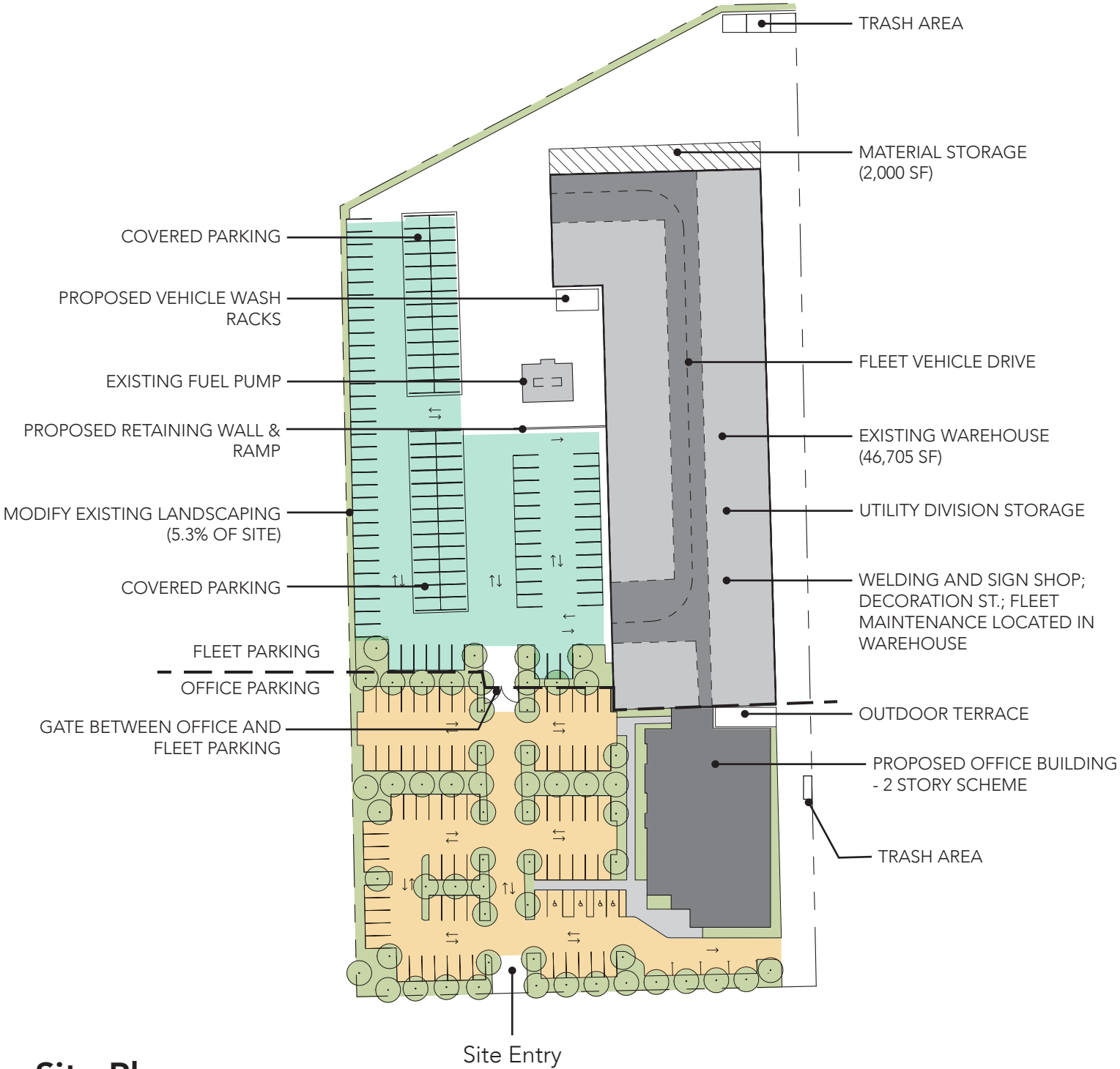




Site Plan

Public Works Parking Summary

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

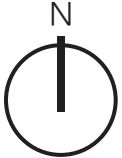
Visitor & Staff Parking Summary

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

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

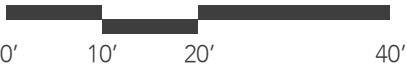
Overall Building Total	25,290 sf
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Rough Order-of-Magnitude Direct Construction Cost Estimate
(not including site costs)

\$220/sf x 25,290 sf (assuming tilt-up const) =	\$5,563,800
Demolition: (\$4-8/sf) \$6/sf x 25,000 sf =	\$150,000
Sub-Total:	\$5,713,800
Escalation (1 yr) at 8%: \$5,713,800 x 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'

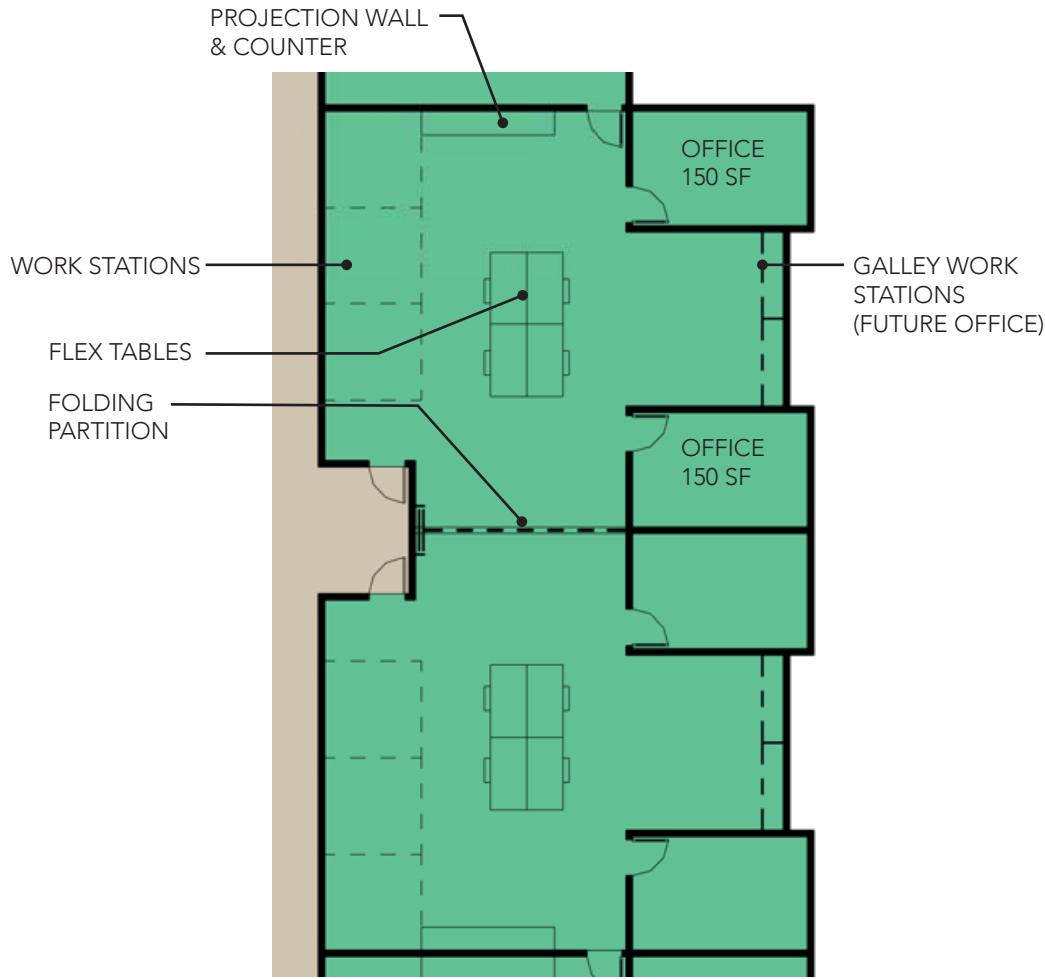


OCPW FIR STREET

2 STORY SCHEME W/ENGINEERING



Level 02 Floor Plan



Enlarged Division Plan
NTS

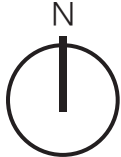
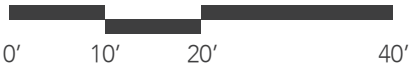
Level 02 Color Legend & Stats

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
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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

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

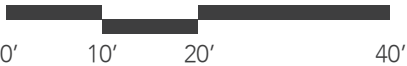
Engineering Department	2,640 sf
I.T. / G.I.S. Department	1,313 sf
Parks Department	1,325 sf
Common Areas	1,705 sf
Utilities and Circulation	1,627 sf

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

Overall Building Total 25,757 sf

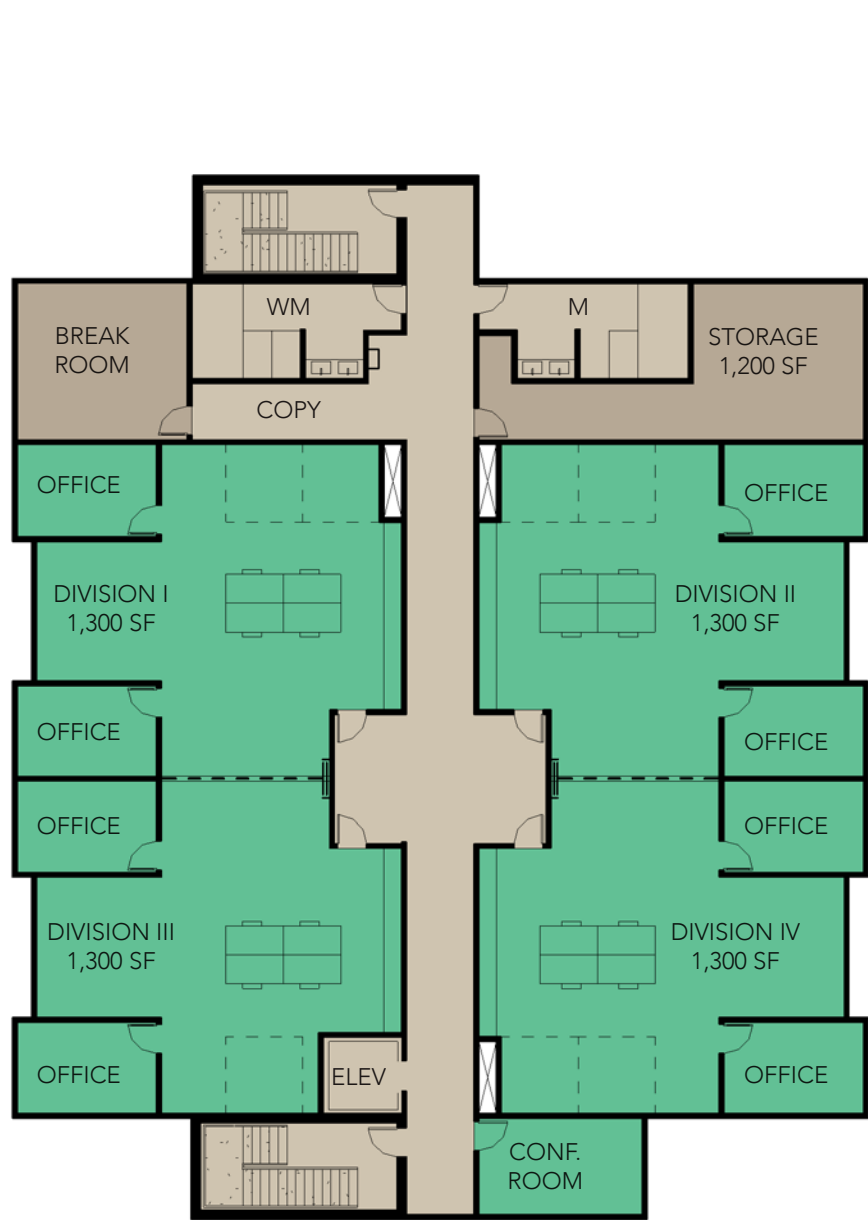
Level 02 Floor Plan

SCALE: 1" = 20'

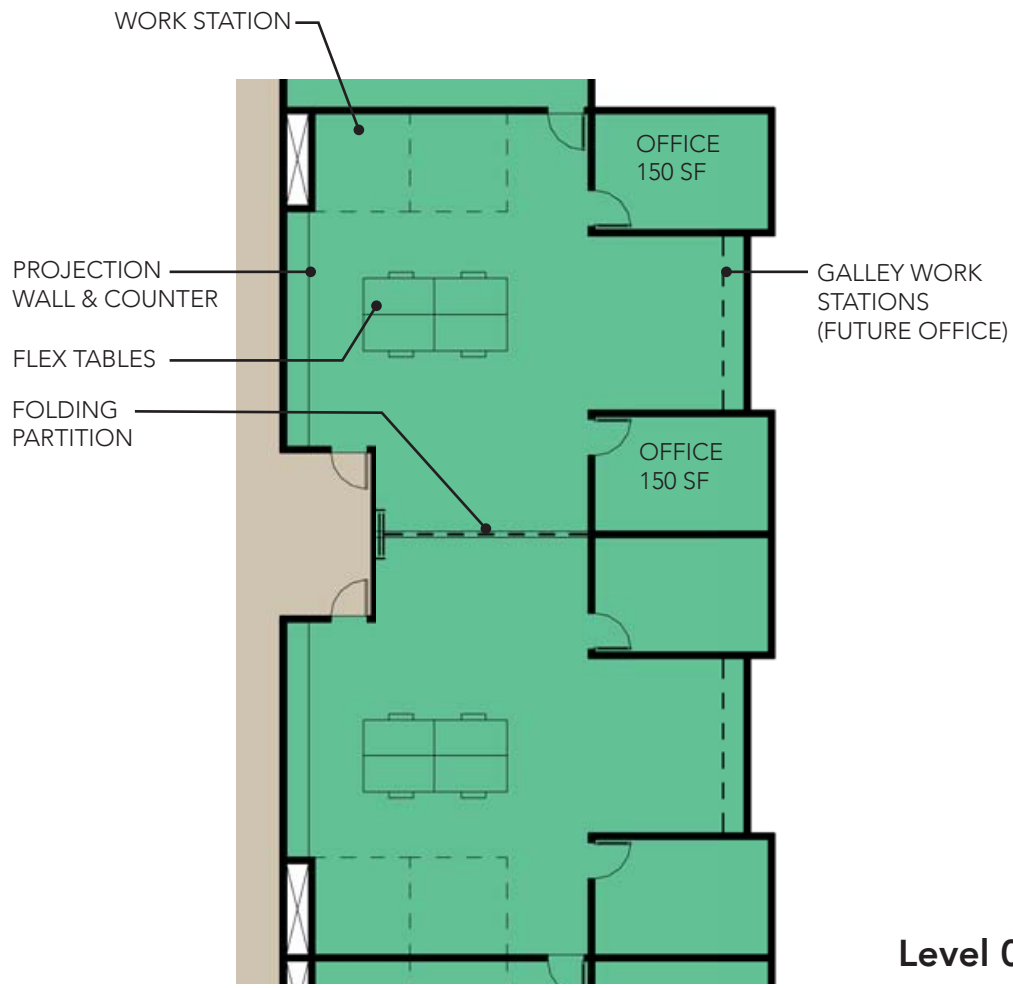


OCPW FIR STREET

3 STORY SCHEME W/ENGINEERING



Level 03 Floor Plan



Enlarged Division Plan
NTS

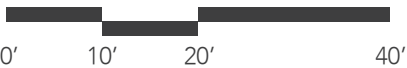
Level 03 Color Legend & Stats

Public Works Department	5,196 sf
Common Areas	1,474 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

SCALE: 1" = 20'

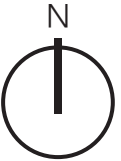


OCPW FIR STREET

3 STORY SCHEME W/ENGINEERING



Site Plan
SCALE: NTS



OCPW FIR STREET

AERIAL