

Item 20 Late Backup



Travis County Commissioners Court Agenda Request

Meeting Date: June 4, 2013

Prepared By/Phone Number: Ken Gaede, AIA, 854-9894

Dept. Head: Roger A. El Khoury, M.S., P.E., Director, FMD, 854-4579

County Executive: Leslie Browder, Planning and Budget, 854-9106

Sponsoring Court Members: County Judge Sam Biscoe

A handwritten signature in black ink, appearing to read "Roger A. El Khoury".

AGENDA LANGUAGE:

Consider and take appropriate action to allocate a portion of the first floor of the Ned Granger as staff locker and shower rooms.

BACKGROUND/SUMMARY OF REQUEST:

This agenda item seeks formal Commissioners Court approval to convert a portion of the former Commissioners Courtroom on the 1st floor into staff locker/shower rooms. This item is being brought back to Court in response to the request from Commissioners Court, during the May 28 discussion of Item 15, for additional information on:

- the cost of the locker/shower rooms,
- the survey results related to the locker/shower rooms, and
- the current usage of the fitness center/shower facilities at 700 Lavaca.

STAFF RECOMMENDATIONS:

The Facilities Management Department (FMD) recommends that Commissioners Court approve the proposed conversion of 525 SF of the former Commissioners Courtroom on the 1st floor into staff locker/shower rooms as shown on the attached floor plan. The staff locker/shower facilities recommendation is in response to a request from FMD's primary customer in the Granger Building, the County Attorney's Office.

ISSUES AND OPPORTUNITIES:

The Facilities Management Department has worked closely with the County Attorney's Office in the space programming and design of their new spaces in the Granger Building. During the programming and design phase, the staff of the County Attorney's Office expressed a desire to have locker and shower facilities included in the design of the Granger Building renovations.

On January 23, 2013, FMD received a list of 65 signatures from County

Attorney staff members who expressed a desire to have locker/shower facilities in the Granger Building for two primary reasons: (1) for those biking or walking to work and (2) for those who work out during their lunch break. Ref: Attachment 2, "Copy of Support List for Locker Room & Shower Facility in the Granger Building".

As follow-up to the signature list, a survey was issued in mid-February, 2013 to which 214 Granger Building employees responded. The survey responses are summarized as follows:

- The majority (87.3%) of respondents support the addition of shower and locker facilities for staff in the Granger Building renovation.
- When asked if they believe that they would personally use such facilities, if provided, 167 respondents (78.4%) said they would.
- When asked for what reasons they would use the facilities, 145 respondents (76.3%) selected "walking or running (commuting, exercise)", 113 respondents (59.5%) selected "using gym or workout facilities", and 56 respondents (29.5%) selected "bicycling (commuting, exercise)".
- When asked if they would drive less frequently if locker/shower facilities were provided, nearly half of the respondents (47.7%) said they would not while 35.5% said they would.
- At the end of the survey, respondents were given an opportunity to provide additional comments. Of the 60 additional comments provided, the breakdown of responses is as follows:
 1. 34 comments (57%) did not express an opinion about the locker/showers but instead expressed opinions about other building systems and amenities or other unrelated matters,
 2. 16 comments (27%) expressed a favorable opinion regarding the need for locker/showers,
 3. 2 comments (3%) expressed an unfavorable opinion regarding the need for locker/showers,
 4. 8 comments (13%) were related to the locker/showers but expressed no opinion either pro or con,
 5. 10 (17%) of the comments already categorized above also expressed a desire for a gym or exercise facilities.

Ref: Attachment 3, "Copy of Granger Building Amenities Survey".

The 700 Lavaca building manager has provided data regarding the usage of the fitness center/shower facility at 700 Lavaca. From 3/22/2012 through 12/31/2012, County staff used the facility an average of 13 times per work

day. From 1/1/2013 through 5/29/2013, County staff used the facility an average of 18 times per day. There is no way to break out how many staff used only the fitness center, how many used only the showers, or how many used both.

FISCAL IMPACT AND SOURCE OF FUNDING:

The cost to add 2 showers (one male and one female) and lockers to the 1st Floor Renovation project is approximately \$16,000 more than the basic renovation cost (to build the same space out as conference room / offices). This cost will be managed within the current project budget for the Ned Granger Building.

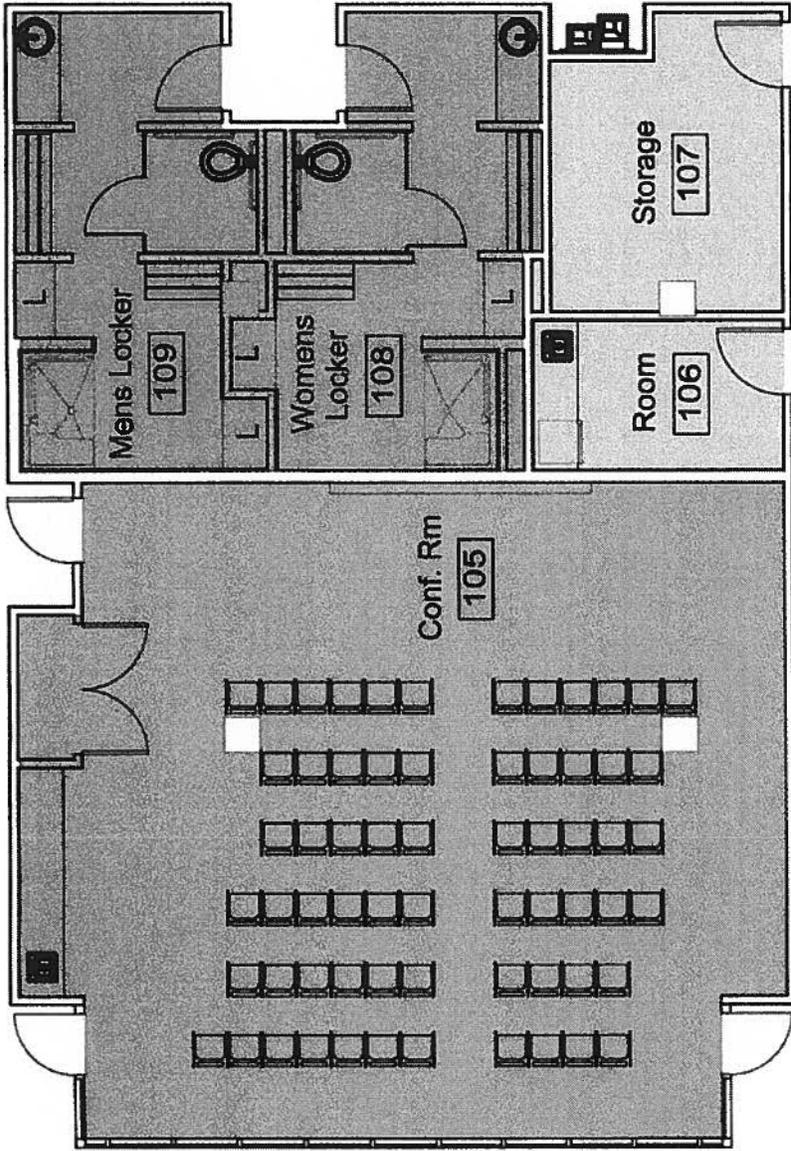
ATTACHMENTS/EXHIBITS:

1. Proposed 1st Floor Plan
2. Copy of Support List for Locker Room & Shower Facility in the Granger Building
3. Copy of Granger Building Amenities Survey

REQUIRED AUTHORIZATIONS:

N/A

ATTACHMENT 1



NED GRANGER PROPOSED 1ST FLOOR-WITH SHOWERS/LOCKERS

PROPOSED NED GRANGER BUILDING SPACE ALLOCATIONS

TRAVIS COUNTY FACILITIES MANAGEMENT DEPARTMENT

ATTACHMENT 2

Support List for Locker Room & Shower Facility in the Granger Building

This is a list of Travis County employees who are signing their names to support an initiative to get a locker room and shower facility built in the Granger Building. Allowing people to shower will help further wellness and clean transportation goals by allowing people to bike or walk to work while still providing them an opportunity to get cleaned up. Showers could also be used by people who exercise before work or during lunch, but who use buses or personal vehicles to travel

<u>Name</u>	<u>Email</u>	<u>Phone</u>	<u>Primary Use</u>
Jason Stearns	jason.stearns@co.travis.tx.us	854-1880	biking, walking
Bill Swaim	Bill.Swaim@co.Travis.tx.us	854-9637	biking, running
Laura Gorman	laura.gorman@co.travis.tx.us	854-9713	biking, running, riding scooter, work-out@ lunch
Libby Lawson	LIBBY.LAWSON@CO.TRAVIS.TX.US		biking, LUNCH workout
Dan Hamre	dan.hamre@co.travis.tx.us		biking, running
Ruben Baeza	Ruben.Baeza@co.travis.tx.us		working out
Barbara Rowan	Barbara.Rowan@shcglobal.net		" "
Jordan Foster	jordan.foster@co.travis.tx.us		biking to work
Erika Hansen	erika.hansen@co.travis.tx.us		
Rosie Silva	rosie.silva@co.travis.tx.us		biking, walking
Erikka Miller	erikka.miller@co.travis.tx.us		
Jennifer Riojas	Jennifer.Riojas@co.travis.tx.us		working out
Ryann Reard	Ryann.Reard@co.travis.tx.us		working out
Carla S. Cook	COOK CARLA CARLA.COOK@CO.TRAVIS.TX.US		biking walking working out

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<u>Name</u>	<u>Email</u>	<u>Phone</u>	<u>Primary Use</u>
KEN ERVIN	ken.ervin@co.travis.tx.us	(512) 905-0595	to stop the smell
Nicholas Chu	n.k.chu@co.travis.tx.us	512-854-9415	exercise
George Thomas	george.thomas@co.travis.tx.us	512-854-9415	exercise.
Jennifer Collins	jennifer.collins@co.travis.tx.us	854-9415	exercise
Liz Hughes	Liz.hughes@co.travis.tx.us	8544159	exercise
Corby Holcomb	corby.holcomb@co.travis.tx.us	854-4166	exercise
Amber Platt	amber.platt@co.travis.tx.us	854-4834	exercise
Victoria Ashley	vicki.ashley@co.travis.tx.us	854-4805	
Allison DeLeon	allison.deleon@co.travis.tx.us	854-4160	
J. Michael Oberri	Jm.oberri@co.travis.tx.us	(512) 854-6924	
Danielle Tierney	danielle.tierney@co.travis.tx.us	854-9646	
Gale Robinson	gale.robinson@co.tx.us.tx.us	854-4739	
Cindy Rodriguez	Cindy.Rodriguez@co.travis.tx.us	854 4994	
Maria Alariz	maria.alariz@co.travis.us.tx.us	854-5953	
Catherine McCormick	Catherine.McCormick@co.travis.tx.us		exercise
Christy Bissell	Christy.Bissell@co.travis.tx.us	854-4546	exercise
Sandra Soriano	Sandra.Soriano@co.travis.tx.us	854-4342	exercise

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<u>Name</u>	<u>Email</u>	<u>Phone</u>	<u>Primary Use</u>
Peggy Batas	peggy.batas@co.travis.tx.us	854-3119	exercise
Garje Prejean	GarjePrejean@co.travis.tx.us	854.4159	exercise
Kelly Gurley	k@g.co.travis.tx.us	854-4347	
Sara Fiedke	sara.fiedke@co.travis.tx.us	854-9655	exercise
Kim Hidrogo	Kim.Hidrogo@co.travis.tx.us	854-4156	exercise
Berna Valls	Bernardine.valls@co.travis.tx.us	49091 ext.	
Christyne Harris Schulte	christyne.harris@co.travis.tx.us	491048	lunch exercise
Shirley R Smith	shirley.smith@co.travis.tx.us	854-4164	
Jordan A	jordan.austin@co.travis.tx.us	854-4516	exercise
Jennifer Kraber	jennifer.kraber@co.travis.tx.us	49531	exercise
Sherine Thomas	sherine.thomas@co.travis.tx.us		exercise
Amie Dippel	leslie.dippel@co.travis.tx.us		exercise
Elaine Casas	elaine.casas@co.travis.tx.us		exercise + stop the stink!
Genesis Daniels	Genesis.Daniels@co.travis.tx.us		exercise
Tenley Aldredge	tenley.aldredge@co.travis.tx.us		ride bike to work + transmissions!

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<u>Name</u>	<u>Email</u>	<u>Phone</u>	<u>Primary Use</u>
Antonina Rodriguez	antonina.Rodriguez@co.travis.tx.us	449037	hygiene
Jim Connolly	jim.connolly@co.travis.tx.us	44539	exercise
Gina Hernandez	Gina.Hernandez@co.travis.tx.us	449037	walking
Annalynn Cox	annalynn.cox@co.travis.tx.us	449034	walking
Tim Labadie	tim.labadie@co.travis.tx.us	45864	ride bike to work
Andrew Williams	andrew.williams@co.travis.tx.us	49972	
Daniel Broadford	daniel.broadford@co.		exercise - 43718
Deseria Grantt	deseria.grantt@co.travis.tx.us		exercise - 46931
Amy Pollock	Amy.Pollock@co.travis.tx.us		Exercise 44536
Ramiro Gonzalez	ramiro.gonzalez@co.travis.tx.us		Exercise - 46470
Roxanne Bonner	roxanne.bonner@co.travis.tx.us		exercise 46442
Julie Joe	julie.joe@co.travis.tx.us		walk
John Hille	John.hille@co.travis.tx.us		encourage others!
John Fusselman	John.fusselman@co.travis.tx.us		commuting, bicycle
PHILIP TSO	PHILIP.TSO@CO.TRAVIS.TX.US		
Kate Kelley	Kate.Kelley@co.travis.tx.us		
Neil Kucera	neil.kucera@co.travis.tx.us		Exercise
Sara Bottin	Sara.bottin@co.travis.tx.us		hygiene
Giselle Horton	giselle.horton@co.travis.tx.us		bike and

ATTACHMENT 3

Granger Building Amenities Survey



1. Do you support the addition of shower and locker facilities for staff in the Granger Building renovation?

		Response Percent	Response Count
Yes		87.3%	186
No		8.0%	17
Unsure		4.7%	10
answered question			213
skipped question			1

2. Do you believe that you would personally ever use such facilities, if provided?

		Response Percent	Response Count
Yes		78.4%	167
No		13.1%	28
Unsure		8.5%	18
answered question			213
skipped question			1

3. If you answered yes to Question 2, for what reasons would you use the facilities?

Reasons related to:

		Response Percent	Response Count
bicycling (commuting, exercise)		29.5%	56
walking or running (commuting, exercise)		76.3%	145
using gym or workout facilities		59.5%	113
general hygiene		13.7%	26
not applicable		8.9%	17
Other (please specify)		2.6%	5
		answered question	190
		skipped question	24

4. Space can be a constraining factor. Please rank which amenities are most important to you in the Granger renovation (1= most important, 5= least important):

	1	2	3	4	5	Rating Average	Rating Count
Shower and locker facilities	33.0% (70)	33.0% (70)	17.5% (37)	5.2% (11)	11.3% (24)	2.29	212
Food/drink vending area	5.7% (12)	28.9% (61)	29.4% (62)	25.1% (53)	10.9% (23)	3.07	211
Full cafeteria	50.0% (105)	22.9% (48)	12.4% (26)	8.1% (17)	6.7% (14)	1.99	210
Additional conferencing space	7.1% (15)	9.4% (20)	27.8% (59)	37.7% (80)	17.9% (38)	3.50	212
Other	4.7% (10)	6.1% (13)	13.2% (28)	23.6% (50)	52.4% (111)	4.13	212
						answered question	212
						skipped question	2

5. Would you drive less frequently if shower and locker facilities were provided in the Granger Building for Travis County employees?

	Response Percent	Response Count
Yes, definitely 	22.9%	49
Yes, probably 	12.6%	27
Don't know 	16.8%	36
No, probably not 	23.4%	50
No, definitely not 	24.3%	52
	answered question	214
	skipped question	0

6. In what building do you work?

	Response Percent	Response Count
The Granger Building	100.0%	214
The University Savings Building	0.0%	0
The Criminal Justice Complex	0.0%	0
The Heman Marion Sweatt Courthouse	0.0%	0
The Holt Building	0.0%	0
Other (please specify)	0.0%	0
	answered question	214
	skipped question	0

7. If you have any additional comments, please provide them below. Thank you for your time!

	Response Count
	60
	answered question
	60
	skipped question
	154

Page 1, Q3. If you answered yes to Question 2, for what reasons would you use the facilities? Reasons related to:

1	so people will stop bathing at the sink	Feb 13, 2013 2:07 PM
2	Wellness and Health Clinic fitness program	Feb 12, 2013 4:40 PM
3	So I could work out on my lunch break	Feb 12, 2013 9:19 AM
4	everyone takes the same lunch plus how many shower stalls will there be for all of us to use?plus I see outside public people use the rest rooms to bath here at the Granger bldg. Will It be safe and secured without any outsiders but only travis employees to use? The idea of this plan sounds good to me you have my vote....Good Luck!	Feb 12, 2013 8:48 AM
5	Post field work hygiene,i.e. sample collection, search warrants, etc.	Feb 12, 2013 7:50 AM

Page 2, Q7. If you have any additional comments, please provide them below. Thank you for your time!

1	It would be amazing	Feb 17, 2013 9:54 PM
2	Occupants of Granger have wanted shower facilities for YEARS!!! It will definitely increase use of bicycles/legs for County employees. PLEASE take this unique opportunity and build in shower facilities!!	Feb 15, 2013 11:19 AM
3	Rest area would be great since dealing with the public can be very stressful.	Feb 14, 2013 3:34 PM
4	I live too far to commute by bicycle, but there are people in the office who do commute and arrive sweaty and I think it would be wonderful for them and for the rest of us if there were a place to shower and change. Thanks!	Feb 14, 2013 11:16 AM
5	We could well use employee break rooms. I bring my own healthy food and do not eat food sold here. More of us could do that if we had a place to go with it.	Feb 14, 2013 9:36 AM
6	Extra space could be well used for offices and/or employee break room. The food and drink choices for sale now are all unhealthy, chemically laden, genetically modified junk.	Feb 14, 2013 9:01 AM
7	question no 4 pre-fills	Feb 13, 2013 3:57 PM
8	none	Feb 13, 2013 3:31 PM
9	if we do receive the showers will there be towel racks and shower curtains	Feb 13, 2013 3:10 PM
10	Much more so than amenities I am concerned about having a proper HVAC system, and properly insulated window for exterior offices, and if possible improved sound insulation to enhance the work environment.	Feb 13, 2013 3:04 PM
11	No shower facilities!!! We don't need to spend money on something that only a handful of people would use.	Feb 13, 2013 2:43 PM
12	Granger bldg stinks: bathrooms w/o vents & should have fans, toxic, looks like mold on 3rd floor. Give us a pay raise, stop remodeling. i've been sitting in a 19 yr old chair, can't get new one. County ought to be ashamed I'm treated about my work area. Still waiting on a chair. Toxic fumes from bathroom w/cleaning products. Provide gentler hand cleaners there.	Feb 13, 2013 12:56 PM
13	I'm concerned that cleaning crew have the right disinfectants to keep shower areas clean.	Feb 13, 2013 11:29 AM
14	I would hope that this addition would not be taken unless the number of employees responding favorably (would use the facilities a lot) is great enough to warrant the expense. This building needs so much work done on it to make it a better work environment (hvac that is consistent, paint, remodeling, space for conferencing and direct work-related uses) that something like this should be done only after all the rest has been completed and paid for. The money should be spent on improvements that impact the majority of the users, not a small group. It is good to do this survey.	Feb 13, 2013 11:22 AM
15	if the County provided access to the showers, lockers and workout facilities located in the 700 Lavaca building, we would not need additional ones in the Granger bldg.	Feb 13, 2013 9:19 AM

Page 2, Q7. If you have any additional comments, please provide them below. Thank you for your time!

16	I know that it is important to realize the benefits this could bring to commuting issues, but I think it is just as important, if not more important, to recognize how this could positively impact employees health (thereby costing the county less in health benefits). There are many that participate in the Wellness & Health Clinic fitness program and who exercise on their own before work or during their lunch hour, but I believe this number would increase significantly if people had a place to shower afterwards.	Feb 12, 2013 4:52 PM
17	The possibility of a locker room with showers has been a long time coming. It really is crazy to change in your car or office and NO shower.	Feb 12, 2013 3:20 PM
18	A kitchen area with a sink, microwave would be useful.	Feb 12, 2013 2:03 PM
19	I don't believe having a shower facility would be beneficial for county employees. I exercise during lunch sometimes and even then I wouldn't use a shower facility provided. I vote for cafeteria or more work space.	Feb 12, 2013 1:04 PM
20	The renovations should be done expeditiously to reduce the agony of construction: noise, dirt, etc.	Feb 12, 2013 12:13 PM
21	My Question to this is if you put in a showers is it a public shower or a pass card to use it due to the homeless we already have this problems with the restrooms	Feb 12, 2013 10:47 AM
22	Please build a shower!	Feb 12, 2013 10:35 AM
23	The County should provide a larger and better equipped space in the downtown area (perhaps in the USB or the Granger Building?) for exercising. It would make sense to have a shower and locker facility located by the workout facility	Feb 12, 2013 10:26 AM
24	I am a long time bicycle commuter who gets by with a quick rinse in a lavatory sink, so I can't say I'd ride more if there were showers.	Feb 12, 2013 10:24 AM
25	I would use a shower facility maybe once a year. It is very unimportant to me.	Feb 12, 2013 9:59 AM
26	would like to see an exercise room built like the one in the basement of 700 Lavaca - requires a minimal amount of space and equipment.	Feb 12, 2013 9:58 AM
27	PLEASE PLEASE PLEASE give us shower facilities!!! A lot of employees want to, but don't feel that they can workout during lunch because of the lack of showers.	Feb 12, 2013 9:56 AM
28	I would still have to drive because I come in from Pflugerville. I do carpool in to work. I don't drive myself unless I just have to. That would be less than 1 X a month.	Feb 12, 2013 9:55 AM
29	Although a cafeteria would be nice, shower & locker facilities would fit my needs best. I am reluctant to work out at lunch without a shower afterwards. My residence is too far away from the office to ride a bicycle to.	Feb 12, 2013 9:55 AM
30	EXERCISING EQUIPMENT	Feb 12, 2013 9:54 AM
31	It would be ideal if the renovations included a workout facility with treadmill and stationary bikes. I believe that would be used quite frequently	Feb 12, 2013 9:50 AM

Page 2, Q7. If you have any additional comments, please provide them below. Thank you for your time!

- | | | |
|----|---|----------------------|
| 32 | I would like to see a work out room with weights be considered. I know that a weight room exists in the 700 Lavaca building where our commissioners are now located. | Feb 12, 2013 9:48 AM |
| 33 | I really won't drive less frequently if showers were available since I bike to work even without showers available, but showers would be great, especially in the summer. | Feb 12, 2013 9:45 AM |
| 34 | I do not commute to work bc I take my kids to school. I work out almost every day at the gym bc it has shower facilities. The capitol grounds are a great place to run/walk. With showers, this is more appealing to all employees. | Feb 12, 2013 9:31 AM |
| 35 | I would pay for a membership in a workout facility in the granger building. It would be hugely beneficial to my ability to do my job. | Feb 12, 2013 9:29 AM |
| 36 | We need to maximize natural light getting into the central building - light shelves and open, communal spaces. | Feb 12, 2013 9:20 AM |
| 37 | Showers and lockers is a wonderful idea. | Feb 12, 2013 9:16 AM |
| 38 | Temperature is also a problem in Granger building. Too many days when it is freezing within the building. Temperature can't be regulated to a comfortable level. | Feb 12, 2013 9:14 AM |
| 39 | Restrooms need to have more stalls and better ventilation systems. Restrooms currently constantly smell disgusting. | Feb 12, 2013 9:09 AM |
| 40 | There needs to be a covered designated smoking area to accommodate all of the employee's that smoke during the day. | Feb 12, 2013 9:05 AM |
| 41 | GET UPDATED EXERCISE EQUIPMENT!!! ELLIPTICAL(S), TREADMILL(S)...1/2 DOZEN EACH! | Feb 12, 2013 9:00 AM |
| 42 | *Read notes from question 3. thanks. | Feb 12, 2013 8:50 AM |
| 43 | I understand the spacing constraints but the addition of some exercise equipment would be great. | Feb 12, 2013 8:45 AM |
| 44 | At some point Travis County, to encourage wellness and fitness, made arrangements for a massage person to come and provide inexpensive massages every other week. This is being threatened by lack of a place to do this. | Feb 12, 2013 8:30 AM |
| 45 | I hear a lot of people not wanting to be active before work or during lunch because they don't want to be sweating and going back to work in that condition. | Feb 12, 2013 8:28 AM |
| 46 | I go to the gym and work out during lunch. shower facilities would be really nice to have. | Feb 12, 2013 8:27 AM |
| 47 | A nice break area to eat lunch. | Feb 12, 2013 8:19 AM |
| 48 | consider a gym as other | Feb 12, 2013 8:17 AM |
| 49 | I now exercise during lunch as a way to wind down and rejuvenate my energy | Feb 12, 2013 8:10 AM |

Page 2, Q7. If you have any additional comments, please provide them below. Thank you for your time!

level, as well as for health benefits of course. I know of alot of people who do the same. I think shower facilities is a great benefit and would help everyone in the long run!!

- | | | |
|----|--|-----------------------|
| 50 | I would suggest more handicapped bathroom facilites on the 4th Floor and just a little wider hallways for walker and wheelchair access. | Feb 12, 2013 8:02 AM |
| 51 | I think that this addition would have positive health benefits also, since employees would be encouraged to exercise more | Feb 12, 2013 8:00 AM |
| 52 | I would like adequate ventilation in the restrooms so that it doesn't smell like sewage even out into the halls and hot & cold water in all the sinks. Not having to wear a coat in my office would be a real plus. Thanks. | Feb 12, 2013 7:58 AM |
| 53 | Please make a smoking area that is away from all the doors & out of the garage. | Feb 12, 2013 7:53 AM |
| 54 | A cafeteria with the proper layout, decor, adequate size, etc. would be excellent. The food is great now, atmosphere just needs to be more pleasant. | Feb 12, 2013 7:53 AM |
| 55 | WORK HOURS 10/4 TO HELP TRAFFIC CONGESTION IN AUSTIN AREA | Feb 12, 2013 7:30 AM |
| 56 | Have the workers use better manner in the restrooms | Feb 12, 2013 7:18 AM |
| 57 | # 4 Isn't working properly. It has a glitch that automatically fills the 1-5 questions for you, making the shower and locker facilities a 1, Food and Drink a 2, Full Cafeteria a 3, Additional Conferencing a 4 and other a 5. Those aren't the order that I would have made them. | Feb 12, 2013 7:13 AM |
| 58 | I rode my bike to work last week (on a day when it was cold outside and I didn't need to put on a suit when I got here). I rode 6.5 miles to work, and I still got here faster than the bus gets me here. Also, between the ride here and the ride home, I got in my workout for the day during my commute time! | Feb 11, 2013 11:21 AM |
| 59 | I would like to see a secure area to lock commuting bicycle. | Feb 11, 2013 11:15 AM |
| 60 | I would prefer a gym over a cafeteria in the former Treasurer's Office. It would also be nice if there was a building recycling area for toner and re-use area for office supplies that are unneeded by the department which ordered them but could still benefit others. | Feb 11, 2013 10:50 AM |