Chabot-Las Positas Community College District
Technical Standards
September 12, 2023

CLPCCD TECHNICAL STANDARDS – ROOM STANDARDS

Common Spaces

ROOM TYPE	SIZE	FLOORING	WALLS	BASE	CEILING	EQUIPMENT	NOTES
Lobbies	Per Drawings	Per Drawings	Painted gypsum board, eggshell finish	Rubber Base (min.) or to match flooring	2'x4' Acoustical Lay-In Panels	Inset walk off carpet (abrasive action) at all points of entry from exterior	
Hallways	Per Drawings	Per Drawings	Painted gypsum board, eggshell finish	Rubber Base (min.) or to match flooring	2'x4' Acoustical Lay-In Panels	Stainless steel corner guards at all exterior corners. Consider wall protection at other locations	
Stairwells	Per Drawings	Rubber Flooring (min.) or match adjacent hallway and lobby if open stairway	Painted gypsum board, eggshell finish	Rubber Base (min.) or to match flooring	Painted gypsum board		Surface mounted lighting on walls at all landings (not ceiling mounted)
Collaborative Common Areas	Per Drawings	Match adjacent hallway or lobby	Painted gypsum board, eggshell finish	Rubber Base (min.) or to match flooring	2'x4' Acoustical Lay-In Panel		Power outlets available for public charging

September 12, 2023
Rev 4

Room Standards

Page 1

F:\11.0 District Projects\100 DW Program Planning Phase\11.14 Design Standards\11.14.3 Design Standards\2023_Tech Standards DRAFT\Technical Standards 230912.docx

Private Offices and Workstations

ROOM TYPE	SIZE	FLOORS	WALLS	BASE	CEILING	EQUIPMENT	NOTES
College President	405 asf	Carpet Tile, per drawings	Painted Gypsum Board, eggshell finish	Rubber Base	2'x4' Acoustical Lay-In Panel	Conference table for 6 to 8 with flat panel monitor and AV connections at table	Private restroom adjacent to office. Confirm administrative assistant staffing.
Vice President	210 asf	Carpet Tile, per drawings	Painted Gypsum Board, eggshell finish	Rubber Base	2'x4' Acoustical Lay-In Panel	Conference table for 4 with white board on adjacent wall	Confirm administrative assistant and department staffing.
Confidential Administrative Assistant	99 asf	Carpet Tile, per drawings	Painted Gypsum Board, eggshell finish	Rubber Base	2'x4' Acoustical Lay-In Panel	Seating of r1 to 2 at desk	
Administrator/Dean's Office	170 asf	Carpet Tile, per drawings	Painted Gypsum Board, eggshell finish	Rubber Base	2'x4' Acoustical Lay-In Panel	Seating for two at desk and two at conference table	Confirm administrative assistant and division staffing.
Administrator/Dean's Administrative Assistant Workstation	100 sf	Carpet Tile, per drawings	Painted Gypsum Board, eggshell finish	Rubber Base	2'x4' Acoustical Lay-In Panel		Workstation with ADA accessible counter
Manager/Supervisor Office	121 asf	Carpet Tile, per drawings	Painted Gypsum Board, eggshell finish	Rubber Base	2'x4' Acoustical Lay-In Panel	Seating for 1 to 2 at desk	
Faculty Office	99 asf	Carpet Tile, per drawings	Painted Gypsum Board, eggshell finish	Rubber Base	2'x4' Acoustical Lay-In Panel	Seating for 1 additional person	

September 12, 2023
Rev 4

Room Standards

Page 2

F:\11.0 District Projects\100 DW Program Planning Phase\11.14 Design Standards\11.14.3 Design Standards\2023_Tech Standards DRAFT\Technical Standards 230912.docx

Adjunct Faculty Workstation	48 sf	Carpet Tile, per drawings	Painted Gypsum Board, eggshell finish	Rubber Base	2'x4' Acoustical Lay-In Panel	
Classified Staff Workstation	48 sf	Carpet Tile, per drawings	Painted Gypsum Board, eggshell finish	Rubber Base	2'x4' Acoustical Lay-In Panel	
Conference Rooms	Per Drawings	Carpet Tile, per drawings	Painted Gypsum Board, eggshell finish. Whiteboard on one wall	Rubber Base	2'x4' Acoustical Lay-In Panel	AV Equipment in Prefabricated Media Console

Instructional Spaces

ROOM TYPE	SIZE	FLOORS	WALLS	BASE	CEILING	EQUIPMENT	NOTES
Classroom	Per Drawings	Per Drawings	Painted Gypsum Board, eggshell finish. Maximum White Board on instructional wall, Tack surface on side wall	Rubber Base	2'x4' Acoustical Lay-In Panel	AV Equipment in Prefabricated Media Console, Instructors Station	
Lecture Room	Per Drawings	Per Drawings	Painted Gypsum Board, eggshell finish. Maximum White Board on instructional wall, Tack surface on side wall	Rubber Base	2'x4' Acoustical Lay-In Panel	AV Equipment in Prefabricated Media Console, Instructors Station	
Dry Lab	Per Drawings	Per Drawings	Painted Gypsum Board, eggshell	Rubber Base	2'x4" Acoustical Lay-in Panel	AV Equipment in Prefabricated	

			finish. Maximum White Board on instructional wall, Tack surface on side wall				Media Console, Instructors Station
Wet Lab	Per Drawings	Per Drawings	Painted Gypsum Board, eggshell finish. Maximum White Board on instructional wall, Tack surface on side wall	6" coved base	2'x4' Acoustical Lay-In Panel	AV Equipment in Prefabricated Media Console, Instructors Station	
Computer Lab	Per Drawings	Per Drawings	Painted Gypsum Board, eggshell finish. Maximum White Board on instructional wall, Tack surface on side wall	Rubber Base	2'x4' Acoustical Lay-In Panel	AV Equipment in Prefabricated Media Console, Instructors Station	

Support Spaces

ROOM TYPE	SIZE	FLOORS	WALLS	BASE	CEILING	EQUIPMENT	NOTES
Toilet Rooms	Per Drawings	Unglazed porcelain tile – all ground to be epoxy and dark in color	Water resistant gypsum board with glazed porcelain tile to 7'-4" aff	6" high coved base to match floor or wall	Painted Gypsum Board	Floor Drain with Trap Primer, Hose Bid in access panel	

September 12, 2023
Rev 4

Room Standards

Page 4

F:\11.0 District Projects\100 DW Program Planning Phase\11.14 Design Standards\11.14.3 Design Standards\2023_Tech Standards DRAFT\Technical Standards 230912.docx

Lactation Room	100 sf	Per Drawings	Painted Gypsum Board, eggshell finish	Rubber Base (min.) or to match flooring	Painted Gypsum Board	Counter Mounted Sink	
Meditation Room	100sf	Carpet Tile	Rubber Base	Painted Gypsum Board, eggshell finish	2'x4' Acoustical Lay-In Panel		
Custodial Equipment	100 asf per 10,000 sf (min one per floor)	Rubber Flooring	Rubber Base	FRP on walls adjacent to mop sink to 6' aff	Exposed	Mop Sink,	Floor Drain
Custodial Supply Storage	200 asf per every 50,000 GSF	Rubber Flooring	Rubber Base	Painted Gypsum Board, eggshell finish	Exposed		
Technology Data Rooms	Per Drawings	Static Resistive	Rubber Base	Painted Gypsum Board with Fire Resistive Plywood between 2' and 10' aff	Exposed		
Mechanical	Per Drawings	Densified Exposed Concrete		Painted Gypsum Board, eggshell finish	Exposed		Floor Drain. Liquid silicate hardener to densify exposed concrete
Electrical	Per Drawings	Densified Exposed Concrete		Painted Gypsum Board, eggshell finish	Exposed		Liquid silicate hardener to densify exposed concrete

Refer to Board Approved Standardized Products – Board finding of September 12, 2023 per Public Contract Code Section 3400 (c) (2).

September 12, 2023
Rev 4

Room Standards

Page 5

F:\11.0 District Projects\100 DW Program Planning Phase\11.14 Design Standards\11.14.3 Design Standards\2023_Tech Standards DRAFT\Technical Standards 230912.docx

Best Practices

Interior Doors – Solid core wood doors with stain finish. Single vision panel in door, no sidelights.

Exterior Doors – Aluminum Storefront/Curtainwall doors or Hollow Metal Door and Frame per design.

Exterior Window Coverings – Roller Shades with ADA Accessible operating chain or electrical operation.

Countertops – Solid Surface Countertops, premium grade with 4 inch back and end splashes

Ceiling Heights – 9 feet minimum ceiling height for all rooms 200 sf and smaller, 11 feet minimum for all rooms with overhead projectors.

Acoustics/Sound Isolation – Full height partition construction with sound insulation and minimum of one layer 5/8 gyp board each side, minimum STC Rating 42.

Roofing Fall Protection – Permanent anchor points shall be provided at all roof areas.

Wi-FI and DAS – All spaces shall accommodate network Wi-Fi signal and Distributed Antennae System (DAS).

Clocks – Wall mounted in all instructional space, conference rooms, offices and public lobbies.

Exterior Pathways – Minimum of 10 feet wide (electric cart & pedestrians), no exterior furnishing on paver systems.

Concrete Mow Bands – 12-inch minimum width at all turf grasses and planter borders.

Irrigation Control Valves – Brass valves with flow control for use with reclaimed water.

Irrigation Controller – Minimum 16-gauge stainless steel NEMA Type 3 rated enclosure with latest version of satellite irrigation controller compatible with existing campus irrigation controller. Provide minimum 5-year parts and labor warranty, and certified installation and irrigation audit.

No Mow Turf Grasses – are not allowed on Chabot and Las Positas College Campuses.