

## RPV: Civic Center Program Summary

<b>City Hall</b>		Count	GSF Total	Notes
RPV.1	City Administration	17	5,062	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
		89	32,891	GSF .76 AC
<b>Proposed New Program Elements</b>		Count	GSF Total	Notes
6.1	Public Counter, PVPLC Offices & Computer Training Room		6,353	GSF
6.2	Council Chambers		9,680	GSF
	Total		16,033	GSF .37 AC
<b>Site Areas</b>			GSF Total	Notes
7.0	Site Requirements		229,199	GSF
7.1	Site Amenities		343,300	GSF
	Total		572,499	GSF 13.14 AC
<b>Other Facilities</b>			GSF Total	Notes
8.0	Sheriff Sub Station		12,323	GSF Based on La Mirada Station Plan
9.0	Medium Fire Station		12,885	GSF
10.0	Emergency Ops. Center (EOC)		4,106	GSF
11.0	Community Center Facilities		5,176	GSF
12.0	Trailhead Facilities		1,200	GSF
13.0	Café		5,000	GSF
	Total		40,690	GSF .93 AC
<b>Civic Center Gross Total</b>			<b>662,113</b>	<b>GSF 15.2 AC</b>

### 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, multi-accommodation restrooms, gender neutral restrooms, elevators, mechanical/electrical rooms, shafts, electrical, jan. closets & walls
- All restrooms to include baby changing stations.
- Existing Civic Center buildings / structures on site account for an approximate total of 38,700 GSF. Refer to Program Appendix for details.
- Refer to Program Appendix for other considered uses.
- Fire Station size is based on LACO Prototype A Plan. A traffic study will be provided by the City of RPV.
- 68,389 GSF Public Works Maintenance Yard included in "Site Requirements"

## 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	11	PO2	14x10	140 SF	1,540 NSF	
Private Office	6	PO3	10x10	100 SF	600 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>6,372 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>	

<b>1.1 Workspaces</b>	Count	Type	Size	SF	NSF Total	Notes
.001 City Manager	1	PO1	14x20	280 SF	280 NSF	
.002 Deputy City Manager	1	PO2	14x10	140 SF	140 NSF	
.003 City Clerk	1	PO2	14x10	140 SF	140 NSF	adj. to public waiting area
.004 Human Resources Manager	1	PO2	14x10	140 SF	140 NSF	adj. to Finance
.005 Human Resources Analyst	1	PO3	10x10	100 SF	100 NSF	adj. to Finance
.006 Information Technology Manager	1	PO3	10x10	100 SF	100 NSF	
.007 Senior Administrative Analyst	1	WS1	8x8	64 SF	64 NSF	
.008 Deputy City Clerk	1	WS1	8x8	64 SF	64 NSF	
.009 Senior Administrative Analyst (Emergency Prep)	1	WS1	8x8	64 SF	64 NSF	
.010 GIS Coordinator	1	WS1	8x8	64 SF	64 NSF	adj. to IT, CDD?
.011 Administrative Analyst II	1	WS2	6x8	48 SF	48 NSF	
.012 Administrative Analyst II	1	WS2	6x8	48 SF	48 NSF	lockable suite
.013 Administrative Assistant	1	WS2	6x8	48 SF	48 NSF	
.014 GIS Intern	1	WS2	6x8	48 SF	48 NSF	move to CDD?; adj. to IT
.015 Intern	1	WS2	6x8	48 SF	48 NSF	
.016 Contract IT Staff	2	WS2	6x8	48 SF	96 NSF	lockable suite; adj. to IT
<b>Total</b>	<b>17</b>				<b>1,492 NSF</b>	

<b>1.2 Dedicated Meeting Spaces</b>	Count	Size	SF	NSF Total	Notes
.001 Medium Conference Room	1	10-12ppl	400 SF	400 NSF	
.002 Small Conference Room	1	6-8ppl	200 SF	200 NSF	
.003 Shared Huddle Room	1	2-4ppl	100 SF	100 NSF	
.004 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
.001 Waiting Area	1	100 SF	100 NSF	for City Manager
.002 HR Interview Room	1	200 SF	200 NSF	In HR
.003 CM Dept. Files / Storage	4	10 SF	40 NSF	
.004 City Clerk Files - Current (4) drawer fireproof laterals	8	10 SF	80 NSF	
.005 Code Manuals - Library	6	10 SF	60 NSF	
.006 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>2,797 NSF</b>
Circulation Factor 35%	<b>1,506 SF</b>
Grossing Factor 15%	<b>759 SF</b>

<b>Gross Square Foot (GSF) Subtotal</b>	<b>5,062 GSF</b>
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**Adjacency Requirements:**

- |   |            |
|---|------------|
| 1. Administration to Finance and to Council Chambers          | Essential  |
| 2. Administration - HR to Finance                             | Convenient |
| 3. Administration - IT to GIS/Intern and to Contract IT Staff | Essential  |

**2.1 Workspaces**

	Count	Type	Size	SF	NSF Total	Notes
.001 Finance Director	1	PO2	14x10	140 SF	140 NSF	
.002 Deputy Finance Director	1	PO2	14x10	140 SF	140 NSF	
.003 Accounting Supervisor	1	PO3	10x10	100 SF	100 NSF	
.004 Accountant	1	WS1	8x8	64 SF	64 NSF	
.005 Senior Accounting Technician (payroll)	1	WS1	8x8	64 SF	64 NSF	Locate adj. to huddle rm
.006 Senior Administrative Analyst	2	WS1	8x8	64 SF	128 NSF	Lockable Suite
.007 Accounting Technician	1	WS2	6x8	64 SF	64 NSF	
.008 Account Clerk	1	WS2	6x8	48 SF	48 NSF	
.009 Staff Assistant Business Licenses	1	WS2	6x8	48 SF	48 NSF	
.010 Staff Assistant II (2PT)	1	WS2	6x8	48 SF	48 NSF	In CDD
.011 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
.001 Medium Conference Room	1	10-12ppl	400 SF	400 NSF	
.002 Shared Huddle Room	1	2-4ppl	100 SF	100 NSF	
.003 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
.001 Finance Files - Current (4) dwr Laterals	7	10 SF	70 NSF	
.002 Finance Bookcase Records Binders (Open)	1	10 SF	10 NSF	
.003 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	<b>1,645 NSF</b>
Circulation Factor 35%	<b>886 SF</b>
Grossing Factor 15%	<b>447 SF</b>

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

**Adjacency Requirements:**

- 1. Finance to City Manager and Staff                      Essential
- 2. Finance to City Clerk    Important
- 3. Finance to HR    Essential
- 4. Finance to IT    Important

<b>3.1 Workspaces</b>	Count	Type	Size	SF	NSF Total	Notes
.001 Public Works Director	1	PO2	14x10	140 SF	140 NSF	
.002 Deputy Director	1	PO2	14x10	140 SF	140 NSF	
.003 Principal Engineer	1	PO3	10x10	100 SF	100 NSF	
.004 Maintenance Superintendent	1	PO3	10x10	100 SF	100 NSF	
.005 Sr. Engineers	2	WS1	8x8	64 SF	128 NSF	
.006 Associate Engineers	2	WS1	8x8	64 SF	128 NSF	
.007 Sr. Administrative Analyst	1	WS1	8x8	64 SF	64 NSF	
.008 Assistant Engineers	2	WS1	8x8	64 SF	128 NSF	
.009 Permit Technicians	2	WS2	6x8	48 SF	96 NSF	
.010 Admin Staff Assistant	1	WS2	6x8	48 SF	48 NSF	
.011 Lead worker	1	WS2	6x8	48 SF	48 NSF	In lockable bullpen area
.012 Maintenance Workers- (includes current + projected growth)	4	WS2	6x8	48 SF	192 NSF	In lockable bullpen area
.013 Maintenance Admin Staff + Touchdown stations	1	WS2	6x8	48 SF	48 NSF	In lockable bullpen area
.014 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
.001 Medium Conference Room	1	10-12ppl	400 SF	400 NSF	
.002 Small Conference Room	1	6-8ppl	200 SF	200 NSF	
.003 Shared Huddle Room	1	2-4ppl	100 SF	100 NSF	
.004 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
.001 Waiting Area	1	100 SF	100 NSF	
.002 Files in open 3 high with common top	12	10 SF	120 NSF	
.003 Shared Open Layout space / Reference Library / Printer Area	1	200 SF	200 NSF	
.004 Map Room (To access GIS)	1	200 SF	200 NSF	w/Large layout table
.005 Maintenance Equip and Storage				Outdoor
.006 Corporate Yard				Refer to Appendix "Other potential uses"
<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>

<b>Gross Square Foot Subtotal</b>	<b>5,247 GSF</b>
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**General Notes**

- 1. Department could benefit from Cashier, Exercise area

**Adjacency Requirements:**

- 2. Public Works Maintenance Staff to Corporate Yard      Convenient
- 3. Permit Staff to Cashier      Essential

<b>4.1 Workspaces</b>	Count	Type	Size	SF	NSF Total	Notes
.001 Community Development Director	1	PO2	14x10	140 SF	140 NSF	
.002 Deputy Director	1	PO2	14x10	140 SF	140 NSF	
.003 Senior Planner	2	WS1	8x8	64 SF	128 NSF	
.004 Contract Mediator & City Attorney	1	WS2	6x8	48 SF	48 NSF	flex time, shared
.005 Building Official	1	PO3	10x10	100 SF	100 NSF	
.006 Senior Planner (View)	1	WS1	8x8	64 SF	64 NSF	
.007 Associate Planner (View)	1	WS1	8x8	64 SF	64 NSF	
.008 Associate Planner ( 1 current)	1	WS1	8x8	64 SF	64 NSF	
.009 Assistant Planner (3 current)	3	WS1	8x8	64 SF	192 NSF	
.010 Plan Checker (0 current, 1 growth)	1	WS1	8x8	64 SF	64 NSF	
.011 Planning Tech (0 current, 1 growth)	1	WS2	6x8	48 SF	48 NSF	
.012 Administrative Analyst (1 current)	1	WS1	8x8	64 SF	64 NSF	
.013 Building Inspectors (field)	3	WS2	6x8	48 SF	144 NSF	In field most of day
.014 Permit Technicians	2	WS1	8x8	64 SF	128 NSF	
.015 Staff Assistant	0	WS2	6x8	48 SF	0 NSF	
.016 Code Enforcement Officers (2 current)	2	WS1	8x8	64 SF	128 NSF	lockable suite, half day in field
.017 Contract Planner / Plan Checker (shared)	1	WS2	6x8	48 SF	48 NSF	(flex time / 2x per week)
.018 Contract Geologist / Staff Assistant (Shared)	1	WS2	6x8	48 SF	48 NSF	(1x per week each)
.019 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
.001 Medium Conference Room	1	10-12ppl	400 SF	400 NSF	Planning Project review mtgs
.002 Small Conference Room	1	6-8ppl	200 SF	200 NSF	Applicant / interdept. mtgs
.003 Shared Huddle Room	1	2-4ppl	100 SF	100 NSF	
.004 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 Spaces</b>	Count	Size	SF	NSF Total	Notes
.001 Plan Review workstations	5	WS2 6x8	48 SF	240 NSF	includes microfiche station
.002 Files in open 3 high with common top	12		10 SF	120 NSF	
.003 Geologist Files	8		10 SF	80 NSF	
.004 Address Files - double stacked sliding	24		5 SF	120 NSF	
.005 Reference Library/Shared Printer Area	1		100 SF	100 NSF	
.006 Tract Files	1		100 SF	100 NSF	
.007 Plan Room - blueprints storage - req'd by law for commercial projects					Refer to 6.0.18 Shared with PW
.008 5' x 5' x 5' Plan File					Refer to 6.0.17 In Records
.009 Misc. Storage - various supplies, files, etc.					Refer to 6.0.14 In Central Supply Storage
.011 One Stop Counter					Refer to 6.1.01
<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>

**Gross Square Foot Subtotal**

**5,783 GSF**

## General Notes

### Adjacency Requirements:

- |   |            |
|---|------------|
| 1. Community Development to Planning Divison                  | Essential  |
| 2. Community Development to Building & Safety                 | Essential  |
| 3. Community Development to Code Enforcement Division         | Essential  |
| 4. Community Development to View Restoration Divison          | Essential  |
| 5. Community Development to GIS                               | Essential  |
| 6. Community Development to Planning Commission               | Convenient |
| 7. Community Development to Cashier / Public Counter          | Essential  |
| 8. Community Development to Public Works                      | Convenient |
| 9. Community Development to Recreation & Parks/Preserve Staff | Important  |
| 10. Community Development to Fire Department                  | Convenient |

<b>5.1 Workspaces</b>	Count	Type	Size	SF	NSF Total	Notes
.001 Director	1	PO2	14x10	140 SF	140 NSF	
.002 Deputy Director	1	PO2	14x10	140 SF	140 NSF	
.003 Senior Administrative Analyst	1	WS1	8x8	64 SF	64 NSF	
.004 Administrative Analyst II	1	WS1	8x8	64 SF	64 NSF	
.005 Recreation Program Supervisor II	2	WS1	8x8	64 SF	128 NSF	
.006 Supervisors (0 current + 1 growth)	1	WS1	8x8	64 SF	64 NSF	
.007 Admin. Staff (1 current + 1 growth)	2	WS2	6x8	48 SF	96 NSF	In lockable suite
.008 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
.001 Medium Conference Room	1	10-12ppl	400 SF	400 NSF	doubles as training room
.002 Small Conference Room	0	6-8ppl	200 SF	0 NSF	
.003 Shared Huddle Room	1	2-4ppl	100 SF	100 NSF	
.004 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
.001 Open Space Management (OSM) Division - Locker Room	1	200 SF	200 NSF	
.002 OSM Office/ briefing room	1	200 SF	200 NSF	
.003 Workroom	1	240 SF	240 NSF	
.004 Storage Room w/safe	1	300 SF	300 NSF	R&P - for cash, checks and keys
.005 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>

**Gross Square Foot Subtotal** **4,357 GSF**

### General Notes

#### Adjacency Requirements:

- 1. Rec and Parks to Human Resources Essential
- 2. Rec and Parks to Public Works Essential
- 3. Rec and Parks to Community Development Essential



# RPV.6 Common Areas

<b>6.0 Shared Building Support</b>	Count	Type	Size	SF	USF Total	Notes
.001 Lobby	1			600 SF	600 USF	
.002 Extra Large Conference Room	2		20-25ppl	735 SF	1,470 USF	Monthly Community Meetings
.003 Large Conference Room	2		16-18ppl	600 SF	1,200 USF	R&P Open Space mtgs
.004 Coffee Nooks	2			50 SF	100 USF	
.005 Kitchen Area & Staff Lounge / Breakroom	1			500 SF	500 USF	adjacent to outdoor patio
.006 Shower/Locker Rooms-Men/Women	2			400 SF	800 USF	
.007 Wellness Room	1			150 SF	150 USF	w/lounge chair, sink & refrig.
.008 Shared Production Rm - plotter/copiers/scanning	2			300 SF	600 USF	
.009 MDF/IDF	2			150 SF	300 USF	
.010 IT Server Room	1			225 SF	225 USF	Near IT
.011 IT Locked Storage Room	1			150 SF	150 USF	Near Server Room
.014 Central Supply Storage	1			200 SF	200 USF	
.015 City Clerk Vault / Records / High Density Filing	1			300 SF	300 USF	Admin - Rated Room
.016 Locked Storage and Record Room with Safe	1			150 SF	150 USF	Finance
.017 Records - flat files, plan holds, rolled drawings etc	1			300 SF	300 USF	Shared by PW & CDD
.018 Public Works - Plan Storage	1			1,000 SF	1,000 USF	Can this be electronic or off-site?
<b>Total</b>					<b>9,465 GSF</b>	Total USF X 15% Grossing Factor

<b>6.1 Proposed New Program Element</b>	Count	Type	Size	SF	USF Total	Notes
.001 Reception/Public Counter/ Cashier	1			1,000 SF	1,000 USF	
.002 HR Testing Room / Computer Lab	1			1,000 SF	1,000 USF	Adjacent to HR
.003 PVPLC Leasable office space	20			170 SF	3,400 USF	Adjacent to City Hall office functions
<b>Total</b>					<b>6,353 GSF</b>	Total USF X 15% Grossing Factor

<b>6.2 Council Chambers</b>	Count	Type	Size	SF	USF Total	Notes
.001 Council Chambers	1			5,000 SF	5,000 USF	150 seats
.002 Pre-Function Space	1			1,000 SF	1,000 USF	20% of Council Chamber
.003 City Council / Closed Session Conf	1		10 ppl	400 SF	400 USF	Medium Conference Rm
.004 Staff Restroom	1			75 SF	75 USF	
.005 Public Restrooms	2			300 SF	600 USF	provide gender inclusive restroom w/ baby changing
.006 Control Room for Studio	1			121 SF	121 USF	Adj to Studio Rm w/ window btwn
.007 Studio Room	1			250 SF	250 USF	
.008 Part-Time Television Producer	2	WS2	6x8	48 NSF	148 USF	NSF X 35% Grossing Factor
.009 Broadcast Room	1			144 SF	144 USF	
.010 Headend Room	1			90 SF	90 USF	Adjacent to Broadcast Room
.011 Edit Bay	1			80 SF	80 USF	
.012 Chair and Table Storage	1			120 SF	120 USF	
.013 Catering Kitchen	1			200 SF	200 USF	
<b>Total</b>					<b>9,680 GSF</b>	Total USF X 15% Grossing Factor

<b>Shared Support - Gross Square Foot Subtotal</b>	<b>25,497 GSF</b>
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<b>7.0 Site Requirements</b>	Count	Type	Size	SF	GSF Total	Notes
.001 Parking	150			350 SF	<b>52,500 GSF</b>	based on 50,000gsf at 3 stalls/1000
.002 Overflow parking	300			300 SF	<b>90,000 GSF</b>	Assumes some tandem parking
.003 Additional Trailhead parking	25			350 SF	<b>8,750 GSF</b>	to be confirmed with PVPLC
.004 Service / Loading	1		<b>20x25</b>	500 SF	<b>500 GSF</b>	screened area adjacent to trash
.005 Trash / Recycling enclosure	1		<b>20x25</b>	500 SF	<b>500 GSF</b>	screened area for upto 4 dumpsters
.006 Emergency Generator enclosure	1		<b>25x60</b>	1,500 SF	<b>1,500 GSF</b>	w/soundproof enclosure
.007 Helipad	1		<b>80x80</b>	6,400 SF	<b>6,400 GSF</b>	w/water (no fueling) per FAA guidelines
.008 American Tower 80' high monopole	1		<b>10x10</b>	100 SF	<b>100 GSF</b>	Leased area on site. Antenna panels and equip for carriers (VZW, AT&T and SCE ) on pole managed by American Tower Corporation.
.009 AT&T Equipment enclosure	1			280 SF	<b>280 GSF</b>	Exterior ground lease for monopole adj. to bldg
.010 Emergency Communications Antenna & yard	1			280 SF	<b>280 GSF</b>	Retractable lattice tower for City emergency communications (HAM radio) adjacent to TV Studio in 280sf equipment enclosure. Tower nests at 69.8' height, extends to 112.67' when in use.
.011 Proposed LA-RICS monopole	1				<b>TBD</b>	70' tall monopole with back-up generator in lease area with back-of-house access. Includes microwave dishes an other antennae at various heights for LA-RICS. Existing City Emergency communications antennae to be relocated from existing retractable tower and placed here.
.012 Public Works Maintenance Yard	1.57	acre		43,560 SF	<b>68,389 GSF</b>	per Corporate Yard Utilization Study
<b>Total</b>					<b>229,199 GSF</b>	<b>5.26 AC</b>

<b>7.1 Site Amenities</b>	Count	Type	Size	SF	GSF Total	Notes
.001 Village Green open space	3	acres		43,560 SF	<b>130,680 GSF</b>	Meet current LEED Criteria for Open Space.
.002 Public Plaza	1		<b>50x50</b>	2,500 SF	<b>2,500 GSF</b>	
.003 Park Amenities / Picnic Pavilion	2		<b>20x50</b>	1,000 SF	<b>2,000 GSF</b>	covered picnic area
.004 Shade Structures	3		<b>20x15</b>	300 SF	<b>900 GSF</b>	distributed appropriately throughout site
.005 Children's Play Amenities	4		<b>20x15</b>	300 SF	<b>1,200 GSF</b>	Creative, non-traditional. Distribute appropriately
.006 Dog Park	0.5	acre		21,780 SF	<b>21,780 GSF</b>	approx. twice size of existing
.007 Amphitheater	1		<b>100x100</b>	10,000 SF	<b>10,000 GSF</b>	Partially shaded, 30% hardscape / seating, remainder sloping or tiered landscape for approximate total capacity of 500.
.008 Open Space for future amenities	4	acres		43,560 SF	<b>174,240 GSF</b>	Meet current LEED Criteria for Open Space.
<b>Total</b>					<b>343,300 GSF</b>	<b>7.88 AC</b>

# Other Facilities

<b>8.0 Sheriff Sub Station</b>	Count	Type	Size	SF	USF Total	Notes
.001 Lobby	1			600 SF	<b>600 USF</b>	w/space for two law enforcement technicians
.002 Dispatch office	1			100 SF	<b>100 USF</b>	Desk with computer and small base radio
.003 Briefing Room	1			1,250 SF	<b>1,250 USF</b>	
.004 Interview Rooms	2			150 SF	<b>300 USF</b>	
.005 Watch	1			250 SF	<b>250 USF</b>	
.006 Armory	1			140 SF	<b>140 USF</b>	
.007 Specialty Offices	2			140 SF	<b>280 USF</b>	Service area lieutenant and sergeant
.008 Other Offices	8			80 SF	<b>640 USF</b>	Open workstations (includes 2 for growth)
.009 Staff Training Room	1			1,000 SF	<b>1,000 USF</b>	
.010 Male / Female Bunks	2			150 SF	<b>300 USF</b>	
.011 Male / Female Lockers and Showers	2			1,200 SF	<b>2,400 USF</b>	
.012 Exercise Room	1			750 SF	<b>750 USF</b>	Share with other programs if possible
USF Subtotal					<b>8,010 USF</b>	
					<b>12,323 GSF</b>	(includes 35% grossing factor)

<b>9.0 Medium Fire Station</b>	Count	Type	Size	SF	USF Total	Notes
.001 Lobby	1			100 SF	<b>100 USF</b>	
.002 Front Office	1			500 SF	<b>500 USF</b>	
.003 Kitchen / Dining Area	1			500 SF	<b>500 USF</b>	
.004 Day room	2			500 SF	<b>1,000 USF</b>	
.005 Dorms	7			125 SF	<b>875 USF</b>	
.006 Exercise Room	1			400 SF	<b>400 USF</b>	
.007 Apparatus Bay and Support	1			5,000 SF	<b>5,000 USF</b>	includes ambulance bay & paramedics space
USF Subtotal					<b>8,375 USF</b>	
Total					<b>12,885 GSF</b>	(includes 35% grossing factor)

<b>10.0 Emergency Ops. Center (EOC)</b>	Count	Type	Size	SF	USF Total	Notes
.001 Emergency Communications Room	1			300 SF	<b>300 USF</b>	
.002 Cell Tower Battery Room	2			500 SF	<b>1,000 USF</b>	Refer to 7.0.08-11 for tower specifications
.003 Verizon Wireless Equipment for Monopole	1			280 SF	<b>280 USF</b>	Leased to Verizon
.004 SCE Equipment for Monopole	1			110 SF	<b>110 USF</b>	Leased to SCE
.005 Multi-Purpose Room/ E.O.C.	1		50 ppl	1,500 SF	<b>1,500 USF</b>	Double as large community meeting room
.006 Emergency Operations Center Storage	1			300 SF	<b>300 USF</b>	
USF Subtotal					<b>3,490 USF</b>	
Total					<b>4,106 GSF</b>	(includes 15% grossing factor)



<b>Existing Buildings / Structures on Site</b>				<b>Approx GSF Notes</b>	
City Manager's Building				<b>16,900 GSF</b>	Permanent Building
Community Development Building				<b>4,900 GSF</b>	Permanent Building
Public Works Building				<b>2,800 GSF</b>	Temporary Building
TV Station Buildings	<b>2</b>		1,400 SF	<b>2,800 GSF</b>	1 Temporary and 1 permanent building
Storage Containers	<b>13</b>	<b>20x10</b>	200 SF	<b>2,600 GSF</b>	Temporary Twenty Unit Equivalents
Subterranean Missile Silo Structures	<b>2</b>		3,600 SF	<b>7,200 GSF</b>	Permanent subterranean structures
Coast Guard Structure	<b>1</b>		1,500 SF	<b>1,500 GSF</b>	Permanent buried structure
<b>Total</b>				<b>38,700 GSF</b>	<b>.89 AC</b>

<b>Other Considered Uses</b>	Count	Type	Size	SF	<b>GSF Total</b>	Notes
Pool with Restrooms / Lockers	1		<b>60x100</b>	6,000 SF	<b>6,000 GSF</b>	costly building for level of public support
Multi Sports Gym	1		<b>100x100</b>	10,000 SF	<b>10,000 GSF</b>	costly building for level of public support
Baseball / Softball fields	1		<b>300x300</b>	90,000 SF	<b>90,000 GSF</b>	minimum public support (little league, 60' bases)
Skate Park	1		<b>80x100</b>	8,000 SF	<b>8,000 GSF</b>	minimum public support
Multi-Purpose playing fields	1		<b>340x280</b>	95,200 SF	<b>95,200 GSF</b>	minimum public support (1 AYSO U14 field)
Outdoor Basketball Courts	1		<b>60x100</b>	6,000 SF	<b>6,000 GSF</b>	minimum public support
Volleyball Courts	1		<b>50x80</b>	4,000 SF	<b>4,000 GSF</b>	minimum public support
Tennis Courts	2		<b>60x120</b>	14,400 SF	<b>28,800 GSF</b>	minimum public support
<b>Total</b>					<b>248,000 GSF</b>	<b>5.69 AC</b>