

Exhibit B

Building Details and Areas

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Oakdale Irrigation Greger Facility

Oakdale, CA

Date Prepared:

2/20/19



Description	Quantity	Dimension	Total Space (Square Feet)
OFFICE WORKSPACE			
CFO	1	15' x 20'	300
CFO Supervisor	1	15' x 15'	225
Admin Assistant	1	15' x 15'	225
GM Office	1	20' x 20'	400
SCADA Supervisor	1	15' x 15'	225
Water Operations Manager	1	15' x 20'	300
DSO Supervisors / Assistant	3	15' x 15'	675
District Engineer	1	15' x 20'	300
Assistant Engineer	3	15' x 15'	675
PR Office	1	15' x 15'	225
In House Attorney	1	15' x 15'	225
HR / Safety Officer	1	15' x 15'	225
Contacts Manager	1	15' x 20'	300
Future Offices	3	10' x 15'	450
C & M Manager	1	15' x 20'	300
C & M Supervisors	2	15' x 15'	450
Sub-Total:		23	5,500
CUBICAL WORKSPACE			
Finance Staff	6	10' x 10'	600
Reception Office	1	20' x 20'	400
IT Office	2	10' x 15'	300
SCADA Technicians	4	10' x 10'	400
WUD Technicians	2	10' x 10'	30
DSO Work Stations	10	5' x 10'	500
Sub-Total:		25	2,230
GENERAL WORKSPACE AREAS			
Public Restrooms	1	10' x 25'	250
Office Restrooms	2	10' x 25'	500
Board Room	1	40' x 60'	2,400
Board Chambers	1	15' x 20'	300
Break Room	1	20' x 20'	400
Janitors / Storage Closet	1	10' x 10'	100
HVAC Room	1	10' x 20'	200
Server Room	1	10' x 15'	150
DSO Locker Room	1	15' x 15'	225
DSO Break Room	1	15' x 15'	225
Printer / Supply / Mail	1	15' x 20'	300
C & M Break Room	1	20' x 20'	400
General Meeting Room	1	20' x 20'	400
Sub-Total:			5,850

VAULTS			
Finance Vault	1	20' x 45'	900
Engineering Vault	1	30' x 40'	1,200
Sub-Total:			2,100

CONFERENCE ROOMS			
DSO Conference Room	1	15' x 15'	225
Finance Conference Room	1	15' x 20'	300
Engineering Conference Room	1	15' x 20'	300
Sub-Total:			825

PARKING			
Office Staff	30	9' x 20'	5,400
Field Staff	50	9' x 20'	9,000
Visitors	10	9' x 20'	1,800
ADA	5	9' x 20'	900
Overflow	30	9' x 20'	5,400
Driveway	1	30' x 400'	12,000
Sub-Total:			34,500

INDOOR AREAS / STORAGE			
Auto Shop	1	120' x 140'	16,800
Welding Shop	1	80' x 120'	9,600
Pest Department Shop	1	50' x 60'	3,000
Warehouse	1	60' x 240'	14,400
SCADA Shop	1	20' x 60'	1,200
Water Utilities Shop	1	20' x 60'	1,200
Covered Storage	1	20' x 400'	8,000
Covered Truck Parking	1	60' x 200'	12,000
Sub-Total:			66,200

OUTDOOR AREAS / STORAGE			
SCADA Tower	1	20' x 20'	400
Fuel Island	1	34' x 20'	680
Generator	1	15' x 15'	225
Vehicle / Truck Wash Bay	1	30' x 30'	900
Equipment Storage	1	385' x 400'	154,000
Material Storage	1	366' x 400'	146,400
Sub-Total:			302,605

Total Area

419,810	Square Feet
9.64	Acres