct Staff



Private Office



Reception Desk  
Custom designed or  
Systems Furniture



Lounge Seating



Informal Meeting Space



FURNITURE IDEAS





Conference Style Classroom



Training Style Classroom



Library Shelving  
Custom designed or Systems Furniture

FURNITURE IDEAS



# Mt. Carmel Church Restoration & Adaptive Reuse for JCSU

## Neighboring Concepts

November 5, 2014 (DRAFT)  
 (Proposed Schedule)

| Task   | Duration   | Start           | Finish          |
|--|------------|-----------------|-----------------|
|  |            |                 |                 |
| <b>Programming</b>   |            | March 2014      | August 11, 2014 |
| <b>Refine Schematic Design (including code analysis)</b>                                   |            | August 11, 2014 | December, 2014  |
| Meetings with Trustees, Historic Landmark, IT Dept.  |            |                 |                 |
| Final revisions and approval   |            | December, 2014  |                 |
| <b>Design Development Phase</b>  | 1.5 months | December, 2014  | February, 2015  |
| Refine plans, elevations, mechanical, electrical, plumbing, sections, agency reviews, etc. |            |                 |                 |
| Present interior design options and final materials  |            |                 |                 |
| Update cost information  |            |                 |                 |
| Final revisions and approval   |            |                 |                 |
| <b>Construction Documents Phase</b>  | 3 months   | February, 2015  | May, 2015       |
| Develop final drawings for permitting and construction                                     |            |                 |                 |
| <b>Permitting Phase</b>  | 2 weeks    | May, 2015       | June, 2015      |
| Submit to Building Standards for permitting and for final review and comments              |            |                 |                 |
| Final revisions and permit approval  |            |                 |                 |
| <b>Bidding and Negotiations Phase</b>  | 4 weeks    | June, 2015      | July, 2015      |
| Award Construction Contract  |            |                 |                 |
| <b>Construction Phase</b>  | 8 months   | July, 2015      | March, 2016     |
| Substantial Completion, (Punch list and Owner moves in)                                    |            |                 |                 |
| <b>Project Closeout</b>  | 1 month    |                 |                 |
|  |            |                 |                 |

**NOTE:** The schedule is our best estimate at this time of what we think it will take to design and build the project relative to the overall budget based on other projects of similar size and scope.