



Proposed CMC
facility

SITE PLAN AND IMPROVEMENTS

The following key features shall be incorporated into the design of the site layout.

<u>Certification:</u>	Building to meet AEGB requirement and LEED Silver compliant
<u>Utilities:</u>	The site to be designed with a storm drainage system that meets all applicable local and state codes. The sanitary sewer and potable water system will be designed to accommodate the planned building loads. Natural gas will be installed with a meter located within 5'-0" of the building capable of supporting the office.
<u>Heavy Duty Paving:</u>	The main drive aisles, and fire lanes are heavy duty concrete. Standard duty paving is used for office parking.
<u>Parking:</u>	<p>Parking is scheduled per the numbers/SF that were provided. Staff parking stalls shall be 9' x 18' and delineated with 4" striping.</p> <ul style="list-style-type: none">• Fleet Parking – 68,105 SF• Staff Parking – 58,125 SF• Parking Circulation – 45,130 SF
<u>Premises Size:</u>	Approximately 19,900 SF administrative office building, 69,000 SF of storage and trade workshops, and 3,000 SF of other site elements.
<u>Exterior admin Building:</u>	The exterior admin building will be tilt wall construction with windows at the perimeter of the space.
<u>Enclosed Storage:</u>	The enclosed storage area of the facility will be fully enclosed with metal roof, slab and CMU walls.
<u>Covered Storage:</u>	The covered storage area of the facility will be a metal roof with slab.
<u>Open Storage:</u>	The open storage area of the facility will be open areas within the fenced facility used for general storage of materials.
<u>Trade workshops:</u>	The trade workshop area of the facility will be fully enclosed construction with proper ventilation installed. Building to include light, power (120 V+ 240V), and an eye wash station at workshops that have chemical storage. Include a loading/unloading area.
<u>Sidewalks:</u>	The perimeter of the admin building shall have a code compliant sidewalk at least 4" thick.
<u>Fencing:</u>	The nonpublic area shall be fenced with a high security fence consisting of a 7'0" high galvanized chain link fence with three (3) strands of barbed wire at the top. There are operable gates at each entry to be card accessed and remote access capable with call box.
<u>Electric:</u>	Two (2) electronically controlled gates with call boxes to control access to and from the property for safety and security purposes.
<u>Signage:</u>	<p>Electrical distribution is included for the following signage locations:</p> <ul style="list-style-type: none">• One (1) monument sign at a location to be determined.• One (1) parapet sign located near the entrance to the building.
<u>Fuel Pump:</u>	3 (three) 15,000-gallon tanks
<u>Voice-Data:</u>	Will provide a conduit path between the proposed location of the Demarc. and the right-of-way, housing the existing fiber network.

BUILDING DESIGN

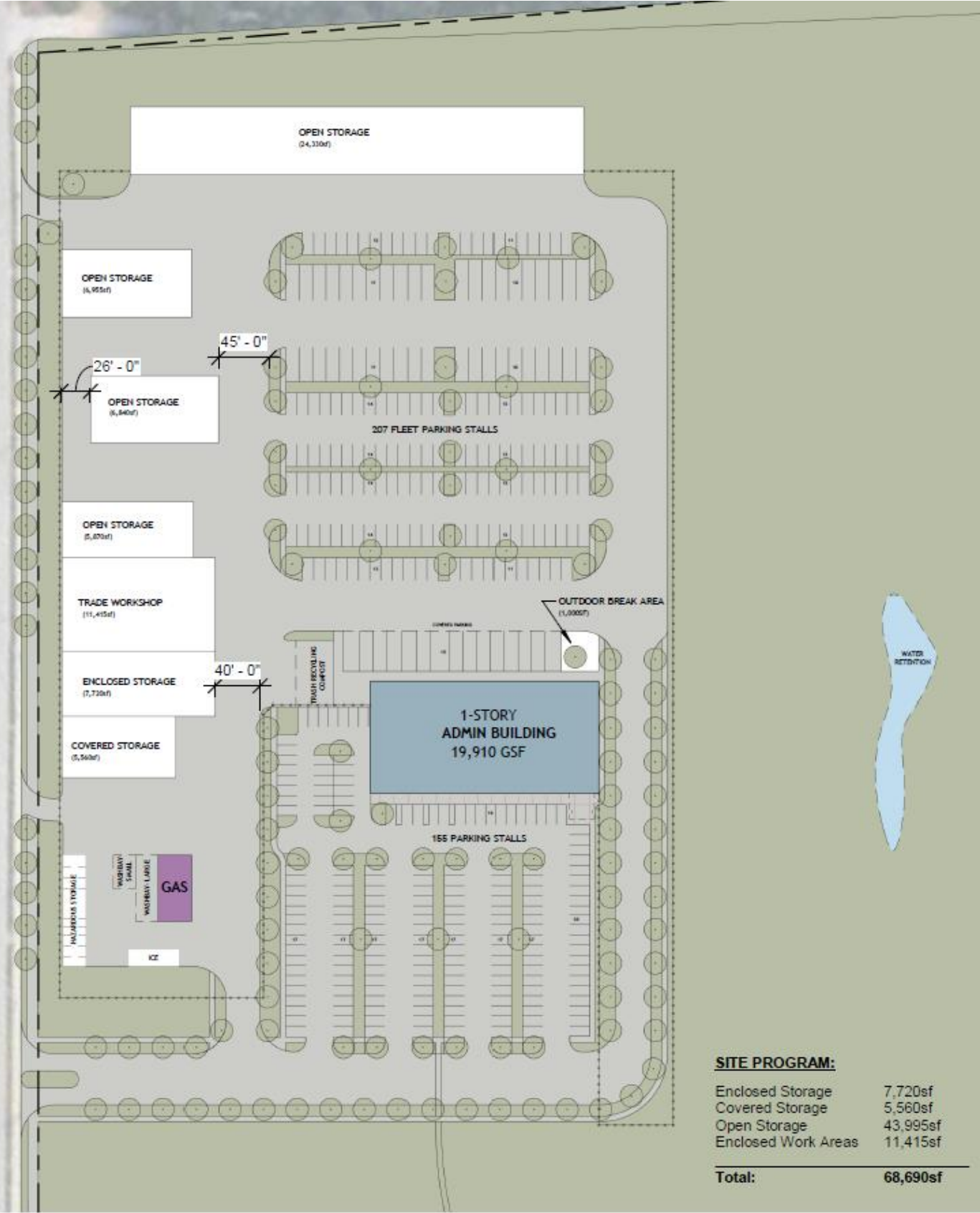
<u>Building Pad/Slabs:</u>	The slab is industry standard with a minimum of 4,000 psi including reinforcing to accommodate use for office and storage.
<u>Canopies:</u>	Canopy will be provided at the main entry to the admin building and all other exterior doors of the admin building will have a 4'0" by 4'0" minimum canopy and concrete stoop.
<u>Roofing:</u>	The roof of the admin building will be a 60-mil TPO single ply system with polyisocyanurate insulation for an R-value of whatever value is required to meet local code requirements. A twenty (20) year NDL warranty for the roof shall be assigned to the city.
<u>Exterior Walls:</u>	The exterior walls of the admin building are designed to meet building code requirements.
<u>Exterior Doors:</u>	Exterior doors of the admin building are spaced to meet applicable code requirements.
<u>Fire Sprinkler System:</u>	The admin building includes a fully engineered fire sprinkler system with sprinkler heads being semi-recessed in the acoustical ceiling.
<u>Interior admin Building:</u>	The interior admin building finishes will be in line with a class B office building with durable finishes. Flooring to be concrete with carpet tile in the offices, open office, and conference areas. The restrooms, showers/lockers, and break room flooring to be porcelain floor tile. Porcelain wall tile to be used on all wet walls in restrooms, showers/lockers, and break room. Countertops to be engineered quartz with plastic laminate cabinets. Vinyl wall covering to be used at one wall of entry/reception. Accent wall paint on one wall in each office and conference room. Acoustical wall panels to be used at huddle locations. A.C.T. with indirect/direct lay in light fixtures throughout, U.N.O. Gyp. Bd. at reception, restrooms, and break room with recessed can lights. Linear pendants at open office & conference rooms. Accent cove lights at reception and restrooms. Breakroom appliances to include Energy Star rated refrigerator, dishwasher, microwave, and undercounter ice maker/water dispenser.
<u>Plumbing:</u>	A minimum six-inch (6") sewer gut line will be installed to serve the restroom, showers, and break room areas of the admin building.
<u>Electrical:</u>	The electrical service to the premises will be a minimum of 3,000 amps served at 480V/3 phase.
<u>Fire/Life Safety:</u>	Fire and life safety design will meet all applicable local codes.
<u>Security System:</u>	Ring and string
<u>IT, AV and Low Voltage:</u>	Ring and string

These specifications may be modified if there are differing site conditions that affect the proposed facility design and are mutually agreed upon by both the City Manager and Oracle. Upon approval by the City Manager and Oracle, modifications not resulting in material changes, as determined by the City Manager in the City Manager's sole discretion, may be made to the proposed facility design. Modification to this exhibit shall not require City Council approval.

Proposed Program

Programmed Areas	Existing CMC			Existing Fiesta Gardens			Combined Existing CMC + Fiesta Gardens	Oracle proposed			Comments
	Qty.	SF	Ext SF	Qty.	SF	Ext SF		Qty.	SF	Ext SF	
Personnel (Administrative Building)											
Large Office								1	150	150	
Medium Office								5	150	750	
Small Office								29	150	4,350	
Workstation								38	48	1,824	
Hoteling (Field Crew)								46	30	1,370	3:1 ratio assignment
Total Personnel								119		8,444	
Other Spaces											
Conference								4	300	1,200	
Break Room Small								0	935	0	
Copy								2	150	300	
Storage								3	100	300	
Lobby (deliveries)								0	50	0	
Discrepancy (Other Support Spaces)											
Total Other Spaces										1,800	
Other Areas											
Reception								1	500	500	
Computer Room (Discrepancy)								1	600	600	
Break Room Shared								1	1,150	1,150	
Reference Library & Flat Files								1	800	800	
Restrooms								1	1,000	1,000	
Showers/Lockers								1	375	375	
Core Elements											
MEP & Communications (10%)								3	150	450	
Stairs / Elevators										-	
Total Other Areas										4,875	
Subtotal Sq. Ft.										15,119	
Circulation								30%		4,536	
Total USF			14,400			5,000	19,400			19,655	
										166	
Site & Non-Workshop Storage											
Conditioned Storage											Fully enclosed building
Greenhouse Storage											Greenhouse building
Enclosed Storage			7,390			330			7,720		Fully enclosed building
Covered Storage			4,060			1,500			5,560		Roof and slab only storage area
3-Side Bay Storage											Open storage with 3-sided concrete walls - material
Open Storage			36,125			7,670			43,995		Open areas for general storage materials, within the enclosed fenced facility
Enclosed Hazardous Storage											Fully enclosed building
Total Combined Storage			47,575			9,700	57,275		57,275		
Trade workshops & Work Areas											
Conditioned Work Areas											Fully enclosed building
Enclosed Work Areas			10,000			1,415			11,415		Fully enclosed building
Covered Work Area											Roof and slab only work area
Total Workshop, Storage & Work Areas			10,000			1,415	11,415		11,415		
Parking											
Fleet Parking - Enclosed											
Fleet Parking - Covered								15			
Fleet Parking - Open								207			
Total Fleet Parking			73,360			16,000		222		68,105	
Total Staff Parking			36,870					155		58,125	
Total Fleet Parking Circulation			35,130			10,000				45,130	
Total Staff Parking Circulation											
Total Parking & Circulation			145,360			26,000	171,360			171,360	
Other Site Elements											
Fuel Center	1	300	300						300		
Truck Wash Bays											
Hazardous Material Drop Off									200		
Trash, Recycling, Compost									1,200		
Outdoor Break Area / Picnic Shelter					1,000	1,000			1,000		
Total Other Site Elements			300			1,000	1,300		2,700		
Total Site Coverage (SF)*			217,635			43,115	260,750		344,408		
Total Site Coverage (Acreage)*			5.00			0.99	5.99		7.91		

Proposed Site Plan



Proposed CMC conceptual rendering



Conceptual rendering

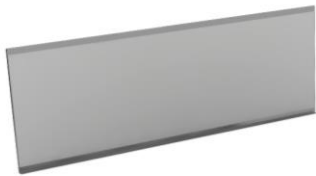
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ROOM NAME	COUNT
OFFICE	35
WORKSTATION	38
HOTELING	46
BREAK ROOM	1
COMPUTER	1
COPY	2
LIBRARY	1
MD. CONF.	4
MEP/COMM	3
MPO/IDF	1
RECEPTION	1
RESTROOMS	1
SHOWERS	1
STORAGE	3

Conceptual layout

Proposed furniture

Description	Size	Qty	Notes
Office	15x10	35	Height Adj Surf, Fixed Return, BF/FF, (1) Open/(1) Closed Overhead Storage, Tackboard, (1) Monitor Arm, Task Chair, (2) Guest chairs, Std Markerboard
Workstations	6x8	38	6x8 Workstation, 42H Panel, Power Base, Full Fabric Tile, 48x30 Height Adj Table, 24x72 return, Mobile Ped, (1) Monitor Arm, Task Chair, Upmounted Glass
Hotelling	3x5	48	42H Panel, 30x60 Height Adj (Non - MK), Full Fabric Til, Power Base, Monitor Arm, Mobile Ped, Task Chair, Upmounted Glass
Conference - rm	310sf	4	12' Conf with power (6) receptacle and (2) USB-A/C, (12) chairs, whiteboard, credenza
Copy	18x20	2	(1) Table, (1) Storage Case, cable mgmt, outlet
Storage	10x10	3	(4) Wire Shelving Units per room
Lobby (deliveries)		1	(2) Wire Shelving Units
Reception	20x25	1	(1) Reception Unit with Chair, (1) Sofa, (2) Chairs, (1) Coffee Table, (1) End Table, (1) Rug
Computer Room	24x25	1	(12) 24x60 Tables with power, (24) Task Chairs,
Break Room	30x38	1	(5) Tables, (20) chairs, (1) Tall Table, (6) Barstools
Reference Library and Flat Files	25x32	1	(6) 24x36 - Flat Files , (4) open bookcases 36x64
Restrooms			N/A
Showers/Lockers	15x25	1	Est (50) Lockers and bench



Meeting room setup



Office setup



Office setup