

## RPV: Civic Center Program Summary

<b>City Hall</b>		Count	GSF Total	Notes
RPV.1	City Administration	17	4,990	GSF
RPV.2	Finance	13	2,977	GSF
RPV.3	Public Works	23	5,247	GSF
RPV.4	Community Development	25	5,783	GSF
RPV.5	Recreation and Parks	11	4,357	GSF
6.0	Shared Building Support		9,465	GSF
			<b>32,819</b>	<b>GSF</b>

<b>Proposed New Program Elements</b>		Count	GSF Total	Notes
6.1	Public Counter & Computer Training Room		2,353	GSF
6.2	Council Chambers		9,619	GSF
<b>Total</b>		<b>89</b>	<b>11,972</b>	<b>GSF</b>

<b>Site Areas</b>			GSF Total	Notes
7.0	Site Requirements		105,150	GSF
7.1	Site Amenities		158,270	GSF
7.2	Other Potential Amenities		<del>322,589</del>	<del>GSF</del>
<b>Total</b>			<b>586,009</b>	<b>GSF</b>
				<b>13.45 AC</b>

<b>Other Facilities</b>			GSF Total	Notes
8.0	Sheriff Sub Station		13,000	GSF Based on La Mirada Station Plan
9.0	Medium Fire Station		<del>12,885</del>	<del>GSF Based on LACO Prototype A Plan</del>
10.0	EOC and Tower		3,647	GSF pending demand study
11.0	Community Center Facilities		<del>8,941</del>	<del>GSF only as potential adaptive re-use</del>
12.0	PVPLC Office Facilities		4,000	GSF
<b>Total</b>			<b>42,473</b>	<b>GSF</b>
				<b>.98 AC</b>

<b>Civic Center Gross Total</b>			<b>640,454</b>	<b>GSF</b>		<b>14.43</b>	<b>AC</b>
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### General Notes

35% circulation factor utilized to derive departmental usable square footage (USF) from stated net values (NSF)

15% grossing factor utilized to derive Gross Square Footage (GSF) from stated Usable Square Footage (USF) values. This includes necessary stairs, corridors, restrooms, elevators, mechanical/electrical rooms, shafts, electrical, jan. closets & walls

Existing Civic Center buildings on site account for a total of 300,000 GSF. Refer to pg. 2 for detail.

buildings / structures

an approximate

Appendix

## Summary of Space Standard Assumptions

<b>Workspaces</b>	Count	Type	Size	SF	NSF Total	Notes
Extra Large Private Office	1	PO1	14x20	280 SF	280 NSF	
Large Private Office	10	PO2	14x10	140 SF	1,400 NSF	
Private Office	7	PO3	10x10	100 SF	700 NSF	
Work Station	34	WS1	8x8	64 SF	2,176 NSF	
Small Work Station	37	WS2	6x8	48 SF	1,776 NSF	
<b>Total</b>	<b>89</b>				<b>6,332 NSF</b>	

<b>Meeting Spaces</b>	Count		SF	NSF Total	Notes
Extra Large Conference Room	2	20-25ppl	735 SF	1,470 NSF	
Large Conference Room	2	16-18ppl	600 SF	1,200 NSF	
Medium Conference Room	5	10-12ppl	400 SF	2,000 NSF	
Small Conference Room	3	6-8ppl	200 SF	600 NSF	
Shared Huddle Room	5	2-4ppl	100 SF	500 NSF	
Privacy Nook	5	1-2ppl	75 SF	375 NSF	
<b>Total</b>				<b>6,145 NSF</b>	

**Existing Buildings on Site**

	Count	Type	SF	GSF Total	Notes
City Manager's Building				16,888 GSF	(permanent)
Community Development Building				4,913 GSF	(permanent)
Public Works Building				2,871 GSF	(temporary)
TV Station Buildings	2		1,400 SF	2,800 GSF	(1 temporary, 1 permanent)
Storage Containers	13	20x10	200 SF	2,600 GSF	Twenty Unit Equivalents (temporary)
Sr. Center Buildings	2		1,300 SF	2,600 GSF	(1 temporary, 1 permanent)
<b>Total</b>				<b>32,672 GSF</b>	<b>.75 AC</b>

Buildings / Structures ← approx GSF →

add Missile Silo subterranean structures (2 @ 3500 gsf each - verify) AND Coast Guard structure (1 @ 1500 gsf)

**Move Existing Buildings / Structures on Site to Appendix**

<b>1.1 Workspaces</b>	Count	Type	Size	SF	NSF Total	Notes
City Manager	1	PO1	14x20	280 SF	280 NSF	
Deputy City Manager	1	PO2	14x10	140 SF	140 NSF	
Human Resources Manager	1	PO2	14x10	140 SF	140 NSF	adj. to Finance
Human Resources Analyst	1	PO3	10x10	100 SF	100 NSF	adj. to Finance
Information Technology Manager	1	PO3	10x10	100 SF	100 NSF	
City Clerk <b>need PO2 - 10x14 - 140 NSF</b>	<del>1</del>	<del>PO3</del>	<del>10x10</del>	<del>100 SF</del>	<del>100 NSF</del>	<b>adjacent to public waiting area</b>
Senior Administrative Analyst	1	WS1	8x8	64 SF	64 NSF	
Deputy City Clerk	1	WS1	8x8	64 SF	64 NSF	
Senior Administrative Analyst (Emergency Prep)	1	WS1	8x8	64 SF	64 NSF	
GIS Coordinator	1	WS1	8x8	64 SF	64 NSF	adj. to IT, CDD?
Administrative Analyst II	1	WS2	6x8	48 SF	48 NSF	
Administrative Analyst II	1	WS2	6x8	48 SF	48 NSF	lockable suite
Administrative Assistant	1	WS2	6x8	48 SF	48 NSF	
GIS Intern	1	WS2	6x8	48 SF	48 NSF	move to CDD?; adj. to IT
Intern	1	WS2	6x8	48 SF	48 NSF	
Contract IT Staff	2	WS2	6x8	48 SF	96 NSF	lockable suite; adj. to IT
<b>Total</b>	<b>17</b>				<b>1,452 NSF</b>	

<b>1.2 Dedicated Meeting Spaces</b>	Count	Size	SF	NSF Total	Notes
Medium Conference Room	1	10-12ppl	400 SF	400 NSF	
Small Conference Room	1	6-8ppl	200 SF	200 NSF	
Shared Huddle Room	1	2-4ppl	100 SF	100 NSF	
Privacy Nook	1	1-2ppl	75 SF	75 NSF	
<b>Total</b>	<b>4</b>			<b>775 NSF</b>	

<b>1.3 Dedicated Support / Specialty Spaces</b>	Count	SF	NSF Total	Notes
Waiting Area	1	100 SF	100 NSF	for City Manager
HR Interview Room	1	200 SF	200 NSF	In HR
CM Dept. Files / Storage	4	10 SF	40 NSF	
City Clerk Files - Current (4) drawer fireproof laterals	8	10 SF	80 NSF	
Code Manuals - Library	6	10 SF	60 NSF	
Shared Open Layout space with Printer Area	1	50 SF	50 NSF	
<b>Total</b>	<b>21</b>		<b>530 NSF</b>	

Combined subtotal NSF	<b>2,757 NSF</b>
Circulation Factor 35%	<b>1,485 SF</b>
Grossing Factor 15%	<b>749 SF</b>

**Gross Square Foot (GSF) Subtotal 4,990 GSF**

**Adjacency Requirements:**

- Administration to Finance and to Council Chambers      Essential
- Administration - HR to Finance      Convenient
- Administration - IT to GIS/Intern and to Contract IT Staff      Essential

**2.1 Workspaces**

	Count	Type	Size	SF	NSF Total	Notes
Finance Director	1	PO2	14x10	140 SF	140 NSF	
Deputy Finance Director	1	PO2	14x10	140 SF	140 NSF	
Accounting Supervisor	1	PO3	10x10	100 SF	100 NSF	
Accountant	1	WS1	8x8	64 SF	64 NSF	
Senior Accounting Technician (payroll)	1	WS1	8x8	64 SF	64 NSF	Locate adj. to huddle rm
Senior Administrative Analyst	2	WS1	8x8	64 SF	128 NSF	Lockable Suite
Accounting Technician	1	WS2	6x8	64 SF	64 NSF	
Account Clerk	1	WS2	6x8	48 SF	48 NSF	
Staff Assistant Business Licenses	1	WS2	6x8	48 SF	48 NSF	
Staff Assistant II (2PT)	1	WS2	6x8	48 SF	48 NSF	In CDD
Auditors Touch-down workstation	2	WS2	6x8	48 SF	96 NSF	
<b>Total</b>	<b>13</b>				<b>940 NSF</b>	

**2.2 Dedicated Meeting Spaces**

	Count	Size	SF	NSF Total	Notes
Medium Conference Room	1	10-12ppl	400 SF	400 NSF	
Shared Huddle Room	1	2-4ppl	100 SF	100 NSF	
Privacy Nook	1	1-2ppl	75 SF	75 NSF	
<b>Total</b>				<b>575 NSF</b>	

**2.3 Dedicated Support / Specialty Spaces**

	Count	SF	NSF Total	Notes
Finance Files - Current (4) dwr Laterals	7	10 SF	70 NSF	
Finance Bookcase Records Binders (Open)	1	10 SF	10 NSF	
Shared Open Layout space with Printer Area	1	50 SF	50 NSF	
<b>Total</b>	<b>9</b>		<b>130 NSF</b>	

Combined subtotal NSF	1,645 NSF
Circulation Factor 35%	886 SF
Grossing Factor 15%	447 SF

<b>Gross Square Foot Subtotal</b>	<b>2,977 GSF</b>
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**General Notes**

**Adjacency Requirements:**

Finance to City Manager and Staff	Essential
Finance to City Clerk	Important
Finance to HR	Essential
Finance to IT	Important

<b>3.1 Workspaces</b>	Count	Type	Size	SF	NSF Total	Notes
Public Works Director	1	PO2	14x10	140 SF	140 NSF	
Deputy Director	1	PO2	14x10	140 SF	140 NSF	
Principal Engineer	1	PO3	10x10	100 SF	100 NSF	
Maintenance Superintendent	1	PO3	10x10	100 SF	100 NSF	
Sr. Engineers	2	WS1	8x8	64 SF	128 NSF	
Associate Engineers	2	WS1	8x8	64 SF	128 NSF	
Sr. Administrative Analyst	1	WS1	8x8	64 SF	64 NSF	
Assistant Engineers	2	WS1	8x8	64 SF	128 NSF	
Permit Technicians	2	WS2	6x8	48 SF	96 NSF	
Admin Staff Assistant	1	WS2	6x8	48 SF	48 NSF	
Lead worker	1	WS2	6x8	48 SF	48 NSF	In lockable bullpen area
Maintenance Workers- (includes current + projected growth)	4	WS2	6x8	48 SF	192 NSF	In lockable bullpen area
Maintenance Admin Staff + Touchdown stations	1	WS2	6x8	48 SF	48 NSF	In lockable bullpen area
Shared Workstations for Consultants, Inspectors, Interns	3	WS2	6x8	48 SF	144 NSF	
<b>Total</b>	<b>23</b>				<b>1,504 NSF</b>	

<b>3.2 Dedicated Meeting Spaces</b>	Count	Size	SF	NSF Total	Notes
Medium Conference Room	1	10-12ppl	400 SF	400 NSF	
Small Conference Room	1	6-8ppl	200 SF	200 NSF	
Shared Huddle Room	1	2-4ppl	100 SF	100 NSF	
Privacy Nook	1	1-2ppl	75 SF	75 NSF	
<b>Total</b>	<b>4</b>			<b>775 NSF</b>	

<b>3.3 Dedicated Support / Specialty Spaces</b>	Count	SF	NSF Total	Notes
Waiting Area	1	100 SF	100 NSF	
Files in open 3 high with common top	12	10 SF	120 NSF	
Shared Open Layout space / Reference Library / Printer Area	1	200 SF	200 NSF	
Map Room (To access GIS)	1	200 SF	200 NSF	w/Large layout table
Maintenance Equip and Storage				Outdoor
Corporate Yard				Refer to Site Area
<b>Total</b>			<b>620 NSF</b>	

Combined subtotal NSF	<b>2,899 NSF</b>
Circulation Factor 35%	<b>1,561 SF</b>
Grossing Factor 15%	<b>787 SF</b>

**Gross Square Foot Subtotal 5,247 GSF**

**General Notes**

**Adjacency Requirements:**

- Public Works Finance to City Manager and Staff Convenient
- Public Works Finance to City Clerk Essential
- Public Works Finance to HR Essential

\* Department could benefit from Cashier, Exercise area

<b>4.1 Workspaces</b>	Count	Type	Size	SF	NSF Total	Notes
Community Development Director	1	PO2	14x10	140 SF	140 NSF	
Deputy Director	1	PO2	14x10	140 SF	140 NSF	
Senior Planner	2	WS1	8x8	64 SF	128 NSF	
Contract Mediator & City Attorney	1	WS2	6x8	48 SF	48 NSF	flex time, shared
Building Official	1	PO3	10x10	100 SF	100 NSF	
Senior Planner (View)	1	WS1	8x8	64 SF	64 NSF	Small Office w/2 desks
Associate Planner (View)	1	WS1	8x8	64 SF	64 NSF	Small Office w/2 desks
Associate Planner ( 1 current)	1	WS1	8x8	64 SF	64 NSF	
Assistant Planner (3 current)	3	WS1	8x8	64 SF	192 NSF	
Plan Checker (0 current, 1 growth)	1	WS1	8x8	64 SF	64 NSF	
Planning Tech (0 current, 1 growth)	1	WS2	6x8	48 SF	48 NSF	
Administrative Analyst (1 current)	1	WS1	8x8	64 SF	64 NSF	
Building Inspectors (field)	3	WS2	6x8	48 SF	144 NSF	In field most of day
Permit Technicians	2	WS1	8x8	64 SF	128 NSF	
Staff Assistant	0	WS2	6x8	48 SF	0 NSF	
Code Enforcement Officers (2 current)	2	WS1	8x8	64 SF	128 NSF	lockable suite, half day in field
Contract Planner / Plan Checker (shared)	1	WS2	6x8	48 SF	48 NSF	(flex time / 2x per week)
Contract Geologist / Staff Assistant (Shared)	1	WS2	6x8	48 SF	48 NSF	(1x per week each)
Interns (Shared between 2 interns)	1	WS2	6x8	48 SF	48 NSF	(1x per week)
<b>Total</b>	<b>25</b>				<b>1,660 NSF</b>	

<b>4.2 Dedicated Meeting Spaces</b>	Count	Size	SF	NSF Total	Notes
Medium Conference Room	1	10-12ppl	400 SF	400 NSF	Planning Project review mtgs
Small Conference Room	1	6-8ppl	200 SF	200 NSF	Applicant / interdept. mtgs
Shared Huddle Room	1	2-4ppl	100 SF	100 NSF	
Privacy Nook	1	1-2ppl	75 SF	75 NSF	Applicant / interdept. mtgs
<b>Total</b>				<b>775 NSF</b>	

<b>4.3 Dedicated Support / Specialty Space:</b>	Count	Size	SF	NSF Total	Notes
Plan Review workstations	5	WS2 6x8	48 SF	240 NSF	includes microfiche station
Files in open 3 high with common top	12		10 SF	120 NSF	
Geologist Files	8		10 SF	80 NSF	
Address Files - double stacked sliding	24		5 SF	120 NSF	
Reference Library/Shared Printer Area	1		100 SF	100 NSF	
Tract Files	1		100 SF	100 NSF	
Plan Room - blueprints storage - req'd by law for commercial projects					Refer to 6.1
5' x 5' x 5' Plan File					Refer to 6.1
Misc. Storage - various supplies, files, etc.					Refer to 6.1
One Stop Counter					Refer to 6.1
<b>Total</b>				<b>760 NSF</b>	

Combined subtotal NSF	<b>3,195 NSF</b>
Circulation Factor 35%	<b>1,720 SF</b>
Grossing Factor 15%	<b>867 SF</b>

<b>Gross Square Foot Subtotal</b>	<b>5,783 GSF</b>
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## General Notes

### Adjacency Requirements:

Community Development to Planning Divison	Essential
Community Development to Building & Safety	Essential
Community Development to Code Enforcement Division	Essential
Community Development to View Restoration Divison	Essential
Community Development to GIS	Essential
Community Development to Planning Commission	Convenient
Community Development to Cashier	Essential
Community Development to Public Works	<del>Essential</del> convenient
Community Development to Recreation & Parks/Preserve Sta	Important
Community Development to Fire Department	Convenient

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<b>5.1 Workspaces</b>	Count	Type	Size	SF	NSF Total	Notes
Director	1	PO2	14x10	140 SF	140 NSF	
Deputy Director	1	PO2	14x10	140 SF	140 NSF	
Senior Administrative Analyst	1	WS1	8x8	64 SF	64 NSF	
Administrative Analyst II	1	WS1	8x8	64 SF	64 NSF	
Recreation Program Supervisor II	2	WS1	8x8	64 SF	128 NSF	
Supervisors (0 current + 1 growth)	1	WS1	8x8	64 SF	64 NSF	
Admin. Staff (1 current + 1 growth)	2	WS2	6x8	48 SF	96 NSF	In lockable suite
Part Time Staff (0 current + 2 growth)	2	WS2	6x8	48 SF	96 NSF	
<b>Total</b>	<b>11</b>				<b>792 NSF</b>	

<b>5.2 Dedicated Meeting Spaces</b>	Count	Size	SF	NSF Total	Notes
Medium Conference Room	1	10-12ppl	400 SF	400 NSF	doubles as training room
Small Conference Room	0	6-8ppl	200 SF	0 NSF	
Shared Huddle Room	1	2-4ppl	100 SF	100 NSF	
Privacy Nook	1	1-2ppl	75 SF	75 NSF	
<b>Total</b>				<b>575 NSF</b>	

<b>5.3 Dedicated Support / Specialty Spaces</b>	Count	SF	NSF Total	Notes
Open Space Management (OSM) Division - Locker Room	1	200 SF	200 NSF	
OSM Office/ briefing room	1	200 SF	200 NSF	
Workroom	1	240 SF	240 NSF	
Storage Room w/safe	1	300 SF	300 NSF	R&P - for cash, checks and keys
Dedicated Copy Room	1	100 SF	100 NSF	
<b>Total</b>			<b>1,040 NSF</b>	

Combined subtotal NSF	<b>2,407 NSF</b>
Circulation Factor 35%	<b>1,296 SF</b>
Grossing Factor 15%	<b>653 SF</b>

<b>Gross Square Foot Subtotal</b>	<b>4,357 GSF</b>
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### General Notes

#### Adjacency Requirements:

Rec and Parks to Human Resources	Essential
Rec and Parks to Public Works	Essential
Rec and Parks to Community Development	Essential



<b>6.0 Shared Building Support</b>	Count	Type	Size	SF	USF Total	Notes
Lobby	1			600 SF	600 USF	
Extra Large Conference Room	2		20-25ppl	735 SF	1,470 USF	Monthly Community Meetings
Large Conference Room	2		16-18ppl	600 SF	1,200 USF	R&P Open Space mtgs
Coffee Nooks	2			50 SF	100 USF	
Kitchen Area & Staff Lounge / Breakroom	1			500 SF	500 USF	adjacent to outdoor patio
Shower/Locker Rooms-Men/Women	2			400 SF	800 USF	
Wellness Room	1			150 SF	150 USF	w/lounge chair, sink & refrig.
Shared Production Rm - plotter/copiers/scanning	2			300 SF	600 USF	
MDF/IDF	2			150 SF	300 USF	
IT Server Room	1			225 SF	225 USF	Near IT
IT Locked Storage Room	1			150 SF	150 USF	Near Server Room
Central Supply Storage	1			200 SF	200 USF	
City Clerk Vault / Records / High Density Filing	1			300 SF	300 USF	Admin - Rated Room
Locked Storage and Record Room with Safe	1			150 SF	150 USF	Finance
Records - flat files, plan holds, rolled drawings etc	1			300 SF	300 USF	Shared by PW & CDD
Public Works - Plan Storage	1			1,000 SF	1,000 USF	Can this be electronic or off-site?
<b>Total NSF</b>					<b>8,045 USF</b>	
				Grossing Factor 15%	<b>1,420 SF</b>	

<b>6.1 Proposed New Program Elements</b>	Count	Type	Size	SF	USF Total	Notes
Reception/Public Counter/ Cashier	1			1,000 SF	1,000 USF	
HR Testing Room / Computer Lab	1			1,000 SF	1,000 USF	Adjacent to HR
<b>Total NSF</b>					<b>2,000 USF</b>	
				Grossing Factor 15%	<b>353 SF</b>	

<b>6.2 Council Chambers</b>	Count	Type	Size	SF	USF Total	Notes
Council Chambers	1			5,000 SF	5,000 USF	150 seats
Pre-Function Space	1			1,000 SF	1,000 USF	20% of Council Chamber
City Council / Closed Session Conf	1		10 ppl	400 SF	400 USF	Medium Conference Rm
Staff Restroom	1			75 SF	75 USF	
Public Restrooms	2			300 SF	600 USF	incorp. gender neutral restroom w/ baby changing station
Control Room for Studio	1			121 SF	121 USF	Adj to Studio Rm w/ window btwn
Studio Room	1			250 SF	250 USF	
Part-Time Television Producer	2	WS2	6x8	48 SF	96 NSF	
Broadcast Room	1			144 SF	144 USF	
Headend Room	1			90 SF	90 USF	Adjacent to Broadcast Room
Edit Bay	1			80 SF	80 USF	
Chair and Table Storage	1			120 SF	120 USF	
Catering Kitchen	1			200 SF	200 USF	
<b>Total</b>					<b>8,176 USF</b>	
				Grossing Factor 15%	<b>1,443 SF</b>	

**Shared Support - Gross Square Foot Subtotal 21,436 GSF**

7.0 Site Requirements	Count	Type	Size	SF	GSF Total	Notes
Parking	150			350 SF	52,500 GSF	based on 50,000gsf at 3 stalls/1000
Overflow parking	100			350 SF	35,000 GSF	check above against code
Additional Trailhead parking	25			350 SF	8,750 GSF	to be confirmed with committee
Service / Loading	1		20x25	500 SF	500 GSF	screened area adjacent to trash
Trash / Recycling enclosure	1		20x25	500 SF	500 GSF	screened area for upto 4 dumpsters
Emergency Generator enclosure	1		25x60	1,500 SF	1,500 GSF	w/soundproof enclosure
Helipad	1		80x80	6,400 SF	6,400 GSF	w/water (no fueling) per FAA guidelines
<b>Total</b>					<b>105,150 GSF</b>	<b>2.41 AC</b>

7.1 Site Amenities	Count	Type	Size	SF	GSF Total	Notes
Trailhead facilities	2		20x30	600 SF	1,200 GSF	restrooms with water bottle fillers
Village Green open space	3	acres		43,560 SF	130,680 GSF	3 acres verify leed requirements
Public Plaza	1		50x50	2,500 SF	2,500 GSF	
Park Amenities / Picnic Pavilion	2		20x50	1,000 SF	2,000 GSF	covered picnic area
Shade Structure s	3	↗	20x15 20x50	1,000 SF	1,000 GSF	partially shaded, seating for 500 <b>distribute throughout site</b>
Dog Park	0.5	acre		21,780 SF	10,890 GSF	half acre to be verified <b>twice existing size</b>
Amphitheater	1		100x100	10,000 SF	10,000 GSF	partially shaded, seating for 500
<b>Total</b>					<b>158,270 GSF</b>	<b>3.63 AC</b>

30% hardscape/seating, remainder tiered or sloping landscape for approx. total capacity of 500

7.2 Other potential Amenities	Count	Type	Size	SF	GSF Total	Notes
Restaurant Café	1		50x100	5,000 SF	5,000 GSF	Development opportunity
<del>Pool with Restrooms / Lockers</del>	<del>1</del>		<del>60x100</del>	<del>6,000 SF</del>	<del>6,000 GSF</del>	<del>costly building for level of support</del>
<del>Multi Sports Gym</del>	<del>1</del>		<del>100x100</del>	<del>10,000 SF</del>	<del>10,000 GSF</del>	<del>costly building for level of support</del>
<del>Public Works Maintenance Yard</del>	<del>1.57</del>	<del>acre</del>		<del>43,560 SF</del>	<del>68,399 GSF</del>	<del>per Corporate Yard Utilization Study</del>
Children's playground <b>play amenities</b>	1		20x60	1,200 SF	1,200 GSF	minimal support <b>should be creative &amp; non-traditional</b>
<del>Baseball / Softball fields</del>	<del>1</del>		<del>300x300</del>	<del>90,000 SF</del>	<del>90,000 GSF</del>	<del>min. support (little league, 60' bases)</del>
<del>Skate Park</del>	<del>1</del>		<del>80x100</del>	<del>8,000 SF</del>	<del>8,000 GSF</del>	<del>min. support</del>
<del>Multi-Purpose playing fields</del>	<del>1</del>		<del>340x290</del>	<del>95,200 SF</del>	<del>95,200 GSF</del>	<del>min. support (1 AYSO U14 field)</del>
<del>Outdoor Basketball Courts</del>	<del>1</del>		<del>60x100</del>	<del>6,000 SF</del>	<del>6,000 GSF</del>	<del>min. support</del>
<del>Volleyball Courts</del>	<del>1</del>		<del>50x80</del>	<del>4,000 SF</del>	<del>4,000 GSF</del>	<del>min. support</del>
<del>Tennis Courts</del>	<del>2</del>		<del>60x120</del>	<del>14,400 SF</del>	<del>28,800 GSF</del>	<del>min. support</del>
<b>Total</b>					<b>322,589 GSF</b>	<b>7.41 AC</b>

**Move 7.2 stricken uses to Appendix with all items considered. These appendix items will not roll-up on summary page**

Expanded open space for future site needs - 4 acres with landscape and light built structures / hardscape

# Other Facilities

8.0 Sheriff Sub Station	Count	Type	Size	SF	USF Total	Notes
Lobby	1			600 SF	600 USF	
Dispatch	1			300 SF	300 USF	
Briefing Room	1			1,250 SF	1,250 USF	
Interview Rooms	2			150 SF	300 USF	
Watch	1			250 SF	250 USF	
Armory	1			140 SF	140 USF	
Specialty Offices	4			140 SF	560 USF	Detective, (2) Probations and District Atty
Other Offices	6			100 SF	600 USF	
Staff Training Room	1			1,000 SF	1,000 USF	
Male / Female Bunks	2			150 SF	300 USF	
Male / Female Lockers and Showers	2			1,200 SF	2,400 USF	
Exercise Room	1			750 SF	750 USF	
<b>Total NSF</b>					<b>8,450 USF</b>	
					Grossing Factor 35%	4,550 SF
					<b>Total</b>	<b>13,000 GSF</b>

9.0 Medium Fire Station	Count	Type	Size	SF	USF Total	Notes
Lobby	1			100 SF	100 USF	
Front Office	1			500 SF	500 USF	
Kitchen / Dining Area	1			500 SF	500 USF	
Day room	2			500 SF	1,000 USF	
Dorms	7			125 SF	875 USF	
Exercise Room	1			400 SF	400 USF	
Apparatus Bay	1			4,000 SF	4,000 USF	
Apparatus Bay Support	1			1,000 SF	1,000 USF	
<b>Total NSF</b>					<b>8,375 USF</b>	
					Grossing Factor 35%	4,510 SF
					<b>Total</b>	<b>12,885 GSF</b>

**Move 9.0 to Appendix with note that this will be determined by city wide demand response analysis by City, as well as by site / vehicular circulation viability study by Gensler**

10,000 GSF plus ambulance bay & paramedics

10.0 EOC & Tower	Count	Type	Size	SF	USF Total	Notes
Emergency Communications Room	1			300 SF	300 USF	
Cell Tower Battery Room	2			500 SF	1,000 USF	
Multi-Purpose Room/ E.O.C.	1		50 ppl	1,500 SF	1,500 USF	double as large community mtg Rm
E.O.C. Storage	1			300 SF	300 USF	
<b>Total</b>					<b>3,100 USF</b>	
					Grossing Factor 15%	547 SF
					<b>Total</b>	<b>3,647 GSF</b>

2 poles, one permanent, one telescoping, City to provide specs and height.

# Other Facilities

## 11.0 Community Center Facilities

	Count	Type	Size	SF	USF Total	Notes
Lobby	1			300 SF	300 USF	
Community Meeting Rooms	<del>6</del> 3			1,000 SF	<del>6,000</del> 3,000 USF	
Public Gallery	1			500 SF	500 USF	
Public Restrooms	2			300 SF	600 USF	
Catering Area	1			200 SF	200 USF	
Total NSF					7,600 USF	
Move 11.0 to Appendix with note to explore adaptive re-use of existing city hall building for this use.					Grossing Factor 15%	1,341 SF
					<b>Total</b>	<b>8,941 GSF</b>

## 12.0 PVPLC Office Facilities

	Count	Type	Size	SF	USF Total	Notes
	20			200 SF	4,000 GSF	

<b>Other Potential Uses - Gross Square Foot Subtotal</b>	<b>42,473 GSF</b>
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For potential leasing. To be contiguous with other City Department offices for future growth if necessary

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# Appendix

← Buildings / Structures

Existing Buildings on Site				approx GSF	GSF Total	Notes
City Manager's Building					16,888 GSF	(permanent)
Community Development Building					4,913 GSF	(permanent)
Public Works Building					2,871 GSF	(temporary)
TV Station Buildings	2			1,400 SF	2,800 GSF	(1 temporary, 1 permanent)
Storage Containers	13	20x10		200 SF	2,600 GSF	Twenty Unit Equivalents (temporary)
Sr. Center Buildings	2			1,300 SF	2,600 GSF	(1 temporary, 1 permanent)
<b>Total</b>					<b>32,672 GSF</b>	<b>.75 AC</b>

add Missile Silo subterranean structures (2 @ 3500 gsf each - verify) AND Coast Guard structure (1 @ 1500 gsf)

**7.2 Other potential Amenities**

	Count	Type	Size	SF	GSF Total	Notes
Restaurant Café	1		50x100	5,000 SF	5,000 GSF	Development opportunity
<del>Pool with Restrooms / Lockers</del>	<del>1</del>		<del>60x100</del>	<del>6,000 SF</del>	<del>6,000 GSF</del>	<del>costly building for level of support</del>
<del>Multi-Sports Gym</del>	<del>1</del>		<del>100x100</del>	<del>10,000 SF</del>	<del>10,000 GSF</del>	<del>costly building for level of support</del>
<del>Public Works Maintenance Yard</del>	<del>1.57</del>	<del>acre</del>		<del>43,560 SF</del>	<del>68,389 GSF</del>	<del>per Corporate Yard Utilization Study</del>
Children's playground	1		20x60	1,200 SF	1,200 GSF	minimal support
<del>Baseball / Softball fields</del>	<del>1</del>		<del>300x300</del>	<del>90,000 SF</del>	<del>90,000 GSF</del>	<del>min. support (little league, 60' bases)</del>
<del>Skate Park</del>	<del>1</del>		<del>80x100</del>	<del>8,000 SF</del>	<del>8,000 GSF</del>	<del>min. support</del>
<del>Multi-Purpose playing fields</del>	<del>1</del>		<del>340x280</del>	<del>95,200 SF</del>	<del>95,200 GSF</del>	<del>min. support (1 AYSO U14 field)</del>
<del>Outdoor Basketball Courts</del>	<del>1</del>		<del>60x100</del>	<del>6,000 SF</del>	<del>6,000 GSF</del>	<del>min. support</del>
<del>Volleyball Courts</del>	<del>1</del>		<del>50x80</del>	<del>4,000 SF</del>	<del>4,000 GSF</del>	<del>min. support</del>
<del>Tennis Courts</del>	<del>2</del>		<del>60x120</del>	<del>14,400 SF</del>	<del>28,800 GSF</del>	<del>min. support</del>
<b>Total</b>					<b>322,589 GSF</b>	<b>7.41 AC</b>

Move 7.2 stricken uses to Appendix with all items considered. These appendix items will not roll-up on summary page

**9.0 Medium Fire Station**

	Count	Type	Size	SF	USF Total	Notes
Lobby	1			100 SF	100 USF	
Front Office	1			500 SF	500 USF	
Kitchen / Dining Area	1			500 SF	500 USF	
Day room	2			500 SF	1,000 USF	
Dorms	7			125 SF	875 USF	
Exercise Room	1			400 SF	400 USF	
Apparatus Bay	1			4,000 SF	4,000 USF	
Apparatus Bay Support	1			1,000 SF	1,000 USF	
<b>Total NSF</b>					<b>8,375 USF</b>	

Move 9.0 to Appendix with note that this will be determined by city wide demand response analysis by City, as well as by site / vehicular circulation viability study by Gensler

Grossing Factor 35%	4,510 SF
<b>Total</b>	<b>12,885 GSF</b>

10,000 GSF plus ambulance bay & paramedics

**11.0 Community Center Facilities**

	Count	Type	Size	SF	USF Total	Notes
Lobby	1			300 SF	300 USF	
Community Meeting Rooms	<del>6</del> 3			1,000 SF	<del>6,000</del> 3,000 USF	
Public Gallery	1			500 SF	500 USF	
Public Restrooms	2			300 SF	600 USF	
Catering Area	1			200 SF	200 USF	
<b>Total NSF</b>					<b>7,600 USF</b>	

Move 11.0 to Appendix with note to explore adaptive re-use of existing city hall building for this use.

Grossing Factor 15%	1,341 SF
<b>Total</b>	<b>8,941 GSF</b>