

# Attachment 1.4 to Exhibit A



City of Chicago, Department of Fleet and Facility Management (2FM)



Main Heavy Duty Shop Program **\*\* To supplant Main Heavy Duty Shop ASK-1(site plan) & Performance Specification \*\***

Prepared by 2FM - 5/24/2017

Exterior				
Site	Quantity	Unit	Total SF	General Remarks
Employee Parking	min 175			Surface parking with proper number of ADA spots. Coordinate quantity of electric charging stations with 2FM
Fleet Vehicle Parking/Storage	min 200			Types of vehicles that will be stored include but are not limited to City Fleet cars & trucks, fire trucks, street sweepers, semi-trailers, dump trucks & garbage trucks. If possible fire trucks would be covered w/canopy. Power blocks will need to be provided to fire trucks & dump trucks.
Security	1	100	100	Security Posts at site entry and powered gates. Cameras at exterior and interior of building
Landscape				Per landscape ordinance, local code and program

Administration Building					
	Quantity	Unit	Total SF	General Remarks	Furniture
Main Lobby	1	350	350	Vestibule. No receptionist in main lobby. Similar to 1685 North Throop layout. City access card system to be at main entry doors as well as vestibule and other exterior doors. Security cameras by main entry doors, other exterior doors and main lobby. Also an Aiphone at main entry doors with a buzzer. Contractor to provide (material and installation): 1) Aiphone 2) access control system (programming and device by 2FM) 3) interior and exterior cameras	Lobby to have 3 benches (by 2FM), 2 biometric clocks, a directory (directory by 2FM, installation by Contractor) and a mailbox (by 2FM)
Toilet in Main Lobby	1	150	150	Gender neutral/ADA toilet room	Diaper change station, grab bars, mirrors and hand dryers by Contractor and other toilet accessories by 2FM
Men's Admin Toilet	1	220	220	Per local Codes - Design Builder to confirm. Assumes at least 1 ADA Toilet, 1 Urinal, 2 Lavatories;	Diaper change station, grab bars, mirrors and hand dryers by Contractor and other toilet accessories by 2FM
Women's Admin Toilet	1	220	220	Per local Codes - Design Builder to confirm. Assumes at least 1 ADA Toilet, 2 Lavatories;	Diaper change station, grab bars, mirrors and hand dryers by Contractor and other toilet accessories by 2FM
Typical Office	12	120	1,440	Include the offices for foreman - same set up in all. Each office will accommodate up to 3 monitors, a PC and a phone line. additional duplex convenient power outlets on at least 1 more wall	Furniture will be L-Shaped desk, a side chair, (1) -2 dr file cabinet. Furniture will be by 2FM (material and installation)
IT Support Cubicle	1	100	100	will be for one (1) 2FM IT staff, can be a cubicle or office. Cubicle or office shall accommodate up to 3 monitors, a PC and a phone line	Furniture will be L-Shaped desk, a side chair, (1) -2 dr file cabinet. Furniture will be by 2FM (material and installation)
Shared Offices & Work Stations	3	500	1,500	each cubicle shall accommodate a PC and a phone line. One dedicated printer in each office (total of 3)	Furniture will be L-Shaped desk, a side chair, (1) -2 dr and (1) -5dr file cabinets. Furniture will be by 2FM (material and installation)
Directors & Managers Offices	12	165	1,980	Each office will accommodate a PC with 2 monitors and a phone line. additional duplex convenient power outlets on at least 1 more wall	Furniture will be L-Shaped desk, a side chair, (1) -2 dr file cabinet. Furniture will be by 2FM (material and installation)
Deputy Commissioners Office	1	325	325	Office will accommodate a PC with 2 monitors and a phone line. additional duplex convenient power outlets on at least 1 more wall. Cable conduit up high on one wall. Includes shared toilet (1 toilet and 1 lav) with Commissioner's office	Furniture will be L-Shaped desk, a side chair, (1) -2 dr file cabinet. Includes a meeting table with 4 chairs. Furniture will be by 2FM (material and installation)
Commissioners Office & Small Conference Rm	1	350	350	Office will accommodate a PC with 2 monitors and a phone line. additional duplex convenient power outlets on at least 1 more wall. Cable conduit up high on one wall. Includes a shared toilet (1 toilet and 1 lav) with Deputy Commissioner's office	Furniture will be L-Shaped desk, a side chair, (1) -2 dr file cabinet. Includes a meeting table with 4 chairs. Furniture will be by 2FM (material and installation)
Dispatch Center	1	1,300	1,300	this room will accommodate 8 to 10 staff. Each workstation to be occupied with a PC, phone, Marshall lines (CFD), radios, Pax line (CPD) and 2 monitors. Room to have 2 large (48" to 52") monitors on one wall (monitors by 2FM)	8 to 10 workstations
Small Conference Room	2	200	400	Each room to accommodate 10-15 staff	one wall to have accommodation for one phone line at conference room table, 4 computers with hdmi cables to a monitor on wall - monitor by 2FM
Large Conference Room	1	500	500	Room to accommodate 50 staff	one wall to have accommodation for one phone line at conference room table, 4 computers with hdmi cables to a monitor on wall - monitor by 2FM
Training Room	1	1,200	1,200	Room to accommodate about 60 staff	2 large monitors on wall, 1 phone, 1 smart board, 60 computer work stations and 2 whiteboards. Monitors and whiteboards by 2FM
Library	1	250	250	Storage for manuals, cd's, etc. Shelving and furniture by 2FM	one wall to accommodate 1 PC
IDF/MDF Room	1	350	350	Dispatch - Security and phones. Proper cooling and fiber connection to closest street location	
Break Room/Kitchen	1	200	200	Small break room area for office staff (on second floor) with 15'-20" upper and lower cabinetry; space for waste and recycling containers (and future composting container)	2 refrigerators, 1 microwaves and 2-bowl sink. A table with 4-6 chairs Appliances and furniture by 2FM
Storage	2	300	600	Storage for office supplies, files, etc. (one on each floor)	
Work Room	1	220	220	accommodate 10' upper and lower cabinets, (4)-5dr file cabinets and 2 printers	
Bike Room	1	150	150	2-4 Bike capacity (shower as part of locker rooms)	4 lockers (at least 1-ADA). Lockers by Contractor
Janitors Closet	1	75	75		Contractor to supply shelving
<b>Subtotal</b>			11,880	SF	
Circulation			3,120	SF	
<b>Total Admin Building SF</b>			<b>15,000</b>		

Garage Support					
	Quantity	Unit	Total SF	General Remarks	Furniture
Male Locker Rooms	1	1,500	1,500	Incl showers, min. 2 toilets, 2 urinals, large wash sink(s), floor drains, hand dryers, mirrors and other accessories (by 2FM); Fixtures should meet applicable EPA WaterSense criteria.	175 lockers (with proper ADA lockers). Lockers by Contractor
Female Locker Room	1	350	350	Incl showers, min. 3 toilets, large wash sink(s), floor drains, hand dryers, mirrors and other accessories (by 2FM); Fixtures should meet applicable EPA WaterSense criteria.	25 lockers (with proper ADA lockers). Lockers by Contractor
Kitchen/Cafeteria	1	800	800	Accommodate 60 staff with 25'-35" upper and lower cabinetry	6 refrigerators, 4 microwaves, (2) 2-bowl sinks, 4 vending machines. Accommodate 2-PCs on one wall. 12 tables with 4 chairs. Appliances and furniture by 2FM.
Mechanical Rooms	1	1,200	1,200	HVAC equip to have ability to tie into city GBMS, Pump room for sprinkler. HVAC equipment to have unregulated refrigerant or <50 lbs Class I or II refrigerant per circuit to eliminate need for EPA Refrigerant Mgmt Plan; provide for whole-building water and energy metering and potentially sub-metering for large sources.	
Building Engineers Office	1	100	100	Office with a PC, phone, 2 monitors, GBMS computer	L-shaped Desk with a side chair and (2)- 5dr file cabinets
Janitors Closet	1	50	50		Contractor to supply shelving
Storage	1	3,500	3,500	Bldg supplies, attic stock, and fleet op storage needs. Size to be verified during design development with 2FM	

				7,500	SF	
				2,500	SF	
<b>Total Garage Support SF</b>				<b>10,000</b>		
<b>Main Garage</b>						
	<b>Quantity</b>	<b>Unit</b>	<b>Total SF</b>	<b>General Remarks</b>		<b>Furniture</b>
Indoor Vehicle Area	1	140,000	140,000	Provide minimum clear height of 35 feet. Will need a heavy duty crane on one side of garage with lifts to accommodate min. 10-12 vehicles. Natural day lighting is desired. Some bays will need to have fall protection provided- either anchor points or horizontal lifelines. Clearly marked aisles will be necessary. All floor drains need to discharge to oil water separator with sufficient capacity to hold largest oil tank.		Garage to accommodate proper number of floor drains, cranes, lifts, eye wash stations and exhaust extractor system
Napa Parts Shop	1	8,600	8,600	Main Napa parts storage will be offsite. This room to accommodate shelving by NAPA		
Paint Booth Enclosure	1	4,200	4,200	Pre-fabricated system that will fit within the building shell. Paint booth will hook up with buildings MEP. There will need to be coordination between 2FM, builder & paint booth manf on exact requirements. Size will be similar to existing paint booth at N/T		
Paint Prep	1	1,800	1,800			
Sandblast Room Enclosure	1	1,400	1,400	Sized for 1 truck. Pre-fabricated system that will need to hook up with buildings MEP. There will need to be coordination between 2FM, builder & manf on exact requirements.		
Wash bays	2	1,500	3,000	If wastewater is discharged to sanitary sewer, oil water separator required		
Sheet Metal	1	5,800	5,800	Wall between garage & sheet metal may be a fence		
Blacksmith Shop	1	5,800	5,800	Wall between garage & sheet metal may be a fence		
Shop toilet	2	150	300	Unisex toilet rooms with multiple fixtures; Fixtures should meet applicable EPA WaterSense criteria.		
Compressor & Fluids Room	1	1,500	1,500	No drains. Oil tanks need to be double walled; provide outside oil truck loading/unloading area with secondary containment for the truck		
Decal Work Area	1	1,125	1,125			
Service Office	1	1,400	1,400			To accommodate 8 to 10 desks with a side chair, a PC, a phone, (2)-5dr file cabinets
Janitors Closet	1	75	75			
<b>Subtotal</b>				175,000	SF	
Circulation						Min. circulation SF shown as assumed all shop functions will be accessed off main aisle(s)
<b>Total Main Garage SF</b>				<b>175,000</b>	SF	
<b>Total Building SF</b>				<b>200,000</b>	(Range of 180,000 SF to 200,000)	