

Site Plan

Public Works Parking Summary

Fleet Vehicles	Outdoor/Covered	Indoor
Public Works	84	18
Parks	15	1
Total Required	99	19
Total Provided	122	TBD

Visitor & Staff Parking Summary

Public Works	42
Parks	13
Engineering	18
Visitor	10
Total Required	83
Total Provided	88

Legend

- Fleet Vehicles Spaces
- Staff/ Visitor Spaces

SCALE: 1" = 100'



OCPW FIR STREET

SITE PLAN

Office Building Space Program

Program Spaces	Private	Open	Employee Current	Quantity Future	Area (SF)
OPERATIONS STAFF OFFICES					
Receptionist		•	1		300
Administrative Assistant(s)		•	1		300
Asset Manager	•		1		150
Assistant Public Works Director	•		1		200
Op's Supervisors					
- STREET	•		1		150
- WATER	•		1		150
- WASTE/STORM WATER	•		1		150
Op's Crew Leaders					
- STREET	•		1		150
- WATER	•		1		150
- WASTE/STORM WATER	•		1		150
Op's Crew Members					
- STREET		•	5	2	700
- WATER		•	5	2	700
IT/GIS					
- IT Manager	•		1		150
- IT Technician	•		0	1	250
- Technical Services	•		1		150
- GIS Coordinatoor	•		1		150
- GIS Technician	•		1		150
- WASTE/STORM WATER		•	7	2	900
Water Quality Coordinator	•		1		150
Environmental Services Technician	•		1		150
Guest Worker Station		•			
Safety Office	•		0	1	150
Electrician	•		0	1	150
Net Area Sub-Total			33	9	5,600

Program Spaces	Private	Open	Employee Current	Quantity Future	Area (SF)
PARKS STAFF OFFICES					
Parks Maintenance Manager	•		1		150
Parks Crew Leaders					
- PARKS		•	1		100
- CEMETARY		•	1		100
Parks Crew Members		•	4	4	800
Facilities Staff		•	1	1	200
Net Area Sub-Total			8	5	1,350

Office Building Space Program Cont'd

Program Spaces	Private	Open	Employee Current	Quantity Future	Area (SF)
ENGINEERING STAFF OFFICES					
Public Works Director	•		1		200
Sr. Admin Assistant	•		1		150
Engineering Managers					
- City Engineer	•		1		150
- Development Projects Mgr.	•		1		150
- ROW & Const. Projects Mgr.	•		1		150
Development Services					
- Sr. Development Engineer		•	1		100
- Development Engineer		•	1	1	200
- Engineering Tech II		•	1		100
ROW Management & Const					
- Sr. Construction Inspector		•	1		100
- Construction Inspector		•	1	1	200
Engineering Services					
- Assistant City Engineer		•		1	150
- Sr. Project Engineer		•	1		100
- Project Engineer		•	1	2	300
- PM EC Specialist/ Inspector		•	1		100
Net Area Sub-Total			13	5	2,150

Office Building Space Program Cont'd

Program Spaces	Dedicated Space	Shared Space	Quantity	Area (SF)
OFFICE SUPPORT SPACES				
Waiting/Reception Area		•	1	150
Community Work Station(s)		•	4	200
Conference Room (small)		•	2	560
Conference Room (large)		•	1	1200
Copy / Workroom		•	2	200
Break Room w/vending area		•	1	1500
Laundry Room		•	1	80
Wash down /Area		•	1	30
Mud Room/Dry Room		•	1	150
Locker Room		•	1	375
Restroom - Men		•	1	250
Restroom - Women		•	1	250
Toilet - Unisex near lobby for guest		•	1	100
Shower - dedicated Men		•	1	320
Shower - dedicated Women		•	1	320
Storage: Office Supplies	•		3	300
Storage: Record Drawings Library	•		1	300
Storage: Files	•		3	450
Storage Conference Room	•		1	40
Janitor's Closet	•		2	160
Telecom Closet	•		1	50
Server Room	•		1	50
Hydrant meter/banner/delivery storage area	•		1	75
Archive Storage	•		1	500
Net Area Sub-Total				7,610

New Office Building Space Program Summary

Oregon City Departments	Employee Current	Quantity Future	Area (SF)
OFFICE SPACE SUMMARY			
Operations Office Space	33	9	5,600
Engineering Office Space	13	5	2,150
Parks Office Space	8	5	1,350
Office Support Space			7,610
Net Office Space Total	54	19	16,710

Existing Office Building Space Summary

	Area (SF)
EXISTING BUILDING AREA SUMMARY	
OCPW Operations Center Bldg	7,720
City Hall_Engineering Department	3,600
Parks & Recreation	1,000
Net Building Area Total	12,320

Warehouse/Shop/Storage Space Program

Program Spaces	Enclosed	Open	Employee Current	Quantity Future	Area (SF)
SHOP SPACE					
Lead Mechanic	•		1		300
Mechanic	•		1	1	200
Purchasing Manager	•		0	1	300
Sign Shop/Fabrication Area	•		1		600
Machine Shop	•		1		900
Welding	•		1		900
Vehicle Repair	•		1		5000
Fleet Parts Storage	•		1		500
Sign Shop Workstation	•		1		100
Fleet Tool Storage	•		1		300
Tool Storage (water)	•		1		3200
Tool Storage (streets)		•	1		12,720
Tool Storage (waste/storm)		•	1		2,600
Parks Storage		•			6,500
Chemical Storage	•		1		500
Decorations Storage	•		1		50
Net Area Sub-Total			14	2	34,670

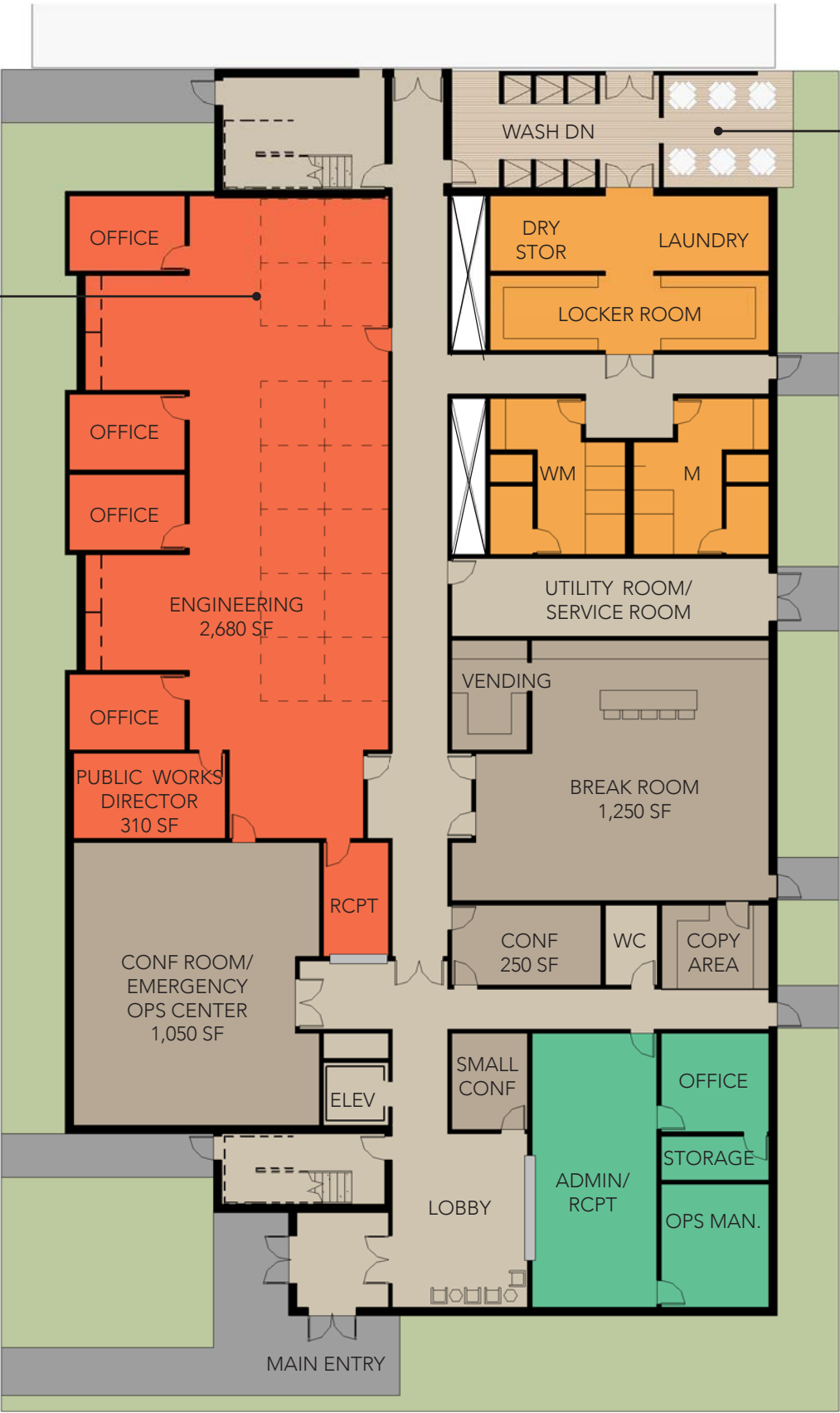
Existing Storage Area Summary

		Area (SF)
EXISTING YARD/STORAGE AREA SUMMARY		
OCPW Upper Site		
- MAINTENANCE BLDG_north		2,575
- MAINTENANCE BLDG_west		9,982
- MAINTENANCE BLDG_southwest		2,310
OCPW Lower Site		
- SHOP BLDG		5,778
- TRUCK SHED		2,824
Net Enclosed Storage Total		23,469

NOTE:  
ARMORY BLDG (if acquired) 14,000

INDIV  
WORK STATIONS

OUTDOOR SEATING  
AREA



**Level 01 Color Legend & Stats**

Engineering Department	3,295 sf
Public Works Department	1,020 sf
Locker Rooms	1,385 sf
Common Areas	2,845 sf
Utilities and Circulation	3,920 sf

<b>Level 01 Total</b>	<b>12,465 sf</b>
Level 02 Total	12,825 sf

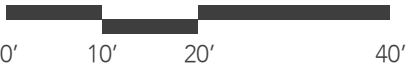
<b>Overall Building Total</b>	<b>25,290 sf</b>
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**Rough Order-of-Magnitude Direct Construction Cost Estimate**  
(not including site costs)

$\$220/\text{sf} \times 25,290 \text{ sf}$ (assuming tilt-up const) =	\$5,563,800
Demolition: $(\$4\text{-}8/\text{sf}) \ \$6/\text{sf} \times 25,000 \text{ sf} =$	\$150,000
Sub-Total:	\$5,713,800
Escalation (1 yr) at 8%: $\$5,713,800 \times 1.08 =$	457,104
Sub-Total:	\$6,170,904
Estimating Contingency at 15% =	925,636
<b>Total:</b>	<b>\$7,096,540</b>

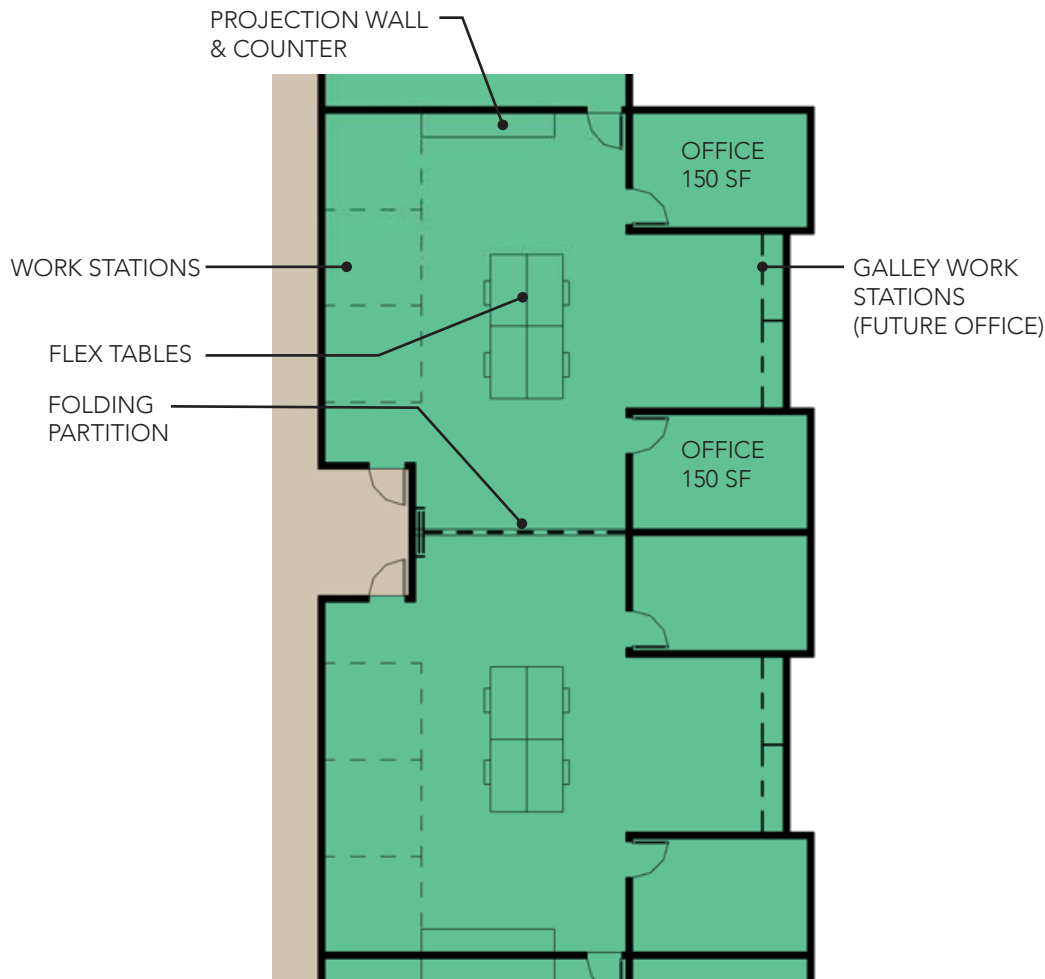
Level 01 Floor Plan

SCALE: 1" = 20'



OCPW FIR STREET

**2 STORY SCHEME W/ENGINEERING**



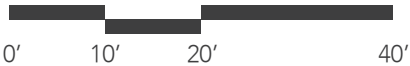
Level 02 Color Legend & Stats

Parks Department	1,325 sf
Public Works Department	7,412 sf
I.T. / G.I.S.	1,108 sf
Common Areas	380 sf
Utilities and Circulation	2,600 sf

Level 01 Total	12,465 sf
<b>Level 02 Total</b>	<b>12,825 sf</b>

<b>Overall Building Total</b>	<b>25,290 sf</b>
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SCALE: 1" = 20'



OCPW FIR STREET

2 STORY SCHEME W/ENGINEERING



**Level 01 Color Legend & Stats**

Engineering Department	290 sf
Public Works Department	1,019 sf
Locker Rooms	1,385 sf
Common Areas	2,765 sf
Utilities and Circulation	3,391 sf

<b>Level 01 Total</b>	<b>8,850 sf</b>
Level 02 Total	8,610 sf
Level 03 Total	8,297 sf

**Overall Building Total 25,757 sf**

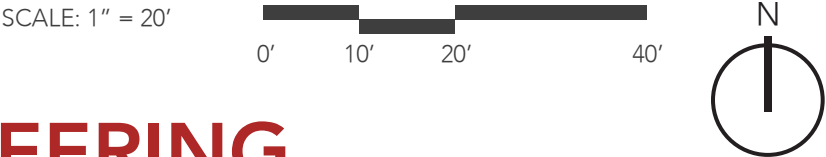
**Rough Order-of-Magnitude Direct Construction Cost Estimate**  
(not including site costs)

$\$220/\text{sf} \times 25,757 \text{ sf}$ (assuming tilt-up const) =	\$5,666,540
Demolition: $(\$4\text{-}8/\text{sf}) \ \$6/\text{sf} \times 25,000 \text{ sf} =$	\$150,000
Sub-Total:	\$5,816,540
Escalation (1 yr) at 8%: $\$5,816,540 \times .08 =$	465,323
Sub-Total:	\$6,281,863
Estimating Contingency at 15% =	942,279
<b>Total:</b>	<b>\$7,224,142</b>

Level 01 Floor Plan

OCPW FIR STREET

3 STORY SCHEME W/ENGINEERING





Level 02 Color Legend & Stats

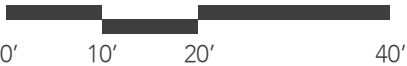
Engineering Department	2,640 sf
I.T. / G.I.S. Department	1,313 sf
Parks Department	1,325 sf
Common Areas	1,705 sf
Utilities and Circulation	1,627 sf

Level 01 Total	8,850 sf
<b>Level 02 Total</b>	<b>8,610 sf</b>
Level 03 Total	8,297 sf

Overall Building Total 25,757 sf

Level 02 Floor Plan

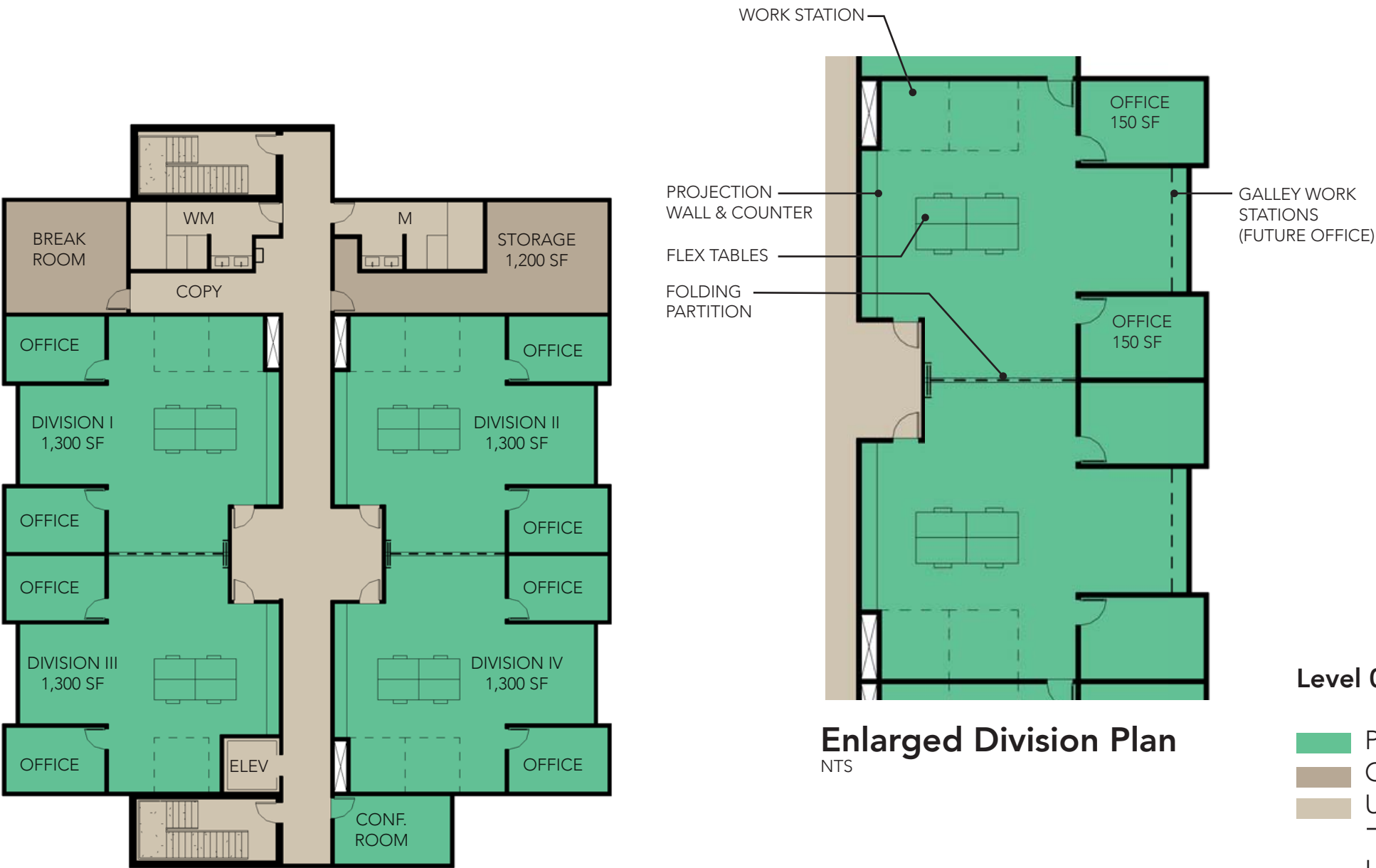
SCALE: 1" = 20'



OCPW FIR STREET

3 STORY SCHEME W/ENGINEERING



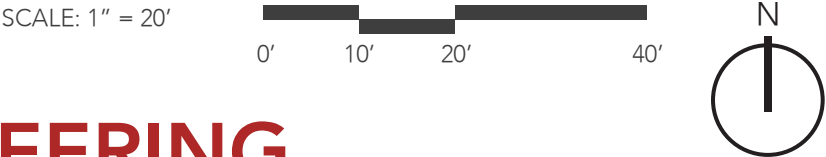


Level 03 Floor Plan

Enlarged Division Plan  
NTS

Level 03 Color Legend & Stats	
<div></div> Public Works Department	5,196 sf
<div></div> Common Areas	1,474 sf
<div></div> Utilities and Circulation	1,627 sf
<hr/>	
Level 01 Total	8,850 sf
Level 02 Total	8,610 sf
<b>Level 03 Total</b>	<b>8,297 sf</b>

Overall Building Total 25,757 sf

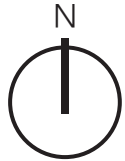


OCPW FIR STREET

3 STORY SCHEME W/ENGINEERING



**Site Plan**  
SCALE: NTS



OCPW FIR STREET

**AERIAL**