



Johnson County, KS Facilities Management Department Standards for CAFM/CAD Polylines and Room Finish Schedules

Purpose:

This document will describe the standards established by the Johnson County Facilities Management Department for deliverables to be incorporated into the County's Computer Aided Facilities Management (CAFM) system. The CAFM system is integral to the department's business process, and entering data for existing buildings is the most time consuming portion of this process. Having the data delivered in a prescribed format when the building is constructed or remodeled allows for quick and accurate entry into the system, and puts the building "on-line" upon occupancy. The deliverables include a set of CAD Drawings with all space accounted for in polylines; space standards and classification for each polyline; the room finish schedule, associated with the room level polylines in an Excel Spreadsheet; and the locations of mechanical equipment, along with the supporting data..

Background:

The Johnson County Facilities Department uses Archibus/FM[®] as its CAFM software. Archibus is a database driven system that ties attributes to CAD drawings. The software has specific requirements for the naming of the layers it uses in AutoCAD. This document will explain the methods to be used to create the polylines needed.

There are two methods of capturing the building square footage in Archibus – *Composite Inventory* and *All-Room Inventory*. Johnson County uses both methods. In the Composite Inventory method, space is delineated as *vertical penetration*, *service*, and *group*. Each of these is captured on a separate CAD layer, with attributes describing the standard for the type of space. This method allows for a complete accounting for all space on a floor. The sum of the vertical penetration, service and group areas equal the internal gross. It also allows for tracking useable space versus building common. Johnson County Facilities uses this method for tracking the space in its buildings and assigning department use.

The All-Room Inventory delineates *all* space as a *room*. The database allows the user to define the space as vertical, service, group, etc, through room category, type, and standard tables. Johnson County Facilities uses this method for tracking room finishes in the Archibus Room Finishes module. Both methods can be captured on the same drawing, using the room attribute tables listed above to define the space. In this method, all polylines are drawn to the finished surface of the dominant portion of all walls or to a change in flooring or ceiling material. The sum of the area of the room polylines will not equal that of the internal gross, since none of the wall area will be included. Workstation room polylines, defined by systems furniture locations, will be provided by the furniture vendor or will be done in-house by Facilities staff.

The Johnson County Facilities Department is using a standard based on the BOMA publication ANSI/BOMA Z65.1-1996, *Standard Method for Measuring Floor Area in Office Buildings*. There is one exception of note: The dominant portion will always be calculated as if all window systems comprise *less than 50%* of the vertical permanent outer building wall, as seen in illustration B on page 5 of said document.



Explanation of Terminology:

The terminology for building areas are different for Archibus and BOMA. Following is a comparison of those terms. The Archibus terminology will be used throughout the remainder of this document.

Table 1. Comparison of Terms

| Archibus | BOMA |
|--|---|
| <p>GROSS External Gross Area - All floor area that is totally enclosed within the building envelope. Internal Gross Area- The total floor area enclosed within, but not including, the external building wall.</p> | <p>GROSS BUILDING AREA The total constructed area of the building computed by measuring to the outside finished surface of permanent outer building walls, without any deductions. All enclosed floors of the building, including basements, garages, mechanical equipment floors, penthouses and the like are calculated.</p> |
| <p>VERTICAL PENETRATION Areas in a building (and their enclosing walls) that serve more than one floor of the building, but do not exclusively serve a tenant occupying offices on more than one floor. Stairs, elevator shafts, flues, pipe shafts, and vertical ducts that serve the entire building are examples of vertical penetration areas. An elevator or stairwell that exclusively serves a specific tenant on a particular floor does not constitute a vertical penetration area.</p> | <p>MAJOR VERTICAL PENETRATION Stairs, elevator shafts, flues, pipe shafts, vertical ducts and the like, and their enclosing walls. Atria, lightwells and similar penetrations above the finished floor are included in the definition. Not included, however, are vertical penetrations built for private use of a tenant occupying OFFICE AREAS on more than one floor. Structural columns, openings for vertical electric cable or telephone distributions, and openings for plumbing lines are not considered to be MAJOR VERTICAL PENETRATIONS.</p> |
| <p>SERVICE AREA Floor area in a facility that is necessary for the operation of the facility and is not available for general occupancy. Examples of service areas are primary circulation, lobbies, mechanical rooms, and rest rooms.</p> | <p>BUILDING COMMON AREA The area of a building that provide services to building tenants but which are not included in the OFFICE AREA ... of any specific tenant. These areas may include, but shall not be limited to, main and auxiliary lobbies, atrium spaces at the level of the finished floor, ... security desks, conference rooms, lounges or vending areas, food service facilities, ... mail rooms, ... and building core and service areas such as fully enclosed mechanical or equipment rooms. Specifically excluded ... are FLOOR COMMON AREAS, ... and MAJOR VERTICAL PENETRATIONS.</p> <p>FLOOR COMMON AREAS The areas on a floor such as washrooms, janitorial closets, electrical rooms, telephone rooms, elevator lobbies and public corridors which are available primarily for the use of tenants on that floor.</p> |
| <p>GROUP AREA A continuous section of usable floor area, i.e. departmental areas (such as a group of offices assigned to a particular department), common areas shared by multiple departments (such as a lounge or a conference room), or suites rented to tenants.</p> | <p>USABLE AREA "The measured area of an OFFICE AREA, ... or BUILDING COMMON AREA on a floor.</p> |
| <p>ROOM AREA Rooms can be areas enclosed by walls, or partitioned areas such as workstations. Rooms can house personnel, storage areas, reception areas, computer rooms, file rooms, libraries, and so forth. By assigning room categories and room types to rooms, you can classify rooms as occupiable and non-occupiable.</p> | <p>OFFICE AREA The area where a tenant normally houses personnel and/or furniture.</p> |



Polyline Standards

The drawing name for the polylines will be *bldgname-A-floorFM* (e.g. Courthouse-A-01FM.dwg). This drawing will contain all of the polyline layers for a given floor of the building. This drawing should contain only those layers and should be xreferenced to the architectural drawing to that floor.

LAYERS

Table 2. CAD Layers

| ITEM | LAYER NAME | COLOR |
|---------------------------|-------------------|--------------|
| EXTERNAL & INTERNAL GROSS | GROS | magenta |
| VERTICAL PENETRATION | VERT | 200 |
| SERVICE AREA | SERV | green |
| GROUP | GP | 12 |
| ROOMS | RM | cyan |

ORDER

The order the polylines shall be drawn is as follows:

- External Gross
- Internal Gross
- Vertical Penetration
- Service Areas
- Groups
- Rooms

ADJACENCY

VERTICAL PENETRATION (VERT)

VERT polylines are drawn to the finished surface on the SERV, GP or RM side of the enclosing walls or the DOMINANT PORTION where adjacent to the INTERNAL GROSS.

SERVICE AREA (SERV)

SERV is drawn to the finished surface on the GP or RM side of the enclosing walls, the finished surface when adjacent to VERT or the DOMINANT PORTION where adjacent to the INTERNAL GROSS.

Where Service areas are adjacent, the shared wall can be assigned to either, center line is not necessary.

GROUP (GP)

GP is drawn to the finished surface inside surface or the DOMINANT PORTION where adjacent to the INTERNAL GROSS and to centerline when adjacent to another GP.

ROOM (RM)

RM is always drawn to the finished surface.



Room Finish Standards

As mentioned above, the entire space in the building will be polylined to the room level. The polylines will be drawn to the finished surface of the enclosing walls. In areas where the same flooring extends through a doorway, the polyline should be drawn to the centerline of that doorjamb. This allows for accurate accounting of flooring materials. A room polyline should contain only one type of flooring, ceiling, base; and wall finishes for each of the north, east, south and west walls. Wherever there is a change in any of these components, a new polyline should be drawn.

The room polylines will be uniquely identified for each floor of the building. Wherever possible, the number from the as-built drawings can be used. Where multiple polylines exist within a “room” a sequential numbering system may be used to further delineate the space. (e.g. Room 1100 has two distinct room finish motifs. The polylines are drawn and numbered 1100-01 and 1100-02) Numbering Schema for building common areas should reflect the as-built numbering in a similar fashion. The Johnson County Facilities staff will provide guidance when needed.

The Archibus room finishes module uses three tables to track the room finish schedules. The *Room Finish - Materials* table uses the CSI code standards for defining the type of material used (*table 3a.*). The *Room Finish – Finishes* table lists the manufacturer and description of each finish (*table 3b*). The individual entries in the table have unique ID codes which use the material code as the prefix.

The *Room Finish Schedule* lists each room (as defined in the *All Room Inventory* described above), and each surface’s material and finish code. An Excel spreadsheet will be provided for data entry to facilitate import into the Archibus system. This spreadsheet will serve as the final room finish documentation for the project. The columns in the room finishes schedule spreadsheet are defined below.

Table 3a. Room Finish – Materials (examples)

| Room Material Code | Description |
|--------------------|------------------------|
| AP | Accordion Partitions |
| C | Carpet - Broadloom |
| CT | Ceramic Tile |
| EF | Epoxy Flooring |
| P | Paint |
| PL | Plastic Laminate |
| QT | Quarry Tile |
| RB | Rubber Base |
| SV | Sheet Vinyl |
| TZ | Terrazzo |
| V | Vinyl Composition Tile |
| WC | Wall Covering |

Table 3b. Room Finish – Finishes (examples)

| Room Finish Code | Room Finish Surface | Description |
|------------------|---------------------|---|
| C0001 | FLOOR | Carpet Tile - Interface Strata #1266 Sulpher |
| C0002 | FLOOR | Broadloom - Harbinger Adirondack ADK-711 Crane MT |
| CT001 | WALL | US Ceramic U736 Burgundy (Glazed Accent Wall) |
| P0001 | WALL | Glidden 50YY 83/086 Field Color |
| RB001 | BASE | Flexco WF-016 Taupe |
| SV001 | FLOOR | Armstrong, Standard Corlon, Brigantine 86366 Bisque |
| V0001 | FLOOR | Tarkett 4511 Field Color (Tan) |



Room Finishes Schedule

Building/Floor/Room Code

These fields indicate the room described by this room finish record. These values can be inferred from the drawing; they are validated by the Buildings, Floors, and Rooms tables. If your drawing does not contain room asset symbols and you are placing designators within walled areas, you can leave these fields blank.

Room Name

Use this field to record a descriptive name for the room.

Room Finish Code

Use this field to provide a description of the room designator. For example, if you place multiple designators within a room area and display this field as asset text, you can use this field to match the designator asset symbol with the Room Finish record. See “Tip” below.

Floor Material

Enter the material that composes the floor by choosing a value from the validating Room Finish - Materials table.

Floor Finish

What covers the floor? Is it carpeted, hardwood, tiled? Choosing a value from the validating Room Finish - Finishes table.

Base

Use this field to describe the room’s wall base material.

Casework

Use this field to describe the room’s casework.

North/East/South/West Upper/Lower Wall Material

Enter the material that composes these walls, such as plaster or cement, by choosing a value from the validating Room Finish - Materials table. Use the upper and lower fields if the wall is divided with Trim, otherwise just use the lower wall fields for each face.

North/East/South/West Upper/Lower Wall Finish

Use these fields to document how the room’s walls are covered. Are the walls painted, papered, tiled, paneled? Choose a value from the validating Room Finish - Finishes table.

Trim Material

Enter the material that composes the wall trim by choosing a value from the validating Room Finish - Materials table.

Trim Finish

Use this field to record details about the trim’s finish by choosing a value from the validating Room Finish - Finishes table.

Ceiling Material

Enter the material that composes the ceiling (such as plaster, tin, or tiles) by choosing a value from the validating Room Finish - Materials table.

Ceiling Finish

Use this field to record details about the ceiling’s finish by choosing a value from the validating Room Finish - Finishes table.

Ceiling Height

Holds the height of the ceiling.

Remarks

Enter any additional comments about the room.

Description

Use this field to record any notes about the room finish.

Drawing Layer/Drawing Name

If you mark this room with a room finish designator asset symbol, the system completes these drawing-driven fields with information about the asset symbol.



Mechanical Equipment Standards

The Archibus/FM[®] equipment module allows for the tracking of all equipment in a building or on a site. This includes everything from computers to air handlers, from kitchens to door locks. It allows the building engineer to schedule preventive maintenance, submit work orders, manage parts, and perform condition assessment.

The system uses two separate tables to capture the equipment information. The *Equipment Standard* table contains the data that is common to all pieces of equipment of like make and model, i.e manufacturer, model number, amperage, cycles, wattage, etc. The *Equipment* table contains the information specific to an individual piece of equipment, i.e serial number, location, area served, date installed, maintenance history, etc.

As part of the deliverable, and as a table of contents to the OEMs for all equipment, the Contractor will provide some basic information in an Excel Spreadsheet, to be provided by the Facilities department. The spreadsheet will be used to import the data directly into The Archibus/FM[®] equipment module tables. The columns in the equipment spreadsheet are defined below.

STANDARD INFORMATION

Manufacturer/Model Number

Use these fields to document manufacturer information.

Equipment Desc

Further describes the standard.

Equip Category

Use this field to enter a category of equipment; this field is handy for sorting the equipment according to your criteria. See Table 4.

Drawing Block

Holds the block that represents the equipment standard and is used for asset inserting or populating equipment in drawings. The block you reference can be either a unit block or a full scale block.

Amperage/Voltage/Power/BTU

Use these fields as needed to record operational information for the standard.

Phase

Choose a value from the validating list.

Size/Capacity

Use these fields to document the equipment's size.

SPECIFIC INFORMATION

Equipment Name

Names the piece of equipment, i.e. Air Handler #1, Chiller #1, etc.

Equipment Use

Use this field to document how the equipment item is used.

Serial Number

If the equipment has a serial number, record it in this field.

Bldg/Floor/Room

The location of the equipment. Complete the Building Code, Floor Code, and Room Code fields manually. If you have developed equipment asset symbols located in rooms, you can infer this data from the drawing.

Bay Located In/Column Located Near

Complete these fields to further define the equipment's location.

Drawing Name/Drawing Layer/Entity Handle

If you represent the equipment item in a drawing, the system completes these fields with information about the equipment asset symbol.

Date of Manufact.

The date the equipment was made. The Building Operations module compares this value to the system date to determine an equipment item's age.

Years Life Expect.

Enter the life expectancy in years. The Equipment Replacement Analysis report uses this data.

Subcomponent of Equipment

If the equipment item is a component of a larger equipment item, enter the top-level equipment item in this field. Top level equipment assemblies should reference their own equipment code in this field. The Equipment Bill of Materials report uses this information to document subcomponent assemblies of equipment items.



Additional Information (Where applicable)

| | |
|-----------------------|----------------------|
| CFM Required/Final | Gallons per Minute |
| Fan RPM | Total Dynamic Head |
| Total Static Pressure | Discharge |
| Discharge Pressure | Suction |
| | Impeller |
| Rotation (CW / CCW) | Shutoff Head |
| Pulley Size | Suction/Discharge |
| Sheave Size | Inlet Opening |
| Damper | |
| Motor Frame | Cooling CFM |
| Louver Size | Heating CFM |
| Belts | Damper Actuator |
| | Hot Water Valve |
| Bulb Type | Actuator Type |
| Bulb Quantity | Electric Reheat Coil |
| Ballast | |

Table 4. Equipment Category

| Category Code | Description | Category Code | Description |
|---------------|-------------------|---------------|----------------|
| AHU | AIR_HANDLING | KIT | KITCHEN |
| ASU | AIR_SUPPLY | LIT | LIGHTING |
| BLR | BOILER | MTR | MOTOR |
| BWR | BLOWER | POT | POTABLE_WATER |
| CLR | CHILLER | PMP | PUMP |
| COM | COMPUTER | REF | REFRIGERATION |
| COP | COPIER | SEC | SECURITY |
| ENV | ENVIRONMENTAL | SND | SOUND_SYSTEM |
| ELP | ELECTRIC_PANEL | TNK | TANK |
| EXH | EXHAUST | TEL | TELEPHONE |
| FAX | FAX | VAV | VAV_BOX |
| FIR | FIRE_SYSTEMS | VAR | VAR_BOX |
| FEX | FIRE_EXTINGUISHER | VEH | VEHICLE |
| GEN | GENERATOR | WAT | WATER_SUPPLY |
| GRK | GROUNDSKEEPING | WTR | CHEM_TREATMENT |



Other Definitions

DOMINANT PORTION

For the Johnson County Standard, the dominant portion shall be the inside finished surface of the permanent outer building wall where it intersects the finished floor.

ROOM CATEGORY

A classification for a room, that when combined with a room type, enables you to classify rooms according to whether they house employees, production equipment, service areas, telecommunications areas, support space, vertical penetrations, and so forth. A list of established room categories is attached. New categories and types may be added if needed.

ROOM TYPE

A further classification for a room category. Room types enable you to classify rooms according to whether they house employees, production equipment, service areas, telecommunications areas, support space, vertical penetrations, and so forth.

Room types are vital for the Space module's All Room inventory method, as they distinguish the rooms that hold vertical penetrations and service areas. They are also handy in the Telecom module for classifying rooms devoted to holding telecom equipment, such as entrance facilities, equipment rooms, and telecom closets. A list of established room categories is attached.

ROOM STANDARD

The Room Standards table holds definitions of the various types of rooms in a facility. The definition may include the length and width, area, headcount and cost information. Since it holds standard area, length, and width data, the Room Standards table records standard room dimensions (footprints of spatial configurations) for a facility. A list of established room standards is attached.



Table 5. Room Categories & Types

| Category | | Type | |
|-----------------|---------------------------|-------------|-------------------------|
| LAB | Laboratory | BENCH | Bench Lab |
| | | CLASS | Classroom Laboratory |
| | | COMPUTER | Computer Test Lab |
| | | DRY | Dry Lab |
| | | RESEARCH | Research Lab |
| | | WET | Wet Lab |
| PERS | Personnel Area | OFFICE | Office |
| | | OPEN-PLAN | Open Plan Area |
| | | WRKSTATION | Workstation |
| PROD | Production Area | ASSEMBLY | Assembly Area |
| | | CLEAN-ROOM | Clean Room |
| | | FABRIC | Fabrication |
| | | SERV-CENT | Service Center |
| | | SHIP-REC | Shipping/Receiving |
| | | SHOP | Shop |
| | | STAGING | Staging |
| SERV | Service Area Rooms | BREAK | Break Room |
| | | CIRC-P | Primary Circulation |
| | | CIRC-S | Secondary Circulation |
| | | COFFEEBAR | Coffee Service Area |
| | | CONF | Conference Room |
| | | CORRIDOR | Corridor |
| | | CUST | Custodial Room |
| | | ELEC | Electrical Closet |
| | | ELEC-MAIN | Electrical Main |
| | | HALLWAY | Hallway |
| | | JANITOR | Janitorial/Cust. Closet |
| | | LOBBY | Lobby |
| | | LOCKER | Locker Room |
| | | MECH | Mechanical Room |
| | | MECH-AIR | Mech - Air Handling Sys |
| | | MECH-BOIL | Mech - Boiler Room |
| | | MECH-CHILL | Mech - Chiller Systems |
| | | MECH-ELEV | Mech - Elevator Equip |
| | | MECH-GEN | Mech - Generator Room |
| | | MEN | Men's Restroom |
| | | RECEIVING | Receiving Dock |
| | | RECEPTN | Reception Room |
| | | RESTROOM | Restroom |
| | | SECURITY | Security Station |
| | | SERVICE | Service Area |
| | | TELECOM | Phone/Telecom Closet |
| | | TRASH | Dumpster Bay |
| | | VENDING | Vending Area |
| | | WAITING | Waiting Room |



| | | | |
|--------------------|------------------------------|------------|--------------------------|
| | | WOMEN | Women's Restroom |
| SPECIAL USE | Special Use Spaces | | |
| | | COURTROOM | Courtroom |
| STORAGE | Storage | | |
| | | CHEM | Chemical Storage |
| | | DRYGOODS | Food - Dry Goods |
| | | FILES | File Storage - All Types |
| | | PARTS | parts Storage |
| | | REFRIG-WI | Walk-in Refrigerator |
| | | SECURE | secure |
| | | STORAGE | General Storage |
| | | VAULT | Fire Vault |
| | | WAREHOUSE | Warehouse |
| SUPPORT | Support Space | | |
| | | AUDITORIUM | Auditorium |
| | | BREAK | Break Area |
| | | CAFETERIA | Cafeteria |
| | | COAT | Coat Room |
| | | COMPUTER | Computer Room |
| | | CONFERENCE | Department Conference |
| | | COPY | Copy Room |
| | | CUSTOMER | Customer Service Counter |
| | | DARKROOM | Dark Room |
| | | DINING | Dining Room |
| | | FILE | File Room |
| | | FOODPREP | Food Preparation Area |
| | | HEARING | Hearing Room |
| | | INTERVIEW | Interview Room |
| | | KIT-DSHWSH | Kitchen - Dish Washer |
| | | KIT-REFRIG | Kitchen – Walk-in refrig |
| | | KITCH-PREP | Kitchen - Food Prep. |
| | | KITCHEN | Kitchen Area |
| | | KITCHENET | Kitchenette |
| | | LIBRARY | Library/Reading Room |
| | | MAIL | Mail Room |
| | | MULTI-PURP | Multi-Purpose Room |
| | | P-CIRC | Primary Circulation |
| | | PRINTER | Printers/Plotters |
| | | RECEPTION | Reception Station |
| | | S.CIRC | Secondary Circulation |
| | | SHOP | Shop |
| | | SWITCHBRD | Switchboard |
| | | TESTING | Testing |
| | | TRAINING | Training/Classroom |
| | | WAITING | Waiting Area |
| VERT | Vertical Penetrations | | |
| | | ELEV | Elevator |
| | | OPEN | Open Atrium |
| | | PIPE | Pipe |
| | | SHAFT | Shaft, Duct |
| | | STAIR | Stairs |
| | | VERT | Vertical Penetration |



Table 6. Room Standards

| Room STD | Description | Area(SF) | Room STD | Description | Area(SF) |
|------------|---------------------------|----------|-------------|----------------------------|----------|
| | | | CRT CRIM2 | Criminal Courtroom Medium | 0.00 |
| ADTADMIN | AdltDet Admin | 10.40 | CRT CRIM3 | Criminal Courtroom Large | 0.00 |
| ADTBED | AdltDet Inmate Bed | 243.50 | CRT HEAR1 | Hearing Courtroom Small | 0.00 |
| ADTBLDG | AdltDet Maint/Plant | 17.40 | CRT HEAR2 | Hearing Courtroom Large | 0.00 |
| ADTC&C | AdltDet Custody&Control | 24.30 | CRT JUV | Juvenile Courtroom | 0.00 |
| ADTINTK | AdltDet Intake&Transfer | 36.50 | CRT MP1 | Multipurp. Courtrm Small | 0.00 |
| ADTMED | AdltDet Health Sevices | 12.20 | CRT MP2 | Multipurp. Courtrm Large | 0.00 |
| ADTPROG | AdltDet Inmate Programs | 48.70 | CRT TRFC | Traffic Courtroom | 0.00 |
| ADTSPT | AdltDet Support Services | 41.70 | CRTCRJ2000 | Court Crim w/Jury 2000 SF | 2000.00 |
| ARCAADMIN | AdltRes Admin spc/resid | 13.90 | CRTCJVJ2000 | Court Civil w/Jury 2000 SF | 2000.00 |
| ARCBED | AdltRes Resident Bed | 156.50 | CRTHEAR400 | Court Hearing Room 400 SF | 400.00 |
| ARCBLDG | AdltRes Maint/Plant | 6.90 | CRTHEAR800 | Court Hearing Room 800 SF | 800.00 |
| ARCC&C | AdltRes Custody&Classfctn | 17.40 | CRTNOJ1200 | Court Non Jury 1200 SF | 1200.00 |
| ARCMED | AdltRes Hlth Srvc | 13.90 | CRTNOJ1600 | Court Non Jury 1600 SF | 1600.00 |
| ARCRECP | AdltRes Reception | 3.50 | CRTNOJ2000 | Court Non Jury 2000 SF | 2000.00 |
| ARCRCR | AdltRes Recreation | 0.00 | CRTSPT2500 | Court Spec Trial 2500 SF | 2500.00 |
| ARCSPT | AdltRes Support Srvc | 17.40 | DINING0600 | Dining Area 600 SF | 600.00 |
| ARCTRMTNT | AdltRes Treatment Srvc | 20.90 | DINING1200 | Dining Area 1200 SF | 1200.00 |
| ARCVIS | AdltRes Visiting | 0.00 | DINING2000 | Dining Area 2000 SF | 2000.00 |
| AUD03000 | Auditorium | 3000.00 | DOCK00250 | Loading Dock 250 SF | 250.00 |
| BRK-001 | Break -Coffee Bar 48 SF | 48.00 | DOCK00500 | Loading Dock 500 SF | 500.00 |
| BRK-003 | Break Area - 100 SF | 100.00 | DOCK01000 | Loading Dock 1000 SF | 1000.00 |
| BRK-004 | Break Area - 150 SF | 150.00 | ELEQ00030 | Tech Equip Room 30 SF | 30.00 |
| BRK-006 | Break Area - 225 SF | 225.00 | ELEQ00100 | Tech Equip Room 100 SF | 100.00 |
| BRK-008 | Break Area - 300 SF | 300.00 | ELEQ00120 | Tech Equip Room 120 SF | 120.00 |
| BRK-009 | Break Area - 325 SF | 325.00 | ELEQ00200 | Tech Equip Room 200 SF | 200.00 |
| BRK-012 | Break Area - 420 SF | 420.00 | ELEQ00250 | Tech Equip Room 250 SF | 250.00 |
| BRK-024 | Break Area - 720 SF | 720.00 | ELEQ00400 | Tech Equip Room 400 SF | 400.00 |
| BRK-100 | Break area - 3500 SF | 3500.00 | ELEQ00600 | Tech Equip Room 600 SF | 600.00 |
| CELL-001 | 1 Person Holding 60 SF | 60.00 | ELEQ00750 | Tech Equip Room 750 SF | 750.00 |
| CELL-002 | Multi-Pers Holding 168 SF | 168.00 | ELEQ02100 | Tech Equip Room 2100 SF | 2100.00 |
| CLSRM-004 | 4 Pers Classroom 175 SF | 175.00 | EXAM00120 | Examination Room 120 SF | 120.00 |
| CLSRM-006 | 6 Pers Classroom 220 SF | 220.00 | EXAM00180 | Examination Room 180 SF | 180.00 |
| CLSRM-010 | 10 Pers Classroom 350 SF | 350.00 | EXHBT01200 | Exhibition Area 1200 SF | 1200.00 |
| CLSRM-014 | 14 Pers Classroom 500 SF | 500.00 | EXHBT02500 | Exhibition Area 2500 SF | 2500.00 |
| CLSRM-018 | 18 Pers Classroom 650 SF | 650.00 | EXHBT10000 | Exhibition Hall 10000 SF | 10000.00 |
| CLSRM-020 | 20 Pers Classroom 750 SF | 750.00 | FILFLT-01 | Flat File Unit (ea) | 36.00 |
| CLSRM-IT | IT Training WS 25 SF | 25.00 | FILHD-01 | Hi Dnsty File Unit (Ea) | 25.00 |
| CLSRMVTC | 1 Pers VOTECH Class Space | 48.00 | FILHD-10 | Hi Dnsty File 240 SF | 240.00 |
| CNF-004 | 4 Pers Conf Room 100 SF | 100.00 | FILLAT-001 | Lateral File Unit (ea) | 16.00 |
| CNF-006 | 6 Pers Conf Room 150 SF | 150.00 | FILVRT-001 | Vertical File Unit w/circ | 12.00 |
| CNF-008 | 8 Pers Conf Room 225 SF | 225.00 | FILVRT-002 | File Space 24 SF | 24.00 |
| CNF-012 | 12 Pers Conf Room 300 SF | 300.00 | FILVRT-004 | File Space 48 SF | 48.00 |
| CNF-014 | 14 Pers Conf Room 350 SF | 350.00 | FILVRT-008 | File Space 96 SF | 96.00 |
| CNF-020 | 20 Pers Conf Room 500 SF | 500.00 | FILVRT-016 | File Space 192 SF | 192.00 |
| CNF-022 | 22 Pers Conf Room 700 SF | 700.00 | FILVRT-032 | File Space 384 SF | 384.00 |
| CRT CIVIL1 | Civil Courtroom Small | 0.00 | GARAGE0336 | Single Bay Garage 336 SF | 336.00 |
| CRT CIVIL2 | Civil Courtroom Medium | 0.00 | GARAGE0772 | Double Bay garage 772 SF | 772.00 |
| CRT CIVIL3 | Civil Courtroom Large | 0.00 | GARAGE1200 | 5 Bay Garage 1200 SF | 1200.00 |
| CRT CRIM1 | Criminal Courtroom Small | 0.00 | GYM0000850 | Gymnasium 850 SF | 850.00 |



Table 6. Room Standards (page 2)

| Room STD | Description | Area(SF) | Room STD | Description | Area(SF) |
|------------|---------------------------|----------|------------|---------------------------|----------|
| GYM0001200 | Gymnasium 1200 SF | 1200.00 | MP-060 | Multi Purpose Rm 1200 SF | 1200.00 |
| HEAR001500 | Hearing Room 1500 SF | 1500.00 | MP-075 | Multi Purpose Rm 1500 SF | 1500.00 |
| INTAKE0075 | Secure Intake Area 75 SF | 75.00 | MP-120 | Multi Purpose Rm 2400 SF | 2400.00 |
| INTAKE0120 | Secure Intake Area 120 SF | 120.00 | MP-80 | Multi Purpose Rm 1600 SF | 1600.00 |
| INTAKE0240 | Secure Intake Area 240 SF | 240.00 | MP01 | Multi Purpose Room | 500.00 |
| INTRV0048 | Interview Room 48 SF | 48.00 | MP02 | Multi Purpose Room | 910.00 |
| INTRV0060 | Interview Room 60 SF | 60.00 | OFF01 | Manager's Office | 100.00 |
| INTRV0080 | Interview Room 80 SF | 80.00 | OFF02 | Ass't Director Office | 120.00 |
| INTRV0100 | Interview Room 100 SF | 100.00 | OFF03 | Director's Office | 180.00 |
| JUVADMIN | JuvDet Admin | 20.00 | OFF04 | Elected Official Office | 240.00 |
| JUVBED | JuvDet Juvenile Bed | 260.00 | PAT-004 | Pub Access Term 120 SF | 120.00 |
| JUVBLDG | JuvDet Maint/Plant | 32.00 | PAT-008 | Pub Access Term 240 SF | 240.00 |
| JUVC&C | JuvDet Custody&Classfctn | 28.00 | PAT-SIT | Pub Access Single Sitting | 30.00 |
| JUVCLAS | JuvDet Education | 80.00 | PAT-STND | Pub Access Single Stand | 15.00 |
| JUVDINE | JuvDet Dining | 16.00 | PEOPLE | People | 100.00 |
| JUVMED | JuvDet Health Services | 28.00 | PEOPLEVIRT | Virtual People | 0.00 |
| JUVRCR | JuvDet Recreation | 56.00 | PO01 | Private Office - Small | 120.00 |
| JUVRECP | JuvDet Reception | 16.00 | PO02 | Private Office - Medium | 180.00 |
| JUVSPT | JuvDet Support Services | 74.00 | PO03 | Private Office - Large | 240.00 |
| JUVTRTMNT | JuvDet Treatment Srvcs | 28.00 | POFC0100 | Private Office 100 SF | 100.00 |
| JUVVIS | JuvDet Visiting | 24.00 | POFC0120 | Private Office 120 SF | 120.00 |
| KITCHN0120 | Kitchen 120 SF | 120.00 | POFC0180 | Private Office 180 SF | 180.00 |
| KITCHN3000 | Kitchen 3000 SF | 3000.00 | POFC0240 | Private Office 240 SF | 240.00 |
| LAB00120 | Labratory 120 SF | 120.00 | POFC0360 | Private Office 360 SF | 360.00 |
| LAB00240 | Labratory 240 SF | 240.00 | REC-0002 | Reception Area 60 SF | 60.00 |
| LAB00360 | Labratory 360 SF | 360.00 | REC-0004 | Reception Area 120 SF | 120.00 |
| LAB00550 | Labratory 550 SF | 550.00 | REC-0006 | Reception Area 180 SF | 180.00 |
| LAB00700 | Labratory 700 SF | 700.00 | REC-0008 | Reception Area 240 SF | 240.00 |
| LAB00800 | Labratory 800 SF | 800.00 | REC-0010 | Reception Area 300 SF | 300.00 |
| LAB00900 | Labratory 900 SF | 900.00 | REC-0012 | Reception Area 360 SF | 360.00 |
| LAB01500 | Labratory 1500 SF | 1500.00 | REC-0016 | Reception Area 480 SF | 480.00 |
| LABCOMP | Computer Lab WS 25 SF | 25.00 | REC-0024 | Reception Area 720 SF | 720.00 |
| LCKR00240 | Locker Room 240 SF | 240.00 | REC-0032 | Reception Area 960 SF | 960.00 |
| LCKR00600 | Locker Room 600 SF | 600.00 | REC-0080 | Reception Area 2400 SF | 2400.00 |
| LCKR01000 | Locker Room 1000 SF | 1000.00 | REC-SIT | Rcptn Area - 1 pers sit | 30.00 |
| LCKR01350 | Locker Room 1350 SF | 1350.00 | REC-STND | Rcptn Area - 1 pers stand | 15.00 |
| LIBRY00100 | 10 Unit Library 100 SF | 100.00 | RETAIL0280 | Retail Store 280 SF | 280.00 |
| LIBRY00200 | 20 Unit Library 200 SF | 200.00 | RETAIL0400 | Retail Store 400 SF | 400.00 |
| LIBRY00300 | 30 Unit Library 300 SF | 300.00 | RSTRM0060 | Restroom 60 SF | 60.00 |
| LIBRY00400 | 40 Unit Library 400 SF | 400.00 | RSTRM0120 | Rstroom 120 SF | 120.00 |
| LIBRY01600 | Library 1600 SF | 1600.00 | RSTRM0180 | Restroom 180 SF | 180.00 |
| LIBRYUNIT | Library Shlf Unit w/circ | 9.00 | RSTRM0240 | Restroom 240 SF | 240.00 |
| LNDRY00200 | Laundry Area 200 SF | 200.00 | RSTRMPVT | Private Restroom | 0.00 |
| MECH00300 | Mechanical Equip 300 SF | 300.00 | RSTRMSP | Restroom for Special Need | 1200.00 |
| MP-020 | Multi Purpose Rm 400 SF | 400.00 | SCURTY0120 | Security Station 120 SF | 120.00 |
| MP-030 | Multi Purpose Rm 600 SF | 600.00 | SCURTY0240 | Security Station 240 SF | 240.00 |
| MP-040 | Multi Purpose Rm 800 SF | 800.00 | SHOP00240 | Shop Area 240 SF | 240.00 |
| MP-050 | Multi Purpose Rm 1000 SF | 1000.00 | SHOP00480 | Shop Area 480SF | 480.00 |
| | | | SHOP00600 | Shop Area 600 SF | 600.00 |



Table 6. Room Standards (page 3)

| Room STD | Description | Area(SF) | Room STD | Description | Area(SF) |
|-----------------|---------------------------|-----------------|-----------------|---------------------------|-----------------|
| | | | STOR01500 | Storage Room 1500 SF | 1500.00 |
| SHOP01000 | Shop Area 1000 SF | 1000.00 | STOR01750 | Storage Room1750 SF | 1750.00 |
| SHOP01600 | Shop Area 1600 SF | 1600.00 | STOR02000 | Storage Room 2000 SF | 2000.00 |
| SHOP01800 | Shop Area 1800 SF | 1800.00 | STOR02500 | Storage Room 2500 SF | 2500.00 |
| SHPS04500 | Shop Spec Need 4500 SF | 4500.00 | STOR03000 | Storage Room 3000 SF | 3000.00 |
| SHPS021000 | Shop Spec Need 21000 SF | 21000.00 | STOR05000 | Storage Area 5000 SF | 5000.00 |
| SQFT | Square Feet | 1.00 | STOR07500 | Storage Area 7500 SF | 7500.00 |
| SQM | Square Metres | 1.00 | STOR15000 | Storage Area 15,000 SF | 15000.00 |
| ST-ARM0080 | Storage - Armory 80 SF | 80.00 | WKCP00020 | Work/Copy/Eq Area 20 SF | 0.00 |
| ST-BIO0080 | Storage - Biohazard 80 SF | 80.00 | WKCP00040 | Work/Copy/Eq Area 40 SF | 40.00 |
| ST-BIO0160 | Storage - Biohazard 160SF | 160.00 | WKCP00080 | Work/Copy/Eq Area 80 SF | 80.00 |
| ST-BIO0300 | Storage - Biohazard 300SF | 0.00 | WKCP00120 | Work/Copy/Eq Area 120 SF | 120.00 |
| ST-BKCS | Storage - Bookcase Unit | 9.00 | WKCP00160 | Work/Copy/Eq Area 160 SF | 160.00 |
| ST-FLAM080 | Storage- Flam Mtl 80 SF | 80.00 | WKCP00200 | Work/Copy/Eq Area 200 SF | 200.00 |
| ST-FLAM120 | Storage- Flam Mtl -120 SF | 120.00 | WKCP00300 | Work/Copy/Eq Area300 SF | 300.00 |
| ST-VLT0100 | Storage - Vault Small | 100.00 | WKCP00400 | Work/Copy/Eq Area 400 SF | 400.00 |
| ST-VLT0300 | Storage - Vault Medium | 300.00 | WKCP00500 | Work/Copy/Eq Area 500 SF | 500.00 |
| STOR-SML | Small Closet | 0.00 | WKCP00600 | Work/Copy/Eq Area 600 SF | 600.00 |
| STOR00020 | Storage Room 20 SF | 20.00 | WKCP01500 | Work/Copy/Eq Area 1500 SF | 1500.00 |
| STOR00050 | Storage Room 50 SF | 50.00 | WKPOST0250 | Bldg Postal Area 250 SF | 250.00 |
| STOR00100 | Storage Room 100 SF | 100.00 | WKPOST0500 | Bldg Postal Area 500 SF | 500.00 |
| STOR00200 | Storage Room 200 SF | 200.00 | WKPOST1500 | Bldg Postal Area 1500 SF | 1500.00 |
| STOR00300 | Storage Room 300 SF | 300.00 | WRHS10000 | Storage Warehouse 10K SF | 10000.00 |
| STOR00400 | Storage Room 400 SF | 400.00 | WRHS25000 | Storage Warehouse 25K SF | 25000.00 |
| STOR00500 | Storage Room 500 SF | 500.00 | WS01 | WS Typ. 01 53 SF | 52.50 |
| STOR00600 | Storage Room 600 SF | 600.00 | WS01MOD | Modified WS01 for Aspire | 48.00 |
| STOR00700 | Storage Room 700 SF | 700.00 | WS02 | WS Typ. 02 64 SF | 63.75 |
| STOR00800 | Storage Room 800 SF | 800.00 | WS03 | WS Typ. 03 90 SF | 90.00 |
| STOR00900 | Storage Room 900 SF | 900.00 | WS04 | WS Typ. 04 120 SF | 120.00 |
| STOR01000 | Storage Room 1000 SF | 1000.00 | WS05 | WS Typ 05 - CARREL 30 SF | 30.00 |
| STOR01250 | Storage Room 1250 SF | 1250.00 | WSDSPTCH | Dispatcher WS 160 SF | 160.00 |