

Attachment C

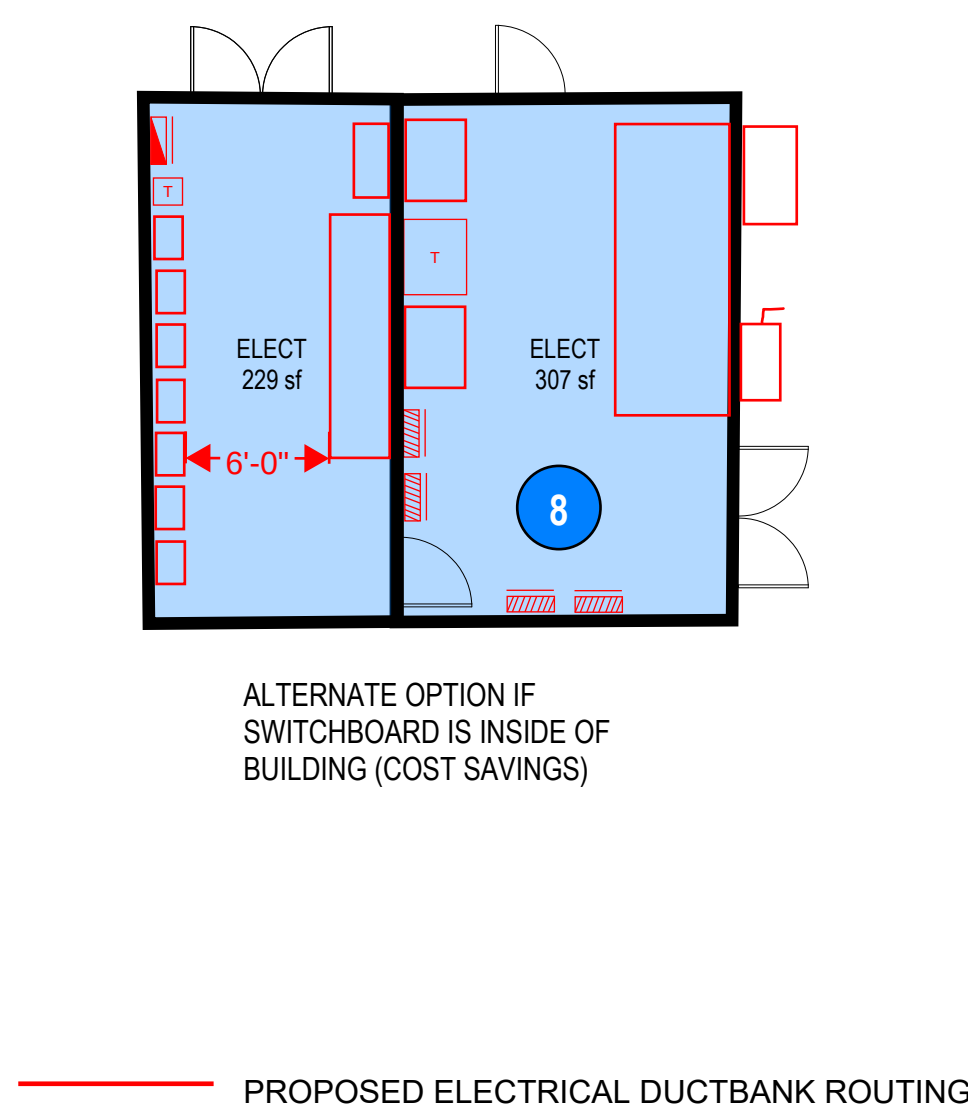
This page intentionally left blank.

- 1 Sallyport entry location maintains original San Mateo MHRC location. Clients will have visibility to incoming visitors and new clients from the east bedrooms. Entry and Meditation areas are adjusted to maximize corridor space upon entering through the Sallyport.
- 2 Staff Work Area size is maximized with new arrangement of Kitchenette in the Staff Lounge. Staff have full visibility throughout the MHRC with centralized work area location.
- 3 Optional staff only access door added directly into Exam/Consult for medication distribution. New Medication Room location includes a walk up window for client distribution if desired.
- 4 Kitchenette has been moved to Staff Lounge Room instead of previous corridor location. Egress only door through Staff Lounge is maintained.
- 5 Daylight openings are maximized in staff offices located on front face of the building. Staff have better site visibility offering additional security of site.
- 6 Building services components have been enlarged per MEP requirements and can have optional exterior doors for direct access.
- 7 Housekeeping is directly accessible in staff corridor, maximizing Dining/Activity and Nourishment areas. Storage Room is accessed directly from Nourishment Room.
- 8 Clothing Sterilization is removed from each MHRC and planned for placement in the MHRC Support Building. Area is given back to staff program.
- 9 Laundry will be a staff only area, clients in this facility are not expected to perform laundry services as part of their treatment program.
- 10 New Staff Offices enhance visibility within client bedroom wings and offer closer access to the courtyards.
- 11 Building geometry is simplified for ease of construction and potential cost savings.



KEY CONSIDERATIONS

- 1
- Waiting / Reception area is reduced. Conference Room is directly accessed from main entry and maximizes daylight opportunities.
- 2
- Open Work area has been reduced in size and can be used for visiting clinicians or staff training needs.
- 3
- Staff Lounge has been combined with Security Lounge as one large, communal space.
- 4
- Dietary Director's Office is directly adjacent to Kitchen and has natural daylight facing the Main Entry.
- 5
- Kitchen location is directly accessible from the Receiving Entry / Loading Zone.
- 6
- Staff toilets have been right sized to include private showers and changing areas within each room.
- 7
- Clothing sterilization room is removed from each MHRC and provided within Support Building for staff use as needed.
- 8
- Electrical ductbank routing proposed with an alternative option if the switchboard is located inside of the building.



Space Program				
MHRC Shared Office Space				
Element	Proposed Quantity	Proposed Net SF	Total Proposed Net SF	Comments
1.00 Reception / Arrival Areas				
1.01 Reception / Lobby	1	50	50	
1.02 Waiting Area	1	200	200	
1.03 Staff / Visitor Toilet	1	60	60	
SUBTOTAL			310	
DGSF Factor			1.25	
DGSF SUBTOTAL			388	
2.00 Staff / Administrative Offices				
2.01 Office Campus Administrator	1	120	120	
2.02 Open Work Area	1	400	400	3-4 workstations; filing; copier; circulation
2.03 Team Meeting Area	1	150	150	
2.04 Staff Lounge	1	200	200	
2.05 Conference Room	1	350	350	
2.06 Dietary Director Office	1	120	120	
2.07 Security	1	300	300	Monitors, badging, equipment, lockers, etc
2.08 Security Breakroom	1	150	150	
2.09 Staff Toilet	1	60	60	Adjacent to Security Monitoring
2.10 Lactation	1	80	80	
SUBTOTAL			1,930	
DGSF Factor			1.25	
DGSF SUBTOTAL			2,413	
3.00 Dietary				
3.01 Kitchen	1	1400	1,400	Coolers, dry product storage
SUBTOTAL			1,400	
DGSF Factor			1.10	
DGSF SUBTOTAL			1,540	
4.00 Shared Support				
4.01 Staff Changing	1	80	80	3-piece washroom
4.02 Housekeeping Closet	1	50	50	
4.03 Staff Lockers	1	30	30	12 half-height lockers
4.04 Eyewash, Alcove	1	15	15	
4.05 Engineering/Maintenance Shop	1	500	500	
4.06 Engineering Office	1	100	100	
4.07 Storage, Maintenance Shop	1	150	150	
SUBTOTAL			925	
DGSF Factor			1.25	
DGSF SUBTOTAL			1,156	
5.00 Building Support				
5.01 Receiving/Staging	0	150	0	Exterior space
5.02 Main Technology Room	1	200	200	Revised 120sf
5.03 Electrical Room	1	120	120	Not required
5.04 Main Electrical Room	2	250	500	Primary and Backup
5.05 Mechanical Room	1	300	300	
5.06 Generators	0	300	0	Exterior space
SUBTOTAL			1,120	
DGSF Factor			1.25	
DGSF SUBTOTAL			1,400	
TOTAL NET SQUARE FEET			5,685	
TOTAL DGSF			6,896	
			x 1.20	Building Grossing Factor
			8,276	Total Building Gross Square Feet

MHRC SUPPORT BUILDING - PROPOSED CONCEPT PLAN

SCALE: 1/8" = 1'-0"

