

Site Plan

OCPW FIR STREET

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 |

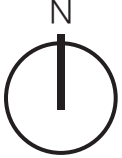
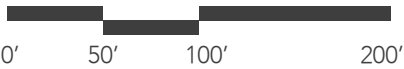
Visitor & Staff Parking Summary

| | |
|----------------|----|
| 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'



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 |

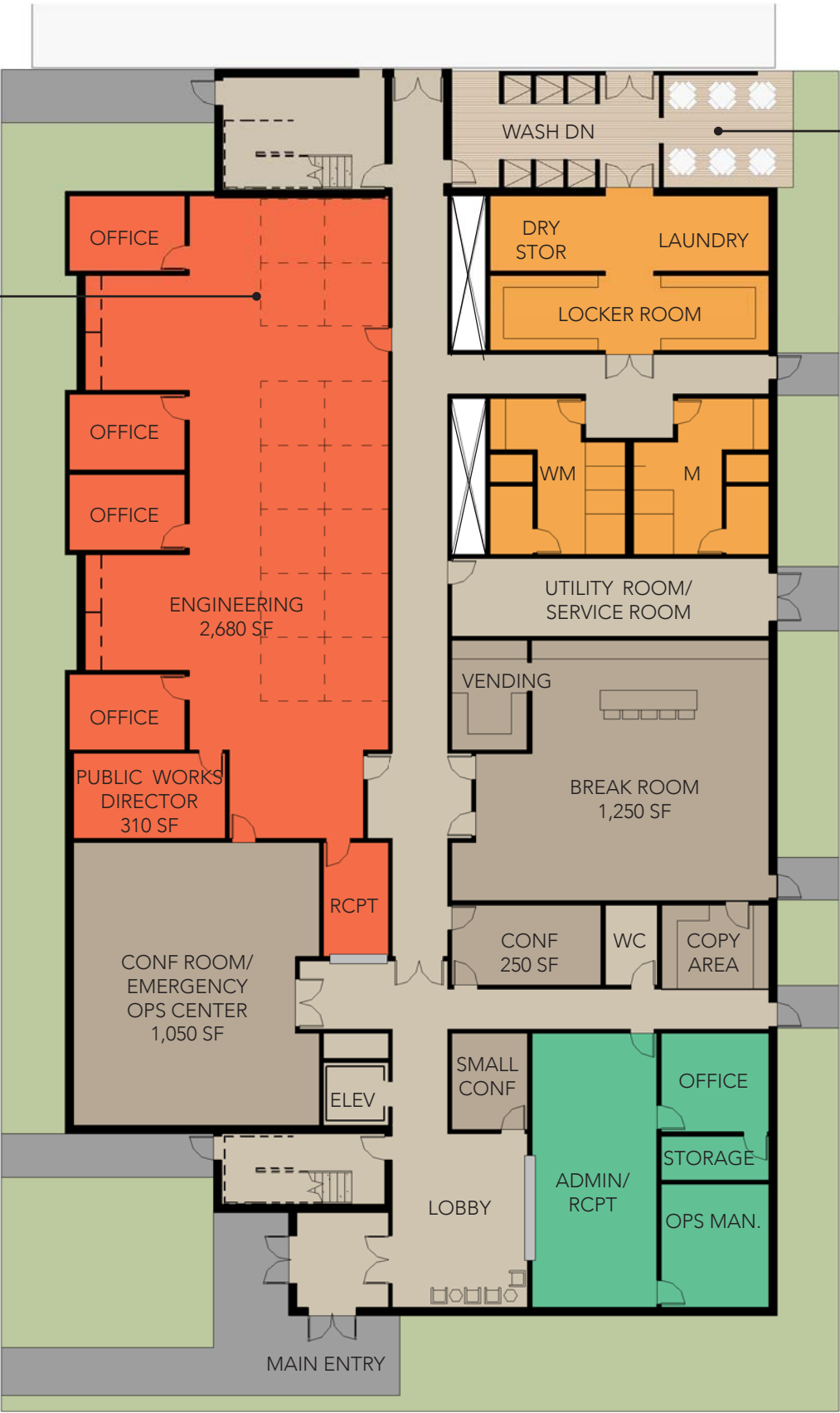
Existing Storage Area Summary

| 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 |

| | |
|-----------------------|------------------|
| Level 01 Total | 12,465 sf |
| Level 02 Total | 12,825 sf |

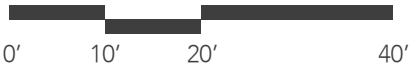
| | |
|-------------------------------|------------------|
| Overall Building Total | 25,290 sf |
|-------------------------------|------------------|

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 |
| Total: | \$7,096,540 |

Level 01 Floor Plan

SCALE: 1" = 20'

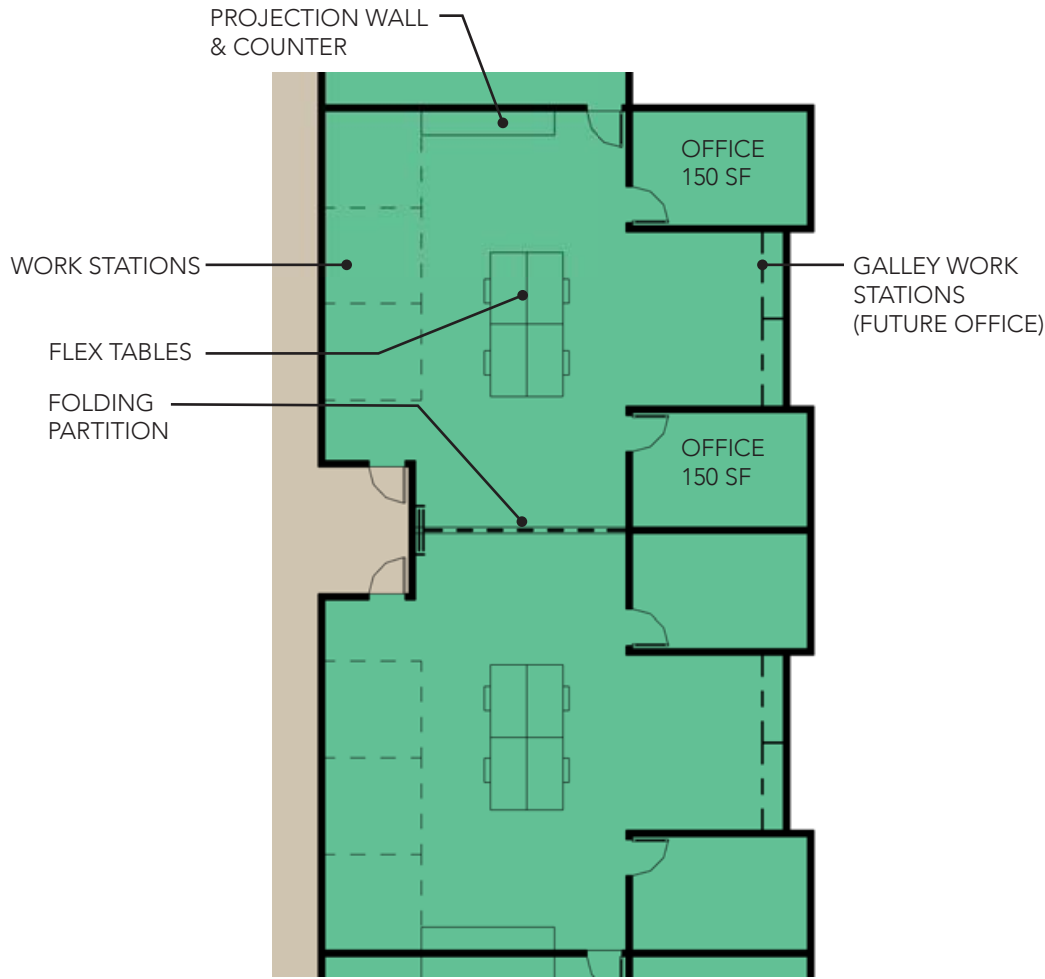


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2 STORY SCHEME W/ENGINEERING



Level 02 Floor Plan



Enlarged Division Plan
NTS

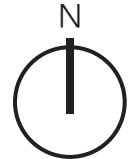
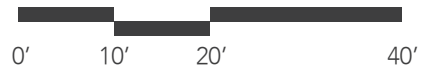
Level 02 Color Legend & Stats

| | |
|---------------------------|----------|
| 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 |
| Level 02 Total | 12,825 sf |

| | |
|-------------------------------|------------------|
| Overall Building Total | 25,290 sf |
|-------------------------------|------------------|

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 |

| | |
|----------------|----------|
| Level 01 Total | 8,850 sf |
| 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/sf x 25,757 sf (assuming tilt-up const) = | \$5,666,540 |
| Demolition: (\$4-8/sf) \$6/sf x 25,000 sf = | \$150,000 |
| Sub-Total: | \$5,816,540 |

| | |
|--|-------------|
| Escalation (1 yr) at 8%: \$5,816,540 x .08 = | 465,323 |
| Sub-Total: | \$6,281,863 |

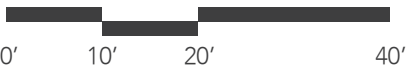
| | |
|---------------------------------|-------------|
| Estimating Contingency at 15% = | 942,279 |
| Total: | \$7,224,142 |

Level 01 Floor Plan

OCPW FIR STREET

3 STORY SCHEME W/ENGINEERING

SCALE: 1" = 20'





Level 02 Color Legend & Stats

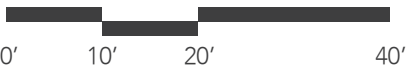
| | |
|---------------------------|----------|
| Engineering Department | 2,640 sf |
| I.T. / G.I.S. Department | 1,313 sf |
| Parks Department | 1,325 sf |
| Common Areas | 1,705 sf |
| Utilities and Circulation | 1,627 sf |

| | |
|-----------------------|-----------------|
| Level 01 Total | 8,850 sf |
| Level 02 Total | 8,610 sf |
| Level 03 Total | 8,297 sf |

Overall Building Total 25,757 sf

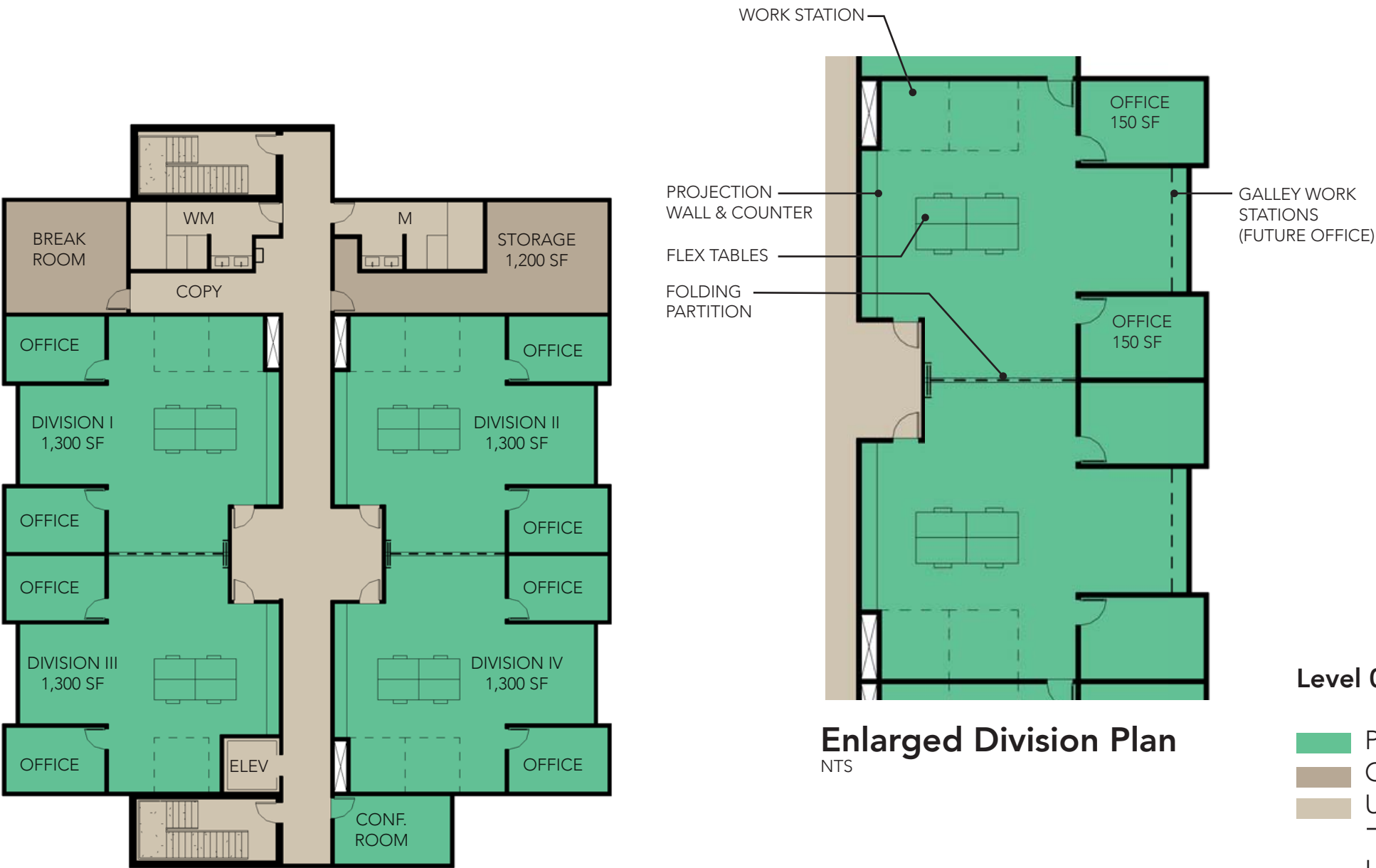
Level 02 Floor Plan

SCALE: 1" = 20'



OCPW FIR STREET

3 STORY SCHEME W/ENGINEERING

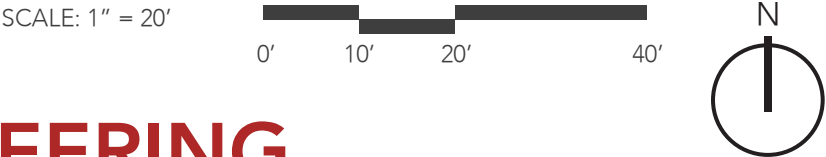


Level 03 Floor Plan

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 |
| Level 03 Total | 8,297 sf |

Overall Building Total 25,757 sf

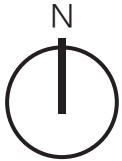


OCPW FIR STREET

3 STORY SCHEME W/ENGINEERING



Site Plan
SCALE: NTS



OCPW FIR STREET

AERIAL