



South Salt Lake Public Works
 Preliminary / Needs Assessment Cost Opinion
 July 13, 2023

Item	Gross Area	Rate	Budget	Notes
Existing Facility Demolition	30,020	\$ 5.00	\$ 150,100	
Building Area	77,749	\$ 213.45	\$ 16,595,681	
Accessory Structures/ Elements	28,912	\$ 99.58	\$ 2,879,190	
Site Improvements	246,019	\$ 9.22	\$ 2,267,897	
Water Tower & Civic Plaza	8,500	\$ 58.82	\$ 500,000	Budget Allowance
Utility Adjustments / Relocation			\$ 75,000	Budget Allowance
Div 2-16 Sub Total			\$ 22,467,869	
Pricing Variables				
Timing Inflation Factor		10.00%	\$ 2,246,787	Anticipate work commencing 2024
Design Contingency		5.00%	\$ 1,123,394	
GC General Conditions		5.00%	\$ 1,291,902	
GC O&P		3.50%	\$ 904,332	
GC Bonds & Insurance		1.50%	\$ 387,571	
Contractor Cost		10.00%	\$ 2,583,805	
Construction Sub Total		\$365.56	\$ 28,421,854	
Construction Contingency		10.00%	\$ 2,246,787	
Construction Budget Total		\$394.45	\$ 30,668,641	
Project Soft Cost				
A and E Fees		6.00%	\$ 1,550,283	% of Construction Cost (Estimated)
FFE Design Fee		8.00%	\$ 37,320	
FFE Budget		\$6.00	\$ 466,497	Allowance
Owners Representative			\$ 500,000	Budget Allowance
Owner Contingency		5.00%	\$ 1,421,093	
Environmental Remediation			\$ 75,000	Allowance
Audio Visual Systems			\$ 125,000	Allowance
Information Technology - Fiber to CH			\$ 100,000	Allowance
Construction Testing & Inspection		0.15%	\$ 42,633	% of Construction Sub Total
Builders Risk Insurance		0.25%	\$ 71,055	% of Construction Sub Total
Utility Connection Fees			\$ -	Unknown TBD
Geotechnical Evaluation			\$ 30,000	Allowance for additional properties
Water Flow Analysis			\$ 2,500	Allowance
Development Impact & Permit Fees		0.25%	\$ 76,672	Unknown TBD
Land Acquisition			\$ -	Property aquired using other funds
Existing Residential Demolition			\$ 150,000	Allowance for additional properties
Total Project Budget			\$ 35,316,816	

South Salt Lake Public Works

Needs Assessment Summary

ID	GROUP / SPACE	AREA NEEDED		BUDGET
		TOTAL NSF	TOTAL GSF	

A Departments

A100	Administration	912	1,250	\$ 276,250
A200	Streets	14,638	15,597	\$ 3,161,806
	Office		1,487	
	Shop & Storage		3,850	
	Equipment Storage		10,260	
A300	Water	6,760	7,794	\$ 1,617,768
	Office		1,862	
	Shop & Storage		532	
	Equipment Storage		5,400	
A400	Storm Water	4,262	4,534	\$ 839,812
	Office		602	
	Shop & Storage		333	
	Equipment Storage		3,600	
A500	Waste Water	4,324	4,609	\$ 1,033,493
	Office		466	
	Shop & Storage		543	
	Equipment Storage		3,600	
A600	Fleet Management	16,185	18,886	\$ 4,953,556
A700	Engineering	2,571	3,559	\$ 747,874
A800	Parks	5,330	6,216	\$ 1,286,010
	Office		2,149	
	Shop & Storage		1,907	
	Equipment Storage		2,160	
	Total	54,982	62,444	\$ 13,916,569

B

B100	Building Common	5,002	6,575	\$ 2,222,335
B200	Building Support	1,204	1,662	\$ 456,777
	Total	6,206	8,237	\$ 2,679,112

Required Building Net Area	61,188		
Building Envelope Factor (10%)		7,068	
Required Building Gross Area		77,749	
Building Budget Estimate			\$ 16,595,681
Cost per SF			\$ 213.45

C

C100	Site Elements		28,912	\$ 2,879,190
C200	Site Improvements		246,019	\$ 2,267,897
	Total		274,931	\$ 5,147,087

Space Allocation Summary (Excluding Fleet)

Office		11,375
Common		8,237
Support		
Shop & Storage		7,164
Equipment Storage		25,020

Staffing Comparison

Current		60
Projected		101

ID	SPACE	EXISTING	STAFFING RQMTS			AREA REQUIRED					BUDGETING	
		2023 QTY	2025	2030	2040	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF	COST/ SF	CONSTRUCTION COST
A100 Administration												
A101	Public Works Director		1	1	1	PO	240	240	1.33	319	\$250	\$71,820
A102	Assistant PW Director		1	1	1	PO	240	240	1.33	319	\$250	\$71,820
A103	Administrative Assistant	1	1	1	1	PO	120	120	1.40	168	\$240	\$36,288
A104	Secretary	1	2	2	2	WS	80	160	1.40	224	\$240	\$48,384
A105	Small Conference		1	1	1		120	120	1.40	168	\$250	\$37,800
A106	Record Storage Alcove	1	1	1	1		32	32	1.60	51	\$220	\$10,138
Total		2	5	5	5			912		1250		\$276,250

Area Notes

A101	Public Works Director	<i>Future Position</i>
A102	Assistant PW Director	<i>Future Position</i>
A103	Administrative Assistant	<i>Adjacent to front desk w/visual connectivity. Provide means for CCTV viewing.</i>
A104	Secretary	<i>Secure transaction counter from public lobby. Consider level 3 rated assembly & concealed paneling. Provide means for CCTV viewing.</i>
A105	Small Conference	<i>5-6 person, located near managers</i>
A106	Record Storage Alcove	<i>(2) lateral files minimum, locate adjacent to A104</i>

ID	SPACE	EXISTING	STAFFING RQMTS			AREA REQUIRED					BUDGETING	
		2023 QTY	2025	2030	2040	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF	COST/ SF	CONSTRUCTION COST
A200 Streets												
A201	Streets Manager	1	1	1	1	PO	160	160	1.40	224	\$250	\$50,400
A202	Administrative Assistant	1	1	1	1	PO	120	120	1.40	168	\$240	\$36,288
A202.1	Secretary	1	1	1	1	WS	80	80	1.60	128	\$240	\$27,648
A203	Concrete Field Supervisor	1	1	1	1	PO	120	120	1.40	168	\$240	\$36,288
A204	Concrete Worker	3	4	4	4	WS	20	80	1.60	128	\$240	\$27,648
A205	Solid Waste Tech	1	2	2	2	WS	20	40	1.60	64	\$240	\$13,824
A206	Streets Field Supervisor	1	1	1	1	PO	120	120	1.40	168	\$240	\$36,288
A206.1	Crew Lead	1	1	2	2	WS	64	128	1.40	179	\$240	\$38,707
A207	Heavy Equipment Operator	0	1	2	0	WS	20	0	1.60	0	\$240	\$0
A208	Equipment Operator	2	2	2	2	WS	20	40	1.60	64	\$240	\$13,824
A208.1	Maintenance Workers	6	7	7	7	WS	20	140	1.40	196	\$240	\$42,336
A209	Concrete Operations Storage Bay	1	1	1	1		900	900	1.00	900	\$185	\$149,850
A210	Equipment Storage Bay		8	8	8		900	7200	1.00	7200	\$230	\$1,490,400
A211	Equipment Storage End Bay		2	2	2		1,080	2160	1.00	2160	\$230	\$447,120
A212	Sign Storage	1	1	1	1		1,080	1080	1.00	1080	\$230	\$223,560
A212.1	Sign Shop Parts and Assembly	1	1	1	1		500	500	1.25	625	\$230	\$129,375
A213	Small Parts Supplies Storage		1	1	1		500	500	1.25	625	\$200	\$112,500
A214	Paint Supply Storage	1	1	1	1		500	500	1.25	625	\$200	\$112,500
A215	Shop/Welding	1			1		270	270	1.00	270	\$250	\$60,750
A216	Refuse Can Storage/Assembly	1	1	1	1		500	500	1.25	625	\$200	\$112,500
Total		18	22	24	22			14,638		15,597		\$3,161,806

Area Notes

A201	Streets Manager	
A202	Administrative Assistant	
A202.1	Secretary	Currently shared with all divisions
A203	Concrete Field Supervisor	
A204	Concrete Worker	
A205	Solid Waste Tech	
A206	Streets Field Supervisor	Shared office
A207	Heavy Equipment Operator	Utilize current staff for this position, no new physical space required.
A208	Equipment Operator	
A209	Concrete Operations Storage Bay	20'x45', deep enough for a truck to be hooked up to a trailer
A210	Equipment Storage Bay	20x45 bay w/ 16' OH door.
A211	Equipment Storage End Bay	24x45 bay w/ 16' OH door.
A212	Sign Storage	24x45 bay w/ 12' OH door.
A213	Small Parts Supplies Storage	Ability to back in a truck for loading and unloading
A214	Paint Supply Storage	Include area for 8'x14' paint trailer, supplies, stencils, etc.
A215	Shop/Welding	6'x45' cove space adjacent to equipment bays
A216	Refuse Can Storage/Assembly	300 on hand. Stacked 11 high. 1 stack assembled. Allow for 8x12 trailer for loading, potentially store F2500 8x18

ID	SPACE	EXISTING	STAFFING RQMTS			AREA REQUIRED					BUDGETING	
		2023 QTY	2025	2030	2040	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF	COST/ SF	CONSTRUCTION COST
A300 Water												
A301	Water Manager	1	1	1	1	PO	160	160	1.40	224	\$250	\$50,400
A302	Field Supervisor	1	2	3	3	PO	120	360	1.33	479	\$240	\$103,421
	Operations Supervisor	1	1	1	1	PO	120	120	1.40	168	\$240	\$36,288
A303	Operations Technician	1	1	4	2	PO	120	240	1.33	319	\$240	\$68,947
A304	Crew Leader	1	2	4	3	WS	64	192	1.40	269	\$240	\$58,061
A305	Construction Technician	4	4	8	8	WS	20	160	1.40	224	\$240	\$48,384
A306	Administrative Assistant	1	1	2	2	WS	64	128	1.40	179	\$240	\$38,707
A307	Heavy Equipment Storage Bay		6	6	6		900	5400	1.00	5400	\$230	\$1,117,800
A308	Heavy Equipment Storage End Bay						1080	0	1.00	0	\$230	\$0
A309	Light Equipment Storage				1		400	400	1.33	532	\$200	\$95,760
Total		10	12	23	20			6760		7794		\$1,617,768

Area Notes

- A301 Water Manager
- A302 Field Supervisor
- A303 Operations Technician *Counter space and refrigerator for testing.*
- A304 Crew Leader
- A305 Construction Technician
- A306 Administrative Assistant
- A307 Heavy Equipment Storage Bay *20x45 bay w/ 16' OH door.*
- A308 Heavy Equipment Storage End Bay *24x45 bay w/ 16' OH door.*
- A309 Light Equipment Storage

ID	SPACE	EXISTING	STAFFING REQMTS			AREA REQUIRED					BUDGETING	
		2023 QTY	2025	2030	2040	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF	COST/ SF	CONSTRUCTION COST
A400 Storm Water												
A401	Storm Water Manager	1	1	1	1	PO	160	160	1.40	224	\$250	\$50,400
A402	Technician	3	2	2	2	WS	64	128	1.40	179	\$240	\$38,707
A403	Outreach Coordinator		1	1	1	WS	64	64	1.60	102	\$240	\$22,118
A404	Maintenance Operator		3	3	3	WS	20	60	1.60	96	\$240	\$20,736
A404.1	Outreach Storage		1	1	1		250	250	1.33	333	\$200	\$59,850
A405	Equipment Storage Bay	4	4	4	4		900	3600	1.00	3600	\$200	\$648,000
A406	Equipment Storage End Bay		0	0	0		1080	0	1.00	0	\$200	\$0
Total		4	7	7	7			4262		4534		\$839,812

Area Notes

- A401 Storm Water Manager
- A402 Technician
- A403 Outreach Coordinator
- A404 Maintenance Operator
- A405 Equipment Storage Bay *20x45 bay w/ 16' OH door.*
- A406 Equipment Storage End Bay *24x45 bay w/ 16' OH door.*

ID	SPACE	EXISTING	STAFFING RQMTS			AREA REQUIRED					BUDGETING	
		2023 QTY	2025	2030	2040	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF	COST/ SF	CONSTRUCTION COST
A500 Waste Water												
A501	Wastewater Manager	1	1	1	1	PO	160	160	1.40	224	\$250	\$50,400
A502	Administrative Assistant							0	1.60	0	\$0	\$0
A503	Field Supervisor	1	1	1	1	WS	64	64	1.60	102	\$240	\$22,118
A504	Technician	3	4	5	5	WS	20	100	1.40	140	\$240	\$30,240
A505	Heavy Equipment Storage Bay		4	4	4		900	3600	1.00	3600	\$230	\$745,200
A506	Heavy Equipment Storage End Bay		0	0	0		1080	0	1.00	0	\$230	\$0
A507	Laundry		1	1	1		150	150	1.40	210	\$380	\$71,820
A508	Equipment Mud Room Storage		1	1	1		250	250	1.33	333	\$380	\$113,715
Total		5	6	7	7			4324		4609		\$1,033,493

Area Notes

A501	Wastewater Manager	
A502	Administrative Assistant	<i>Shared with Administration</i>
A503	Field Supervisor	
A504	Technician	
A505	Heavy Equipment Storage Bay	<i>20'x45' w/16' wide OH door, deluge eye wash combo</i>
A506	Heavy Equipment Storage End Bay	<i>24'x45' w/16' wide OH door</i>
A507	Laundry	<i>Commercial equipment to be adjacent to equipment bays and shared with Storm Water. Provide drying rack, floor sink, water and exhaust</i>
A508	Equipment Mud Room Storage	<i>Storage for small equipment, sampling units, parts, piping. Provide washdown space with tempered water source</i>

ID	SPACE	EXISTING	STAFFING RQMTS			AREA REQUIRED					BUDGETING	
		2023 QTY	2025	2030	2040	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF	COST/ SF	CONSTRUCTION COST
A600 Fleet Management												
A601	Fleet Manager	1	1	1	1	PO	160	160	1.40	224	\$250	\$50,400
A602	Administrative Assistant		1	1	1	WS	100	100	1.40	140	\$240	\$30,240
A602.1	Service Writer	1	1	1	1	WS	64	64	1.60	102	\$240	\$22,118
A603	Fleet Foreman	1	1	1	1	PO	120	120	1.40	168	\$240	\$36,288
A604	Technician I	1	2	3	3		0	0	1.60	0	\$0	\$0
A605	Technician II	2	2	2	2		0	0	1.60	0	\$0	\$0
A605.1	Parts Manager		0	1	1	WS	0	0	1.60	0	\$0	\$0
A606	Library		1	1	1		80	80	1.60	128	\$220	\$25,344
A607	Breakroom		1	1	1		120	120	1.40	168	\$380	\$57,456
A608	Single User Restroom		1	1	1		64	64	1.60	102	\$380	\$35,021
A609	Single User Restroom & Shower		1	1	1		120	120	1.40	168	\$380	\$57,456
A610	Receiving Lobby		1	1	1		175	175	1.40	245	\$220	\$48,510
A611	Staff Locker		5	6	6		12	72	1.60	115	\$230	\$23,846
A612	Laundry		2	2	2		10	20	1.60	32	\$380	\$10,944
A613	Light Duty Maintenance		4	4	4		1125	4,500	1.10	4,950	\$250	\$1,113,750
A614	Heavy Duty Maintenance		4	4	4		1125	4,500	1.10	4,950	\$350	\$1,559,250
A615	Parts Storage		1	1	1		1250	1,250	1.18	1,475	\$185	\$245,588
A616	Tire Storage		1	1	1		650	650	1.25	813	\$185	\$135,281
A617	Tool Storage		1	1	1		400	400	1.33	532	\$185	\$88,578
A618	Fluid Storage		1	1	1		400	400	1.33	532	\$250	\$119,700
A619	Air Compressor		1	1	1		80	80	1.60	128	\$185	\$21,312
A620	Welding Cove		1	1	1		200	200	1.33	266	\$250	\$59,850
A621	Vehicle Wash Bay		1	1	1		2160	2,160	1.10	2,376	\$380	\$812,592
A622	Wash Equipment		1	1	1		500	500	1.25	625	\$380	\$213,750
A623	Electrical		1	1	1		150	150	1.40	210	\$250	\$47,250
A624	Mechanical		1	1	1		120	120	1.40	168	\$380	\$57,456
A625	IT/ Network		1	1	1		100	100	1.40	140	\$300	\$37,800
A626	Janitorial		1	1	1		80	80	1.60	128	\$380	\$43,776
Total		6	8	10	10			16,185		18,886	\$262	\$4,953,556

Area Notes

A601	Fleet Manager	Window
A602	Administrative Assistant	Future position.
A603	Fleet Foreman	Window
A604	Technician I	5x5 Touchdown Workstation.
A605	Technician II	5x5 Touchdown Workstation.
A606	Library	Include A604 & A605 within area, provide access from office function and maintenance bays.
A607	Breakroom	
A608	Single User Restroom	Adjacent to A610 and accessible from office space.
A609	Single User Restroom & Shower	Locate with locker area.
A610	Receiving Lobby	
A611	Staff Locker	Provide 2x2 lockers, free standing bench, accessible bench, and immediate access to A609. Locate near maintenance bays.
A612	Laundry	3x3 spaces for laundry units, verify residential grade or commercial grade.
A613	Light Duty Maintenance	Min. 25'x45' bay w/16' wide OH doors
A614	Heavy Duty Maintenance	Min. 25'x45' bay w/16' wide OH doors. 10T OH crane and access to welding stations to span over (1) bay. Confirm structure clearance avb. with raised fire apparatus.
A615	Parts Storage	Managed parts service is desired utilizing a third party provider. Space shall include transaction counter and workstation.
A616	Tire Storage	Locate adjacent to A615. Primary access from A615, secondary access to maintenance bays.
A617	Tool Storage	Secured storage for SSL owned equipment.
A618	Fluid Storage	Allow space for small fuel and fluid containers in conjunction with primary fluid delivery and waste systems.
A619	Air Compressor	Locate away from maintenance bays with exterior access. Evaluate utilizing existing compressor unit.
A620	Welding Cove	Incorporate space with A614. Provide hood ventilation and work table.
A621	Vehicle Wash Bay	24'x90 bay w/ 14' wide OH doors. Manual wash system with catwalk and water cannon, and under carriage wash. Prepare space and equipment to receive future autowash. Provide hybrid system.
A622	Wash Equipment	Design space and utilities for future autowash equipment.

ID	SPACE	EXISTING	STAFFING RQMTS			AREA REQUIRED					BUDGETING	
		2023 QTY	2025	2030	2040	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF	COST/ SF	CONSTRUCTION COST
A700 Engineering												
A701	City Engineer	1	1	1	1	PO	240	240	1.33	319	\$250	\$71,820
A702	Deputy City Engineer		1	1	1	PO	240	240	1.33	319	\$240	\$68,947
A703	Utility Engineer		1	1	1	PO	160	160	1.40	224	\$240	\$48,384
A704	Transportation Engineer		1	1	1	PO	160	160	1.40	224	\$240	\$48,384
	Staff Engineer	2	2	2	2	PO	120	240	1.33	319	\$240	\$68,947
A704	Bluestakes Coordinator	1	1	1	1	WS	96	96	1.40	134	\$230	\$27,821
	Bluestakes Technician	1	1	1	1	WS	96	96	1.40	134	\$230	\$27,821
	Lead Inspector		1	1	1	WS	96	96	1.40	134	\$230	\$27,821
	Engineering Inspectors		1	2	2	WS	96	192	1.40	269	\$230	\$55,642
A705	GIS Technician			1	1	WS	97	97	1.40	136	\$230	\$28,111
A706	Permit Technician		1	1	1	WS	64	64	1.60	102	\$230	\$21,197
	CAD Operator		1	1	1	WS	96	96	1.40	134	\$230	\$27,821
A707	Administrative Assistant		1	1	1	WS	64	64	1.60	102	\$230	\$21,197
	Department Reception		1	1								
A708	Medum Conference Room	1	1	1	1		220	220	1.33	293	\$275	\$72,419
A709	Plan Review Work Space	1	1	1	1		120	120	1.40	168	\$220	\$33,264
A710	Archive Storage	1	1	1	1		150	150	1.40	210	\$200	\$37,800
	GIS Equipment Storage		1	1	1		120	120	1.40	168	\$200	\$30,240
A711	Small Equipment Storage	1	1	1	1		120	120	1.40	168	\$200	\$30,240
Total		5	13	15	15		2571			3559		\$747,874

Area Notes

A701	City Engineer	<i>Relocate from City Hall</i>
A702	Deputy City Engineer	<i>Future Position</i>
#REF!	#REF!	<i>Relocate from City Hall</i>
A704	Bluestakes Coordinator	<i>Relocate from City Hall</i>
A705	GIS Technician	<i>Future Position</i>
A706	Permit Technician	<i>Cross over with City Hall, plan for PW space</i>
A707	Administrative Assistant	<i>Future Position</i>
A708	Medum Conference Room	<i>10-12 person, can be shared w/other departments</i>
A709	Plan Review Work Space	<i>Island work top for plan review and collaboration</i>
A710	Archive Storage	
	GIS Equipment Storage	
A711	Small Equipment Storage	<i>Nuclear gauge and water meters. Provide secure access</i>

ID	SPACE	EXISTING	STAFFING RQMTS			AREA REQUIRED					BUDGETING	
		2023 QTY	2025	2030	2040	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF	COST/ SF	CONSTRUCTION COST
A800 Parks												
A801	Parks & Facilites Manager	1	1	1	1	PO	160	160	1.40	224	\$250	\$50,400
A802	Grounds Maintenance II (FTE's)	5	6	8	10	WS	64	640	1.25	800	\$240	\$172,800
A803	Community Service Support						900	900	1.25	1125	\$240	\$243,000
A804	Workshop						800	800	1.25	1000	\$230	\$207,000
A805	Paint Storage						200	200	1.33	266	\$200	\$47,880
A806	Material Storage						250	250	1.33	333	\$200	\$59,850
A807	Forestry Maintenance		1	1	1		1080	1080	1.00	1080	\$230	\$223,560
A808	Parks Maintenance Equip. Storage		1	1	1		1080	1080	1.00	1080	\$230	\$223,560
A809	Equipment Fuel Storage						100	100	1.40	140	\$220	\$27,720
A810	Irrigation Parts Storage						120	120	1.40	168	\$200	\$30,240
Total		6	7	9	11		5330	5330		6216		\$1,286,010

Area Notes

A801	Parks & Facilites Manager	
A802	Grounds Maintenance II (FTE's)	
A803	Community Service Support	<i>Space shall provide for separate access from staff, visible from public way, break room ammentities, single user toilet rooms, computer workstation and training capabilities. 30x30 area.</i>
A804	Workshop	
A805	Paint Storage	<i>Isolate from A804 with exterior access. Ventilation to comply with mechanical codes for hazardous material storage.</i>
A806	Material Storage	<i>Combine with A804 or utilize mezzanine space where available.</i>
A807	Forestry Maintenance	<i>24x45 bay with perimeter storage capabilities.</i>
A808	Parks Maintenance Equip. Storage	<i>24x45 bay with perimeter storage capabilities.</i>
A810	Irrigation Parts Storage	<i>Combine with A805 or utilize mezzanine space where available.</i>

ID	SPACE	EXISTING	QUANTITY			AREA REQUIRED					BUDGETING	
		2023 QTY	2025	2030	2040	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF	COST/ SF	CONSTRUCTION COST
B100	Building Common											
B101	Public Lobby		1	1	1		300	300	1.33	399	\$240	\$86,184
B102	Entry Vestibule		1	1	1		56	56	1.60	90	\$280	\$22,579
B103	Gender Neutral Restroom (Public)		2	2	2		56	112	1.40	157	\$380	\$53,626
B104	Mens Restroom (Staff)	1	1	1	1		180	180	1.40	252	\$380	\$86,184
B105	Womens Restroom (Staff)	1	1	1	1		56	56	1.60	90	\$380	\$30,643
B106	Shower/Changing Room		2	2	2		115	230	1.33	306	\$380	\$104,618
B107	Gender Neutral Restroom (Private)		2	2	2		56	112	1.40	157	\$380	\$53,626
B108	Large Staff Lockers	37	51	51	51		15	765	1.25	956	\$230	\$197,944
B109	Staff Day Lockers		3	6	6		10	60	1.60	96	\$230	\$19,872
B110	Laundry	1	1	1	1		120	120	1.40	168	\$380	\$57,456
B110.1	Mud Room	1	1	1	1		120	120	1.40	168	\$380	\$57,456
B110.2	Soiled Laundry	1	1	1	1		200	200	1.33	266	\$220	\$52,668
B111	Fitness		1	1	1		400	400	1.33	532	\$275	\$131,670
B112	Staff Breakroom	1	1	1	1		475	475	1.33	632	\$380	\$216,059
B113	Multipurpose/Training		2	2	2		500	1000	1.18	1180	\$300	\$318,600
B114	Central Copy/Workroom	1	1	1	1		250	250	1.33	333	\$250	\$74,813
B115	Large Conference Room	1	1	1	1		320	320	1.33	426	\$275	\$105,336
B116	Break Cove		1	1	1		70	70	1.60	112	\$230	\$23,184
B117	Secure Staff Entry		1	1	1		56	56	1.60	90	\$280	\$22,579
B118	Quiet Room		1	1	1		120	120	1.40	168	\$380	\$57,456
A215	Shop/Welding	1	1	1	1		900	900	1.25	1125	\$300	\$303,750
B119	Dirty Lab		1	1	1		180	180	1.40	252	\$380	\$86,184
B119	SCADA Room		1	1	1	PO	200	200	1.33	266	\$250	\$59,850
Total								5002		6575		\$2,222,335

Area Notes

B101	Public Lobby	
B102	Entry Vestibule	8x7 minimum, secure with AC, open during business hours
B103	Gender Neutral Restroom (Public)	Adjacent to lobby
B104	Mens Restroom (Staff)	Multiuser
B105	Womens Restroom (Staff)	Single user
B106	Shower/Changing Room	Includes accessible changing bench and Restroom function. Accessed by staff and located adjacent to exercise.
B107	Gender Neutral Restroom (Private)	
B108	Large Staff Lockers	Single tier locker, provide accessible changing bench. Co-ed space
B109	Staff Day Lockers	
B110	Laundry	Commercial application
B111	Fitness	Day lockers with fitness
B112	Staff Breakroom	475/7 = 68 occupants
B113	Multipurpose/Training	Divideable to create 2 spaces. 1000/7 = 142 occupants max. Common use with tables and chair, 1000/15 = 66 occupants
B114	Central Copy/Workroom	Locate shred box & recycle containers here. Space for plotters
B115	Large Conference Room	12 person with perimeter seating parallel with table
B116	Break Cove	7x10 minimum, locate adjacent to B115
B117	Secure Staff Entry	
B118	Quiet Room	Countertop with small sink, base cabinet storage, below counter refrigerator.
B119	Dirty Lab	(4) current with (4-6) future samplers. Sink for cleaning, free standing frig Used by Storm and Waste Water, eye wash, hand wash
B119	SCADA Room	Shared with Wastwater department, provide secure access. Space shall allow for 2 workstations with wall mounted monitors and server space

ID	SPACE	EXISTING	QUANTITY			AREA REQUIRED					BUDGETING	
		2023 QTY	2025	2030	2040	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF	COST/ SF	CONSTRUCTION COST
B200	Building Support											
B201	Electrical	1	1	1	1		250	250	1.33	333	\$300	\$89,775
B202	Mechanical	1	1	1	1		250	250	1.33	333	\$380	\$113,715
B203	Janitorial	2	2	2	2		80	160	1.40	224	\$380	\$76,608
B204	Fire Riser	1	1	1	1		80	80	1.60	128	\$250	\$28,800
B205	IT/Server	1	1	1	1		150	150	1.40	210	\$300	\$56,700
B206	A/V Equipment	1	1	1	1		64	64	1.60	102	\$275	\$25,344
B207	Storage/PPE	1	1	1	1		250	250	1.33	333	\$220	\$65,835
Total								1204		1662		\$456,777

Area Notes

B201	Electrical	
B202	Mechanical	
B203	Janitorial	Locate (1) near equipment bays
B204	Fire Riser	Review opportunitis to locate riser w/ B302
B205	IT/Server	Secure access, pre-action fire suppression, redundant DFS units, network equipment and UPS by Owner, 4" conduits fiber, century link and comcast. All network appliances outside this space will be Owner provided, raceway and cabling by GC. Access control by vendor.
B206	A/V Equipment	Adjacent to Multipurpose/Training Room
B207	Storage/PPE	Evaluate NAPA and warehousing options for PPE

ID	SPACE	EXISTING	QUANTITY			AREA REQUIRED					BUDGETING	
		2023 QTY	2025	2030	2040	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF	COST/ SF	CONSTRUCTION COST
C100	Site Elements											
C101	Bulk Material Storage Bins		6	6	6		600	3600	1.00	3600	\$150	\$486,000
C102	Brine System Storage Building		1	1	1		600	600	1.00	600	\$380	\$205,200
C103	Salt Storage		1	1	1		3500	3500	1.00	3500	\$0	\$0
C104	Salt Spreaders	15	15	15	15		96	1440	1.00	1440	\$85	\$110,160
C105	Covered Equipment Parking		17	17	17		600	10200	1.00	10200	\$135	\$1,239,300
C106	Fuel Island		0	0	0		2100	0	1.00	0	\$65	\$0
C107	Fuel Storage and Dispensing		0	0	0		900	0	1.00	0	\$160	\$0
C108	Vactor Cleanout Station		1	1	1		3000	3000	1.00	3000	\$180	\$486,000
C108.1	Spoils Storage Area		1	1	1		3000	3000	1.00	3000	\$20	\$54,000
C108.2	Green Waste Storage Area		1	1	1		900	900	1.00	900	\$20	\$16,200
C108.3	Storm Material Covered Storage		1	1	1		900	900	1.00	900	\$135	\$109,350
C108.4	Air/Vacuum Island		1	1	1		120	120	1.00	120	\$85	\$9,180
C108.5	High Pressure Water Line		1	1	1		0	0	1.00	0	\$85	\$0
C108.6	Fiber Hub		1	1	1		152	152	1.00	152	\$1000	\$136,800
C109	Dumpster Storage Area		1	1	1		1500	1500	1.00	1500	\$20	\$27,000
Total								28912		28912		\$2,879,190

Area Notes

C101	Bulk Material Storage Bins	20'x30' minimum bays, covered with roof assembly and vertical screen panels at 3 sides. Provide 20' deep apron. Clean green waste storage
C102	Brine System Storage Building	20'x30' w/25' pad along length of footprint, locate adjacent to salt storage
C103	Salt Storage	Existing 50'x70'
C104	Salt Spreaders	Locate adjacent to salt storage, covered.
C105	Covered Equipment Parking	20'x30' bay size with 10' deep apron.
C106	Fuel Island	70x30 pad, (2) dispensers w/reg and diesel both sides for a total of 8 fuel supply lines utilizing 4 drive lanes. Phased portion and possible alternate
C107	Fuel Storage and Dispensing	37'x12' with 4' clear all sides - 10K gal. regular 15K gal. diesel, footprint for underground DEF
C108	Vactor Cleanout Station	Covered and uncovered with 20' deep apron. Provide side and front approach to cleanout station.
C108.6	Fiber Hub	Prefab building 11'8" W x 12'-11" L x 9'-0" H interior dimensions, redundant DFS units for cooling, generator backup. Footings, foundations, slab, site prep, unloading of unit, utility work by others.
C109	Dumpster Storage Area	(12) roll off containers. (4) on site rest can be stored on separate location.

ID	SPACE	EXISTING	QUANTITY			NEEDED					BUDGETING	
		2023 QTY	2025	2030	2040	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF	COST/ SF	CONSTRUCTION COST
C200	Site Improvements											
C201	Trash	1	2	2	2		120	240	1.00	240	\$120	\$25,920
C202	Staff Parking	45	68	68	101		180	18180	2.00	36360	\$10	\$327,240
C203	Public Parking	10	10	10	10		162	1620	2.00	3240	\$10	\$29,160
C204	Patio		1	1	1		350	350	1.00	350	\$8	\$2,520
C205	Landscape		1	1	1			0	1.00	0	\$5	\$0
C206	Generator/Utility Pad		1	1	1		200	200	1	200	\$180	\$32,400
C207	Hardscape / Site Utilites		1	1	1			0		205629	\$10	\$1,850,657
Total										246019		\$2,267,897

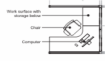
Area Notes

- C201 Trash
- C202 Staff Parking *Recommend 9'x20' stalls, take into account for seasonal employees*
- C203 Public Parking *Standard 9'x18'. Area factor includes ADA stalls*
- C204 Patio
- C205 Landscape *Landscape scope TBD, allowance included abv.*
- C207 Hardscape / Site Utilites

Open Office and Private Office Standards

The updated standards have been streamlined and simplified. They include three open office workstations and three private offices, described on this page.

The standards are presented with more detail on the following pages.



Open Office, 36 NSF (net square feet)

For employees who are part-time, or who spend only a portion of their work time in the office.



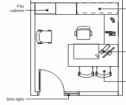
Open Office, 64 NSF

An efficient and comfortable workspace that is suitable for most employees.



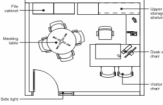
Open Office, 80 NSF

A larger open office which accommodates a need for increased workspace or storage, or 2 visitors.



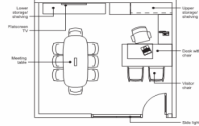
Private Office, 120 NSF

Accommodates a need for confidentiality or privacy, and up to 3 visitors.



Private Office, 160 NSF

Accommodates a need for confidentiality or privacy, and 4-6 visitors.



Private Office, 240 NSF

Accommodates a need for confidentiality or privacy, and 8-10 visitors.

Meeting Space, 4-6-8 Seats

80 NSF (4 Seats)

The four-seat capacity space could be open or enclosed, according to particular department or agency needs.



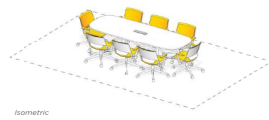
120 NSF (6 Seats)

The six-seat capacity space could be open or enclosed, according to particular department or agency needs.



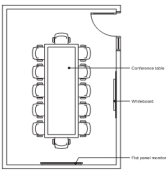
160 NSF (8 Seats)

The eight-seat capacity space could be open or enclosed, according to particular department or agency needs.



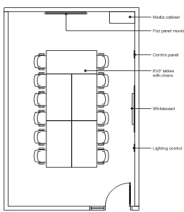
260 Net Square Feet (12 Seats)

This size of meeting space would most typically be provided in an enclosed room.



375 Net Square Feet (16 Seats)

This medium capacity meeting room is shown with 6' x 3" tables that are arranged in an overall 6' x 15' configuration. Using smaller tables in this manner increases flexibility by allowing other configurations or sizes as necessary.



450 Net Square Feet (20 Seats)

As in the standard shown on the previous page, this 20-seat capacity room uses smaller tables to create an overall large table configuration.

