

Scenario 01

Downtown Campus Consolidation into CCN & CCS

Scenario 01: 2021

Downtown Campus Consolidation into City Center North & South

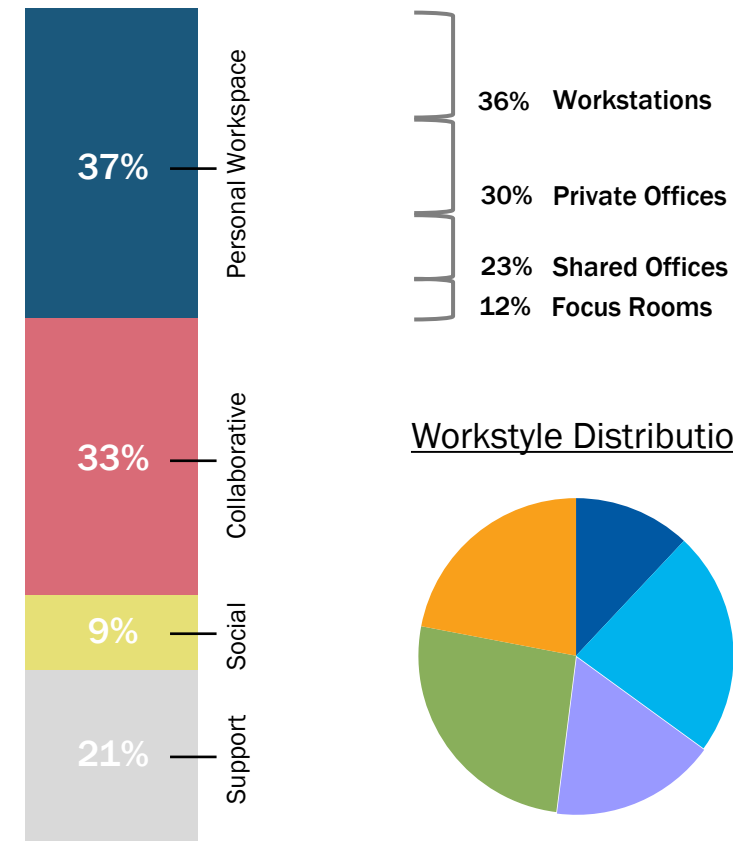
All Downtown Core Staff: 6 floors (CCN + CCS): 49,300 USF

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6 floors (CCN + CCS): 49,300 USF

2021

Total Headcount	276 staff
Net Square Foot per person (NSF)	180 NSF
Assigned Headcount (assigned workstation, office, shared office)	115 staff
Hybrid/Remote Headcount (blended ratio headcount : shared workstations)	161 (4.6 : 1)

PERSONAL WORKSPACES	SF	QUANTITY
Assigned workstation	48	52
Unassigned workstation	36	35
Assigned office	100	31
Shared office (2 workstations)	150	16
Individual storage locker	4.5	52
WORKSTYLE COLLABORATION SPACES		
Focus Room/Phone Room (1-2 ppl)	60	20
Open meeting area - (4 ppl)	80	10
Team Room (4-6 ppl)	180	13
Open Plan Collaboration / Furniture (4 ppl)	100	9
Standing Collaboration / Furniture (6-8 ppl)	100	7
File Storage: 3-drawer lateral file cabinet	40	21
SHARED SPACES		
12-person conference room	245	6
16-person conference room	350	6
32-person training room	800	1
Break Room	400	6
SUPPORT SPACES		
Print/copy area	100	6
department/large storage room(s)	240	6
floor storage room	80	6
lactation room	60	6
Janitors closet	80	6
data closet	120	6
electrical closets	120	6



Scenario 01: 2041

Downtown Campus Consolidation into City Center North & South

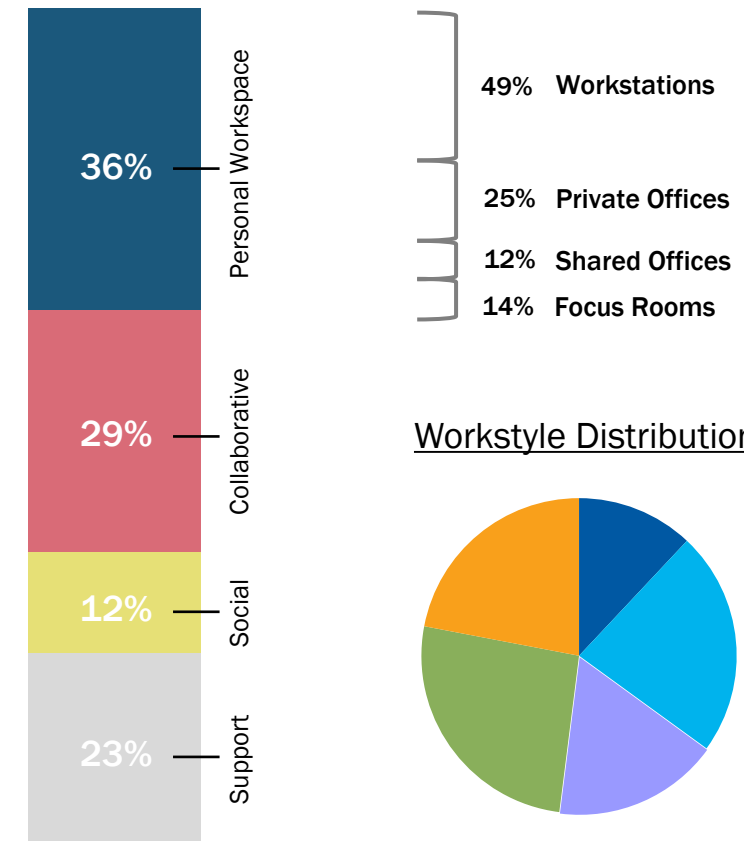
All Downtown Core Staff: 6 floors (CCN + CCS): 49,300 USF

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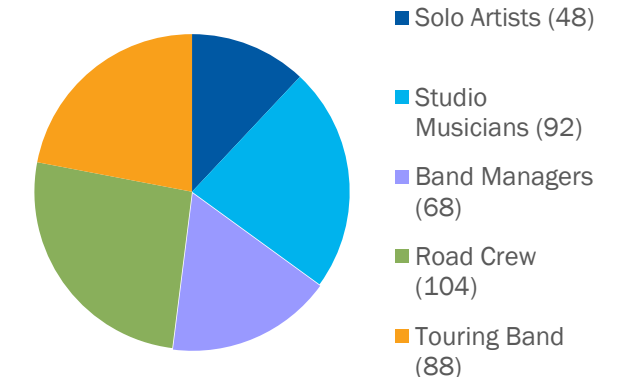
2041

PERSONAL WORKSPACES	SF	QUANTITY
Assigned workstation	48	71
Unassigned workstation	36	38
Assigned office	100	24
Shared office (2 workstations)	150	8
Individual storage locker	4.5	118
WORKSTYLE COLLABORATION SPACES		
Focus Room/Phone Room (1-2 ppl)	60	24
Open meeting area (4 ppl)	80	12
Team Room (4-6 ppl)	165	18
Work Room	240	6
Standing Collaboration / Furniture (6-8 ppl)	100	6
File Storage: 3-drawer lateral file cabinet	40	24
SHARED SPACES		
12-person conference room	245	3
16-person conference room	350	3
32-person training room	800	1
Break Room	400	6
SUPPORT SPACES		
Print/copy area	100	6
department/large storage room(s)	240	6
floor storage room	80	6
lactation room	60	6
Janitors closet	80	6
data closet	120	6
electrical closets	120	6

Total Headcount	419 staff
Net Square Foot per person (NSF)	116 NSF
Assigned Headcount (assigned workstation, office, shared office)	111 staff
Hybrid/Remote Headcount (blended ratio headcount : shared workstations)	308 (8.1 : 1)



Workstyle Distribution



Scenario 02

Downtown Consolidation + City Hall Collaboration Hub

Scenario 02: 2021

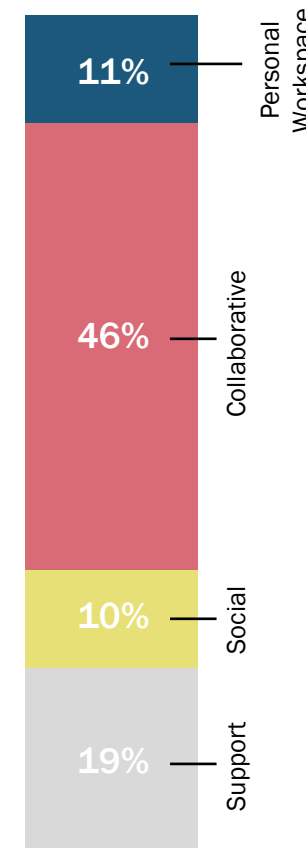
Downtown Consolidation + City Hall Collaboration Hub

All Downtown Core Staff @ CCN + CCS and 3 floors of City Hall: ~20,000 USF:

All Downtown Core Staff @ CCN + CCS AND:
3 floors of City Hall: ~20,000 USF

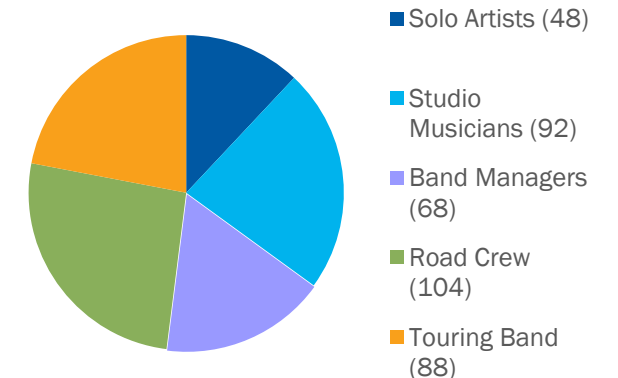
2021

PERSONAL WORKSPACES	SF	QUANTITY
Assigned workstation	48	5
Unassigned workstation	36	10
Assigned office	100	4
Individual storage locker	4.5	14
WORKSTYLE COLLABORATION SPACES		
Focus Room/Phone Room (1-2 ppl)	60	5
Solo Focus Booth / Furniture	20	5
Open meeting area - (4 ppl)	80	5
Huddle Room (3-4 ppl)	100	1
Team Room (4-8 ppl)	165	5
Open Plan Collaboration / Furniture (4 ppl)	100	3
Collaboration Booth / Furniture (4ppl)	100	10
Standing Collaboration / Furniture (6-8 ppl)	100	2
File Storage: 3-drawer lateral file cabinet	40	5
SHARED SPACES		
Atrium social hub - plus café	1,500	1
12-person conference room	245	1
Client Space/Platform	600	1
50-person training room	1,000	1
Break Room	400	2
SUPPORT SPACES		
Print/copy area	100	3
floor storage room	80	3
lactation room	60	3
Janitors closet	80	3
data closet	120	3
electrical closets	120	3



Scenario 01: CCN + CCS Adjustment (lower headcount to reflect staff accommodated at City Hall)	184 staff/208 NSF
City Hall Total Headcount	109 staff
Net Square Foot per assigned dept. person at City Hall (NSF)	187 NSF
Assigned Headcount at City Hall (assigned workstation, office, shared office)	9 staff
Hybrid/Remote Headcount at City Hall (blended ratio headcount : shared workstations)	100 (10 : 1)

Workstyle Distribution

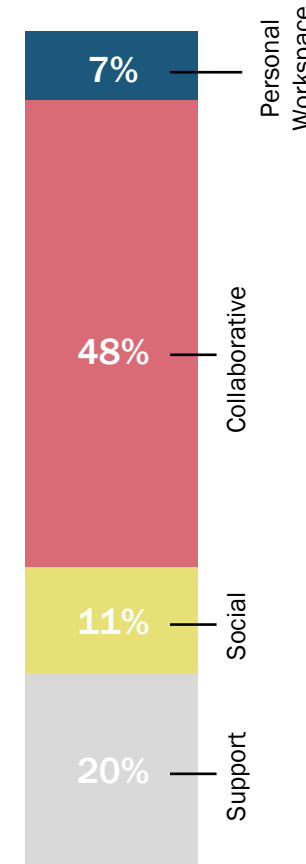


Scenario 02: 2041

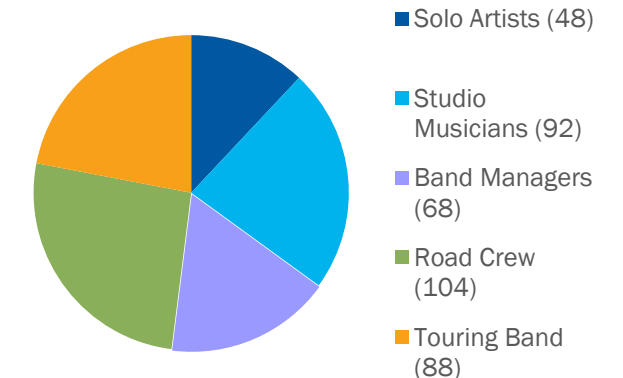
Downtown Consolidation + City Hall Collaboration Hub

All Downtown Core Staff @ CCN + CCS and 3 floors of City Hall: ~20,000 USF:

PERSONAL WORKSPACES	SF	QUANTITY
Unassigned workstation	36	10
WORKSTYLE COLLABORATION SPACES		
Focus Room/Phone Room (1-2 ppl)	60	3
Solo Focus Booth / Furniture	20	2
Open meeting area - (4 ppl)	80	2
Huddle Room (3-4 ppl)	100	2
Team Room (4-8 ppl)	165	2
Open Plan Collaboration / Furniture (4 ppl)	100	3
Collaboration Booth / Furniture (4ppl)	100	2
Standing Collaboration / Furniture (6-8 ppl)	100	3
File Storage: 3-drawer lateral file cabinet	40	4
SHARED SPACES		
Atrium social hub - plus café	1,500	1
12-person conference room	245	1
Client Space/Platform	600	1
50-person training room	1,000	1
Break Room	400	2
SUPPORT SPACES		
Print/copy area	100	3
floor storage room	80	3
lactation room	60	3
Janitors closet	80	3
data closet	120	3
electrical closets	120	3



Workstyle Distribution



All Downtown Core Staff @ CCN + CCS AND:
3 floors of City Hall: ~20,000 USF

2041

Scenario 01: CCN + CCS Adjustment (lower headcount to reflect staff accommodated at City Hall)	308 staff/115 NSF
City Hall Total Headcount	100 staff
Net Square Foot per assigned dept. person at City Hall (NSF)	194 NSF
Assigned Headcount at City Hall (assigned workstation, office, shared office)	No assigned staff
Hybrid/Remote Headcount at City Hall (blended ratio headcount : shared workstations)	100 (10: 1)

Scenario 03

Pilot Space: 1 floor (CCN) ~7,000 USF

3 Options:

- More Collaboration + Less Personal Workspace (100 HC)
- Less Collaboration + More Personal Workspace (100 HC)
- Lower Headcount + More Personal Workspace (85 HC)

Pilot Space: 1 floor CCN ~7,000 USF

Initial Programming Recommendation

Space Description: Less Collaboration + More Personal Workspace (100 HC)

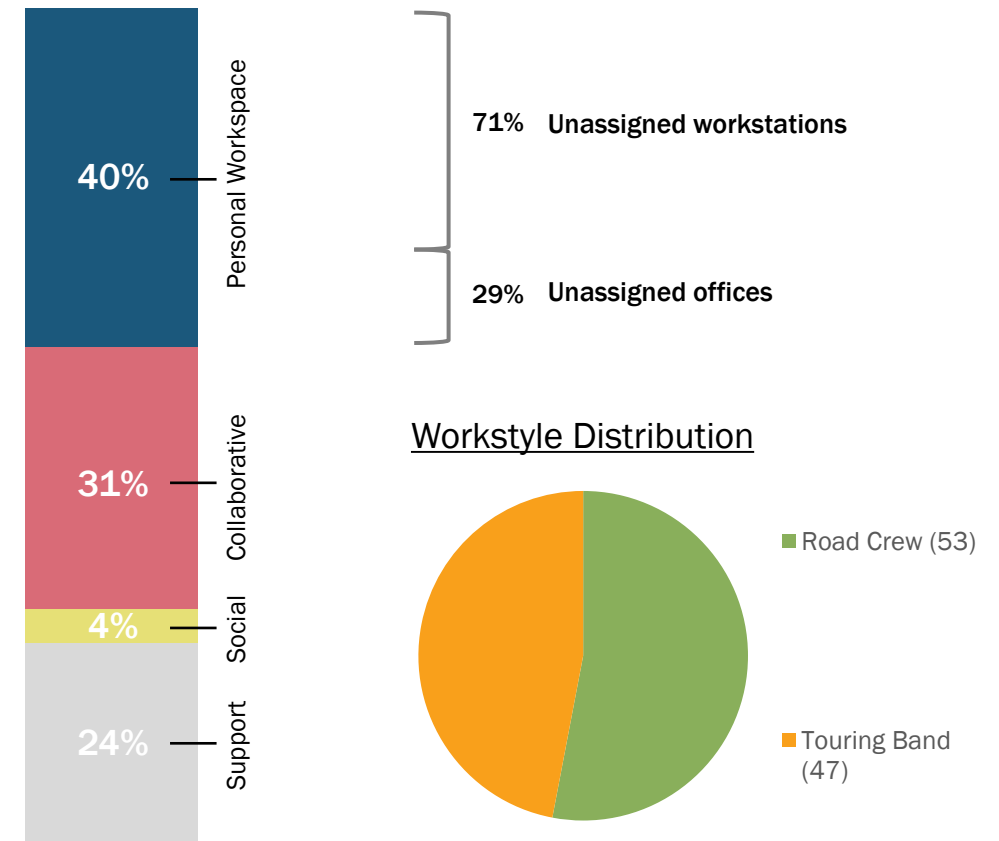
Select Downtown Core Staff:

1 floors (CCN): ~7,000 USF

2021

Total Headcount	100 (105) staff
Net Square Foot per person (NSF)	67 NSF
Hybrid/Remote Headcount (blended ratio headcount : shared workstations)	105 (2.8 : 1)

PERSONAL WORKSPACES	SF	QUANTITY
Unassigned workstation	36	37
Unassigned office	100	5
Individual storage locker	4.5	84
COLLABORATION SPACES		
Team room (4-6 ppl)	180	3
Open plan collaboration / furniture (4 ppl)	100	2
File storage: 3-drawer lateral file cabinet	40	4
2-person room (focus)	50	1
8-person conference room	240	1
12-person conference room	245	1
SOCIAL SPACES		
Break room	200	1
SUPPORT SPACES		
Print/copy area	100	1
Floor storage room	80	1
Lactation room	60	1
Janitors closet	80	1
Data closet	120	1
Electrical closets	120	1



Pilot Space: 1 floor CCN ~7,000 USF

Alternative Programming: Option 01

Space Description: More Collaboration + Less Personal Workspace (100 HC)

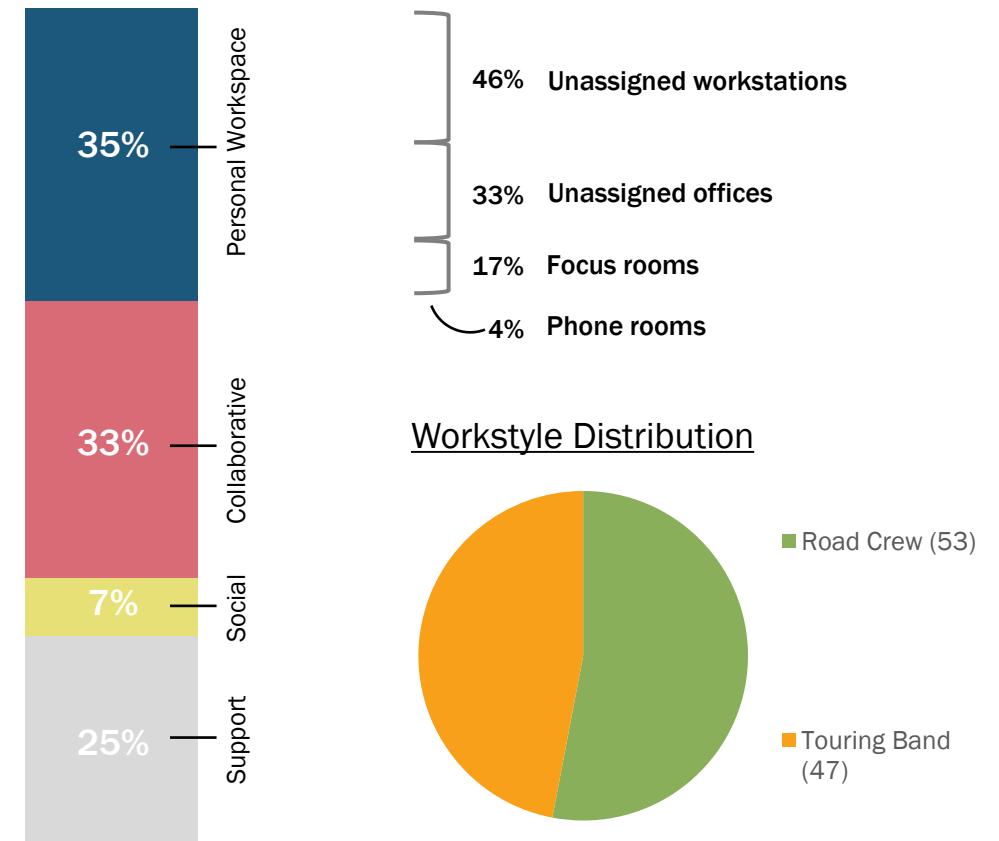
Select Downtown Core Staff:

1 floors (CCN): ~7,000 USF

2021

Total Headcount	100 (105) staff
Net Square Foot per person (NSF)	66 NSF
Hybrid/Remote Headcount (blended ratio headcount : shared workstations)	105 (5.2 : 1)

PERSONAL WORKSPACES	SF	QUANTITY
Unassigned workstation	36	20
Unassigned office	100	5
Individual storage locker	4.5	84
COLLABORATION SPACES		
Phone booth	36	1
Focus room/phone room (1-2 ppl)	60	4
Team room (4-6 ppl)	180	2
Open plan collaboration / furniture (4 ppl)	100	2
Standing collaboration / furniture (6-8 ppl)	100	1
File storage: 3-drawer lateral file cabinet	40	4
2-person room (focus)	50	2
4-person room (huddle)	60	1
8-person conference room	240	1
12-person conference room	400	1
SOCIAL SPACES		
Open meeting area - (4 ppl)	80	2
Break room	200	1
SUPPORT SPACES		
Print/copy area	100	1
Floor storage room	80	1
Lactation room	60	1
Janitors closet	80	1
Data closet	120	1
Electrical closets	120	1



Pilot Space: 1 floor CCN ~7,000 USF

Alternative Programming: Option 02

Space Description: Lower Headcount + More Personal Workspace (85 HC)

Select Downtown Core Staff:

1 floors (CCN): ~7,000 USF

2021

Total Headcount	85 (98) staff
Net Square Foot per person (NSF)	70 NSF
Hybrid/Remote Headcount (blended ratio headcount : shared workstations)	98 (2.5 : 1)

PERSONAL WORKSPACES	SF	QUANTITY
Unassigned workstation	36	39
Unassigned office	100	5
Individual storage locker	4.5	85
COLLABORATION SPACES		
Phone booth	36	2
Team room (4-6 ppl)	180	2
Open plan collaboration / furniture (4 ppl)	100	2
File storage: 3-drawer lateral file cabinet	40	4
2-person room (focus)	60	2
8-person conference room	240	1
12-person conference room	400	1
SOCIAL SPACES		
Open meeting area (4 ppl)	80	1
Break room	200	1
SUPPORT SPACES		
Print/copy area	100	1
floor storage room	80	1
lactation room	60	1
Janitors closet	80	1
data closet	120	1
electrical closets	120	1

