**Exhibit 5 - Design Narrative, Program Space Requirements and Design Guidelines**

**Flexible Core & Shell Office Building Project Summary**

The project consists of designing and constructing a new office building. The goals of the project are listed below:

1. Designing and building an attractive and functional C&S Office Building while maximizing parking counts.
2. Low total cost of ownership.
3. Win-Win team concept for all stakeholders.
4. Construction and Design Teams engaged at the beginning and throughout.
5. Sustainability.
6. Tight delivery schedule.
7. Utilize lessons learned from previous Office Buildings

# Project Specific Design Considerations:

1. Parking solution that supports campus.
2. Exterior skin materials to support Southern California climate and high aesthetic expectations.
3. Entrance lobby experience critical to potential tenants.
4. Potential underground service connection to adjacent buildings.
5. Consideration in building footprint to campus site.
6. Ample space is available for project laydown area with minimum interference to the existing site/campus needs.

# Budget & Program Requirements

1. Total Project Design and Construction Cost: TBD
2. Required Total Office Gross Square Feet: 160,000 usable gsf
3. Required parking spaces: 600 parking spaces

# Sustainability Requirements

1. LEED Gold Minimum (Each DB team will propose a LEED goal as part of their project proposal)
2. Consideration must be given to life cycle costs during building systems selection.

# Owner Furnished Equipment

The following items will be Owner Furnished Owner Installed (OFOI) and budgets to be carried by the County unless noted otherwise.

1. Artwork
2. Fixtures, Furniture, and Equipment (FF&E)

# On Site Improvements

1. Per soils report, soil improvement allowance to be carried in project budgets.
2. Methane considerations to be understood and carried in project budgets.
3. Site improvements are to include programmed outdoor spaces, utility connections (tele/data, domestic water, fire water, power feeds, sanitary sewer, irrigation, storm sewer).
4. Existing utilities are shown in Exhibit 4. Utilities affected by the new buildings to be relocated.

# Systems Summary

1. Mechanical Basis of Design matches the existing campus with a 4-pipe roof top central plant including, cooling towers, chiller, and air handling units and hydronic reheat loop at each office level.
2. Electrical service is provided via a transformer and switch located at the onsite feed the main electrical room end of the P1 level further distributed to electrical rooms at each level.
3. Roof top emergency generator and space for future tenant supplemental back-up generators is required.
4. The new building is fully sprinkled.

# Service

# Elevators per code required to access all floors.

# Extra elevators provided as enhancements.

# Landscape

# Plants should be drought resistant.

# Consideration should be given to maintenance and long-term growth of landscaping.

# A building monument sign should be incorporated into the landscape design.

# Lobby

1. Lobby to be publicly accessible but secure and architecturally significant.

# Consideration should be given to wayfinding and ease of navigation.