

GROUPS WEST CAMPUS OPERATIONS FACILITY

RELOCATION PROJECT

NEEDS ASSESSMENT AND PRELIMINARY PROGRAMMING

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MECHANIC.
SHOP
SOILS
SHED.

STORAGE
VEHICLES

SUPPLIES

GROUPS + OPERATION
RELOCATION
VILLAGE

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Purpose

The purpose of this report is to develop a proposal for a centralized facility on West Capitol Campus for Grounds staff that provides optimized day-to-day logistical efficiency.

The facility would contain the West Campus Grounds unit and the irrigation unit, with staff offices and conference/training space (for all Grounds staff) and associated storage in one location on West Campus. It is possible that the mechanic shop, grounds and equipment and material storage for both the mechanic shop could be located there as well. The facility would be attractive to look at and honors the basic needs of any DES employee work space.

Current Facility

The Conservatory is a two-story concrete and steel framed building. It has a concrete "daylight basement" on its lower level and a steel framed greenhouse structure on the main level. The original building was constructed in the 1930s and a major addition was made in 1960. Other additions/remodels have been conducted over the years.

Grounds staff are currently quartered in the lower level of Conservatory and its surrounding environs. There are a small number of workstations and three private offices, one of which contains the irrigation equipment controls. There are some workshops and some storage. The facility also includes a vehicle/equipment repair shop and room for vehicle and equipment parking. Routine maintenance is conducted here. Maintenance on larger equipment is conducted outside or outsourced.

Current Problems

The building is constructed on 60 feet of loose uncompacted fill. This fill has been settling since the building was constructed. Inspections and studies have found that settlement was continuing and that slope movement has not stopped. It is one of the three areas of highest risk of slope failure.

All the prior studies have determined that repairing the building is not a practical or cost-effective solution. The Conservatory facility itself has been considered for demolition for a number of years. The upper floor is not occupied and is restricted. The facility is situated on an unstable site composed of fill from previous facilities and other debris. While the slope is reinforced with a soldier wall, the slope is considered a dangerous risk – slopes in that area have collapsed before and the risk increases over time. The slope area is one of three that have the highest likelihood of failure and highest risk, according to the 2010 Golder and Associates Report.

There have been a number of building condition assessments in the last ten years that have determined that the entire existing facility is extremely fragile—in fact structurally impaired and all systems have been compromised. The facility has a very limited "life-span".

Scoping Questions

The following are scoping questions similar to those used by OFM's Modified Predesign Submittal.

1. Describe the circumstances that created the need for this facilities project.

The current facilities that house the grounds mechanic shop, campus irrigation unit, west campus grounds unit and associated equipment and materials storage as well as restroom, office and conference/training space is slated to be removed when the conservatory is demolished as part of a planned capital project in 2017-2019.

2. Provide a brief description of the current facilities (Conservatory and Soils Shed and any other sites).

Conservatory basement:

- Grounds mechanic shop
- Grounds mechanic equipment and material storage
- Offices for grounds mechanic, irrigation technician, and 5 west campus grounds staff
- Male and female restrooms
- Huddle/training space
- Material storage for west campus grounds, including flags
- Drying room
- Records storage
- Irrigation control boxes for many west campus zones

Polyhouse west of conservatory (same lot):

- Grounds equipment storage
- CMA and ice melt storage
- Winter plant holding
- Miscellaneous supplies

Pesticide facility west of conservatory (same lot)

- Pesticide and application equipment storage
- Pesticide mixing facility
- Emergency eye wash/shower unit

Connexes(west of conservatory (same lot)

- Small equipment storage
- Supply storage
- Fuel stations

Plant lot west of conservatory (same lot)

- Outdoor plant holding facility

Truck/Large equipment parking west of conservatory (same lot)

- Outside storage of motor pool vehicles, street sweepers, snow plow and sander trucks, utility vehicles
- Equipment wash off area

Soil Shed:

- Grounds equipment storage
- Supply storage
- Ice melt storage

Connexes near soil shed:

- Irrigation supplies
- Flagging supplies

Fuel Tank near Soil Shed:

- Diesel fuel tank

Material bunkers near Soil Shed:

- Sand, soil, compost and landscape debris storage

3. Provide a brief description of the preferred facilities solution.

The preferred facility solution would consist of an integrated facility on West Campus to house staff offices/restrooms, conference/training space, the mechanic shop, equipment, truck, and utility vehicle parking and material storage spaces, both indoors and outdoors. The best West Campus location for an integrated facility is at the current Soil Shed location, adjacent to the Governor's Mansion.

4. Describe how the proposed project will affect agency operations. Include positive and negative impacts of the preferred solution and site and any anticipated efficiencies.

Positive impacts of an integrated and centralized facility at the soil shed:

- One common space for all grounds staff (west, east and parks) to huddle/train and coordinate daily work and projects
- Close proximity to required equipment and materials. Any location of offices/planning space away from equipment and materials will cost DES each day in reduced logistical efficiency, Time would be lost every day if there were a distance between offices/break rooms and equipment/material storage areas. Time lost would be multiplied for the number of staff affected, which is currently one mechanic, one irrigation tech. and five grounds staff.
- Close proximity to west campus tenants, Legislator and Visitor Services. A location on west campus provides the eyes and ears of grounds staff to notice and react to issues immediately

- Potential for reduced rent compared to other campus locations, particularly for office space

Negative impacts of integrated facility at Soil Shed:

- Potential undesirable view from Governor's mansion (*appropriately designed facility with attractive materials can result in a facility that is desirable to look at as opposed to one that needs to be hidden or screened*)
- Need to design, permit and install appropriate restroom facilities
- Need to assure internet and phone connections

5. Describe the functions of the agency in the proposed space.

Deliver innovative, responsive, cost-effective and integrated grounds services to meet the diverse needs of DES customers.

- daily, short and long term planning for grounds mechanic, irrigation technician and west campus grounds service specialists
- restroom facilities
- staff training
- equipment repair and maintenance
- equipment/truck/utility vehicle storage & parking
- equipment washing
- landscape and irrigation material and supply storage
- hand tool storage
- fuel storage
- flag and flagging supplies storage
- records storage
- drying of wet clothing
- pesticide storage and mixing/emergency shower & eye wash
- plant holding
- staging of materials for projects
- recycling

6. Provide a complete description of the alternatives to be considered and a summary of the advantages and disadvantages of these alternatives

(a) Preferred Alternative--"Soils Shed" site (next to Governor's Mansion)

Advantages:

- This site has the optimal centralized location, in terms of providing efficient and effective Grounds coverage for West Campus.
- This site has been the preferred alternative in a number of assessments for relocation of Grounds from the Conservatory site.

Disadvantages:

- Proximity to the Mansion

- Potential noise
- Unsightly visibility
- Night illumination
- Chemical dangers (fertilizer storage)

(b) 721 Columbia Site (demolish and rebuild a new integrated grounds facility)

Advantages:

- Single integrated site for offices, mechanic shop, equipment and vehicle parking, material and supply storage, etc
- Not visible from Governor's mansion or main campus
- Potential to combine West Campus and Parks Grounds staff in joint facility

Disadvantages:

- Wasted travel time every day for nine grounds staff going to and from west and east campus multiple times per day
- Adding to congestion on a City of Olympia street (Columbia
- Difficult to navigate Columbia Street with large and small equipment
- Site size and capacity are limited
- Need to reconnect to a defunct sewer system
- No connections to internet and/or phone services
- Potential environmental risks or impacts to Park and Lake
- Noise and light pollution

(c) ProArts Site (offices only; shop and storage would be at Soil Shed)

Advantages:

- Nice office space for staff with restrooms, internet and phone connections
- Potential for staff vehicle parking spaces next to offices
- Out of sight of West Campus

Disadvantages:

- Wasted travel time for West Campus Grounds staff going to and from West Campus multiple times per day
- Adding congestion on a City of Olympia street (11th Avenue)
- No room for mechanic shop, equipment and truck parking, large material and supply storage, equipment wash down area, pesticide mixing
- Site is too small for anything but "offices" without taking most of the block—which would reduce the potential value of the site for another large office building
- Given this, other sites would need to be used, requiring significant dispersal of functions, reducing effectiveness and efficiency in all functions

(d) Pritchard Building basement (offices only; shop and storage would be at soil shed)

Advantages:

- On west campus –close to customers and work sites
- Restrooms, internet and phone connections
- Lunch/break room

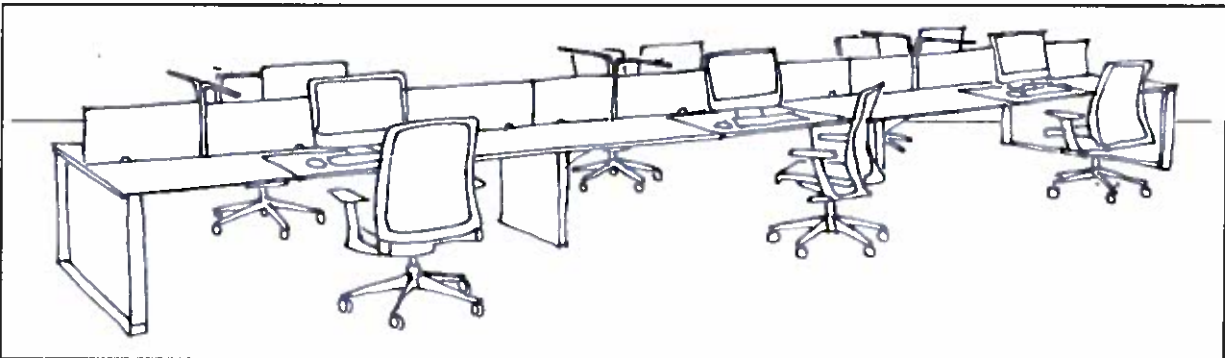
Disadvantages:

- Subpar office space due to being in a mechanical room
- No spaces to park staff vehicles next to offices
- Staff with wet and soiled clothes coming and going from a campus office building
- Wasted travel time for six west campus grounds staff going to and from soil shed area multiple times per day
- High rent

Project Schedule

Task Name	Duration	Start	Finish
Phase 1			
Initiate	1 day	Fri 12/1/17	Fri 12/1/17
Background/Current program	25 days	Mon 12/4/17	Fri 1/5/18
Needs Assessment	25 days	Mon 1/15/18	Fri 2/16/18
Programming	10 days	Mon 2/19/18	Fri 3/2/18
Stacking & Blocking	10 days	Mon 3/5/18	Fri 3/16/18
Conceptual scenarios	5 days	Mon 3/19/18	Fri 3/23/18
Funding Options	5 days	Mon 3/19/18	Fri 3/23/18
Phase 2			
PWR issuance	1 day	Mon 3/26/18	Mon 3/26/18
RFP or RFQ for consultant	23 days	Wed 3/28/18	Fri 4/27/18
Predesign & Design Merge	65 days	Mon 4/30/18	Fri 7/27/18
RFP for Construction	70 days	Mon 7/30/18	Fri 11/2/18
Construction	150 days	Mon 11/5/18	Fri 5/31/19

WORKPLACE STYLES



PRELIMINARY PROGRAMMING

West Campus Ground Operations Program

1 SITE	Description	Further description	Current Stalls	Proposed Stalls	Comments
a	Parking area Staff, Visitors, HC	16 Employees/ HC/Visitors	0	2 visitors; 1 ADA	Currently Grounds staff do not park on site (except for Tim--but no longer). So I don't think we can assert that there should be 20 stalls available. Maybe 2 stalls for visitors, and 5 for state vehicles (staff cars/pick ups) and 1 ADA.
b	state vehicles, mostly trucks pick ups		0	3	These should be parked on site
c	Yard Equipment	<p>Preferably Under roof cover: Heavy trucks/ Lockable Yard Large Street Sweeper, F-550 Dump Truck, F-440 Dump Flat bed, , F250 Truck, Gator Utility Toro Utility, Kubota Utility Vehicle, Irrigation Tech Truck, GNS4 Truck, GNS3 Truck, GNS3 Truck. (See Additional attachment for more details)</p>	13	13	Option for the heavy equipment to be parked elsewhere such as 721 Columbia especially if mechanic and heavy maintenance is located there.
Total			13	16	

2 OFFICES		Current SF	Proposed SF	
a	Mud Room	2056	108	The current space is mostly one big room
b	Washer and Dryer/ drying Wet Clothing and Gear	0	80	
c	Small Reception, with sitting area	0	72	Optional
d	OPTION----private offices GNS4 Supervisor, Irrigation Controller	0	360	The private enclosed offices should be an option, not the norm. By reducing the # of hard-walled offices, we can reduce costs.
e	OPTION----WORK STATIONS (cubes) 8'x6" for GNS3 or all staff; or benching or	0	768	There are a number of options. All staff can be either
f	Conference Room	0	364	Option-could be a small conference room divided from the benching work area (see example of benching), that can be expanded by opening the divider (such as our lunch area on Floor 2)

g	Plans and Records Room	Drawing files, Specification Manuals, Lay out table, drafting table, heavy duty shelving	0	120	
h	Flags' Room and storage/drying room	Shelving for the Storage of flags	0	128	
i	Work Room	Copier, Supplies, Mail, recharging phonmes and communication devices	0	100	
j	Supplies Storage Closet	Office Supplies	0	20	
k	Break-Room	Tables chairs, Counters Dbl. Sinks, (3) Microwaves/ refrigerator/ recycling containers/Counters/ Note: No Stoves are allowed in B-2 occupancy buildings unless there is a commercial kitchen in place.	0	176	Or the break room operating the same way....
l	Lockers/Showers/ male	Lockable lockers and benches/ With ADA bench	0	147	
m	Lockets/Showers/ Female	Lockable lockers and benches/ With ADA bench	0	147	
n	Restrooms for female	Per ADA	0	156	
o	Restrooms for male	Per ADA	0	156	
p	Computer Server Room	Internet WI-FI Connection/power	0	36	
r	Electrical Room	Electrical Paneling	0	100	
s	Custodian	Water Heaters , Service Sink	0	64	
t	Vertical Elevator Mechanical Room	Controls / Panels	0	36	
u	Drinking Fountain	Dual no electrical cooler	0	6	
v	Circulation	30%	0	943.2	Circulation can be reduced--or increased
Total			2056	4087.2	

3 MECHANICAL SHOP			Current SF	Proposed SF	This can be at a separate location
a	workspace	8'x10'	48	80	This would not be private
b	Work Shop	Repair of vehicles/Welding/(2) Iron Beams Trolley Winch Hoist/RV Garage Door 12'x12' Maintenance pit / Vehicle hoist	914	950	
c	Flammable Cabinets	(5) 3'x3'	105	105	
d	Oil separators (3)in barrels	6'x6'	36	36	
e	Tool Storage/Supplies/Mezzanine	Gets new mezzanine area 1/3 of floor area	152	450	
f	Compressor 80 - 100 Gal	Gets separate room for noise control	0	64	
g	Lawn mowers under repair/storage	holding area	221	400	
Total			1476	2085	
4 IRRIGATION SHOP Currently in a Connex Container near Soils shed			Current SF	Proposed SF	Can be located close to Operations Facility
a	Work Shop	Existing in a sea container 8'x40' work area, shelving for parts, shelving for controllers, mock up for controls , Irrigation controller boxes	320	400	

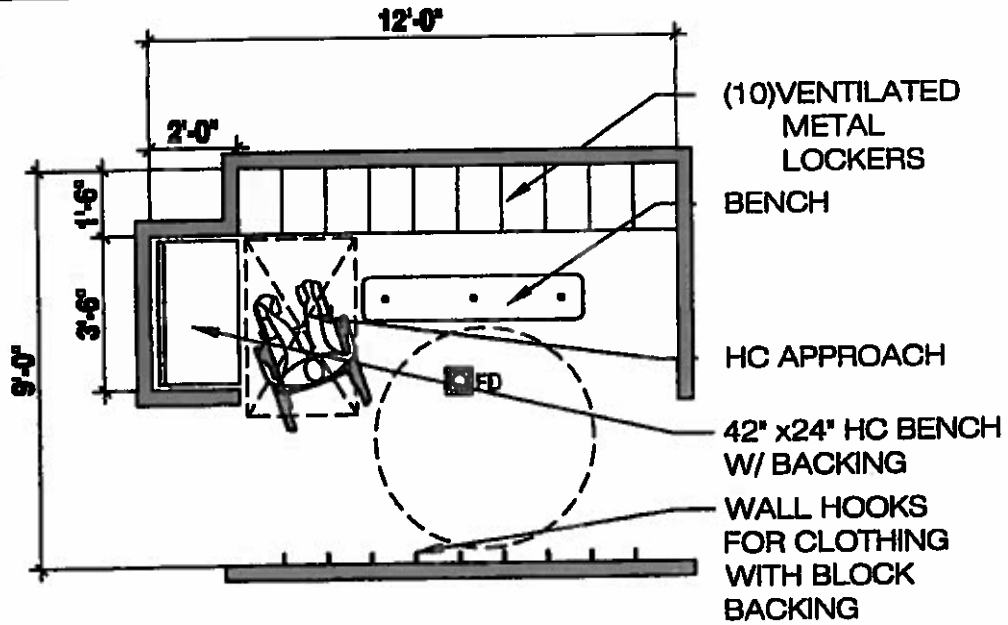
	b	Irrigation Control Room	8'x12' with table to review documents, flat cabinet, computer , shelves	0	120	Option--this room can be located in this separate storage room or in main facility	
c		Supplies, 20' long lines, shelving	4'x 10' shelves heavy duty, currently outside	100	600		
			Total	420	1120		
5	STORAGE Under Roof			Current SF	Proposed SF		
	a	Equipment Parking/Supplies Storage/loft/ Poly house (20) Spaces considering 2 vehicles per stall	Soils shed -Top Dresser, Toro Sweeper, Brush Hog, Plugger, Tractor, Loader, Large JD tractor w/Loader, Small JD tractor w/ loader, Kubota Tractor, Excavator, JD 1600 Mower Ransome Mower, Ventrac Mower, (4) small JD Mowers, Meyer Sanders, CMA Tank, (6) pressure washers & Hoses	2247	3220		
Connex located by Mechanics Shop	b	Pressure Washers (currently in a Sea container (Mechanics shop item)	10'x40'	400	400		
Connex near Soil Shed	c	Flagging /Cones/ Barricades/ supplies	Direct access to a loading truck	160	200		
	d	Pesticide Mixing Facility	Drainage, needs instant warm water. Check with back flow protection.	150	150		
	e	Pesticide Storage	Provide Code compliant Venting	150	150		
	f	Emergency Eye Shower Wash Unit	4'x4'	16	16		

	g	Supplies, CMA Ice melt Chemical, grass seed & Fertilizer Storage on Pallets 4'x3'x4'	Access to fork lift	196	800	
Connex located by Mechanic's Shop	h	Small hand tool storage	Lockable cabinets (Sea Container) 8'x20'	160	400	
	j	Small hand tool storage next to Poly house	8'x12'	96	100	
Connex located by Mechanics shop	j	Nursery Green House for winter plant growing	Provide Irrigation	800	800	
	k	General Storage	3'10'x8' Cabinet		120	
	l	Garage cleaning Supplies			30	
Shed located by Mechanic Shop	m	Fuel Tank Storage enclosure (Diesel)	Covered, houses 30 (one) gallon containers in shelves/provide emergency spill containment system	100	250	
	n	Diesel Fuel Tank Station	With Cover for protection, lighting	100	136	
	p	Equipment Wash Area (Wash Pit)	10'x40' with oil /water separator	250	250	
	q	Circulation	25%	0	1750	
				Total	4825	8772

6	STORAGE open air			Current SF	Proposed SF
	a	Recycling Material Bunker Storage (Open air)	14'x20'	240	240
	b	Material Staging for projects (Open Air)	14'x20'	240	240

Commex located by Soils shed	c	Material Bunker Sand	14'x20'	240	240	
	d	Material Bunker Soil				
	e	Material Bunkers Compost & Mulch	Landscape Material	400	400	
	f	Material Bunker Yard Debris	Direct Access to dump truck	200	200	
	g	Commex Storage Sea Metal Containers	(2)Shipping Containers 10'x40' Disaster Emergency Supplies, Senate Legislature Stuff	800	800	
	h	Outdoor Nursery Plant Holding	30'x50'	1500	1500	
	j	Circulation	20%	0	724	
				Total	3620	4344

PROGRAMMING SCHEMATICS



DATA

SIZE	108 SF
FLOORS	EPOXY SLIP RESISTANT
WALLS	GYP BD. PROTECTED W/ LAMINATED PLASTIC OVER ½ PLYWOOD
CEILINGS	"T" BAR SUSPENDED ACOUSTIC / VINYL WRAP
MECHANICAL	COOLING /HEATING/ VENTILATION
ELECTRICAL	WALL WASH, INDIRECT LIGHTING
PLUMBING	FLOOR DRAIN
ADJACENCIES	EMPLOYEES ENTRANCE, WASHING AND DRYER

MUD ROOM

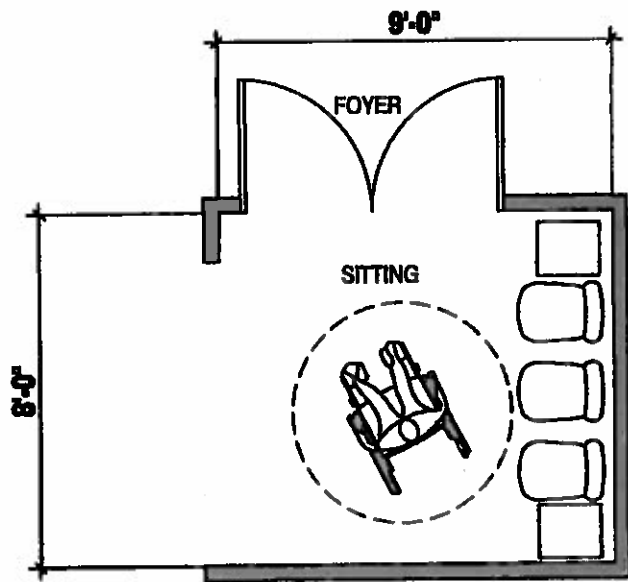
GROUND AND OPERATIONS RELOCATION

DES-AES

SCALE ¾" = 1'-0"

FEBRUARY 2018

1



DATA

SIZE	72 SF
FLOORS	CERAMIC TILE
WALLS	GYP BD.
CEILINGS	7" BAR SUSPENDED ACOUSTIC
MECHANICAL	COOLING /HEATING/ VENTILATION
ELECTRICAL	WALL WASH, INDIRECT LIGHTING
PLUMBING	N/A
ADJACENCIES	CUBICLE STATIONS/ MEETING ROOM

PUBLIC RECEPTION

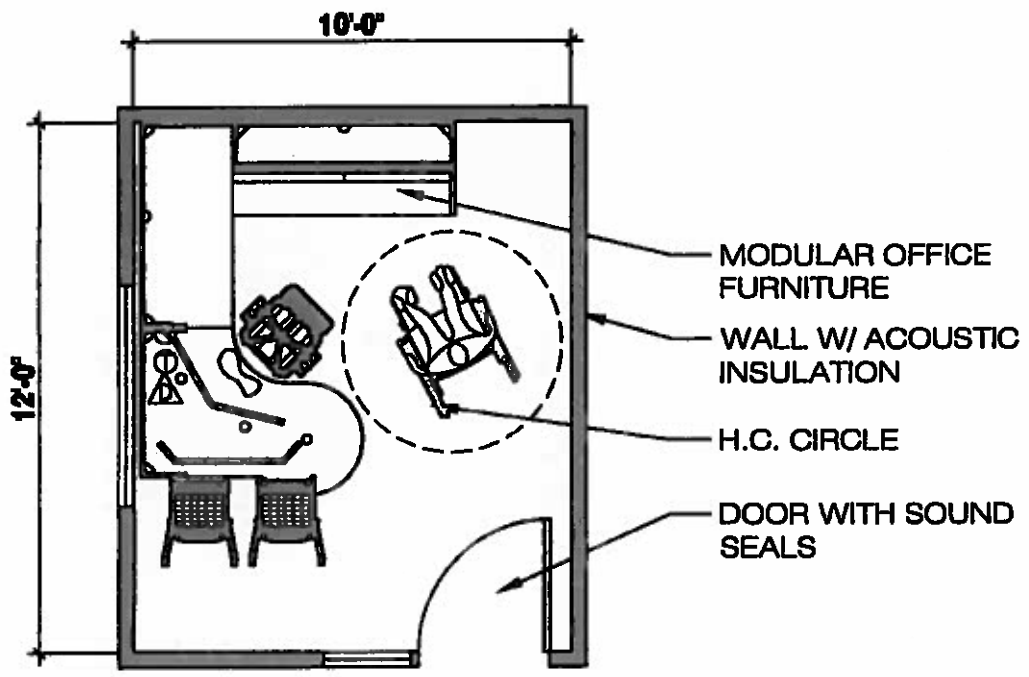
GROUND AND OPERATIONS RELOCATION

DES-AES

SCALE 1/4" = 1'-0"

FEBRUARY 2018

2



DATA

SIZE	120 SF
FLOORS	TILE CARPETING
WALLS	GYP BD. PAINT WITH ONE ACCENT WALL
CEILINGS	"T" BAR SUSPENDED ACOUSTIC
MECHANICAL	HVAC COOLING /HEATING/ VENTILATION
ELECTRICAL	POWER, MOTION DETECTORS, INDIRECT LIGHTING
PLUMBING	N/A
I.T.	DATA, TELEPHONE ,WI-FI

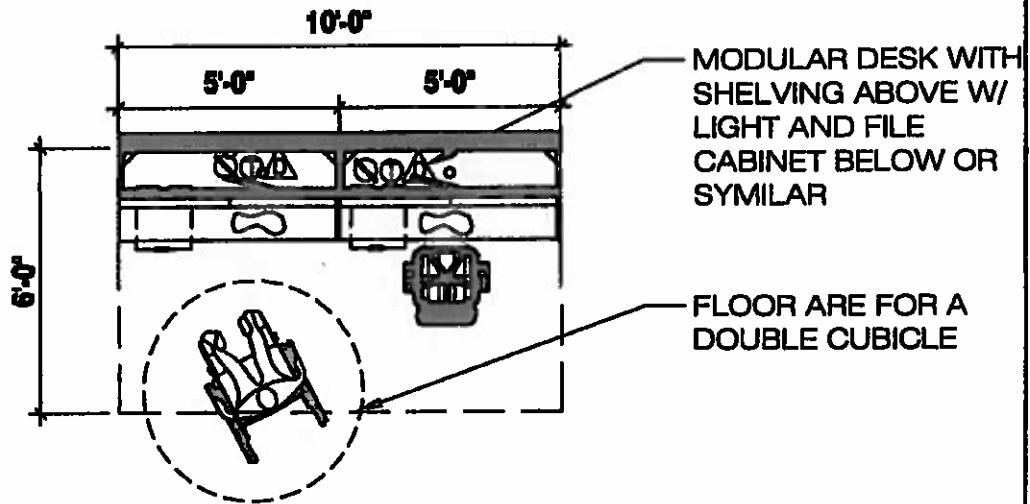
PRIVATE OFFICE

GROUND AND OPERATIONS RELOCATION

DES-AES

SCALE 1/4" = 1'-0"
FEBRUARY 2018

3



DATA

SIZE	60 SF
FLOORS	TILE CARPETING
WALLS	GYP BD. PAINT WITH ONE ACCENT WALL
CEILINGS	"T" BAR SUSPENDED ACOUSTIC
MECHANICAL	HVAC COOLING /HEATING/ VENTILATION
ELECTRICAL	POWER, PHONE, INDIRECT LIGHTING
PLUMBING	N/A
I.T.	DATA, WI-FI

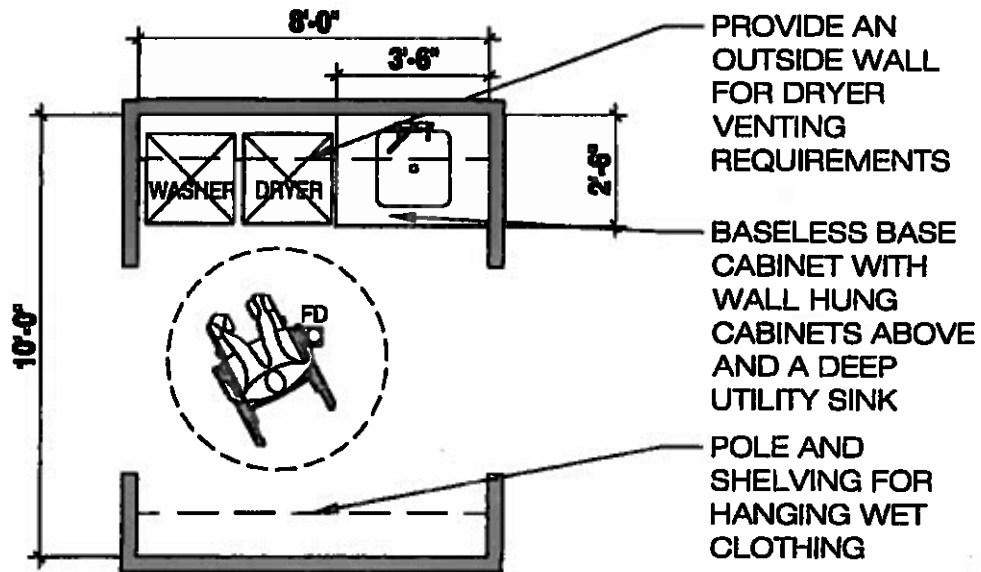
TYP. DBL. CUBICLE STATION

GROUPS AND OPERATIONS RELOCATION

DES-AES

SCALE 1/4" = 1'-0"
FEBRUARY 2018

4



DATA

SIZE	80 SF
FLOOR	SHEET VINYL
WALLS	GYP. BD. FIBER GLASS PANELING
CEILINGS	GYP. BOARD CEILINGS
MECHANICAL	EXHAUST
ELECTRICAL	DEDICATED CIRCUIT FOR EQUIPMENT, MOTION DETECTORS, UTILITY LIGHTING
PLUMBING	HOT, COLD WATER, SEWER
ADJACENCIES	MUD ROOM, EMPLOYEES ENTRANCE

WASHING & DRYING

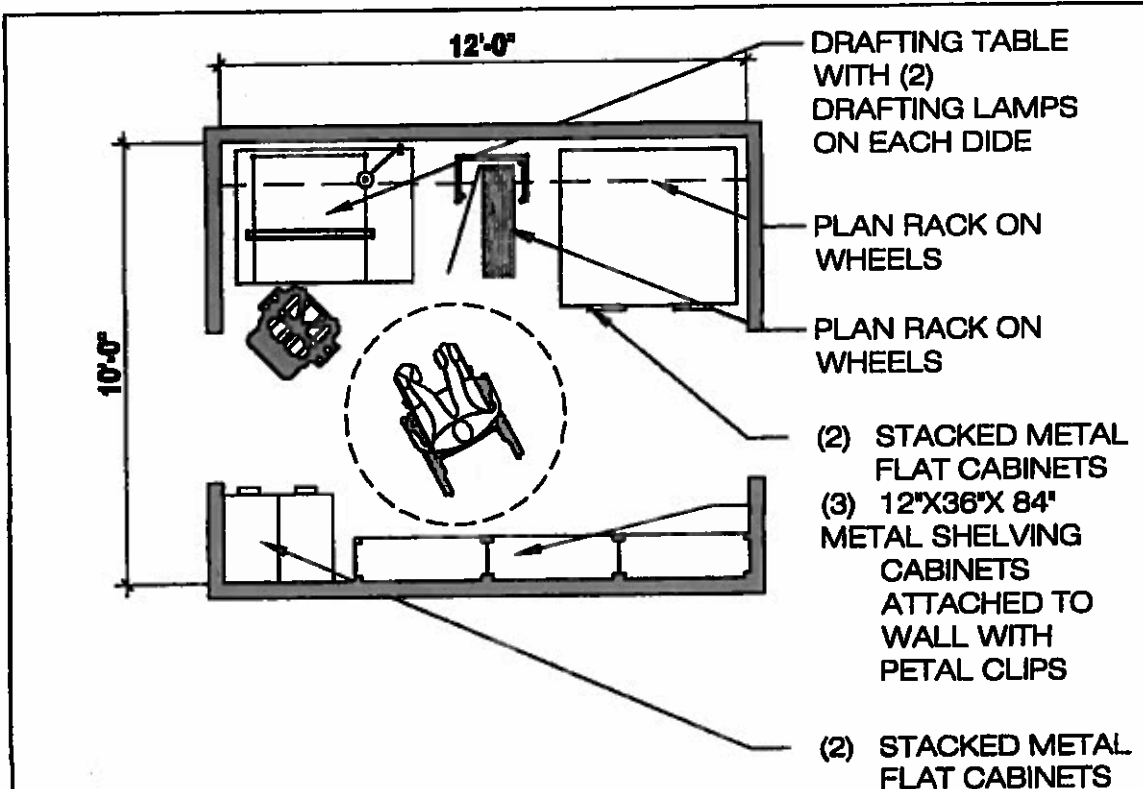
GROUNDS & OPERATIONS RELOCATION

DES-AES

SCALE 1/4" = 1'-0"

FEBRUARY 2018

5

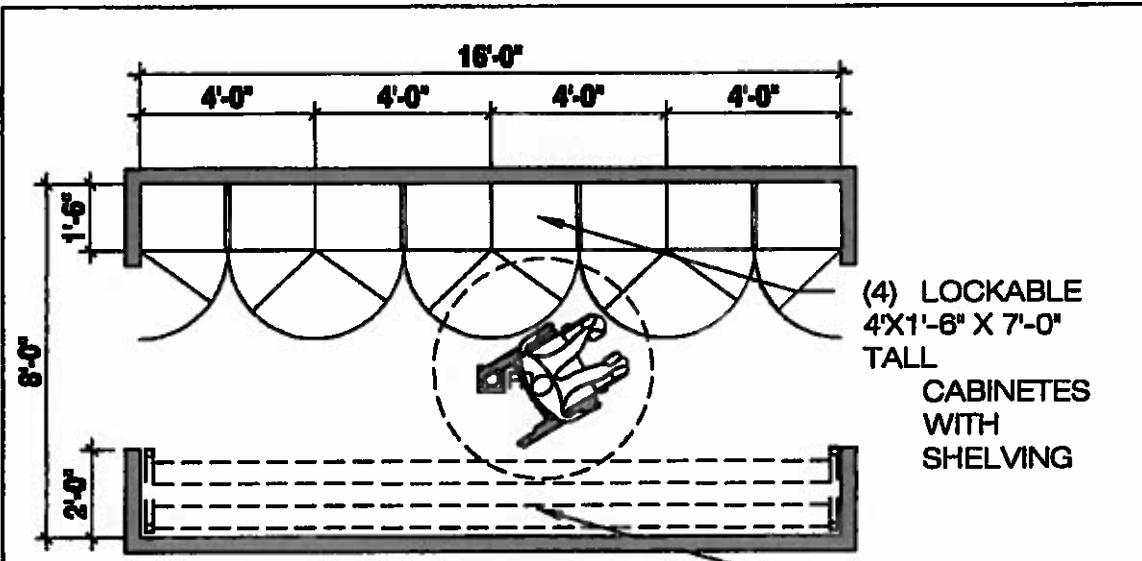


DATA

SIZE	120 SF
FLOOR	SHEET VINYL
WALLS	GYP BD. PAINT
CEILINGS	SUSPENDED ACOUSTIC CEILINGS
MECHANICAL	HVAC, HEATING AND COOLING
ELECTRICAL	EOMM LIGHTING AND DRAFTING TABLE LAMPS
PLUMBING	N/A
ADJACENCIES	CUBICLES, OFFICES

PLAN RECORDS ROOM

GROUPS & OPERATIONS RELOCATION		6
DES-AES	SCALE 1/2" = 1'-0"	
	FEBRUARY 2018	



(4) LOCKABLE
4'X1'-6" X 7'-0"
TALL
CABINETES
WITH
SHELVING

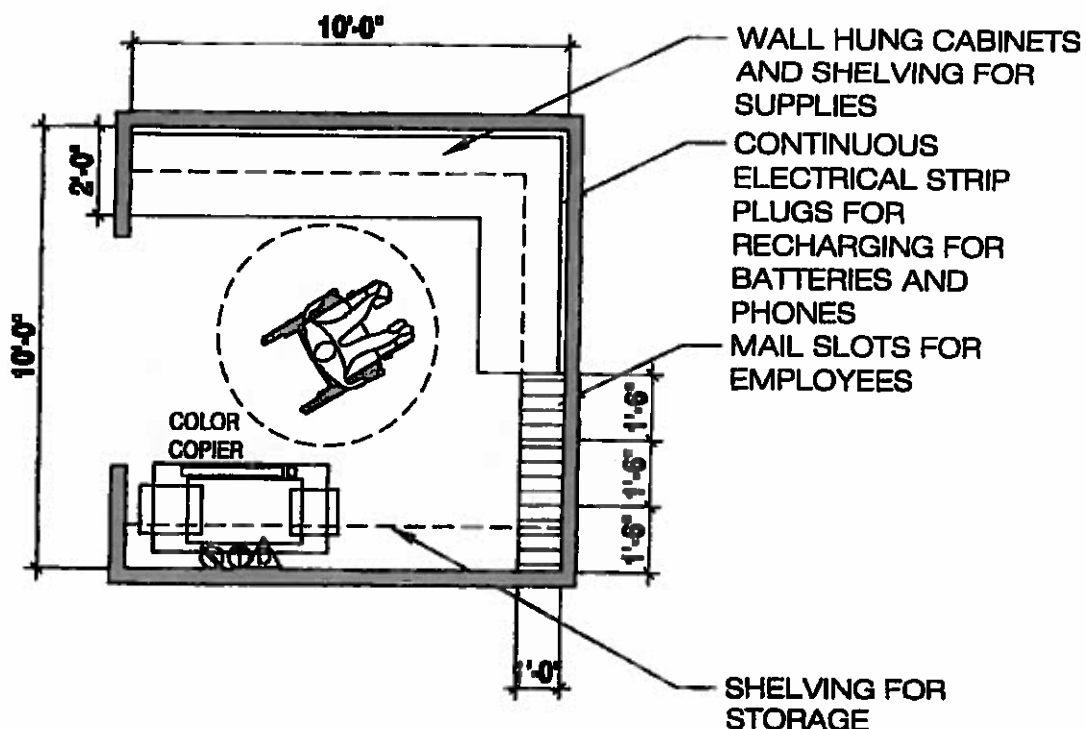
1/4" SS TENSIONED
AIRCRAFT CABLE
WITH TUBULAR
METAL SUPPORT
AT EACH END

DATA

SIZE	128 SF
FLOORS	EPOXY SLIP RESISTANT
WALLS	GYP BD. PROTECTED W/FIBER GLASS PANELING
CEILINGS	"T" BAR SUSPENDED ACOUSTIC / VINYL WRAP
MECHANICAL	COOLING /HEATING/ VENTILATION
ELECTRICAL	WALL WASH, INDIRECT LIGHTING
PLUMBING	FLOOR DRAIN
ADJACENCIES	NEAR OFFICES FOR SECURITY, WASHING AND DRYER

FLAGS STORAGE AND DRYING

GROUND AND OPERATIONS RELOCATION		7
DES AES	SCALE 1/8" = 1'-0"	
	FEBRUARY 2018	



DATA

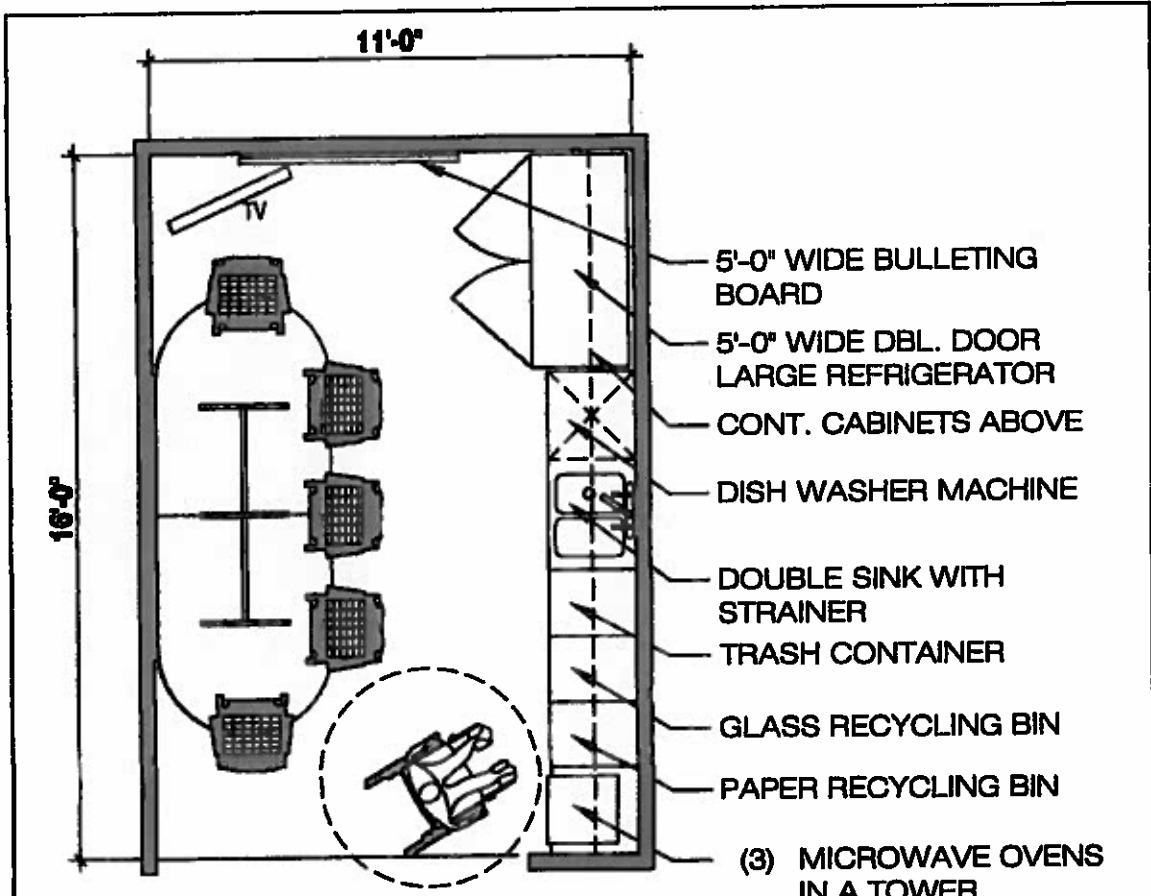
SIZE	100 SF
FLOORS	CARPET TILES
WALLS	GYP BD.
CEILINGS	7" BAR SUSPENDED ACOUSTIC
MECHANICAL	COOLING /HEATING/ VENTILATION
ELECTRICAL	WALL WASH, INDIRECT LIGHTING
PLUMBING	N/A
ADJACENCIES	CUBICLE STATIONS/ MEETING ROOM

WORK ROOM

GROUNDS AND OPERATIONS RELOCATION

DES AES

SCALE 1/4" = 1'-0"
FEBRUARY 2018

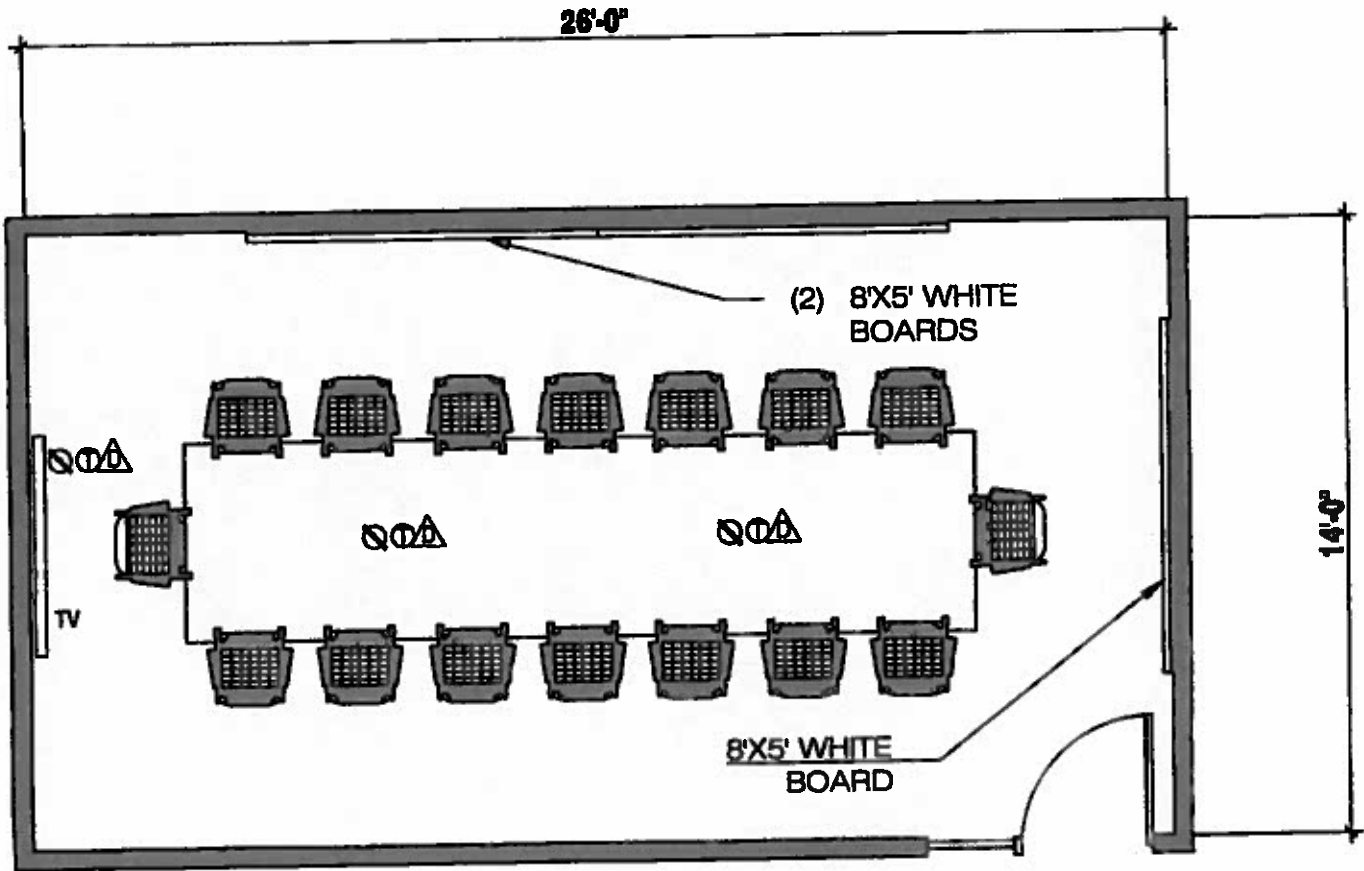


DATA

SIZE	176 SF
FLOORS	VINYL SHEET
WALLS	GYP BD. PAINT WITH ONE ACCENT WALL
CEILINGS	"T" BAR SUSPENDED ACOUSTIC
MECHANICAL	HVAC COOLING /HEATING/ VENTILATION
ELECTRICAL	POWER, MOTION DETECTORS, INDIRECT LIGHTING, CABLE TV
PLUMBING	SEE EQUIPMENT
I.T.	DATA, TELEPHONE, WI-FI

BREAK ROOM

GROUPS AND OPERATIONS RELOCATION		9
DES AES	SCALE 3/4" = 1'-0"	
	FEBRUARY 2018	

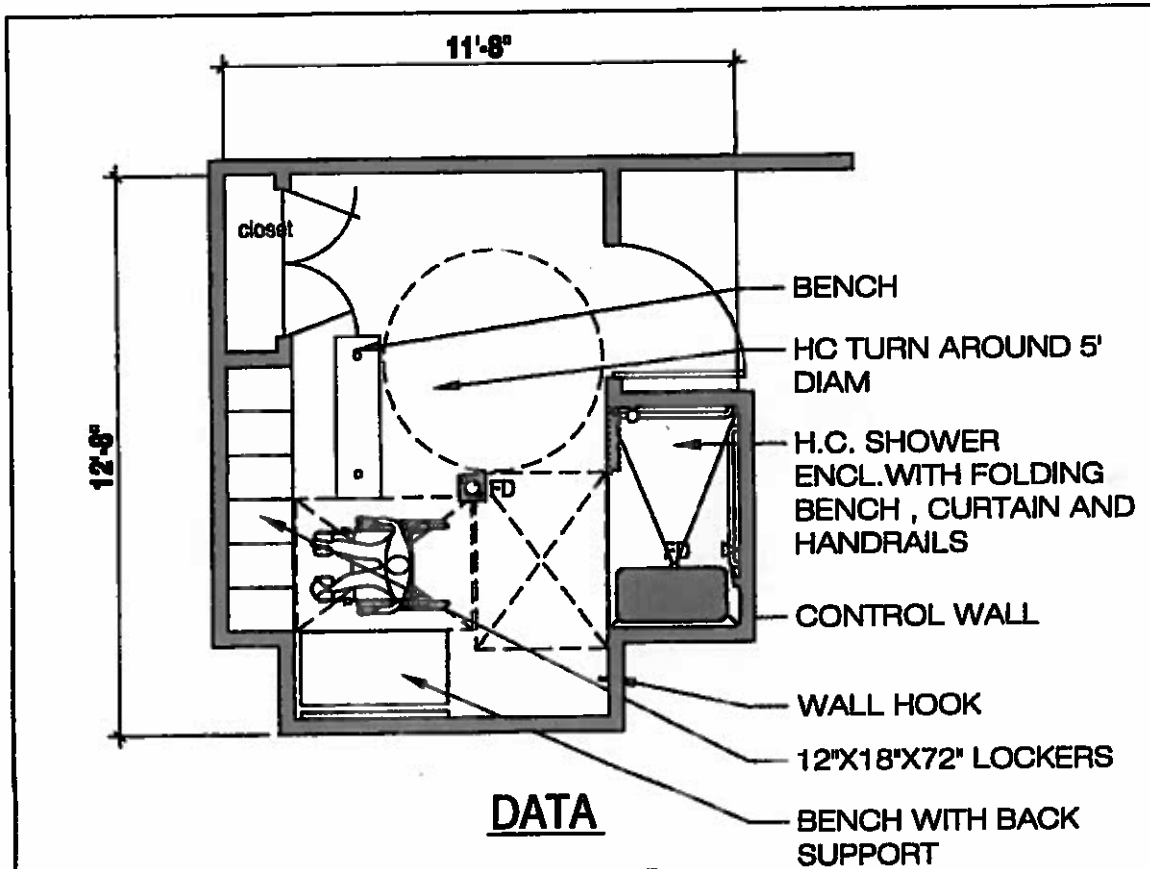


DATA

SIZE	384 SF
FLOORS	TILE CARPETING
WALLS	GYP BD. PAINT WITH ONE ACCENT WALL
CEILINGS	1" BAR SUSPENDED ACOUSTIC
MECHANICAL	HVAC COOLING / HEATING / VENTILATION
ELECTRICAL	POWER, PHONE, INDIRECT LIGHTING
EQUIPMENT	(3) 8'X5' WHITE BOARDS
I.T.	DATA, WI-FI, CABLE

CONFERENCE ROOM

GROUNDS AND OPERATIONS RELOCATION		10
DES AES	SCALE 1/4" = 1'-0"	
	FEBRUARY 2018	



DATA

SIZE	147 SF
FLOOR	MOSAIC TILE
WALLS	CEMENT BD , GLAZED CERAMIC TILE
CEILINGS	GYP. BOARD CEILINGS WITH 24"X30" ACCESS
MECHANICAL	EXHAUST, COOLING AND HEATING
ELECTRICAL	F.A. DEVICES
PLUMBING	HOT , COLD WATER , SEWER
ADJACENCIES	MUD ROOM, EMPLOYEES ENTRANCE

LOCKERS & SHOWERS FEMALES

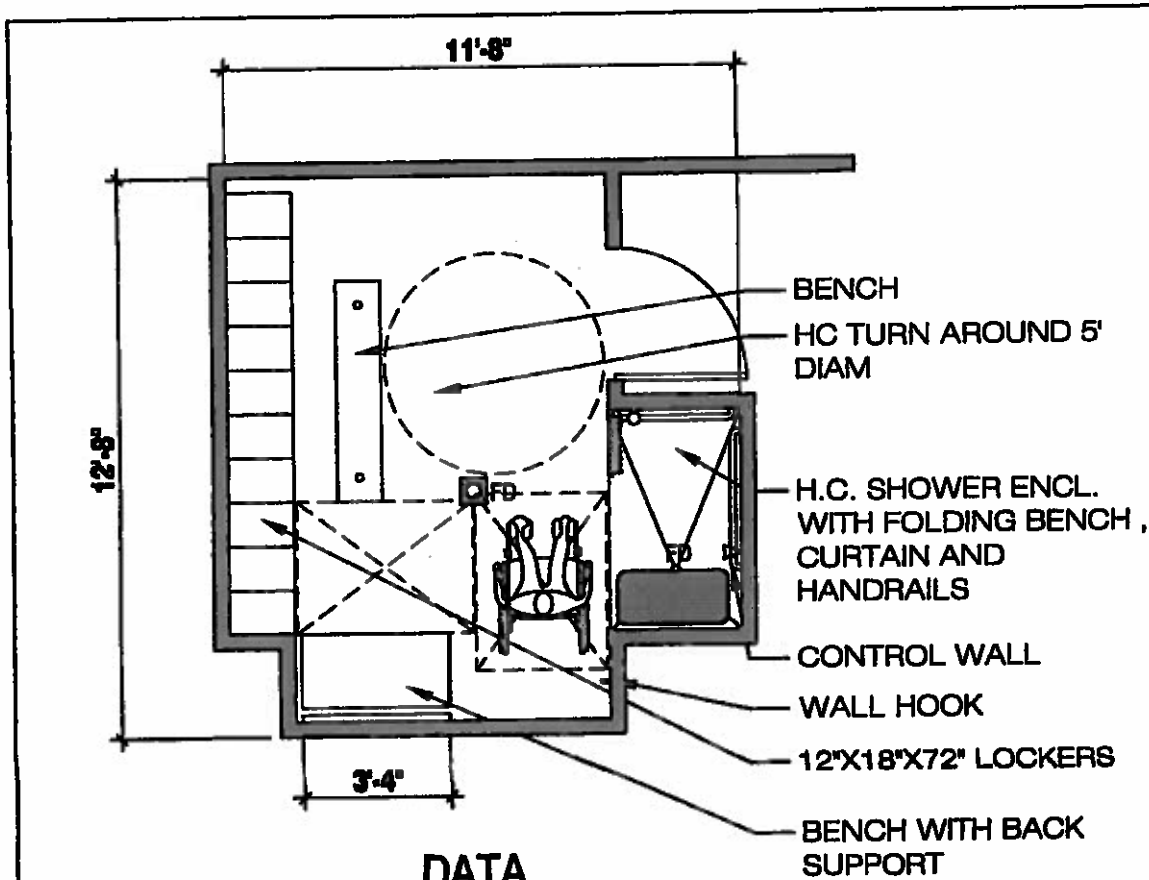
GROUNDS & OPERATIONS RELOCATION

DES AES

SCALE 3/8" = 1'-0"

FEBRUARY 2018

11

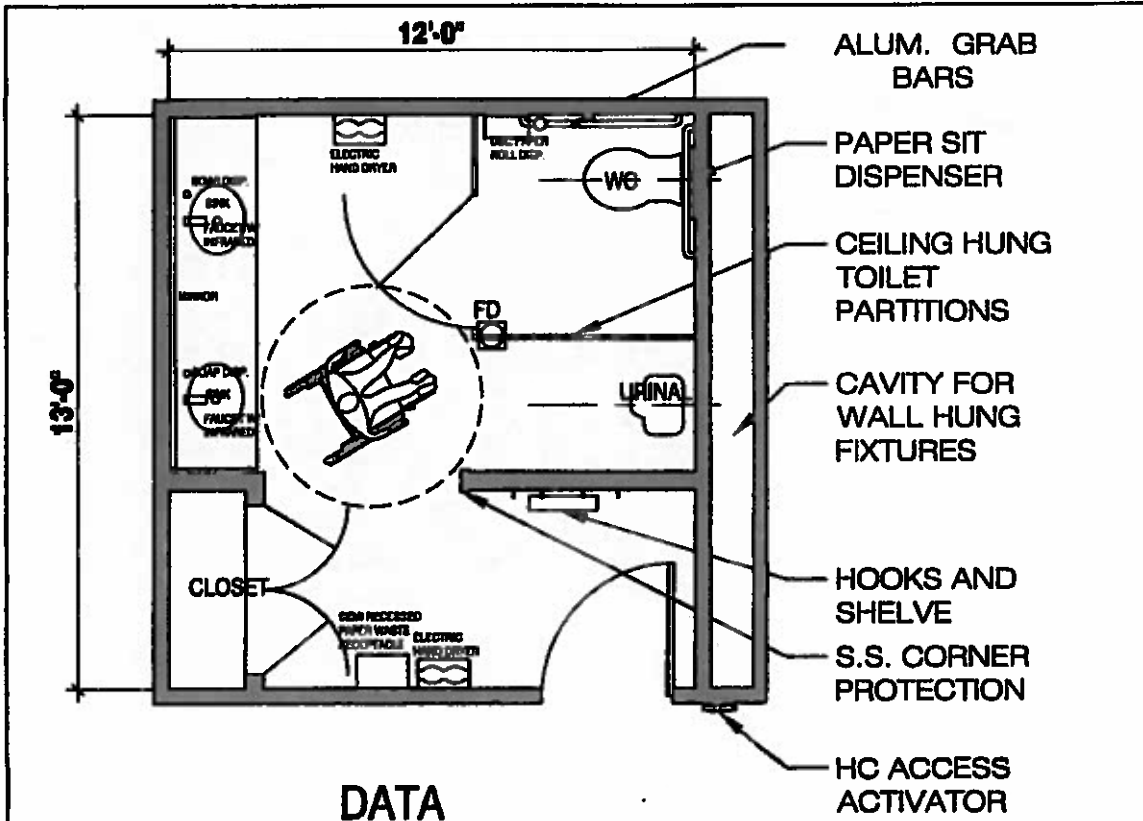


DATA

SIZE	147 SF
FLOOR	MOSAIC TILE
WALLS	CEMENT BD , GLAZED CERAMIC TILE
CEILINGS	GYP. BOARD CEILINGS WITH 24"X30" ACCESS
MECHANICAL	EXHAUST, COOLING AND HEATING
ELECTRICAL	F.A. DEVICES
PLUMBING	HOT , COLD WATER , SEWER
ADJACENCIES	MUD ROOM, EMPLOYEES ENTRANCE

LOCKERS AND SHOWERS MALES

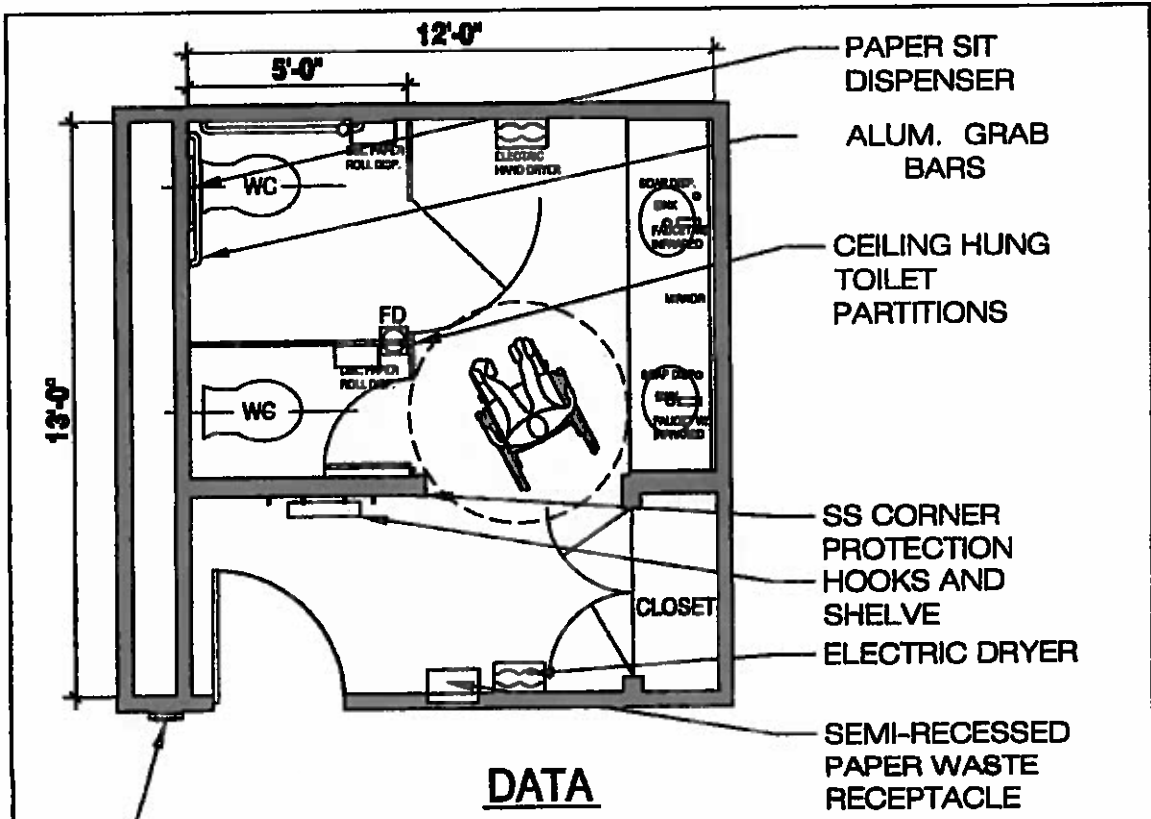
GROUPS & OPERATIONS RELOCATION		12
DES AES	SCALE 1/4" = 1'-0"	
	FEBRUARY 2018	



DATA

SIZE	156 SF
FLOORS	MOSAIC TILE
WALLS	½ CEMENT BOARD AND GLAZED TILE
CEILINGS	GYPHUM BD, WITH ACCESS
MECHANICAL	COOLING /HEATING/ VENTILATION
ELECTRICAL	INDIRECT LIGHTING , ELECTRICAL DRYERS, F.A. DEVICES
PLUMBING	FLOOR DRAIN/ WASHROOM FIXTURES
EQUIPMENT	ADA FIXTURES , GRAB BARS, ACCESSORIES
ADJACENCIES	NEAR OFFICES, LOCKER ROOM , LOBBY

gstaff **MEN RESTROOMS**

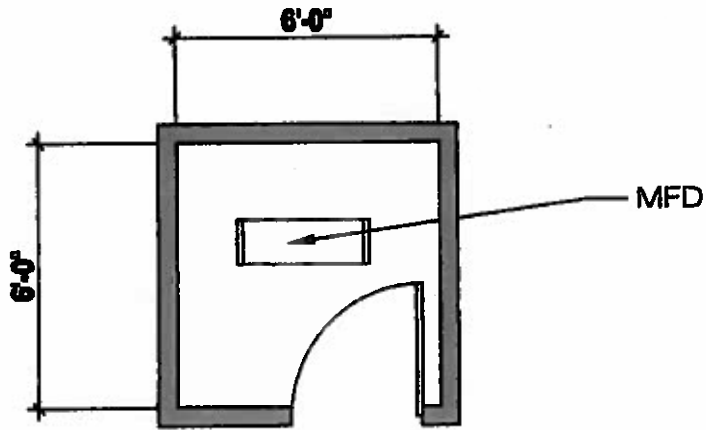


DATA

SIZE	156 SF
FLOORS	MOSAIC TILE
WALLS	1/2 CEMENT BOARD AND GLAZED TILE
CEILINGS	GYPSON BD, WITH ACCESS
MECHANICAL	COOLING /HEATING/ VENTILATION
ELECTRICAL	INDIRECT LIGHTING , ELECTRICAL DRYERS, F.A. DEVICES
PLUMBING	FLOOR DRAIN/ WASHROOM FIXTURES
EQUIPMENT	ADA FIXTURES , GRAB BARS, ACCESSORIES
ADJACENCIES	NEAR OFFICES, LOCKER ROOM , LOBBY

STAFF RESTROOMS WOMEN

GROUPS AND OPERATIONS RELOCATION		14
DES AES	SCALE 1/4"=1'-0"	
	FEBRUARY 2018	



DATA

SIZE	38 SF
FLOORS	SHEET VINYL FLOORING SYSTEM
WALLS	GYP BD. PAINT
CEILINGS	'T' BAR SUSPENDED ACOUSTIC
MECHANICAL	INDEPENDENT COOLING / VENTILATION
ELECTRICAL	POWER, PHONE, MOTION DETECTORS
EQUIPMENT	RACKS
I.T.	DATA, WI-FI
DOOR	SOLID CORE W/ VENTING

COMPUTER SERVER ROOM

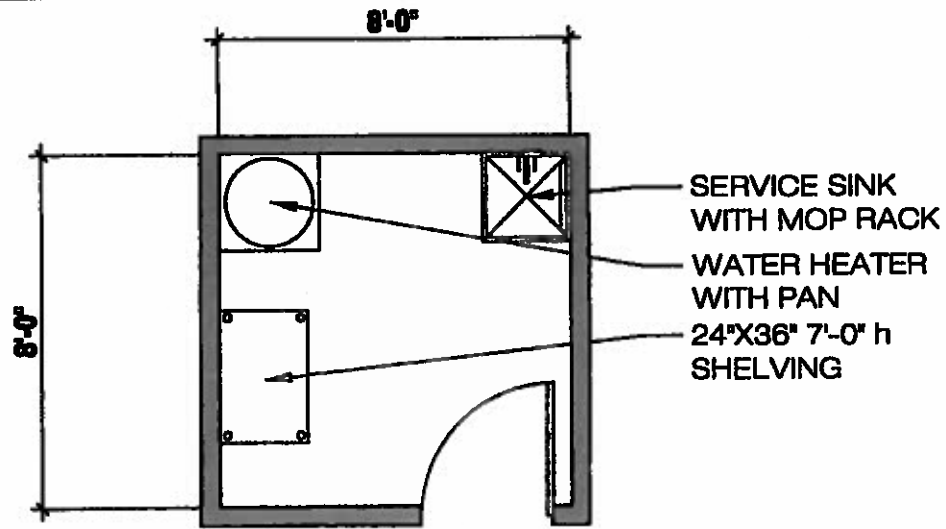
GROUPS AND OPERATIONS RELOCATION

DES AES

SCALE 1/4" = 1'-0"

FEBRUARY 2018

15



DATA

SIZE	38 SF
FLOORS	SEALED CONCRETE
WALLS	GYP BD. PAINT/RFP SYSTEM
CEILINGS	GYP BD WITH ACCESS.
MECHANICAL	WITH VENTILATION
ELECTRICAL	POWER, UTILITY LIGHT
EQUIPMENT	RACKS
DOOR	SOLID CORE W/ VENTING

CUSTODIAN ROOM

GROUNDS AND OPERATIONS RELOCATION		16
DES AES	SCALE $\frac{1}{2}$ " = 1'-0"	
	FEBRUARY 2018	

APPENDIX A

HEAVY EQUIPMENT LIST

Ground Operations Area Program

West Campus Facility Heavy Equipment

Equipment	Space	Dimensions	Manufacturer	Area/SF
1 Snow Plow	1	8'-0"Lx5'-0"Wx3'-0"H	Meyer LP 80	40
2 Sander Truck with Plow	1	27'-0"Lx9'-0"Wx9'0"H	GMC 3500 Sierra Denali	243
3 Large Street Sweeper	1	10'-8"Lx9'-0"Wx9'-0"H	830-II Tennant	85
4 Small Sweeper	1	9'-0"Lx6'-0"Wx7'-0"H	6550 Tennant	54
5 F-550 Dump Truck	1	24'-0"Lx10'-0"Wx9'-0"H.	Ford	240
6 F-450 Dump Truck	1	26'-0"Lx11'-0"Wx8'-6"H	Ford	260
7 F-250 Shop Truck	1	23'-0"Lx9'-0"Wx7'-0"H		207
8 Gator Utility Vehicle	1	Cancelled		
9 Toro Utility Vehicle	1	11'-0"Lx7'-0"Wx8'-0"H		77
10 Kubota Utility Vehicle	1	15'-0"Lx7'-0"W	RTVx1100C	105
11 Irrigation Tech Truck	1	18'-0"Lx8'-0"W	Chevy Colorado	144
12 GNS 4 Truck	1	18'-0"Lx7'-0"W		126
13 GNS 3 Truck	2	18'-0"Lx7'-0"W		126
Total	14			1707

Equipment	Space	Dimensions	Area/SF
14 Box Plate	1	8'-0"Lx6'-0"Wx3'-0"H	48
15 Top Dresser	1	11'-0"Lx7'-0"Wx6'-0"H	77
16 Toro Sweeper	1	15'-0"Lx8'-0"Wx8'-0"H	120
17 Brush Hog	1	10'-0"Lx6'-0"W	60

18	Pluggger	1	9'-0"Lx8'-0"Wx3'-0"H			72
19	Large JD Tractor w/Loader	1	17'-0"Lx7'-0"Wx9'-0"H	5075E John Deere w/ 553 Loader		119
20	Small JD Tractor w/Loader	1	14'-0"Lx6'-0"Wx8'-0"H	JOHN DEERE		84
21	Kubota Tractor	1	11'-0"Lx6'-0"Wx6'-6"H	L2650 GTS		66
22	Flat Bed Trailer	1	24'-0"Lx9'-0"Wx3'-0"H			216
23	Excavator	1	12'-0"Lx7'-0"Wx10'-0"H	KABODA		84
24	JD 1600 Mower	1	11'-0"Lx12'-0"Wx7'-0"H			132
25	Ransome Mower	1	10'0"Lx7'-0"Wx5'-0"H			70
26	Ventrac Mower 4500	1	11'-0"Lx7'-0"Wx8'-0"H	VENTRAC 4500		77
27	Small JD Mowers	4	9'-0"Lx5'-0"Wx4'-0"H	X740 JOHN DEERE		45
28	Meyer Sander	1	12'-0"Lx7'-0"Wx8'-0"H			87
29	Small Sander	1	9'-0"Lx10'-0"Wx8'-0"H	28'-0"L with GMC 2500 (together)		90
30	CMA Tank	1	6'-0"Lx6'-0"Wx4'-0"H	FEMCO		
31	6 Pressure Washers and Hoses	2	16'-0"Lx8'-0"Wx8'-0"H	Interior Room size considering a the interior of a Sea Container		256
	Total	21				1703

APPENDIX B

MECHANICS SHOP

TOOLS & EQUIPMENT

Grounds Operations Area Program

Mechanics Shop: Tools and Equipment

	Equipment	Space	Dimensions	Area SF	Manufacturer	HO2	Electrical/Power	Comp. Air	RE-USE	Comments
1	Welding table	1	3'x3'	9			Yes			Needs electrical outlets
2	Retractable hose for Compressed Air, preferable ceiling supported	2	20" Diameter	0	Any Manufacturer			Yes	Maybe	These could be reusable
3	Electric Welding Machine	1	12"x2'-8"	2.66	Miller Electric 251		240V		Yes	With 2 Oxygen tanks supported to the adjacent wall
4	Metal Hood for the Welding Machine	1	5'x3'	15	Consider re-use		Yes		Maybe	With Mechanical exhaust System
5	Hydraulic Lift Table	1	6'x4'	24	Southworth		Yes		Yes	
6	Floor Mount Electric Drill	1	1'-4"x2'-0"x6"H	2.8			Yes			
7	Hoist Winch w/ Wide flange beam W12"x10"	3	0'-0"	0	Jet 1.5 Ton				Yes	Beams runs across the room perpendicular way require self support Stl Post
8	Portable gas welder	1	2'x1'	2	Miller Welding				Yes	With 2 Oxygen tanks on wheels
9	Electric Table Grinder	1	12"x16"x14"H	1	Dayton 8		Yes		Yes	
10	Table Vice	1	18"x10"x12"H	1					Yes	Attached to work table

