

**BCWA 1-29-A  
Dimeo  
July 2, 2015**

## **GE PROPERTY PROGRAM SHEETS**



**PROGRAM**

**Project:** Providence Water, T&D Building  
**Architect's Project No.:** 14107a  
**Date:** 10.27.14

**First Floor**

<b>Department: Shared Facilities</b>
<b>Departmental Adjacency: N/A</b>

**Special Spaces**

	Description:	Adjacency	Square Feet	Qty.	Growth	Extended s.f.
401	Men's Restroom: Office Staff		160	1		160
402	Men's Locker Room: Office Staff		250	1		250
403	Women's Restroom: Office Staff		160	1		160
404	Women's Locker Room: Office Staff		250	1		250
405	Men's Restroom: Road Staff		290	1		290
406	Men's Locker Room: Road Staff		1200	1		1200
407	Women's Restroom: Road Staff		160	1		160
408	Women's Locker Room: Road Staff		400	1		400
409	Uniform Locker Room		150	1		150
410	Deliveries/Recycling		200	1		200
411	Ready Room	418	800	1		800
412	Training Room	417	800	1		800
413	Trash Room		100	1		100
414	Furniture/ Office Equipment		600	1		600
415	Yard Maintenance Equipment (Support Services)		150	1		150
416	Furniture/ Office Equipment (Support Services)		600	1		600
417	Generator		0	0		0
<b>Special Spaces Sub Totals</b>				<b>16</b>	<b>0</b>	<b>6270</b>

**Square Footage Analysis**

Sub Total Square Feet					6270
Circulation Factor			40%		2508
<b>Department Square Footage Requirement</b>					<b>8778</b>

**Notes:**

- 402 8 Lockers, Includes Toilets
- 404 8 Lockers, Includes Toilets
- 406 80 Lockers, 6 Showers, Includes Toilets, Oversized Lockers
- 408 12 Lockers, 2 Showers, Includes Toilets, Oversized Lockers
- 409 60 Lockers (6x12x36), dirty uniform hamper by vendor
- 410 Office recycling, shop/equipment recycling in trailer
- 411 Doubles as road staff lunch room, First floor
- 412 Adj to Ready Room w/ folding partition, 100 seats comb.
- 414 On Site or On Roof

**First Floor (Cont.)**

<b>Department: Commercial Services</b>							
<b>Departmental Adjacency: N/A</b>							

Seq.	Personnel						
	Description:	Adjacency	Type	Square Feet	Qty.	Growth	Extended s.f.
107	Supervisor		Cube	100	2		200
108	Clerk		Cube	80	14		1120
<b>Personnel Sub Totals</b>					<b>16</b>	<b>0</b>	<b>1320</b>

Special Spaces							
	Description:	Adjacency		Square Feet	Qty.	Growth	Extended s.f.
401	Muster Room			500	1		500
403	New Meter Storage			450	1		450
404	Red Tag Meter Storage			300	1		300
405	Meter Disposal			350	1		350
406	Test Shop/ Mechanic Repair Shop			180	1		180
407	Customer Service Lobby			500	1		500
408	Unisex Toilet	419		50	1		50
410	Meter Reader Workroom			150	1		150
411	Meter Test Shop			500	1		500
412	Portable Radio Storage Room	416		150	1		150
413	Meter/Hydrant Storage		Walled	200	1		200
415	Storage/Stock Space			100	1		100
416	Dispatch	412	Walled	150	1		150
417	Customer Service Counter	408, 421		250	1		250
418	Customer Service Consultation Space			100	1		100
419	Conference Room	419		150	1		150
<b>Special Spaces Sub Totals</b>					<b>16</b>	<b>0</b>	<b>4080</b>

Square Footage Analysis							
Sub Total Square Feet							5400
Circulation Factor					40%		2160
<b>Department Square Footage Requirement</b>							<b>7560</b>

- Notes:**
- 101 8 SQFT Closet Included
  - 108 Perimeter call ce 1000 0
  - 401 Must be on first floor
  - 402 In Open Office
  - 403, 404, 405, 406 All in one open area with lockable cages 0
  - 407 Waiting area for 5-10 people
  - 409 In office area 5400
  - 411 Work benches required, could be grouped
  - 413 Requires separate lockable room
  - 414 In office area

**First Floor (Cont.)**

**Commercial Services Notes (Cont.):**

- 419 3 Workstations for 2-3 employees, needs public restrooms
- 420 Not walled room, Semi-private break away area
- 421 Part of office space, Double purpose for use with customers

<b>Department: Support Services</b>							
<b>Departmental Adjacency: N/A</b>							
<b>Seq.</b>	<b>Personnel</b>						
	Description:	Adjacency	Type	Square Feet	Qty.	Growth	Extended s.f.
101	Division Manager		Office	225	1		225
102	Manager- Facility & Equipment		Office	150	1		150
103	Stockroom Clerk		Cube	80	1		80
104	Material Handling Clerk		Cube	80	1		80
105	Supervisors - Support Services		Cube	80	3		240
<b>Personnel Sub Totals</b>					<b>7</b>	<b>0</b>	<b>775</b>
<b>Special Spaces</b>							
	Description:	Adjacency		Square Feet	Qty.	Growth	Extended s.f.
401	Office Copy Paper			100	1		100
402	Janitor			100	1		100
403	Office Copy Room			150	1		150
404	Stock Room	409		6000	1		6000
405	Tools, Parts, & Equipment Storage			700	1		700
406	Engineering Valves & Gate Boxes	406		250	1		250
<b>Special Spaces Sub Totals</b>					<b>5</b>	<b>0</b>	<b>7300</b>
<b>Square Footage Analysis</b>							
Sub Total Square Feet							8075
Circulation Factor					40%		3230
<b>Department Square Footage Requirement</b>							<b>11305</b>
<b>First Floor Total Square Footage</b>							<b>27643</b>



**PROGRAM**

**Project:** Providence Water, T&D Building  
**Architect's Project No.:** 14107a  
**Date:** 10.27.14

**Second Floor**

<b>Department: Shared Facilities</b>						
<b>Departmental Adjacency: N/A</b>						
<b>Special Spaces</b>						
	Description:	Adjacency	Square Feet	Qty.	Growth	Extended s.f.
401	Reception/Lobby/ Museum		500	1		500
402	Customer Service Room		250	1		250
403	Computer Training Room		500	1		500
404	Copy Room		150	1		150
405	Lunch Room		750	1		750
406	Conference Room		250	3		750
407	Men's Restroom: Office Staff		160	1		160
408	Women's Restroom: Office Staff		160	1		160
<b>Special Spaces Sub Totals</b>				<b>10</b>	<b>0</b>	<b>3220</b>
<b>Square Footage Analysis</b>						
	Sub Total Square Feet					3220
	Circulation Factor			40%		1288
<b>Department Square Footage Requirement</b>						<b>4508</b>

**Notes:**

- 401 Receptionist/Switchboard- Second Floor, could be smaller
- 402 Preferred location TBD
- 403 Prefer to be on second floor
- 405 Seating for 24, Vending, Kitchenette

**Second Floor (Cont.)**

Department: Transmission & Distribution							
Departmental Adjacency: N/A							
Seq.	Personnel						
	Description:	Adjacency	Type	Square Feet	Qty.	Growth	Extended s.f.
101	Senior Manager		Office	225	1		225
102	Manager		Office	150	3		450
103	Dispatcher		Office	225	2		450
104	Supervisor (Payroll)		Cube	80	1		80
105	Supervisor ( Dig Safe)		Cube	80	1		80
106	Supervisor (Roads)		Cube	80	3		240
107	Supervisor (Engineer)		Cube	80	1		80
108	Engineer		Cube	80	2		160
109	Admin Assistant		Cube	80	1		80
110	Road Report Clerk		Cube	80	2		160
111	Switchboard Clerk		Cube	80	1		80
113	Dig Safe Office		Cube	80	4		320
<b>Personnel Sub Totals</b>					<b>22</b>	<b>0</b>	<b>2405</b>
Special Spaces							
	Description:	Adjacency		Square Feet	Qty.	Growth	Extended s.f.
401	Records/Files			150	1		150
402	Work Area in Open Office			150	1		150
403	Switchboard Room			120	1		120
<b>Special Spaces Sub Totals</b>					<b>2</b>	<b>0</b>	<b>420</b>
Square Footage Analysis							
Sub Total Square Feet							2825
Circulation Factor					40%		1130
<b>Department Square Footage Requirement</b>							<b>3955</b>

**Notes:**

- 101 8 SQFT Closet Included
- 401 In Office
- 402 In Office, Touch down space, work counter

**Second Floor (Cont.)**

Department: MIS							
Departmental Adjacency: N/A							
Seq.	Personnel						
	Description:	Adjacency	Type	Square Feet	Qty.	Growth	Extended s.f.
101	Senior Manager		Office	168	1		168
102	System Tech		Cube	80	5		400
103	Future		Cube	80	3		240
104	Temp Tech		Cube	80	1		80
<b>Personnel Sub Totals</b>					<b>10</b>	<b>0</b>	<b>888</b>
Special Spaces							
	Description:	Adjacency		Square Feet	Qty.	Growth	Extended s.f.
401	Incoming & Outgoing Computers, Tech Space Workroom			440	1		440
402	Server Room/Phone Equipment	401		1000	1		1000
403	Conference Room			200	1		200
405	Copy Room			120	1		120
<b>Special Spaces Sub Totals</b>					<b>3</b>	<b>0</b>	<b>1760</b>
Square Footage Analysis							
	Sub Total Square Feet						2648
	Circulation Factor				40%		1059
<b>Department Square Footage Requirement</b>							<b>3707</b>

**Notes:**

102,103, 104 Open Office, 8x10 Cubes  
 402 Dust Free, Cooling Req'd

**Second Floor (Cont.)**

Department: Support Services							
Departmental Adjacency: Finance							
Seq.	Personnel						
	Description:	Adjacency	Type	Square Feet	Qty.	Growth	Extended s.f.
101	Manager - Int Gov Rel	407	Office	168	1		168
102	Manager - Safety & Risk		Office	168	1		168
103	Aide to Chief	407	Cube	80	2		160
<b>Personnel Sub Totals</b>					<b>4</b>	<b>0</b>	<b>496</b>
Special Spaces							
	Description:	Adjacency		Square Feet	Qty.	Growth	Extended s.f.
401	Records Room			1000	1		1000
402	Personnel Files			100	1		100
403	Copy Paper			100	1		100
404	Janitor			100	1		100
407	Int Government Reference Library	101, 103		175	1		175
408	Copy Room			150	1		150
409	Mailroom			200	1		200
410	Switchboard Room			120	1		120
<b>Special Spaces Sub Totals</b>					<b>8</b>	<b>0</b>	<b>1945</b>
Square Footage Analysis							
Sub Total Square Feet							2441
Circulation Factor					40%		976
<b>Department Square Footage Requirement</b>							<b>3417</b>

**Notes:**

- 401 High Density Shelving, Lockable Room
- 402 Could be combined w/ 401- Lockable room required
- 405 Access to exterior, heavy equipment (snowblowers)
- 407 Should this be adjacent to 101
- 409 Internal Mail Distribution, external mailing assembly, 1 bin in/out
- 411 Access to Vehicles, Forestry Storage



**Second Floor (Cont.)**

**Department: Commercial Services**

**Departmental Adjacency: N/A**

<b>Personnel</b>							
Seq.	Description:	Adjacency	Type	Square Feet	Qty.	Growth	Extended s.f.
101	Senior Manager		Office	225	1		225
102	Manager		Office	150	1		150
103	Senior Supervisor		Cube	80	3		240
104	Supervisor		Cube	80	2		160
105	Clerical Coordinator		Cube	80	1		80
106	Technician		Cube	100	1		100
109	Future		Cube	80	2		160
<b>Personnel Sub Totals</b>					<b>11</b>	<b>0</b>	<b>1115</b>

<b>Special Spaces</b>							
	Description:	Adjacency		Square Feet	Qty.	Growth	Extended s.f.
402	Files/Supplies			150	1		150
409	Copier Room			150	1		150
414	Coat Closet			15	1		15
<b>Special Spaces Sub Totals</b>					<b>3</b>	<b>0</b>	<b>315</b>

<b>Square Footage Analysis</b>							
	Sub Total Square Feet						1430
	Circulation Factor				40%		572
<b>Department Square Footage Requirement</b>							<b>2002</b>

**Notes:**

- 101 8 SQFT Closet Included
- 108 Perimeter call center monitors
- 401 Must be on first floor
- 402 In Open Office
- 403, 404, 405, 406 All in one open area with lockable cages
- 407 Waiting area for 5-10 people
- 409 In office area
- 411 Work benches required, could be grouped
- 413 Requires separate lockable room
- 414 In office area

**Second Floor (Cont.)**

<b>Department:</b> Administration							
<b>Departmental Adjacency:</b> N/A							

Seq.	Personnel						
	Description:	Adjacency	Type	Square Feet	Qty.	Growth	Extended s.f.
101	General Manager		Office	400	1		400
102	Manager - Personnel		Office	150	1		150
103	Supervisor - Personnel		Office	80	1		80
104	Personnel Clerks (Group Office)		Cube	80	3		240
105	Deputy General Manager		Office	225	2		450
106	Communications		Office	150	1		150
107	Technical Advisor to the GM		Office	225	1		225
108	Assistant to GM & Deputy		Office	150	1		150
109	Security Room/Office	110	Office	240	1		240
110	Manager - Security	109	Office	80	1		80
<b>Personnel Sub Totals</b>					<b>13</b>	<b>0</b>	<b>2165</b>

Special Spaces							
	Description:	Adjacency		Square Feet	Qty.	Growth	Extended s.f.
401	Files and Supplies			50	1		50
402	Board Room			1000	1		1000
403	Board Room: Men's Room	403		160	1		160
404	Board Room: Women's Room	403		160	1		160
405	Board Room: Supplies	403		100	1		100
406	Board Room: Kitchenette	403		100	1		100
407	Personnel Conference Room	102,103		150	1		150
408	Copy Room			150	1		150
<b>Special Spaces Sub Totals</b>					<b>8</b>	<b>0</b>	<b>1870</b>

Square Footage Analysis							
Sub Total Square Feet							4035
Circulation Factor					40%		1614
<b>Department Square Footage Requirement</b>							<b>5649</b>

**Programmatic Notes:**

- 101 8 SQFT Closet space included
- 104 Group Office
- 105 8 SQFT Closet space included
- 107 May be removed from program
- 108 Could be in open workstation
- 404 12 seats at table, Water Board Hearing room

**Remarks:**

Record Storage Moved to Basement

<b>Second Floor Total Square Footage</b>	<b>23239</b>
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**PROGRAM**

**Project:** Providence Water, T&D Building  
**Architect's Project No.:** 14107a  
**Date:** 10.29.14

		<b>Department:</b> Automotive						
		<b>Departmental Adjacency:</b> N/A						
<b>Seq.</b>	<b>Personnel</b>							
	<b>Description:</b>	<b>Adjacency</b>	<b>Type</b>	<b>Square Feet</b>	<b>Qty.</b>	<b>Growth</b>	<b>Extended s.f.</b>	
101	Automotive Clerk	102, 103	Cube	80	1		80	
102	Mechanic Work Office	101, 103	Cube	80	4		320	
103	Senior Equipment Mechanic	101, 102	Cube	80	1		80	
					<b>Personnel Sub Totals</b>	<b>6</b>	<b>0</b>	<b>480</b>
<b>Special Spaces</b>								
	<b>Description:</b>	<b>Adjacency</b>		<b>Square Feet</b>	<b>Qty.</b>	<b>Growth</b>	<b>Extended s.f.</b>	
401	Equipment Repair Shop			1000	1		1000	
402	Vehicle Maintenance Bay			1200	3		3600	
403	Air Compressor			75	1		75	
404	Carpentry Shop			300	1		300	
405	Mechanic's Repair Shop			1200	1		1200	
406	Flammable/Combustible Storage			150	1		150	
					<b>Special Spaces Sub Totals</b>	<b>7</b>	<b>0</b>	<b>6325</b>
<b>Square Footage Analysis</b>								
Sub Total Square Feet							6805	
Circulation Factor					40%		2722	
							<b>Department Square Footage Requirement</b>	<b>9527</b>

**Notes:**

- 401 Engine repair area
- 402 Typical Lift Size: 12x24, sf includes aisle. 3 bays, fluid storage like jiffy lube, tall overhead clearance required
- 404 Include water system testing
- 405 Include Ventilation

**Remarks:**

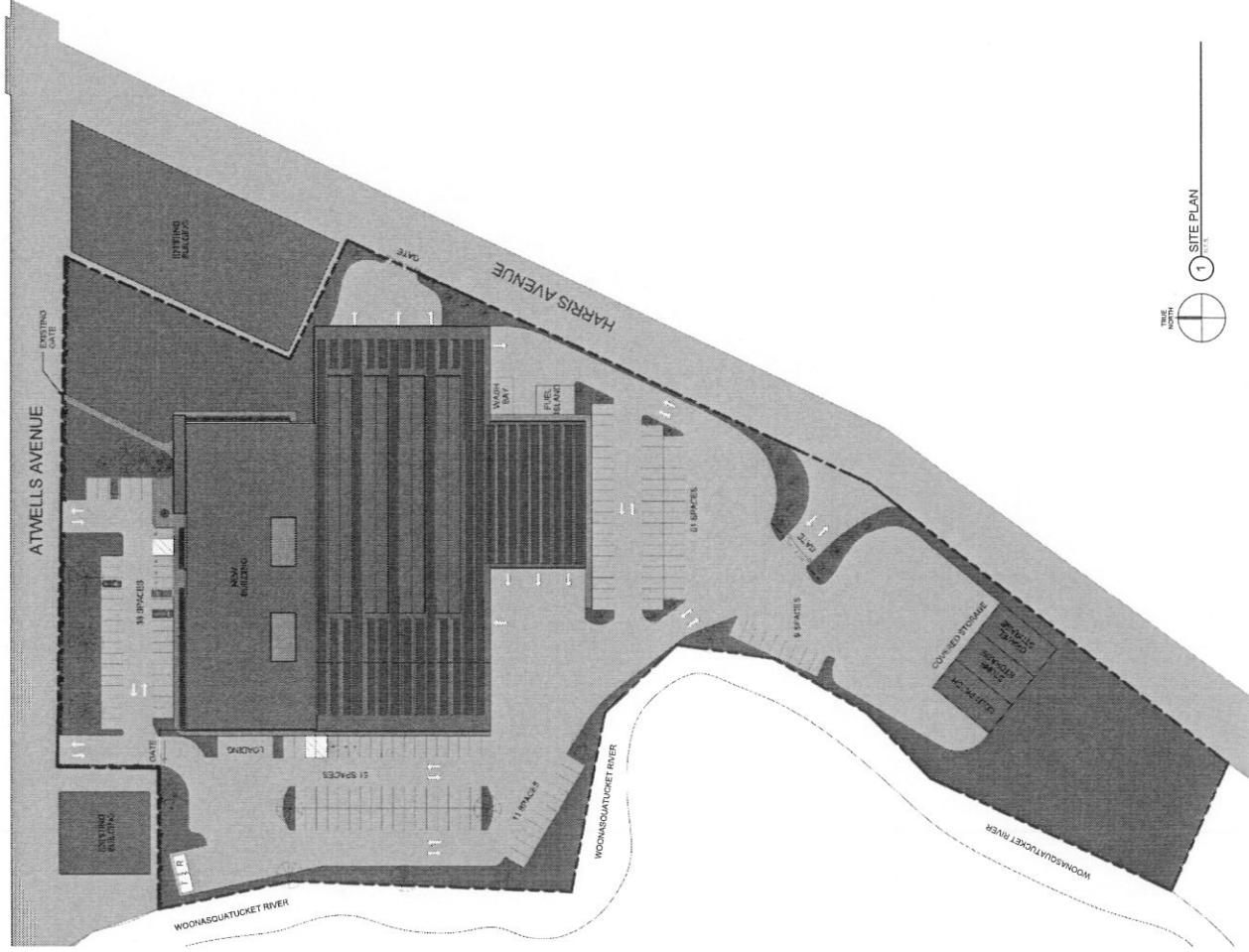
1. Research possibility of including Automotive department in main building, code analysis etc.
2. If automotive ends up as a free-standing building, amenities such as a break room and locker room/restroom will need to be added to the program.

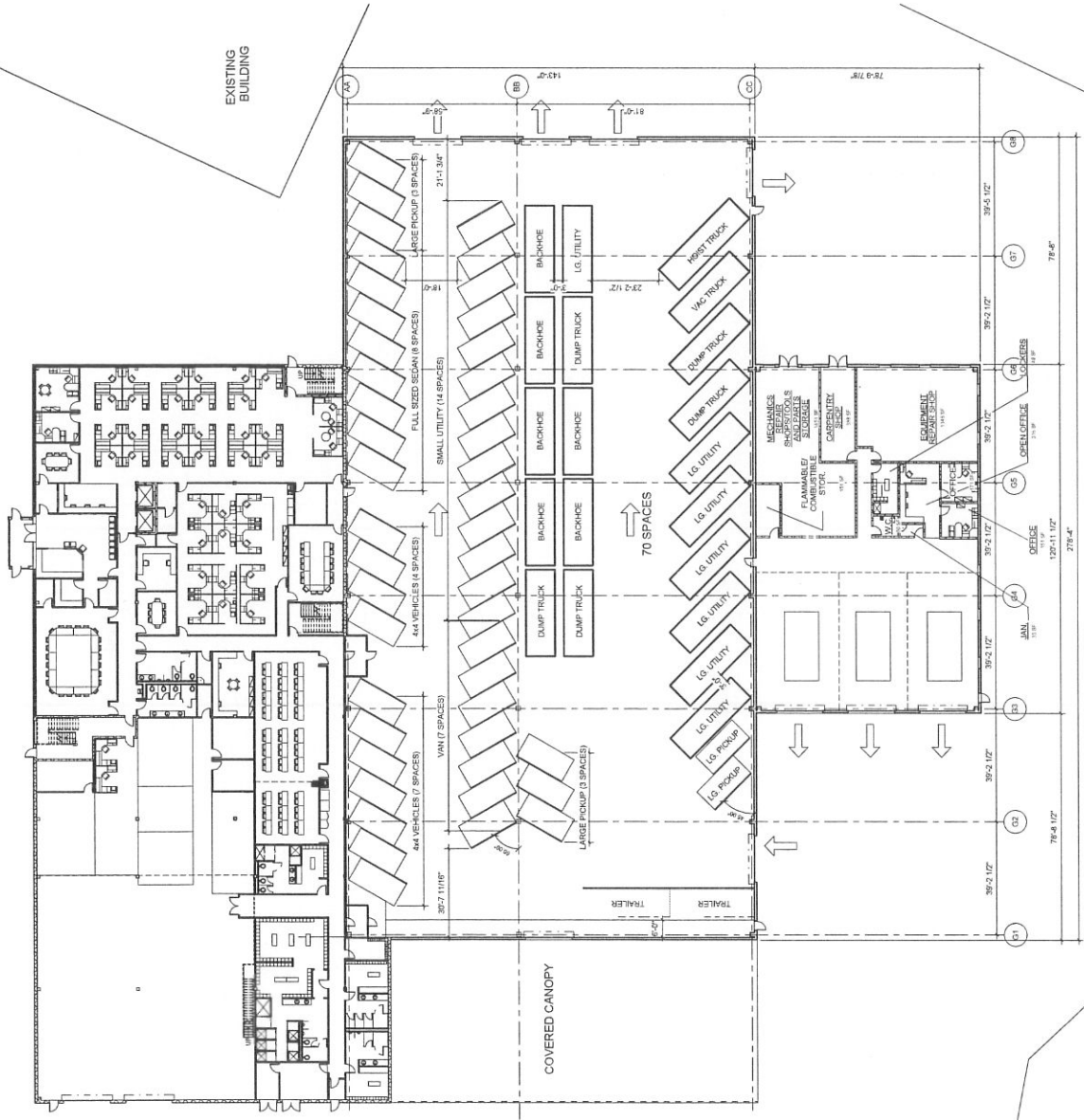
# **GE PROPERTY LAYOUTS**

<b>PARKING:</b>	
<b>SITE:</b>	180 SPACES
<b>GARAGE:</b>	70 SPACES
<b>TOTAL:</b>	230 SPACES

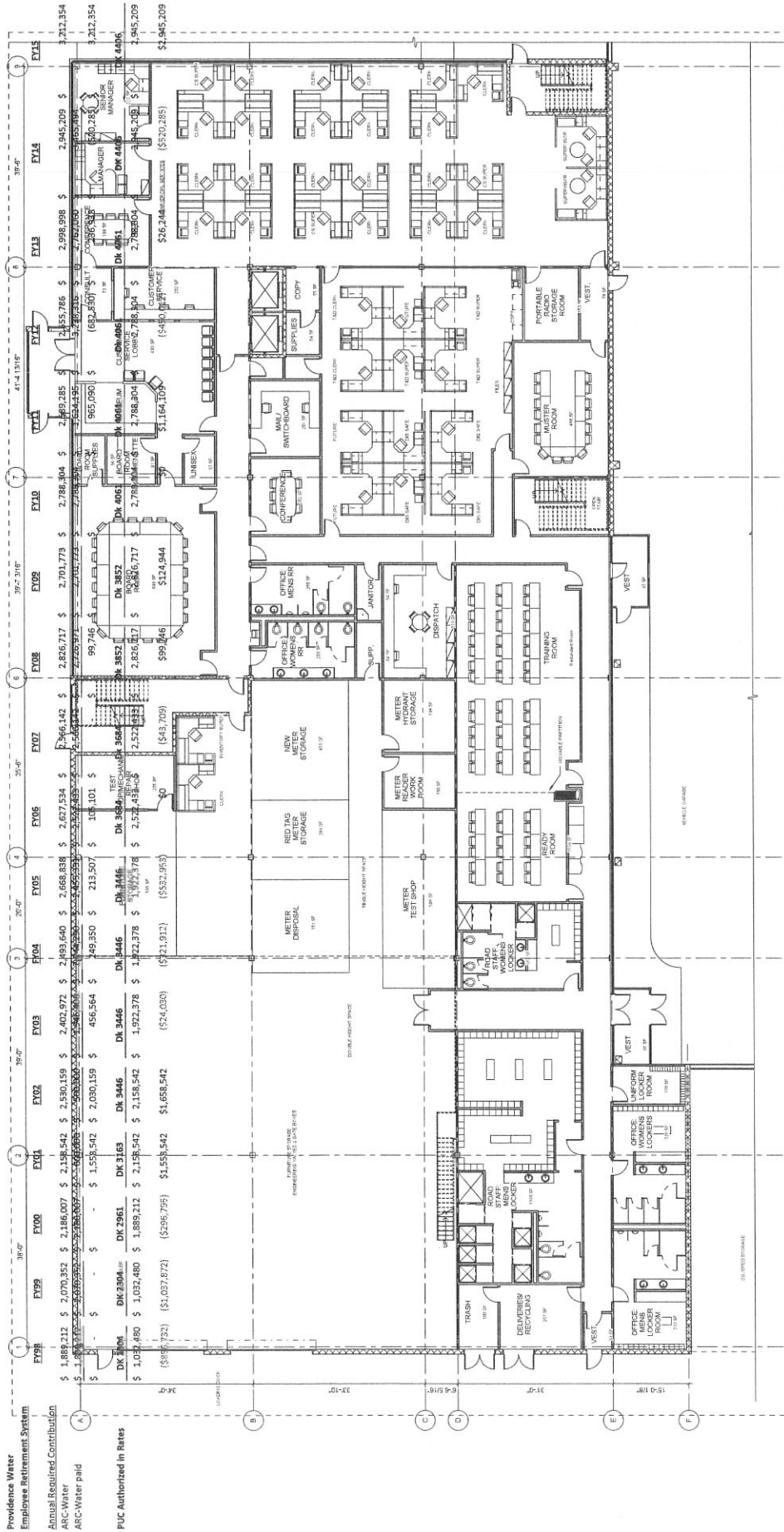
  

<b>NEW BUILDING SQUARE FOOTAGES:</b>	
<b>OFFICE BUILDING:</b>	
LEVEL 1:	29,431 SF
LEVEL 2:	21,604 SF
<b>GARAGE:</b>	
LEVEL 1:	39,405 SF
<b>AUTOMOBILE REPAIR:</b>	
LEVEL 1:	9,534 SF
<b>COVERED CANOPY:</b>	
LEVEL 1:	7,185 SF





1 FIRST FLOOR PLAN



**Providence Water  
Employee Retirement System**

Annual Required Contribution	ARC-Water	\$ 1,888,212	\$ 2,070,352	\$ 2,186,007	\$ 2,158,542	\$ 2,590,159	\$ 2,402,972	\$ 2,493,640	\$ 2,668,838	\$ 2,627,534	\$ 2,466,142	\$ 2,826,717	\$ 2,701,773	\$ 2,788,404	\$ 2,469,285	\$ 2,998,998	\$ 2,945,209	\$ 2,945,209	\$ 3,212,354
ARC-Water paid		\$ 1,038,490	\$ 1,032,480	\$ 1,889,212	\$ 2,158,542	\$ 2,090,159	\$ 456,564	\$ 449,350	\$ 213,507	\$ 105,101	\$ 7,466,142	\$ 2,725,971	\$ 2,701,773	\$ 2,788,404	\$ 2,469,285	\$ 2,762,000	\$ 2,945,209	\$ 2,945,209	\$ 3,212,354

**PUC Authorized in Rates**

DK 2961	DK 2961	DK 3163	DK 3446	DK 3446	DK 3446	DK 3446	DK 3446	DK 3446	DK 3446	DK 3446	DK 3446	DK 3446	DK 3446	DK 3446	DK 3446	DK 3446	DK 3446	DK 3446	DK 3446
\$1,038,490	\$1,032,480	\$1,889,212	\$2,158,542	\$2,090,159	\$456,564	\$449,350	\$213,507	\$105,101	\$7,466,142	\$2,725,971	\$2,701,773	\$2,788,404	\$2,469,285	\$2,762,000	\$2,945,209	\$2,945,209	\$2,945,209	\$2,945,209	\$3,212,354

1 PARTIAL FIRST FLOOR

PROVIDENCE WATER OPERATIONS FACILITY

Form & Quality contribution from DIMEO

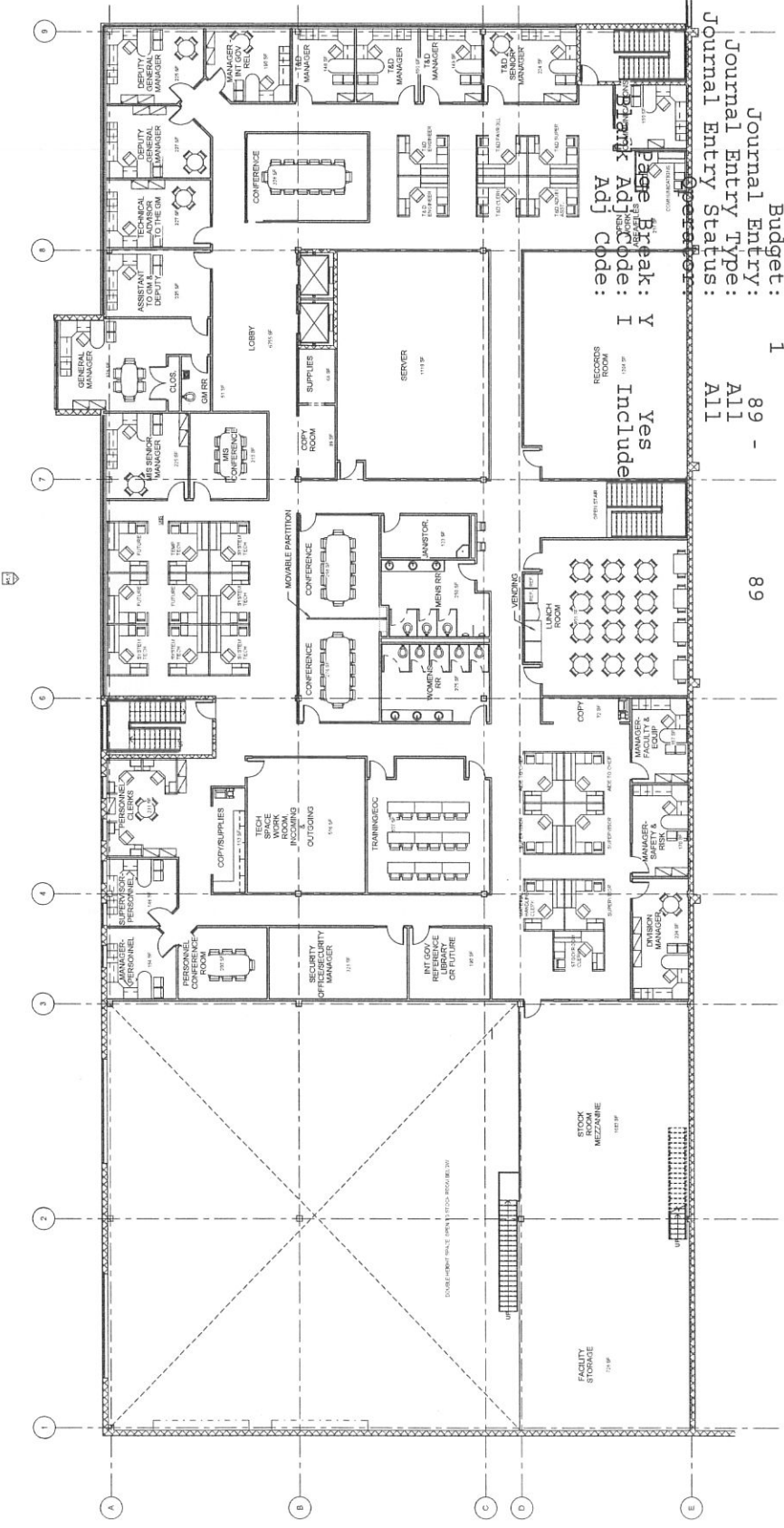


VISION ARCHITECTS

Company: 3  
 or Company Group: 1  
 Fiscal Year: 2015

Budget: 1  
 Journal Entry: 89 -  
 Journal Entry Type: All  
 Journal Entry Status: All

Page Break: Y  
 Blank Adj Code: I  
 Adj Code: Include





NOVISA

CEMID

Journal Entry N  
Status History

89 budget transfer

PROVIDENCE WATER SUPPLY BOARD  
METERIC  
GENERAL SERVICE DEPARTMENT

Adjustment Code

USD  
LITIGVA SNOITRERO BELVA ECNENIDVORP

Line	Co	Bud	Prd	Account	Desc
1	3	1	1	601-440	53402-0000 FB
					GARBAGE PICK UP
2	3	1	1	601-130	53227-0000 FB
					MISCELLANEOUS PROFESSIONAL SERVI

\*\*\* Totals For Journal Entry N- 89

Debit	Credit	Difference
1.00		1.00
	1.00	0.00
	0.00	0.00
	1.00	0.00

\*\*\* Totals For Journal Entry N- 89

Debits	Credits	Difference
1.00		1.00
0.00	1.00	0.00
	0.00	0.00
	1.00	0.00

\*\*\* Totals For Company 3

Debits	Credits	Difference
1.00		1.00
0.00	1.00	0.00
	0.00	0.00
	1.00	0.00

\*\*\* Totals For Report

Debits	Credits	Difference
1.00		1.00
0.00	1.00	0.00
	0.00	0.00
	1.00	0.00

