

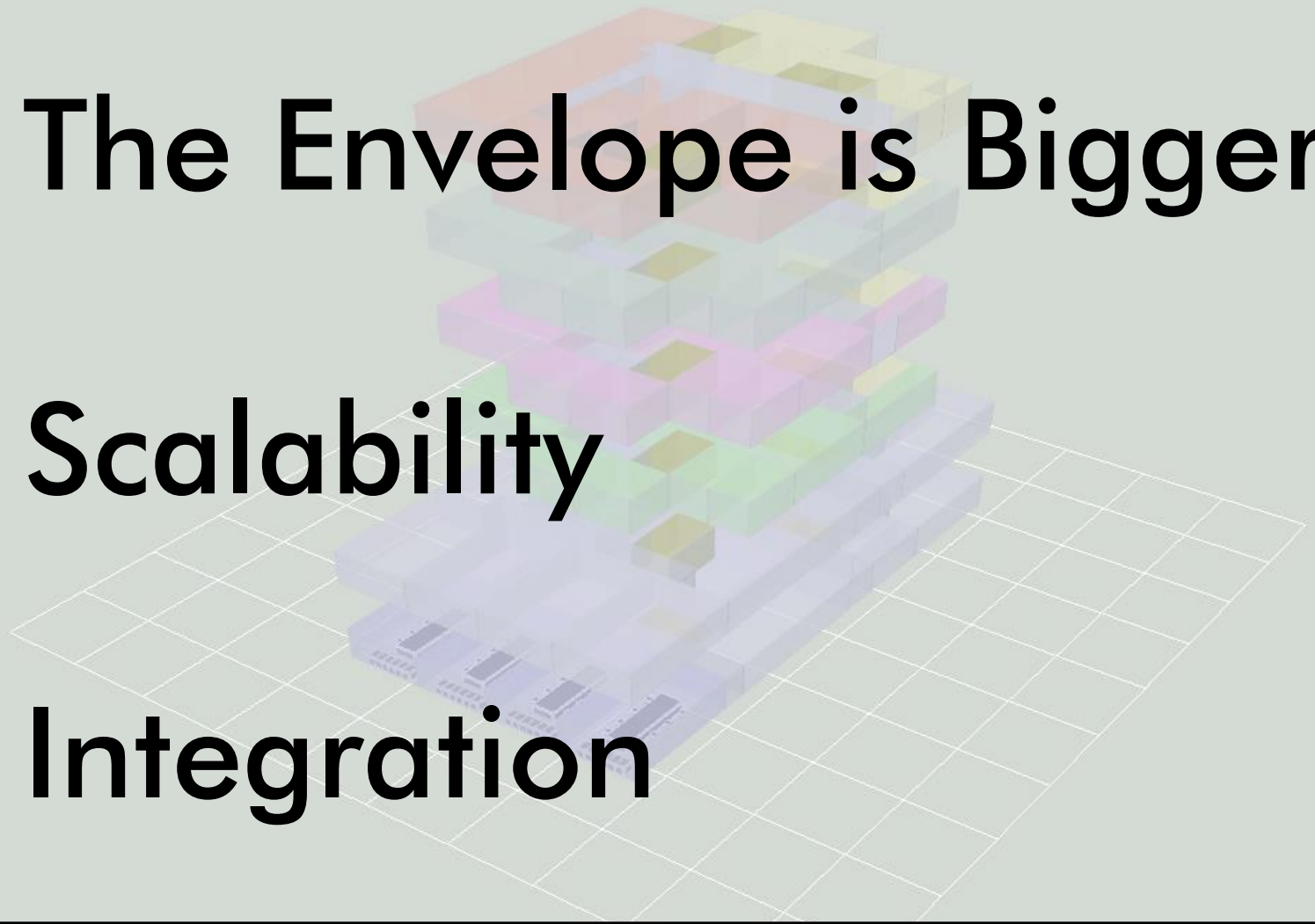


# BUILDING PROGRAMMING: WORKPLACE

**The Envelope is Bigger**

**Scalability**

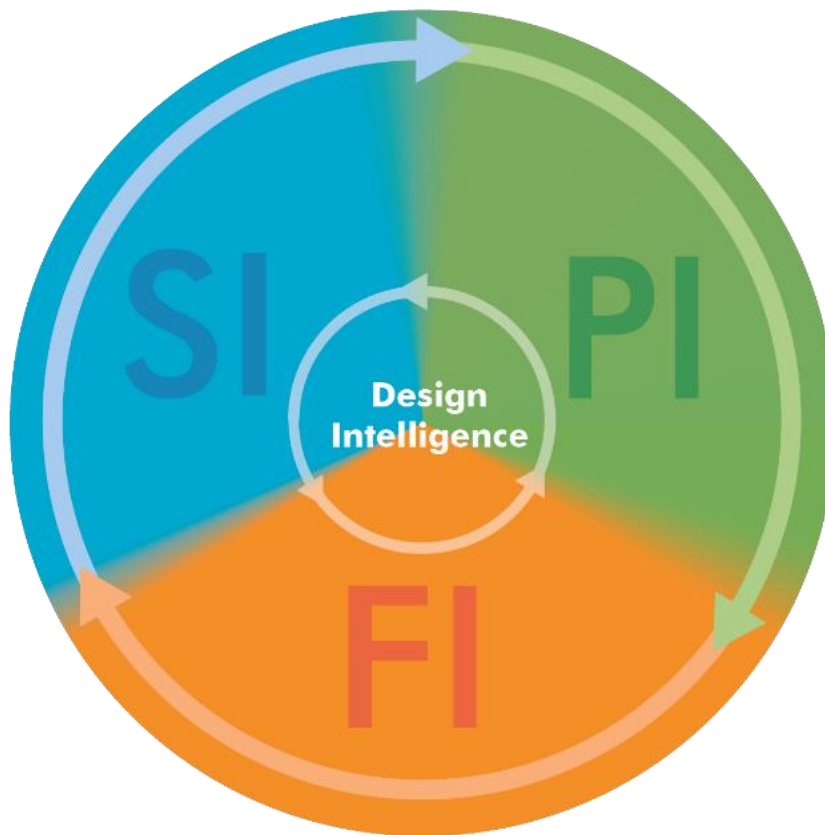
**Integration**



# INTEGRATED DELIVERY PROCESS

## Strategic Information

- Workplace Strategies
  - Programming
  - Planning



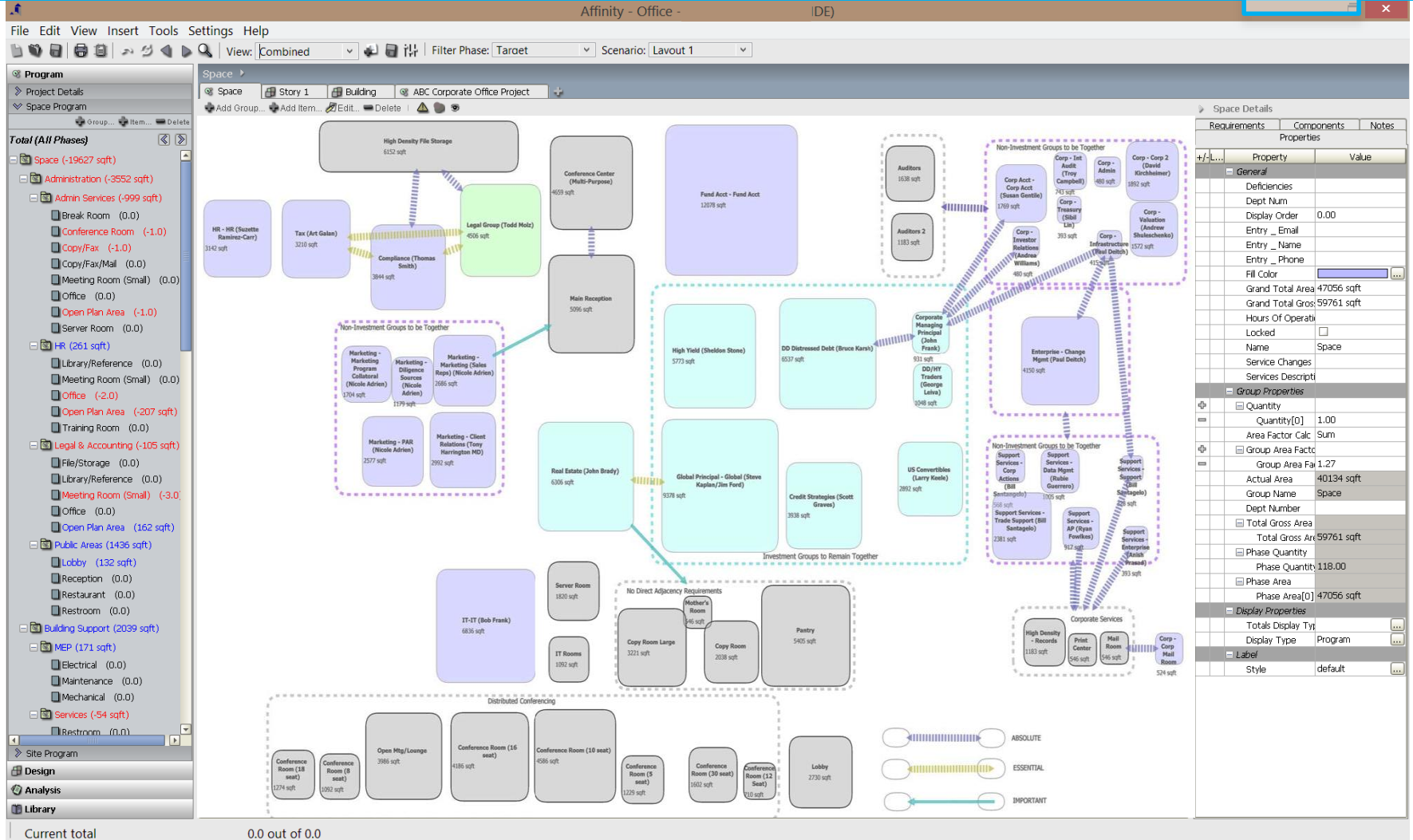
## Project Information

- Design
- Program Validation
- Documentation
- Bid / Construction

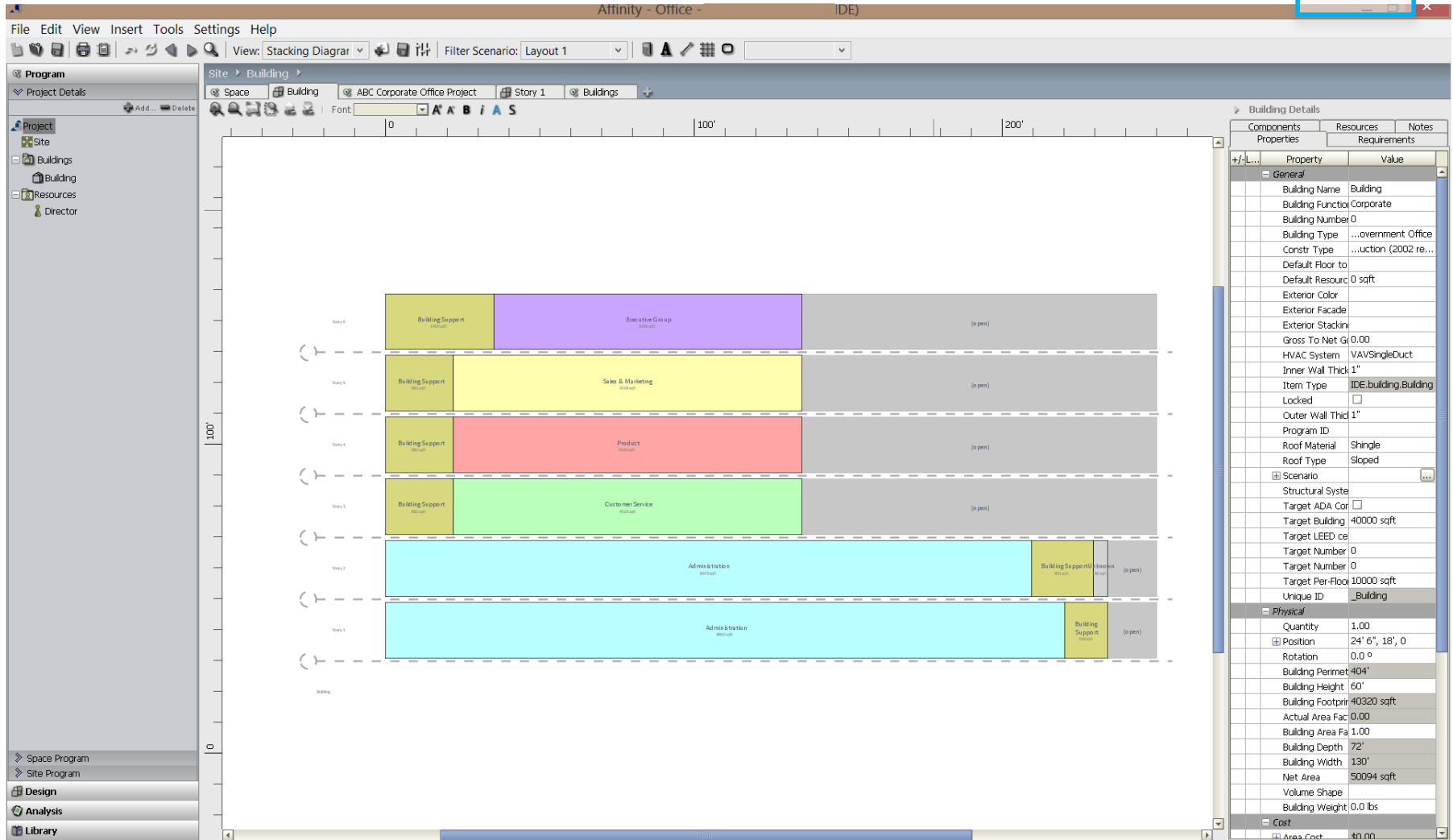
## Facility Information

- Facility Management
- Operations
- Real Estate & Move Management

# STRATEGIC INFORMATION



# STRATEGIC INFORMATION







## Management Co | Program Headcount & Space Type Report

### Department Administration

Department Total

#### COO

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

Department Total

#### Finance

Accounts Payable  
Accounts Receivable  
General Ledger  
Stat Accounting  
VP of Finance

Department Total

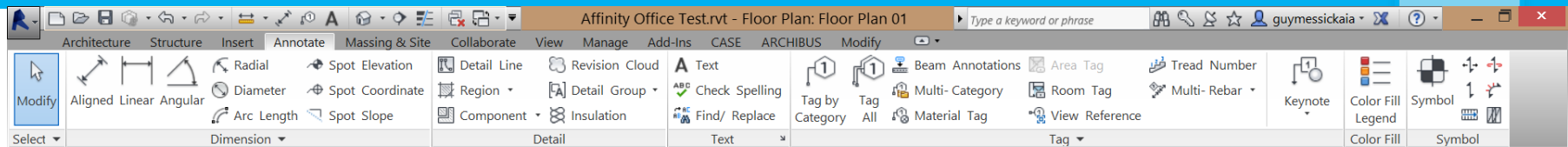
IA | INTERIOR  
ACCOUNTS

| Workstation A |      | Workstation B |      | Private Office A |      | Private Office B |       | Shared Office |      | Desk |      | Total |       |
|---------------|------|---------------|------|------------------|------|------------------|-------|---------------|------|------|------|-------|-------|
| Qty           | US\$ | Qty           | US\$ | Qty              | US\$ | Qty              | US\$  | Qty           | US\$ | Qty  | US\$ | Qty   | US\$  |
| 5             | 533  | 0             | 0    | 0                | 0    | 3                | 1,575 | 0             | 0    | 0    | 0    | 3     | 1,575 |

| Workstation A |       | Workstation B |      | Private Office A |      | Private Office B |      | Shared Office |      | Desk |      | Total |      |
|---------------|-------|---------------|------|------------------|------|------------------|------|---------------|------|------|------|-------|------|
| Qty           | US\$  | Qty           | US\$ | Qty              | US\$ | Qty              | US\$ | Qty           | US\$ | Qty  | US\$ | Qty   | US\$ |
| 2             | 173   | 0             | 0    | 0                | 0    | 2                | 276  | 0             | 0    | 0    | 0    | 2     | 173  |
| 5             | 455   | 0             | 0    | 0                | 0    | 0                | 0    | 0             | 0    | 0    | 0    | 0     | 0    |
| 1             | 173   | 0             | 0    | 0                | 0    | 0                | 0    | 0             | 0    | 0    | 0    | 0     | 0    |
| 2             | 173   | 0             | 0    | 0                | 0    | 0                | 0    | 0             | 0    | 0    | 0    | 0     | 0    |
| 11            | 981   | 0             | 0    | 0                | 0    | 0                | 0    | 0             | 0    | 0    | 0    | 0     | 0    |
| 1             | 89    | 0             | 0    | 0                | 0    | 0                | 0    | 0             | 0    | 0    | 0    | 0     | 0    |
| 3             | 255   | 0             | 0    | 0                | 0    | 0                | 0    | 0             | 0    | 0    | 0    | 0     | 0    |
| 5             | 445   | 0             | 0    | 0                | 0    | 0                | 0    | 0             | 0    | 0    | 0    | 0     | 0    |
| 2             | 173   | 0             | 0    | 0                | 0    | 0                | 0    | 0             | 0    | 0    | 0    | 0     | 0    |
| 34            | 3,592 | 0             | 0    | 0                | 0    | 0                | 0    | 0             | 0    | 0    | 0    | 0     | 0    |

| Workstation A |       | Workstation B |      | Private Office A |      | Private Office B |      | Shared Office |      | Desk |      | Total |      |
|---------------|-------|---------------|------|------------------|------|------------------|------|---------------|------|------|------|-------|------|
| Qty           | US\$  | Qty           | US\$ | Qty              | US\$ | Qty              | US\$ | Qty           | US\$ | Qty  | US\$ | Qty   | US\$ |
| 15            | 883   | 0             | 0    | 0                | 0    | 0                | 0    | 0             | 0    | 0    | 0    | 0     | 0    |
| 13            | 1,159 | 0             | 0    | 0                | 0    | 0                | 0    | 0             | 0    | 0    | 0    | 0     | 0    |
| 17            | 1,516 | 0             | 0    | 0                | 0    | 0                | 0    | 0             | 0    | 0    | 0    | 0     | 0    |
| 8             | 713   | 0             | 0    | 0                | 0    | 0                | 0    | 0             | 0    | 0    | 0    | 0     | 0    |
| 0             | 0     | 0             | 0    | 0                | 0    | 0                | 0    | 0             | 0    | 0    | 0    | 0     | 0    |
| 53            | 4,372 | 0             | 0    | 0                | 0    | 0                | 0    | 0             | 0    | 0    | 0    | 0     | 0    |

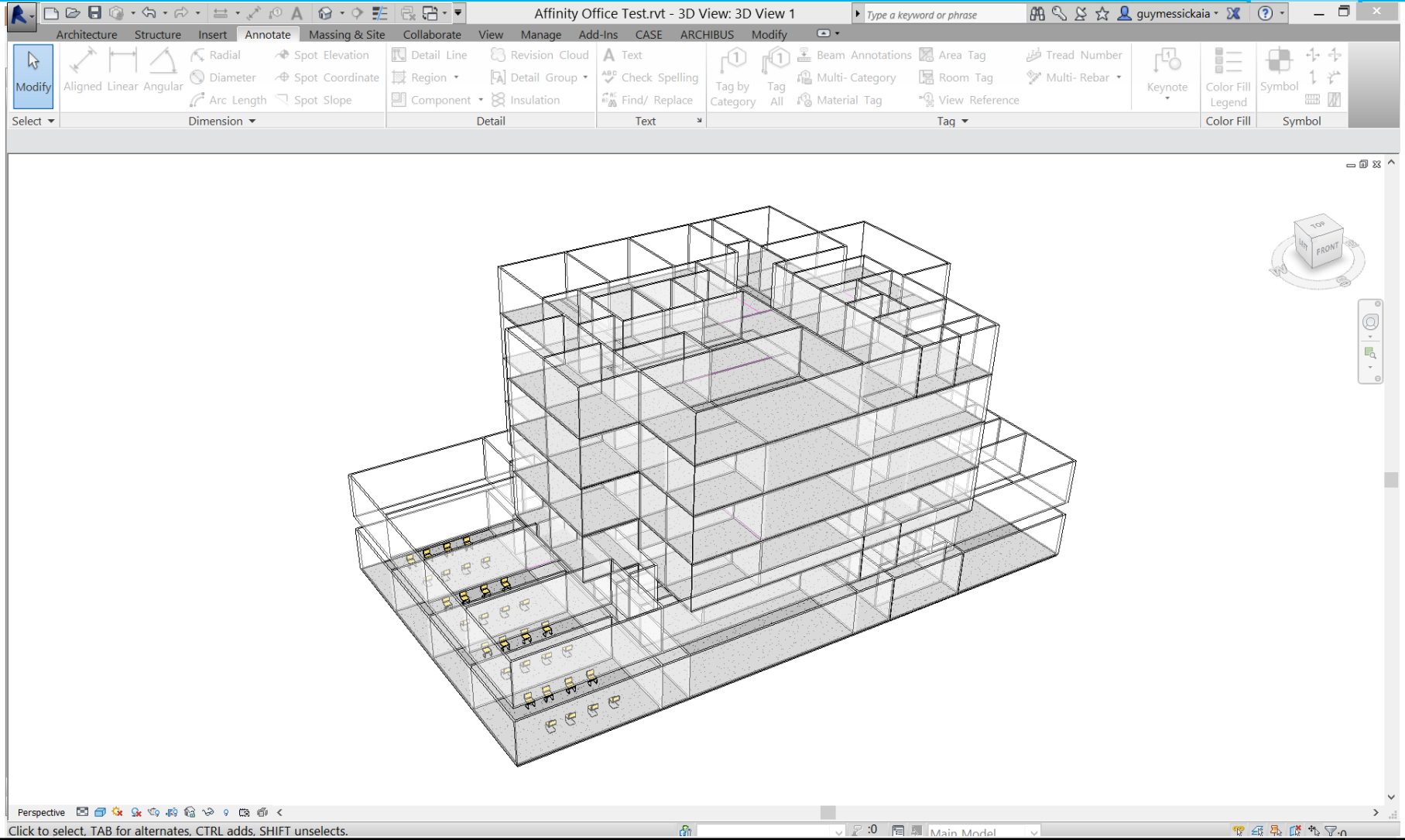
# STRATEGIC INFORMATION



## Department Legend

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

# STRATEGIC INFORMATION





# STRATEGIC INFORMATION



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

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 - Existing - Existing Floor 02 - Sheet Views - 2ND FLOOR DEMOLITION PLAN - QUADRANT A - 2ND FLOOR DEMOLITION PLAN - QUADRANT B - 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 - Tools - Reports - 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

140225121853.html - file:///C:/Users/G9BD2~1.MES/AppData/Local/Temp/Affinity/1393352333208.html - Apps - Bookmarks - My Yahoo! - Revit Rants: Are you ... - Form Fonts 3D - Ho... - Customer Log In | Box - Project Chronicle | A...

### Department Summary Report

|                       | Current Demand - 2013 | Future Projection - 2017 |
|-----------------------|-----------------------|--------------------------|
| Department            | USF                   | USF                      |
| Typical WP Floor      | 29,615                | 29,615                   |
| Typical WP+Cafe Floor | 31,097                | 31,097                   |
| Typical WP+TT Floor   | 28,640                | 28,640                   |
| Total                 | 125,093               | 125,093                  |

1/8" = 1'-0"

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: ☐ - 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: ☒ - Crop Region Visible: ☐ - Annotation Crop: ☐ - 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

# STRATEGIC INFORMATION



Management GUI (Program Headcount & Space Type Report)

| Department             | Administration | Information Technology | Finance | Human Resources | Legal | Marketing | Operations | Public Affairs | Research & Development | Security | Support Services | Total |
|------------------------|----------------|------------------------|---------|-----------------|-------|-----------|------------|----------------|------------------------|----------|------------------|-------|
| Department Total       | 100            | 100                    | 100     | 100             | 100   | 100       | 100        | 100            | 100                    | 100      | 100              | 1000  |
| Information Technology | 10             | 10                     | 10      | 10              | 10    | 10        | 10         | 10             | 10                     | 10       | 10               | 100   |
| Finance                | 10             | 10                     | 10      | 10              | 10    | 10        | 10         | 10             | 10                     | 10       | 10               | 100   |
| Human Resources        | 10             | 10                     | 10      | 10              | 10    | 10        | 10         | 10             | 10                     | 10       | 10               | 100   |
| Legal                  | 10             | 10                     | 10      | 10              | 10    | 10        | 10         | 10             | 10                     | 10       | 10               | 100   |
| Marketing              | 10             | 10                     | 10      | 10              | 10    | 10        | 10         | 10             | 10                     | 10       | 10               | 100   |
| Operations             | 10             | 10                     | 10      | 10              | 10    | 10        | 10         | 10             | 10                     | 10       | 10               | 100   |
| Public Affairs         | 10             | 10                     | 10      | 10              | 10    | 10        | 10         | 10             | 10                     | 10       | 10               | 100   |
| Research & Development | 10             | 10                     | 10      | 10              | 10    | 10        | 10         | 10             | 10                     | 10       | 10               | 100   |
| Security               | 10             | 10                     | 10      | 10              | 10    | 10        | 10         | 10             | 10                     | 10       | 10               | 100   |
| Support Services       | 10             | 10                     | 10      | 10              | 10    | 10        | 10         | 10             | 10                     | 10       | 10               | 100   |

Department: Administration

Information Technology

Finance

Human Resources

Legal

Marketing

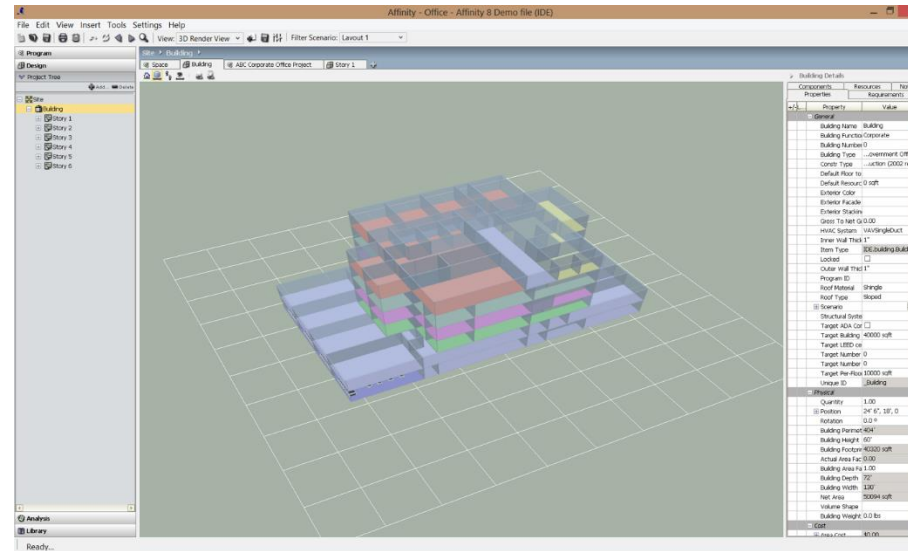
Operations

Public Affairs

Research & Development

Security

Support Services



# STRATEGIC INFORMATION



| 6TH FLOOR PROGRAM INFORMATION |           |    |    |    |       |      |        |
|-------------------------------|-----------|----|----|----|-------|------|--------|
| DEPARTMENT<br>(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

# STRATEGIC INFORMATION



| 6TH FLOOR PROGRAM INFORMATION |           |    |    |    |       |      |        |
|-------------------------------|-----------|----|----|----|-------|------|--------|
| DEPARTMENT<br>(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%  |

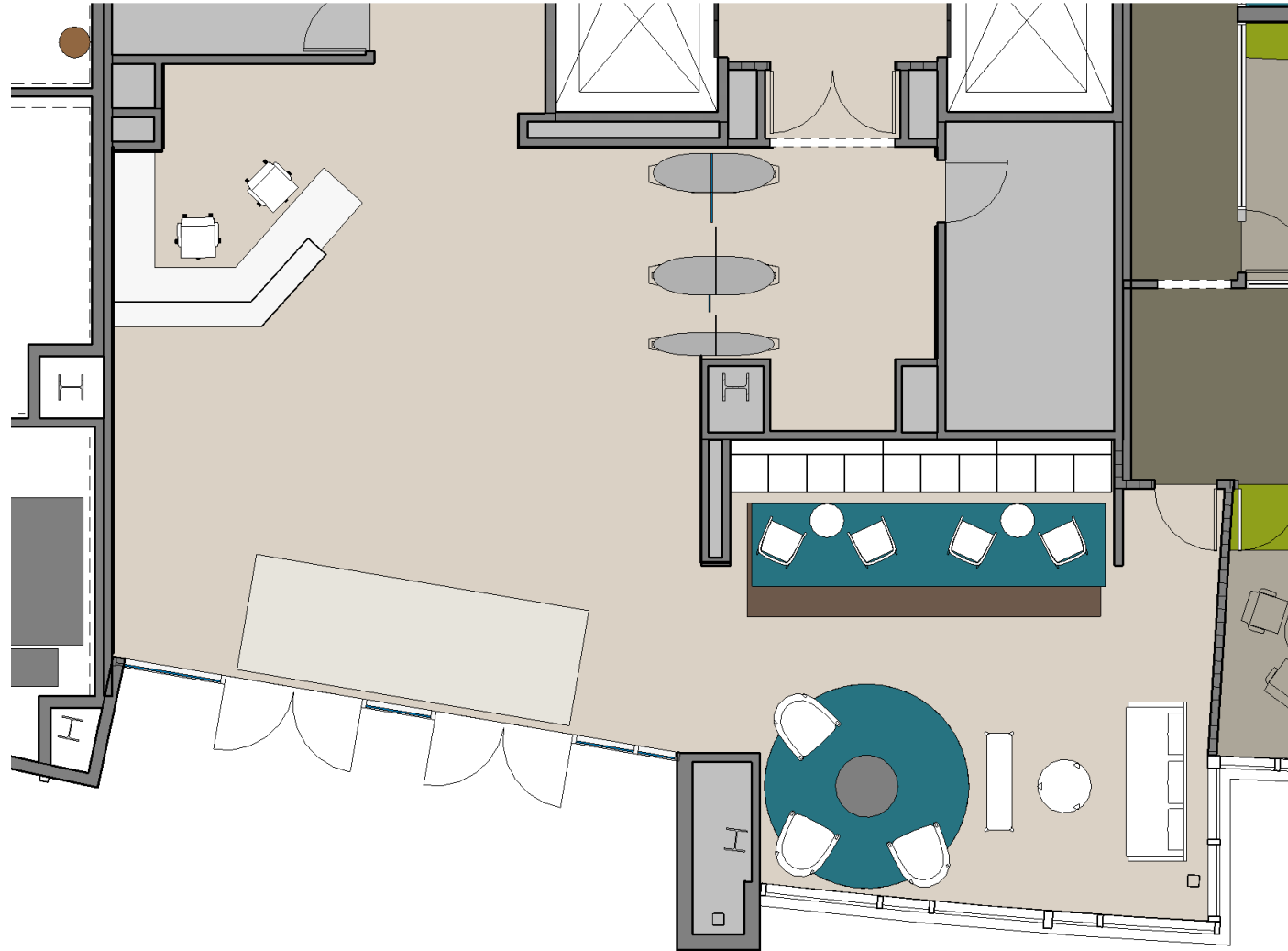
Grand total: 83

40686 SF

## DEPARTMENT LEGEND

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

# PROJECT INFORMATION







# PROJECT INFORMATION



**Properties**

 Steelcase Coalesse - Millbrae - Seating - Lifestyle  
Three Seat

Furniture (1)  Edit Type

**Constraints**

|                            |                                |
|----------------------------|--------------------------------|
| Level                      | Floor 01                       |
| Host                       | Floor : 1A 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 |
|------|-----------------------|

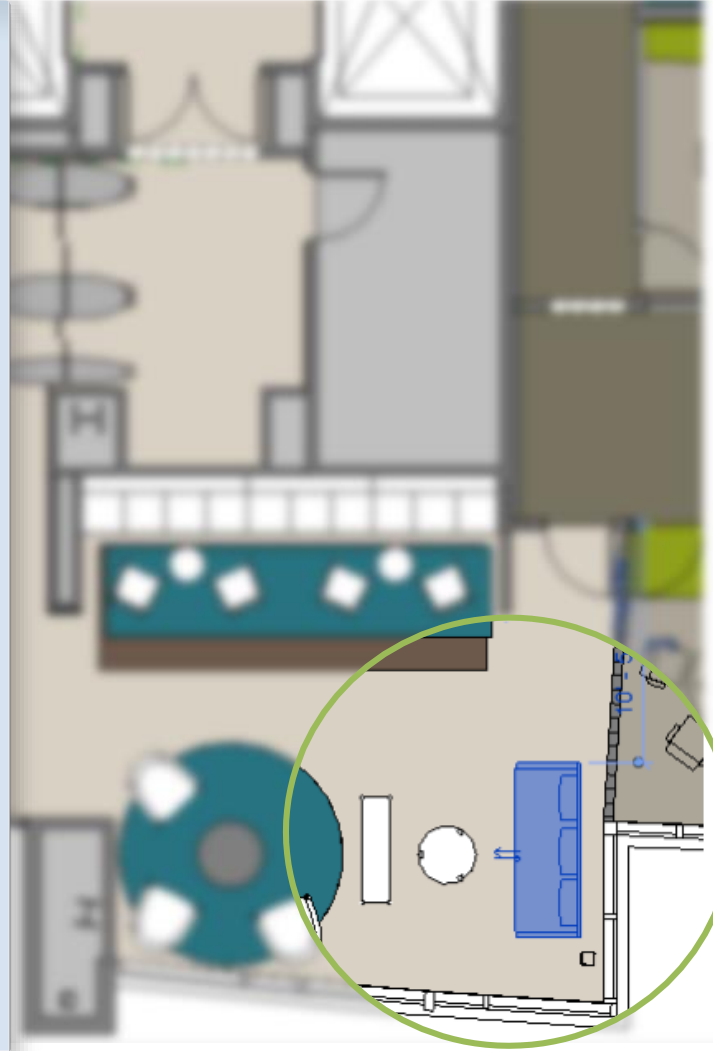
**Identity Data**

|           |           |
|-----------|-----------|
| 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

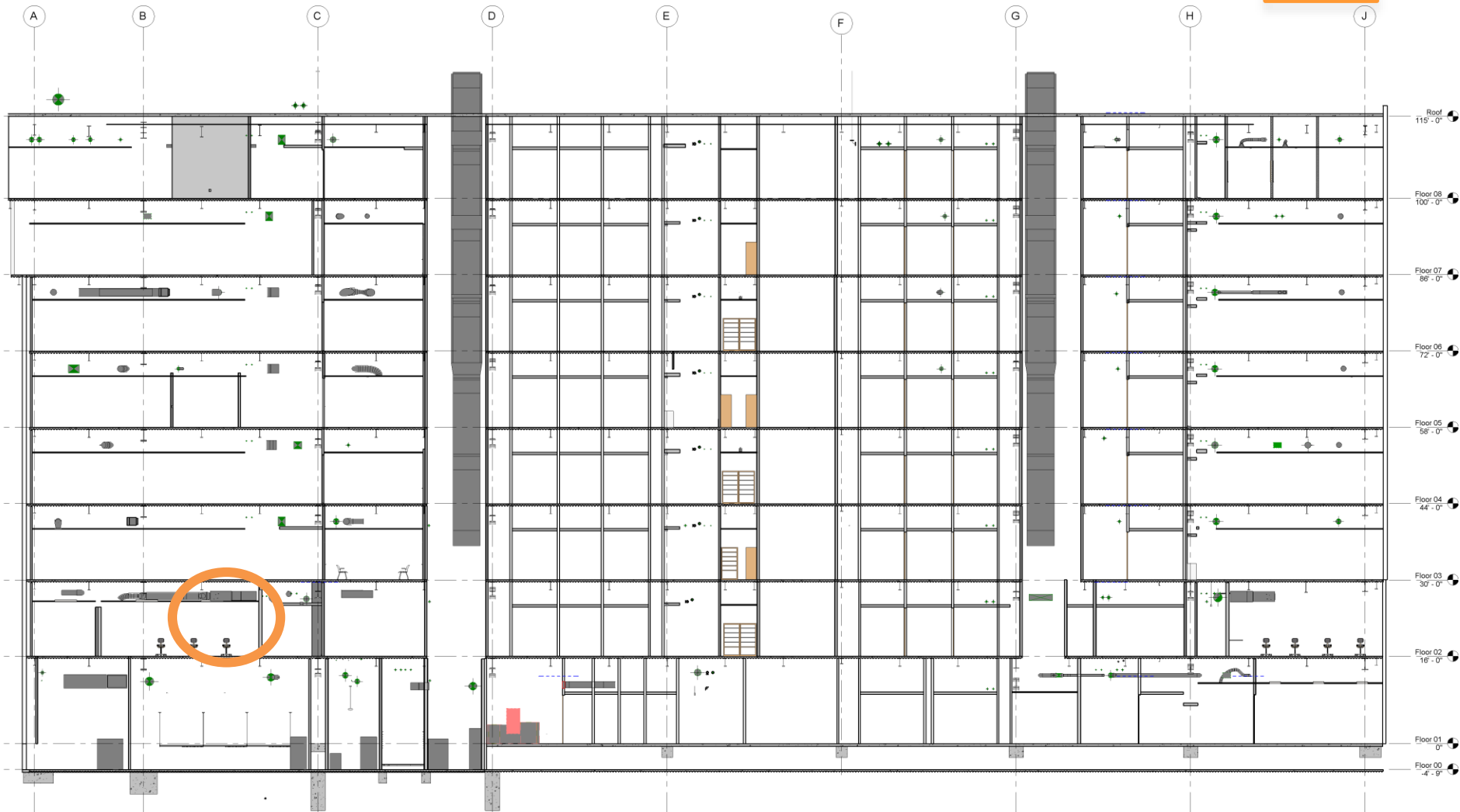
|                  |                  |
|------------------|------------------|
| Phase Created    | New Construction |
| Phase Demolished | None             |

[Properties help](#)

Apply



# FACILITY INFORMATION



# 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"           |

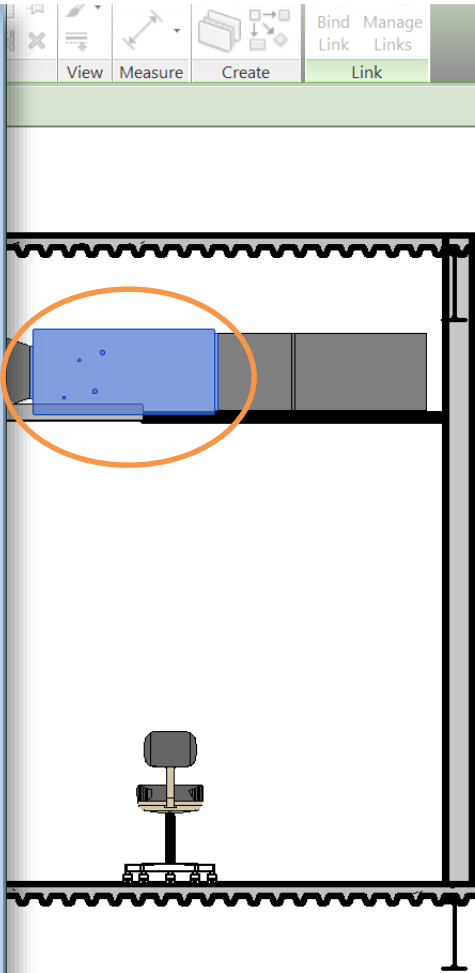
**Electrical - Loads**

|                |      |
|----------------|------|
| 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                                    |
|----------------------------------|--|
| <b>Identity Data</b>             |  |
| 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](#)



# FACILITY INFORMATION



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

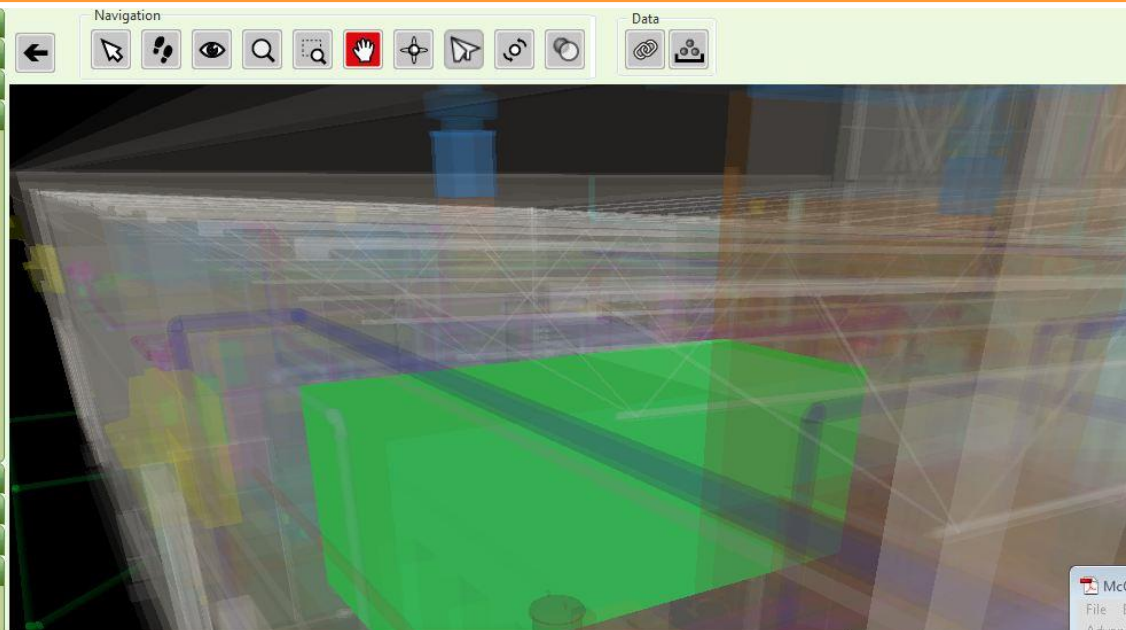
Impact

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                    |
| DRAINED              | NO                       |

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:  |  |
| Assigned To:       | Igor Starkov (EcoDomus) | Location:    | 101 Tower Building 1                               |

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 001 to 090

End call

**Get out of your silo**

**Sharing is profitable**

**Increase Possibilities**

