

TEXAS SOUTHERN UNIVERSITY - THURGOOD MARSHALL LAW CENTER

PROGRAM VERIFICATION STUDY REPORT

SMITHGROUP Kirksey ARCHITECTURE

September 30, 2026

PROJECT TEAM

Texas Southern University - Thurgood Marshall School of Law

Texas Facilities Commission

Broaddus & Associates

DESIGN TEAM

Kirksey

SmithGroup

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SMITHGROUP

PROGRAM VERIFICATION APPROVAL

Program Verification Study for the Thurgood Marshall Law Center
Texas Southern University | Houston, TX

Please sign below indicating that you have reviewed the information contained within the Program Verification Study Report. Signature signifies that the parties concur that the Program of Requirements is complete and accurate for the above referenced project.

. . . . . .

James W. Crawford III, J.D. Date

President

. . . . . .

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Carl B. Goodman, Ph.D. Date

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SECTION 01

EXECUTIVE SUMMARY

PROJECT OVERVIEW

The design team of Kirksey and SmithGroup, commissioned by the Texas Facilities Commission (TFC), has completed a Program Verification Study for the new Texas Southern University Thurgood Marshall Law Center (TSU-TMLC) building, which will house the Thurgood Marshall School of Law (TMSL). Using the Program of Requirements (POR) prepared by Broaddus & Associates (February 2026) as a baseline, the design team evaluated, refined, and updated the space program to better reflect the current needs, aspirations, and operational realities of the school as well as to be able to accommodate a projected enrollment of 650 students in the future..

PROCESS

The program verification process was conducted through a structured series of stakeholder engagements, including:

- An in-person kick-off session with the Building Steering Committee, which included a project overview, a facilitated visioning exercise, and a review of current trends in legal education and peer law school benchmarks.
- In-person focus groups (August 26, 2026) with representatives from Clinics & Earl Carl Institute (ECI), Library, Events, and Instructional spaces, paired with a walkthrough of the existing TMSL and ECI facilities.
- Virtual follow-up focus groups (September 2–3, 2026) with student, faculty, and administrative stakeholder groups.
- A virtual Steering Committee review (September 16, 2026) to assess initial findings and provide directional guidance.
- Virtual follow-up focus group (September 25, 2026) to review ECI and Clinics as a combined suite.

FIVE GUIDING PRINCIPLES

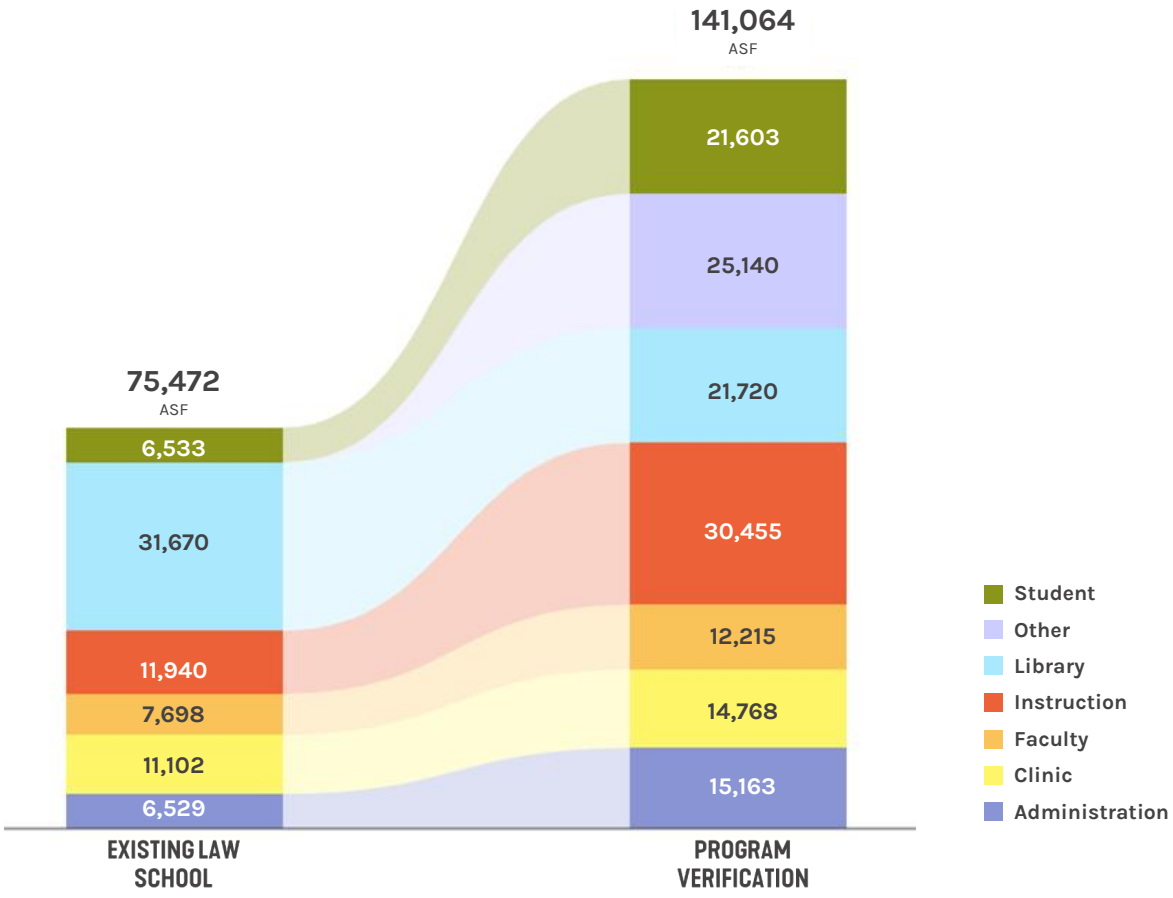
The visioning process yielded five principles that directly shaped the updated program:

1. Legacy, Mission, and Institutional Identity — Honor the legacy of Thurgood Marshall and the Law School"s commitment to equity and justice through a ceremonial lobby, events space, moot courtroom, and professional aesthetic.
2. Student Success and Academic Excellence — Create a modern, student-centered environment designed for outcomes, including improved bar passage rates, through right-sized classrooms, ample study space, dedicated student organization areas, and a wellness center.
3. Competitiveness, Growth, and Destination of Choice — Position TMSL as the premier HBCU law school by benchmarking the program against peer institutions and providing amenity-rich spaces for students, faculty, staff, and alumni.

4. Experiential Learning and Legal Community Engagement — Expand clinical and hands-on training opportunities through combined and expanded clinic and ECI spaces, dedicated trial simulation rooms, a moot courtroom, and events space for Continuing Legal Education (CLE).
5. Community Connection and Responsible Project Delivery — Strengthen ties to the Third Ward and broader Houston community while delivering the project on time and on budget through efficient, shared-use spaces and welcoming public amenities.

PROGRAM SUMMARY & KEY CHANGES

The verified program totals 137,174 ASF, compared to the existing law school's 72,049 ASF — representing a near-doubling of space. At a proposed density of 211 ASF per student (based on a 650-student target), TSU-TMSL will be well-positioned among peer institutions, whose recent averages range from 127 to 218 ASF per student.

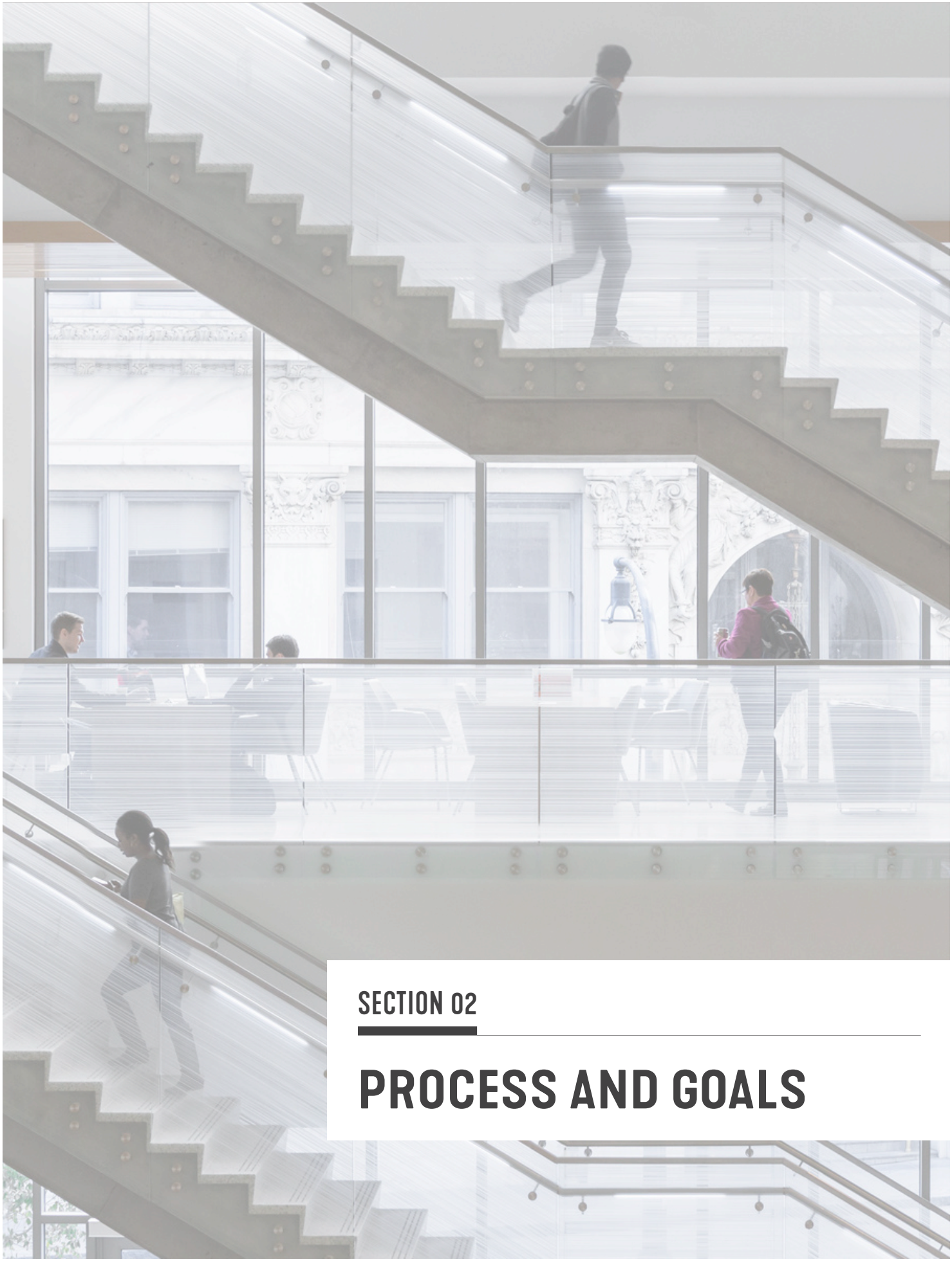


Key program adjustments by category include:

- Instructional Spaces: The 600-seat auditorium is removed and replaced with a flexible 200-person Moot Courtroom (expanded from 80 seats) and a new 9,600 ASF flat-floor events space capable of hosting 400–600 people. Classroom inventory is right-sized based on utilization analysis, and trial simulation rooms are reduced from six to four to align with actual concurrent session demand.
- Library: Study space nearly doubles (from 5,000 to 9,100 ASF), accommodating 294 students with a diversified mix of study rooms, carrels, table seating, and a new reading room. Collections are transitioned to compact shelving, and new service elements — circulation desk, reference desk, patron portal, and technical services workroom — are added.
- Faculty: Six conference rooms and six student waiting areas are added. The faculty lounge is doubled to 1,250 ASF, with a new pantry included.
- Administration: A new Multimedia Suite (2,100 ASF) is introduced, consolidating broadcast, CLE studio, and AV functions. Career Services expands significantly (1 to 8 assistant directors). Student Services, Admissions, Financial Aid, and Academic Support are reorganized for improved student access. The staff lounge is consolidated from four rooms into one shared space.
- Students: Food service transitions to a servery model (reducing the cafeteria from 15,020 to 6,000 ASF). Student organization offices are consolidated and enriched with shared workrooms, conference rooms, a food pantry, career closet, and locker area. Wellness spaces are expanded to include ablution rooms and increased spiritual respite capacity.
- Clinic & Earl Carl Institute: The clinic and ECI are combined into a shared facility with expanded shared resources, including a lobby/waiting area, children's corner, phone rooms, paralegal stations, two war rooms, and public computer stations.
- Security & Entry: A dedicated front desk and security checkpoint is added at the main lobby entrance, responding to strong feedback from multiple stakeholder groups.

CONCLUSION

The updated program reflects a thoughtful balance between the school's aspirational vision and responsible stewardship of resources. By benchmarking against recently completed peer law schools, engaging a broad cross-section of stakeholders, and aligning each program response to clearly defined guiding principles, the design team has developed a space program that positions TMSL for long-term success — as a leading HBCU law school, a destination for students and the legal community, and a facility worthy of the Thurgood Marshall name.



SECTION 02

PROCESS AND GOALS

VISIONING OVERVIEW

The design team of Kirksey and SmithGroup was selected to lead the design of the new Texas Southern University Thurgood Marshall Law Center (TSU-TMLC) building, which will be the new home for the Thurgood Marshall School of Law. The first stage of the design process is program verification, which serves as the foundation for all subsequent planning and design decisions. To begin this stage, the design team referenced the Program of Requirements (POR) prepared by Broaddus & Associates, dated February 2026, as the baseline document for evaluating the spatial and functional needs of the school.



PROCESS

The design team met with the steering committee for a full in-person kick-off session that set the tone and direction for the project. The meeting was structured around three key components:

- Project Overview — A review of the overall design process and project schedule was presented to align the steering committee on key milestones and expectations.
- Visioning Exercise — A facilitated visioning session was conducted to surface and refine the overarching goals of the project, ensuring the new facility reflects the school's long-term aspirations.
- Trends in Legal Education — The design team presented a review of current trends in legal education, including benchmarking data and case studies from comparable, recently completed law school projects, providing context and inspiration for the design of TSU-TMLC.

The design team conducted multiple focus group sessions — both in-person and virtually — with stakeholders across the school. These sessions were structured to capture the perspectives, experiences, and aspirations of the various groups who will be served by the new building. Each session included a discussion framed around the Keep/Toss/Create exercise, which guided participants to reflect on three key areas:

- Keep — What is currently working well in their existing spaces and should be preserved or replicated in the new facility
- Toss — What is not functioning effectively and should not be carried forward into the new building
- Create — What new ideas, spaces, or features they would like to introduce in the facility that do not currently exist

In addition to this exercise, each session included a thorough, space-by-space review of the rooms and areas listed in the POR, allowing stakeholders to provide specific feedback and recommend changes to be reflected in the updated program.

Focus group sessions were conducted on the following dates:

- August 26, 2026 | In-Person Focus Groups — The design team met with representatives from key departments and functional areas, including Clinics & Earl Carl Institute (ECI), Library, Events, and Instructional spaces. On the same day, the design team conducted a walkthrough and tour of the existing TMSL building and ECI facility to gain firsthand understanding of current conditions, spatial relationships, and operational challenges.
- September 2–3, 2026 | Virtual Follow-Up Focus Groups — Virtual sessions were held over two days to engage additional stakeholder groups, including student spaces, faculty, and administration, allowing for broader participation and supplementary feedback.
- September 16, 2026 | Virtual Steering Committee Meeting — The steering committee reconvened virtually with the design team to review initial findings gathered from the kick-off meeting, focus groups, and facility tour, providing early input and direction before recommendations were finalized.
- September 25, 2026 | Virtual ECI and Clinic Focus Group — ECI leadership met with the design team to review the program space types and quantities for ECI and the Clinics. Project managers will follow up with Clinic leadership to conduct their review and will notify the design team of any required changes.
- The design team will present their final findings and program recommendations to university leadership. The date for this meeting is to be determined.

Using the information gathered through these meetings, along with data on the school's existing facilities and current class schedules, the design team evaluated the baseline POR and identified areas warranting adjustment. As a result, an updated program was developed that more accurately reflects the current needs, goals, and priorities of TMSL. The updated program is reviewed in detail in the subsequent sections of this report.

GOALS AND GUIDING PRINCIPLES

The kick-off session established five guiding principles, detailed below. Each principle directly shaped the program responses, which are also included.



01 LEGACY, MISSION, AND INSTITUTIONAL IDENTITY

- Honor the legacy of Thurgood Marshall.
- Reflect the Law Center's charge around equity and equality.
- Create a facility and education worthy of the Thurgood Marshall name.
- Recognize the project as more than a building — it represents years of planning, aspiration, and hope.
- Build upon foundations that have been laid over many years.
- Carry the Law Center into the future while reinforcing the legacy of the institution.

PROGRAM RESPONSES

- Ceremonial lobby for alumni legacy, trophies, and display
- Events space
- Moot Courtroom
- Professional aesthetic and settings

02 STUDENT SUCCESS AND ACADEMIC EXCELLENCE

- Create a modern, student-centered law school environment.
- Support student success overall.
- Invest in present and future students.
- Elevate academic excellence.
- Design for outcomes, including improved bar passage rates.
- Consider the student learning environment outside of the classroom.
- Prepare students to become successful, practice-ready legal professionals.

PROGRAM RESPONSES

- Right-sized classrooms that allow for connections beyond class time
- Ample student study and social space aligned with benchmarks
- Dedicated space for student organizations
- Wellness center

03 COMPETITIVENESS, GROWTH, AND DESTINATION OF CHOICE

- Position the Law Center as the law school of choice and the top HBCU law school.
- Attract a broad range of applicants from Houston, the region, the state, and nationally.
- Capitalize on Houston's growth, location, and strong legal market.
- Provide modern facilities that allow the Law Center to be competitive.
- Establish the Law Center as a destination for students, faculty, alumni, and the broader legal community.

PROGRAM RESPONSES

- Program benchmarked against recent law schools
- Events space
- Multimedia suite
- Amenity spaces for faculty, staff, and students

04 EXPERIENTIAL LEARNING AND LEGAL COMMUNITY ENGAGEMENT

- Expand clinical and experiential learning opportunities.
- Create spaces that support hands-on training, client interaction, advocacy, and practice-based education.
- Strengthen connections between classroom learning and real-world legal practice.
- Support events, activities, and convenings that bring the legal community into the Law Center.
- Connect legal education with real-world outcomes.

PROGRAM RESPONSES

- Clinics and Earl Carl Institute (ECI) combined and expanded
- Dedicated trial simulation spaces
- Moot Courtroom
- Events space to support CLE and convening

05 COMMUNITY CONNECTION AND RESPONSIBLE PROJECT DELIVERY

- Maintain and strengthen the Law Center's connection to campus, the Third Ward, and the broader Houston community.
- Elevate community engagement and extend the Law Center's reach beyond campus.
- Recognize the importance of the project to the community at large.
- Reflect the history, identity, and significance of the surrounding community.
- Delivery the project on time and on budget while balancing vision, functionality, stewardship, and long-term impact.

PROGRAM RESPONSES

- Clinic and ECI expansion
- Events space
- Welcoming front desk with security screening
- Shared-use rooms throughout in place of duplicated department support

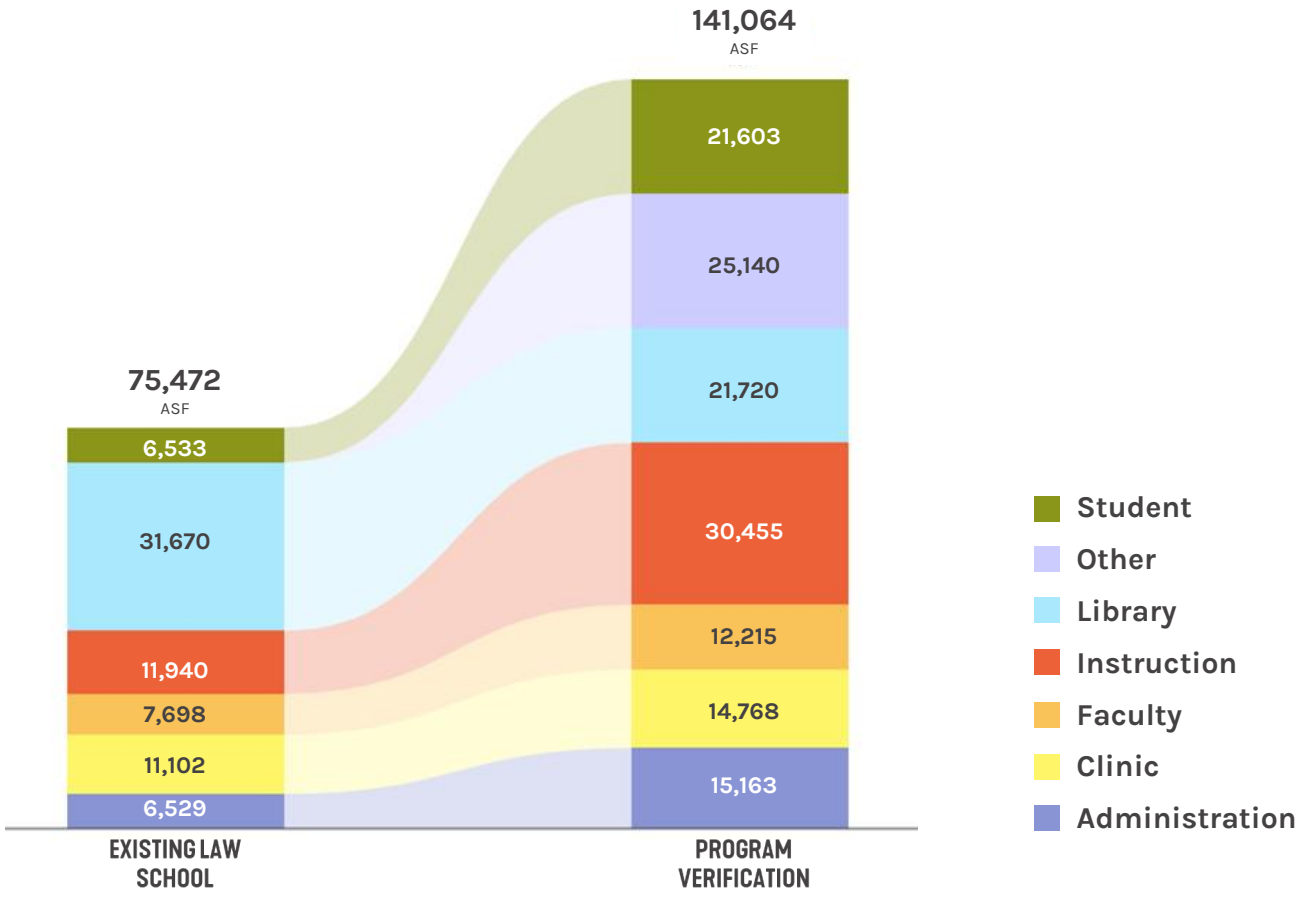


SECTION 03

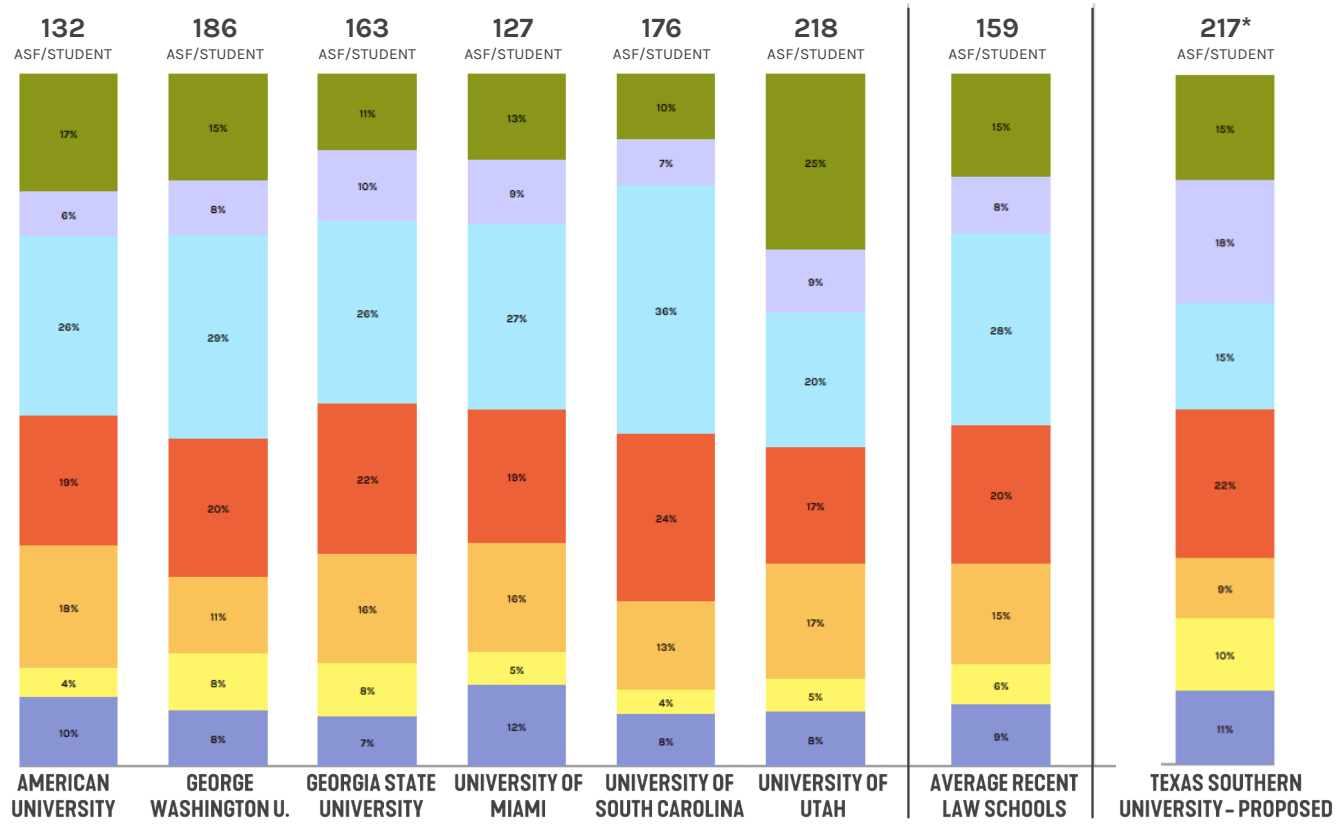
PROGRAM COMPARISON

PROGRAM OVERVIEW

The overall program represents a significant expansion from the existing facilities, growing from 72,049 assignable square feet (ASF) to 137,174 ASF in the proposed program. The substantial increase in square footage is a direct response to existing space shortfalls and a commitment to providing students, faculty, and staff with a facility suited to the demands of contemporary legal education. The project assumes a grossing factor of 61%, which waas used in the POR. With that, the current gross square footage of the building is 227,113 GSF.



The proposed program was developed in alignment with recent law school projects, as illustrated in the accompanying benchmarking diagram. At 211 ASF per student, the proposed program is well-calibrated against peer and aspirational institutions, ensuring that the facility is both competitive and appropriately scaled for its the projected enrollment of 650 students in the future.



* 650 student target per 2025 MGT Feasibility study

"The Market data for future employment supports flat to slight enrollment increases and supports planning for up to 650 students."

SCHOOL	ENROL.	ADMINISTRATION	CLINIC	FACULTY	INSTRUCTION	LIBRARY	OTHER	STUDENT	TOTAL ASF	ASF / STU
AMERICAN U.	1,500	13.2	5.3	23.3	24.7	34.1	8.5	22.4	197,313	131.5
GEORGE WASHINGTON U. - PROPOSED	1,533	15.0	15.3	20.4	37.1	54.4	14.8	28.5	284,426	185.5
GEORGIA STATE U.	800	11.8	12.4	25.5	35.4	42.9	16.6	17.9	130,000	162.5
U. OF MIAMI - FINAL PROPOSED	1,360	14.9	6.0	20.0	24.5	34.2	11.8	15.9	173,325	127.4
U. OF SOUTH CAROLINA	660	13.3	6.3	22.5	42.4	63.6	11.5	16.8	116,319	176.2
U. OF UTAH	450	17.1	10.6	36.3	36.6	42.6	20.0	55.3	98,270	218.4
GROUP AVERAGE	1,051	14.1	9.3	23.0	31.7	43.9	12.9	23.7	166,609	158.6
TEXAS SOUTHERN U. - PV	650	23.3	22.7	18.8	46.9	33.4	38.7	33.2	141,064	217.0

The key programmatic changes are organized across four major categories:

INSTRUCTION AND EVENTS

Classroom spaces have been right-sized based on a thorough utilization analysis and informed by benchmark data from comparable law school facilities. This approach ensures that classroom capacity is matched to actual and projected demand, reducing underutilized space while improving the overall teaching environment. Additionally, the existing auditorium has been converted to a flexible events space, broadening its functionality and allowing it to serve a wider range of academic, professional, and community programming throughout the year.

LIBRARY AND STUDENT SPACE

In response to shifts in how legal research is conducted, physical library collections have been reduced, with the space reallocated to increase student seating capacity. The mix and quantity of student seating have been carefully aligned with benchmark standards, reflecting contemporary expectations for law school student environments. A cafeteria and commons area with shared functions has been incorporated to foster community, collaboration, and informal learning opportunities outside of the classroom.

FACULTY AND ADMINISTRATION

Faculty and administrative areas have been enhanced to include dedicated waiting areas, conference rooms, and lounges that support both day-to-day operations and collegial interaction. A new Multimedia Suite has been added to provide faculty and staff with the resources needed to support modern instructional delivery, presentations, and media production.

CLINICS AND EARL CARL INSTITUTE

The clinics and Earl Carl Institute have been programmed with an emphasis on shared resources, promoting operational efficiency and interdisciplinary collaboration. By consolidating support spaces and encouraging shared use, the program maximizes flexibility while reducing redundancy across these closely related functions.

The space program presented in the following section organizes spaces by index number as defined in the Program of Requirements (POR). Each entry compares the POR sizes and quantities against the proposed Program Verification space lists, identifies the numerical changes between the two, and includes notes describing what has changed and the rationale behind those adjustments.



SECTION 04

SPACE PROGRAM

PROGRAM VERIFICATION

THURGOOD MARSHALL SCHOOL OF LAW · SPACE PROGRAM

Issued	29 September 2026
Revision	0

		PROGRAM OF REQUIREMENTS			PROGRAM VERIFICATION			CHANGE	
INDEX	SPACE	QTY	AREA EACH (SF)	ASF (SF)	QTY	AREA EACH (SF)	ASF (SF)	ΔASF (SF) STATUS	NOTE
01	DEAN'S OFFICE								
1.01	Dean	1	400	400	1	400	400	— —	
1.02	Restroom	2	64	128	2	64	128	— —	
1.03	Associate Dean Administration	1	200	200	1	200	200	— —	
1.04	Associate Dean Faculty	1	200	200	1	200	200	— —	
1.05	Assistant Dean Student Services	1	150	150	1	150	150	— —	
1.06	Assistant Dean Faculty Research	1	150	150	1	150	150	— —	
1.07	Executive Director of Business Services	1	150	150	1	150	150	— —	
1.08	Administrative Assistant	3	80	240	3	80	240	— —	
1.09	File Room/Storage	1	300	300	1	300	300	— —	
1.10	Conference Room (Faculty Mtgs)	1	800	800	1	800	800	— —	
1.11	Copy Room	1	100	100	1	100	100	— —	
1.12	Waiting Area	—	—	—	1	250	250	+250 ADDED	1
1.13	Conference Room Pantry	—	—	—	1	150	150	+150 ADDED	2
	Subtotal —Dean's Office	14		2,818	16		3,218	+400	

NOTES

1 Waiting Area—Added per focus group.

2 Conference Room Pantry —Added per focus group.

		PROGRAM OF REQUIREMENTS			PROGRAM VERIFICATION			CHANGE	
INDEX	SPACE	QTY	AREA EACH (SF)	ASF (SF)	QTY	AREA EACH (SF)	ASF (SF)	ΔASF (SF) STATUS	NOTE
02	ADMISSIONS, FINANCIAL AID, & REGISTRAR								
2.01	Registrar	1	250	250	1	250	250	— —	
2.02	Assistant Registrar w/ File Room	1	200	200	1	200	200	— —	
2.03	Assistant Dean of Admissions	1	150	150	1	150	150	— —	
2.04	Director of Admissions	1	120	120	1	120	120	— —	
2.05	Director of Financial Aid	1	120	120	1	120	120	— —	
2.06	Admissions Assistant	1	80	80	1	80	80	— —	
2.07	Administrative Assistant	1	80	80	1	80	80	— —	
2.08	Interview Room	1	120	120	1	120	120	— —	
2.09	File Room/Storage/Copy Room	1	200	200	1	200	200	— —	
2.10	Shared Waiting Area	—	—	—	1	125	125	+125 ADDED	1
2.11	Shared Pantry	—	—	—	1	150	150	+150 ADDED	2
	Subtotal —Admissions, Financial	9		1,320	11		1,595	+275	

NOTES

1 Shared Waiting Area—Added per focus group.

2 Shared Pantry —Added per focus group.

		PROGRAM OF REQUIREMENTS			PROGRAM VERIFICATION			CHANGE		
INDEX	SPACE	QTY	AREA EACH (SF)	ASF (SF)	QTY	AREA EACH (SF)	ASF (SF)	ΔASF (SF)	STATUS	NOTE
03	CAREER SERVICES									
3.01	Assistant Dean	1	150	150	1	150	150	—	—	
3.02	Assistant Director	1	110	110	8	120	960	+850	MODIFIED	1
3.03	Administrative Assistant	1	40	40	1	40	40	—	—	
3.04	Training Room	1	1,000	1,000	1	1,000	1,000	—	—	
3.05	Conference Room	1	240	240	1	300	300	+60	MODIFIED	2
3.06	Interview Room	6	120	720	6	120	720	—	—	
3.07	Copy Room	1	100	100	1	100	100	—	—	
3.08	Training Room Pantry	—	—	—	1	150	150	+150	ADDED	3
3.09	Shared Waiting Area	—	—	—	1	250	250	+250	ADDED	4
	Subtotal —Career Services	12		2,360	21		3,670	+1,310		

NOTES

1 Assistant Director —Increased staff count to accommodate enrollment growth. Added per focus group. Adjusted office size to align with others.

2 Conference Room—Adjusted asf/seat for consistency.

3 Training Room Pantry —Added per focus group. Shared with alumni affairs.

4 Shared Waiting Area—Added per focus group. Shared with alumni affairs.

		PROGRAM OF REQUIREMENTS			PROGRAM VERIFICATION			CHANGE		
INDEX	SPACE	QTY	AREA EACH (SF)	ASF (SF)	QTY	AREA EACH (SF)	ASF (SF)	ΔASF (SF)	STATUS	NOTE
04	COMMUNICATIONS DEPARTMENT									
4.01	Assistant Dean	1	150	150	1	150	150	—	—	
4.02	Administrative Assistant	1	40	40	1	40	40	—	—	
	Subtotal —Communications	2		190	2		190	—		

		PROGRAM OF REQUIREMENTS			PROGRAM VERIFICATION			CHANGE		
INDEX	SPACE	QTY	AREA EACH (SF)	ASF (SF)	QTY	AREA EACH (SF)	ASF (SF)	ΔASF (SF)	STATUS	NOTE
05	ALUMNI AFFAIRS									
5.01	Assistant Dean Alumni Affairs	1	150	150	1	150	150	–	–	
5.02	Director of Development	1	120	120	1	120	120	–	–	
5.03	Director of CLE	1	120	120	1	120	120	–	–	
5.04	CLE Studio	1	200	200	–	200	–	(200)	DELETED	1
5.05	Conference Room	1	240	240	1	300	300	+60	MODIFIED	2
5.06	File Room/Storage/Copy Room	1	200	200	1	200	200	–	–	
5.07	Administrative Assistant	1	80	80	1	80	80	–	–	
	Subtotal —Alumni Affairs	7		1,110	6		970	(140)		

NOTES

1 CLEStudio —Movedto multimedia suite.

2 ConferenceRoom—Adjusted asf/seat for consistency.

		PROGRAM OF REQUIREMENTS			PROGRAM VERIFICATION			CHANGE		
INDEX	SPACE	QTY	AREA EACH (SF)	ASF (SF)	QTY	AREA EACH (SF)	ASF (SF)	ΔASF (SF)	STATUS	NOTE
06	LAW REVIEW OFFICE									
6.01	Editor in Chief	1	150	150	1	150	150	–	–	
6.02	Editorial Station	15	80	1,200	15	50	750	(450)	MODIFIED	1
6.03	Administrative Assistant	2	40	80	1	40	40	(40)	MODIFIED	2
6.04	Conference Room (Shared w/BOA)	–	–	–	1	400	400	+400	ADDED	3
	Subtotal —Law Review Office	18		1,430	18		1,340	(90)		

NOTES

1 Editorial Station —Reducedstation size to align with benchmarking.

2 Administrative Assistant —Reducedto 1per focus group.

3 Conference Room (Shared w/BOA)—Addedper focus group.

		PROGRAM OF REQUIREMENTS			PROGRAM VERIFICATION			CHANGE	
INDEX	SPACE	QTY	AREA EACH (SF)	ASF (SF)	QTY	AREA EACH (SF)	ASF (SF)	ΔASF (SF) STATUS	NOTE
07	BOARD OF ADVOCATES								
7.01	Chief Justice	1	250	250	1	150	150	(100) MODIFIED	1
7.02	Member Station	15	80	1,200	15	50	750	(450) MODIFIED	2
7.03	Administrative Assistant	1	40	40	1	40	40	— —	
	Subtotal —Board of Advocates	17		1,490	17		940	(550)	

NOTES

1 Chief Justice —Reducedsize to match law review editor in chief.

2 Member Station —Reducedstation size to align with benchmarking.

		PROGRAM OF REQUIREMENTS			PROGRAM VERIFICATION			CHANGE	
INDEX	SPACE	QTY	AREA EACH (SF)	ASF (SF)	QTY	AREA EACH (SF)	ASF (SF)	ΔASF (SF) STATUS	NOTE
08	STUDENT OFFICES								
8.01	Student Bar Association (SBA)	5	80	400	1	80	80	(320) MODIFIED	1
8.02	Student Organizations Office	30	80	2,400	15	80	1,200	(1,200) MODIFIED	2
8.03	Administrative Assistant	1	80	80	1	80	80	— —	
8.04	Student Workroom/Lounge	—	—	—	1	900	900	+900 ADDED	3
8.05	Storage	—	—	—	1	300	300	+300 ADDED	4
8.06	Food Pantry	—	—	—	1	150	150	+150 ADDED	5
8.07	Career Closet	—	—	—	1	150	150	+150 ADDED	6
8.08	Conference Room	—	—	—	3	300	900	+900 ADDED	7
	Subtotal —Student Offices	36		2,880	24		3,760	+880	

NOTES

1 Student Bar Association (SBA)—Countmodified to create updated student orgs suite per focus group.

2 Student Organizations Office —Countmodified to create updated student orgs suite per focus group.

3 Student Workroom/Lounge —Addedper focus group.

4 Storage —Added per focus group.

5 Food Pantry —Added per focus group.

6 Career Closet —Added per focus group.

7 Conference Room —Added per focus group.

		PROGRAM OF REQUIREMENTS			PROGRAM VERIFICATION			CHANGE		
INDEX	SPACE	QTY	AREA EACH (SF)	ASF (SF)	QTY	AREA EACH (SF)	ASF (SF)	ΔASF (SF)	STATUS	NOTE
09	EARL CARL INSTITUTE									
9.01	Lobby	1	400	400	–	400	–	(400)	DELETED	1
9.02	Executive Director	1	200	200	1	200	200	–	–	
9.03	Business Administrator	1	120	120	1	150	150	+30	MODIFIED	2
9.04	Coordinator	1	80	80	2	80	160	+80	MODIFIED	3
9.05	Director, Center for EI & I	1	120	120	1	150	150	+30	MODIFIED	4
9.06	Associate Director, Special Projects	1	100	100	1	120	120	+20	MODIFIED	5
9.07	Assistant Director, Youth Initiatives	1	100	100	1	120	120	+20	MODIFIED	6
9.08	Coordinator, Black Girl Initiatives	1	80	80	1	80	80	–	–	7
9.09	Director of Legal Services	1	120	120	1	150	150	+30	MODIFIED	8
9.10	Community Engagement Specialist	1	100	100	1	120	120	+20	MODIFIED	9
9.11	Director, Criminal Justice & Innocence	1	120	120	1	150	150	+30	MODIFIED	10
9.12	Innocence Project Paralegal	1	80	80	1	100	100	+20	MODIFIED	11
9.13	Clean Slate Staff Attorney	1	100	100	1	120	120	+20	MODIFIED	12
9.14	Associate Director, Civil Advocacy	1	100	100	1	120	120	+20	MODIFIED	13
9.15	Staff Attorney - Property Preservation	1	100	100	1	120	120	+20	MODIFIED	14
9.16	Supervising Attorney - Heirship Project	1	100	100	1	120	120	+20	MODIFIED	15
9.17	Staff Attorney	1	100	100	1	120	120	+20	MODIFIED	16
9.18	Paralegals	1	160	160	–	160	–	(160)	DELETED	17
9.19	Director, Fort Bend Project	1	120	120	1	150	150	+30	MODIFIED	18
9.20	Paralegal	1	80	80	5	100	500	+420	MODIFIED	19
9.21	Staff Attorney	1	100	100	1	120	120	+20	MODIFIED	20
9.22	Immigration Program	1	100	100	1	120	120	+20	MODIFIED	21
9.23	Staff Attorney	1	100	100	1	120	120	+20	MODIFIED	22
9.24	Paralegals	1	160	160	–	160	–	(160)	DELETED	23
9.25	Administrative Assistant	1	80	80	1	80	80	–	–	24
9.26	Small Courtroom (60)	1	1,500	1,500	–	1,500	–	(1,500)	DELETED	25
9.27	Conference Rooms (20) (Shared)	2	400	800	1	500	500	(300)	MODIFIED	26
9.28	Student Offices	15	80	1,200	–	80	–	(1,200)	DELETED	27
9.29	File Room/Storage/Copy Room	1	600	600	–	600	–	(600)	DELETED	28
9.30	Small Conference Room (Shared)	1	200	200	1	250	250	+50	MODIFIED	29
9.31	Public Computer Stations	–	–	–	10	60	600	+600	ADDED	30
9.32	Innocence Project War Room	–	–	–	1	200	200	+200	ADDED	31
9.33	Conference Rooms (10)	–	–	–	–	250	–	–	ADDED	32
9.34	Research War Room	–	–	–	1	200	200	+200	ADDED	33
	Subtotal —Earl Carl Institute	45		7,320	41		4,940	(2,380)		

		PROGRAM OF REQUIREMENTS		PROGRAM VERIFICATION		CHANGE	
INDEX	SPACE	QTY AREA EACH (SF)	ASF (SF)	QTY AREA EACH (SF)	ASF (SF)	△ASF (SF) STATUS	NOTE
09	EARL CARL INSTITUTE						

NOTES

1 Lobby—Combined with shared clinic resources.

2 Business Administrator —Adjusted asf to align with faculty and clinic directors.

3 Coordinator —Added second coordinator for pro bono/externships. 1 coordinator in reception area.

4 Director, Center for EI & I —Adjusted asf to align with faculty and clinic directors.

5 Associate Director, Special Projects —Increased size per follow up focus group.

6 Assistant Director, Youth Initiatives —Increased size per follow up focus group.

7 Coordinator, Black Girl Initiatives —Office.

8 Director of Legal Services—Adjusted asf to align with faculty and clinic directors.

9 Community Engagement Specialist —Increased size per follow up focus group.

10 Director, Criminal Justice & Innocence Project —Adjusted asf to align with faculty and clinic directors.

11 Innocence Project Paralegal —Increased office size to match other paralegals.

12 Clean Slate Staff Attorney —Increased size per follow up focus group.

13 Associate Director, Civil Advocacy—Increased size per follow up focus group.

14 Staff Attorney - Property Preservation —Increased size per follow up focus group.

15 Supervising Attorney - Heirship Project —Increased size per follow up focus group.

16 Staff Attorney —Increased size per follow up focus group.

17 Paralegals —Consolidated to paralegal (9. 20).

18 Director, Fort Bend Project —Adjusted asf to align with faculty and clinic directors.

		PROGRAM OF REQUIREMENTS			PROGRAM VERIFICATION			CHANGE		
INDEX	SPACE	QTY	AREA EACH (SF)	ASF (SF)	QTY	AREA EACH (SF)	ASF (SF)	ΔASF (SF)	STATUS	NOTE
10	LAW LIBRARY									
10.01	Assistant Professor/Director of Law	1	120	120	1	150	150	+30	MODIFIED	1
10.02	Associate Director of Library	1	110	110	1	120	120	+10	MODIFIED	2
10.03	Director of Electronic Resources	1	120	120	1	120	120	—	—	
10.04	Archivist	1	120	120	1	120	120	—	—	
10.05	Staff (open)	3	80	240	3	80	240	—	—	
10.06	Research Librarian	1	100	100	1	100	100	—	—	
10.07	Acquisition Librarian	1	100	100	1	100	100	—	—	
10.08	Reference Librarian	1	100	100	1	100	100	—	—	
10.09	Operations & Special Projects Librarian	1	120	120	1	120	120	—	—	
10.10	Business Administrator	1	120	120	1	120	120	—	—	
10.11	Instructional Services Librarian	1	100	100	1	100	100	—	—	
10.12	Computer Lab	40	25	1,000	24	30	720	(280)	MODIFIED	3
10.13	Government Library	1	450	450	1	450	450	—	—	
10.14	Copy Room	2	100	200	2	100	200	—	—	
10.15	Mail Room	2	100	200	2	100	200	—	—	
10.16	Historic Documentation (Archives)	1	400	400	1	400	400	—	—	
10.17	Stacks - Volumes	1	8,000	8,000	—	8,000	—	(8,000)	DELETED	4
10.18	Stacks - Open Study Areas	1	3,000	3,000	—	3,000	—	(3,000)	DELETED	5
10.19	Study Room (10P)	20	250	5,000	4	250	1,000	(4,000)	MODIFIED	6
10.20	Breakroom	—	—	—	1	200	200	+200	ADDED	7
10.21	Patron Portal Space	—	—	—	4	40	160	+160	ADDED	8
10.22	Circulation Desk	—	—	—	1	300	300	+300	ADDED	9
10.23	Reference Desk	—	—	—	1	200	200	+200	ADDED	10
10.24	Stacks - Compact Shelving	—	—	—	1	5,400	5,400	+5,400	ADDED	11
10.25	Stacks - Open Shelving	—	—	—	1	2,300	2,300	+2,300	ADDED	12
10.26	Study Room (8P)	—	—	—	6	200	1,200	+1,200	ADDED	13
10.27	Study Room (4P)	—	—	—	8	100	800	+800	ADDED	14
10.28	Reading Room	—	—	—	1	1,200	1,200	+1,200	ADDED	15
10.29	Table Seating	—	—	—	1	960	960	+960	ADDED	16
10.30	Carrels	—	—	—	1	3,520	3,520	+3,520	ADDED	17
10.31	Lounge Seating	—	—	—	1	420	420	+420	ADDED	18
10.32	Technical Services Workroom	—	—	—	1	300	300	+300	ADDED	19
10.33	Special Collections	—	—	—	1	400	400	+400	ADDED	20
	Subtotal —Law Library	81		19,600	76		21,720	+2,120		

		PROGRAM OF REQUIREMENTS		PROGRAM VERIFICATION		CHANGE	
INDEX	SPACE	QTY AREA EACH (SF)	ASF (SF)	QTY AREA EACH (SF)	ASF (SF)	△ASF (SF) STATUS	NOTE
10	LAW LIBRARY						

NOTES

1 Assistant Professor/Director of LawLibrary —Adjusted office size to align with faculty.
2 Associate Director of Library —Adjusted office size (from 110to 120)to standardize.
3 Computer Lab—Adjusted seat count.Increased asf/seat to accommodate spacefor printers, etc.
4 Stacks - Volumes —Replacedby new compact and open shelving lines.
5 Stacks - OpenStudy Areas—Replacedby newcompact and open shelving lines.
6 Study Room (10P)—Reduced10prooms. Added newlines for student seating.
7 Breakroom —Addedper focus group.
8 Patron Portal Space—Addedper focus group.
9 Circulation Desk—Missing from por.
10 ReferenceDesk —Missing from por.
11 Stacks - Compact Shelving —80%of volumes in compact shelving.
12 Stacks - OpenShelving —20%of volumes in open shelving.
13 Study Room(8P) —Addedto provide seating variety and accommodate 60%of student enrollment.
14 Study Room(4P)—Addedto provide seating variety and accommodate 60%of student enrollment.
15 Reading Room—Addedto provide seating variety and accommodate 60%of student enrollment.
16 Table Seating —Addedto provide seating variety and accommodate 60%of student enrollment.
17 Carrels —Addedto provide seating variety and accommodate 60%of student enrollment.
18 LoungeSeating —Addedto provide seating variety and accommodate 60%of student enrollment.
19 Technical Services Workroom —Added per focus group.
20 Special Collections —Addedper focus group.

		PROGRAM OF REQUIREMENTS			PROGRAM VERIFICATION			CHANGE		
INDEX	SPACE	QTY	AREA EACH (SF)	ASF (SF)	QTY	AREA EACH (SF)	ASF (SF)	ΔASF (SF)	STATUS	NOTE
11	OFFICE OF ASSESSMENTS & STRATEGIC PLANNING									
11.01	Director of Assessments	1	120	120	1	120	120	—	—	
11.02	Assistant Director of Assessments	1	120	120	1	120	120	—	—	
11.03	Administrative Assistant	1	80	80	1	80	80	—	—	
	Subtotal —Office of Assessments &	3		320	3		320	—		

		PROGRAM OF REQUIREMENTS			PROGRAM VERIFICATION			CHANGE		
INDEX	SPACE	QTY	AREA EACH (SF)	ASF (SF)	QTY	AREA EACH (SF)	ASF (SF)	ΔASF (SF)	STATUS	NOTE
12	LAW SCHOOL CLINIC									
12.01	Clinic Director	1	120	120	6	150	900	+780	MODIFIED	1
12.02	Staff Attorneys	5	100	500	2	120	240	(260)	MODIFIED	2
12.03	Student Offices (Shared)	15	80	1,200	15	80	1,200	—	—	3
12.04	Administrative Assistant	1	80	80	1	80	80	—	—	
12.05	Trial Simulation Room (Shared)	1	350	350	1	700	700	+350	MODIFIED	4
12.06	Interview Rooms (Shared)	6	120	720	5	150	750	+30	MODIFIED	5
12.07	Conference Room (Shared)	1	600	600	1	600	600	—	MODIFIED	6
12.08	Small Court Room (Shared)	1	1,200	1,200	1	2,880	2,880	+1,680	MODIFIED	7
12.09	Conference Room (Shared)	1	600	600	1	750	750	+150	MODIFIED	8
12.10	File Storage (Shared)	1	200	200	—	200	—	(200)	DELETED	9
12.11	Copy Room (Shared)	1	200	200	—	200	—	(200)	DELETED	10
12.12	Restroom	2	64	128	2	64	128	—	—	
12.13	Phone Room (Shared)	—	—	—	4	80	320	+320	ADDED	11
12.14	Paralegals	—	—	—	—	120	—	—	ADDED	12
12.15	Work Room (Shared)	—	—	—	1	200	200	+200	ADDED	13
12.16	Pantry/Breakroom (Shared)	—	—	—	1	400	400	+400	ADDED	14
12.17	Lobby/Waiting Room (Shared)	—	—	—	1	400	400	+400	ADDED	15
12.18	Waiting Area Children's Corner (Shared)	—	—	—	1	100	100	+100	ADDED	16
12.19	Student Collaboration Space - Open (Shared)	—	—	—	1	180	180	—	ADDED	17
	Subtotal —Law School Clinic	36		5,898	44		9,828	+3,930		

NOTES

1 Clinic Director —Increased office size to match faculty office size. Increased qty per focus group.

2 Staff Attorneys —Increased qty per focus group. Increased size per follow up focus group.

3 Student Offices (Shared) —15 total shared between eci and clinics per follow up focus group. Open workstations.

4 Trial Simulation Room (Shared) —Increased capacity per follow up focus group.

5 Interview Rooms (Shared) —Adjusted qty per benchmarks. Adjusted capacity per steering committee review.

6 Conference Room (Shared) —Adjusted seat count and asf/seat. No overall asf change.

7 Small Court Room (Shared) —Increased capacity to 48 per follow up focus group.

8 Conference Room (Shared) —Adjusted asf/seat for consistency.

9 File Storage (Shared) —Not needed per follow up focus group.

10 Copy Room (Shared) —Not needed per follow up focus group.

		PROGRAM OF REQUIREMENTS			PROGRAM VERIFICATION			CHANGE	
INDEX	SPACE	QTY	AREA EACH (SF)	ASF (SF)	QTY	AREA EACH (SF)	ASF (SF)	ΔASF (SF) STATUS	NOTE
13	**STORAGE**								
13.01	File Storage	1	1,000	1,000	1	1,000	1,000	— —	
13.02	Building Storage	1	900	900	1	900	900	— —	
13.03	Table Storage	1	300	300	1	300	300	— —	
13.04	Office Supply	1	200	200	1	200	200	— —	
	Subtotal —Storage	4		2,400	4		2,400	—	

		PROGRAM OF REQUIREMENTS			PROGRAM VERIFICATION			CHANGE	
INDEX	SPACE	QTY	AREA EACH (SF)	ASF (SF)	QTY	AREA EACH (SF)	ASF (SF)	ΔASF (SF) STATUS	NOTE
14	**LARGE AUDITORIUM**								
14.01	Prefunction	1	1,600	1,600	—	1,600	—	(1,600) DELETED	1
14.02	Staging Kitchen / Pantry	1	250	250	—	250	—	(250) DELETED	2
14.03	Auditorium	1	9,000	9,000	—	9,000	—	(9,000) DELETED	3
14.04	Appellate Court Bench	1	330	330	—	330	—	(330) DELETED	4
14.05	Judge's Chambers	1	200	200	—	200	—	(200) DELETED	5
14.06	Jury Room	1	375	375	—	375	—	(375) DELETED	6
14.07	IT Support	1	1,200	1,200	—	1,200	—	(1,200) DELETED	7
14.08	Table Storage	1	400	400	—	400	—	(400) DELETED	8
	Subtotal —Large Auditorium	8		13,355	—		—	(13,355)	

NOTES

1 Prefunction —Duplicated with classroom and moot court space.

2 Staging Kitchen / Pantry —Duplicated with classroom and moot court space.

3 Auditorium —Duplicated with classroom and moot court space.

4 Appellate Court Bench—Duplicated with classroom and moot court space.

5 Judge's Chambers—Duplicated with classroom and moot court space.

6 Jury Room—Duplicated with classroom and moot court space.

7 IT Support —Duplicated with classroom and moot court space.

8 Table Storage—Duplicated with classroom and moot court space.

		PROGRAM OF REQUIREMENTS			PROGRAM VERIFICATION			CHANGE		
INDEX	SPACE	QTY	AREA EACH (SF)	ASF (SF)	QTY	AREA EACH (SF)	ASF (SF)	ΔASF (SF)	STATUS	NOTE
15	**COURTROOM SIMULATION**									
15.01	Entry and Common Area	1	1,000	1,000	1	640	640	(360)	MODIFIED	1
15.02	Moot Court (80) - INCREASED TO 200	1	2,000	2,000	1	4,600	4,600	+2,600	MODIFIED	2
15.03	Trial Simulation (20)	6	700	4,200	4	700	2,800	(1,400)	MODIFIED	3
15.04	Arbitration/Negotiation Meeting	1	200	200	1	200	200	—	—	
15.05	Storage	1	800	800	1	800	800	—	—	
15.06	IT Support	1	200	200	1	200	200	—	—	
15.07	Bus. Entry & Common Area	1	1,000	1,000	1	1,000	1,000	—	—	
15.08	Business Court	1	2,000	2,000	1	2,000	2,000	—	—	
15.09	Business Trial Simulation	1	700	700	1	700	700	—	—	
15.10	Bus. Arb./Negotiation Meeting Spaces	2	200	400	2	200	400	—	—	
15.11	Business Storage	1	800	800	1	800	800	—	—	
15.12	Business IT Support	1	300	300	1	300	300	—	—	
15.13	Judge's Chambers	—	—	—	1	200	200	+200	ADDED	4
15.14	Jury Room	—	—	—	1	375	375	+375	ADDED	5
	Subtotal —Courtroom Simulation	18		13,600	18		15,015	+1,415		

NOTES

1 Entry and Common Area—Reduced capacity.

2 Moot Court (80) - INCREASED TO 200—Increased capacity. Adjusted asf/seat to align with benchmarks. 100 front desks, 100 auditorium seating.

3 Trial Simulation (20) —Reduced quantity. Max 4 concurrent evening sessions.

4 Judge's Chambers—Moved to courtroom simulation/moot court.

5 Jury Room—Moved to courtroom simulation/moot court.

		PROGRAM OF REQUIREMENTS			PROGRAM VERIFICATION			CHANGE		
INDEX	SPACE	QTY	AREA EACH (SF)	ASF (SF)	QTY	AREA EACH (SF)	ASF (SF)	ΔASF (SF)	STATUS	NOTE
16	**FACULTY LOUNGE & LIBRARY**									
16.01	Faculty Lounge	1	625	625	1	1,250	1,250	+625	MODIFIED	1
16.02	Faculty Library	1	375	375	1	375	375	—	—	
16.03	Faculty Lounge Pantry	—	—	—	1	150	150	+150	ADDED	2
	Subtotal —Faculty Lounge & Library	2		1,000	3		1,775	+775		

NOTES

1 Faculty Lounge—Increased capacity per focus group.

2 Faculty Lounge Pantry —Added per focus group.

		PROGRAM OF REQUIREMENTS			PROGRAM VERIFICATION			CHANGE		
INDEX	SPACE	QTY	AREA EACH (SF)	ASF (SF)	QTY	AREA EACH (SF)	ASF (SF)	ΔASF (SF)	STATUS	NOTE
17	**STAFF LOUNGE**									
17.01	Staff Lounge	4	600	2,400	1	600	600	(1,800)	MODIFIED	1
	Subtotal —Staff Lounge	4		2,400	1		600	(1,800)		

NOTES

1 Staff Lounge—Consolidated into 1 staff lounge per focus group.

		PROGRAM OF REQUIREMENTS			PROGRAM VERIFICATION			CHANGE	
INDEX	SPACE	QTY	AREA EACH (SF)	ASF (SF)	QTY	AREA EACH (SF)	ASF (SF)	ΔASF (SF) STATUS	NOTE
18	CAFETERIA								
18.01	Dining Area	1	5,320	5,320	1	2,000	2,000	(3,320) MODIFIED	1
18.02	Staff Break Room	1	260	260	–	260	–	(260) DELETED	2
18.03	Work/Copy/Supply	1	100	100	–	100	–	(100) DELETED	3
18.04	Food Service Worker	1	120	120	–	120	–	(120) DELETED	4
18.05	Manager	1	120	120	–	120	–	(120) DELETED	5
18.06	Storage Bulk Dry Goods	1	600	600	–	600	–	(600) DELETED	6
18.07	Storage Bulk Refrigeration	1	650	650	–	650	–	(650) DELETED	7
18.08	Storage Bulk Freezer	1	650	650	–	650	–	(650) DELETED	8
18.09	Storage Bulk Cleaners, Soap, etc.	1	300	300	–	300	–	(300) DELETED	9
18.10	Kitchen Produce Prep	1	450	450	–	450	–	(450) DELETED	10
18.11	Kitchen Bakery Prep	1	350	350	–	350	–	(350) DELETED	11
18.12	Kitchen Cooking & Baking Equip.	1	700	700	–	700	–	(700) DELETED	12
18.13	Hot / Cold Staging Area	1	200	200	–	200	–	(200) DELETED	13
18.14	Ready Area	1	800	800	–	800	–	(800) DELETED	14
18.15	Dishwashing	1	250	250	–	250	–	(250) DELETED	15
18.16	Equipment Storage Room	1	850	850	–	850	–	(850) DELETED	16
18.17	Equipment Maintenance	1	500	500	–	500	–	(500) DELETED	17
18.18	Locker Room	1	100	100	–	100	–	(100) DELETED	18
18.19	Warming Carts Staging Area	1	400	400	–	400	–	(400) DELETED	19
18.20	Warming Carts Wash Area	1	200	200	–	200	–	(200) DELETED	20
18.21	Warming Carts Storage Area	1	200	200	–	200	–	(200) DELETED	21
18.22	Custodial/Storage Equipment	1	300	300	–	300	–	(300) DELETED	22
18.23	Loading Dock/Receiving	1	1,000	1,000	1	1,000	1,000	– –	
18.24	Coffee Shop	1	600	600	–	600	–	(600) DELETED	23
18.25	Kitchen/Servery Placeholder	–	–	–	1	3,000	3,000	+3,000 ADDED	24
	Subtotal —Cafeteria	24		15,020	3		6,000	(9,020)	

NOTES

1 Dining Area—Reducedseat count. Shared space with commons.

2 Staff Break Room—Replacedwith placeholder sf.

3 Work/Copy/Supply —Replacedwith placeholder sf.

4 Food Service Worker —Replacedwith placeholder sf.

5 Manager —Replacedwith placeholder sf.

6 Storage Bulk Dry Goods—Replacedwith placeholder sf.

7 Storage Bulk Refrigeration —Replacedwith placeholder sf.

8 Storage Bulk Freezer—Replacedwith placeholder sf.

9 Storage Bulk Cleaners, Soap, etc. —Replacedwith placeholder sf.

10 Kitchen Produce Prep—Replacedwith placeholder sf.

11 Kitchen Bakery Prep—Replacedwith placeholder sf.

12 Kitchen Cooking & Baking Equip.—Replacedwith placeholder sf.

13 Hot / Cold Staging Area—Replacedwith placeholder sf.

14 Ready Area —Replacedwith placeholder sf.

15 Dishwashing —Replacedwith placeholder sf.

16 Equipment Storage Room—Replacedwith placeholder sf.

17 Equipment Maintenance —Replacedwith placeholder sf.

18 Locker Room—Replacedwith placeholder sf.

19 Warming Carts Staging Area—Replacedwith placeholder sf.

20 Warming Carts Wash Area—Replacedwith placeholder sf.

21 Warming Carts Storage Area—Replacedwith placeholder sf.

22 Custodial/Storage Equipment —Replacedwith placeholder sf.

23 Coffee Shop —Not needed. Can be part of cafeteria.

24 Kitchen/Servery Placeholder—Placeholder.Needconfirmation on food delivery method and food service consultant input.Placeholder amount aligns with

		PROGRAM OF REQUIREMENTS			PROGRAM VERIFICATION			CHANGE	
INDEX	SPACE	QTY	AREA EACH (SF)	ASF (SF)	QTY	AREA EACH (SF)	ASF (SF)	ΔASF (SF) STATUS	NOTE
19	**WELLNESS CENTER**								
19.01	Individual Respite Room	4	150	600	6	80	480	(120) MODIFIED	1
19.02	Lactation	4	64	256	2	64	128	(128) MODIFIED	2
19.03	Spiritual Respite	1	200	200	1	400	400	+200 MODIFIED	3
19.04	Counseling	3	120	360	–	120	–	(360) DELETED	4
19.05	Fitness Room	3	600	1,800	3	600	1,800	– –	
19.06	Restrooms with Showers	2	160	320	2	160	320	– –	
19.07	Ablution Room	–	–	–	2	80	160	+160 ADDED	5
	Subtotal —Wellness Center	17		3,536	16		3,288	(248)	

NOTES

1 Individual Respite Room—Reducedsize, increased quantity per focus group.

2 Lactation —Reducedquantity per focus group.

3 Spiritual Respite —Increasedcapacity per focus group.

4 Counseling —Deletedper steering committee review.

5 Ablution Room—Addedper focus group.

		PROGRAM OF REQUIREMENTS			PROGRAM VERIFICATION			CHANGE	
INDEX	SPACE	QTY	AREA EACH (SF)	ASF (SF)	QTY	AREA EACH (SF)	ASF (SF)	ΔASF (SF) STATUS	NOTE
20	**FACULTY OFFICES**								
20.01	Faculty Offices	40	150	6,000	40	150	6,000	– –	
20.02	Administrative Assistant	8	80	640	8	80	640	– –	
20.03	Lawyering Process I & II	3	100	300	3	100	300	– –	
20.04	Copy & Mail Room	1	200	200	1	200	200	– –	
20.05	Instructors	4	100	400	4	100	400	– –	
20.06	Adjunct Faculty	5	100	500	5	100	500	– –	
20.07	Distinguished Professor	1	200	200	1	200	200	– –	
20.08	George Foreman	1	200	200	1	200	200	– –	
20.09	Andrew Jefferson	1	200	200	1	200	200	– –	
20.10	Conference Room	–	–	–	6	200	1,200	+1,200 ADDED	1
20.11	Student Waiting Area	–	–	–	6	100	600	+600 ADDED	2
	Subtotal —Faculty Offices	64		8,640	76		10,440	+1,800	

NOTES

1 ConferenceRoom—Addedper focus group. Needto meet with large groups of students near office.

2 Student Waiting Area—Addedper focus group.Need to meet with large groups of students near office.

		PROGRAM OF REQUIREMENTS			PROGRAM VERIFICATION			CHANGE	
INDEX	SPACE	QTY	AREA EACH (SF)	ASF (SF)	QTY	AREA EACH (SF)	ASF (SF)	ΔASF (SF) STATUS	NOTE
21	**ACADEMIC SUPPORT**								
21.01	Assistant Dean	1	200	200	1	200	200	– –	
21.02	Assistant Director	1	120	120	1	120	120	– –	
21.03	Staff	4	100	400	4	100	400	– –	
21.04	Special Accommodations Testing	–	–	–	4	100	400	+400 ADDED	1
	Subtotal —Academic Support	6		720	10		1,120	+400	

NOTES

1 Special Accommodations Testing —Placeholder.Needto confirm qty and location (dean of students mentioned in focus group).

		PROGRAM OF REQUIREMENTS			PROGRAM VERIFICATION			CHANGE	
INDEX	SPACE	QTY	AREA EACH (SF)	ASF (SF)	QTY	AREA EACH (SF)	ASF (SF)	ΔASF (SF) STATUS	NOTE
22	CLASSROOMS								
22.01	Large Classroom	5	2,800	14,000	4	2,400	9,600	(4,400) MODIFIED	1
22.02	Medium Classroom	6	2,100	12,600	3	1,800	5,400	(7,200) MODIFIED	2
22.03	Small Classroom	4	1,050	4,200	2	900	1,800	(2,400) MODIFIED	3
22.04	Seminar Classroom	4	700	2,800	4	600	2,400	(400) MODIFIED	4
22.05	Medium (48) Classroom	–	–	–	1	1,440	1,440	+1,440 ADDED	5
	Subtotal —Classrooms	19		33,600	14		20,640	(12,960)	

NOTES

1 Large Classroom—Reducedquantity based on utilization analysis.Adjusted asf/seat.

2 Medium Classroom—Reducedquantity based on utilization analysis.Adjusted asf/seat.

3 Small Classroom—Reducedquantity based on utilization analysis.Adjusted asf/seat.

4 Seminar Classroom—Reducedquantity based on utilization analysis.Adjusted asf/seat.

5 Medium (48) Classroom—Reducedquantity based on utilization analysis.Adjusted asf/seat.

		PROGRAM OF REQUIREMENTS			PROGRAM VERIFICATION			CHANGE	
INDEX	SPACE	QTY	AREA EACH (SF)	ASF (SF)	QTY	AREA EACH (SF)	ASF (SF)	ΔASF (SF) STATUS	NOTE
23	LOBBY / PUBLIC SPACES								
23.01	Ceremonial Lobby/Prefunction	200	15	3,000	200	15	3,000	– –	1
23.02	Restroom (Women)	4	250	1,000	–	250	–	(1,000) DELETED	2
23.03	Restroom (Men)	4	250	1,000	–	250	–	(1,000) DELETED	3
23.04	Family Toilet	4	100	400	–	100	–	(400) DELETED	4
23.05	Student Commons	4	1,600	6,400	1	3,000	3,000	(3,400) MODIFIED	5
23.06	Student Commons Break Out Rooms	4	100	400	–	100	–	(400) DELETED	6
23.07	MDF / IDF	4	64	256	4	64	256	– –	
23.08	Security Office	1	100	100	1	100	100	– –	
23.09	Housekeeping Closet	8	48	384	8	48	384	– –	
23.10	Events Space	–	–	–	1	9,600	9,600	+9,600 ADDED	7
23.11	Classroom Breakout Space	–	–	–	4	450	1,800	+1,800 ADDED	8
23.12	Tutoring Center/Study Hall	–	–	–	1	1,500	1,500	+1,500 ADDED	9
23.13	Student Lockers	–	–	–	1	825	825	+825 ADDED	10
23.14	Front Desk / Security Checkpoint	–	–	–	1	200	200	+200 ADDED	11
23.15	Events Storage	–	–	–	1	1,500	1,500	+1,500 ADDED	12
23.16	Events Catering Staging	–	–	–	1	1,500	1,500	+1,500 ADDED	13
	Subtotal —Lobby/ Public Spaces	233		12,940	224		23,665	+10,725	

NOTES

1 Ceremonial Lobby/Prefunction —Convertedto prefunction space.

2 Restroom (Women)—Consideredpart of grossing factor.

3 Restroom (Men) —Consideredpart of grossing factor.

4 Family Toilet —Consideredpart of grossing factor.

5 Student Commons—Reducedseat count. Sharedspace with cafeteria.

6 Student Commons Break Out Rooms—Reallocated space to classroom breakout space.

7 Events Space—Replacementfor 600p auditorium.

8 Classroom Breakout Space—Reallocated space from breakout rooms and commons.

9 Tutoring Center/Study Hall —Addedper focus group.

10 Student Lockers—Addedper focus group.330 half height lockers.Need to confirm quantity.

11 Front Desk/ Security Checkpoint—Multiple focus groups requested security checkpoint at main entry.

12 Events Storage —Placeholder.

13 Events Catering Staging —Placeholder.

		PROGRAM OF REQUIREMENTS			PROGRAM VERIFICATION			CHANGE	
INDEX	SPACE	QTY	AREA EACH (SF)	ASF (SF)	QTY	AREA EACH (SF)	ASF (SF)	ΔASF (SF) STATUS	NOTE
24	**TECHNOLOGY**								
24.01	IT Specialist	1	100	100	1	100	100	— —	
24.02	Manager of Instructional Technology	4	120	480	4	120	480	— —	
24.03	Web Developer	4	100	400	2	100	200	(200) MODIFIED	1
24.04	Audio Visuals	4	150	600	—	150	—	(600) DELETED	2
24.05	IT Equipment Storage / Workroom	1	600	600	1	600	600	— —	
	Subtotal —Technology	14		2,180	8		1,380	(800)	

NOTES

1 Web Developer —Reduced to 2 per focus group.

2 Audio Visuals —Moved to multimedia suite.

		PROGRAM OF REQUIREMENTS			PROGRAM VERIFICATION			CHANGE	
INDEX	SPACE	QTY	AREA EACH (SF)	ASF (SF)	QTY	AREA EACH (SF)	ASF (SF)	ΔASF (SF) STATUS	NOTE
25	**OUTDOOR SPACE**								
25.01	Outdoor Space	1	2,000	2,000	—	2,000	—	(2,000) DELETED	1
	Subtotal —Outdoor Space	1		2,000	—		—	(2,000)	

NOTES

1 Outdoor Space—Does not contribute to building area, but will be included in project.

		PROGRAM OF REQUIREMENTS			PROGRAM VERIFICATION			CHANGE	
INDEX	SPACE	QTY	AREA EACH (SF)	ASF (SF)	QTY	AREA EACH (SF)	ASF (SF)	ΔASF (SF) STATUS	NOTE
26	MULTIMEDIA SUITE								
26.01	TV Interview Room	—	—	—	1	100	100	+100 ADDED	1
26.02	Broadcast Studio	—	—	—	1	475	475	+475 ADDED	2
26.03	Broadcast Studio Control Room	—	—	—	1	100	100	+100 ADDED	3
26.04	Broadcast Studio Storage	—	—	—	1	200	200	+200 ADDED	4
26.05	CLE/Live Talk Studio	—	—	—	2	225	450	+450 ADDED	5
26.06	CLE/Live Talk Control Room	—	—	—	1	100	100	+100 ADDED	6
26.07	Audio/Video Studio	—	—	—	2	150	300	+300 ADDED	7
26.08	A/V Control Room	—	—	—	1	75	75	+75 ADDED	8
26.09	AV Room	—	—	—	1	150	150	+150 ADDED	9
26.10	Reception	—	—	—	1	150	150	+150 ADDED	10
	Subtotal —Multimedia Suite	—		—	12		2,100	+2,100	

NOTES

1 TV Interview Room—Consolidation of spaces in other departments and expansion to meet audio/video needs.
2 Broadcast Studio —Consolidation of spaces in other departments and expansion to meet audio/video needs.
3 Broadcast Studio Control Room—Consolidation of spaces in other departments and expansion to meet audio/video needs.
4 Broadcast Studio Storage—Consolidation of spaces in other departments and expansion to meet audio/video needs.
5 CLE/Live Talk Studio —Consolidation of spaces in other departments and expansion to meet audio/video needs.
6 CLE/Live Talk Control Room—Consolidation of spaces in other departments and expansion to meet audio/video needs.
7 Audio/Video Studio —Consolidation of spaces in other departments and expansion to meet audio/video needs.
8 A/V Control Room—Consolidation of spaces in other departments and expansion to meet audio/video needs.
9 AV Room—Consolidation of spaces in other departments and expansion to meet audio/video needs.
10 Reception—Consolidation of spaces in other departments and expansion to meet audio/video needs.

		PROGRAM OF REQUIREMENTS			PROGRAM VERIFICATION			CHANGE	
INDEX	SPACE	QTY	AREA EACH (SF)	ASF (SF)	QTY	AREA EACH (SF)	ASF (SF)	ΔASF (SF) STATUS	NOTE
27	HONOR COURT								
27.01	Honor Court Office	—	—	—	1	150	150	+150 ADDED	1
	Subtotal —Honor Court	—		—	1		150	+150	

NOTES

1 Honor Court Office —Added per focus group.

	GRAND TOTAL — ALL DEPARTMENTS	694		158,127	669		141,064	(17,063)	
	Tie-check vs Department Summary program			—			—		

Areas are assignable square feet (ASF) as computed on the Space Program tab. Departmental and building grossing factors are excluded from this sheet. Blank source values print as

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SECTION 05

PROGRAM SPACE TYPES

INSTRUCTIONAL

PROGRAM CHANGES

The 600-seat auditorium and all associated support spaces, including pre-function, chambers, jury room, IT, and storage, are removed, eliminating 13,355 ASF. Large-event programming would be held in an events space which is added to the space program in the “Other” category, which absorbs 12,600 ASF of that function. The former 80-person moot court has increased to 200 people, to accommodate larger events. Supporting space for the auditorium, including Judge's chambers and the jury room, are reassigned to support the 200-person moot court. The 200-person moot court will have a flexible front space, so that it can be utilized as a trial courtroom (including space for jury and court reporter), appellate court, as well as lecture/classroom type function. The moot court entry and common area is trimmed from 1,000 to 640 ASF.

Classroom inventory is right-sized to peer law school benchmarks: large rooms reduced from five to four, medium from six to four, small from four to three, seminars held at four, and the area-per-seat standard tightened from 35 to 30 ASF. Trial simulation rooms are reduced from six to four, aligned with the four concurrent evening sessions identified by TMSL.



CHARACTERISTICS

The 200-person auditorium will serve as a centerpiece of the school, featuring upgraded and specialty finishes throughout. Seating will be tiered, with half featuring fixed tables coordinated with the room's overall finish palette, and the remaining half consisting of fixed seats. Acoustics will be a key design priority, with finishes selected and reviewed to meet the room's acoustic performance requirements.

Specialty wall finishes may include wood paneling and fabric-wrapped panels, while ceiling treatments may incorporate wood ceiling elements alongside acoustical solutions. A tailored AV and technology package will be integrated into the design, including display monitors or projection screens as determined by the engineering team. Specialty lighting will also be provided to complement the space.

The tiered 60-person and 80-person classrooms will feature select upgraded finishes, including wood paneling and specialty acoustical treatments. Fixed tables will be designed to coordinate with the overall material palette of each room.

Typical flat-floor classrooms will feature a more simplified finish palette, including carpet flooring, fabric-wrapped panels and markerboards on the walls, and acoustic ceiling panels on the ceiling. Trial simulation rooms will follow a similar finish standard to the typical classrooms, and will incorporate flexible furniture to allow the spaces to be configured and utilized in a variety of ways.









LIBRARY

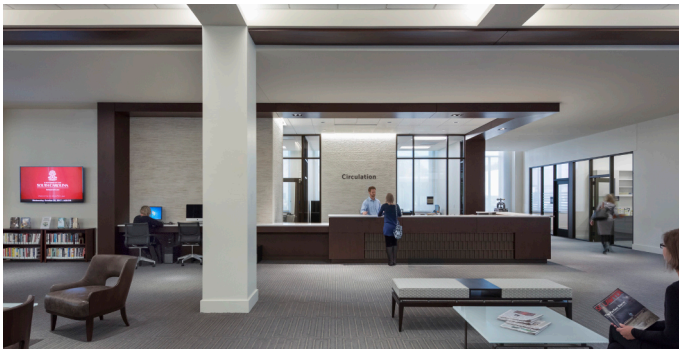
PROGRAM CHANGES

The majority of the collections are migrated to compact shelving, replacing open stacks and open-stack study space. The program includes 5,400 ASF of compact shelving and 2,300 ASF of open shelving with a reduction from 11,000 to 7,700 ASF while keeping the collection intact. A special collections space is added, which will consist of display shelving as well as a variety of seating types.

Study space nearly doubles, growing from 5,000 to 9,100 ASF to seat 294 students. The study room mix is restructured to reflect how students actually gather: twenty 10-person rooms are replaced by four 10-person, six 8-person, and eight 4-person rooms, better serving groups of two to four. A formal reading room is added, offering 40 seats alongside 88 carrels and 32 table seats that would be distributed throughout the library. Lounge seating is limited to 14 seats.

On the service side, circulation and reference desks are separated, and a patron portal is introduced to accommodate public users working independently from students. New staff and operational spaces are added — a technical services workroom, a staff breakroom, and a second climate-controlled room for special collections. The computer lab is reduced from 40 stations to 24 as the intent for this space is to be for student use only, not as a classroom space.







CHARACTERISTICS

As the heart of the school, the library's public spaces will feature upgraded finishes that reflect its central importance. The reading room will be a highlight of the space, with specialty finishes including wood paneling, millwork displays, and wood panel and other specialty ceiling treatments. Special collections will be similarly appointed, serving as a feature space designed to showcase highlights of the collection. The circulation and reference desk areas, as the library's first impression, will also receive upgraded finishes. Specialty lighting will be incorporated throughout these key areas.

Motorized compact shelving will be provided, with end panels for both compact and open shelving designed to complement the overall aesthetic of the space. Group study rooms will feature glazing, markerboards, and monitors.







FACULTY

PROGRAM CHANGES

Six faculty conference rooms and six student waiting areas are added to provide dedicated spaces for faculty meetings and student accommodation. The faculty lounge is doubled from 625 to 1,250 ASF to accommodate all faculty simultaneously, and a pantry is included to support the expanded space.

CHARACTERISTICS

Public-facing spaces such as waiting areas will feature select upgraded finishes, including wood paneling. Meeting spaces will be equipped with glazing, markerboards, and displays. Specialty lighting will be incorporated sparingly in select locations.









ADMINISTRATION

PROGRAM CHANGES

Administration is divided into multiple distinct suites. The Leadership Suite houses the Dean's department alongside the Office of Assessments & Strategic Planning.

The Technology Suite incorporates a new Multimedia Suite (2,100 ASF) featuring a broadcast studio and control room, two CLE and live-talk studios, two audio/video studios, a TV interview room, reception, and storage. To offset this addition, the Technology department is streamlined — standalone audio-visual rooms are removed and web developer positions are reduced from four to two, with that capacity absorbed by the Multimedia Suite. The Communications department is co-located nearby.

Career Services grows significantly, expanding from one assistant director to eight, and is paired with the Alumni department in a shared suite with a common waiting area.

Student Services consolidates the registrar, admissions, and financial aid. Admissions and financial aid are positioned closely to improve student access. Academic Support is embedded within the faculty office suite, enabling shared resources and student waiting areas. Accommodations testing is relocated out of the library into four dedicated rooms within the Academic Support Suite.

Waiting areas and pantries are added at the Dean's Suite, Student Services, and Career Services/Alumni. The staff lounge is consolidated from four rooms into a single shared space.

CHARACTERISTICS

Finishes will be comparable to the Faculty spaces.





STUDENTS

PROGRAM CHANGES

Food service shifts to a servery model, eliminating all production and bulk storage in favor of a 3,000 ASF kitchen allowance, pending a food service consultant review. This reduces the department from 15,020 to 6,000 ASF. Dining capacity drops from 266 to 100 seats — approximately 15% of enrollment, consistent with peer institutions — and the standalone coffee shop is removed.

The student commons is reduced from 6,400 to 3,000 ASF, offset by the addition of a 1,500 ASF tutoring center and study hall, 1,800 ASF of classroom breakout space, and 1,625 ASF of lockers.

Student organizations consolidate from 30 offices to 15, gaining a shared workroom, lounge, and three conference rooms. Law Review and Board of Advocates stations are resized from 80 to 50 ASF each, reflecting a shift from single- to double-occupancy.

New additions include a food pantry, career closet, and Honor Court office. Wellness expands with two ablution rooms and doubled spiritual respite space, while respite rooms increase from four to six at a reduced individual size.

CHARACTERISTICS

The commons and dining room will feature select specialty finishes and specialty lighting throughout. The kitchen program is still to be determined; however, even as a catering kitchen, commercial kitchen equipment and anti-microbial surfaces will be required. Lockers will be double-height wood units. Student work spaces will include typical office-type finishes.













OTHER

PROGRAM CHANGES

A new dedicated flat-floor events space of 9,600 ASF is added, accommodating 400–600 people and replacing the deleted 600-person auditorium. This represents a significant upgrade from the building's current largest room capacity of approximately 200. The space is designed to subdivide for simultaneous functions. Dedicated events storage and catering staging are added at 1,500 ASF each, ensuring events no longer displace student spaces or rely on the cafeteria kitchen.

A front desk and security checkpoint is introduced at the main lobby entrance. The business court, ceremonial lobby, and building support remain unchanged, pending further detail on the business court.

CHARACTERISTICS

The events space can be divided into three configurations utilizing two Skyfold partitions. Displays and supplemental sound equipment will be provided as designed by the engineering team. Acoustics will be a key design consideration, with finishes selected to achieve optimal performance. Specialty finishes, including wood paneling and fabric-wrapped panels, will be incorporated throughout the space.

The ceremonial lobby and pre-function area will feature upgraded finishes, with built-in display cases highlighting TMSL achievements. Specialty lighting will be a focus of the ceremonial lobby and pre-function area, with select supplemental lighting carried into the events space. Additional lighting will be provided to support specific uses, such as illuminating speaker areas.

The front desk and security area will serve as the first impression of the school and will feature upgraded finishes accordingly. Turnstiles will be provided for access control. Specialty lighting will be incorporated to complement the space.






Civil Rights
Division



EARL CARL INSTITUTE & CLINICS

PROGRAM CHANGES

The suite is designed for the clinics and ECI to share a single space, providing flexibility to expand or contract as needs change over time. By sharing a single suite, both groups gain access to a set of common resources that serve the full community of occupants. These shared amenities include a welcoming lobby and waiting room outfitted with a children's corner, four dedicated phone rooms to accommodate confidential calls, a work room for day-to-day operational needs, and a pantry and breakroom for faculty, staff, and students alike.

Office and workstation sizes and quantities have been carefully refined to reflect both the shared-suite model and anticipated growth projections, ensuring that the space remains functional and appropriately scaled as each group evolves. Meeting spaces have similarly been incorporated to serve the programming and scheduling needs of both the clinics and ECI together.

To support collaborative and specialized work, two war rooms have been added — one dedicated to Innocence Project work and one for research purposes — providing focused environments for team-based efforts. On the advocacy and training side, the plan removes one courtroom so that the suite is served by a single courtroom alongside one 20-person trial simulation room, both of which will be shared resources available to all occupants.

At the entry point, ten public computer stations have been added to facilitate community intake, ensuring accessible and efficient service for members of the public. Finally, restroom accommodations have been thoughtfully planned: two private restrooms will be available exclusively for faculty, staff, and student use within the suite, while separate public restrooms — featuring stalls — will be provided to serve visitors and community members.



CHARACTERISTICS

The reception area, as the primary public-facing space, should incorporate select upgraded finishes and specialty lighting to create a polished and welcoming first impression. Glazing at the entry is recommended to open up the space and reinforce an inviting atmosphere for visitors and community members alike.

Beyond the reception, the remaining spaces throughout the suite will feature typical office finishes consistent with those found elsewhere in the building, maintaining a cohesive and functional aesthetic. The courtroom will include a limited selection of specialty finishes, balancing the formality appropriate to the space with an otherwise straightforward material palette.









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