

Space Needed for Building Out the Institute

■ BUILDING ENTRY AND LOBBY size (sf)

Lobby Reception (2 staff + seating area for 20)	750
Restrooms	500
Elevator (TBD)	-
Elevator Control Room	-
Subtotal	1,250

■ WORKSHOPS – ARTISAN SPACES size (sf)

Barber Hair Stylists (2-3 barber chairs)	400
Tattoo Artists (1-2 visible / 1 private areas)	400
Upholstery Studio (for 2-3 people)	1,000
Optician Lab Display/Sales Area	1,500
Computer Lab Classroom (with 20 computers)	750
Makerspace Flex Room	500
Subtotal	4,550

■ LEGAL ADVOCACY CLINIC size (sf)

Legal Advocacy Clinic (2 attorneys / 8 clients)	600
Legal In-Take Rooms (2 rooms x 120 sf. each)	240
Legal Conference Room (for 10-12 people)	200
Library Reading Room (for 4-6 people)	150
Secure Room for Legal Storage	100
Subtotal	1,290

■ TEACHING KITCHEN size (sf)

Teaching Kitchen	1,000
Kitchen Storage	200
Dry Storage	150
Freezer Cold Storage	150
Kitchen Office	120
Kitchen Restroom	100
Dining Area	500
Subtotal	2,220

■ COMMUNITY SPACES size (sf)

Large Multi-Use Space Classroom (for 35-50 people)	750
Large Conference Room (for 20-25 people)	400
Small Conference Rooms	800
• 4 rooms x 200 sf. each; for 4-6 people per room	
Informal Gathering Lounge (for 20-30 people)	500
Storage for Chairs and Tables	125

AV Equipment Room	60
AV Recording Booth	60
Server Room	100
Subtotal	2,695

■ SUPPORTIVE HOUSING size (sf)

Studio Apartments (20 apartments x 360 sf. each)	7,200
1-Bedroom Apartment (for Resident Assistant)	500
Computer Library Study Area (for 12-15 people)	300
Community Room Lounge Area (for 30-50 people)	750
Common Kitchen (use teaching kitchen)	-
Small Fitness Room	400
Laundry Room	300
Storage	200
Shared Services with Institute	-
Subtotal (Housing)	9,650
Subtotal (25% Grossing Factor)	12,063

■ STAFF AND SUPPORT size (sf)

Director's Office	200
Building Manager's Office	120
Shared Workspace (for 3 support staff)	200
Storage	150
Copy Supplies Room	120
Lockers	120
Staff Restrooms (2)	200
Staff Shower	100
Janitor	80
Trash	150
Electrical Utilities Telecom	150
Bike Room	150
Loading Receiving Area	200
Washer Dryer	-
Subtotal	1,940

■ INSTITUTE ENVIRONMENT size (sf)

Subtotal (Institute Spaces)	13,945
Subtotal (25% Grossing Factor)	17,431

INSTITUTE TOTAL Estimated Building Gross Area 29,494