



McKinney York Architects

City Of Austin

Parks and Recreation Department

Central Maintenance Complex

6700 Bolm Road, Austin, TX 78725

COA #CLMP251 2019 & MA PA190000071 / MYA #1907-3

Program and Conceptual Design

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I. Program and Conceptual Design Contributors

Some special thanks go to these individuals that committed a significant amount of time and effort to the following document. They are greatly appreciated.

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II. Abbreviations and Definitions

PARD	Parks and Recreation Department: This City department has been the steward of the City of Austin's public lands since 1928. They protect and maintain parkland and urban forest. They preserve trails, and offer a variety of sports, recreation, educational enrichment, arts programs, cultural opportunities, nature, and aquatic activities.
CMC	Central Maintenance Complex
CoA	City of Austin

III. Executive Summary

Background and Purpose of the Feasibility Study

Project Description and Scope

Austin's Parks and Recreation Department currently operates a Central Maintenance Complex that sits on 9 acres of city-owned parkland along South Lakeshore Boulevard. The Department uses this facility to store equipment and supplies used to maintain its parks. In addition, it provides dedicated work and production areas for several divisions that serve the parks. The facility is more than 40 years old, in poor condition, and lacks sufficient space to meet existing and growing needs for park maintenance. The City of Austin's population grew by 21% to nearly 1 million people in the last decade. Austin is the 11th largest city in the country and the second-fastest-growing major city in Texas. Similarly, parkland has also increased at a high rate, starting with 41 acres in 1940 to 9,555 acres in 1981 when CMC was initially constructed. Today, Austin manages nearly 20,000 acres of parkland, and a larger and upgraded maintenance facilities is critical to the park system.

In 2021, Prop B was approved by Austin voters. The proposition authorized the city to convey or lease the Central Maintenance Complex parkland in exchange of a larger tract of land with an agreement that met the following terms:

- The cost or construction of a new maintenance facility for the Parks and Recreation Department on other city-owned land,
- And the removal and remediation of the maintenance facility at Fiesta Gardens on the north shore of Lady Bird Lake allowing for the convert it to publicly-accessible parkland.

The goal of this project is to provide the Parks and Recreation Department with a needs assessment, program of required spaces, and conceptual site plan and floor plans to identify current and anticipated needs over the next 40 years for a new Central Maintenance Complex. The anticipated location of the new Complex is at Bolm District Park currently being developed. Bolm District Park will serve both as public facing park in addition to a secure maintenance complex.

At the beginning of this project the consultants and PARD representatives toured the existing CMC. Together they met with the users and reviewed the existing spaces to understand how the facility functions and assess the user's needs. We followed up with a tour of the new maintenance facility at Austin Bergstrom International Airport (ABIA) including its central storage facility. Independently the consultants toured Bolm District Park to understand the potential of the site and its challenges. The consultants researched the restrictions on the site relative, to the land development code, zoning, and TXDOT regulations. The consultants then held four programming sessions with the users and managers of the various departments that will be housed in the new CMC. In addition to the information gathered during the programming sessions, the consultants used information from prior surveys, the ESA report and real estate information to inform the concept design. The consultants compiled this information and assessed the growth of the facility and increased the programmed areas to meet the needs of the facility 10 years from now and an additional 40 years from now. The consultants used the values for the 10-year facility and developed 2 options for the concept design. The concept designs were presented to the project stakeholders and a survey was sent out to gather comments. PARD assessed the comments and provided feedback to further develop the concept that is included in this report.

IV. Program

The current Central Maintenance Complex (CMC) at Lakeshore Boulevard and Fiesta Gardens maintenance complex provide City of Austin Parks and Recreation for; Facility Construction, Urban Forestry, Land Management, Aquatics Maintenance, and Operations and Maintenance, which currently includes more than 250 employees. In more detail, these groups are organized as follows:

1. Facility Construction
 - Construction Management and Supervision
 - Construction Crew
2. Urban Forestry
 - Tree Maintenance
 - Tree Planting & Watering
3. Aquatics Maintenance
 - Pool Grounds maintenance
 - Pool House maintenance
 - Pool maintenance
4. Operations and Maintenance Division
 - Facility Services: North and South, including Signage, Carpentry, Welding, Electrical, and HVAC
 - Parks Grounds: Trails, Horticulture, Playground Maintenance, Graffiti Abatement
 - Plumbing and Irrigation
 - Grounds: North and South, including Mowing, General Maintenance, Daily Services, Lakes Daily Services, Athletics General Maintenance, Turf Maintenance
5. Land Management Program
 - Ecological Restoration
 - Homeless Response

Program Summary

The proposed CMC at Bolm District Park will house Facility Construction, Urban Forestry, Aquatics Maintenance, Land Management, all groups under the Operation and Maintenance division except Trails and North Grounds. Trails will remain at Walnut Creek Metropolitan Park and North Grounds will remain at Walter E Long Metropolitan Park, however the 40-year plan provides the opportunity to completely integrate North Grounds into the new CMC site and provide satellite spaces for Trails. The new maintenance facility includes a multi-story administration building, trade workshops with covered work areas, storage (enclosed, covered, and open), fleet parking, staff parking, fuel center, vehicle wash bays, waste storage (refuse, compost, and recycling), and other miscellaneous facilities. The facility is designed to meet current space needs as well as modest 10-year projected needs. It is also designed to accommodate expansions needed over the next 40 years. Reference Appendix A for the developed program used for the conceptual design.

Non-Assigned Areas

Some functional spaces are not encompassed by the programmed spaces. These may include circulation and lobbies, vertical circulation, mechanical spaces, restrooms, utility closets, housekeeping closets, and other infrastructure that results from the buildings design.

- Net Area (NSF) – Represents a total of all programmed areas. Excludes wall thickness
- Non-Assigned Area – Includes primarily circulation space and other non-programmed areas. See explanation above.
- Gross Area (GSF) – Includes anything related including programmed space and non-assigned area. Excludes parking lots.
- Non-Assigned Area Multiplier – Multiplier used to estimate non-assigned area spaces. $NSF \times AM = GSF$

V. General Project Requirements

Design Strategies

The primary goal of the new Central Maintenance Complex at Bolm District Park is to provide a new facility that meets the functional needs of the Department for the next 10 years. Anticipated construction to begin in Fall of 2024.

Architectural Considerations

Administration Building

Structural steel frame construction with concrete topped metal deck floor structure. Exterior envelope of brick veneer or similarly durable material supported by light gage metal framing backup with exterior gypsum sheathing. An effective air and weather barrier will be installed over the sheathing and continuous cavity insulation will thermally isolate the metal stud back-up. A minimum 2-inch air space will be maintained between the brick veneer and the face of the insulation to act as a drainage plane. Glazing will be between 20-30% of the exterior envelope. Roof will be a low-slope membrane roofing system.

This will be a fully conditioned building. Interior finishes will be durable, maintainable and of institutional quality suitable for a city of Austin facility. High use public areas may have polished or stained concrete floors.

Workshop and Storage Buildings

Pre-engineered metal buildings. The exterior wall will be of architectural CMU where subject to impact and of metal panels where impact is not a concern. This will primarily be a passively ventilated building with only the weld shop requiring air conditioning. Suspended heaters and large overhead fans will be used in the unconditioned spaces. The exterior walls will be insulated and detailed to provide effective air and weather barriers. The interior of the exterior walls will be clad in drywall or plywood with FRP or similar durable finish.

Floors will be of concrete for durability and maintenance.

Windows

Windows, curtainwall, window wall and storefront will be air- and weather-tight, thermally broken, with insulated, low-e glass.

Structural Considerations

Foundations

For the concept design, a Geotech report for the site was not available. We know from recent project history in the surrounding area that the soil conditions typically have expansive soils with high potential vertical movement (PVR). With the assumption that the site is underlain with expansive soils, the foundation options to mitigate the damaging effects of high PVR values are:

- Suspend the foundation above the soils as required by the Geotech report to allow for soil to move and not affect the structural system.
- Remove the existing expansive soils and replace with non-expansive material.

We anticipate the foundations for the buildings will be constructed with poured-in-place, mild reinforced concrete systems. We do not anticipate that post-tensioned systems will be utilized due to the limited ability to alter these foundations for any future alterations to the buildings. Heavily loaded structures and structures sensitive to differential movement will likely need to be supported by deep foundations consisting of drilled straight shaft piers to a depth recommended by the Geotech engineer. Foundation beams spanning between piers will likely have a void space between the bottom of beams and grade. For buildings sensitive to differential movement, the same void space beneath concrete slabs may be required.

Should some small amount of differential movement be acceptable, foundations may be comprised of stiffened slabs supported on select fill.

For the lightly loaded buildings, structural loads may be supported by spread footings. To keep the PVR of these shallow, the Geotech engineer may require the removal of the expansive clays and replacement with compacted select fill.

Pavement Considerations

Fleet parking areas and entry and exit drives should be designed to withstand all heavy-duty fleet vehicles. Heavy duty 8" concrete pavement is anticipated for these areas.

Special Requirements

- On-site solar power: The cost estimate includes photovoltaic system on the south and west facing slopes of all structures.
- AIPP: The project will participate in the Art in Public Places (AIPP) program. The budget for this participation is not included in the cost estimate within this report. The city will budget separately for AIPP in preparing their overall budget recommendations.
- LEED: City Resolution #20071129-045 requires a minimum of LEED Silver Certification.
- Lighting: The facility requires appropriate light levels for safe operations and security. Lighting should be arranged and selected to minimize the impact on surrounding neighbors.
- Noise: Operations can be noisy, so insulation, traffic flow, scheduling, sound walls, and landscaping should be employed effectively to reduce the impact on the surrounding neighborhoods.

VI. Site Analysis

Project Location

The City of Austin Parks and Recreation Department (PARC) Central Maintenance Complex (CMC) will be located in the future Bolm District Park located at 6700 Bolm Road, Austin, TX 78725. The park lies between the Colorado River to the east and Ed Bluestein Blvd./183 to the west, with generally limited industrial buildings across the highway to the west, an apartment building to the north across Smith Road (essentially a walking path with driveway access to Ed Bluestein Blvd.), single family housing to the northeast, and a concrete company to the south. The address per Austin GIS for the proposed building location in the park is 1301 Ed Bluestein Boulevard Service Road NB. To maximize the amount of contiguous space leftover for the park, we have chosen to site the CMC at the northwest corner of the property. Reference Appendix C for site analysis drawing.

Summary Description

The project site is a 66.5-acre tract of land located in the Colorado River watershed, classified as a Suburban watershed and Desirable Development Zone per the city of Austin.

There are many trees currently covering the property, though most seem to be of sizes and species not protected by city ordinance. From visual observation, we anticipate a few protected trees or heritage trees along Smith Road, within the property's building setback and outside the proposed building area. In addition, there may be a few protected or heritage trees along the east side of the property. These will need to be determined with a tree survey identifying size and species.

The design, permitting, and construction of the site improvements for the site shall be performed in accordance with the City of Austin's Land Development Code, Technical Criteria Manuals, Standards, and Specifications. The City of Austin's regulatory requirements include but are not limited to the following:

- Building constraints as established by zoning, subdivision, restrictive covenants, and site development regulations
- Water, fire protection, and wastewater service requirements
- Floodplain and creek setbacks; and Critical Water Quality Zone (CWQZ)
- Environmental regulations including watershed protection, tree protection and required landscaping
- Per the City of Austin Green Building Policy: The project must meet same Performance Standards as CIP projects, which include:
 - Mandatory analysis of feasibility for rooftop solar installation, use of non-potable water, avoidance of natural gas use, and EV charging.
 - USGBC LEED – Silver or AEGB 3-Star
 - Participate in Better Builder Program®
- Per City of Austin Resolution 20120112-058: The project will comply with the City of Austin's MBE/WBE Ordinance through the Minority-Owned and Women-Owned Business Enterprise Procurement Program.
 - The Successful Third Party/Private Entity will be required to meet the annual ethnic-specific design and construction goals or demonstrate a good faith effort to meet the goals. The MBE and WBE goals are contained in City Code Chapter 2-9(A) for construction projects and 2-9(B) for professional services contracts.

- By ordinance, 2% of eligible capital improvement project budgets are allocated to commission or purchase art for that site. This has applied to previous City Maintenance facilities and may apply if a capital project is funded in whole or in part by the City of Austin.
- The project shall be designed as barrier-free in accordance with the Americans with Disabilities Act, Texas Accessibility Standards, and all applicable laws and regulations.
- The project will be required to follow the City's Land Development Code, including applicable floodplain regulations.
- The project shall comply with the City of Austin's Building Technical Codes (Chapter 25-12), contains regulations for Building, Electric, Fire, Property Maintenance, Mechanical, Plumbing, Residential, and Solar Energy.
- The project shall comply with Watershed Protection regulations and Criteria Manuals, including the Environmental and Drainage Criteria Manuals, including provisions for an Environmental Resource Inventory report and compliance with Subchapter B - Tree and Natural Area Protection.
- The development of Storm Water Pollution Prevention Plan (SWPPP) using the standard City template will be required.
- Compliance with Texas Commission on Environmental Quality (TCEQ) will be required, including all applicable regulations for petroleum filling stations.
- The project shall comply with Subchapter E - Commercial Design Standards, including sidewalks along the entirety of a park's street frontage or Alternative Equivalent Compliance.
- A Service Extension Request (SER) with the Water Utility will be required, and infrastructure identified in the SER are the responsibility of the developer.
- The project shall comply with Austin Resource Recovery's Construction Recycling Ordinance, including diversion of minimum 50% construction waste from landfills.
- A Transportation Impact Analysis and Traffic Control Plans may be required. If not required, the developer must mitigate for adverse effects due to traffic generated by the proposed development and/or provide improvements to increase safety and connectivity.

Site Surveys, Easements & Analysis

There are two known easements on the property- a water and wastewater easement of varying width that prevents development about 20' from the front property line, and an access easement along the south side of the site, far from and not impacting the proposed development.

No deed restrictions were provided, and while there are some environmental features along the Colorado River Shore and a small creek with required city setbacks, they are far away and essentially encompassed by the flood plain already restricting the building site.

Zoning & Building Height Restrictions

The park is currently zoned as Limited Industrial (LI) with no additional districts, overlays, or special zoning, and it is anticipated to be changed to Public (P) prior to or after construction of the CMC. Given the requirements for P zoning are determined by a conditional use permit and are somewhat open-ended and given the industrial, maintenance nature of use (allowable per LI), LI zoning was used for evaluating city code requirements.

LI zoning has a 60' building height limit and no required front, side, or rear setbacks, though given the adjacency to Single Family (SF-2) zoning to the northeast, a 50' side and rear building setback are required. Zoning compatibility requirements in relation to the SF-2 zoning include some additional height restrictions for different distances from the SF-2 lots. For a distance of 50' the height is limited to 30' and 2 stories, in the next 50' in distance the height is limited to 40' and 3 stories, and the for the next 200' in distance the

height can be increased by a foot for every 10' in distance, for a maximum height of 60' at 300' from the SF-2 lots.

Per LI zoning, impervious cover is limited 80% of the site, building coverage is limited to 75%, Floor-to-Area ratio is limited to 1, and a minimum lot size of 5750 SF and 50' width is required, though given the size of the park (66.5 acres) relative to proposed development (15 acres +/-), neither these or minimum lot size (5750 SF and 50' width) impact the proposed development.

Noise levels are restricted by city zoning compatibility standards. Noise levels should not exceed 70 decibels on the northeast corner of the property that is adjacent to the SF-2 zoning.

Site Development Requirements

According to § 25-2-625 - PUBLIC (P) DISTRICT REGULATIONS, for sites of one acre or *more*, *site development regulations are established by the approval of a conditional use permit*. Lastly, all City of Austin owned properties are subject to enhanced Subchapter E requirements based on the 2007 Council Resolution (20071129-046). Resolution No. 20071129-04 also requires City Projects to present to Design Commission.

This project is required to provide and allocate funding for works of art in accordance with the Art in Public Places (AIPP) Ordinance.

Subchapter E for City of Austin Projects

Adherence to City Subchapter E design standards may be required for the CMC at Bolm District Park development. Coordination with the City of Austin's Development Services Department will be required to identify compliance methods, which may be full or partial compliance. The City does not require compliance to Subchapter E for industrial use, however the CMC may be considered a mixed-use facility rather than full industrial use. The development should endeavor to meet Subchapter E requirements, including building orientation, internal circulation routes, shading, and sidewalk standards, while avoiding other requirements that are not applicable to the use.

Environmental Site Assessment:

In 2011, Terracon conducted an environmental assessment due to the land being used by Capitol Aggregates, a concrete company. The company's facility included operation of underground storage tanks that contained gasoline and diesel and other unknown substance. The report mentions a hydrocarbon release in 1992 that impacted groundwater. Monitoring wells were installed, and the report recommends continued monitoring if they are still operational. The report also mentions that the site contains fill material on the north portion of the site and recommends further investigation. Reference Terracon's report for more information on their findings.

Utility Service

Water and Wastewater:

This property is located within the City of Austin's water and wastewater service area. Water and wastewater service connections will need to be confirmed by a property survey.

Electric and Gas:

Electric Service is provided by Austin Energy. A transformer will be required that is open to the sky and accessible per Austin Energy standards. Gas service connection will need to be confirmed by a property survey.

Detention & Water Quality

The City of Austin drainage policy regulates the planning and design of storm drainage facilities within the City of Austin. No stormwater detention is required (or desirable) since the site drains directly into the Colorado River.

Water quality treatment is required when impervious coverage exceeds 8,000 square feet. A preliminary estimate of 25,000 cubic feet of water quality retention is required, and this needs to be at the low end of the site or otherwise configured to be drained to by gravity. Site drainage will be a challenge and may require drains and underground piping due to the low slope and large size of site.

Floodplain & Erosion Hazard Zone Analysis

A good portion of the south and east portion of the property is within a 100-year regulatory floodway.

On November 14, 2019, the Austin City Council adopted an ordinance amending regulation of development in the floodplain. These amendments were recommended by City of Austin Watershed Protection Department (WPD) as interim measures responsive to the Atlas 14 Study by the National Weather Service. The WPD recommended using the existing FEMA 500-year floodplain as the interim 100-year floodplain. Based on the 500-year floodplain shown on the FEMA map and the FloodPro map, the site will not be located in the future 100-year regulatory floodway.

Site Access

Driveway access to the site is limited by an exit ramp from 183 onto Ed Bluestein toward the north of the site. Per Texas Department of Transportation (TXDOT) standards, driveways should not occur past the curb gore (where raised curb between exit ramp and access road ends) until 460' past the lane lines of the exit and intersecting access roads. This effectively prevents access to Ed Bluestein for about 570' from the northwest corner of the lot. Along the long frontage road, the site can have up to 3 entry/exits per city and TXDOT standards, though TXDOT standards include a minimum 460' separation between driveways and/or roads.

From initial volume estimates and TXDOT standards, it appears a right turn acceleration lane is not required but a right turn deceleration lane into the site is required. However, the access road was designed with enough lanes (3) to not require either. That said, these may be considered for safety or convenience reasons.

A traffic impact analysis and further coordination with authorities having jurisdiction, including the City of Austin and Texas Department of transportation will be required to determine exact requirements and limitations for providing access to Ed Bluestein Blvd./183 directly or via minor roads

Standard design criteria for access driveways on Ed Bluestein/183 are provided in the Transportation Criteria Manual Criteria, Table 5-2 for Major Arterials. Minimum spacing between driveways is 200 feet, and minimum driveway offset from opposing driveways is 120' on arterial roadways based on standard criteria.

Parking & Vehicular Facilities

The design of the vehicular and pedestrian facilities shall conform to the City of Austin's Transportation and Environmental Technical Standards and construction specifications. The location and design of driveway approaches and internal circulation driveways shall meet the requirements of commercial vehicles expected on the site. Driveway horizontal and vertical alignments shall be designed to provide onsite turnaround capability and sufficient clearances such that the underside of vehicles does not drag on the driveway surface or cause the vehicles to high-center. Special design consideration for the turn paths and clearances in the maintenance areas are needed to ensure functionality during normal operations. Internal circulation drives shall be designed to achieve this goal.

Accessible parking spaces shall be provided for each area in conformance with Texas Accessibility Standards. The minimum number of accessible parking spaces are based on the total parking spaces provided. For every six or fraction of six accessible spaces provided, at least one space must be van accessible.

The minimum required motor vehicle parking shall be determined from Land Development Code §25-6, Appendix A based on the size and uses on the site. Bicycle parking is required and shall be the greater of 5 spaces or 5% of the required motor vehicle parking spaces prior to any reductions. The location of bicycle spaces must comply with § 25-6-477(D).

VII. Conceptual Feasibility Site Plan

Design Narrative for Conceptual Site Plan

The CMC is proposed to be located in the northwest corner of the site in order to leave as much contiguous space as possible for the development of Bolm District Park. This will also allow for potential expansion of the CMC to the south. The flatness of the northwest corner, particularly relative to east side of the park, as well as the 100-year flood plain covering much of the east and south of the park, also dictate locating the CMC in the northwest corner of the site.

The proposed development area has an orientation about 25 degrees east of north and is about 730' wide with a flexible length up to 1,500' or more. Ideal Solar orientation for rectangular buildings is along the east-west axis or facing within 20 degrees west of south or 30 degrees east of south. Prevailing breezes during hotter months are typically concentrated from just east of due south, and a minimum distance of 5 times the height of a building or obstruction in the path of wind is ideal to allow for full ventilation

To comply with the council's directive that City of Austin projects meet the requirements of Subchapter E¹ urban design standards and to segregate the visitor circulation away from the secure areas of the site, we have located the administrative building on the south portion of the development closest to the internal circulation. Employee parking is located in front of the administrative building for convenience and so that it can be shared with the park.

The refueling station and wash bays are located on the west side of the development inside the secured perimeter. Since the fueling station is open to other city departments, it can be accessed without venturing deeper into the secure portion of the property. A solid screen wall blocks the view of this area from the frontage road and entry into the CMC.

A central storage building and hazardous material storage are also located on the western edge of the property and frontage road.

Traffic flow through the site is designed as a central drive that loops from the single-entry point to the west of the administrative building and exits on the east side of the building. The central drive connects the storage buildings and enclosures, fleet parking and trade workshops.

VIII. Technical Criteria

General Requirements & Applicable Codes

The designs shall comply with all applicable laws, statutes, ordinances, and building codes currently adopted and as amended by the City of Austin. The list below includes currently adopted and amended codes at the time this document was written.

- 2021 Flood Hazard Areas - (Chapter 25-12, Article 3)
- 2021 International Building Code (IBC)
- 2021 International Energy Conservation Code (IECC)
- 2021 International Fire Code (IFC)
- 2020 National Electrical Code (NEC)
- 2021 Uniform Mechanical Code (UMC)
- 2021 Uniform Plumbing Code (UPC)
- Austin Land Development Code (LDC)
- Austin Environmental Criteria Manual (ACM)
- Austin Transportation Criteria Manual (TCM)
- Austin Drainage Criteria Manual (DCM)
- TX DOT Roadway Design Manual (RDM)
- TX DOT Access Management Manual (AMM)

All aspects of the design shall also comply with the 2012 Texas Accessibility Standards (TAS) and the 2010 Americans with Disabilities Act (ADA). Because of the site's low slope, no site accessibility issues (or building accessibility issues) are anticipated. Individual work areas may not be required to be fully accessible, but should be able to be approached, entered, and exited by a person in a wheelchair.

In addition to compliance with these minimum requirements, design strategies should prioritize sound and lasting construction to minimize maintenance and energy consumption. High-quality and durable materials shall be utilized at every opportunity.

Building Code Consideration

The 2021 IBC (with local amendments) is the currently adopted City of Austin Building Code. References herein to IBC refer to this edition of the IBC and the applicable local amendments.

Occupancy and special requirements based on occupancy:

- Assembly Group A-3 (conference & training rooms, break rooms)
- Business Group B (general administration)
- Mercantile Group M (fuel dispensing)
- Moderate Hazard Storage, Group S-1 (trade workshops)
- Low Hazard Storage, Group S-2 (future parking garage)
- Utility and Miscellaneous Group U (carports, sheds, greenhouse)

Administrative Building:

The program suggests that this building will primarily house a Group B (business) occupancy with areas of Group A (assembly).

To achieve the area anticipated, avoid cumbersome separations between different occupancy groups, provide proven life safety benefits, and utilize the more economical types of construction and planning, an automatic sprinkler system is a prudent choice and that has been included in the cost estimate.

The scale of the project anticipated could be constructed up to three stories as a Type IIB sprinklered building, however, assembly occupancies will be limited to lower levels of the building.

For this conceptual design, we are assuming a sprinkler system, with non-separated occupancies, and typical fire separation distances. All buildings should only have to comply with Construction Type VB standards, with the exception of concrete podiums over parking or any future parking garages, which will need to comply with Construction Type IIB. This allows heights up to the maximum 60' allowed per zoning and floor plates large enough to accommodate the Administration building in 3 floors, enclosed single story trade workshops, and enclosed single story storage buildings.

Required minimum plumbing fixture counts for 1,037 calculated occupants include 20 toilets (or urinals as allowed), 12 lavatories, 4 drinking fountains, and 1 service sink. These are divided by two into gendered restrooms or can be partially or fully supplied by nongendered single-user restrooms (each including a single toilet and lavatory).

Trade Workshops:

The IBC classifies trade workshops as Moderate Hazard Storage, group S-1. The conceptual design assumes that no control area within any of the buildings will have quantities of hazardous materials posing a physical hazard greater than those allowed by International Building Code [IBC 2015 TABLE 307.1(1)]. Greater quantities would trigger an H (hazardous) occupancy classification.

The areas and heights of the trade workshops proposed herein are within the limits of a building of construction Type IIB fully sprinklered. Type IIB buildings are constructed of non-combustible materials like concrete, masonry and steel and are not required to have fire ratings for their key structural components other than those for exterior walls which might be triggered by proximity to adjacent buildings or property lines. As planned in this feasibility, exterior wall fire resistance ratings will not be triggered.

Fuel Dispensing Facility:

The IBC classifies motor fuel-dispensing facilities as Group M occupancies. This facility must comply with the applicable requirements of Chapter 23 of the IFC as well as the special provisions of IBC 406.7.1 and 406.7.2.

The vehicle fueling pad must be of noncoated concrete, however, pads for the dispensing of hydrogen and other fuels which pose a hazard in the event of an electrostatic discharge may be of an approved antistatic paving material having a resistance not exceeding 1 megohm as determined by the methodology in EN 1081.

The IBC requires that canopies over fuel dispensing areas have a clear height of 13'-6" and comply with requirements that limit the potential combustibility of the construction materials. The special nature and size of vehicles serviced by this facility may necessitate a clear height greater than the minimum required by the IBC.

If the canopy covering the dispensing facility exceeds 12,000 sf an automatic sprinkler system will be required.

Provided the facility is constructed of non-combustible Type IIB construction, the scale anticipated for this facility would comply with the height and area limitations of the IBC.

If the canopy is also used to support gaseous hydrogen systems, the canopy is required to be of Type I A or B construction. Any operations other than fueling are not allowed under the canopy. Further, the canopy must be constructed in a manner that prevents the accumulation of hydrogen gas.

Vehicle Parking Garage (Future Construction):

Parking garage structures are classified by the IBC as Low-hazard storage, Group S-2. For economy, garages of this type are often constructed of precast concrete components with sufficient openings to meet the definition of Open Parking garage. It is anticipated that the garages of this project will be such a structure.

Provided the visitor and employee parking garages house only private passenger vehicles and do not contain any commercial vehicles (commercial trucks, buses) it is not anticipated that the scale of the garage planned will require automatic sprinkler system.

The scale of the planned open parking garages could be constructed under the requirements for Type IIB construction. Without taking advantage allowances for increases to height and area, a ramp accessed Type IIB garage can be eight tiers high and 50,000 sf per tier. It is not anticipated that the planned facility will approach these limits.

Hazardous Material Storage:

Hazardous materials and waste, flammable and other, will be stored at the site. These are not anticipated to exceed amounts allowed by code before requiring a Hazardous (H) occupancy, and the allowed amounts are different per each type of material, with up to 4 separate areas containing 100% each of the allowed amounts per code, with 1 hour fire barriers separating them, allowed on the ground floors of each building.

XI. Appendices

Appendix A - PARD CMC Programming Needs

Appendix B - Concept Design Summary

Appendix C - Site Analysis

Appendix D - Conceptual Site Plan (10 years)

Appendix E - Conceptual Site Plan (40 years)

Appendix F - Conceptual Floor Plan for Administration Building (10 years)

PARD CMC Programming Needs

Division/Group	Overall						
Annual Growth Rate (AGR)	Current		10 Year		40 Year		
Employees	(271 w/ Grounds N.) 210		(327 w/ Grounds N.) 257		440		
Administrative Building	Totals (SF)	AGR	Totals (SF)	AGR	Totals (SF)	Notes	
Office/Work Spaces	9,895		12,035		19,365		
Other Spaces	5,620		6,416		8,350		
Circulation (20%)	5,610		6,670		5,545		
Main Building Spaces Totals	21,125		25,121		33,260		
Reception/Ingoing/Outgoing & Computer Room	500		500		500		
Computer Room	600	1.5%	700	1%	900	• area taken from total Field Crew (included in Main Building Space Totals) • matching area contributed from individual Breakrooms	
Shared Break	935		1,096		1,762		
Reference Library & Flat File	800		800		800		
Restrooms/Shower & Lockers	1,000	1.5%	1,200	1%	1,600		
MEP & Communications (10%)	2,100		3,100		4,500		
Stairs/Elevators	1,000		1,000		1,000		
Other Area Totals	6,335		7,696		10,162		
Administrative Building Walls (10%)	2,746		3,282		4,342		
Administrative Building Overall Totals	27,460		32,817		43,422		
Site & Non-Workshop Storage	Totals (SF)		Totals (SF)		Totals (SF)	Notes	
Conditioned Storage	780		840		976		
Greenhouse Storage	3,200				4,005		
Enclosed Storage	12,030		12,964		28,572		
Covered Storage	11,000		11,856		14,394		
3-Side Bay Storage	18,000		18,942		22,400		
Open Storage	14,700		15,127		36,084		
Enclosed Hazardous Storage	1,290		1,391		1,615		
Total Combined Storage	61,000		61,120		108,046		
Trade Workshops & Work Areas	Totals (SF)		Totals (SF)		Totals (SF)	Notes	
Conditioned	2,400		2,587		3,004		
Enclosed	20,400		21,673		28,917		
Covered	3,000		3,234		3,756		
Total Workshop, Storage & Work Areas	25,800		27,494		35,677		
Parking	Stalls	Totals (SF)	Stalls	Totals (SF)	Stalls	Totals (SF)	Notes
Fleet Parking - Enclosed	5	1,100	5	1,100	6	1,300	
Fleet Parking - Covered	15	6,900	17	7,980	23	11,040	
Fleet Parking - Open	274	61,570	311	69,430	614	134,240	
Total Fleet Parking	294	69,570	333	78,510	643	146,580	
Total Staff Parking	155	25,110	189	30,618	320	51,840	
Total Parking	449	94,680	522	109,128	963	198,420	
Total Fleet Parking Circulation		52,178		58,883		109,935	
Total Staff Parking Circulation		18,833		22,964		38,880	
Total Parking w/ Circulation		165,691		190,975		347,235	
Other Site Elements	Totals (SF)	AGR	Totals (SF)	AGR	Totals (SF)	Notes	
Other Site Elements	280,000		312,000		534,000		
Fuel Center	4,500	0.75%	4,800	0.5%	5,600		
Truck Wash Bays (1 large, 1 small)	1,800	0.75%	1,900	0.5%	2,300		
Hazardous Material Drop Off	200	0.75%	200	0.5%	300		
Trash, Recycling (incl material), Compost	1,200	0.75%	1,300	0.5%	1,500		
Outdoor Break Area/ Picnic Shelter/ Gathering Space	1,200	1.5%	1,400	1.0%	1,900		
Total Site Coverage	6.6 acres		7.4 acres		12.5 acres		

Administrative Building: Minimum Anticipated Program

Division/Group	Overall				
Hours	6am to 3pm (to 7pm or 8pm+ depending on season)				
Annual Growth Rate (AGR)	Varies		Current	10 Year	40 Year
Employees	(271 w/ Grounds N.)	210	(327 w/ Grounds N.)	257	440

• includes Field Crew-Temp (shared space); does not include Temp (no space)

Administrative Building: Program Summary

Workspace Type	SF/Space or User	Spaces	Total SF	Spaces	Total SF	Spaces	Total SF	Notes			
Large Office	225	1	225	1	225	1	225				
Medium Office	175	5	875	5	875	5	875				
Small Office	125	29	3,625	35	4,375	57	7,125				
Open Space (cubicle)	100	38	3,800	49	4,900	82	8,200				
Field Crew (shared space)	10	133	1,330	161	1,610	274	2,740				
Field Crew-Temp (shared space)	10	4	40	5	50	20	200				
Temp (no space)						23					
Total Workspaces		210	9,895	256	12,035	439	19,365				
Other Space Type	SF/Space or User	Users	Spaces	Total SF	Users	Spaces	Total SF	Users	Spaces	Total SF	Notes
Conference Total		251	4	1,472	251	4	1,664	406	11	2,960	
Break		271	8	935	256	8	1,096	439	17	1,762	• matching area contributed to Shared Break
Support-Copy			8	750		8	854		17	1,305	• Shared Copy and Copy Stations Total
Support-Storage			8	1,250		8	1,434		17	2,245	
Support-Lobby (Deliveries)			8	50		8	58		9	78	
Support Total			24	2,050		24	2,346		43	3,628	
Total Other Spaces			42	5,620		42	6,416		71	8,350	
			Spaces	Total SF		Spaces	Total SF		Spaces	Total SF	Notes
Total Administrative Building Spaces			252	15,515		298	18,451		510	27,715	
Total Administrative Building Spaces with Circulation				21,125			25,121			33,260	•Circulation is 20% of Total SF

Administrative Building: Individual Groups Program Detail

Division/Group	Facility Construction				
Hours	6:30 am to 2:30pm (to 4:30pm depending on time of year)				
Annual Growth Rate	Varies		Current	10 Year	40 Year
Employees			15	17	23

Administrative Building

Workspace Type	SF/Space or User	Spaces	Total SF	AGR	Spaces	Total SF	AGR	Spaces	Total SF	Notes			
Large Office	225			1.0%			1.0%						
Medium Office	175	1	175	1.0%	1	175	1.0%	1	175				
Small Office	125	3	375	1.5%	3	375	1.0%	5	625				
Open Space (cubicle)	100	4	400	1.5%	5	500	1.0%	6	600				
Field Crew (shared space)	10	7	70	1.5%	8	80	1.0%	11	110				
Field Crew-Temp (shared space)	10			1.5%			1.0%						
Temp (no space)				1.5%			1.0%						
Total Workspaces		15	1,020		17	1,130		23	1,510	• whiteboards every office			
Other Space Type	SF/Space or User	Users	Spaces	Total SF	AGR	Users	Spaces	Total SF	AGR	Users	Spaces	Total SF	Notes
A - Team Meeting	n/a	10			1.5%	12			1.0%	16			• morning crew meetings; meet in workshop
B - Other Meeting	n/a	10			1.5%	10			1.0%	10			• training & conference; use shared conference
Conference Total	n/a	20				22				26			• no dedicated conference
Break	users x 3.5 + 25	15	1	78	1.5%	17	1	85	1.0%	23	2	106	• matching area (or all) contributed to Shared Break
Copy	100		1	100	1.5%		1	116	1.0%		2	156	• contribute to Shared Copy or Copy Station
Storage	100		1	100	1.5%		1	116	1.0%		2	156	
(Support-Entry)			1		1.5%		1		1.0%		1		• included in Circulation; Admin Assistant is control desk
Support Total			3	200			3	232			5	312	
Total Other Spaces			4	278			4	317			7	418	
			Spaces	Total SF		Spaces	Total SF		Spaces	Total SF	Notes		
Total Administrative Building Spaces			19	1,298		21	1,447		30	1,928			
Total Administrative Building Spaces w/ Circulation				1,558			1,736			2,314	•Circulation is 20% of Total SF		

Administrative Building: Individual Groups Program Detail

Division/Group	Land Management			
Hours	TBD			
Annual Growth Rate	Varies	Current	10 Year	40 Year
Employees		3	17	23

Administrative Building

Workspace Type	SF/Space or User	Spaces	Total SF	AGR	Spaces	Total SF	AGR	Spaces	Total SF	Notes			
Large Office	225			n/a			1.0%						
Medium Office	175			n/a			1.0%			• includes (1) shared office			
Small Office	125	3	375	n/a	6	750	1.0%	8	1,000				
Open Space (cubicle)	100			n/a	5	500	1.0%	7	700				
Field Crew (shared space)	10			n/a	6	60	1.0%	8	80				
Field Crew-Temp (shared space)	10			n/a			1.0%						
Temp (no space)				n/a			1.0%						
Total Workspaces		3	375		17	1,310		23	1,780				
Other Space Type	SF/Space or User	Users	Spaces	Total SF	AGR	Users	Spaces	Total SF	AGR	Users	Spaces	Total SF	Notes
A - Conference		3			n/a	17			1.0%	21			• training & conference; use shared conference
Conference Total		3				17				21			• no dedicated conference
Break	users x 3.5 + 25	3	1	36	n/a	17	1	85	1.0%	23	1	106	• matching area (or all) contributed to Shared Break
Support-Copy	100		1	100	n/a		1	100	1.0%		1	135	• contribute to Shared Copy or Copy Station
Support-Storage	100		1	100	n/a		1	100	1.0%		1	135	
(Support-Entry)			1		n/a		1		1.0%		1		• included in Circulation
Support Total			3	200			3	200			3	270	
Total Other Spaces			4	236			4	285			4	376	
		Spaces	Total SF			Spaces	Total SF			Spaces	Total SF	Notes	
Total Administrative Building Spaces		7	611		21	1,595		27	2,156				
Total Administrative Building Spaces w/ Circulation			733			1,914			2,587			•Circulation is 20% of Total SF	

Administrative Building: Individual Groups Program Detail

Division/Group	Urban Forestry			
Hours	6am to 2:30pm (or 4:30pm+)			
Annual Growth Rate	Varies	Current	10 Year	40 Year
Employees		36	41	55

Administrative Building

Workspace Type	SF/Space or User	Spaces	Total SF	AGR	Spaces	Total SF	AGR	Spaces	Total SF	Notes			
Large Office	225			1.0%			1.0%						
Medium Office	175	1	175	1.0%	1	175	1.0%	1	175				
Small Office	125	4	500	1.5%	4	500	1.0%	6	750				
Open Space (cubicle)	100	6	600	1.5%	7	700	1.0%	9	900				
Field Crew (shared space)	10	25	250	1.5%	29	290	1.0%	39	390				
Field Crew-Temp (shared space)	10			1.5%			1.0%						
Temp (no space)				1.5%			1.0%						
Total Workspaces		36	1,525		41	1,665		55	2,215				
Other Space Type	SF/Space or User	Users	Spaces	Total SF	AGR	Users	Spaces	Total SF	AGR	Users	Spaces	Total SF	Notes
A - Team Meeting	users x 16 + 96	24	1	480	1.5%	28	1	544	1.0%	38	2	704	• Maintenance/Watering Crews; daily :30 to 1:00 @ 6:30; shareable
B - Team Meeting		8			1.5%	9			1.0%	13			• Planting Crew; daily :30 to 1:00 @ 6:30; in open workspace
Conference Total		32	1	480		37	1	544		51	2	704	
Break	users x 3.5 + 25	36	1	151	1.5%	41	1	169	1.0%	55	2	218	• matching area (or all) contributed to Shared Break
Support-Copy	100		1	100	1.5%		1	116	1.0%		2	156	• contribute to Shared Copy or Copy Station
Support-Storage	100		1	100	1.5%		1	116	1.0%		2	156	
(Support-Entry)			1				1				1		
Support Total			3	200			3	232			5	312	
Total Other Spaces			5	831			5	945			9	1,234	
		Spaces	Total SF			Spaces	Total SF			Spaces	Total SF	Notes	
Total Administrative Building Spaces		41	2,356		46	2,610		64	3,449				
Total Administrative Building Spaces w/ Circulation			2,827			3,132			4,139			•Circulation is 20% of Total SF	

Administrative Building: Individual Groups Program Detail

Division/Group	Aquatics Maintenance			
Hours	6:30am to 3pm (to 7pm or 8pm depending on season)			
Annual Growth Rate	Varies	Current	10 Year	40 Year
Employees		20	23	31

• includes temporary positions (& future positions in Current)

Administrative Building

Workspace Type	SF/Space or User	Spaces	Total SF	AGR	Spaces	Total SF	AGR	Spaces	Total SF	Notes
Large Office	225			1.0%			1.0%			
Medium Office	175	1	175	1.0%	1	175	1.0%	1	175	
Small Office	125	3	375	1.5%	3	375	1.0%	5	625	
Open Space (cubicle)	100	1	100	1.5%	1	100	1.0%	2	200	
Field Crew (shared space)	10	11	110	1.5%	13	130	1.0%	17	170	
Field Crew-Temp (shared space)	10	4	40	1.5%	5	50	1.0%	6	60	
Temp (no space)				1.5%			1.0%			
Total Workspaces		20	800		23	830		31	1,230	

Other Space Type	SF/Space or User	Users	Spaces	Total SF	AGR	Users	Spaces	Total SF	AGR	Users	Spaces	Total SF	Notes
A - Team Meeting			15		1.5%	17			1.0%	23			<ul style="list-style-type: none"> • shift meetings; daily : 6:30; shareable; in Aquatics Workshop • staff meetings; weekly, use shared conference • no dedicated conference; total includes same employees twice
B - Conference			15		1.5%	17			1.0%	23			
Conference Total			30			34				46			
Break	users x 3.5 + 25	20		95	1.5%	23	1	106	1.0%	31	2	134	<ul style="list-style-type: none"> • matching area (or all) contributed to Shared Break • contribute to Shared Copy or Copy Station
Support-Copy	100		1	100	1.5%		1	116	1.0%		2	156	
Support-Storage	100		1	100	1.5%		1	116	1.0%		2	156	
(Support-Entry)			1		1.5%		1		1.0%		1		
Support Total			3	200			3	232			5	312	
Total Other Spaces			4	295			4	338			7	446	

	Spaces	Total SF	Spaces	Total SF	Spaces	Total SF	Notes
Total Administrative Building Spaces	8	1,095	9	1,168	13	1,676	
Total Administrative Building Spaces w/ Circulation		1,314		1,402	2,011		•Circulation is 20% of Total SF

Administrative Building: Individual Groups Program Detail

Division/Group	O&M-Administration			
Hours	TBD			
Annual Growth Rate	Varies	Current	10 Year	40 Year
Employees		8	9	12

Administrative Building

Workspace Type	SF/Space or User	Spaces	Total SF	AGR	Spaces	Total SF	AGR	Spaces	Total SF	Notes
Large Office	225	1	225	1.0%	1	225	1.0%	1	225	
Medium Office	175	1	175	1.0%	1	175	1.0%	1	175	
Small Office	125	1	125	1.5%	1	125	1.0%	2	250	
Open Space (cubicle)	100	5	500	1.5%	6	600	1.0%	8	800	
Field Crew (shared space)	10			1.5%			1.0%			
Field Crew-Temp (shared space)	10			1.5%			1.0%			
Temp (no space)				1.5%			1.0%			
Total Workspaces		8	1,025		9	1,125		12	1,450	

Other Space Type	SF/Space or User	Users	Spaces	Total SF	AGR	Users	Spaces	Total SF	AGR	Users	Spaces	Total SF	Notes
A - Conference			8		1.5%	9			1.0%	13			<ul style="list-style-type: none"> • Staff Meetings in borrowed conference • no dedicated conference
Conference Total			8			9				13			
Break	users x 3.5 + 25	8	1	53	1.5%	9	1	57	1.0%	12	2	67	<ul style="list-style-type: none"> • matching area (or all) contributed to Shared Break • contribute to Shared Copy or Copy Station
Support-Copy	50		1	50	1.5%		1	58	1.0%		2	78	
Support-Storage	50		1	50	1.5%		1	58	1.0%		2	78	
Support-Lobby	50		1	50	1.5%		1	58	1.0%		1	78	
Support Total			3	150	1.5%		3	174	1.0%		5	234	
Total Other Spaces			4	203			4	231			7	301	

	Spaces	Total SF	Spaces	Total SF	Spaces	Total SF	Notes
Total Administrative Building Spaces	12	1,230	13	1,356	19	1,751	
Total Administrative Building Spaces w/ Circulation		1,476		1,627	2,101		•Circulation is 20% of Total SF

Administrative Building: Individual Groups Program Detail

Division/Group	O&M-Grounds North	(Future Space)			
Hours	6:30am to 3pm				
Annual Growth Rate	Varies	Current	10 Year	40 Year	
Employees		61	71	96	• future space; only 40 Year projection included

Administrative Building

Workspace Type	SF/Space or User	Users	Spaces	Total SF	AGR	Users	Spaces	Total SF	AGR	Users	Spaces	Total SF	Notes
Large Office	225				1.0%				1.0%				
Medium Office	175				1.0%				1.0%				
Small Office	125		5	625	1.5%		6	750	1.0%		8	1,000	
Open Space (cubicle)	100		10	1,000	1.5%		12	1,200	1.0%		16	1,600	
Field Crew (shared space)	10		37	370	1.5%		43	430	1.0%		58	580	
Field Crew-Temp (shared space)	10		9	90	1.5%		10	100	1.0%		14	140	
Temp (no space)			15		1.5%		17		1.0%		23		
Total Workspaces			61	2,085			71	2,480			96	3,320	
Other Space Type	SF/Space or User	Users	Spaces	Total SF	AGR	Users	Spaces	Total SF	AGR	Users	Spaces	Total SF	Notes
A - Team Meeting	users x 16 + 96	9	1	240	1.5%	10	1	256	1.0%	14	2	320	• Maintenance Crew, daily :20 @ 6:30; shareable • Mowing Crew, daily :20 @ 6:30; meet in workshop
		19											
B - Team Meeting					1.5%	22			1.0%	30			
C - Team Meeting	users x 16 + 96	18	1	384	1.5%	21	1	432	1.0%	28	2	544	• Daily Crew(s); daily :20 @ 6:30; shareable
Conference Total		46	2	624		53	2	688		72	4	864	
Break	users x 3.5 + 25	61	1	239	1.5%	71	1	274	1.0%	96	2	361	• matching area (or all) contributed to Shared Break
Support-Copy	100		1	100	1.5%		1	116	1.0%		2	156	• contribute to Shared Copy or Copy Station
Support-Storage	200		1	200	1.5%		1	232	1.0%		2	313	
(Support-Entry)			1		1.5%		1		1.0%		1		
Support Total			3	300			3	348			5	469	
Total Other Spaces			6	1,163			6	1,310			11	1,694	
			Spaces	Total SF			Spaces	Total SF			Spaces	Total SF	Notes
Total Administrative Building Spaces			67	3,248			77	3,790			107	5,014	
Total Administrative Building Spaces w/ Circulation				3,898				4,548				6,017	•Circulation is 20% of Total SF

Administrative Building: Individual Groups Program Detail

Division/Group	O&M-Grounds South, Plumbing & Irrigation			
Hours	6:30am to 3pm			
Annual Growth Rate	Varies	Current	10 Year	40 Year
Employees		71	82	111

Administrative Building

Workspace Type	SF/Space or User	Users	Spaces	Total SF	AGR	Users	Spaces	Total SF	AGR	Users	Spaces	Total SF	Notes
Large Office	225				1.0%				1.0%				
Medium Office	175				1.0%				1.0%				
Small Office	125		6	750	1.5%		7	875	1.0%		9	1,125	
Open Space (cubicle)	100		9	900	1.5%		10	1,000	1.0%		14	1,400	
Field Crew (shared space)	10		56	560	1.5%		65	650	1.0%		88	880	
Field Crew-Temp (shared space)	10				1.5%				1.0%				
Temp (no space)					1.5%				1.0%				
Total Workspaces			71	2,210			82	2,525			111	3,405	
Other Space Type	SF/Space or User	Users	Spaces	Total SF	AGR	Users	Spaces	Total SF	AGR	Users	Spaces	Total SF	Notes
		17											• Mowing Crew, daily :20 @ 6:30; meet in workshop
A - Team Meeting					1.5%	20			1.0%	27			
B - Team Meeting					1.5%	8			1.0%	11			• Maintenance Crew, daily :20 @ 6:30; in open workspace
C - Team Meeting	users x 16 + 96	18	1	384	1.5%	21	1	432	1.0%	28	2	544	• Daily Service Crew, daily :20 @ 6:30; shareable • Plumbing & Irrigation Crew, daily :20 @ 6:30; meet in workshop
		12											
D - Team Meeting					1.5%	14			1.0%	19			
E - Team Meeting	users x 16 + 96	16	1	352	1.5%	19	1	400	1.0%	25	2	496	• Athletics Crew, daily :20 @ 6:30; shareable
Conference Total		70	2	736		82	2	832		110	4	1,040	
Break	users x 3.5 + 25	71	1	274	1.5%	82	1	312	1.0%	111	2	414	• matching area (or all) contributed to Shared Break
Support-Copy	100		1	100	1.5%		1	116	1.0%		2	156	• contribute to Shared Copy or Copy Station
Support-Storage	200		1	200	1.5%		1	232	1.0%		2	313	
(Support-Entry)			1		1.5%		1		1.0%		1		
Support Total			3	300			3	348			5	469	
Total Other Spaces			6	1,310			6	1,492			11	1,923	
			Spaces	Total SF			Spaces	Total SF			Spaces	Total SF	Notes
Total Administrative Building Spaces			77	3,520			88	4,017			122	5,328	
Total Administrative Building Spaces w/ Circulation				4,224				4,820				6,394	•Circulation is 20% of Total SF

Administrative Building: Individual Groups Program Detail

Division/Group	O&M-Facilities			
Hours	6:30am to 3pm			
Annual Growth Rate	Varies	Current	10 Year	40 Year
Employees		31	36	48

Administrative Building

Workspace Type	SF/Space or User	Spaces	Total SF	AGR	Spaces	Total SF	AGR	Spaces	Total SF	Notes			
Large Office	225			1.0%			1.0%						
Medium Office	175	1	175	1.0%	1	175	1.0%	1	175				
Small Office	125	5	625	1.5%	6	750	1.0%	8	1,000				
Open Space (cubicle)	100	9	900	1.5%	10	1,000	1.0%	14	1,400				
Field Crew (shared space)	10	16	160	1.5%	19	190	1.0%	25	250				
Field Crew-Temp (shared space)	10			1.5%			1.0%						
Temp (no space)				1.5%			1.0%						
Total Workspaces		31	1,860		36	2,115		48	2,825				
Other Space Type	SF/Space or User	Users	Spaces	Total SF	AGR	Users	Spaces	Total SF	AGR	Users	Spaces	Total SF	Notes
A - Team Meeting	users x 16 + 96	12			1.5%	14			1.0%	19			• North Facilities Crew; daily :20 @ 6:30 & 2:30; meet in Carpentry Workshop
B - Team Meeting	users x 16 + 96	10			1.5%	12			1.0%	16			• South Facilities Crew; daily :20 @ 6:30 & 2:30; meet in Welding Workshop
Conference Total		22				26				35			
Break	users x 3.5 + 25	31	1	134	1.5%	36	1	151	1.0%	48	2	193	• matching area (or all) contributed to Shared Break
Support-Copy	100		1	100	1.5%		1	116	1.0%		2	156	• contribute to Shared Copy or Copy Station
Support-Storage	300		1	300	1.5%		1	348	1.0%		2	469	
(Support-Entry)			1		1.5%		1		1.0%		1		
Support Total			3	400			3	464			5	625	
Total Other Spaces			4	534			4	615			7	818	
		Spaces Total SF		Spaces Total SF		Spaces Total SF		Notes					
Total Administrative Building Spaces		35	2,394		40	2,730		55	3,643				
Total Administrative Building Spaces w/ Circulation			2,873			3,276		4,372	•Circulation is 20% of Total SF				

Administrative Building: Individual Groups Program Detail

Division/Group	O&M-Facility Grounds			
Hours	6:30am to 3pm			
Annual Growth Rate	Varies	Current	10 Year	40 Year
Employees		26	31	40

Administrative Building

Workspace Type	SF/Space or User	Spaces	Total SF	AGR	Spaces	Total SF	AGR	Spaces	Total SF	Notes			
Large Office	225			1.0%			1.0%						
Medium Office	175			1.0%			1.0%						
Small Office	125	4	500	1.5%	5	625	1.0%	6	750				
Open Space (cubicle)	100	4	400	1.5%	5	500	1.0%	6	600				
Field Crew (shared space)	10	18	180	1.5%	21	210	1.0%	28	280				
Field Crew-Temp (shared space)	10			1.5%			1.0%						
Temp (no space)				1.5%			1.0%						
Total Workspaces		26	1,080		31	1,335		40	1,630				
Other Space Type	SF/Space or User	Users	Spaces	Total SF	AGR	Users	Spaces	Total SF	AGR	Users	Spaces	Total SF	Notes
A - Team Meeting		10			1.5%	12			1.0%	16			• Graffiti/Playgrounds Crews; daily :20 @ 6:30 & 2:30; meet in workshop
B - Team Meeting	users x 16 + 96	10	1	256	1.5%	12	1	288	1.0%	16	1	352	• Horticulture Crew; daily :20 @ 6:30 & 2:30; shareable
Conference Total		20	1	256		24	1	288		32	1	352	
Break	users x 3.5 + 25	26	1	116	1.5%	31	1	134	1.0%	40	2	165	• matching area contributed to Shared Break
Support-Copy	100		1	100	1.5%		1	116	1.0%		2	156	
Support-Storage	300		1	300	1.5%		1	348	1.0%		2	469	
(Support-Entry)			1		1.5%		1		1.0%		1		
Support Total			3	400			3	464			5	625	
Total Other Spaces			5	772			5	886			8	1,142	
		Spaces Total SF		Spaces Total SF		Spaces Total SF		Notes					
Total Administrative Building Spaces		31	1,852		36	2,221		48	2,772				
Total Administrative Building Spaces w/ Circulation			2,222			2,665		3,326	•Circulation is 20% of Total SF				

Site & Non-Workshop Storage: Minimum Anticipated Program

Site & Non-Workshop Storage: Program Summary

Item/Type	Storage Type	Current Area (SF)	10 Year Area (SF)	40 Year Area (SF)	Notes
Total Storage	Conditioned	780	840	976	
Total Storage	Greenhouse	3,200		4,005	• shown as future space in current build & projected at 40 years
Total Storage	Enclosed	12,030	12,964	28,572	
Total Storage	Covered	11,000	11,856	14,394	
Total Storage	3-Side Bay	18,000	18,942	22,400	
Total Storage	Open	14,700	15,127	36,084	
Total Storage	Enclosed Hazardous	1,290	1,391	1,615	• hazardous generally and/or at certain amounts
Total Combined Storage		61,000	61,120	108,046	
(Central Storage Warehouse-O&M Facilities)		28,410	30,615	35,557	• (OPTIONAL) includes area already included in totals above; may include additional circulation

Site & Non-Workshop Storage: Individual Groups Program Detail

Division/Group	Facility Construction	Potential Central WH	Current Area (SF)	AGR	10 Year Area (SF)	AGR	40 Years Area (SF)	Notes
Pole Barn	Covered		1,800	0.75%	1,940	0.5%	2,253	
Heavy/Construction Equipment	Covered		1,800	0.75%	1,940	0.5%	2,253	
Lumber	Covered		1,800	0.75%	1,940	0.5%	2,253	
Loose Material	3-side Bay		9,000		9,000		9,000	• clay, sand, gravel base, topsoil, 3 aggregate types; 6 total bays
Storage Yard	Open		3,000		3,000		3,000	• approximately 40,000 SF combined yard storage; need constituent areas (items above) defined
Total Storage	Conditioned							
Total Storage	Greenhouse							
Total Storage	Enclosed							
Total Storage	Covered		5,400		5,820		6,759	
Total Storage	3-Side Bay		9,000		9,000		9,000	
Total Storage	Open		3,000		3,000		3,000	
Total Storage	Enclosed Hazardous							• hazardous generally and/or at certain amounts
Total Combined Storage			17,400		17,820		18,759	

Site & Non-Workshop Storage: Individual Groups Program Detail

Division/Group	Land Management	Potential Central WH	Current Area (SF)	AGR	10 Year Area (SF)	AGR	40 Years Area (SF)	Notes
Total Storage	Conditioned							
Total Storage	Greenhouse							
Total Storage	Enclosed							
Total Storage	Covered							
Total Storage	3-Side Bay							
Total Storage	Open							
Total Storage	Enclosed Hazardous							• hazardous generally and/or at certain amounts
Total Combined Storage								

Site & Non-Workshop Storage: Individual Groups Program Detail

Division/Group	Urban Forestry	Potential Central WH	Current Area (SF)	AGR	10 Year Area (SF)	AGR	40 Years Area (SF)	Notes
Planting Area	Open		4,500	0.75%	4,849	0.5%	5,632	• pervious paver
Temporary Laydown	Open		1,800		1,800		1,800	• occasional temporary brush storage
Tool	Enclosed		700	0.75%	754	0.5%	876	• locate adjacent to crew meeting and trucks
Flammable	Enclosed Hazardous		150	0.75%	162	0.5%	188	• hazardous generally and/or at certain amounts; ventilate
Chemical/Pesticide	Enclosed Hazardous		150	0.75%	162	0.5%	188	• hazardous generally and/or at certain amounts; ventilate; segregated & shared storage acceptable
Total Storage	Conditioned							
Total Storage	Greenhouse							
Total Storage	Enclosed		700		754		876	
Total Storage	Covered							
Total Storage	3-Side Bay							
Total Storage	Open		6,300		6,649		7,432	
Total Storage	Enclosed Hazardous		300		324		376	• hazardous generally and/or at certain amounts
Total Combined Storage			7,300		7,727		8,684	

Site & Non-Workshop Storage: Individual Groups Program Detail

Division/Group	Aquatics Maintenance							
Item/Type	Storage Type	Potential Central WH	Current Area (SF)	AGR	10 Year Area (SF)	AGR	40 Years Area (SF)	Notes
Chem Controllers	Conditioned	Y	700	0.75%	754	0.5%	876	<ul style="list-style-type: none"> provide power as required; may be shared w/ other conditioned storage may be shared w/ other conditioned storage wall-posts for 3' max rings of tubing posts for storing chairs; shelves for parts; 10-15 spare chairs gas-powered equipment; potentially hazardous; ventilated gas-powered equipment; potentially hazardous; ventilated gas-powered equipment; potentially hazardous; ventilated 1200 gallons currently; potentially hazardous; ventilated hazardous; ventilated; cannot be combined; as required per code/AHJ hazardous; ventilated; cannot be combined; as required per code/AHJ hazardous; ventilated; cannot be combined; as required per code/AHJ; pallet jack/forklift access hazardous generally and/or at certain amounts
Hookah/Scuba	Conditioned	Y	80	0.75%	86	0.5%	100	
Sched 80 Pipe/Tubing	Enclosed	Y	200	0.75%	216	0.5%	250	
ADA chairs	Enclosed	Y	350	0.75%	377	0.5%	438	
Small Equipment	Enclosed	Y	1,200	0.75%	1,293	0.5%	1,502	
Larger Pumps & Motors	Enclosed	Y	1,800	0.75%	1,940	0.5%	2,253	
Motors	Enclosed	Y	200	0.75%	216	0.5%	250	
Paint	Enclosed Hazardous		150	0.75%	162	0.5%	188	
Acid 1 (separate space)	Enclosed Hazardous		150	0.75%	162	0.5%	188	
Acid 2 (separate space)	Enclosed Hazardous		150	0.75%	162	0.5%	188	
Acid 3 (separate space)	Enclosed Hazardous		300	0.75%	323	0.5%	375	
Total Storage	Conditioned		780		840		976	
Total Storage	Greenhouse							
Total Storage	Enclosed		3,750		4,042		4,693	
Total Storage	Covered							
Total Storage	3-Side Bay							
Total Storage	Open							
Total Storage	Enclosed Hazardous		750		809		939	
Total Combined Storage			5,280		5,691		6,608	

Site & Non-Workshop Storage: Individual Groups Program Detail

Division/Group	O&M-Administration							
Item/Type	Storage Type	Potential Central WH	Current Area (SF)	AGR	10 Year Area (SF)	AGR	40 Years Area (SF)	Notes
Total Storage	Conditioned							
Total Storage	Greenhouse							
Total Storage	Enclosed							
Total Storage	Covered							
Total Storage	3-Side Bay							
Total Storage	Open							
Total Storage	Enclosed Hazardous							
Total Combined Storage								

Site & Non-Workshop Storage: Individual Groups Program Detail

Division/Group	O&M-Grounds North (Future Space)							
Item/Type	Storage Type	Potential Central WH	Current Area (SF)	AGR	10 Year Area (SF)	AGR	40 Years Area (SF)	Notes
Maintenance	Enclosed	Y	300	0.75%	323	0.5%	375	<ul style="list-style-type: none"> barn-style; some minimal hazardous (paint, gas, etc.) in haz mat cabinet(s) barn-style; some minimal hazardous in cabinet(s) barn-style; some minimal hazardous in cabinet(s) barn-style; some minimal hazardous in cabinet(s) adjacent to loading dock(s); shared (3) docks total; shared hazardous generally and/or at certain amounts future space; only 40 Year projection included
Servicing	Enclosed	Y	300	0.75%	323	0.5%	375	
Mowing	Enclosed	Y	300	0.75%	323	0.5%	375	
Lakes	Enclosed	Y	300	0.75%	323	0.5%	375	
Maintenance	Enclosed	Y	2,400	0.75%	2,586	0.5%	3,004	
Servicing	Enclosed	Y	2,400	0.75%	2,586	0.5%	3,004	
Mowing	Enclosed	Y	2,400	0.75%	2,586	0.5%	3,004	
Lakes	Enclosed	Y	2,400	0.75%	2,586	0.5%	3,004	
Covered Delivery Area	Covered	Y	500	0.75%	539	0.5%	626	
Loading Dock	Covered	Y		0.75%		0.5%		
Total Storage	Conditioned							
Total Storage	Greenhouse							
Total Storage	Enclosed		10,800		11,636		13,516	
Total Storage	Covered		500		539		626	
Total Storage	3-Side Bay							
Total Storage	Open							
Total Storage	Enclosed Hazardous							
Total Combined Storage			11,300		12,175		14,142	

Site & Non-Workshop Storage: Individual Groups Program Detail

Division/Group		O&M-Grounds South, Plumbing & Irrigation						
Item/Type	Storage Type	Potential Central WH	Current Area (SF)	AGR	10 Year Area (SF)	AGR	40 Years Area (SF)	Notes
Water Fountains	Enclosed	Y	400	0.75%	431	0.5%	501	
BFPs, RPZs, Pumps	Enclosed	Y	300	0.75%	323	0.5%	375	
Central Warehouse for Supplies	Enclosed	Y	1,800	0.75%	1,940	0.5%	2,253	• common facility supplies
Stock Materials	Covered	Y	1,800	0.75%	1,940	0.5%	2,253	
Covered Delivery Area	Covered	Y	500	0.75%	539	0.5%	626	• adjacent to loading dock(s); shared
Loading Dock	Covered	Y		0.75%		0.5%		• (3) docks total; shared
<i>Total Storage</i>	Conditioned							
<i>Total Storage</i>	Greenhouse							
<i>Total Storage</i>	Enclosed		2,500		2,694		3,129	
<i>Total Storage</i>	Covered		2,300		2,479		2,879	
<i>Total Storage</i>	3-Side Bay							
<i>Total Storage</i>	Open							
<i>Total Storage</i>	Enclosed Hazardous							• hazardous generally and/or at certain amounts
Total Combined Storage			4,800		5,173		6,008	

Site & Non-Workshop Storage: Individual Groups Program Detail

Division/Group		O&M-Facilities						
Item/Type	Storage Type	Potential Central WH	Current Area (SF)	AGR	10 Year Area (SF)	AGR	40 Years Area (SF)	Notes
Tool	Enclosed		800	0.75%	862	0.5%	1,001	• gasoline-powered equipment; potentially hazardous generally and/or at certain amounts; ventilated
Tool	Enclosed		800	0.75%	862	0.5%	1,001	• gasoline-powered equipment; potentially hazardous generally and/or at certain amounts; ventilated
Small Part Warehouse	Enclosed	Y	1,200	0.75%	1,293	0.5%	1,502	• similar to ABIA warehouse or hardware store
Conex Storage Replacement	Enclosed	Y	1,000	0.75%	1,078	0.5%	1,252	
Steel	Covered	Y	900	0.75%	970	0.5%	1,126	
Wood	Covered	Y	900	0.75%	970	0.5%	1,126	
Sign Shop	Covered	Y	1,000	0.75%	1,078	0.5%	1,252	
Loading Dock	Covered	Y		0.75%		0.5%		• (3) docks total; shared
Uncovered Delivery Area	Open	Y	1,000	0.75%	1,078	0.5%	1,252	• adjacent to loading dock(s); shared
<i>Total Storage</i>	Conditioned							
<i>Total Storage</i>	Greenhouse							
<i>Total Storage</i>	Enclosed		3,800		4,095		4,756	
<i>Total Storage</i>	Covered		2,800		3,018		3,504	
<i>Total Storage</i>	3-Side Bay							
<i>Total Storage</i>	Open		1,000		1,078		1,252	
<i>Total Storage</i>	Enclosed Hazardous							• hazardous generally and/or at certain amounts
Total Combined Storage			7,600		8,191		9,512	

Site & Non-Workshop Storage: Individual Groups Program Detail

Division/Group		O&M-Facility Grounds						
Item/Type	Storage Type	Potential Central WH	Current Area (SF)	AGR	10 Year Area (SF)	AGR	40 Years Area (SF)	Notes
Greenhouse (Future Space)	Greenhouse		3,200	0.75%		0.5%	4,005	• shown as future space in current build & projected at 40 years
Horticulture	Enclosed	Y	1,280	0.75%	1,379	0.5%	1,602	
Covered Delivery Area	Covered	Y	500	0.75%	539	0.5%	626	• adjacent to loading dock(s); shared
Loading Dock	Covered	Y		0.75%		0.5%		• (3) docks total; shared
Open Planting Space	Open		3,200		3,200		3,200	• shareable w/ urban Forestry
Playground Equipment Storage	Open		1,200		1,200		1,200	
Pesticides	Enclosed Hazardous		80	0.75%	86	0.5%	100	• hazardous generally and/or at certain amounts; confirm 50 gallons allowed
Graffiti Paints	Enclosed Hazardous		80	0.75%	86	0.5%	100	• hazardous generally and/or at certain amounts; confirm 50 gallons allowed
Graffiti Chemicals	Enclosed Hazardous		80	0.75%	86	0.5%	100	• hazardous generally and/or at certain amounts; confirm 50 gallons allowed
Bulk Storage (Future Space)	Open						20,000	• shown as future space in current build & projected at 40 years
Loose Material Storage	3-Side Bay		9,000	1.00%	9,942	1.0%	13,400	• rock, block, similar
<i>Total Storage</i>	Conditioned							
<i>Total Storage</i>	Greenhouse		3,200				4,005	• shown as future space in current build & projected at 40 years
<i>Total Storage</i>	Enclosed		1,280		1,379		1,602	
<i>Total Storage</i>	Covered		500		539		626	
<i>Total Storage</i>	3-Side Bay		9,000		9,942		13,400	
<i>Total Storage</i>	Open		4,400		4,400		24,400	
<i>Total Storage</i>	Enclosed Hazardous		240		258		300	• hazardous generally and/or at certain amounts
Total Combined Storage			18,620		16,518		44,333	

Trade Workshops & Work Areas: Minimum Anticipated Program

Trade Workshops & Work Areas: Program Summary

Totals	Building Type	Space Type	Current Area (SF)	10 Year Area (SF)	40 Year Area (SF)	Notes
Shop/Storage/Areas	Conditioned		2,400	2,587	3,004	
Shop/Storage/Areas	Enclosed		20,400	21,673	28,917	
Shop/Storage/Areas	Covered		3,000	3,234	3,756	
Total Shop/Storage/Areas			25,800	27,494	35,677	

Welding Workshop: Program Detail

User Group	Building Type	Space Type	Current Area (SF)	AGR	10 Year Area (SF)	AGR	40 Year Area (SF)	Notes
Urban Forestry	Enclosed	Work		0.75%		0.5%		<ul style="list-style-type: none"> occasional access no dedicated space
O&M - Grounds North	Enclosed	Work		0.75%		0.5%		<ul style="list-style-type: none"> includes tool storage, 1 OH gantry crane, 2 4x8 work benches, 1 4x12 work bench, 3 welding machines
O&M - Facilities	Enclosed	Work/Storage	2400	0.75%	2,586	0.5%	3,004	
Shop/Storage/Areas	Conditioned							
Shop/Storage/Areas	Enclosed		2,400		2,586		3,004	
Shop/Storage/Areas	Covered							
Total Shop/Storage/Areas			2,400		2,586		3,004	

Carpentry Workshop: Program Detail

User Group	Building Type	Space Type	Current Area (SF)	AGR	10 Year Area (SF)	AGR	40 Year Area (SF)	Notes
Urban Forestry	Enclosed	Work		0.75%		0.5%		<ul style="list-style-type: none"> occasional access
Aquatics Maintenance	Enclosed	Work		0.75%		0.5%		<ul style="list-style-type: none"> occasional access
O&M - Grounds North	Enclosed	Work		0.75%		0.5%		<ul style="list-style-type: none"> uses
O&M - Facilities	Enclosed	Work/ Storage	4800	0.75%	5,172	0.5%	6,007	<ul style="list-style-type: none"> includes material storage, 2 table saws w/ tables, 1 radial arm saw w/ tables, 1 planer, 1 sanding machine compressor room; adjacent/in woodshop; consider noise; more may be needed depending on layout
O&M - Facilities	Enclosed	(Work/Storage)	100	0.75%	108	0.5%	125	
Shop/Storage/Areas	Conditioned							
Shop/Storage/Areas	Enclosed		4,900		5,280		6,132	
Shop/Storage/Areas	Covered							
Total Shop/Storage/Areas			4,900		5,280		6,132	

Paint Booth: Program Detail

User Group	Building Type	Space Type	Current Area (SF)	AGR	10 Year Area (SF)	AGR	40 Year Area (SF)	Notes
O&M - Facilities	Enclosed	Work	300	0.75%	323	0.5%	375	
Shop/Storage/Areas	Conditioned							
Shop/Storage/Areas	Enclosed		300		323		375	
Shop/Storage/Areas	Covered							
Total Shop/Storage/Areas			300		323		375	

Plumbing Workshop: Program Detail

User Group	Building Type	Space Type	Current Area (SF)	AGR	10 Year Area (SF)	AGR	40 Year Area (SF)	Notes
O&M - Grounds North	Enclosed	Work		0.75%		0.5%		• uses
O&M - Facilities	Enclosed	Work/Storage	1200	0.75%	1,293	0.5%	1,502	
Shop/Storage/Areas	Conditioned							
Shop/Storage/Areas	Enclosed		1,200		1,293		1,502	
Shop/Storage/Areas	Covered							
Total Shop/Storage/Areas			1,200		1,293		1,502	

HVAC Workshop: Program Detail

User Group	Building Type	Space Type	Current Area (SF)	AGR	10 Year Area (SF)	AGR	40 Year Area (SF)	Notes
O&M - Facilities	Conditioned	Storage	600	0.75%	647	0.5%	751	
O&M - Facilities	Enclosed	Work	400	0.75%	431	0.5%	501	
Shop/Storage/Areas	Conditioned		600		647		751	
Shop/Storage/Areas	Enclosed		400		431		501	
Shop/Storage/Areas	Covered							
Total Shop/Storage/Areas			1,000		1,078		1,252	

Signage Workshop: Program Detail

User Group	Building Type	Space Type	Current Area (SF)	AGR	10 Year Area (SF)	AGR	40 Year Area (SF)	Notes
O&M - Grounds North	Conditioned	Work		0.75%		0.5%		• uses applicator, 2 masking tables, climate-controlled stock shelf
O&M - Grounds South	Conditioned	Work		0.75%		0.5%		
O&M - Facilities	Conditioned	Work	1800	0.75%	1,940	0.5%	2,253	• 8'x10' overhead door access to work area, forklift access, shelving for materials, space for vertical saw
O&M - Facilities	Enclosed	Storage	1200	0.75%	1,293	0.5%	1,502	
Shop/Storage/Areas	Conditioned		1,800		1,940		2,253	
Shop/Storage/Areas	Enclosed		1,200		1,293		1,502	
Shop/Storage/Areas	Covered							
Total Shop/Storage/Areas			3,000		3,233		3,755	

Facility Construction General Workshop: Program Detail

User Group	Building Type	Space Type	Current Area (SF)	AGR	10 Year Area (SF)	AGR	40 Year Area (SF)	Notes
Facility Construction	Enclosed	Work/Storage	1,500	0.75%	1,616	0.5%	1,877	• built-in work benches, industrial dbl. sink, tool/empl. lockers, loft storage; comp. air; 10 SF haz cabinet
Shop/Storage/Areas	Conditioned							
Shop/Storage/Areas	Enclosed		1,500		1,616		1,877	
Shop/Storage/Areas	Covered							
Total Shop/Storage/Areas			1,500		1,616		1,877	

Land Management General Workshop: Program Detail

User Group	Building Type	Space Type	Current Area (SF)	AGR	10 Year Area (SF)	AGR	40 Year Area (SF)	Notes
Land Management	Enclosed	Work	2000		2,000	0.5%	2,323	<ul style="list-style-type: none"> w/ awning for loading/unloading; combined w/ fleet vehicle parking garage (preference, not required) shelving/storage; small haz mat storage cabinet (gas, paint)
Land Management	Enclosed	Storage	2000		2,000	0.5%	2,323	
Shop/Storage/Areas	Conditioned							
Shop/Storage/Areas	Enclosed		4,000		4,000		4,646	
Shop/Storage/Areas	Covered							
Total Shop/Storage/Areas			4,000		4,000		4,646	

Aquatics Maintenance General Workshop: Program Detail

User Group	Building Type	Space Type	Current Area (SF)	AGR	10 Year Area (SF)	AGR	40 Year Area (SF)	Notes
Aquatics Maintenance	Enclosed	Storage	500	0.75%	539	0.5%	626	<ul style="list-style-type: none"> tool storage
Aquatics Maintenance	Enclosed	Work	1000	0.75%	1,078	0.5%	1,252	
Shop/Storage/Areas	Conditioned							
Shop/Storage/Areas	Enclosed		1,500		1,617		1,878	
Shop/Storage/Areas	Covered							
Total Shop/Storage/Areas			1,500		1,617		1,878	

O&M Outdoor Work Area: Program Detail

User Group	Building Type	Space Type	Current Area (SF)	AGR	10 Year Area (SF)	AGR	40 Year Area (SF)	Notes
O&M - Grounds North	Covered	Work	1000	0.75%	1,078	0.5%	1,252	<ul style="list-style-type: none"> vehicle, mowing, tire changing; confirm shared space, confirm size vehicle, mowing, tire changing; confirm shared space, confirm size vehicle, mowing, tire changing; confirm shared space, confirm size; can include wash off area
O&M - Grounds South	Covered	Work	1000	0.75%	1,078	0.5%	1,252	
O&M - Facilities	Covered	Work	1000	0.75%	1,078	0.5%	1,252	
Shop/Storage/Areas	Conditioned							
Shop/Storage/Areas	Enclosed							
Shop/Storage/Areas	Covered		3,000		3,234		3,756	<ul style="list-style-type: none"> locate at Fleet Parking area
Total Shop/Storage/Areas			3,000		3,234		3,756	

O&M-Grounds North General Workshop: Program Detail (Future Space)

User Group	Building Type	Space Type	Current Area (SF)	AGR	10 Year Area (SF)	AGR	40 Year Area (SF)	Notes
O&M - Grounds North	Enclosed	Storage		0.75%		0.5%	1,000	
O&M - Grounds North	Enclosed	Work		0.75%		0.5%	1,500	
Shop/Storage/Areas	Conditioned							
Shop/Storage/Areas	Enclosed						2,500	
Shop/Storage/Areas	Covered							
Total Shop/Storage/Areas							2,500	<ul style="list-style-type: none"> future space; only 40 Year projection included

O&M-Grounds South General Workshop: Program Detail

User Group	Building Type	Space Type	Current Area (SF)	AGR	10 Year Area (SF)	AGR	40 Year Area (SF)	Notes
O&M - Grounds South	Enclosed	Storage	500	0.75%	539	0.5%	1,000	• includes Athletics tool storage
O&M - Grounds South	Enclosed	Work	1000	0.75%	1,078	0.5%	1,500	
<i>Shop/Storage/Areas</i>	Conditioned							
<i>Shop/Storage/Areas</i>	Enclosed		1,500		1,617		2,500	
<i>Shop/Storage/Areas</i>	Covered							
Total Shop/Storage/Areas			1,500		1,617		2,500	

O&M-Facility Grounds General Workshop: Program Detail

User Group	Building Type	Space Type	Current Area (SF)	AGR	10 Year Area (SF)	AGR	40 Year Area (SF)	Notes
O&M - Facility Grounds	Enclosed	Storage	500	0.75%	539	0.5%	626	• includes Graffiti & Playgrounds tool storage
O&M - Facility Grounds	Enclosed	Work	1000	0.75%	1,078	0.5%	1,252	
<i>Shop/Storage/Areas</i>	Conditioned							
<i>Shop/Storage/Areas</i>	Enclosed		1,500		1,617		2,500	
<i>Shop/Storage/Areas</i>	Covered							
Total Shop/Storage/Areas			1,500		1,617		2,500	

Parking: Minimum Anticipated Program

Parking: Program Summary

Vehicle Group/Type	Stall Type	Stalls	Current Area (SF)	Stalls	10 Year Area (SF)	Stalls	40 Year Area (SF)	Notes
Fleet Parking	Enclosed	5	1100	5	1100	6	1300	
Fleet Parking	Covered	15	6900	17	7980	23	11040	
Fleet Parking	Open	274	61570	311	69430	614	134240	
Total Fleet Parking		294	69570	333	78510	643	146580	
Total Staff Parking		155	25110	189	30618	320	51840	
Total Parking		449	94680	522	109128	963	198420	
Fleet Circulation			52178		58883		109935	• 75% of Parking Stalls Area
Staff Circulation			18833		22964		38880	• 75% of Parking Stalls Area
Total Circulation			71011		81847		148815	
Fleet Parking w/ Circulation			121748		137393		256515	
Staff Parking w/ Circulation			43943		53582		90720	
Total Parking w/ Circ.			165691		190975		347235	

Parking: Program Detail

Division/Group	Facility Construction					Current Area (SF)	AGR	Stalls	10 Year Area (SF)	AGR	Stalls	40 Year Area (SF)	Notes
Vehicle Group/Type	Stall Type	W(ft)	L(ft)	SF/Stall	Stalls	Current Area (SF)	AGR	Stalls	10 Year Area (SF)	AGR	Stalls	40 Year Area (SF)	Notes
Fleet Work Trucks	Open	10	20	200	10	2,000	1.5%	12	2,400	1%	16	3,200	• 2" water supply to fill trucks
Vol. Concrete Truck	Open	10	20	200	1	200	1.5%	1	200	1%	2	400	• future
Fleet Parking	Enclosed				11	2,200		13	2,600		18	3,600	
Fleet Parking	Covered				11	2,200		13	2,600		18	3,600	
Fleet Parking	Open				12	1,944		14	2,268		18	2,916	• .8 x staff
Total Fleet Parking					11	2,200		13	2,600		18	3,600	
Staff Parking		9	18	162	12	1,944		14	2,268		18	2,916	• .8 x staff
Total Parking					23	4,144		27	4,868		36	6,516	

Parking: Program Detail

Division/Group	Land Management					Current Area (SF)	AGR	Stalls	10 Year Area (SF)	AGR	Stalls	40 Year Area (SF)	Notes
Vehicle Group/Type	Stall Type	W(ft)	L(ft)	SF/Stall	Stalls	Current Area (SF)	AGR	Stalls	10 Year Area (SF)	AGR	Stalls	40 Year Area (SF)	Notes
Pump Truck	Enclosed	10	30	300	1	300		1	300	1%	1	300	
UTV	Enclosed	10	20	200	4	800		4	800	1%	5	1,000	•Polaris Rangers- (4) 6'x10' & (1) 6'x13'
Seed Drill	Covered	10	20	200	1	200		1	200	1%	1	200	
Chippers	Covered	10	20	200	1	200		1	200		1	200	
Tractor (Mow/Load)	Covered	10	20	200	1	200		1	200	1%	1	200	
Trailers, up to 30'	Open	12	35	420	4	1,680		4	1,680	1%	5	2,100	
City Vehicles	Open	10	20	200	12	2,400		12	2,400	1%	16	3,200	
Fleet Parking	Enclosed				5	1,100		5	1,100		6	1,300	•combined with Land Management Work Garage (preference, not required)
Fleet Parking	Covered				3	600		3	600		3	600	
Fleet Parking	Open				16	4,080		16	4,080		21	5,300	
Total Fleet Parking					24	5,780		24	5,780		30	7,200	
Staff Parking		9	18	162	2	324		14	2,268		18	2,916	• .8 x staff
Total Parking					26	6,104		38	8,048		48	10,116	

Parking: Program Detail

Division/Group		Urban Forestry											Notes
Vehicle Group/Type	Stall Type	W(ft)	L(ft)	SF/Stall	Stalls	Current Area (SF)	AGR	Stalls	10 Year Area (SF)	AGR	Stalls	40 Year Area (SF)	Notes
Truck - 25'	Open	12	30	360	8	2,880	1.5%	9	3,240	1%	13	4,680	
Truck - 40'	Open	12	45	540	1	540	1.5%	1	540	1%	2	1,080	
Truck - 60'	Open	12	60	720	1	720	1.5%	1	720	1%	2	1,440	
Trailer - 20'	Open	10	20	200	2	400	1.5%	2	400	1%	3	600	
Trailer - 25'	Open	12	30	360	1	360	1.5%	1	360	1%	2	720	
Equipment - 25'	Covered	12	30	360	1	360	1.5%	1	360	1%	2	720	
Aerial Lift- 40'	Covered	12	45	540	1	540	1.5%	1	540	1%	2	1,080	• pair w/ brush trucks
Aerial Lift- 45'	Covered	12	45	540	4	2,160	1.5%	5	2,700	1%	6	3,240	• pair w/ brush trucks
Chip Truck- 45'	Covered	12	45	540	1	540	1.5%	1	540	1%	2	1,080	
Brush Truck- 40'	Covered	12	45	540	5	2,700	1.5%	6	3,240	1%	8	4,320	• pair w/ aerial lifts
Truck- 25'	Open	12	30	360	3	1,080	1.5%	3	1,080	1%	5	1,800	
Truck- 60'	Open	12	60	720	1	720	1.5%	1	720	1%	2	1,440	
Trailer- 20'	Open	10	20	200	1	200	1.5%	1	200	1%	2	400	
Equipment- 20'	Open	10	20	200	1	200	1.5%	1	200	1%	2	400	
Sedan/SUV- 15'	Open	10	20	200	1	200	1.5%	1	200	1%	2	400	
Fleet Parking	Enclosed												
Fleet Parking	Covered				12	6,300		14	7,380		20	10,440	
Fleet Parking	Open				20	7,300		21	7,660		35	12,960	
Total Fleet Parking					32	13,600		35	15,040		55	23,400	
Staff Parking		9	18	162	29	4,698		33	5,346		44	7,128	• .8 x staff
Total Parking					61	18,298		68	20,386		99	30,528	• reference user plan for adjacencies; close to tools

Parking: Program Detail

Division/Group		Aquatics Maintenance											Notes
Vehicle Group/Type	Stall Type	W(ft)	L(ft)	SF/Stall	Stalls	Current Area (SF)	AGR	Stalls	10 Year Area (SF)	AGR	Stalls	40 Year Area (SF)	Notes
3500 lb Pickup Truck	Open	10	20	200	11	2,200	1.5%	13	2,600	1%	17	3,400	
Rental Trucks	Open	10	20	200	3	600	1.5%	3	600	1%	5	1,000	
Flat Bed Truck	Open	12	45	540	1	540	1.5%	1	540	1%	2	1,080	
Fleet Parking	Enclosed												
Fleet Parking	Covered												
Fleet Parking	Open				15	3,340		17	3,740		24	5,480	
Total Fleet Parking					15	3,340		17	3,740		24	5,480	
Staff Parking		9	18	162	16	2,592		18	2,916		25	4,050	• .8 x staff
Total Parking					31	5,932		35	6,656		49	9,530	

Parking: Program Detail

Division/Group		O&M-Administration											Notes
Vehicle Group/Type	Stall Type	W(ft)	L(ft)	SF/Stall	Stalls	Current Area (SF)	AGR	Stalls	10 Year Area (SF)	AGR	Stalls	40 Year Area (SF)	Notes
Fleet Parking	Enclosed						1.5%			1%			
Fleet Parking	Covered						1.5%			1%			
Fleet Parking	Open						1.5%			1%			
Total Fleet Parking													
Staff Parking		9	18	162	6	972		6	972		8	1,296	• .7 x staff
Total Parking					6	972		6	972		8	1,296	

Parking: Program Detail

Division/Group		O&M-Grounds North (Future Space)											
Vehicle Group/Type	Stall Type	W(ft)	L(ft)	SF/Stall	Stalls	Current Area (SF)	AGR	Stalls	10 Year Area (SF)	AGR	Stalls	40 Year Area (SF)	Notes
North Service	Open	10	20	200	20	4,000	1.5%	23	4,600	1%	31	6,200	• trucks, cars; (1) charging stall
Lakes	Open	10	20	200	16	3,200	1.5%	19	3,800	1%	25	5,000	• trucks, cars, equipment
North Maintenance	Open	10	20	200	26	5,200	1.5%	30	6,000	1%	41	8,200	• trucks, cars, equipment
North Mowing	Open	10	20	200	30	6,000	1.5%	35	7,000	1%	47	9,400	• vehicles, trailers, attachments, tractors
North Mowing - Mowers	Open	10	20	200	25	5,000	1.5%	29	5,800	1%	39	7,800	• mowing units; no asphalt paving
Fleet Parking	Enclosed												
Fleet Parking	Covered												
Fleet Parking	Open				117	23,400		136	27,200		183	36,600	
Total Fleet Parking					117	23,400		136	27,200		183	36,600	
Staff Parking		9	18	162	43	6,966		50	8,100		67	10,854	• .7 x staff, 15 temporary staff (w/ no assigned workspace) not included
Total Parking					160	30,366		186	35,300		250	47,454	• future space; only 40 Year projection included

Parking: Program Detail

Division/Group		O&M-Grounds South, Plumbing & Irrigation											
Vehicle Group/Type	Stall Type	W(ft)	L(ft)	SF/Stall	Stalls	Current Area (SF)	AGR	Stalls	10 Year Area (SF)	AGR	Stalls	40 Year Area (SF)	Notes
Mowing	Open	10	20	200	70	14,000	1.5%	81	16,200	1%	109	21,800	• trucks, cars, equipment, mowers; mowers not on asphalt paving
Maintenance	Open	10	20	200	20	4,000	1.5%	23	4,600	1%	31	6,200	• trucks, cars, equipment
Daily Service	Open	10	20	200	25	5,000	1.5%	29	5,800	1%	39	7,800	• trucks, cars, equipment
Athletics	Open	10	20	200	27	5,400	1.5%	31	6,200	1%	42	8,400	• trucks, cars, equipment
Fleet Parking	Enclosed												
Fleet Parking	Covered												
Fleet Parking	Open				142	28,400		164	32,800		221	44,200	
Total Fleet Parking					142	28,400		164	32,800		221	44,200	
Staff Parking		9	18	162	50	8,100		57	9,234		78	12,636	• .7 x staff
Total Parking					192	36,500		221	42,034		299	56,836	

Parking: Program Detail

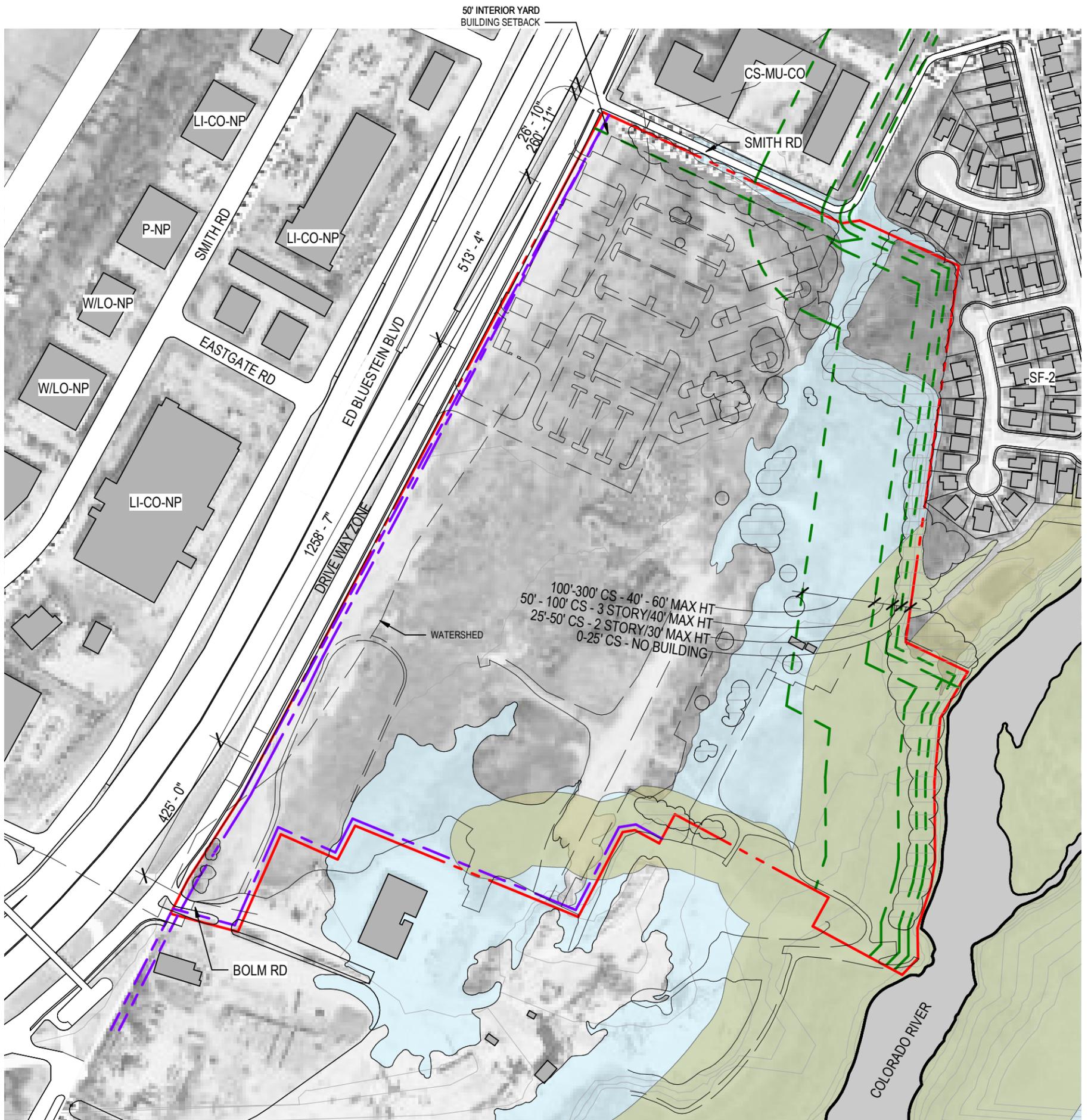
Division/Group		O&M-Facilities											
Vehicle Group/Type	Stall Type	W(ft)	L(ft)	SF/Stall	Stalls	Current Area (SF)	AGR	Stalls	10 Year Area (SF)	AGR	Stalls	40 Year Area (SF)	Notes
HVAC/Electrical	Open	10	30	300	3	900	1.5%	3	900	1%	5	1,500	• trucks
Facilities South	Open	10	30	300	10	3,000	1.5%	12	3,600	1%	16	4,800	• trucks, equipment, boom lift (1 charging)
Facilities North	Open	10	30	300	8	2,400	1.5%	9	2,700	1%	13	3,900	• trucks, vans, equipment, boom lift (1 charging)
Facilities North	Open	10	20	200	3	600	1.5%	3	600	1%	5	1,000	• compressor, skid steer loader, forklift, gator, scissor lifts (2 charging) (5 in 3 spaces)
Facility Services	Open	10	20	200	13	2,600	1.5%	15	3,000	1%	20	4,000	• trailers
Facility Services	Open	10	35	350	1	350	1.5%	1	350	1%	2	700	• trailer
Fleet Parking	Enclosed												
Fleet Parking	Covered												
Fleet Parking	Open				38	9,850		43	11,150		61	15,900	
Total Fleet Parking					38	9,850		43	11,150		61	15,900	
Staff Parking		9	18	162	22	3,564		25	4,050		34	5,508	• .7 x staff
Total Parking					60	13,414		68	15,200		95	21,408	

Parking: Program Detail

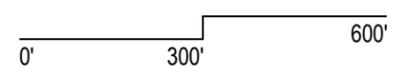
Division/Group		O&M-Facility Grounds											
Vehicle Group/Type	Stall Type	W(ft)	L(ft)	SF/Stall	Stalls	Current Area (SF)	AGR	Stalls	10 Year Area (SF)	AGR	Stalls	40 Year Area (SF)	Notes
Graffiti & Playgrounds	Open	10	20	200	24	4,800	1.5%	28	5,600	1%	38	7,600	• trucks, cars, trailers, equipment
Horticulture	Open	10	20	200	8	1,600	1.5%	9	1,800	1%	13	2,600	• trucks, cars, small trailers
Fleet Parking	Enclosed												
Fleet Parking	Covered												
Fleet Parking	Open				32	6,400		37	7,400		51	10,200	
Total Fleet Parking					32	6,400		37	7,400		51	10,200	
Staff Parking		9	18	162	18	2,916		22	3,564		28	4,536	• .7 x staff
Total Parking					50	9,316		59	10,964		79	14,736	

Concept Design Summary

Division/Group	Overall	
Annual Growth Rate (AGR)	Varies	
Employees	257 (327 w/ Grounds North)	
Administrative Building		Totals (SF)
Office/Work Spaces		15,393
Other Spaces		8,508
Circulation (20%)		4,200
Administrative Building Spaces Totals		28,101
Reception/Ingoing/Outgoing & Computer Room		660
Shared Break		1,013
Covered Gathering Area*		1,432
Covered Terrace*		1,916
Reference Library & Flat File		2,123
Restrooms/Shower & Lockers		800
MEP & Communications (10%)		2,011
Rooftop Mechanical**		591
Stairs/Elevators		2,500
Other Area Totals		1,978
Administrative Building Walls (10%)		15,024
Administrative Building Overall Totals		43,125
* Not in program		
** Not shown in plan		
Site & Non-Workshop Storage		Totals (SF)
Conditioned Storage		850
Greenhouse Storage		
Enclosed Storage		19,502
Covered Storage		10,600
3-Side Bay Storage		18,000
Open Storage		15,250
Enclosed Hazardous Storage		2,000
Total Combined Storage		66,202
Trade Workshops & Work Areas		Totals (SF)
Conditioned		2,587
Enclosed		21,392
Covered		3,240
Total Workshop, Storage & Work Areas		27,219
Parking		Totals (SF)
<i>Fleet Parking - Enclosed</i>	5	1,299
<i>Fleet Parking - Covered</i>	14	8,674
<i>Fleet Parking - Open</i>	280	65,921
Total Fleet Parking	299	75,894
Total Staff Parking	188	26,394
Total Parking	487	102,288
Total Fleet Parking Circulation***		74,260
Total Staff Parking Circulation***		25,372
Total Parking w/ Circulation		201,920
*** Does not Include Roads and Internal Circulation Routes		
Other Site Elements		
Other Site Elements		338,000
Fuel Center		625
Truck Wash Bays (1 large, 1 small)		1,800
Hazardous Material Drop Off		200
Trash, Recycling (incl material), Compost		2,059
Outdoor Break Area/ Picnic Shelter/ Gathering Space		1,916
Total Site Coverage	7.9 acres	345,000



100'-300' CS - 40' - 60' MAX HT
 50' - 100' CS - 3 STORY/40' MAX HT
 25'-50' CS - 2 STORY/30' MAX HT
 0-25' CS - NO BUILDING



PREVAILING WIND



SITE PLAN LEGEND

- FLOOD PLAIN
- CREEK BUFFERS
- PROPERTY LINES
- EASMENT LINES
- COMPATABILITY SETBACK (CS) LINES



TOTAL FENCED AREA: 464,560 SF (10.66 ACRES)
 TOTAL DEVELOPED AREA: TBD

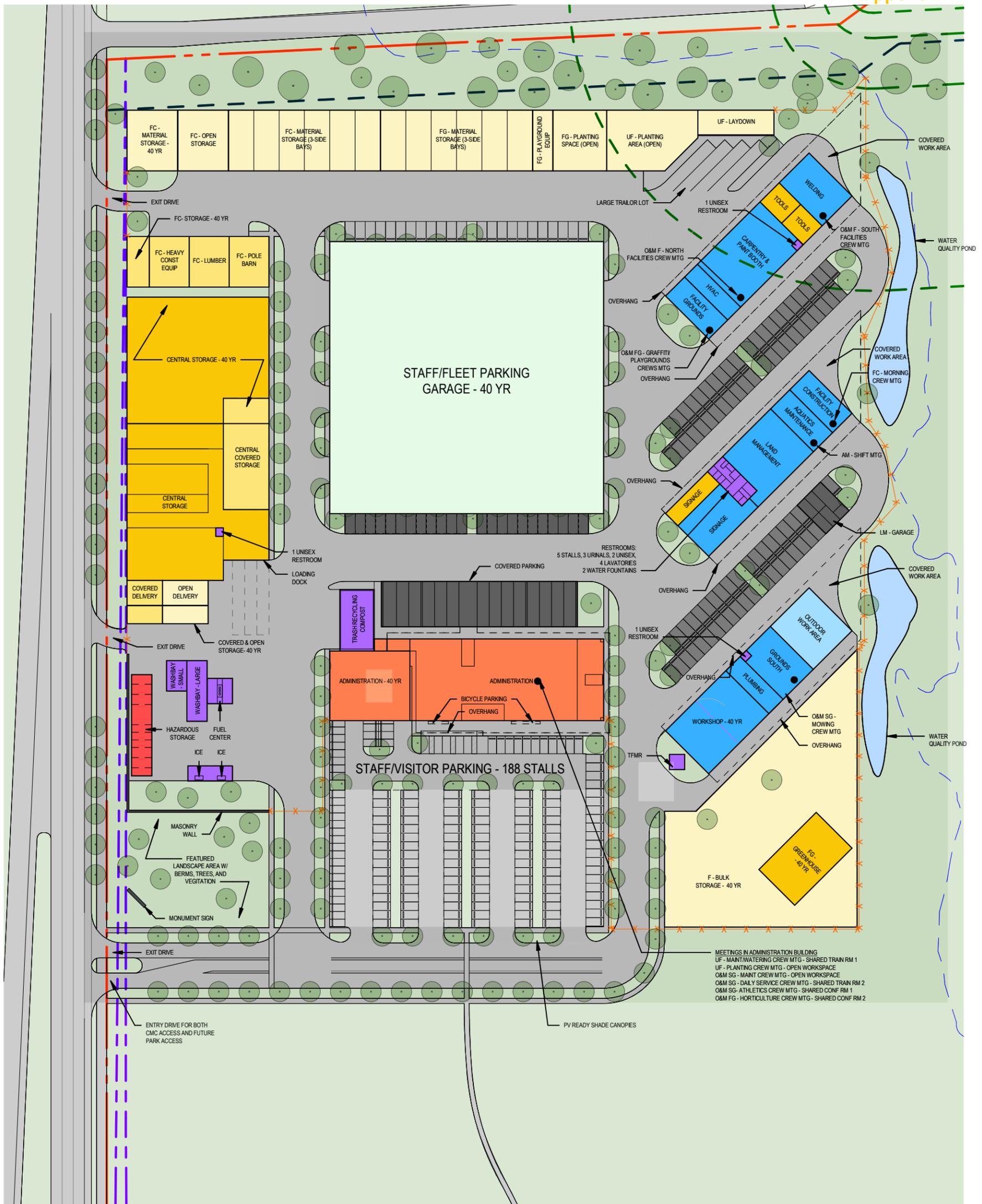
PROGRAM AREAS

 ADMINISTRATION 15,709 GSF	 STORAGE - COVERED 10,600 GSF	 STORAGE - OPEN 33,250 GSF	 WORKSHOPS - COVERED 3,240 GSF
 MISCELLANEOUS 6,577 GSF	 STORAGE - ENCLOSED 19,502 GSF	 WATER QUALITY POND 11,877 GSF	 WORKSHOPS 23,979 GSF
 PARKING - COVERED 14,611 GSF	 STORAGE - HAZARDOUS 2,000 GSF		

FLOOR PLAN LEGEND

-  FENCE
-  FUTURE GROWTH
-  PROPERTY LINE
-  EASEMENT
-  COMPATIBILITY SETBACK
-  FLOOD PLAIN





TOTAL FENCED AREA: 512,014 SF (11.75 ACRES)
 TOTAL DEVELOPED AREA: TBD

PROGRAM AREAS

 ADMINISTRATION 21,300 GSF	 PARKING - GARAGE 72,631 GSF	 STORAGE - HAZARDOUS 2,000 GSF
 MISCELLANEOUS 6,601 GSF	 STORAGE - COVERED 13,455 GSF	 STORAGE - OPEN 67,515 GSF
 PARKING - COVERED 14,611 GSF	 STORAGE - ENCLOSED 39,877 GSF	 WATER QUALITY POND 11,877 GSF

 WORKSHOPS 29,019 GSF
 WORKSHOPS - COVERED 3,240 GSF

FLOOR PLAN LEGEND

-  FENCE
-  FUTURE GROWTH
-  PROPERTY LINE
-  EASEMENT
-  COMPATIBILITY SETBACK
-  FLOOD PLAIN



3RD FLOOR: 14,498 GSF

- GENERAL (SHARED SPACES)
- O&M-ADMINISTRATION
- O&M-GROUNDS SOUTH
- O&M-FACILITIES
- O&M-FACILITY GROUNDS

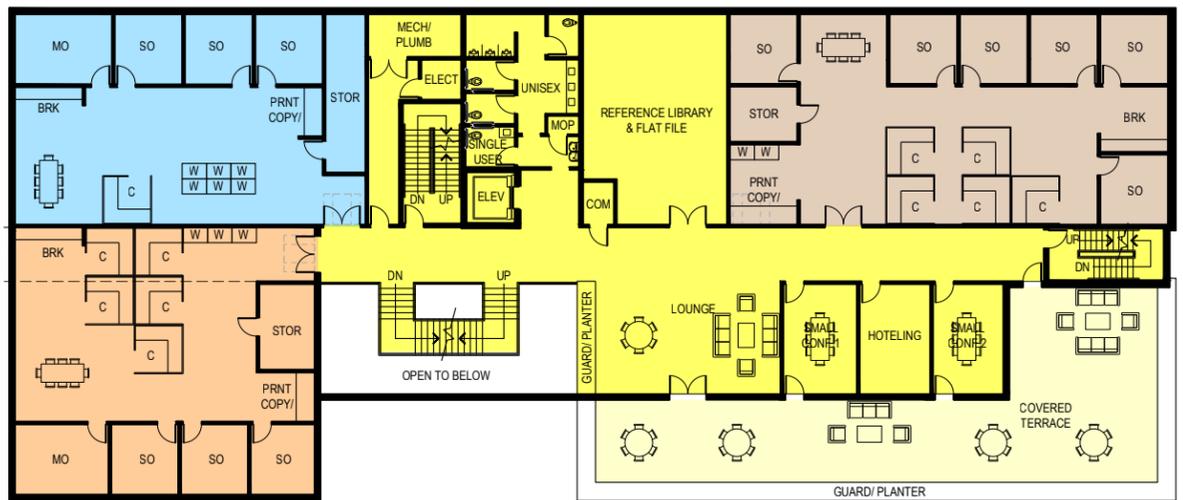
← OFFICE TO RECONFIGURE & CORRIDOR TO CONTINUE TO 40 YR ADDITION



2ND FLOOR: 12,292 GSF + 2,123 SF EXTERIOR = 14,415 SF

- GENERAL (SHARED SPACES)
- COVERED EXTERIOR (SHARED SPACES)
- FACILITY CONSTRUCTION
- LAND MANAGEMENT
- AQUATICS MAINTENANCE

← OFFICE TO RECONFIGURE & CORRIDOR TO CONTINUE TO 40 YR ADDITION



1ST FLOOR: 11,460 GSF + 836 SF UNCONDITIONED + 1,916 SF EXTERIOR = 14,212 SF

- GENERAL (SHARED SPACES)
- COVERED EXTERIOR (SHARED SPACES)
- URBAN FORESTRY



ADMINISTRATION BUILDING: 38,250 GSF + 836 SF UNCONDITIONED + 4,039 SF EXTERIOR = 43,125 SF

