

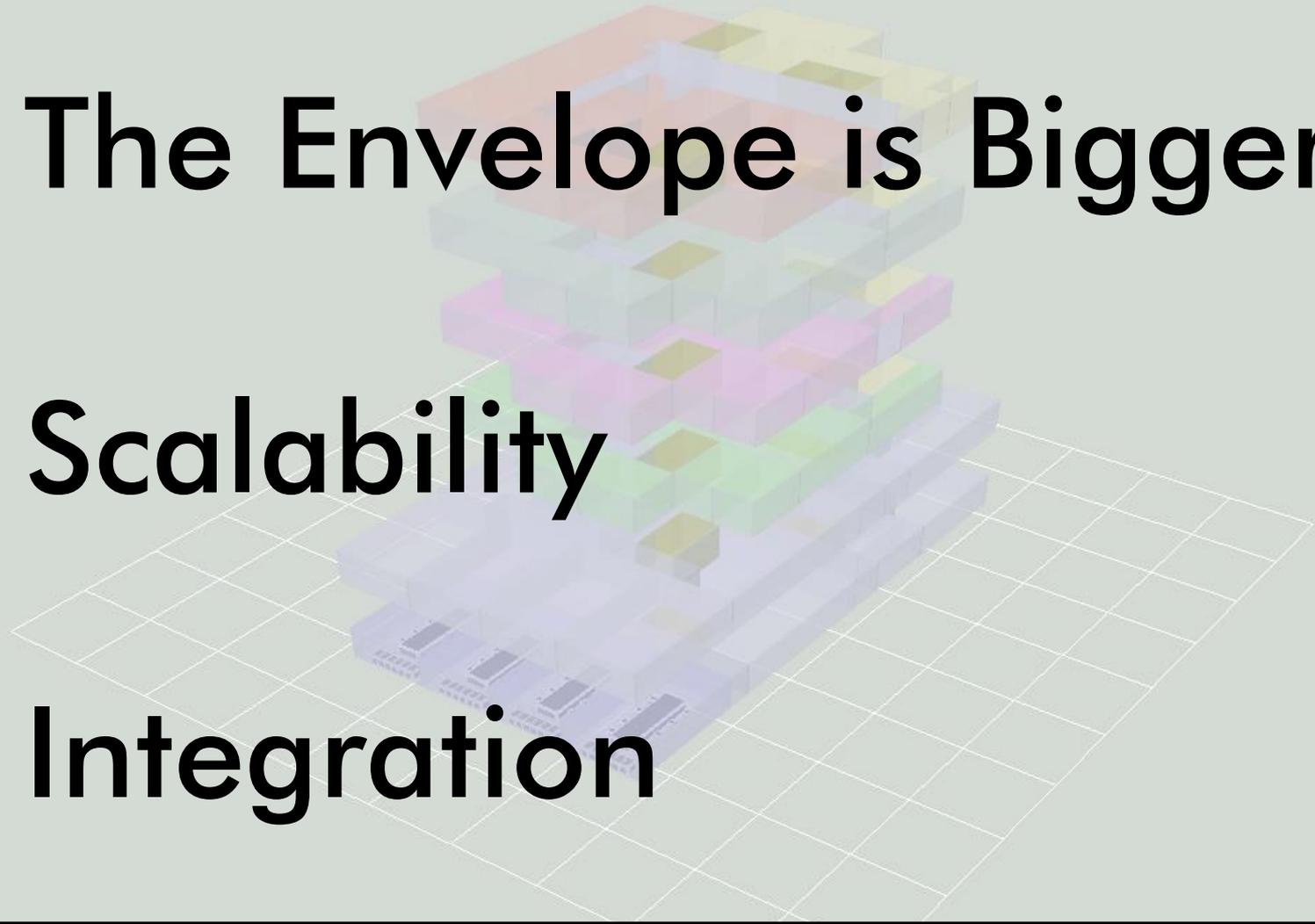
BUILDING PROGRAMMING: WORKPLACE



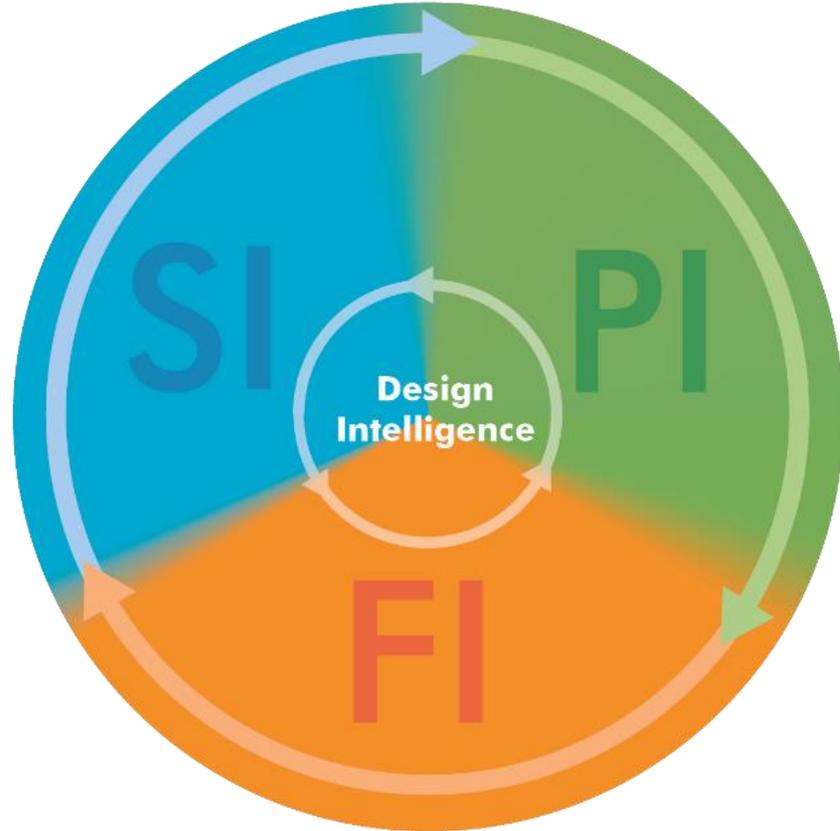
The Envelope is Bigger

Scalability

Integration



INTEGRATED DELIVERY PROCESS



Strategic Information

- Workplace Strategies
 - Programming
 - Planning

Project Information

- Design
- Program Validation
- Documentation
- Bid / Construction

Facility Information

- Facility Management
- Operations
- Real Estate & Move Management

STRATEGIC INFORMATION

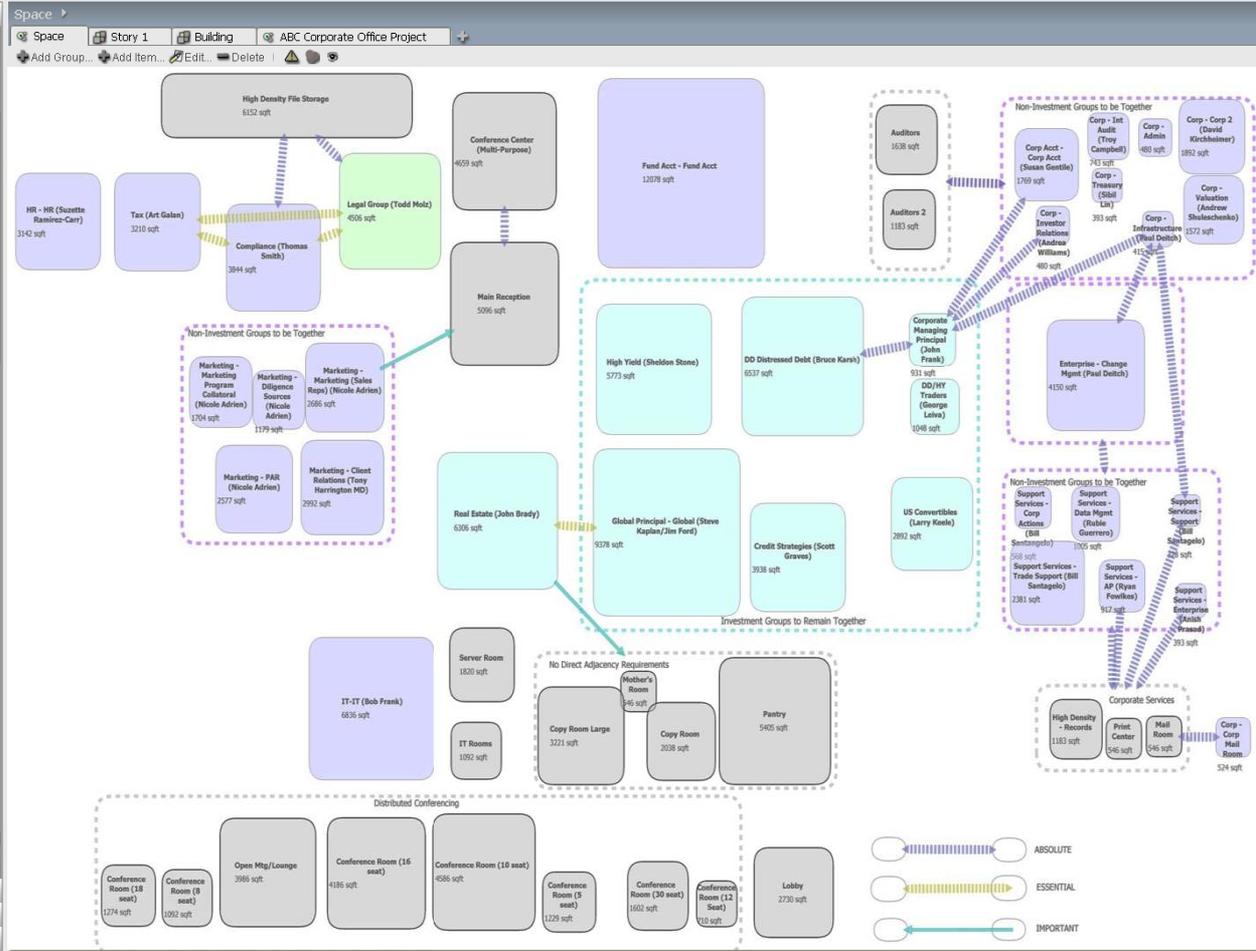


Program

- Project Details
- Space Program
 - Group... Item... Delete

Total (All Phases)

- Space (-19627 sqft)
 - Administration (-3552 sqft)
 - Admin Services (-999 sqft)
 - Break Room (0.0)
 - Conference Room (-1.0)
 - Copy/Fax (-1.0)
 - Copy/Fax/Mail (0.0)
 - Meeting Room (Small) (0.0)
 - Office (0.0)
 - Open Plan Area (-1.0)
 - Server Room (0.0)
 - HR (261 sqft)
 - Library/Reference (0.0)
 - Meeting Room (Small) (0.0)
 - Office (-2.0)
 - Open Plan Area (-207 sqft)
 - Training Room (0.0)
 - Legal & Accounting (-105 sqft)
 - File/Storage (0.0)
 - Library/Reference (0.0)
 - Meeting Room (Small) (-3.0)
 - Office (0.0)
 - Open Plan Area (162 sqft)
 - Public Areas (1436 sqft)
 - Lobby (132 sqft)
 - Reception (0.0)
 - Restaurant (0.0)
 - Restroom (0.0)
 - Building Support (2039 sqft)
 - MEP (171 sqft)
 - Electrical (0.0)
 - Maintenance (0.0)
 - Mechanical (0.0)
 - Services (-54 sqft)
 - Restroom (0.0)
- Site Program
- Design
- Analysis
- Library



STRATEGIC INFORMATION



Affinity - Office - IDE

File Edit View Insert Tools Settings Help

View: Stacking Diagram Filter Scenario: Layout 1

Space Building ABC Corporate Office Project Story 1 Buildings

Font: A B I A S

0 100' 200'

100'

0

Program

- Project Details
 - Project
 - Site
 - Buildings
 - Building
 - Resources
 - Director

Building Details

Components		Resources	Notes
Properties		Requirements	
+/-L...	Property	Value	
General			
	Building Name	Building	
	Building Function	Corporate	
	Building Number	0	
	Building Type	...overnment Office	
	Constr Type	...uction (2002 re...	
	Default Floor to		
	Default Resourc	0 sqft	
	Exterior Color		
	Exterior Facade		
	Exterior Stackin		
	Gross To Net G	0.00	
	HVAC System	VAVSingleDuct	
	Inner Wall Thick	1"	
	Item Type	IDE:building:Building	
	Locked	<input type="checkbox"/>	
	Outer Wall Thick	1"	
	Program ID		
	Roof Material	Shingle	
	Roof Type	Sloped	
Scenario			
	Structural System		
	Target ADA Cor	<input type="checkbox"/>	
	Target Building	40000 sqft	
	Target LEED ce		
	Target Number	0	
	Target Number 0		
	Target Per-Floor	10000 sqft	
	Unique ID	_Building	
Physical			
	Quantity	1.00	
	Position	24' 6", 18', 0	
	Rotation	0.0 °	
	Building Perimet	404'	
	Building Height	60'	
	Building Footprin	40320 sqft	
	Actual Area Fac	0.00	
	Building Area Fa	1.00	
	Building Depth	72'	
	Building Width	130'	
	Net Area	50094 sqft	
	Volume Shape		
	Building Weight	0.0 lbs	
Cost			
	Area Cost	40.00	

X = 20' 9 4/8" Y = -145' -7 -2/8"



Management Co | Program Headcount & Space Type Report

Department Administration

Department Total

COO

- Active Mortgage
- Commercial Real Estate
- Audit & Compliance
- Human Resources
- Information Systems
- Legal
- Management Royalties
- Marketing
- Payroll
- Prestige Homes
- Training

Department Total

Finance

- Accounts Payable
- Accounts Receivable
- General Ledger
- Stat Accounting
- VP of Finance

Department Total



Workstation A	Workstation B		Private Office A		Private Office B		Shared Office		Desk		Total	
	City	US\$	City	US\$	City	US\$	City	US\$	City	US\$	City	US\$
5	533	0	0	0	3	1,519	0	0	0	0	3	1,944

Workstation A	Workstation B		Private Office A		Private Office B		Shared Office		Desk		Total	
	City	US\$	City	US\$	City	US\$	City	US\$	City	US\$	City	US\$
2	173	0	0	0	1	278	0	0	0	0	2	451
5	435	0	0	0	4	974	0	0	0	0	4	1,399
1	173	0	0	0	1	278	0	0	0	0	2	451
11	981	0	0	0	0	0	0	0	0	0	11	5,313
1	69	0	0	0	0	0	0	0	0	0	1	69
3	69	0	0	0	0	0	0	0	0	0	3	207
2	289	0	0	0	0	0	0	0	0	0	2	578
34	3,592	0	0	0	0	0	0	0	0	0	34	13,979

Workstation A	Workstation B		Private Office A		Private Office B		Shared Office		Desk		Total	
	City	US\$	City	US\$	City	US\$	City	US\$	City	US\$	City	US\$
15	893	0	0	0	0	0	0	0	0	0	15	13,395
13	1,139	0	0	0	0	0	0	0	0	0	13	14,807
17	1,516	0	0	0	0	0	0	0	0	0	17	19,772
8	773	0	0	0	0	0	0	0	0	0	8	6,984
0	0	0	0	0	0	0	0	0	0	0	0	0
53	4,312	0	0	0	0	0	0	0	0	0	53	45,958

STRATEGIC INFORMATION



Affinity Office Test.rvt - Floor Plan: Floor Plan 01

Architecture Structure Insert Annotate Massing & Site Collaborate View Manage Add-Ins CASE ARCHIBUS Modify

Modify Select Dimension Detail Text Tag by Category

Aligned Linear Angular Radial Diameter Arc Length Spot Elevation Spot Coordinate Spot Slope Detail Line Region Component Detail Line Revision Cloud Detail Group Insulation Check Spelling Find/ Replace Beam Annotations Area Tag Room Tag View Reference Tread Number Multi-Rebar Multi-Category Material Tag

Color Fill Legend Symbol



Department Legend

- Administration.Admin Services
- Administration.Public Areas
- Building Support
- Building Support.MEP

STRATEGIC INFORMATION



Affinity Office Test.rvt - 3D View: 3D View 1

Type a keyword or phrase

Architecture Structure Insert Annotate Massing & Site Collaborate View Manage Add-Ins CASE ARCHIBUS Modify

Modify Aligned Linear Angular Radial Spot Elevation Diameter Spot Coordinate Arc Length Spot Slope

Select Dimension Detail Text Tag by Category Tag All Material Tag View Reference

Detail Line Revision Cloud Check Spelling Find/ Replace Beam Annotations Area Tag Tread Number Keynote Color Fill Legend Symbol

Region Detail Group Multi- Category Room Tag Multi- Rebar Color Fill Symbol

Component Insulation

Color Fill Legend Symbol

Perspective

Click to select, TAB for alternates, CTRL adds, SHIFT unselects.

Main Model



Autodesk Revit 2014 - Not For Resale Version - Floor Plan: 2ND FLOOR FURNITURE PLAN - QUADRANT A

Architecture Structure Insert Annotate Massing & Site Collaborate View Manage Add-Ins CASE Modify

Modify File Upgrader Connect Exchange Sync Assign Stack Toolbar Table Details Populate Search Transmit a model About Acquirement Import Publish Export Launch WSM Create PDF Change Settings Create 3D PDF BIMLink Explorer Launch Chronicle ClarkDietrich

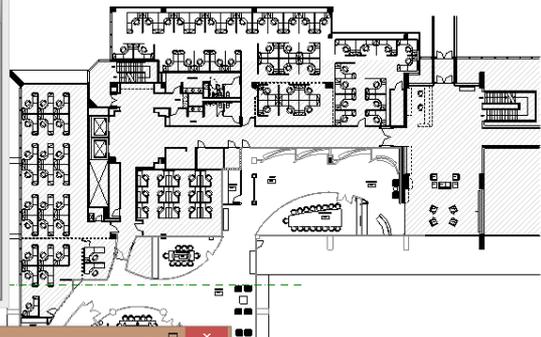
Select Upgrader Affinity 8 Massing Program Design eTransmit GlobeLink WorksharingMonitor Bluebeam Ideate Software Chronicle ClarkDietrich

Project Browser -

- Views (IA-By Type)
 - Floor Plans
 - ???
 - Floor 01
 - Floor 01 Ceiling
 - Existing
 - Existing Floor 02
 - Sheet Views
 - 2ND FLOOR DEMOLITION PLAN - QUADRANT A
 - 2ND FLOOR DEMOLITION PLAN - QUADRANT B
 - 2ND FLOOR EXISTING PLAN
 - 2ND FLOOR FINISH PLAN - QUADRANT A
 - 2ND FLOOR FINISH PLAN - QUADRANT B
 - 2ND FLOOR FURNITURE PLAN - QUADRANT A**
 - 2ND FLOOR FURNITURE PLAN - QUADRANT B
 - 2ND FLOOR PARTITION PLAN - QUADRANT A
 - 2ND FLOOR PARTITION PLAN - QUADRANT B
 - 2ND FLOOR POWER SIGNAL PLAN - QUADRANT A
 - 2ND FLOOR POWER SIGNAL PLAN - QUADRANT B
 - Site
 - 2ND FLOOR KEY PLAN
 - Working
 - 2ND FLOOR POWER SIGNAL PLAN
 - Working Color Plan
 - Working Floor 01
 - Ceiling Plans
 - Existing
 - Existing RCP 01

Program

- Program
- Tools
 - Letter Divider
 - Letter Header Footer
 - Tabloid Divider
 - Tabloid Header Footer
 - Department Adjacency
 - Department Detail
 - Department Detail (Single)
 - Department Detail A
 - Department Detail A (Single)
 - Department Summary
 - Shared Support Detail Report
 - Building Summary by Dept
 - Single Point of Contact
 - Default
- Reports



Properties

Floor Plan

Floor Plan: 2ND FLOOR FURNITURE PLAN - QUADRANT A Edit Type

Graphics

View Scale	1/8" = 1'-0"
Scale Value	1: 96
Display Model	Normal
Detail Level	Coarse
Parts Visibility	Show Original
Detail Number	1
Rotation on Sheet	None
Visibility/Graphics Overrides	Edit...
Graphic Display Options	Edit...
Underlay	None
Underlay Orientation	Plan
Orientation	Project North
Wall Join Display	Clean all wall joins
Discipline	Architectural
Color Scheme Location	Foreground
Color Scheme	<none>
Default Analysis Display Style	None
Sun Path	<input type="checkbox"/>

Identity Data

View Template	IA Furn Plan
View Name	2ND FLOOR FURNITURE PLAN ...
Dependency	Independent
Title on Sheet	
Sheet Number	2A-5.0
Sheet Name	FURNITURE PLAN
Referencing Sheet	
Referencing Detail	
Workset	View "Floor Plan: 2ND FLOOR...
Edited by	
IA View Type	Sheet Views

Extents

Crop View	<input checked="" type="checkbox"/>
Crop Region Visible	<input type="checkbox"/>
Annotation Crop	<input type="checkbox"/>
View Range	Edit...
Associated Level	Floor 01
Scope Box	None
Depth Clipping	No clip

Phasing

Phase Filter	Show Previous + New
Phase	New Construction

Other

IA SHEET TYPE

Properties help Apply

140225121853.html

file:///C:/Users/G9BD2~1.MES/AppData/Local/Temp/Affinity/1393352333208.html

Department Summary Report

Department	Current Demand - 2013	Future Projection - 2017
USF	USF	
Typical WP Floor	29,616	29,616
Typical WP+Cafe Floor	31,097	31,097
Typical WP+TT Floor	28,640	28,640
Total	125,093	125,093

TFI CONFERENCE-FAST

1/8" = 1'-0"

STRATEGIC INFORMATION



DEPARTMENT (AREA)	HEADCOUNT					AREA	
	PO	SO	WS	TD	TOTAL	S.F.	% S.F.

ACCESSORY HW	1	1	22	0	24	2311 SF	6%
ADVANCED MATERIALS	1	2	6	0	9	891 SF	2%
ADVANCED TECH	0	0	4	0	4	496 SF	1%
CIRCULATION						6918 SF	17%
COMMON SUPPORT						1892 SF	5%
CONFERENCE						2890 SF	7%
CORE						4287 SF	11%
HOTELING	0	0	0	12	12	494 SF	1%
OPS	4	8	103	0	115	10453 SF	26%
PD	2	7	64	0	73	8472 SF	21%
TBD	0	0	11	10	21	1584 SF	4%

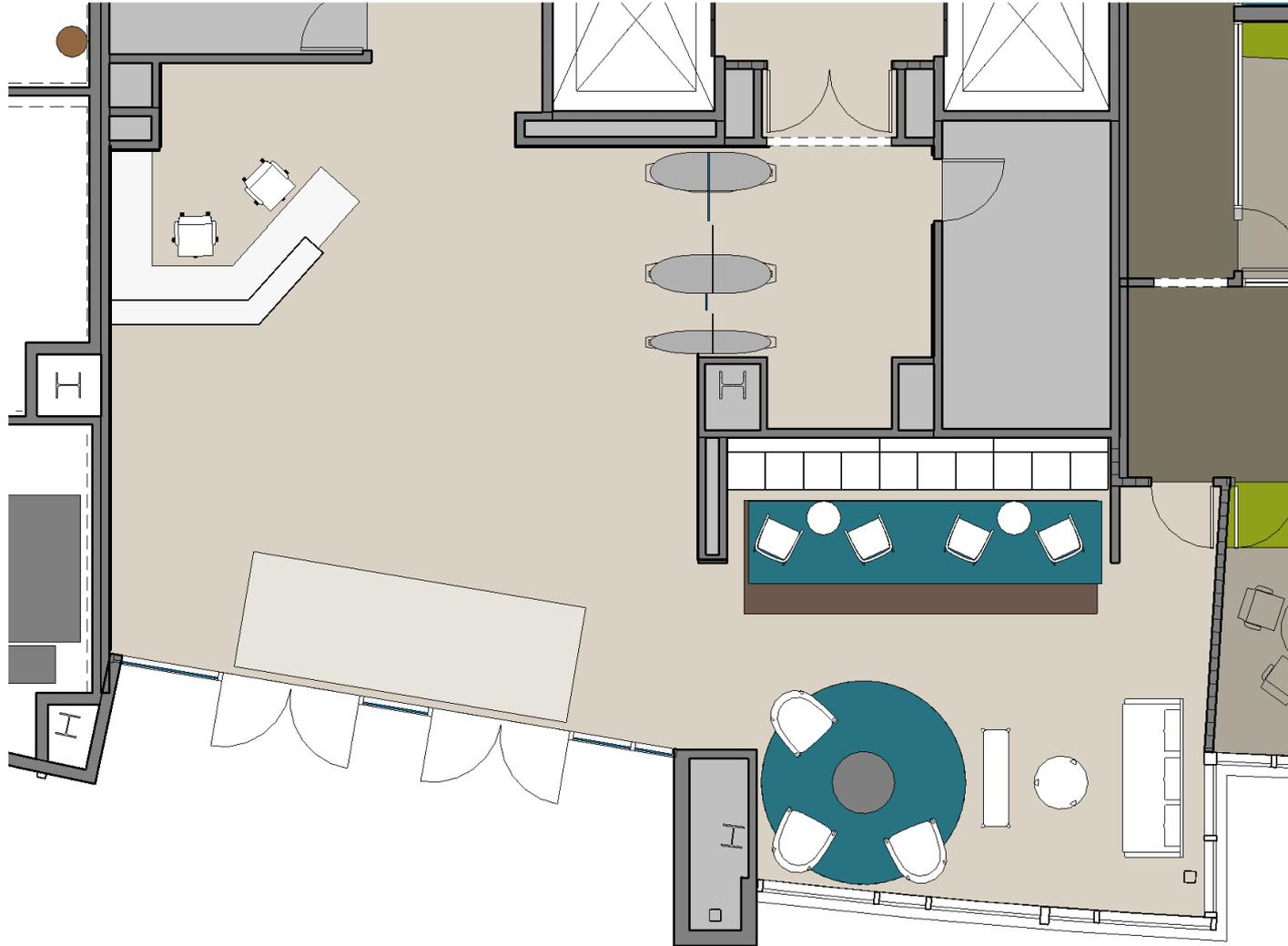
Grand total: 83

40686 SF

DEPARTMENT LEGEND

- ACCESSORY HW
- ADVANCED MATERIALS
- ADVANCED TECH
- CIRCULATION
- COMMON SUPPORT
- CONFERENCE
- CORE
- HOTELING
- OPS
- PD
- TBD

PROJECT INFORMATION





Properties

 Steelcase Coalesse - Millbrae - Seating - Lifestyle
Three Seat

Furniture (1)  Edit Type

Constraints

Level	Floor 01
Host	Floor : IA Concrete Slab Floor
Offset	0' 0"
Moves With Nearby Elements	<input type="checkbox"/>

Construction

Furnish	
Provide	

Graphics

Opaque	<input checked="" type="checkbox"/>
Draw in Foreground	<input checked="" type="checkbox"/>

Materials and Finishes

Seat	Steelcase - 5A21 Rust
------	-----------------------

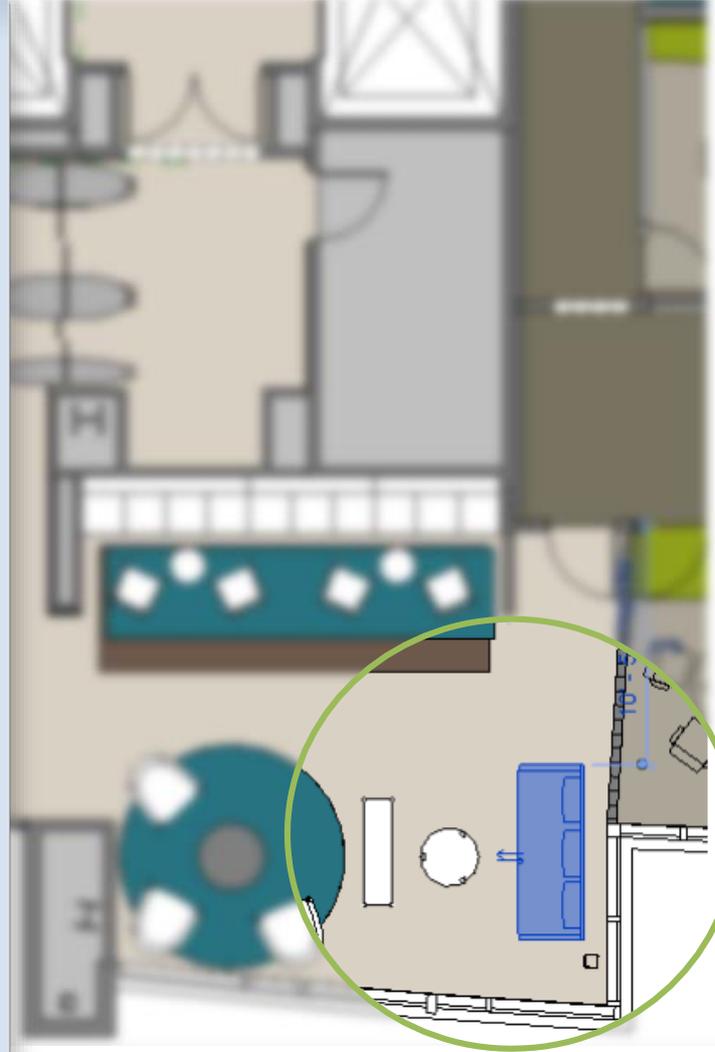
Identity Data

Comments	
Mark	
Workset	FF&E
Edited by	g.messick

Phasing

Phase Created	New Construction
Phase Demolished	None

[Properties help](#) Apply







Properties

 Steelcase Coalesse - Millbrae - Seating - Lifestyle
Three Seat

Furniture (1)  Edit Type

Constraints

Level	Floor 01
Host	Floor : IA Concrete Slab Floor
Offset	0' 0"
Moves With Nearby Elements	<input type="checkbox"/>

Construction

Furnish	
Provide	

Graphics

Materials and Finishes

Seat	Steelcase - 5A21 Rust
------	-----------------------

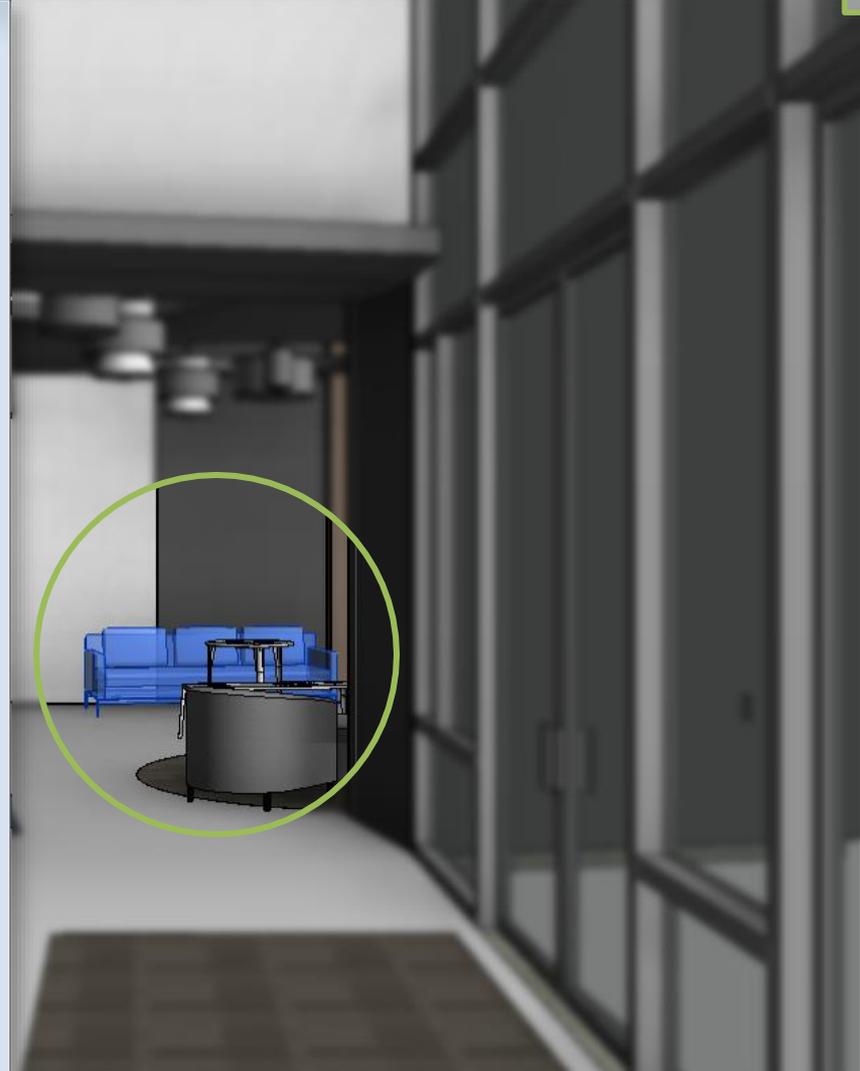
Identity Data

Comments	
Mark	
Workset	FF&E
Edited by	g.messick

Phasing

Phase Created	New Construction
Phase Demolished	None

[Properties help](#) Apply



FACILITY INFORMATION





Properties

Fan Coil Unit_Horz_4 Pipe_jcs
TRANE BCHC054G2A0 R

Mechanical Equipment (1) Edit Type

Constraints

Level	Floor 02
Host	Level : Floor 02
Offset	10' 2"

Electrical - Loads

HP Text [G]	0.75
Panel	
Circuit Number	

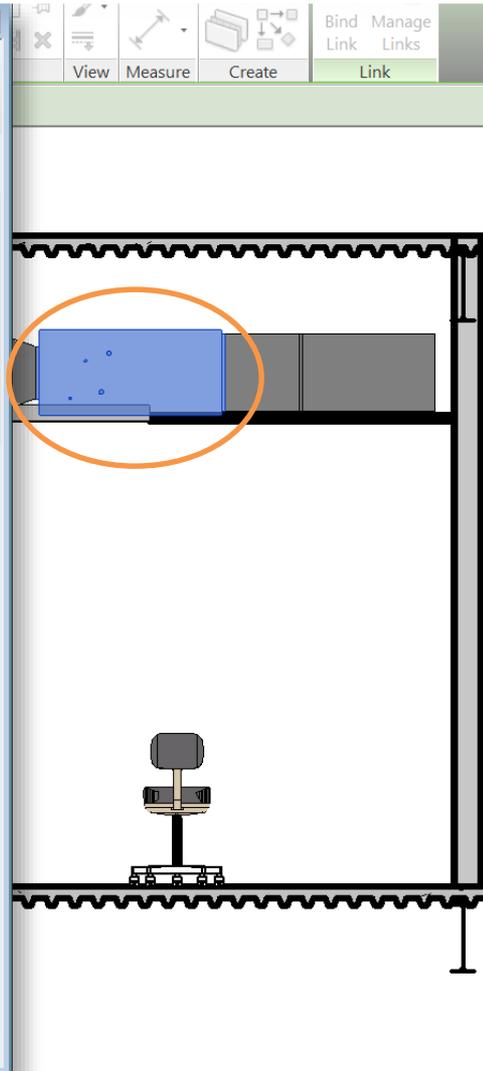
Mechanical

Heating Coil WPD Text [G]	-
Heating Coil Rows Text [G]	-
Heating Coil LWT Text [G]	-
Heating Coil LAT DB/WB [G]	-
Heating Coil Flow Text [G]	-
Heating Coil FPI Text [G]	-
Heating Coil EWT Text [G]	-
Heating Coil EAT DB/WB [G]	-
Heating Capacity Text [G]	-
Cooling Coil WPD Text [G]	3.98
Cooling Coil Sensible Capacit...	41.23
Cooling Coil Rows Text [G]	4
Cooling Coil LWT Text [G]	52
Cooling Coil LAT DB/WB [G]	56.5/55.4
Cooling Coil Flow Text [G]	17.0
Cooling Coil FPI Text [G]	12
Cooling Coil EWT Text [G]	45
Cooling Coil EAT DB/WB [G]	80/67
Cooling Capacity Text [G]	57.99

System Classification: Return Air,Supply Air,Hydronic ...

System Name: RA 51,SA 413,HWS 33,HWS 34

[Properties help](#) Apply



Type Properties

Family: Fan Coil Unit_Horz_4 Pipe_jcs Load...

Type: TRANE BCHC054G2A0 R Duplicate...

Rename...

Type Parameters

Parameter	Value
Identity Data	
Model	BCHC054G2A0
Manufacturer	TRANE
G_ScheduleType	FAN COIL UNIT
G_Identity_SPECIFICATION SECTION	
G_Physical Data_UNIT SIZE	47"X40"X22"
G_Electrical_VFD	<input type="checkbox"/>
G_Electrical_EMER POWER	<input type="checkbox"/>
Keynote	
Type Comments	
URL	
Description	
Assembly Description	
Assembly Code	
Type Mark	FC
Cost	
Workset	Family : Mechanical Equipment : Fan Coil
Edited by	
OmniClass Number	
OmniClass Title	

<< Preview OK Cancel Apply



Viewpoints

- System
- System Asset
- Search Asset

Asset

Name

AHU

Find

AHU-1A	AHU-1A
AHU-1B (2)	AHU-1B (2)
AHU-2	AHU-2
AHU-3	AHU-3

Page size: 5

4 items in 1 pages

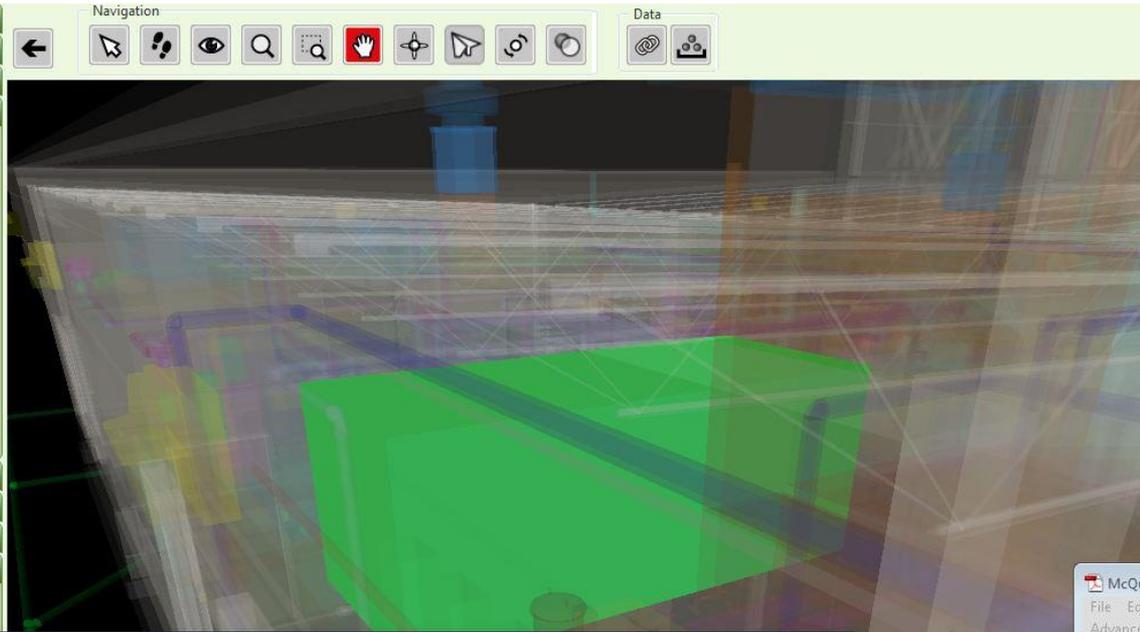
Impact

Search Space

Room Data Sheet

Work Orders

WO-192249



Asset

Parameter	Value
Group: Identity Data	
Name	AHU-2
Description	Air Handling Unit
Asset Identifier	
BARCODE	
Condition Type	Good
Edited by	Igor Starkov
Installation Date	6/1/2009
KIND	M Series Climate Changer
Location	103
Mark	AHU-2
DNAMED	ASNU

Type

Document

Add Document

Document Name

Product Datasheet	Edit	Asset
-------------------	------	-------

http://testfm.ecodomus.com/App/Settings/WorkOrderProfileModelview.aspx?Work_order_id=0FEA5B6C-E - Windows Internet Explorer

http://testfm.ecodomus.com/App/Settings/WorkOrderProfileModelview.aspx?Work_order_id=0FEA5B6C-E2E1-461A-851D-3C50E140589D

Work Order Profile

Work Order Number:	WO-192249	Description:	AHU is noisy and it smells like something is burnt
Work Order Name:	AHU makes noise	Document:	
Work Order Type:	Fire Safety Hazard	Type:	Custom AHU
Asset:	AHU-2	End Date:	03/16/13
Start Date:	03/15/13	Chance:	
Status:	New	Risk:	
Impact:		Priority:	Regular
Requested By:		Mitigation:	
Inspections:		Location:	101 Tower Building 1
Assigned To:	Igor Starkov (EcoDomus)		

Edit Resolved Delete

McQuay Vision Air Handler.pdf - Adobe Acrobat Pro

File Edit View Document Comments Forms Tools

Advanced Window Help

1 / 16

Catalog 500-5

Vision™ Air Handler

Spec 003 to 090

End call

Get out of your silo

Sharing is profitable

Increase Possibilities

