

## RPV: Civic Center Program Summary

City Hall		Count	Variance	2019 GSF Total	New GSF Total	Variance	Notes
RPV.1	City Administration	18		5,062 GSF	5,495 GSF	433 GSF	
RPV.2	Finance	10	-3	2,977 GSF	2,773 GSF	-204 GSF	
RPV.3	Public Works	24	+1	5,247 GSF	5,544 GSF	297 GSF	
RPV.4	Community Development	25		5,783 GSF	5,823 GSF	40 GSF	
RPV.5	Recreation and Parks	24	+13	4,357 GSF	6,903 GSF	2,546 GSF	
6.0	Shared Building Support			9,465 GSF	9,053 GSF	-412 GSF	
		101	+11	32,891 GSF	35,590 GSF	2,699 GSF	.82 AC

Proposed New Program Elements		2019 GSF Total	New GSF Total	Variance	Notes
6.1	Public Counter, PVPLC Offices & Computer Training Room	6,353 GSF	6,353 GSF	0 GSF	
6.2	Council Chambers	9,680 GSF	9,680 GSF	0 GSF	
Total		16,033 GSF	16,033 GSF	0 GSF	.37 AC

Site Areas		2019 GSF Total	New GSF Total	Variance	Notes
7.0	Site Requirements	229,199 GSF	229,349 GSF	150 GSF	
7.1	Site Amenities	343,300 GSF	344,300 GSF	1,000 GSF	
Total		572,499 GSF	573,649 GSF	1,150 GSF	13.17 AC

Other Facilities		2019 GSF Total	New GSF Total	Variance	Notes
8.0	Sheriff Sub Station	12,323 GSF	12,323 GSF	0 GSF	Based on La Mirada Station Plan
9.0	Medium Fire Station	12,885 GSF	12,115 GSF	-770 GSF	
10.0	Emergency Ops Ctr (EOC)	4,106 GSF	3,976 GSF	-130 GSF	
11.0	Community Center	5,176 GSF	6,000 GSF	824 GSF	
12.0	Trailhead Facilities	1,200 GSF	1,200 GSF	0 GSF	
13.0	Café	5,000 GSF	5,000 GSF	0 GSF	
Total		40,690 GSF	40,615 GSF	-75 GSF	.93 AC

<b>Civic Center Gross Total</b>		662,113 GSF	665,887 GSF	3,774 GSF	15.29 AC
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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, 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	Variance	Type	Size	SF	2019 NSF Total	New NSF Total	Variance	Notes
Extra Large Private Office	1		PO1	14x20	280 SF	280 NSF	280 NSF	0 NSF	
Large Private Office	13	2	PO2	14x10	140 SF	1,540 NSF	1,820 NSF	280 NSF	
Private Office	7	1	PO3	10x10	100 SF	600 NSF	700 NSF	100 NSF	
Work Station	36	2	WS1	8x8	64 SF	2,176 NSF	2,304 NSF	128 NSF	
Small Work Station	44	7	WS2	6x8	48 SF	1,776 NSF	2,112 NSF	336 NSF	
<b>Total</b>	<b>101</b>	<b>12</b>				<b>6,372 NSF</b>	<b>7,216 NSF</b>	<b>844 NSF</b>	

  

<b>Meeting Spaces</b>	Count	Variance			SF	2019 NSF Total	New NSF Total	Variance	Notes
Extra Large Conference Room	2	0		20-25ppl	735 SF	1,470 NSF	1,470 NSF	0 NSF	
Large Conference Room	2	0		16-18ppl	600 SF	1,200 NSF	1,200 NSF	0 NSF	
Medium Conference Room	5	0		10-12ppl	400 SF	2,000 NSF	2,000 NSF	0 NSF	
Small Conference Room	3	0		6-8ppl	200 SF	600 NSF	600 NSF	0 NSF	
Shared Huddle Room	4	-1		2-4ppl	100 SF	500 NSF	400 NSF	-100 NSF	
Privacy Nook	10	5		1-2ppl	75 SF	375 NSF	750 NSF	375 NSF	increased universally to support hybrid work model
<b>Total</b>						<b>6,145 NSF</b>	<b>6,420 NSF</b>	<b>275 NSF</b>	

<b>1.1 Workspaces</b>	Count	Type	Size	SF	2019 NSF Total	New NSF Total	Variance	Notes
.001 City Manager	1	PO1	14x20	280 SF	280 NSF	280 NSF	0 NSF	
.002 Deputy City Manager	1	PO2	14x10	140 SF	140 NSF	140 NSF	0 NSF	
.003 City Clerk	1	PO2	14x10	140 SF	140 NSF	140 NSF	0 NSF	adj. to public waiting area
.004 Human Resources Manager	1	PO2	14x10	140 SF	140 NSF	140 NSF	0 NSF	adj. to Finance
.005 Human Resources Analyst	1	PO3	10x10	100 SF	100 NSF	100 NSF	0 NSF	adj. to Finance
.006 Information Technology Manager	1	PO2	14x10	140 SF	100 NSF	140 NSF	40 NSF	
.007 Senior Administrative Analyst	1	WS1	8x8	64 SF	64 NSF	64 NSF	0 NSF	
.008 Deputy City Clerk	1	WS1	8x8	64 SF	64 NSF	64 NSF	0 NSF	
.009 Senior Administrative Analyst (Emergency Prep)	1	WS1	8x8	64 SF	64 NSF	64 NSF	0 NSF	
.010 GIS Coordinator	0	<del>WS1</del>	<del>8x8</del>	<del>64 SF</del>	64 NSF	0 NSF	-64 NSF	Moved to CCD
.011 Administrative Analyst II	1	WS2	6x8	48 SF	48 NSF	48 NSF	0 NSF	
.012 Administrative Analyst II	1	WS2	6x8	48 SF	48 NSF	48 NSF	0 NSF	lockable suite
.013 Administrative Assistant	2	WS2	6x8	48 SF	48 NSF	96 NSF	48 NSF	
.014 Intern	1	WS2	6x8	48 SF	48 NSF	48 NSF	0 NSF	
.015 Intern	1	WS2	6x8	48 SF	48 NSF	48 NSF	0 NSF	
.016 Contract IT Staff	2	WS2	6x8	48 SF	96 NSF	96 NSF	0 NSF	lockable suite; adj. to IT
.017 City Council Shared Office	1	PO2	14x10	140 SF	0 NSF	140 NSF	140 NSF	
<b>Total</b>	<b>18</b>				<b>1,492 NSF</b>	<b>1,656 NSF</b>	<b>164 NSF</b>	

<b>1.2 Dedicated Meeting Spaces</b>	Count	Size	SF	2019 NSF Total	New NSF Total	Variance	Notes
.001 Medium Conference Room	1	10-12ppl	400 SF	400 NSF	400 NSF	0 NSF	
.002 Small Conference Room	1	6-8ppl	200 SF	200 NSF	200 NSF	0 NSF	
.003 Shared Huddle Room	1	2-4ppl	100 SF	100 NSF	100 NSF	0 NSF	
.004 Privacy Nook	2	1-2ppl	75 SF	75 NSF	150 NSF	75 NSF	
<b>Total</b>				<b>775 NSF</b>	<b>850 NSF</b>	<b>75 NSF</b>	

<b>1.3 Dedicated Support / Specialty</b>	Count	SF	2019 NSF Total	New NSF Total	Variance	Notes
.001 Waiting Area	1	100 SF	100 NSF	100 NSF	0 NSF	for City Manager
.002 HR Interview Room	1	200 SF	200 NSF	200 NSF	0 NSF	In HR
.003 CM Dept. Files / Storage	4	10 SF	40 NSF	40 NSF	0 NSF	
.004 City Clerk Files - Current (4) drawer fireproof laterc	8	10 SF	80 NSF	80 NSF	0 NSF	
.005 Code Manuals - Library	6	10 SF	60 NSF	60 NSF	0 NSF	
.006 Shared Open Layout space with Printer Area	1	50 SF	50 NSF	50 NSF	0 NSF	
<b>Total</b>	<b>21</b>		<b>530 NSF</b>	<b>530 NSF</b>	<b>0 NSF</b>	

Combined subtotal NSF	2,797 NSF	3,036 NSF
Circulation Factor 35%	1,506 SF	1,635 SF
Grossing Factor 15%	759 SF	824 SF

**Gross Square Foot (GSF) Subtotal** **5,062 GSF** **5,495 GSF**

- Adjacency Requirements:** **434 GSF**
- Administration to Finance and to Council Chambers Essential
  - Administration - HR to Finance Convenient
  - Administration - IT to GIS/Intern and to Contract IT Staff Essential

<b>2.1 Workspaces</b>	Count	Type	Size	SF	2019 NSF Total	New NSF Total	Variance	Notes
.001 Finance Director	1	PO2	14x10	140 SF	140 NSF	140 NSF	0 NSF	
.002 Deputy Finance Director	1	PO2	14x10	140 SF	140 NSF	140 NSF	0 NSF	
.003 Accounting Supervisor	1	PO3	10x10	100 SF	100 NSF	100 NSF	0 NSF	
.004 Accountant	1	WS1	8x8	64 SF	64 NSF	64 NSF	0 NSF	
.005 Senior Accounting Technician (payroll)	1	PO3	10x10	100 SF	64 NSF	100 NSF	36 NSF	
.006 Senior Administrative Analyst	1	PO3	10x10	100 SF	128 NSF	100 NSF	-28 NSF	
.007 Accounting Technician	1	WS1	8x8	64 SF	64 NSF	64 NSF	0 NSF	
.008 Account Clerk	1	WS2	6x8	48 SF	48 NSF	48 NSF	0 NSF	In CDD
<del>.009 Staff Assistant Business Licenses</del>	<del>0</del>	<del>WS2</del>	<del>6x8</del>	<del>48 SF</del>	<del>48 NSF</del>	<del>0 NSF</del>	<del>-48 NSF</del>	
.010 Staff Assistant II (2PT)	2	WS2	6x8	48 SF	48 NSF	96 NSF	48 NSF	
<del>.011 Auditors Touch-down workstation</del>	<del>0</del>	<del>WS2</del>	<del>6x8</del>	<del>48 SF</del>	<del>96 NSF</del>	<del>0 NSF</del>	<del>-96 NSF</del>	
<b>Total</b>	<b>10</b>	<b>-3</b>			<b>940 NSF</b>	<b>852 NSF</b>	<b>-88 NSF</b>	

<b>2.2 Dedicated Meeting Spaces</b>	Count	Size	SF	2019 NSF Total	New NSF Total	Variance	Notes
.001 Medium Conference Room	1	10-12ppl	400 SF	400 NSF	400 NSF	0 NSF	
<del>.002 Shared Huddle Room</del>	<del>0</del>	<del>2-4ppl</del>	<del>400 SF</del>	<del>100 NSF</del>	<del>0 NSF</del>	<del>-100 NSF</del>	
.003 Privacy Nook	2	1-2ppl	75 SF	75 NSF	150 NSF	75 NSF	
<b>Total</b>				<b>575 NSF</b>	<b>550 NSF</b>	<b>-25 NSF</b>	

<b>2.3 Dedicated Support / Specialty</b>	Count	SF	2019 NSF Total	New NSF Total	Notes
.001 Finance Files - Current (4) dwr Laterals	7	10 SF	70 NSF	70 NSF	0 NSF
.002 Finance Bookcase Records Binders (Open)	1	10 SF	10 NSF	10 NSF	0 NSF
.003 Shared Open Layout space with Printer Area	1	50 SF	50 NSF	50 NSF	0 NSF
<b>Total</b>	<b>9</b>		<b>130 NSF</b>	<b>130 NSF</b>	

Combined subtotal NSF	1,645 NSF	1,532 NSF
Circulation Factor 35%	886 SF	825 SF
Grossing Factor 15%	447 SF	416 SF

<b>Gross Square Foot Subtotal</b>	2,977 GSF	<b>2,773 GSF</b>
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**-205 GSF**

**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	2019 NSF Total	New NSF Total	Variance	Notes
.001 Public Works Director	1	PO2	14x10	140 SF	140 NSF	140 NSF	0 NSF	
.002 Deputy Director	1	PO2	14x10	140 SF	140 NSF	140 NSF	0 NSF	
.003 Principal Engineer	1	PO3	10x10	100 SF	100 NSF	100 NSF	0 NSF	
.004 Maintenance Superintendent	1	PO3	10x10	100 SF	100 NSF	100 NSF	0 NSF	
.005 Sr. Engineers	2	WS1	8x8	64 SF	128 NSF	128 NSF	0 NSF	
.006 Associate Engineers	2	WS1	8x8	64 SF	128 NSF	128 NSF	0 NSF	
.007 Sr. Administrative Analyst	2	WS1	8x8	64 SF	64 NSF	128 NSF	64 NSF	Added one position from Finance
.008 Assistant Engineers	2	WS1	8x8	64 SF	128 NSF	128 NSF	0 NSF	
.009 Permit Technicians	2	WS2	6x8	48 SF	96 NSF	96 NSF	0 NSF	
.010 Admin Staff Assistant	1	WS2	6x8	48 SF	48 NSF	48 NSF	0 NSF	
.011 Lead worker	1	WS2	6x8	48 SF	48 NSF	48 NSF	0 NSF	In lockable bullpen area
.012 Maint. Workers- (includes current + proj. growth)	4	WS2	6x8	48 SF	192 NSF	192 NSF	0 NSF	In lockable bullpen area
.013 Maintenance Admin Staff + Touchdown station	1	WS2	6x8	48 SF	48 NSF	48 NSF	0 NSF	In lockable bullpen area
.014 Shared Wkst for Consultants, Inspectors, Intern	3	WS2	6x8	48 SF	144 NSF	144 NSF	0 NSF	
.015 Potential staff growth / expansion	0			200 SF	0 NSF	200 NSF	200 NSF	Pending additional input
<b>Total</b>	<b>24</b>	<b>1</b>			<b>1,504 NSF</b>	<b>1,768 NSF</b>	<b>264 NSF</b>	

<b>3.2 Dedicated Meeting Spaces</b>	Count	Size	SF	2019 NSF Total	New NSF Total	Notes
.001 Medium Conference Room	1	10-12ppl	400 SF	400 NSF	400 NSF	0 NSF
.002 Small Conference Room	1	6-8ppl	200 SF	200 NSF	200 NSF	0 NSF
.003 Shared Huddle Room	1	2-4ppl	100 SF	100 NSF	100 NSF	0 NSF
.004 Privacy Nook	1	1-2ppl	75 SF	75 NSF	75 NSF	0 NSF
<b>Total</b>	<b>4</b>			<b>775 NSF</b>	<b>775 NSF</b>	<b>0 NSF</b>

<b>3.3 Dedicated Support / Special</b>	Count	SF	2019 NSF Total	New NSF Total	Variance	Notes
.001 Waiting Area	1	100 SF	100 NSF	100 NSF	0 NSF	Potential to combine with main lobby
.002 Files in open 3 high with common top	12	10 SF	120 NSF	120 NSF	0 NSF	
.003 Shared Open Layout / Ref. Library / Printer Area	1	300 SF	200 NSF	300 NSF	100 NSF	w/Large layout table
.004 Map Room (To access GIS)	1	0 SF	200 NSF	0 NSF	-200 NSF	Eliminated
.005 Maintenance Equip and Storage						Outdoor
.006 Corporate Yard						Refer to Appendix "Other potential uses"
<b>Total</b>			<b>620 NSF</b>	<b>520 NSF</b>	<b>-100 NSF</b>	

Combined subtotal NSF	2,899 NSF	3,063 NSF
Circulation Factor 35%	1,561 SF	1,649 SF
Grossing Factor 15%	787 SF	832 SF

<b>Gross Square Foot Subtotal</b>	5,247 GSF	<b>5,544 GSF</b>
		<b>297 GSF</b>

**General Notes**

1. Department could benefit from proximity to Cashier

**Adjacency Requirements:**

- 2. Public Works Maintenance Staff to Corporate Y Convenient
- 3. Permit Staff to Cashier Very Important

4.1 Workspaces	Count	Type	Size	SF	2019 NSF Total	New NSF Total	Variance	Notes
.001 Community Development Director	1	PO2	14x10	140 SF	140 NSF	140 NSF	0 NSF	
.002 Deputy Director	1	PO2	14x10	140 SF	140 NSF	140 NSF	0 NSF	
.003 Senior Planner	2	WS1	8x8	64 SF	128 NSF	128 NSF	0 NSF	
.004 Contract Mediator & City Attorney	0	WS2	6x8	48 SF	48 NSF	0 NSF	-48 NSF	flex time, can use conference space
.005 Building Official	1	PO3	10x10	100 SF	100 NSF	100 NSF	0 NSF	
.006 Senior Planner (View)	1	WS1	8x8	64 SF	64 NSF	64 NSF	0 NSF	
.007 Associate Planner (View)	1	WS1	8x8	64 SF	64 NSF	64 NSF	0 NSF	
.008 Associate Planner ( 1 current)	1	WS1	8x8	64 SF	64 NSF	64 NSF	0 NSF	
.009 Assistant Planner (3 current)	3	WS1	8x8	64 SF	192 NSF	192 NSF	0 NSF	
.010 Plan Checker (0 current, 1 growth)	1	WS1	8x8	64 SF	64 NSF	64 NSF	0 NSF	
.011 Planning Tech (0 current, 1 growth)	1	WS2	6x8	48 SF	48 NSF	48 NSF	0 NSF	
.012 Administrative Analyst (1 current)	1	WS1	8x8	64 SF	64 NSF	64 NSF	0 NSF	
.013 Building Inspectors (field)	3	WS2	6x8	48 SF	144 NSF	144 NSF	0 NSF	In field most of day
.014 Permit Technicians	2	WS1	8x8	64 SF	128 NSF	128 NSF	0 NSF	
.015 Staff Assistant	0	WS2	6x8	48 SF	0 NSF	0 NSF	0 NSF	
.016 Code Enforcement Officers (2 current)	2	WS1	8x8	64 SF	128 NSF	128 NSF	0 NSF	half day in field
.017 Contract Planner / Plan Checker (shared)	1	WS2	6x8	48 SF	48 NSF	48 NSF	0 NSF	(flex time / 2x per week)
.018 Contract Geologist / Staff Assistant (Shared)	1	WS2	6x8	48 SF	0 NSF	48 NSF	48 NSF	(1x per week each)
.019 GIS Coordinator	1	WS1	8x8	64 SF	48 NSF	64 NSF	16 NSF	Moved to CCD from Admin
.020 Interns (Shared between 2-3 interns)	1	WS2	6x8	48 SF	48 NSF	48 NSF	0 NSF	(1x per week)
<b>Total</b>	<b>25</b>				<b>1,660 NSF</b>	<b>1,676 NSF</b>	<b>16 NSF</b>	

4.2 Dedicated Meeting Spaces	Count	Size	SF	2019 NSF Total	New NSF Total	Variance	Notes
.001 Medium Conference Room	1	10-12ppl	400 SF	400 NSF	400 NSF	0 NSF	Planning Project review mtgs
.002 Small Conference Room	1	6-8ppl	200 SF	200 NSF	200 NSF	0 NSF	Applicant / interdept. mtgs
.003 Shared Huddle Room	1	2-4ppl	100 SF	100 NSF	100 NSF	0 NSF	
.004 Privacy Nook	3	1-2ppl	75 SF	75 NSF	225 NSF	150 NSF	Applicant / interdept. mtgs
<b>Total</b>				<b>775 NSF</b>	<b>925 NSF</b>	<b>150 NSF</b>	

4.3 Dedicated Support / Special	Count	SF	2019 NSF Total	New NSF Total	Variance	Notes	
.001 Plan Review workstations	2	WS2 6x8	48 SF	240 NSF	96 NSF	-144 NSF	includes microfiche station
.002 Files in open 3 high with common top	12		10 SF	120 NSF	120 NSF	0 NSF	
.003 Geologist Files	8		10 SF	80 NSF	80 NSF	0 NSF	
.004 Address Files - double stacked sliding	24		5 SF	120 NSF	120 NSF	0 NSF	
.005 Reference Library/Shared Printer Area	1		100 SF	100 NSF	100 NSF	0 NSF	
.006 Tract Files	1		100 SF	100 NSF	100 NSF	0 NSF	
.007 Plan Room. - blueprints storage					Refer to 6.0.18	Shared with PW, req'd by law	
.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>	<b>616 NSF</b>	<b>-144 NSF</b>	

Combined subtotal NSF	3,195 NSF	3,217 NSF
Circulation Factor 35%	1,720 SF	1,732 SF
Grossing Factor 15%	867 SF	873 SF

<b>Gross Square Foot Subtotal</b>	5,783 GSF	<b>5,823 GSF</b>
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**40 GSF**

## General Notes

### Adjacency Requirements:

1. Community Development to Planning Divison Essential
2. Community Development to Building & Safety Essential
3. Comm. Develop't to Code Enforcement Division Essential
4. Comm. Develop't to View Restoration Divison Essential
5. Community Development to GIS Essential
6. Community Development to Planning Commissi Convenient
7. Comm. Develop't to Cashier / Public Counter Essential
8. Community Development to Public Works Convenient
9. Comm. Develop't to Recs & Parks/Preserve Sta Important
10. Community Development to Fire Department Convenient

# RPV.5 Recreation and Parks

5 Workspaces	Count	Type	Size	SF	2019 NSF Total	New NSF Total	Variance	Notes
.001 Director	1	PO2	14x10	140 SF	140 NSF	140 NSF	0 NSF	
.002 Deputy Director	1	PO2	14x10	140 SF	140 NSF	140 NSF	0 NSF	
.003 Senior Administrative Analyst / Open Space Mgr	2	WS1	8x8	64 SF	64 NSF	128 NSF	64 NSF	Added Open Space Mgr. position
.004 Administrative Analyst I	1	WS1	8x8	64 SF	64 NSF	64 NSF	0 NSF	
.005 Senior Ranger / Open Space Supervisor	2	WS1	8x8	64 SF	0 NSF	128 NSF	128 NSF	Added positions
.006 Recreation Program Supervisor II	2	WS1	8x8	64 SF	128 NSF	128 NSF	0 NSF	
.007 Supervisors (0 current + 1 growth)	1	WS1	8x8	64 SF	64 NSF	64 NSF	0 NSF	
.008 Rangers / Trail crew (touch down)	10	WS2	6x8	64 SF	0 NSF	640 NSF	640 NSF	In enclosed, lockable suite
.009 Admin. Staff (1 current + 1 growth)	2	WS2	6x8	48 SF	96 NSF	96 NSF	0 NSF	In lockable suite
.010 Part Time Staff (0 current + 2 growth)	2	WS2	6x8	48 SF	96 NSF	96 NSF	0 NSF	
<b>Total</b>	<b>24</b>	<b>13</b>			<b>792 NSF</b>	<b>1,624 NSF</b>	<b>832 NSF</b>	

5 Dedicated Meeting Spaces	Count	Size	SF	2019 NSF Total	New NSF Total	Variance	Notes
.001 Medium Conference Room	1	10-12ppl	400 SF	400 NSF	400 NSF	0 NSF	doubles as training room
.002 Small Conference Room	0	6-8ppl	200 SF	0 NSF	0 NSF	0 NSF	
.003 Shared Huddle Room	1	2-4ppl	100 SF	100 NSF	100 NSF	0 NSF	
.004 Privacy Nook	2	1-2ppl	75 SF	75 NSF	150 NSF	75 NSF	
<b>Total</b>				<b>575 NSF</b>	<b>650 NSF</b>	<b>75 NSF</b>	

5 Dedicated Support / Specialt	Count	SF	2019 NSF Total	New NSF Total	Variance	Notes
.001 Open Space Mgmt (OSM) Division - Locker Rm	2	100 SF	200 NSF	200 NSF	0 NSF	Potential to share / combine with 6.006
.002 OSM Office/ briefing room	1	400 SF	200 NSF	400 NSF	200 NSF	Similar to medium conference room
.003 Workroom	1	240 SF	240 NSF	240 NSF	0 NSF	
.004 Storage Room w/safe	1	300 SF	300 NSF	300 NSF	0 NSF	R&P - for cash, checks and keys
.005 OSM/Ranger Storage Room	1	300 SF	0 NSF	300 NSF	300 NSF	
.006 Dedicated Copy Room	1	100 SF	100 NSF	100 NSF	0 NSF	
<b>Total</b>			<b>1,040 NSF</b>	<b>1,540 NSF</b>	<b>500 NSF</b>	

Combined subtotal NSF	2,407 NSF	3,814 NSF
Circulation Factor 35%	1,296 SF	2,054 SF
Grossing Factor 15%	653 SF	1,035 SF

<b>Gross Square Foot Subtotal</b>	4,357 GSF	<b>6,903 GSF</b>
		<b>2,546 GSF</b>

## 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

6.0 Shared Building Support	Count	Size	SF	2019 USF Total	New USF Total	Variance	Notes
.001 Lobby	1		600 SF	600 USF	600 USF	0 USF	
.002 Extra Large Conference Room	2	20-25ppl	735 SF	1,470 USF	1,470 USF	0 USF	Monthly Community Meetings
.003 Large Conference Room	2	16-18ppl	600 SF	1,200 USF	1,200 USF	0 USF	R&P Open Space mtgs
.004 Coffee Nooks	2		50 SF	100 USF	100 USF	0 USF	
.005 Kitchen Area & Staff Lounge / Breakroom	1		500 SF	500 USF	500 USF	0 USF	adjacent to outdoor patio
.006 Shower/Locker Rooms-Men/Women	2		400 SF	800 USF	800 USF	0 USF	
.007 Wellness Room	2		150 SF	150 USF	300 USF	150 USF	w/lounge chair, sink & refrig.
.008 Shared Production Rm - plotter/copiers/scanni	2		300 SF	600 USF	600 USF	0 USF	
.009 MDF/IDF	2		150 SF	300 USF	300 USF	0 USF	
.010 IT Server Room	1		225 SF	225 USF	225 USF	0 USF	Near IT
.011 IT Locked Storage Room	1		150 SF	150 USF	150 USF	0 USF	Near Server Room
.014 Central Supply Storage	1		200 SF	200 USF	200 USF	0 USF	
.015 City Clerk Vault / Records / High Density Filing	1		300 SF	300 USF	300 USF	0 USF	Admin - Rated Room
.016 Locked Storage and Record Room with Safe	1		150 SF	150 USF	150 USF	0 USF	Finance
.017 Records - flat files, plan holds, rolled drawings	1		300 SF	300 USF	300 USF	0 USF	Shared by PW & CDD
.018 Public Works - Plan Storage	1		500 SF	1,000 USF	500 USF	-500 USF	Can this be electronic or off-site?
<b>Total</b>				9,465 GSF	9,053 GSF	-412 GSF	Total USF X 15% Grossing Factor

6.1 Prop. New Prog. Elements	Count	Size	SF	2019 USF Total	New USF Total	Variance	Notes
.001 Reception/Public Counter/ Cashier	1		1,000 SF	1,000 USF	1,000 USF	0 USF	reducible over time?
.002 HR Testing Room / Computer Lab	1		1,000 SF	1,000 USF	1,000 USF	0 USF	Adjacent to HR
.003 PVPLC Leasable office space	20		170 SF	3,400 USF	3,400 USF	0 USF	Adjacent to City Hall office functions
<b>Total</b>				6,353 GSF	6,353 GSF	0 GSF	Total USF X 15% Grossing Factor

6.2 Council Chambers	Count	Type	Size	SF	2019 USF Total	New USF Total	Variance	Notes
.001 Council Chambers	1		5,000 SF	5,000 SF	5,000 USF	5,000 USF	0 USF	150 seats
.002 Pre-Function Space	1		1,000 SF	1,000 SF	1,000 USF	1,000 USF	0 USF	20% of Council Chamber
.003 City Council / Closed Session Conf	1		10 ppl	400 SF	400 USF	400 USF	0 USF	Medium Conference Rm
.004 Staff Restroom	1		75 SF	75 SF	75 USF	75 USF	0 USF	
.005 Public Restrooms	2		300 SF	600 SF	600 USF	600 USF	0 USF	w/gender inclusive r.r. w/ baby changing
.006 Control Room for Studio	1		121 SF	121 SF	121 USF	121 USF	0 USF	Adj to Studio Rm w/ window btwn
.007 Studio Room	1		250 SF	250 SF	250 USF	250 USF	0 USF	
.008 Part-Time Television Producer	2	WS2	6x8	48 NSF	148 USF	148 USF	0 USF	NSF X 35% Grossing Factor
.009 Broadcast Room	1		144 SF	144 SF	144 USF	144 USF	0 USF	
.010 Headend Room	1		90 SF	90 SF	90 USF	90 USF	0 USF	Adjacent to Broadcast Room
.011 Edit Bay	1		80 SF	80 SF	80 USF	80 USF	0 USF	
.012 Chair and Table Storage	1		120 SF	120 SF	120 USF	120 USF	0 USF	
.013 Catering Kitchen	1		200 SF	200 SF	200 USF	200 USF	0 USF	
<b>Total</b>				9,680 GSF	9,680 GSF	0 GSF	Total USF X 15% Grossing Factor	

<b>Shared Support - Gross Sq. Ft Subtotal</b>	25,497 GSF	<b>25,086 GSF</b>
		<b>-411 GSF</b>

# RPV.7 Site Areas

<b>7.0 Site Requirements</b>	Count	Type	Size	SF	2019 GSF Total	New GSF Total	Variance	Notes
.001 Parking	150			350 SF	52,500 GSF	52,500 GSF	0 GSF	based on 50,000gsf at 3 stalls/1000
.002 Overflow parking	300			300 SF	90,000 GSF	90,000 GSF	0 GSF	Assumes some tandem parking
.003 Additional Trailhead parking	25			350 SF	8,750 GSF	8,750 GSF	0 GSF	to be confirmed with PVPLC
.004 Service / Loading	1		20x25	500 SF	500 GSF	500 GSF	0 GSF	screened area adjacent to trash
.005 Trash / Recycling enclosure	1		20x25	500 SF	500 GSF	500 GSF	0 GSF	screened area for upto 4 dumpsters
.006 Emergency Generator enclosur	1		25x60	1,500 SF	1,500 GSF	1,500 GSF	0 GSF	w/soundproof enclosure
.007 Helipad	1		80x80	6,400 SF	6,400 GSF	6,400 GSF	0 GSF	w/water (no fueling) per FAA guidelines
.008 American Tower 80' high monopole	1		10x10	100 SF	100 GSF	100 GSF	0 GSF	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	280 GSF	280 GSF	0 GSF	Exterior ground lease for monopole adj. to bldg
.010 Emergency Communications Antenna & yard	1			280 SF	280 GSF	280 GSF	0 GSF	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
.011 Proposed LA-RICS monopole	4				0 GSF	TBD	0 GSF	70' tall monopole with back-up generator in lease area with back of house access. Includes microwave dishes and other antennae at various heights for LA-RICS. Existing City Emergency communications antennae to be relocated from existing retractable tower and placed here.
.012 SCE Equipment Enclosure	1				0 GSF	110 GSF	110 GSF	Interior ground lease for monopole equipment in building.
.013 Google Equipment Enclosure	1				0 GSF	40 GSF	40 GSF	Exterior ground lease for monopole adj. to bldg
.014 Public Works Maintenance Yar	1.57	acre		43,560 SF	68,389 GSF	68,389 GSF		per Corporate Yard Utilization Study
<b>Total</b>					<b>229,199 GSF</b>	<b>229,349 GSF</b>	<b>150 GSF</b>	<b>5.27 AC</b>

<b>7.1 Site Amenities</b>	Count	Type	Size	SF	2019 GSF Total	New GSF Total	Variance	Notes
.001 Village Green open space	3	acres		43,560 SF	130,680 GSF	130,680 GSF	0 GSF	Meet current LEED Criteria for Open Space.
.002 Public Plaza	1		50x50	2,500 SF	2,500 GSF	2,500 GSF	0 GSF	
.003 Park Amenities / Picnic Pavilion	2		20x50	1,000 SF	2,000 GSF	2,000 GSF	0 GSF	covered picnic area
.004 Shade Structures	3		20x15	300 SF	900 GSF	900 GSF	0 GSF	distributed appropriately throughout site
.005 Children's Play Amenities	4		20x15	300 SF	1,200 GSF	1,200 GSF	0 GSF	Creative, non-traditional. Distribute appropriately
.006 Dog Park	0.5	acre		21,780 SF	21,780 GSF	21,780 GSF	0 GSF	approx. twice size of existing
.007 Amphitheater	1		100x100	10,000 SF	10,000 GSF	10,000 GSF	0 GSF	Partially shaded, 30% hardscape / seating, remainder sloping or tiered landscape for approximate total capacity of 500.
.008 Stage	1		50x20	1,000 SF	0 GSF	1,000 GSF	1,000 GSF	Permanent concrete area with canopy, potentially located adjacent to amphitheater w/ electrical hook-ups.
.009 Open Space for future amenitie	4	acres		43,560 SF	174,240 GSF	174,240 GSF	0 GSF	Meet current LEED Criteria for Open Space.
<b>Total</b>					<b>343,300 GSF</b>	<b>344,300 GSF</b>	<b>1,000 GSF</b>	<b>7.9 AC</b>

# Other Facilities

<b>8.0 Sheriff Sub Station</b>	Count	Size	SF	2019 USF Total	New USF Total	Variance	Notes
.001 Lobby	1		600 SF	600 USF	600 USF	0 USF	w/space for two law enforcement technicians
.002 Dispatch office	1		100 SF	100 USF	100 USF	0 USF	Desk with computer and small base radio
.003 Briefing Room	1		1,250 SF	1,250 USF	1,250 USF	0 USF	
.004 Interview Rooms	2		150 SF	300 USF	300 USF	0 USF	
.005 Watch	1		250 SF	250 USF	250 USF	0 USF	
.006 Armory	1		140 SF	140 USF	140 USF	0 USF	
.007 Specialty Offices	2		140 SF	280 USF	280 USF	0 USF	Service area lieutenant and sergeant
.008 Other Offices	8		80 SF	640 USF	640 USF	0 USF	Open workstations (includes 2 for growth)
.009 Staff Training Room	1		1,000 SF	1,000 USF	1,000 USF	0 USF	
.010 Male / Female Bunks	2		150 SF	300 USF	300 USF	0 USF	
.011 Male / Female Lockers and Showers	2		1,200 SF	2,400 USF	2,400 USF	0 USF	
.012 Exercise Room	1		750 SF	750 USF	750 USF	0 USF	Share with other programs if possible
USF Subtotal				8,010 USF	8,010 USF	0 USF	
				12,323 GSF	12,323 GSF	0 USF	(includes 35% grossing factor)

<b>9.0 Medium Fire Station</b>	Count	Size	SF	2019 USF Total	New USF Total	Variance	Notes
.001 Lobby	1		100 SF	100 USF	100 USF	0 USF	
.002 Front Office	1		500 SF	500 USF	500 USF	0 USF	
.003 Kitchen / Dining Area	1		500 SF	500 USF	500 USF	0 USF	
.004 Day room	2		500 SF	1,000 USF	1,000 USF	0 USF	
.005 Dorms	7		125 SF	875 USF	875 USF	0 USF	
.006 Exercise Room	1		400 SF	400 USF	400 USF	0 USF	
.007 Apparatus Bay and Support	1		4,500 SF	5,000 USF	4,500 USF	-500 USF	No ambulance bay and paramedic space
USF Subtotal				8,375 USF	7,875 USF	-500 USF	
Total				12,885 GSF	12,115 GSF	-770 GSF	(includes 35% grossing factor)

<b>10.0 Emergency Ops Ctr (EOC)</b>	Count	Size	SF	2019 USF Total	New USF Total	Variance	Notes
.001 Emergency Communications Room	1		300 SF	300 USF	300 USF	0 USF	
.002 Cell Tower Battery Room	2		500 SF	1,000 USF	1,000 USF	0 USF	Refer to 7.0.08-11 for tower specifications
.003 Verizon Wireless Equipment for Monopole	1		280 SF	280 USF	280 USF	0 USF	Leased to Verizon
.004 SCE Equipment for Monopole	4		0 SF	110 USF	0 USF	-110 USF	Moved to 7.012 Site Structures
.005 Multi-Purpose Room/ E.O.C.	1	50 ppl	1,500 SF	1,500 USF	1,500 USF	0 USF	Double as large community meeting room
.006 Emergency Operations Center Storage	1		300 SF	300 USF	300 USF	0 USF	
USF Subtotal				3,490 USF	3,380 USF	-110 USF	
Total				4,106 GSF	3,976 GSF	-130 GSF	(includes 15% grossing factor)

# Other Facilities

<b>11.0 Community Center</b>	Count	Size	SF	2019 USF Total	New USF Total	Variance	Notes
.001 Lobby	1		300 SF	300 USF	300 USF	0 USF	
.002 Community Meeting Rooms	3		1,200 SF	3,000 USF	3,600 USF	600 USF	Divisible
.003 Public Gallery	1		300 SF	300 USF	300 USF	0 USF	
.004 Public Restrooms	2		300 SF	600 USF	600 USF	0 USF	
.005 Catering Area / Kitchen	1		300 SF	200 USF	300 USF	100 USF	Increased 100 SF to provide more flexibility
USF Subtotal				4,400 USF	5,100 USF	700 USF	
Total				5,176 GSF	6,000 GSF	824 GSF	(includes 15% grossing factor)

**12.0 Trailhead Facilities**                      2        20x30    600 SF    1,200 GSF    1,200 GSF        0 USF Restroom building(s) with water bottle fillers.  
Co-locate with appropriate site amenities.

**13.0 Café**    1        50x100    5,000 SF    5,000 GSF    5,000 GSF        0 USF Development opportunity with rentable rooms

<b>Other Facilities - Gross Sq. Ft. Subtotal</b>	40,690 GSF	<b>40,615 GSF</b>
		<b>-75 GSF</b>

<b>Existing Buildings / Structures on Site</b>				2019 GSF Total	Approx New GSF	Variance	Notes
City Manager's Building				16,900 GSF	16,900 GSF	0 GSF	Permanent Building
Community Development Building				4,900 GSF	4,900 GSF	0 GSF	Permanent Building
Public Works Building				2,800 GSF	2,800 GSF	0 GSF	Temporary Building
TV Station Buildings	2	1,400 SF		2,800 GSF	2,800 GSF	0 GSF	1 Temporary and 1 permanent building
Storage Containers	13	200 SF		2,600 GSF	2,600 GSF	0 GSF	Temporary Twenty Unit Equivalents
Subterranean Missile Silo Structures	2	3,600 SF		7,200 GSF	7,200 GSF	0 GSF	Permanent subterranean structures
Coast Guard Structure	1	5,000 SF		1,500 GSF	5,000 GSF	3,500 GSF	Permanent buried structure
<b>Total</b>				<b>38,700 GSF</b>	<b>42,200 GSF</b>	<b>3,500 GSF</b>	<b>.97 AC</b>

<b>Previously Considered Uses</b>				Count	Size	SF	2019 GSF Total	New GSF Total	Variance	Notes
Pool with Restrooms / Lockers	1	60x100	6,000 SF				6,000 GSF	6,000 GSF	0 GSF	costly building for level of public support
Multi Sports Gym	1	100x100	10,000 SF				10,000 GSF	10,000 GSF	0 GSF	costly building for level of public support
Baseball / Softball fields	1	300x300	90,000 SF				90,000 GSF	90,000 GSF	0 GSF	min. public support (little league, 60' bases)
Skate Park	1	80x100	8,000 SF				8,000 GSF	8,000 GSF	0 GSF	minimum public support
Multi-Purpose playing fields	1	340x280	95,200 SF				95,200 GSF	95,200 GSF	0 GSF	min. public support (1 AYSO U14 field)
Outdoor Basketball Courts	1	60x100	6,000 SF				6,000 GSF	6,000 GSF	0 GSF	minimum public support
Volleyball Courts	1	50x80	4,000 SF				4,000 GSF	4,000 GSF	0 GSF	minimum public support
Tennis Courts	2	60x120	14,400 SF				28,800 GSF	28,800 GSF	0 GSF	minimum public support
<b>Total</b>							<b>248,000 GSF</b>	<b>248,000 GSF</b>	<b>0 GSF</b>	<b>5.69 AC</b>

<b>Other Potential Uses</b>				Count	Size	SF	2019 GSF Total	New GSF Total	Variance	Notes
Performing Arts Center	1	60x120	14,400 SF				0 GSF	14,400 GSF	14,400 GSF	
Add'l Restaurant	1	50x100	5,000 SF				0 GSF	5,000 GSF	5,000 GSF	
Historical Society exhibit space	1	50x40	2,000 SF				0 GSF	2,000 GSF	2,000 GSF	includes 500 sf of storage
Affordable Housing (units)	50		800 SF				0 GSF	40,000 GSF	40,000 GSF	Based on SB 9
<b>Total</b>							<b>0 GSF</b>	<b>61,400 GSF</b>	<b>61,400 GSF</b>	<b>1.41 AC</b>