ROCKDALE COUNTY
“COURTS & COMMUNITY ADMINSTRATION CENTER”

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TEAM ROLES

- **Doug Shaw** – Planning & Conceptual Design, Lead Programmer - Courts
- **Whitney Regan** – Lead Programmer – Administration Areas

- **CPE** – Construction Estimating
- **Geotech Engineering** – Geohydro (if needed)
- **Civil Engineering** – Stantec (if needed)







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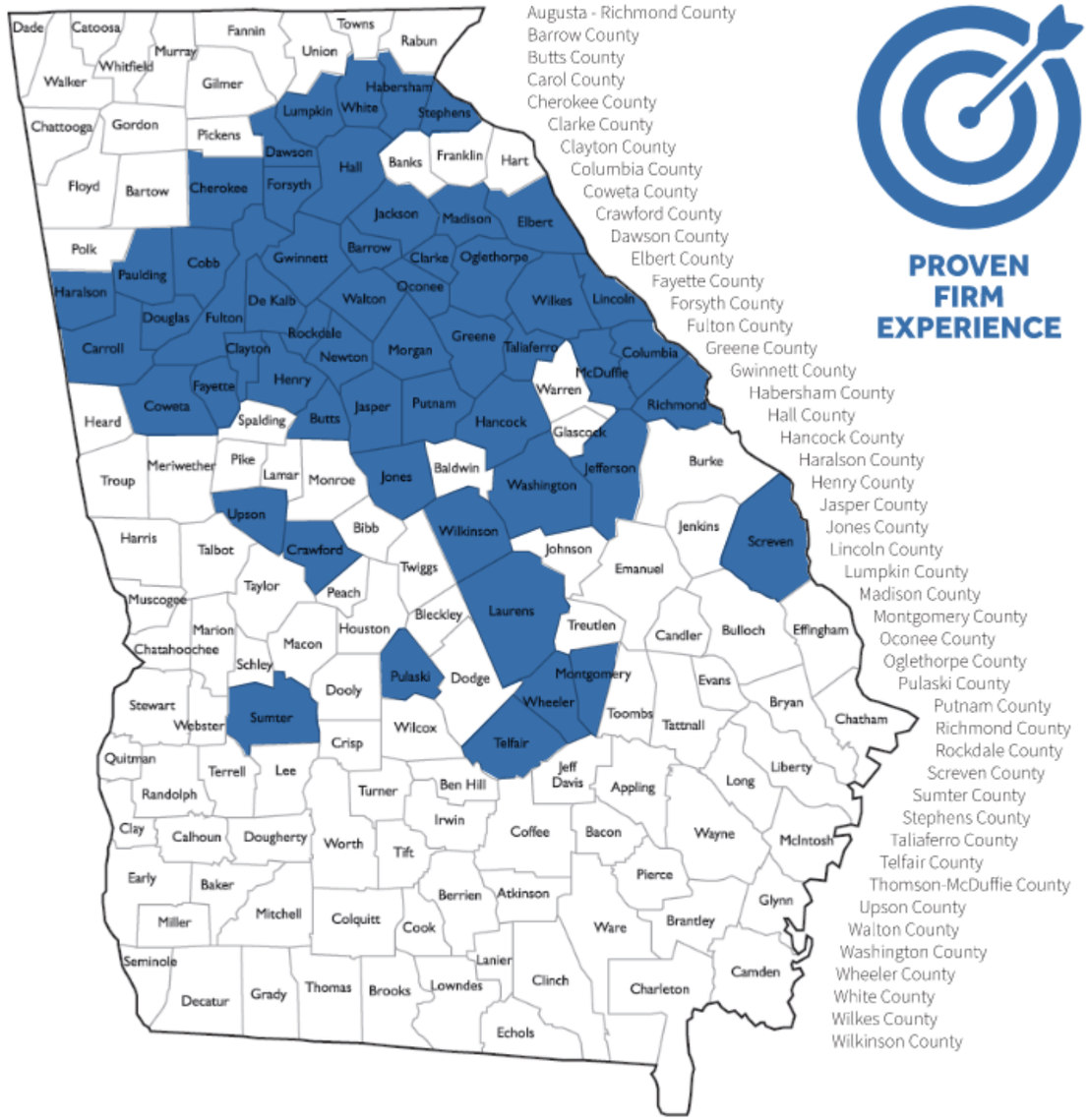
Georgia Team!!!

- 8 Georgia Courthouses
- 6 County Administration Buildings
- 2 Combined Facilities



PROVEN FIRM EXPERIENCE

County & Local Government Facilities
Experience of Doug Shaw and the Assembled Team

County & City Building Experience
(City Halls, Courthouses, Jails, Fire Stations, Police Precincts, Community Centers, Admin Buildings, etc.)





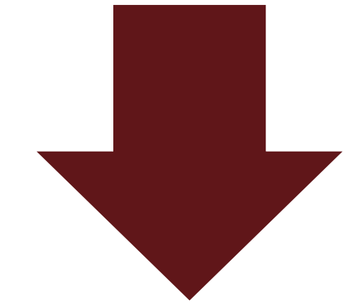
AGENDA

PROJECT DEVELOPMENT

BEST PRACTICES

YOUR PROJECT

PROJECT MANAGEMENT





PROJECT MANAGEMENT



BEST PRACTICES



YOUR PROJECT

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Project Development Management

- E-Tools – Monday, Deltek, Newforma, Bluebeam
- Verbal Communications, Teams & Meeting Minutes
- Heavy Visualization – Lumion, Enscape







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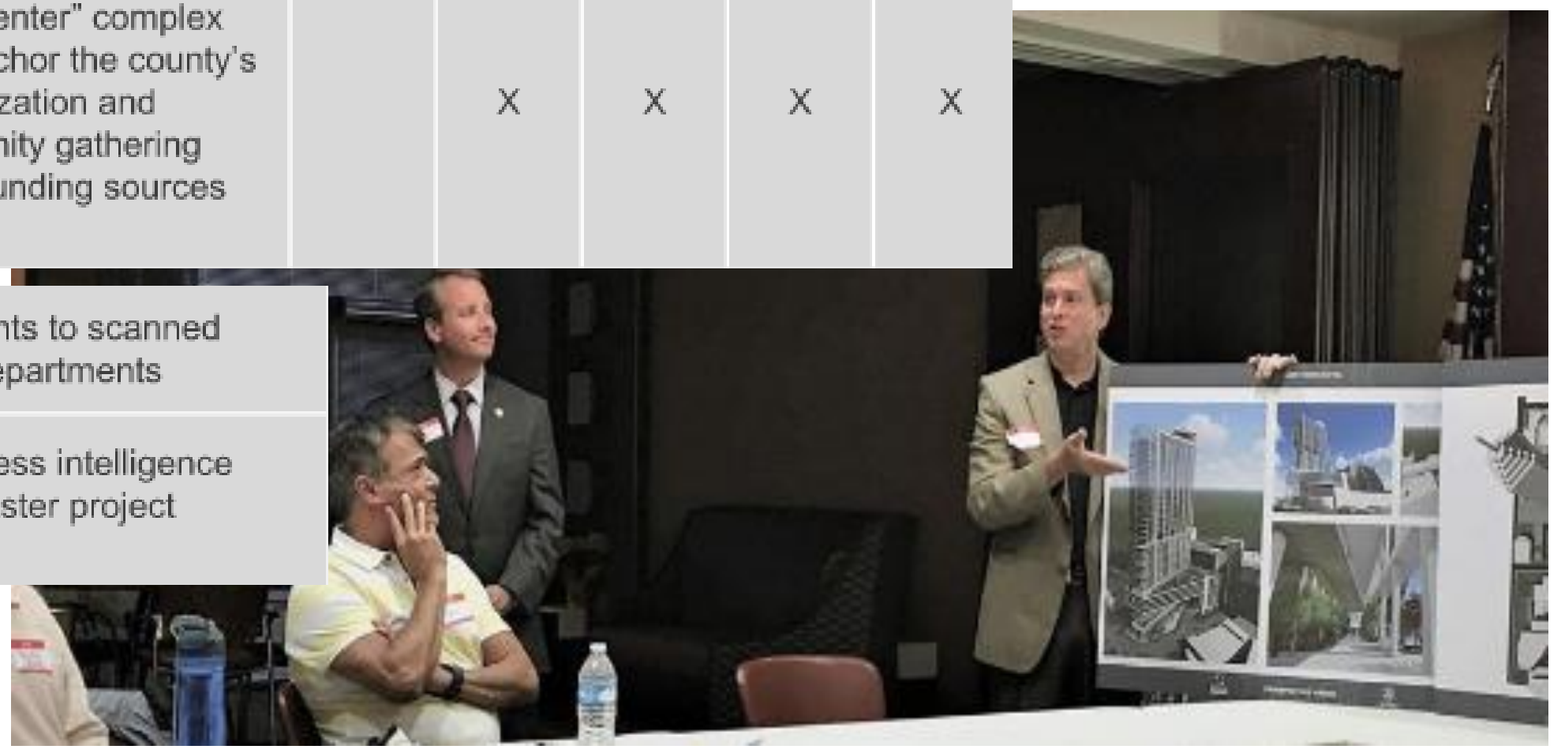
Overall Structure

- **Task One – Kickoff Meeting with Task Force**
  - Management Structure and Reporting
  - Schedule of Events
  - Review of Previous Assessments
  - Discussion of Trends and Best Practices

County	Build a "Community Administration Center" complex that serves to anchor the county's economic revitalization and increase community gathering space (Multiple funding sources required)		X	X	X	X
All Departments	Convert documents to scanned versions by all departments					
Technology Services	Implement business intelligence tools to enable faster project completion.					





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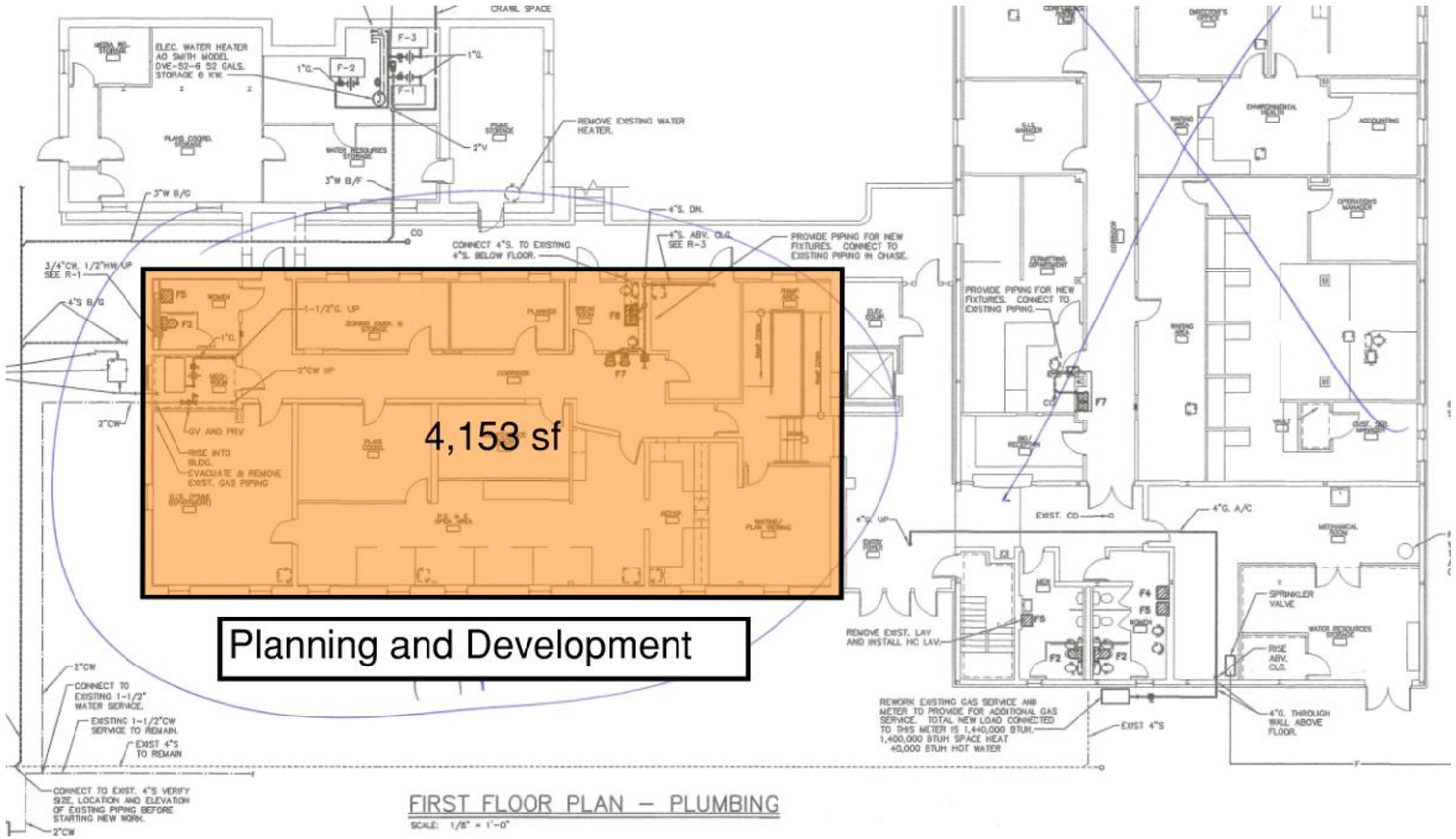
Overall Structure

- **Task Two – Programming Phase**
  - Field Trips to See Newer Facilities
  - Discuss Best Practices
  - Receive Stakeholder Assessments





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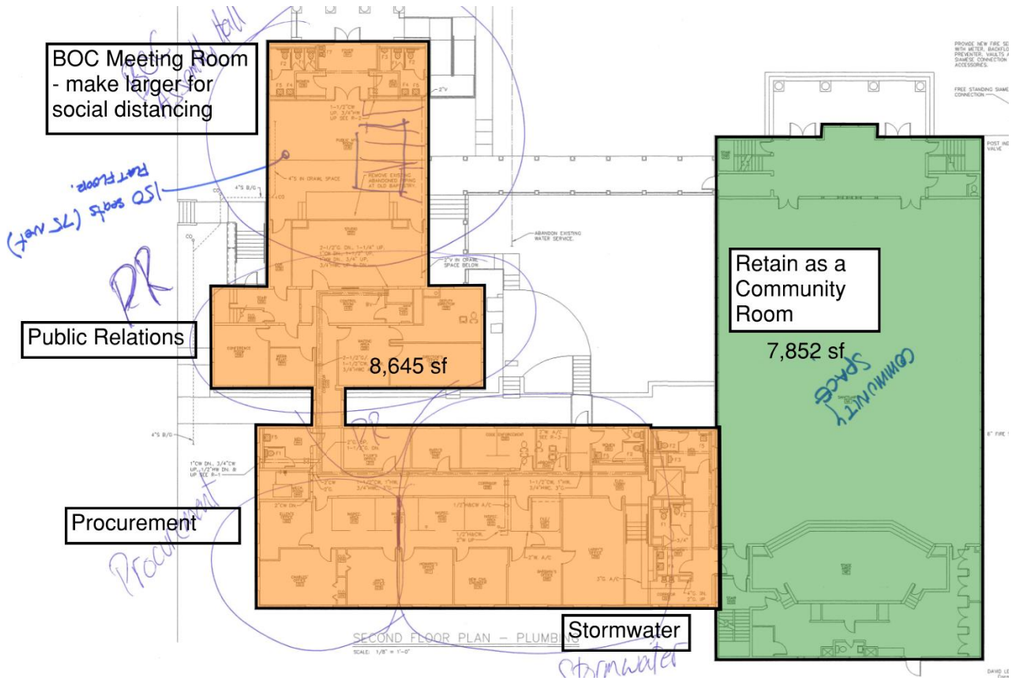
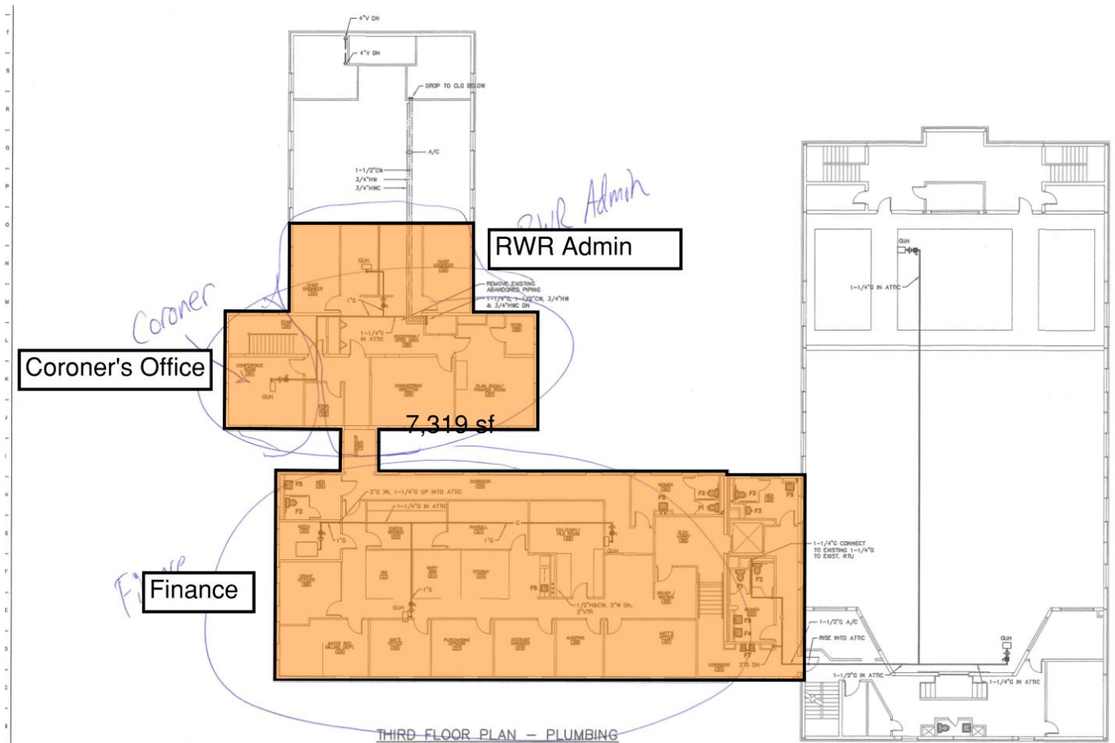
Overall Structure

- **Task Two – Programming Phase**
  - Stakeholder Interviews & Space Tours for Validation of Needs
  - Building Space Program Development (10 yr & 20 Yr Projections)
  - Obtain Sign Off of Program Document from Stakeholders







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Overall Structure

- **Task Three – Site Selection & Building Concepts**
  - Review Available Properties (New & Existing)
  - Develop (3) Site & Building Options for the Project
  - Prepare 3-D Visuals of Options





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Overall Structure

- **Task Three – Site Selection & Building Concepts**
  - Prepare Phasing Strategy for Each Option
  - Prepare Project Cost Estimates of each Option
  - Revise Details of Options as Needed



KEY	COMPONENT DESCRIPTION	ESTIMATE	COST/SF
	BUILDING COMPONENT ESTIMATE SUMMARY	Area:	134,864 SF
A	GENERAL CONDITIONS AND CONTRACTOR FEE	$7,580,273	$56.21
B	BUILDING FOUNDATIONS AND SLAB ON GRADE	1,160,560	8.61
C	STRUCTURAL SYSTEM	5,230,259	38.78
D	ROOFING SYSTEM	2,354,224	17.46
E	EXTERIOR WALL SYSTEM	2,967,075	22.00
F	EXTERIOR DOORS AND OPENINGS	2,498,400	18.53
G	INTERIOR DOORS AND OPENINGS	696,470	5.16
H	INTERIOR PARTITIONS	1,817,000	13.47
I	WALL FINISHES	990,000	7.34
J	FLOOR FINISHES AND BASE	1,348,640	10.00
K	CEILINGS AND SOFFITS	1,011,480	7.50
L	STAIRS AND RAILINGS	549,875	4.08
M	ACCESSORIES AND SPECIALTIES	267,300	1.98
N	FIXED EQUIPMENT	500,000	3.71
O	CASEWORK AND MILLWORK	250,000	1.85
P	LOOSE EQUIPMENT AND FURNISHINGS	300,000	2.22
Q	MECHANICAL CONVEYANCES	1,300,000	9.64
R	GENERAL REQUIREMENTS	2,360,120	17.50
S	POOL & FOUNTAINS	0	0.00
T	PLUMBING	1,077,100	7.99
U	FIRE PROTECTION	674,320	5.00
V	HVAC SYSTEM	3,776,192	28.00
W	ELECTRICAL POWER	1,348,640	10.00
X	LIGHTING	1,618,368	12.00
Y	SPECIAL SYSTEMS AND COMMUNICATIONS	3,046,208	22.59
Z	SITE DEVELOPMENT	5,427,500	40.24
AA	SITE UTILITIES	500,000	3.71
BB	DEMOLITION	0	0.00
	Subtotal	$50,650,004	$375.56



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Overall Structure

- **Task Four – Prepare Final Master Plan**
  - Building Programs
  - Schedule of Events including Phasing
  - Layouts and 3D Graphics
  - Presentation of Final Report to Commissioners if Needed

ID	Task Mode	Task Name	Duration	Start	Finish
1		**ADMINISTRATION BUILDING**	**240 days**	**Mon 10/25/21**	**Fri 9/23/22**
2		Admin. Bldg. Programming	44 days	Mon 10/25/21	Thu 12/23/21
3		**Admin. Bldg. Floor Plan Sign-off**	**63 days**	**Fri 12/24/21**	**Tue 3/22/22**
4		Admin. Bldg. Schematic Design	61 days	Wed 2/2/22	Wed 4/27/22
5		Admin. Bldg. Final SD Package	0 days	Wed 4/27/22	Wed 4/27/22
6		**DD Phase - Consultant Kick Off Meeting**	1 day	Mon 5/2/22	Mon 5/2/22
7		DD MEP, < JDG Review >	20 days	Mon 5/2/22	Fri 5/27/22
8		DD Struct, < JDG Review >	20 days	Mon 5/2/22	Fri 5/27/22
9		DD Low Voltage, < JDG Review >	20 days	Mon 5/2/22	Fri 5/27/22
10		DD Nelson, < JDG Review >	20 days	Mon 5/2/22	Fri 5/27/22
11		*County AHJ Pre-Permit Submittal Meeting*	*0 days*	*Fri 5/13/22*	*Fri 5/13/22*
12		Issue Owner DD Review Set	5 days	Mon 5/30/22	Fri 6/3/22
13		*** Owner Review DD ***	5 days	Mon 6/6/22	Fri 6/10/22
14		Issue Final DD set	15 days	Mon 6/6/22	Fri 6/24/22
15		Admin. Bldg. - Final DD Package	1 day	Mon 6/27/22	Mon 6/27/22
16		**CD Phase - JDG Consultant Kick Off**	1 day	Tue 6/28/22	Tue 6/28/22
17		CD Struct., Drawings for JDG Review	44 days	Tue 6/28/22	Fri 8/26/22
18		CD MEP, Drawings for JDG Review	44 days	Tue 6/28/22	Fri 8/26/22
19		CD Low Voltage, Drawings for JDG Review	44 days	Tue 6/28/22	Fri 8/26/22
20		CD Nelson, Drawings for JDG Review	44 days	Tue 6/28/22	Fri 8/26/22
21		*Meeting with County Permitting*	*0 days*	*Mon 8/8/22*	*Mon 8/8/22*
22		Issue Owner Review Set	5 days	Mon 8/29/22	Fri 9/2/22
23		*** Owner Review CD ***	5 days	Mon 9/5/22	Fri 9/9/22
24		Issue Final CD Set - Admin. Bldg.	15 days	Mon 9/5/22	Fri 9/23/22
25		**Admin. Bldg. - Final CD Package Complete**	0 days	Fri 9/23/22	Fri 9/23/22
26					



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TASK ONE – Kickoff Meeting

- Point of Contact
- Gathering of Information
  - Reactions to Previous Assessments
  - Site Possibilities
- Confirm Who is Going in buildings







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TASK TWO – Programming Phase

- Receive Feedback from departments
- Visit existing facilities
- Discuss shared areas between Court & Administration







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Task Two - Program Phase - Administration

- Review the Program with All Stakeholders

Administration Building Summary

	Space Area	Total Department GSF	Estimated Bldg Mechanical Space @ 5%	Estimated Building Gross @ 18%	TOTAL SQUARE FEET
1.000	Common Space	8,624	431	1,630	**10,685**
2.000	BOC Administration Offices	4,299	215	813	**5,326**
3.000	Public Relations	1,670	84	316	**2,070**
4.000	Stormwater	3,640	182	688	**4,509**
5.000	Coroner	725	36	137	**898**
6.000	Finance	3,721	186	703	**4,610**
7.000	IS & T	1,694	85	320	**2,098**
8.000	Talent Management	3,437	172	649	**4,258**
9.000	Planning & Development	4,959	248	937	**6,144**
10.000	Tax Assessor	3,877	194	733	**4,804**
	TOTALS	**36,645**	**1,832**	**6,926**	
TOTAL GSF for the Administration Building					**45,403**



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Program Development - Administration

- **Previous Departments in Study**
  - BOC Administration Offices
  - Public Relations
  - Stormwater
  - Coroner
  - Finance
  - IS&T
  - Talent Management
  - Planning & Development
  - Tax Assessor



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Program Development - Administration

- **Departments Not Included in Previous Study**
  - Tax Commissioner
  - Elections & Registration
  - Environmental Health/NRCS
  - General Services



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Administration Building Program Case Study



Forsyth County



First Floor



Third Floor



Second Floor



Fourth Floor



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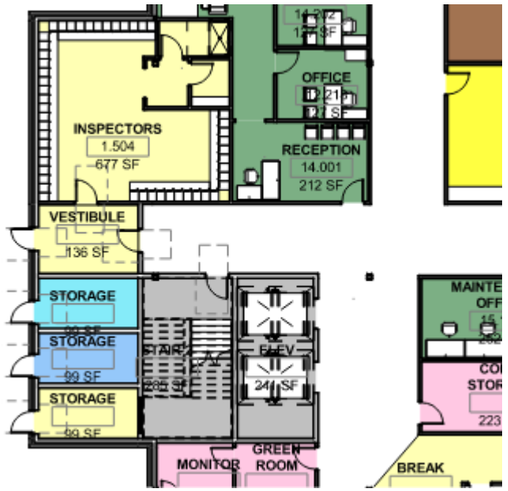
First Floor

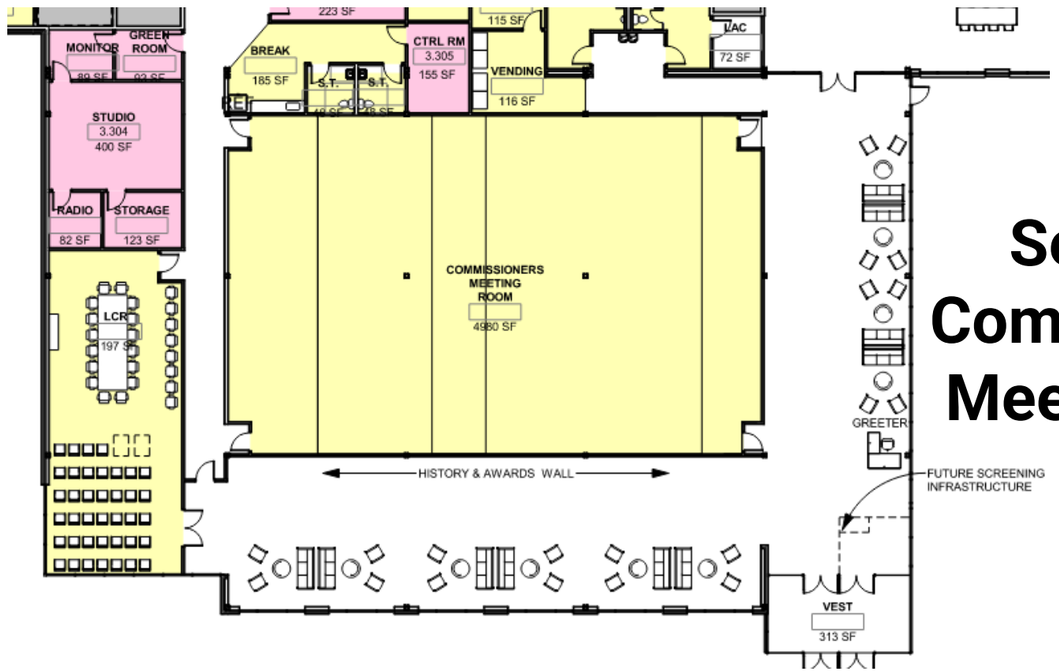


Separate Staff & Inspector Entrance

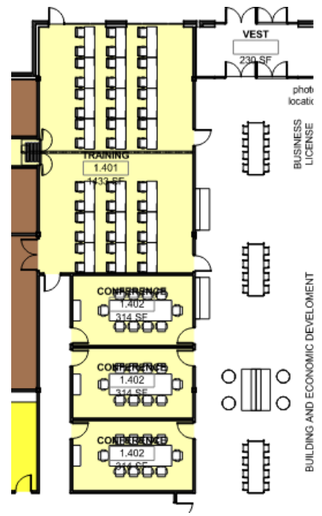




“One Stop” Permit Center



Separated Commissioners Meeting Room



Shared Conference Center



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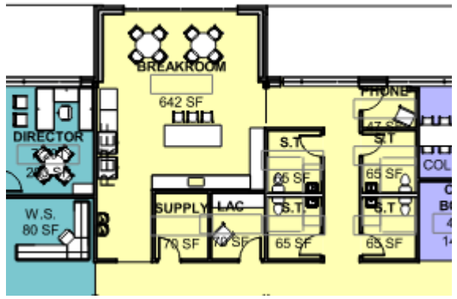
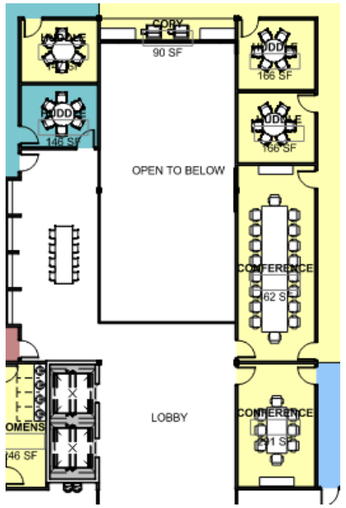
Shared Break/Staff Toilets & Copy Center

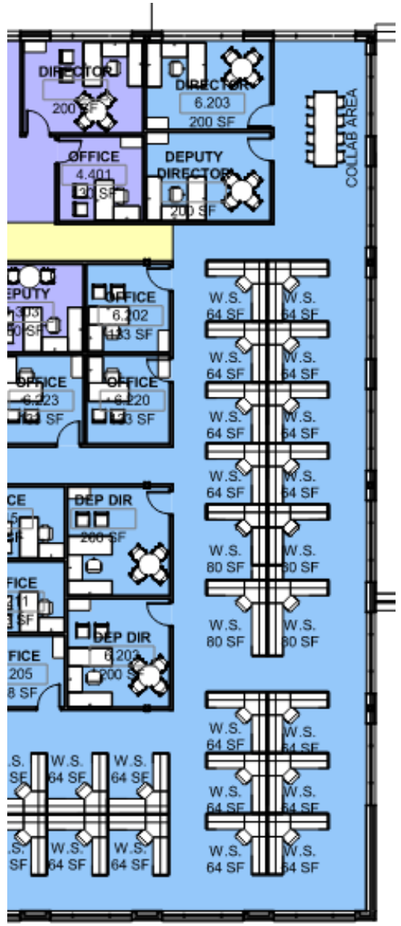


Shared Conference Center





Second Floor



Offices and Workstations “flipped”



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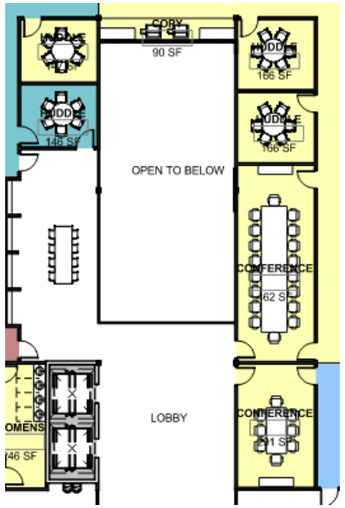
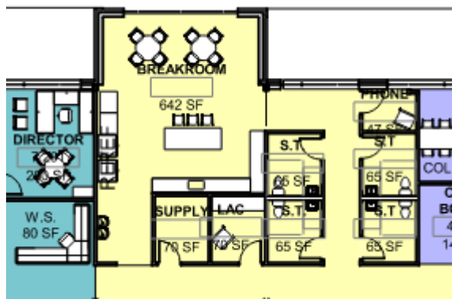


Shared Conference Center

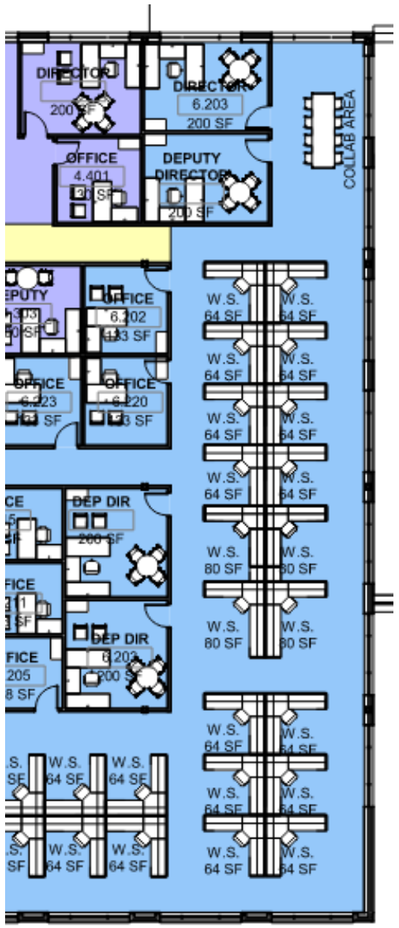




Shared Break/Staff Toilets & Copy Center



Offices and Workstations “flipped”

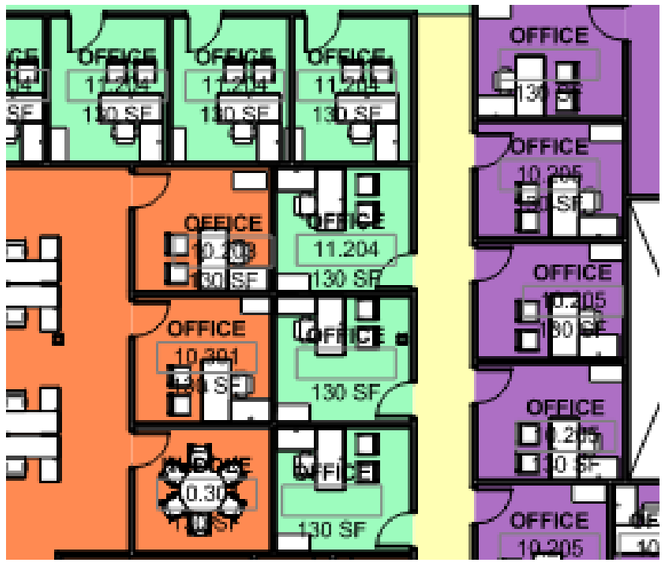


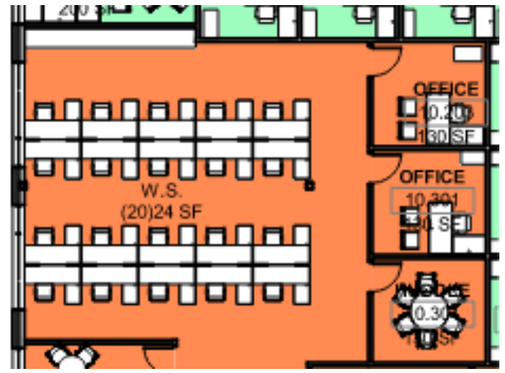




Third Floor

Only Two Sizes of Offices. Directors & Managers. Only Directors get offices with windows





Remote Workers get Benching Stations



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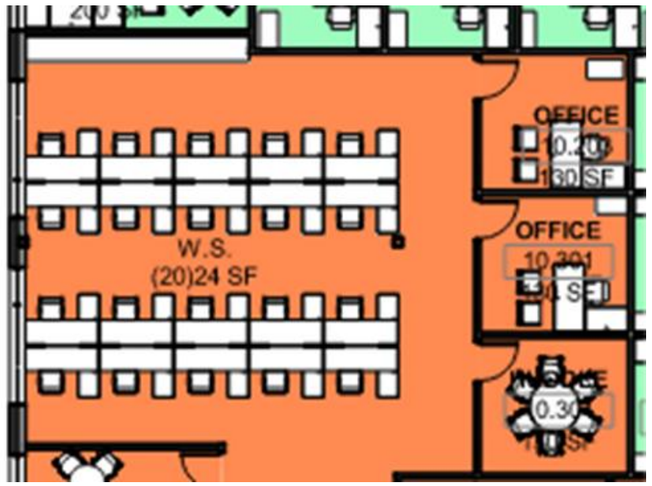
Interiors

- Furniture Preferences and Refining the Program



BENCHING STATIONS

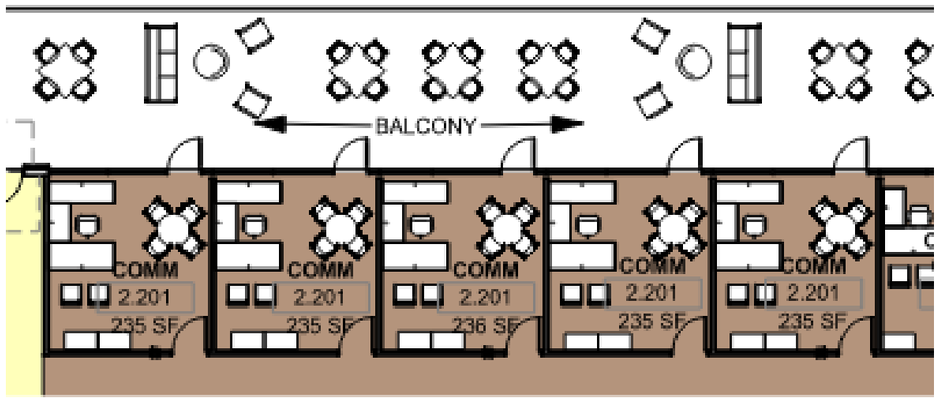


WORKSTATIONS



OFFICE SUITES





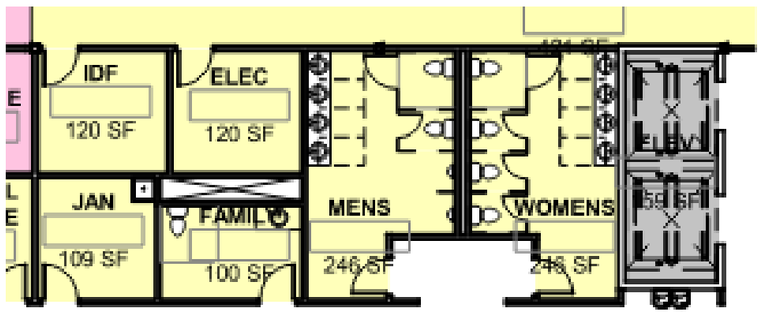
Commissioner Offcies

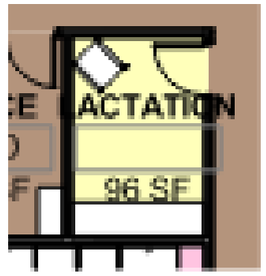


LEGEND
- 1.0 COMMON SPACE
- 2.0 BOC ADMINSTRATION
- 3.0 COMMUNICATIONS
- 16.0 CAPITAL PROJECTS

Fourth Floor

Large Janitor Closets & Family Toilet





Lactation Rooms on Every Floor for Employees – Only First Floor for Public



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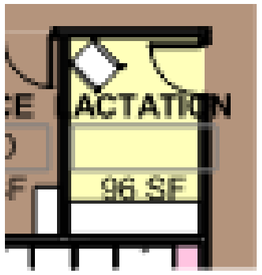
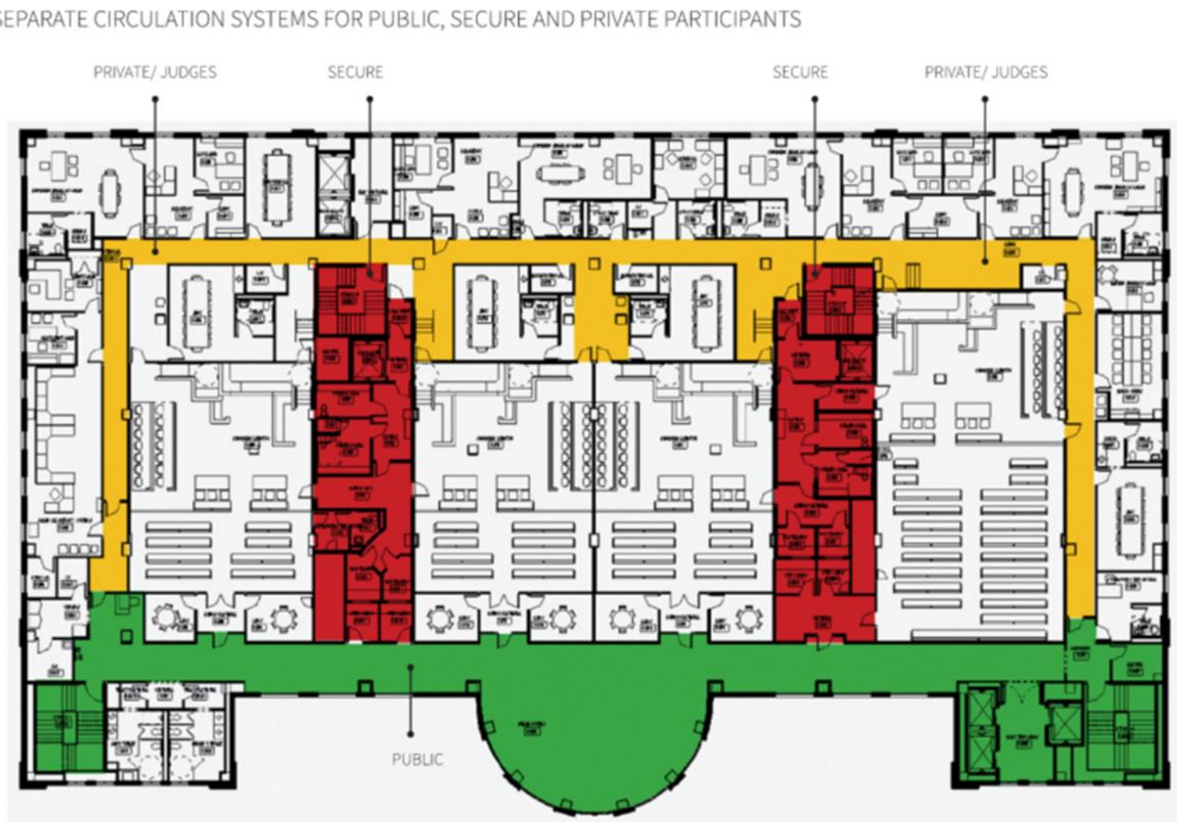


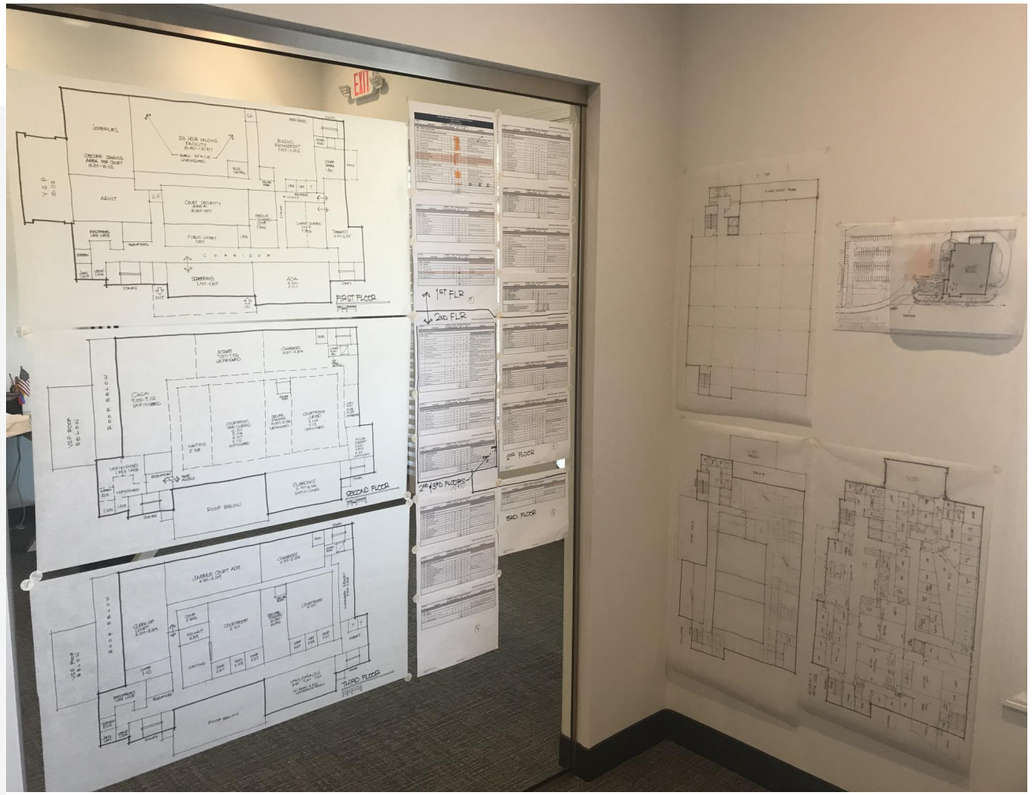
Lactation Rooms on Every Floor for Employees – Only First Floor for Public



Task Two - Program Development - Courts

- Review the Previous Assessment





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Task Two - Program Development - Courts

- (2) Superior Courtrooms
- State Court
- Juvenile Court
- Clerk of Court
- DA Office
- Magistrate Court
- Probate Court
- Public Defender



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Task Two - Program Development - Courts

- Superior/State Courtrooms
  - Ceremonial (Larger) Courtroom?
  - Traffic Court (Larger Courtroom?)
  - Single Restroom

at Jury Deliberation



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Task Two - Program Development - Courts

- Juvenile Courtrooms
  - Larger Well Area
  - Smaller Gallery
  - No Jury Box or Jury Room
  - More Conferencing Space than Other courts



Task Two - Program Development - Courts

- Holding Areas
  - Central Holding on Lower level?
  - Number Holding Cells between Courts?
  - Sound Vestibules?
  - Number of Attorney/Inmate Conferencing Booths?







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Task Two - Program Development - Courts

- Screening Area Size
- Mediation Suite?
- Court Administration Areas?
- Jury Assembly and Circulation
- Combined Law Library and Attorney Lounge?
- HD files for DA and Solicitor – Or Digital?
- Space for Specialty Courts – (Drug Court?, Veterans Court?)





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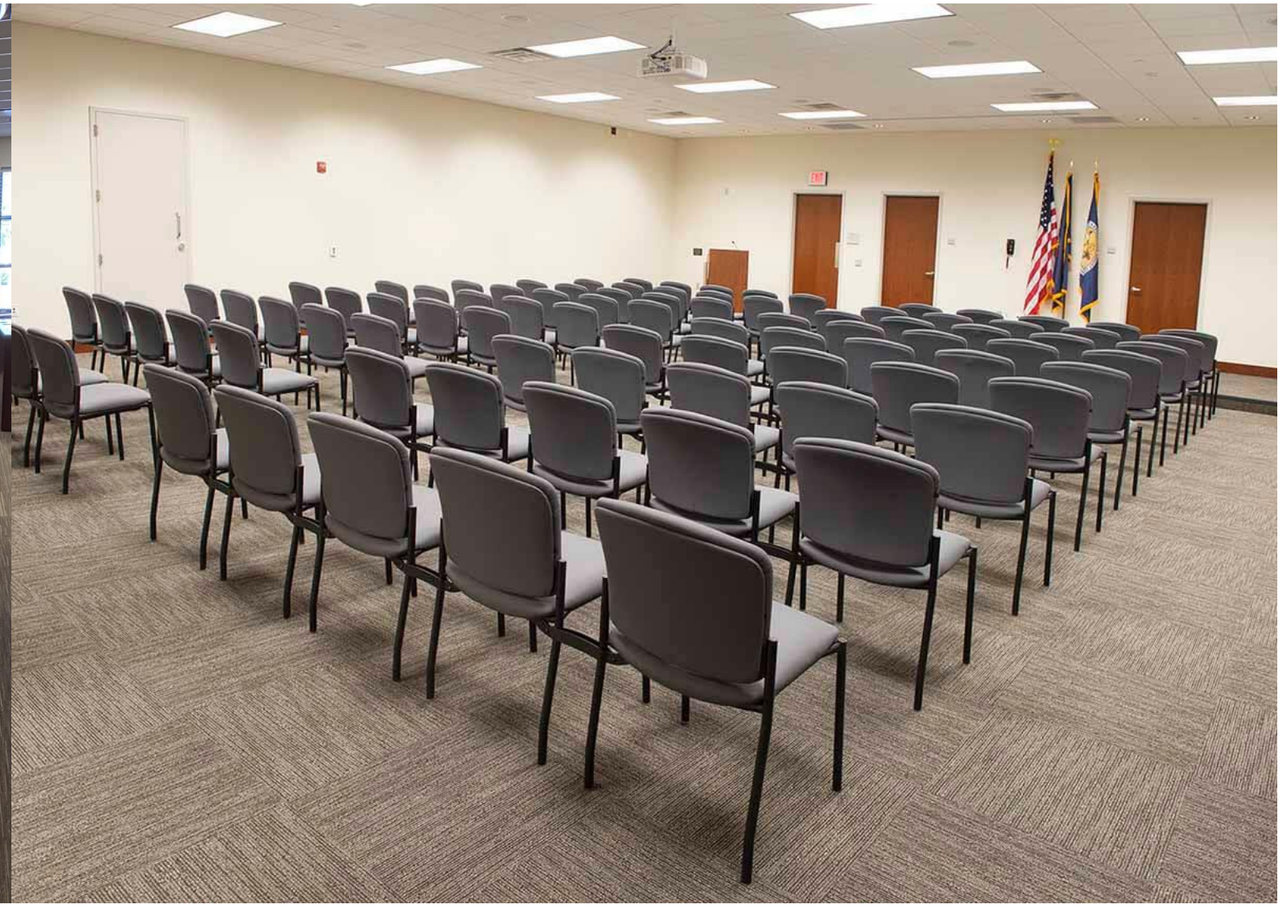
Task Two - Program Development - Courts

- Number of Service Windows for Clerk of Court?
- Space for Historic Records – Digital? Online access?
- Jury Assembly (Number of seats), Check In?
- Jury Assembly Break Area? Quiet Rooms?





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Task Two - Program Development - Courts

- Court Administration Areas? Number of offices/staff
- Combined Law Library and Attorney Lounge?
- HD files for DA and Solicitor – Or Digital?
- Grand Jury Room and Holding Areas?







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Task Two - Program Development

- Employee and Vehicle Counts

Administration Building Summary

	Space Area	Total Department GSF	Estimated Bldg Mechanical Space @ 5%	Estimated Building Gross @ 10%	TOTAL SQUARE FEET
1.000	Common Space	16,998	850	1,785	**19,633**
2.000	BOC Administration Offices	2,486	124	261	**2,871**
3.000	Community Development	5,138	257	539	**5,934**
4.000	Elections & Registration	8,730	437	917	**10,083**
5.000	Environmental Health	2,425	121	255	**2,800**
6.000	Fire HQ	1,813	91	190	**2,093**
6.000	Finance	2,430	122	255	**2,807**
7.000	Human Resources	1,843	92	194	**2,129**
8.000	IT Services	2,111	106	222	**2,438**
9.000	Natural Resources Conservation Services/Farm Services Agency	3,214	161	337	**3,712**
10.000	Tax Assessors	5,321	266	559	**6,145**
11.00	Tax Commissioner	4,098	205	430	**4,733**
	TOTALS	**56,606**	**2,830**	**5,944**	
	TOTAL GSF for the Administration Building				**65,380**

Net SF	**39,346**
Net to Gross	**1.66**
County Vehicles	18
Employees	128

Notes:

USDA Building SF if at AG Center.	**4,880**
Admin Bldg SF w/o USDA	**61,668**



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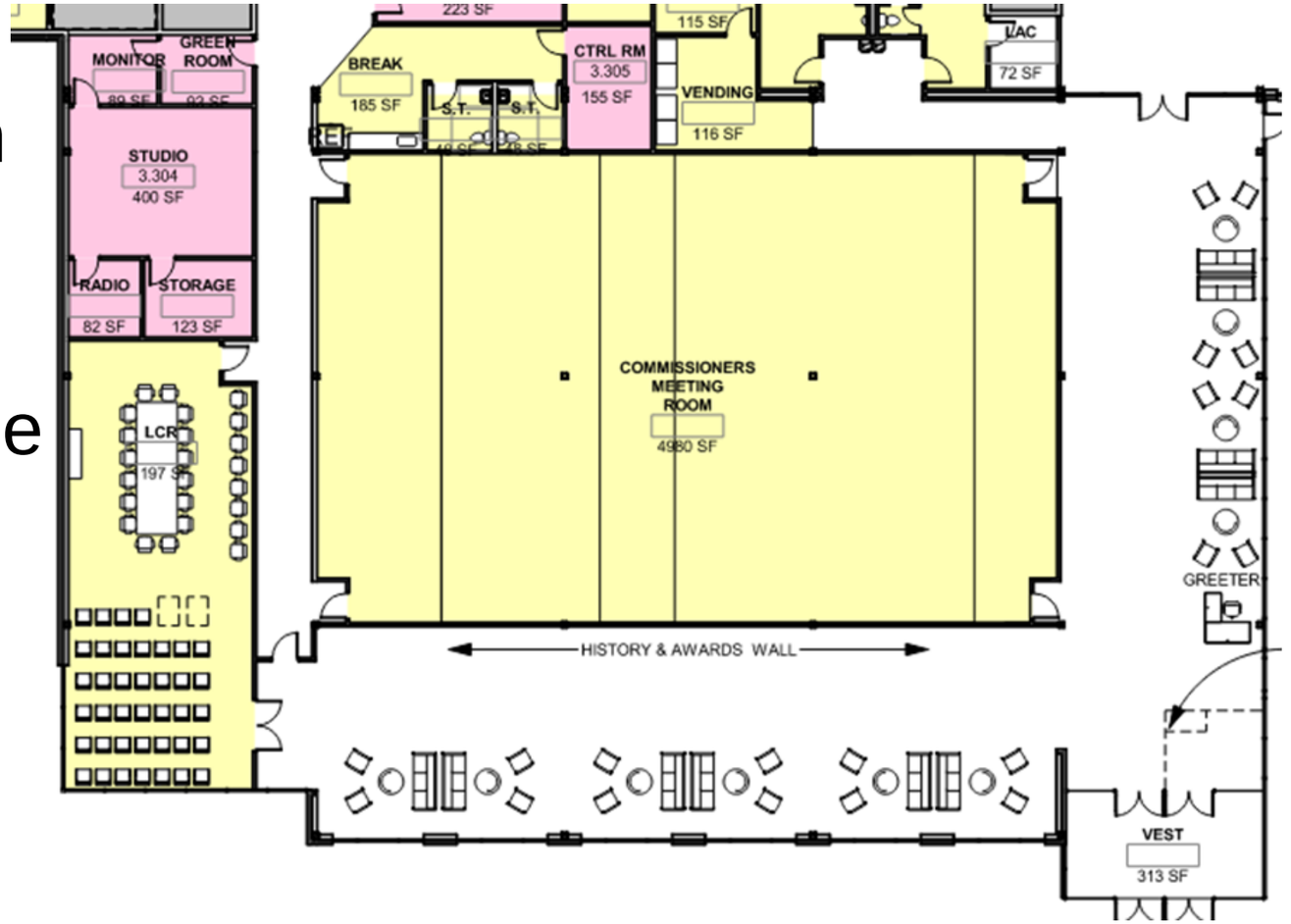
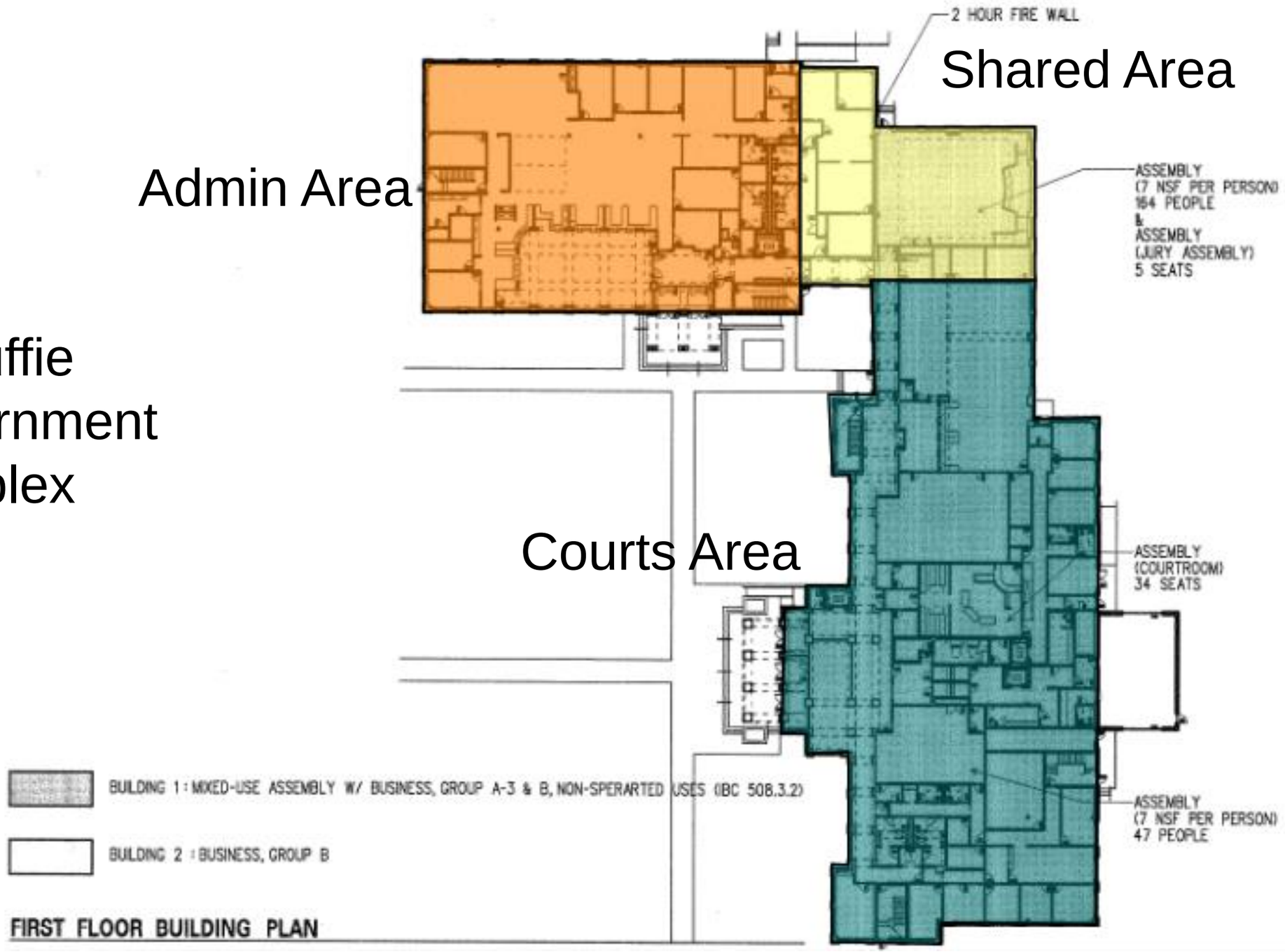
Shared Spaces & Security

- Public Meeting Room/Jury Assembly Room
- Phone Rooms, Lactation Areas
- Conference Center
- Maintenance and Storage Areas
- Mechanical/Electrical/
- Water Heating
- Employee Entry Area
- Employee Break Room



Shared Spaces!!

McDuffie Government Complex



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Program – Building Stacking

- Group Departments by Work Flow and Customer Engagement

Administration Building Summary						Building Stacking		
	Space Area	Total Department GSF	Estimated Bldg Mechanical Space @ 5%	Estimated Building Gross @ 10%	TOTAL SQUARE FEET	Terrace	First Floor	Second Floor
1.000	Common Space	16,998	850	1,785	19,633	3,442	12,088	3,658
2.000	BOC Administration Offices	2,486	124	261	2,871		2,871	
3.000	Community Development	5,138	257	539	5,934			5,934
4.000	Elections & Registration	8,730	437	917	10,083	10,083		
5.000	Environmental Health	2,425	121	255	2,800			2,800
6.000	Fire HQ	1,813	91	190	2,093		2,093	
6.000	Finance	2,430	122	255	2,807		2,807	
7.000	Human Resources	1,843	92	194	2,129		2,129	
8.000	IT Services	2,111	106	222	2,438			2,438
9.000	Natural Resources Conservation Services/Farm Services Agency	3,214	161	337	3,712			
10.000	Tax Assessors	5,321	266	559	6,145			6,145
11.00	Tax Commissioner	4,098	205	430	4,733	4,733		
	TOTALS	56,606	2,830	5,944		17,809	20,411	20,500
	TOTAL GSF for the Administration Building				65,380	Total SF	Total SF	Total SF
				Net SF	39,346			
				Net to Gross	1.66			
				County Vehicles	18			
				Employees	128			
						Terrace	First Floor	Second Floor

Notes:

USDA Building SF if at AG Center.	**4,880**
Admin Bldg SF w/o USDA	**61,668**



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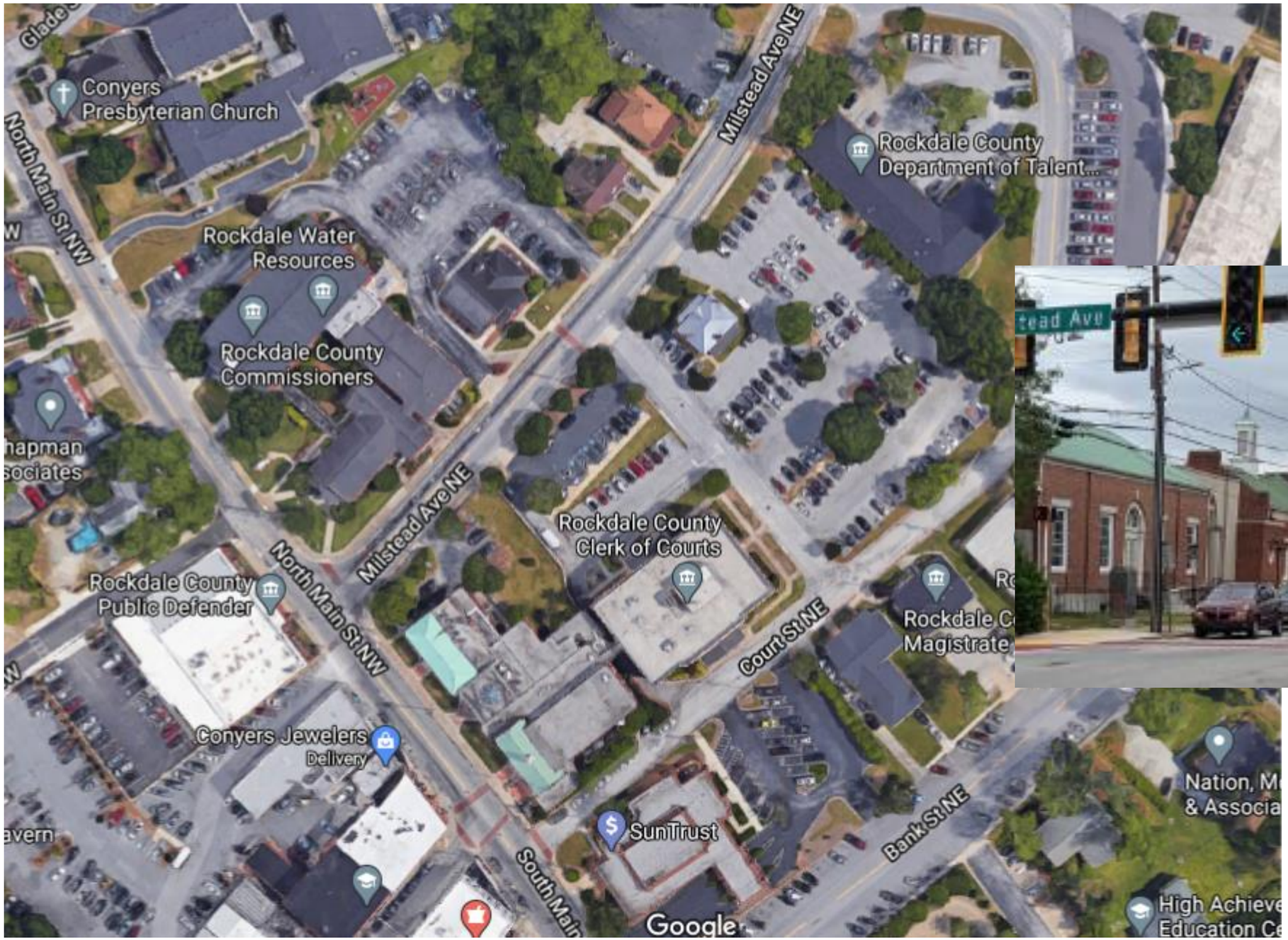
Task Three – Building & Site Concepts







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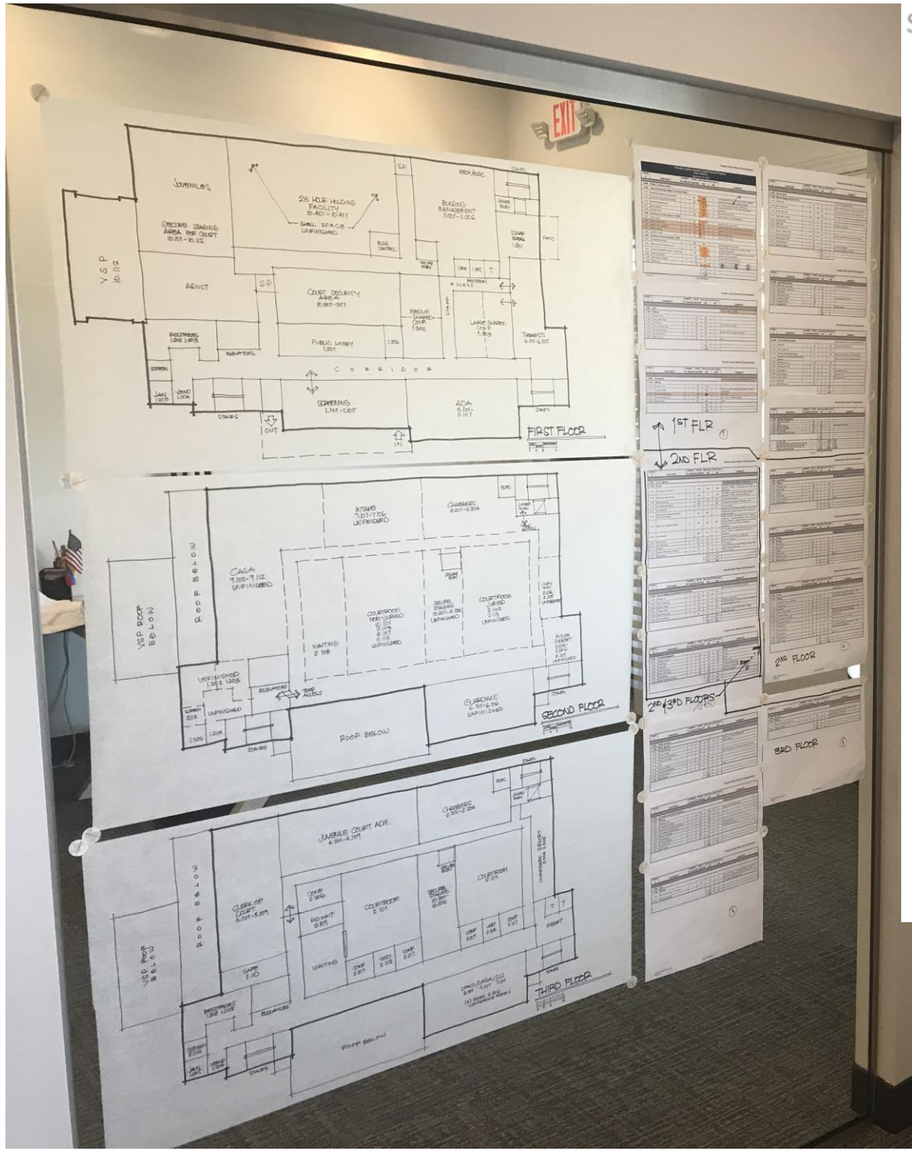
Task Three Concepts – Administration Area

- SKIN TO FLOOR PLATE RATIO (22K to 25K)
- NON-CENTERED CORE AREAS
- EASIER TO RE-CONFIGURE

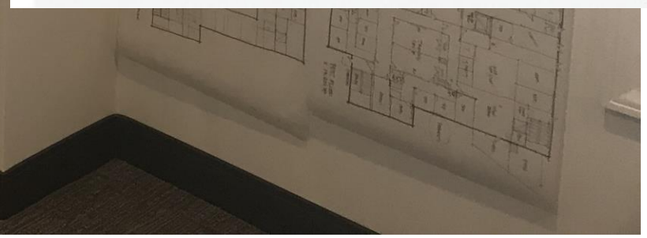


Task Three Concepts – Courts Area

- Conceptual Building Diagrams









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Task Three Site Concepts & Analysis

- STORMWATER
- PUBLIC ACCESS
- VEHICLE ACCESS
- SERVICE/SECURE ACCESS
- WETLANDS
- UTILITIES
- GRADING & TOPOGRAPHY
- RELATIONSHIPS TO STREETS & OTHER BUILDINGS
- SETBACKS & ROW





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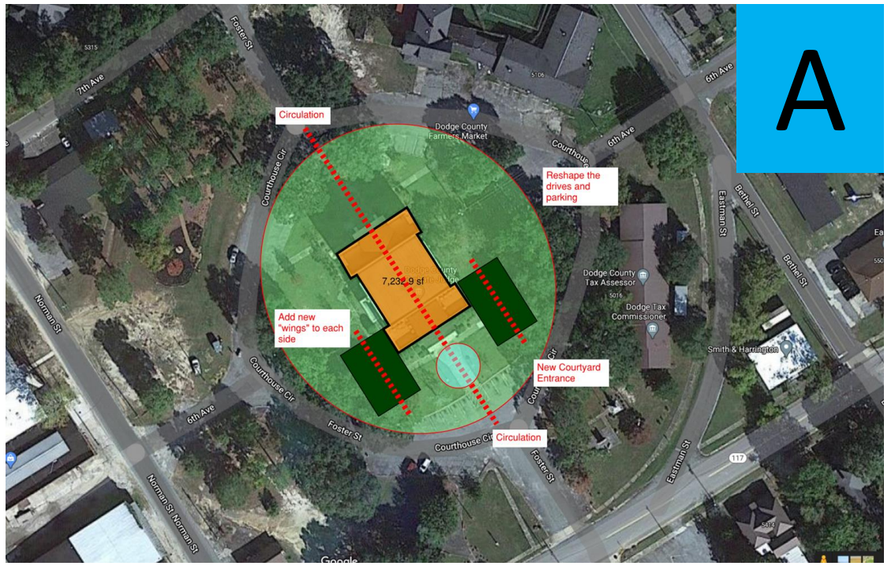
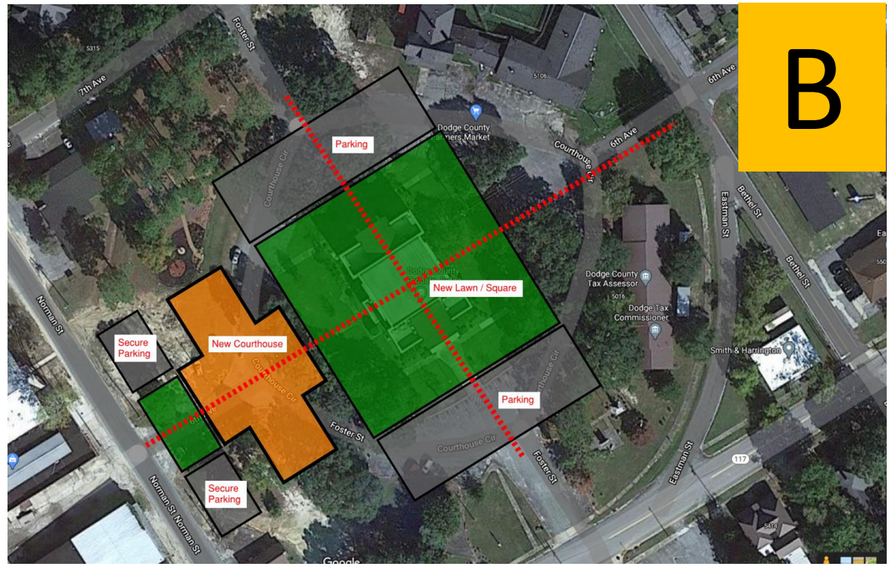
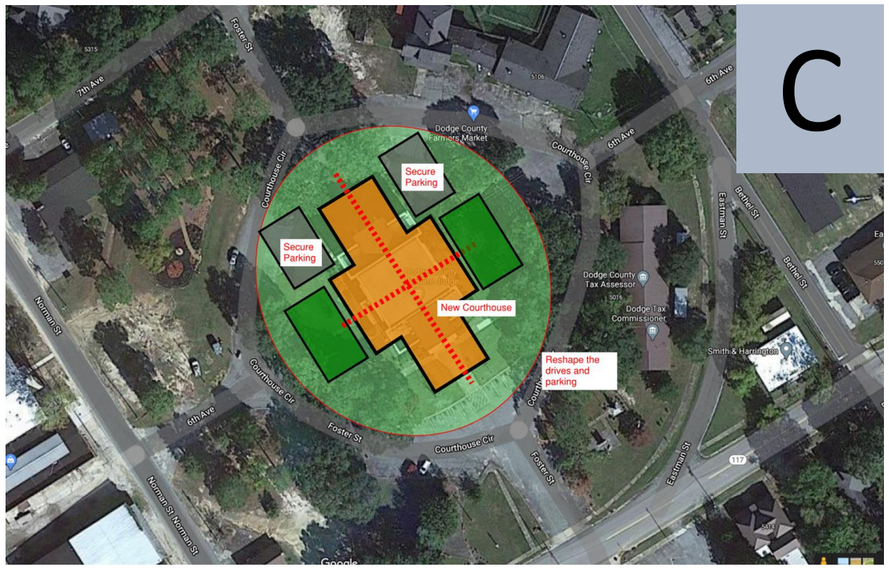
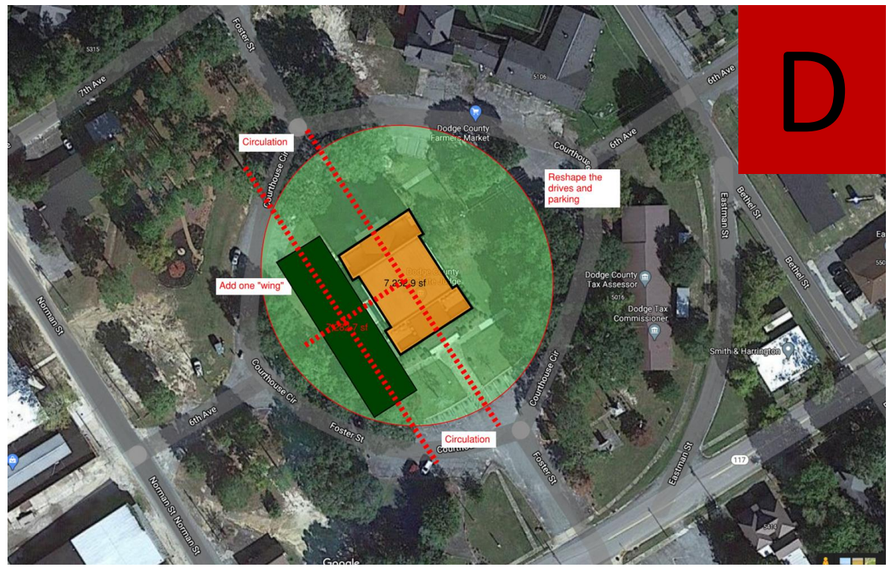
Task Three - Site Options

- Multiple Conceptual Site Diagrams











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Task Three – Building & Site Concepts



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Task Three - Cost Estimating & Schedule

Option A - Building Cost $250/SF

	Building Size (SF)	Building Cost ($250)	Cost of Sitework & Demo	Total of Construction Costs	FFE and IT ($10/SF)	Soft Costs @ 10%	Total Project Cost	Comments
Current Size/Program	40,679	$10,169,750	$1,000,000	$11,169,750	$406,790	$1,157,654.00	$12,734,194	
Reduce Program 10%	36,000	$9,000,000	$1,000,000	$10,000,000	$360,000	$1,036,000.00	$11,396,000	
Reduce Program 20%	32,000	$8,000,000	$1,000,000	$9,000,000	$320,000	$932,000.00	$10,252,000	
						Soft Costs = A/E fees, Testing, Legal, Administration, Program Management		

Option B - Building Cost $235/SF

	Building Size (SF)	Building Cost ($235)	Cost of Sitework & Demo	Total of Construction Costs	FFE and IT ($10/SF)	Soft Costs @ 10%	Total Project Cost	Comments
Current Size/Program	40,679	$9,559,565	$1,000,000	$10,559,565	$406,790	$1,096,635.50	$12,062,991	
Reduce Program 10%	36,000	$8,460,000	$1,000,000	$9,460,000	$360,000	$982,000.00	$10,802,000	
Reduce Program 20%	32,000	$7,520,000	$1,000,000	$8,520,000	$320,000	$884,000.00	$9,724,000	
						Soft Costs = A/E fees, Testing, Legal, Administration, Program Management		









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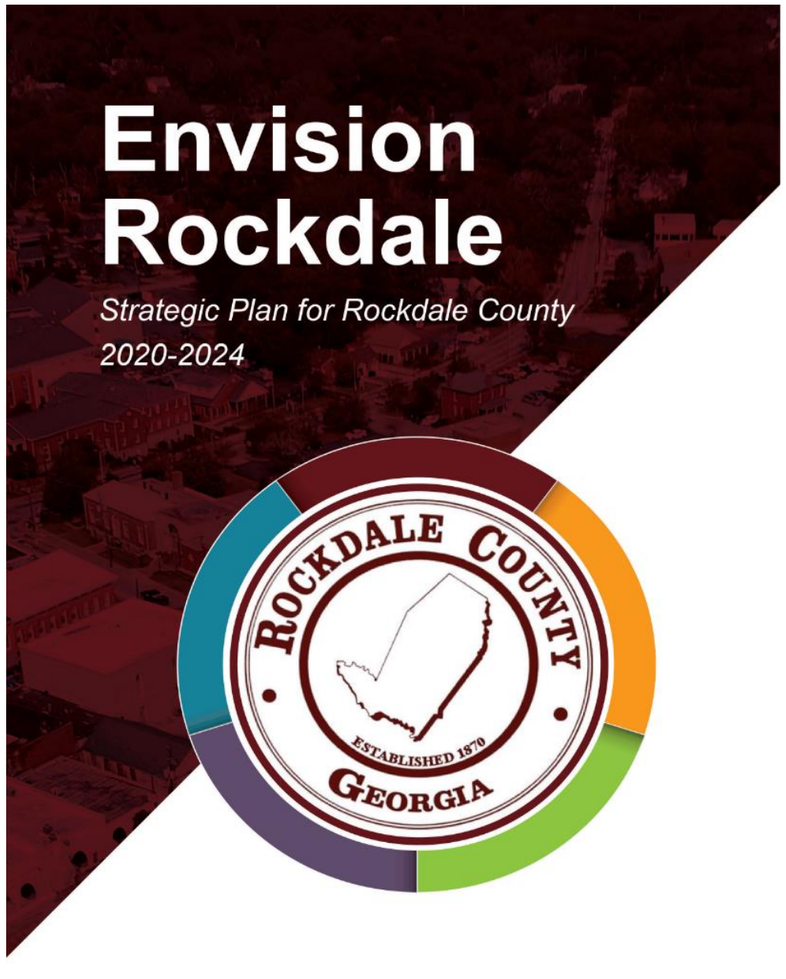
Task Four – Final Master Plan Document

- Recommendations
- Presentation of Final Report to Commissioners if Needed
- Video of Preferred Solution





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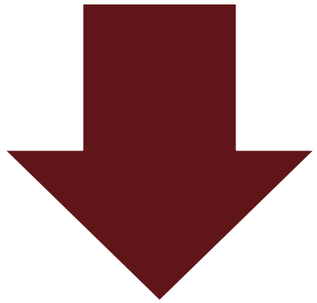
BEST PRACTICES





PROJECT MANAGEMENT



BEST PRACTICES



YOUR PROJECT



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Renewable Resources

- SHADE STRUCTURES WITH SOLAR PANELS
- EV CHARGING STATIONS

Innovation

Rockdale County values innovation and going about our work in a way that is creative and gets the end result, even if we have to go outside the typical government approach. We want to innovate for you, our citizens, so you receive better value.







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Health & Wellness

- OUTDOOR SEATING AREAS
- FITNESS STATIONS
- WALKING TRAILS







Talent Management	Attract top talent to Rockdale County government by implementing a consistent method of evaluating previous work experience when hiring



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Building Security

- SITE AND BUILDING HARDENING
- PLANTERS
- STAND OFF DISTANCES







Exterior Ideas

- SUSTAINABLE MATERIALS
- ENERGY EFFICIENT GLAZING SYSTEMS
- OUTDOOR CONNECTIONS
- TRADITIONAL ARCHITECTURE







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YOUR PROJECT



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PROJECT MANAGEMENT

BEST PRACTICES

YOUR PROJECT

Your Building



ROCKDALE COUNTY
“COURTS & COMMUNITY ADMINSTRATION CENTER”

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Your Building



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Your Building



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Your Building



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Your Building



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YOUR….
Rockdale County
Court & Community Administration Center



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WHY JERICHO??

"There were many qualified firms that submitted for this project. Please describe what you feel sets your firm apart from the others to be selected."

People Assigned – A Team

Project Experience

CMAR Experience

Fast Starts and Early Packages





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