

PROGRAM - FINAL
Tule River Tribe - Casino Repurposing

Porterville, CA

Proposed square footage by department

Prepared/revision date:

2/24/2025 13:40

Department	Gross department square footage
Administration	
Reception	459
Public and Waiting	3,302
Tribal Council	7,020
Tribal Administration	567
Administration	2,845
Grants and Compliance	529
Planning and Community Development	1,229
Records	1,188
Maintenance	2,197
Electricians	950
Finance	2,028
Land Management	450
Procurement	2,525
Human Resources	1,023
Information Technology	806
Staff Support Areas	910
Conference functions	2,536
Housekeeping	110
Department Subtotals	30,672
Circulation	24.0%
Mechanical/Electrical Systems	6.0%
Building Gross Area	39,874
Building Gross Area with Shell Space	39,874

Tule River Tribe - Casino Repurposing

Porterville, CA

confirm that supervisor is covered in tribal administration program

Prepared/revision date

Reception

6

close to tribal council chambers, fiscal department

2/24/2025 13:40

No.	Description	Qty		NSF		Total	Critical adjacencies	Comments
1	Public							
2	Reception					-		
3	Waiting					-		seating requirement varies 20-30 people
4	Public restrooms					-		multi fixture serving public and tribal chamber
5	Security					-		Entrance to the building by non key card is by remote access at reception, ideally camera and 2 way communication, also prefer direct visual supervision, desk would also control facility lockdown. Need some way to separate and secure reception from public.
6						-		coffee in lobby to be discussed at Steering Committee level
7	Work Areas							
8	staff work area	3		50		150	direct access to lobby	All 3 can interact with public; ideally there is a computer at all 3, phone, printer, labeling machine
9	consult room private	1		90		90	off lobby	Secure room with access to both lobby and staff work area with secure access to staff areas
10						-		
11	General Support							
12	back work area	1		80		80	near staff work area, directly accessible to	Large enough for production copier and equipment storage, with space for 4' long x 3' wide high stamp machine
13	Staff restroom					-		shared with other department
14	copy room					-		not required
15	storage room					-		encompassed in back work area
16	conference room					-		not required
17	break room					-		shared
18	coffee bar	1		20		20	convenient to staff work areas	Would like a small refrigerator and microwave, not coffee per se, however having a coffee bar in the Lobby for the public would be nice.
19	Sub Total Net SF (NSF)					340		
20	Net to Gross Ratio					1.35		
21	Department Gross SF (DGSF)					459		

Tule River Tribe - Casino Repurposing

Porterville, CA

Public and Waiting

Prepared/revision date

2/24/2025 13:40

No.	Description	Qty		NSF		Total	Critical adjacencies	Comments
1	Waiting							
2	Vestibule	0		80		-		Wanted but not needed
3	Screening area			75		-		Not required if medical has entrance in back for isolation patients
4	Main Waiting area	40		15		600		Location for coffee service is needed. Overflow seating
5	Overflow seating area for council room	75		15		1,125	near outside entrance	Ideally separate from the waiting room, could possibly use other conference rooms with proper A/V without going through secure area. For 5- to 75 with AV projection
5	Conference Room			15		-		Use central conference room
6	Reception Registration	0		40		-		captured in reception program
7	Small consult room					-		Not required
8	Work Area for Registration	0		60		-		captured in reception program
9	Public Telephone access	0		15		-		At reception
10	Drinking Fountain	1		15		15		
11	Toilets							
12	Public Toilet	4		200		800	Located off common waiting	Multi fixture
13						-		
14	Sub Total Net SF (NSF)					2,540		
15	Net to Gross Ratio					1.30		
16	Department Gross SF (DGSF)					3,302		

Tule River Tribe - Casino Repurposing

Porterville, CA

Tribal Council

Prepared/revision date

2/24/2025 13:40

No.	Description	Qty		NSF		Total	Critical adjacencies	Comments
1	Public							
2	Reception					-		
3	Waiting					-		
4	Public restrooms					-		use public restrooms
5	Work Areas							
6	Tribal Council	7		160		1,120		typically do not meet with large number of people
7	Tribal Council chair and vice chair	2		225		450		chair and vice chair typically meet with outside members
8	additional office	1		160		160		for dignitary
9	Tribal Council Secretaries	3		90		270	located with tribal council area	could be dedicated offices or workstations
10	Tribal Administrator office	1		160		160	separate area from tribal council	
11	Deputy Tribal Administrator office	1		160		160	separate area from tribal council	
12	Tribal Administrator Executive Administrative Assistant Office	1		110		110	separate area from tribal council	
13	General Support							
14	Tribal Council Chambers	100		20		2,000	directly off of main lobby	Seen as hub of entire facility, seating for 9 council members and 100 tribal members in theater style with overflow seating area with fixed seating, and seating/work area for 1-2 individual near dias
15	Breakout room	20		15		300	directly accessible from chambers without going through seating areas	could be used as a separate break room, with space for 9 members plus recording secretary plus 10 more people
16	AV room	1		30		30	adjacent to chambers	
17	council chamber storage	1		80		80	directly accessible to chamber	
18	tribal council restroom	1		50		50	nearstaff areas and council offices	
19	staff visitor restroom	1		50		50	near staff areas	
20	copy room/file room	1		150		150	near tribal council secretaries	production copier and casework space for 15 lateral files
21	storage room	1		80		80	for office supplies	
22	file room	0				-		located in copy room
23	break room	0		200		-		see breakout room
24	coffee bar	1		30		30		Include full size refrigerator
25	Sub Total Net SF (NSF)					5,200		
26	Net to Gross Ratio					1.35		
27	Department Gross SF (DGSF)					7,020		

Tule River Tribe - Casino Repurposing								Prepared/revision date
Porterville, CA								
Tribal Administration				internal	Works closely with Human Resources, Tribal Council, Finance, Planning, Procurement. Oversees Reception			2/24/2025 13:40
				external	Works with tribal members at large			
No.	Description	Qty		NSF		Total	Critical adjacencies	Comments
1	Public							
2	waiting					-	directly accessed from lobby	shared lobby/waiting
3	reception					-		Shared reception coordinates with administrative assistant
4	public restrooms					-		using shared public restrooms
5	sub waiting	3		15		45		Area is overseen by administrative assistant- seating for three (3)
6						-		
7	Work Area							
8	Tribal Administrator	1		135		135	near Deputy Tribal Administrator and Administrative Assistant	private office, meets with up to 4 people with file cabinet desktop copier
9	Deputy Tribal Administrator	1		135		135	near Tribal Administrator and Administrative Assistant	private office, meets with up to 4 people with file cabinet
10	Executive Administrative Assistant	1		45		45	near Deputy Tribal Administrator and Deputy Tribal Assistant	open work space
11						-		
12	Staff Support							
13	copy room					-		not required
14	storage room	1		40		40		5' x 8'
15	conference room					-		could be shared with other departments if convenient
16	Staff toilet					-		shared with other departments
17	break room					-		shared with other departments
18	coffee bar	1		20		20		
19						-		
20	Sub Total Net SF (NSF)					420		
21	Net to Gross Ratio					1.35		
22	Department Gross SF (DGSF)					567		

Tule River Tribe - Casino Repurposing							Prepared/revision date 2/24/2025 13:40	
Porterville, CA								
Administration								
No.	Description	Qty		NSF		Total	Critical adjacencies	Comments
1	Public							
2	Waiting	8		20		160		shared with all administrative departments
3	Small conference room	12		18		216		Small conference room for 12 to 14 people. Needs secured access.
4	Admin							
5	Reception	1		50		50		Position also provides phone backup and mail processing
6	Administrative Assistant (future)	1		60		60		
7	Executive Secretary	1		80			near CEO and COO	Position supports CEO, COO, and Board of Directors (in office)
8	Administrative Assistant	1		50		50	Near the departments the person supports	Position serves Finance, HR, and IT. Space could be office or cubicle
9	(CEO) Exec. Director	1		180		180	Near Executive Secretary and COO	private office; 6 people for meetings
10	(CFO)	1		130		130	Close to finance	private office; 3 people for meetings
11	(COO)	1		130		130	near Executive Secretary	private office; 3 people for meetings
12	Business Services Manager (Clinical Application Coordinator)	1		110		110	none specific (near coders)	
13	Billing Coding	1		100		100	near Clinical Application Coordinator	2 people in shared office
14	Accounting Manager	1		60		60		Shared with Accounts Payable Clerk and Accounting Clerk
15	Accounts Payable Clerk	1		50		50		Shared with Manager and Accounting Clerk
16	Accounting Clerk	2		50		100		Shared with Manager and Accounts Payable Clerk.
17	Procurement Officer (Future)	1		80		80		office
18	Copy Work Room Purchased / Referred Care / Billing / Intake			70		-		See copy room
19	Grants Manager	1		110		110	If possible, close to Finance	private office
20	HR Director (office)	1		120		120	Near HR Specialist	private office; 2 people for meetings
21	HR Specialist	1		100		100	Near HR Director	2 people in shared office
22	Storage Room	1		180		180		central to department
23	Staff Toilet	2		60		120		
24	Work Support							
25	Coffee Bar	1		20		20		
26	Copy Work Room	1		150		150	central to Admin	contains mail room
27	Sub Total Net SF (NSF)					2,276		
28	Net to Gross Ratio					1.25		
29	Department Gross SF (DGSF)					2,845		

Tule River Tribe - Casino Repurposing

Porterville, CA

Grants and Compliance

Close to fiscal/finance department

Prepared/revision date

2/24/2025 13:40

No.	Description	Qty		NSF		Total	Critical adjacencies	Comments
1	Public							
2	Reception					-		Uses main reception function, reception can let someone into the hallway via remote access to door locks
3	Waiting					-		uses main waiting
4	Public restrooms					-		uses main restrooms
5						-		
6	Work Areas							
7	Compliance Officer	1		110		110	Adjacent to meeting room with direct access	Desk file cabinet seating for 2, room for small printer desktop / request a window
8	Compliance Coordinator	1		110		110	Adjacent to meeting room with direct access	Desk file cabinet seating for 2, room for small printer desktop / request a window
9						-		
10	General Support							
11	Staff restroom					-		use central restroom
12	copy room					-		uses central copy room
13	storage room					-		not required
14	meeting room	1		210		210	direct access to offices and direct access to staff corridor	Meeting with 1-3 people with small conference table for 6 people casework/countertop and cabinetry for storage includes small refrigerator and coffee maker on counter
15	break room					-		utilizes shared break room
16	coffee bar					-		not required/minimal functions located in meeting room
17	Sub Total Net SF (NSF)					430		
18	Net to Gross Ratio					1.23		
19	Department Gross SF (DGSF)					529		

Tule River Tribe - Casino Repurposing

Porterville, CA

Planning and Community Development

Prepared/revision date

2/24/2025 13:40

No.	Description	Qty		NSF		Total	Critical adjacencies	Comments
1	Public							
2	Waiting					-		primary waiting shared with central waiting
	sub waiting	2		15		30	near entrance to department	Small seating area located in department circulation area and observable to staff
3	Reception					-		shared with central reception- public will be escorted from main reception/lobby
4	Restrooms					-		shared with public restrooms
5	Telephone/Drinking Fountain					-		shared with public
6	Offices							
7	Director	1		120		120	internal-adjacent to PAA / external - Land Management, Tribal Council and Tribal Administrator	private office/meets with 1-2 people at a time
8	Project Manager	1		120		120	internal- Dir and PAA / external - land management	private office/meets with 1-2 people at a time
9	Project administrative assistant	1		80		80	internal- Dir and PM	could be either workstation or office
10	GIS Staff (future)	1		60		60	rest of internal staff	workstation
11	superintendent (future)	1		60		60	rest of internal staff near PM or possibly co-located with PM	workstation
12	administrative work area (future)	1		40		40	rest of internal staff	workstation with walk-up counter
13	General Support							
14	Conference room	1		160		160	located toward entrance of department and sub waiting	accommodate 6 people - space to plan review
15	Support Areas for Staff							
16	Storage	1		220		220	convenient to work areas / offices	storage for plan/maps flat files and hanging file cabinets no desktop printer but area for large map printing and AutoCAD work station- storage cabinets- desk top printers are located in offices
17	Copy	0				-		not required-printer in storage room
18	Restroom	0				-		not required in department
19	Coffee bar	1		20		20	outside conference room	
20	Break room					-		central breakroom for all departments- coffee is provided in central break room
21	Sub Total Net SF (NSF)					910		
22	Net to Gross Ratio					1.35		
23	Department Gross SF (DGSF)					1,229		

Tule River Tribe - Casino Repurposing

Porterville, CA

Department produces tribal IDs, employee badges
and elders' parking permits, and makes presentations
to council weekly

Prepared/revision date
2/24/2025 13:40

Records

No.	Description	Qty		NSF		Total	Critical adjacencies	Comments
1	Work Area							
2	Admin reception	1		100		100	records room and copy	Provides reception for department. Produces intake paperwork, provides administrative support and notary public functions. Retrieves and produces paperwork for tribal member viewing, meets with public. Work area requires two (2) visitor chairs, bookshelves for binders, and desktop copier. Front desk calls to inform reception of a visitor and admin. reception personnel escorts visitor from main waiting to department. Requires location for confidential conversations.
3	Records specialist	1		100		100		Processes enrollment applications, etc. Two (2) visitor chairs are needed. Bookshelves for binders are needed. Requires location for confidential conversations.
4	Director	1		130		130		Enclosed office, with bookshelves for binders
5	Admin support (future)	1		60		60		Could be combined with admin reception application intake process for enhanced ID's
6						-		
7	Work Support							
8	file room (secure)	1		300		300		Production copier, work/layout area, security and file integrity are critical. Need expanded storage over current. Possible access directly from main reception if file security is addressed.
9	conference/consult room	10		18		180	could be located with access to both department and common hallway	4-5 person consult room with the larger, shared Conference room nearby. Enrollment committee meets 2 times per month (6 members)
10	ID room	1		80		80	located close to department entrance/reception	Information gathered in office prior to ID laminated ID's, Camera ID badge, signature pad, badge is manufactured on site, any records staff can produce ID
11						-		
12	Other							
13	restroom					-		shared
14	breakroom					-		shared
15	Sub Total Net SF (NSF)					950		
16	Net to Gross Ratio					1.25		
17	Department Gross SF (DGSF)					1,188		

Tule River Tribe - Casino Repurposing

Porterville, CA

Maintenance

Prepared/revision date

2/24/2025 13:40

No.	Description	Qty		NSF		Total	Critical adjacencies	Comments
1	Work Area							
2	Shop Maintenance	1		600		600	Master electrician, offices	Work benches / counters for small equipment, welding is sent out of house, woodworking - table saw commercial with extension table, chop saw, drill press, routing on bench, table top belt sander, bench grinder, central exhaust is preferred. Rack storage for misc. wood and metal storage. Double exterior door preferred.
3	Maintenance Supply and Equipment Storage room	1		160		160	prefer to be close to shop maintenance	Department stores paint, light and plumbing fixtures, hardware, etc. Department repairs lights and does key cutting. Store paint supplies in supply room with possible flammable safety cabinet.
4	Paint supply storage					-	not required as separate room	Dedicated room not required: typically use latex paints
5	Cleaning supply storage	1		500		500	prefer to be close to shop maintenance	Central storage room, some stocked in EVS rooms.
6	Floor and other cleaning equipment	1		60		60	prefer to be close to shop maintenance	2-3 pieces of equipment, such as buffers, cart, vacuums, and other cleaning supplies typically stored in EVS rooms
7	washer dryer room	1		60		60	prefer to be close to shop maintenance	Countertop /bench commercial units with tub sink, shop towels, mop heads, etc.
8	covered storage					-	prefer to be close to shop maintenance	forklift and UTV - scissor lift, pallet jacks - would like to be stored out of weather
9	Admin							
10	Supervisor Office	1		80		80	prefer close to other admin	Small enclosed office; could be open or enclosed
11	maintenance director	1		110		110	close to assistant	enclosed office
12	admin assistant	1		50		50	close to director	cubicle workstation
13	toilet room	1		50		50		Explore both separate restroom and combining with other departments
14	coffee bar	1		20		20	in admin area	
15	conference room					-		Need access to a common conference room
16	break room					-		co-located with other departments
17	Sub Total Net SF (NSF)					1,690		
18	Net to Gross Ratio					1.30		
19	Department Gross SF (DGSF)					2,197		

Tule River Tribe - Casino Repurposing

Porterville, CA

Prepared/revision date

Electricians

Serves people in all tribal departments and tribal community
Works closely with public works reports to administration director

2/24/2025 13:40

No.	Description	Qty		NSF		Total	Critical adjacencies	Comments
1	Public							
2	waiting					-		central waiting
3	restrooms					-		central waiting
4						-		
5	Work Area							
6	Apprentice Electricians	3		40		120	close to director	cubicle
7	Director	1		90		90		office meet mostly in field
8						-		
9	Work Support							
10	work area	1		240		240	close to work areas	approx. 12' x 20' workspaces for electrical testing and parts and training
11	storage secure	1		240		240	close to work areas	store copper supplies tools
12	vehicle parking	1				-	close to work areas	4 pick up trucks, trailer and mini excavator
13						-		
14	Other							
15	copy					-		use desktop
16	storage room					-		not required. Covered with secure storage
17	eye wash					-		
18	break room					-		use common break room
19	toilet room/clean up	1		50		50		could use common toilet room with consideration for how field staff clean up after being in field, similar to maintenance.
20	coffee bar	1		20		20		
21	conference room					-		access to conference room for training
22	Sub Total Net SF (NSF)					760		
23	Net to Gross Ratio					1.25		
24	Department Gross SF (DGSF)					950		

Tule River Tribe - Casino Repurposing								
Porterville, CA		Prepared/revision date						
Finance		Department should be close to Admin and HR						
2/24/2025 13:40								
No.	Description	Qty		NSF		Total	Critical adjacencies	Comments
1	Finance							
2	CFO	1		160		160	conference room, grant writer, accountants, accounts payable central to department	Private office - meet with 4 people, meet with elder 2x/year in conf room. File cabinets, desktop printer copier. Small scanner
3	Controller	0				-		Function not required
4	Assistant CFO	1		160		160	similar to CFO	Private office - meet with 4-5 people in office provides function of controller, desktop scanner/printer, file cabinets,
5	Admin Assistant					-		not required
6	Payroll	1		80		80	near accountants	1 current private office
7	Accounts Payable Clerk	2		60		120	central to department	shared room semi private cubicles
8	Accounting Clerk	1		60		60		grouped with accounts payable
9	Accountants	3		60		180		2 current 1 future would backup payroll (shared workroom)
10	Accountant file storage	1		60		60		may be located in accountant work room or in share file storage room
11	Grants and Contracts Coordinator	1		80		80	Near GCO	works for GCO
12	Grants work area	1		50		50		
13	Grants Compliance Officer	1		80		80		department head, can have shared office with Grants Coordinator
14	Treasurer office	1		200		200		meeting with tribal members
15	Work Support							
16	Copy / Supply Room	1		80		80		departmental, production copier and work counter and casework includes supplies
17	Audit room/Conf room	1		130		130		conf for up to 8 people- provide necessary Audio Visual setup for use by Finance for meetings with outside groups. Could be co-located with CFO's conference room.
18	Supply					-		located in copy room
19	conference room					-		located convenient but outside department
20	File room	1		100		100		
21	toilet room					-		Shared with other departments
22	Break room							Shared with other departments
23	coffee bar	1		20		20		sink small refrigerator and coffee
24	Sub Total Net SF (NSF)					1,560		
25	Net to Gross Ratio					1.30		
26	Department Gross SF (DGSF)					2,028		

Tule River Tribe - Casino Repurposing

Porterville, CA

Prepared/revision date

Land Management

Primarily works with outside departments, does work with
Records, Tribal Council and Planning

2/24/2025 13:40

No.	Description	Qty		NSF		Total	Critical adjacencies	Comments
1	Public							
2	Lobby					-		served from main lobby prefer to retrieve public from lobby/reception.
3	reception					-		served from main lobby
4	restroom					-		served from main lobby
5						-		
6	Work Area							
7	Assignment Compliance Officer	1		110		110		Meets with 1 at a time at desk, however could have family members included. Uses Google Earth Pro and file review. Prefer private office.
8	Administrative Assistant	1		60		60	between ACO and entrance to department	Work station; could possibly be co-located with ACO if space is adequate
9	Clerk (Possible future)	1		40		40	workstation near Admin assistant	not on immediate projection
10	conference room					-		Will need room for 15 people. Not required in department but accessible to department
11						-		
12	Staff Support							
13	storage/copy	1		100		100		6 large file cabinets (fire safe) maps and plans binders, office supplies, desktop copier, countertop, and cabinets
14	staff restroom					-		Co-located with other departments
15	break room					-		Co-located with other departments
16	coffee bar					-		not required (possible future)
17	Sub Total Net SF (NSF)					310		
18	Net to Gross Ratio					1.45		
19	Department Gross SF (DGSF)					450		

Tule River Tribe - Casino Repurposing								
Porterville, CA						Prepared/revision date		
Procurement		Handles procurement for all 23 departments of tribe						
2/24/2025 13:40								
No.	Description	Qty		NSF		Total	Critical adjacencies	Comments
1	Public							
2	pick up					-	prefer everyone to come directly to department and not through lobby	Tribal members, vendors come to back door currently which seems to work, excess surplus review and delivery to community
3	vendor meetings					-	prefer everyone to come directly to department and not through lobby	Should have some way of identifying and validating people coming to department before entering - via camera and/or intercom and/or door buzzer
4	materials delivery					-	located near exterior drop off area, double doors to delivery area	delivered on box trucks, semis deliver at admin currently
5	Work Area							
6	Procurement Clerk	1		85		85		prefer private office
7	Procurement Specialist	1		85		85		prefer private office
8	Property Specialist	1		85		85		prefer private office
9	Procurement Director	1		115		115		private office, meets with 1-3 people
10	Intern (Future)	1		40		40		open office (cubicle)
11	Inventory (future)	1		40		40		open office (cubicle)
12	Staff/Work Support							
13	warehouse receiving and processing functions	1		80		80	near shelving and warehouse	8' work counter and computer
14	shelving storage/warehouse	1		400		400		20 full height shelving units and (1) pallet storage. Ideally, entrance to the warehouse would be via double doors
15	excess storage area	1		900		900	close to procurement departments would like to co-locate with shelving storage/warehouse	furniture, desks, file cabinets, shelving - approximately 30' x 30'
16	excess vehicle storage area					-	prefer near department	secure parking area, road and construction vehicles, 10-15 vehicles
17	production printer	1		20		20	located in staff area	
18	Break room					-		shared between departments
19	Staff rest room					-		shared between departments
20	Coffee Bar	1		20		20		located in department
21	Sub Total Net SF (NSF)					1,870		
22	Net to Gross Ratio					1.35		
23	Department Gross SF (DGSF)					2,525		

Tule River Tribe - Casino Repurposing

Porterville, CA

Human Resources

Prepared/revision date

2/24/2025 13:40

No.	Description	Qty		NSF		Total	Critical adjacencies	Comments
1	Public							
2	Reception					-	Central Reception sharing is appropriate. They take both appointments and walk-ins.	
3	Waiting					-		
4	Public restrooms					-	Shared with other departments. May need a private restroom in the future for specimen collection (random drug screenings).	
5						-	Proximity to Finance and Tribal Administration	
6	Work Areas							
7	HR Clerk	1		110		110	Uses conference room for onboarding	Onboarding, gatekeeper for department, many walk-ins
8	Employee Relations Specialist	1		110		110	Staff need directly accessible conference room. Adjacency with file storage needed.	Terminations, layoffs, workers comp, benefits, grievances, FMLA, background checks, harrassment intakes
9	HR Coordinator	1		110		110		Recruitment - interviews, application intake
10	HR Director (future)	1		130		130		
11	Safety Coordinator (future)	1		48		48		Provides safety training - cubicle
12	General Support							
13	Staff restroom					-	Common use	
14	Copy alcove	1		10		10	Near main corridor for department	Production copier near HR Clerk (handbooks, etc.)
15	Storage room	1		60		60		Paper files for current and past employees. 8 file cabinets currently (3-drawer vertical) Keep last two years' termination files in building. Locking cabinets and lock on door.
16	Conference room	1		160		160	Close proximity to HR Department	6-8 people
17	Staff toilet	0				-		Shared with other departments
18	Break room	0				-		Shared with other departments
19	Coffee bar	1		20		20		
20	Sub Total Net SF (NSF)					758		
21	Net to Gross Ratio					1.35		
22	Department Gross SF (DGSF)					1,023		

Tule River Tribe - Casino Repurposing

Porterville, CA

Prepared/revision date

Information Technology

Serves people in all tribal departments

2/24/2025 13:40

Currently located in old surveillance building behind old casino, which currently works for the department

No.	Description	Qty		NSF		Total	Critical adjacencies	Comments
1	Public							
2	reception/help desk					-		Interacts with tribal departments, but not tribal community at large. Email or phone contact not required, as staff go to department.
3						-		
4	Work Area							
5	Technician work space	25		8		200		Work on 7-10 computers at 1 time - approximately 24 linear feet of bench per technician
6	IT Director	1		125		125		Meets with 1-2 people.
7	Technical support	1		40		40		work area, cubicle work area
8	Technical support (Future)	1		40		40		cubicle work area
9						-		
10	Work Support							
11	Server Room					-		located at Justice Center
12	Workroom (captured in tech work space)					-		
13	Staging/Storage Room	1		220		220		for both staged work as well as general storage for equipment
14	switches					-		located in existing electrical room
15						-		
16	Other							
17	Fire and Security					-		Not administered by IT department - currently provided by existing surveillance system in surveillance building
18	Telecommunications					-		separate department from IT
19	staff toilet					-		shared with other departments
20	staff break					-		shared with other departments
21	copy					-		not required
22	coffee bar	1		20		20		
23	conf room					-		not required
24	Sub Total Net SF (NSF)					645		
25	Net to Gross Ratio					1.25		
26	Department Gross SF (DGSF)					806		

Tule River Tribe - Casino Repurposing								
Porterville, CA								
Staff Support Areas								
Prepared/revision date 2/24/2025 13:40								
No.	Description	Qty		NSF		Total	Critical adjacencies	Comments
1	Waiting							
2	Break room	30		20		600		Include multiple refrigerators
3	Lockers			50		-		Not required
4	Shower			40		-		Not required
5								
6						-		
7	Toilets							
8	Staff Toilet	2		50		100	Near Break Room	Unisex
9	Sub Total Net SF (NSF)					700		
10	Net to Gross Ratio					1.30		
11	Department Gross SF (DGSF)					910		

Tule River Tribe - Casino Repurposing

Porterville, CA

Conference functions

Prepared/revision date
2/24/2025 13:40

No.	Description	Qty		NSF		Total	Critical adjacencies	Comments
1	Conference Rooms							
2	Tribal Council Chambers	25		15		375		Captured in Tribal Council program
3	Small Conference rooms	5		180		900		
4	Large/subdividable conference room	2		400		800		
5	Multipurpose room	0		15		-		Function provided in conference rooms above
6	Education and Group Consultation							
7	Conference, Training	0		260		-		Function provided in conference rooms above
8	Storage / AV	1		130		130		
9						-		
10	Sub Total Net SF (NSF)					2,205		
11	Net to Gross Ratio					1.15		
12	Department Gross SF (DGSF)					2,536		

Tule River Tribe - Casino Repurposing									
Porterville, CA					Prepared/revision date				
Housekeeping					2/24/2025 13:40				
No.	Description	Qty		NSF		Total	Critical adjacencies	Comments	
1	Work Area								
2	Storage Housekeeping	2		50		100	Distributed within facility for convenience	Includes floor sink and storage for equipment	
3						-			
4						-			
5	Sub Total Net SF (NSF)					100			
6	Net to Gross Ratio					1.10			
7	Department Gross SF (DGSF)					110			