

RPV: Civic Center Program Summary

City Hall		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
Proposed New Program Elements		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
Site Areas			GSF Total	Notes
7.0	Site Requirements		229,199 GSF	
7.1	Site Amenities		343,300 GSF	
	Total		572,499 GSF	13.14 AC
Other Facilities			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
Civic Center Gross Total			662,113 GSF	15.2 AC

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

Workspaces	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	
Total	89				6,372 NSF	

Meeting Spaces	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	
Total				6,145 NSF	

1.1 Workspaces	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
Total	17				1,492 NSF	

1.2 Dedicated Meeting Spaces	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	
Total	4			775 NSF	

1.3 Dedicated Support / Specialty Spaces	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	
Total	21		530 NSF	

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

Gross Square Foot (GSF) Subtotal	5,062 GSF
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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	
Total	13				940 NSF	

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	
Total				575 NSF	

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	
Total	9		130 NSF	

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

Gross Square Foot Subtotal	2,977 GSF
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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

3.1 Workspaces	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	
Total	23				1,504 NSF	

3.2 Dedicated Meeting Spaces	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	
Total	4			775 NSF	

3.3 Dedicated Support / Specialty Spaces	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"
Total			620 NSF	

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

Gross Square Foot Subtotal	5,247 GSF
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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

4.1 Workspaces	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)
Total	25				1,660 NSF	

4.2 Dedicated Meeting Spaces	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
Total				775 NSF	

4.3 Dedicated Support / Specialty Spaces	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
Total				760 NSF	

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

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 |

5.1 Workspaces	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	
Total	11				792 NSF	

5.2 Dedicated Meeting Spaces	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	
Total				575 NSF	

5.3 Dedicated Support / Specialty Spaces	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	
Total			1,040 NSF	

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

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

6.0 Shared Building Support	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?
Total					9,465 GSF	Total USF X 15% Grossing Factor

6.1 Proposed New Program Element	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
Total					6,353 GSF	Total USF X 15% Grossing Factor

6.2 Council Chambers	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	
Total					9,680 GSF	Total USF X 15% Grossing Factor

Shared Support - Gross Square Foot Subtotal	25,497 GSF
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7.0 Site Requirements	Count	Type	Size	SF	GSF Total	Notes
.001 Parking	150			350 SF	52,500 GSF	based on 50,000gsf at 3 stalls/1000
.002 Overflow parking	300			300 SF	90,000 GSF	Assumes some tandem parking
.003 Additional Trailhead parking	25			350 SF	8,750 GSF	to be confirmed with PVPLC
.004 Service / Loading	1		20x25	500 SF	500 GSF	screened area adjacent to trash
.005 Trash / Recycling enclosure	1		20x25	500 SF	500 GSF	screened area for upto 4 dumpsters
.006 Emergency Generator enclosure	1		25x60	1,500 SF	1,500 GSF	w/soundproof enclosure
.007 Helipad	1		80x80	6,400 SF	6,400 GSF	w/water (no fueling) per FAA guidelines
.008 American Tower 80' high monopole	1		10x10	100 SF	100 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	Exterior ground lease for monopole adj. to bldg
.010 Emergency Communications Antenna & yard	1			280 SF	280 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 use.
.011 Proposed LA-RICS monopole	1				TBD	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	68,389 GSF	per Corporate Yard Utilization Study
Total					229,199 GSF	5.26 AC

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

Other Facilities

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

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

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

Other Facilities

11.0 Community Center Facilities	Count	Type	Size	SF	USF Total	Notes
.001 Lobby	1			300 SF	300 USF	
.002 Community Meeting Rooms	3			1,000 SF	3,000 USF	
.003 Public Gallery	1			300 SF	300 USF	
.004 Public Restrooms	2			300 SF	600 USF	
.005 Catering Area	1			200 SF	200 USF	
USF Subtotal					4,400 USF	
Total					5,176 GSF	(includes 15% grossing factor)
12.0 Trailhead Facilities	2		20x30	600 SF	1,200 GSF	Restroom building(s) with water bottle fillers. Co-locate with appropriate site amenities.
13.0 Café	1		50x100	5,000 SF	5,000 GSF	Development opportunity with rentable rooms

Other Facilities - Gross Square Foot Subtotal 40,690 GSF

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

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