

STATE CAPITOL DEVELOPMENT STUDY OPPORTUNITY SITES 1, 5, 6 & 12

Pursuant to 2EH Bill 1115
Section 1100 - Capitol Campus Predesign
Section 1101 - State Capitol Master Plan

STATE OF WASHINGTON
DEPARTMENT OF ENTERPRISE SERVICES
PROJECT NO. 2016-918

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EXECUTIVE SUMMARY

INTRODUCTION

Under 2EHB 1115, the Washington State Legislature funded two related studies to provide planning for the state capitol campus in the 2015-17 Capital Budget:

CAPITOL CAMPUS PREDESIGN – SECTION 1100

- Develop a predesign that includes, at the minimum, uses for the Pritchard Building and the ProArts site, the General Administration Building replacement or rehabilitation, and the Newhouse Building replacement.
- The predesign must identify potential tenants, project costs, and schedules.

STATE CAPITOL MASTER PLAN – SECTION 1101

- Identify potential development sites and infrastructure that may be needed for further development.

STUDY GOALS

The buildings designated for study are aging structures with significant deficiencies. The GA, Pritchard and Newhouse Buildings all have critical health and life safety issues that should be addressed immediately.

Awareness of these problems has been the stimulus for multiple studies to renovate or replace the buildings over the past decade. However, proposed solutions have not aligned with available capital resources. The facilities continue to deteriorate.

A goal of this study is to offer a fresh look at the problem by offering strategic, cost-effective options that consider integrated development of multiple sites in order to meet program, parking and facility condition needs and take new approaches to planning issues like co-location and adapting historic resources to new uses.

The buildings designated for study align with four “Opportunity Sites” identified in the 2006 State Capitol Campus Master Plan:

- General Administration (GA) Building
Opportunity Site 1
- Pritchard Building
Opportunity Site 5
- Newhouse Building
Opportunity Site 6
- ProArts site
Opportunity Site 12

A goal of this study is to inform the master plan which did not identify specific uses or development strategies for the Opportunity Sites.

PROCESS

In late April 2016, the Department of Enterprise Services (DES) selected Schacht Aslani Architects to prepare an abbreviated predesign study.

STAKEHOLDERS

Stakeholders for the study included representatives from the Office of Financial Management (OFM), the Legislature, and DES. The process included outreach to City of Olympia officials and an open public meeting attended by Olympia residents. The consultant team made a presentation to the State Capitol Committee (SCC), held two informational meetings, and made a presentation to the Capitol Campus Design Advisory Committee (CCDAC).

APPROACH

The process was organized around three phases of study.

DISCOVERY

- Review of program information provided by the Legislature, OFM and DES.
- Master plan and site development studies related to the state capitol campus.
- Campus transportation and parking needs.
- Previous feasibility, predesign and design studies related to the four Opportunity Sites.
- Consultant team tours of the designated sites and buildings.

ANALYSIS

- Assessment of existing facilities conditions.
- Evaluation of the maximum development capacity of each site in terms of gross square footage and parking counts.
- Evaluation of site infrastructure required to support development including parking, stormwater and utilities.
- Evaluation of alternative development concepts for each of the four Opportunity Sites including cost estimates.

SCENARIO PLANNING

Preparation of scenarios that integrate development concepts for individual sites into strategies that leverage the resources of multiple sites to meet clearly identified program and parking requirements, deal with deficient facilities and provide cost-effective solutions.

PRIOR PLANNING

Recent capitol campus studies that provide data and guidelines relevant to the four Opportunity Sites include:

- 2006 State Capitol Master Plan
- 2007 South Edge Sub-Campus Plan
- 2009 West Capitol Campus Historic Landscape Preservation and Vegetation Management Plan
- 2014 West Capitol Campus Drainage Master Plan
- 2014 State of Washington Capitol Campus Transportation and Parking Study
- 2016 Capitol Campus Utility Renewal Master Plan Update
- 2016 Capitol Campus Combined Heat and Power Plant Proposal

All four of the Opportunity Sites have been the subject of multiple planning and design studies for the development of state office facilities.

Site 1: General Administration Building

was the subject of five separate planning and design studies between 1992 through 2012 with the intent of replacing the GA Building with a new state office building. Plans for a 214,158 gross square foot Heritage Center project were taken through design development before the project was cancelled in 2010 as the state's capital resources fell during the recession.

Site 5: Pritchard Building & Parking Lot

has been studied multiple times. Paul Thiry, the original architect, and others produced concept plans to expand the Pritchard Building. The Pritchard Building and the adjacent parking lot were studied three separate times between 2002 through 2006. Plans were developed to expand the 55,485 gross square foot building to 63,290 and construct a 210 car underground parking garage and public plaza.

Site 6: Newhouse Building

has been studied for the development of new state office buildings going back to the 1970s. A 2007 feasibility report included a 55,000 gross square foot replacement for the Newhouse Building and a new, 150,000 gross square foot office building.

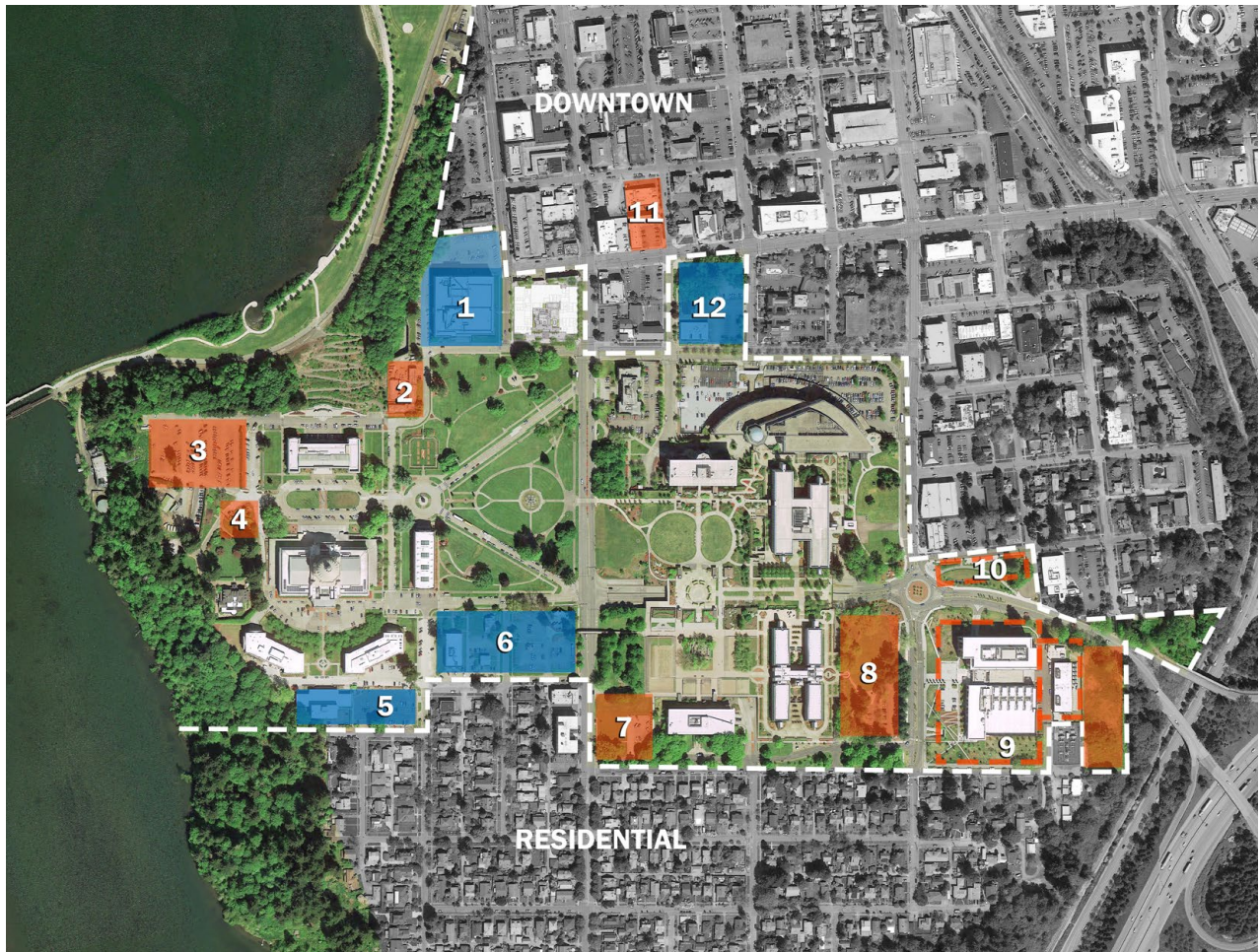


FIGURE 1 STATE CAPITOL MASTER PLAN OPPORTUNITY SITES

- | | |
|---|---|
| 1 General Administration Building & Parking Lot | 7 Old IBM Building |
| 2 Conservatory | 8 East of Transportation Building |
| 3 Mansion Parking Lot | 9 1500 Jefferson Street SE (developed) |
| 4 West End of Flag Circle | 10 14th Avenue, North Side |
| 5 Pritchard Building and Parking Lot | 11 Union & Washington |
| 6 Newhouse Building, Press Houses & Visitors Center | 12 ProArts Building, State Farm & Centennial Park |

■ PREDESIGN OPPORTUNITY SITES
■ OTHER OPPORTUNITY SITES

Site 12: ProArts Building
 was studied in 2010. The predesign study included a 170,000 gross square foot state office building to replace the ProArts Building with 50 cars of underground parking.

These studies provide valuable information in terms of existing site and building conditions studies and identifying the development capacity for each site. A detailed summary of the studies is included in the Appendix.

PROGRAM NEEDS

The Legislature, OFM and DES provided program information. OFM indicated that offices should be planned to allow shared use of facilities and resources by multiple agencies, adapt to change and accommodate the ongoing evolution of the contemporary workplaces.

Future development of agency offices was discussed, but a need was not identified as indicated in OFM's 2017-23 Six-Year Facilities Plan, dated January 2017.

LEGISLATURE

Legislative program needs include the following:

- overcrowding in the House's offices;
- replacement of undersized Senate offices in the existing Newhouse Building; and
- space for legislative support services should be in close proximity to the legislature's offices.

Space Allocation Table

	EXIST'G	NEW	TOTAL
HOUSE			
Legislative Building	45,078	0	
O'Brien Building	78,224	0	
New Office Space	0	36,698	
ST NET SF			160,000
SENATE			
Legislative Building	38,292	0	
Cherberg Building	70,881	0	
Newhouse			
Existing	22,032	0	
Replacement	0	32,078	
ST NET SF			141,251
LEG SUPPORT			
Pritchard Building			
Existing	22,289	0	
Replacement	0	22,289	
Storage		3,000	
ST NET SF			25,289

Gross Building Square Feet

Gross square feet are based on a 65% efficiency ratio.

	NEW NET SF	NEW GROSS SF
HOUSE	36,698	56,459
SENATE	32,078	49,350
LEG SUPPORT	22,289	34,285
TOTAL	91,065	140,094

Program needs should be fulfilled in close proximity to the Legislative, Cherberg and O'Brien Buildings to facilitate legislator and staff interaction, and leverage shared resources. Co-locating new offices and support space would allow shared use of resources such as meeting rooms and improve space use efficiency, adaptability and flexibility, initial and life cycle costs.

VISITOR SERVICES

Existing facilities do not have the capacity to accommodate the high volume of individuals and groups that seek access to the capitol campus to engage with their state's government.

2,500 school children were denied tours in 2015. 150 event requests were denied during the 2015 Legislative Session. There is limited space for large groups to assemble other than on campus lawns which is challenging during inclement weather and impacts the landscape. Restroom capacity is not adequate to accommodate assemblies, events, and tour groups.

Visitor support functions take place in makeshift spaces inside buildings, congesting hallways, and detracting from the historic environment. Visitor services and public amenities are scattered across campus. Centralizing these functions would improve access and functionality.

DES outlined program needs for a consolidated Visitor Services Center. These include a welcome center for visitor orientation; an education center for exhibits, presentations and lectures; a visitor's area with internet access for people visiting the Capitol to meet with legislators, officials, and staff; and event, conference and meeting space for groups of twenty to 100 or more.

SWING SPACE

The 2017-2027 Capital Plan for the capitol campus includes the phased, major renovation of five office buildings. Space must be vacated during construction which means that 90,000 to 180,000 rentable square feet of swing space is needed to temporarily house state employees.

Market research indicates that adequate commercial space is not available to provide the required swing space. Even if commercial space was available the cost of tenant improvements to occupy it would be lost after the renovations are completed and the leased space is vacated. The construction of a state owned office on state property could meet the projects' swing space needs and be subsequently used to house state agencies.

CAMPUS NEEDS

The State Capitol is an important cultural resource. The historic west campus was planned and designed by Wilder & White, Architects and the Olmsted Brothers. The Legislative Building forms the center of the historic capitol group, and is surrounded by the Temple of Justice, the Insurance, O'Brien and Cherberg Buildings, and the Governor's Mansion. Development was focused here through the end of the 1950s. Subsequently, agency office buildings were erected on the east campus.

The state has authority to regulate land use at the State Capitol.

DEVELOPMENT GUIDELINES

The 2006 State Capitol Master Plan and subsequent, related studies provide guidelines for site and building development.

USES

The master plan identifies the importance of maximizing opportunities for public use and access. It calls for an assessment of the highest and best use of the Opportunity Sites and encourages co-location of services to maximize efficiency.

The master plan indicates that buildings on Opportunity Sites 5 and 6 should host functions

critical to effective operation of Legislative Building activities. Uses in buildings on Site 1 should relate to the effective operation of the functions in the Legislative Building. Uses on Site 12 should be related to state agencies, executive branch offices and other activities related to functions on the west campus.

SURROUNDING NEIGHBORHOODS

The master plan calls for improved pedestrian connections between the capitol campus and the historic residential neighborhood to the south and downtown Olympia to the north.

HEIGHT AND SETBACKS

The master plan establishes height limits for east and west capitol campus development.

VIEW CORRIDORS

Buildings on the west campus should be sited to preserve views looking to the Legislative Building from surrounding vantage points, including Capitol Lake/Lower Deschutes Watershed, downtown Olympia and the South Capitol Neighborhood. Views looking out to the Olympic Mountains, Capitol Lake/Lower Deschutes Watershed, and Mount Rainier to the east should also be protected.

PARKING

Parking Studies

During legislative sessions, the parking supply on the capitol campus is not adequate to meet current vehicular demand from legislators, staff, agency employees, visitors and others.

The 2014 State of Washington Capitol Campus Transportation and Parking Study stated that the capitol campus is at the limits of practical capacity during legislative sessions. It indicated that demand during session would exceed capacity with the completion of the 1063 Capitol Way Block in 2017, adversely affecting circulation to and within the campus.

The 2014 study provided a Transportation Management Demand Plan to reduce the number of single occupancy vehicles on the capitol campus and comply with the requirements of RCW 70.94.521-557 for Transportation Demand Management and the 2006 Commute Trip Reduction (CTR) Act. Achieving the goals of the plan is difficult due to the

current low cost of parking on campus, low gas prices and the desire to park immediately adjacent to buildings all of which encourage single occupant vehicle use.

Parking sprawl has a negative impact on the historic landscape character of the west campus. Vehicle parking is provided in the open spaces around the Legislative, Cherberg and O'Brien Buildings. Incremental addition of surface parking has resulted in a loss of landscaped areas.

Parking Demand Calculations

New development must include parking capacity to meet the needs of the campus. Two measures are used to calculate parking demand for new projects. Requirements for legislative and agency offices are given by the joint plan adopted by the Interagency CTR Board in 2011 which calls for drive alone capacity for 63.8% of occupants, carpool/vanpool capacity for 18.6% of occupants and an additional 10% for visitor parking directly related to the use of the building. The City of Olympia's CTR guidelines are used for assembly occupancies which are 3.5 stalls per 1,000 gross square feet minus 10%.

Cost of Parking Facilities

The cost of parking facilities has a significant impact on development costs. Reducing demand is the first step to reducing costs. Surface lots are the least expensive and most flexible method of providing parking capacity. They allow for future, more intensive development of the site. Structured above grade and below grade parking are significantly more expensive, fixed methods.

VEHICULAR ACCESS

Consolidating vehicular and services access on Sid Snyder Ave. and 11th Avenue enhances the sense of arrival on campus and minimizes impacts on surrounding urban neighborhoods. This is particularly important on the south edge which is a transition to the adjacent residential neighborhood.

INFRASTRUCTURE

Stormwater, heating, cooling and power for Opportunity Sites 1, 5 and 6 are currently provided by a mix of dedicated campus systems and City of Olympia systems. Managing stormwater on site, with discharge to Capitol Lake/Lower Deschutes Watershed, reduces development impacts to Olympia's sewer system and complies with National Pollutant Discharge Elimination System standards.

Current planning efforts, including the Capitol Campus Utility Renewal Master Plan Update and the Campus Combined Heat and Power Plant Proposal are focused on providing dedicated campus systems to serve these sites to reduce reliance on city systems, initial and operational costs.

The stormwater outfall pipe for the 1063 Capitol Way Block was sized to accommodate future development of Site 1. Sites 5 and 6 will connect to systems defined by the West Capitol Campus Master Drainage Plan.

Stormwater and utilities for Opportunity Site 12 (ProArts) are connected to city systems. The site is remote from campus utility services and should continue to be served by city infrastructure.

FACILITY NEEDS

SITE 1: GENERAL ADMINISTRATION BUILDING

Completed in 1956, the six-story, 282,682 gross square foot building is designated as a state capitol historic facility and listed on the National Register of Historic Places.

OCCUPANCY

The building is 55% vacant. It will be fully vacated and mothballed at the completion of the 1063 Capitol Way Block project in 2017.

The City of Olympia building official issued a letter in May 2013 stating that his office considered the GA Building to be unsafe and cited the 2009 IEBC, Section 115 - Unsafe Buildings and Equipment. He stated that any increase of occupant load or an expansion, re-configuration or addition to the building would require that the structure be restored to a safe condition using current codes.

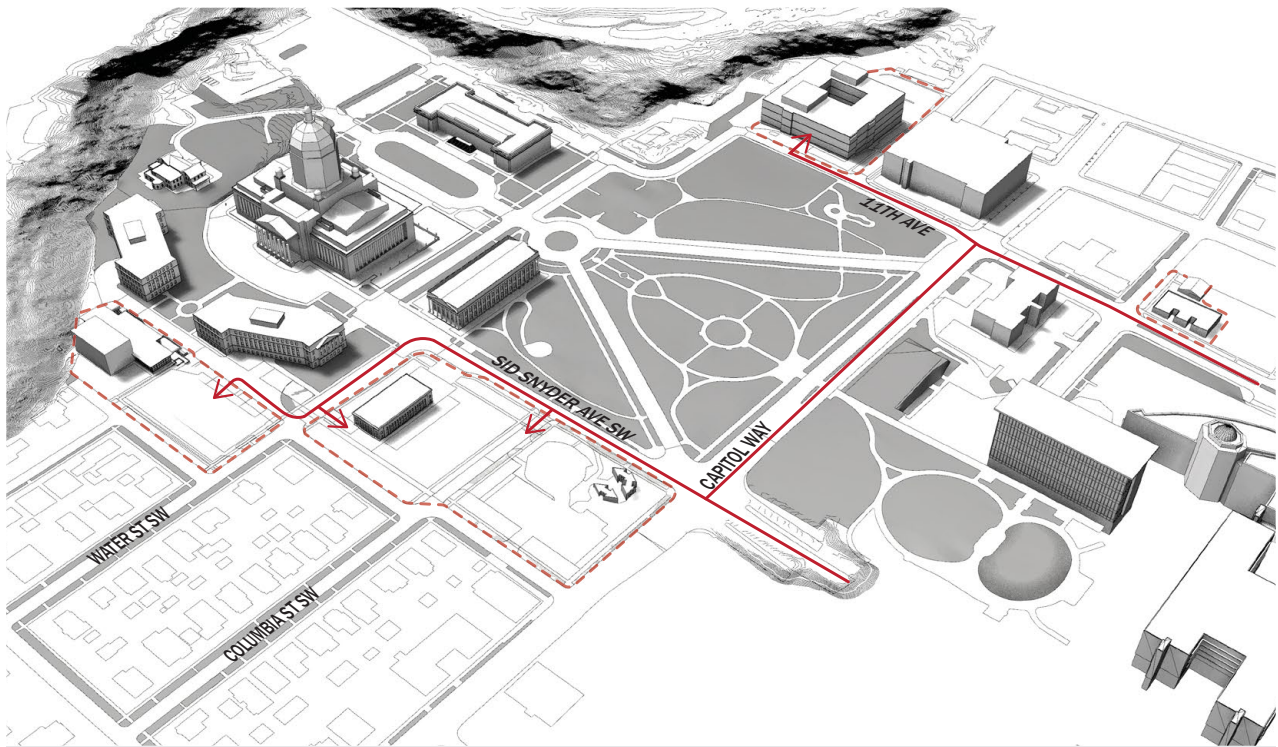


FIGURE 2 VEHICULAR ACCESS

EXISTING CONDITIONS ASSESSMENT

Any improvements that extend the life of the building will trigger code requirements for improvements to the envelope, structural, mechanical, electrical and plumbing systems.

The building envelope does not meet the energy code. The windows are deteriorated and must be replaced.

Structural systems do not meet code. The building's lack of strength, ductility and continuity could lead to a partial collapse in a major earthquake. Structural damage from the 2001 Nisqually Earthquake was not repaired. Fatigue due to age and past seismic events negatively impacts the building's capacity to resist future earthquakes.

Mechanical, electrical and plumbing systems do not meet code and are at the end of their service life. Fire sprinklers serve only a portion of the building and must be extended to entire facility. The emergency generator for life safety systems is at capacity and must be replaced.

COMMENTS

The building will be vacated and mothballed until such time that a program and funding for comprehensive renovation or replacement are available. In the meantime, there will be an annual cost of \$472,000 to maintain the mothballed structure.

SITE 5: PRITCHARD BUILDING

Completed in 1958, the 55,484 gross square foot building is designated as a state capitol historic facility under RCW 79.24.710 and listed on National Register of Historic Places. It was designed to house the Washington State Library.

OCCUPANCY

The building is 63% vacant because that portion of the building consists of bookstacks which have no windows, 7'-6" floor to ceiling heights, only one exit stair and cannot be adapted to another use. Current tenants include legislative support staff, the code reviser and a cafeteria.

EXISTING CONDITIONS ASSESSMENT

Any improvements that extend the life of the building will trigger code requirements for improvements to the envelope, structural, mechanical, electrical and plumbing systems.

The building envelope does not meet energy code. Exterior stone cladding on the book stacks is failing. The potential for stone panels to fall off the building represents a life safety hazard. The 2008 study indicated that the situation should be addressed immediately and indicated that the project cost would likely be several million dollars.

Structural systems do not meet code. The building's lack of strength, ductility and continuity could lead to a partial collapse in a major earthquake. Structural damage from the 2001 Nisqually Earthquake was not repaired. Fatigue due to age and past seismic events negatively impacts the building's capacity to resist future earthquakes.

Mechanical, electrical and plumbing systems do not meet code and are at the end of their service life. Fire sprinklers serve only a portion of the building and must be extended to entire facility. The emergency generator for life safety systems is at capacity and must be replaced.

COMMENTS

The historic Pritchard Building is an important component of the historic west capitol campus. It needs to be comprehensively renovated to extend its service life. However, past studies have not been able to identify a cost-effective strategy for adapting the book stacks to a new use, which is a constraint to developing a project that provides the necessary building improvements.

SITE 6: NEWHOUSE BUILDING

Built as a temporary facility, the 25,000 gross square foot building was completed in 1934 and is eligible for listing on the National Register of Historic Places.

The Carlyon House and Ayers Duplex, known as the Press Houses and the Visitor and Convention Bureau's Visitor Information Center are also located on Opportunity Site 6 but were not designated for a facilities needs assessment.

OCCUPANCY

The Newhouse Building provides office and support space for thirteen Senators.

EXISTING CONDITIONS ASSESSMENT

Any improvement that extends the life of the building will trigger code requirements for improvements to the envelope, structural, mechanical, electrical and plumbing systems.

The building envelope does not meet energy code. It allows rainwater to infiltrate the building.

Structural systems do not meet code. Inadequate masonry anchorage creates a safety hazard from falling brick at building exits. The exterior walls do not provide adequate resistance to lateral forces which may lead to interior damage that impedes safe exiting in an earthquake.

Mechanical, electrical and plumbing systems do not meet code. Ad hoc HVAC systems simultaneously heat and cool, increasing energy use and decreasing occupancy comfort. The domestic water piping is corroded, leaks and provides poor water quality. Sanitary sewer piping is combined with the storm water system. Sewer gas backs up through abandoned fixtures impacting indoor air quality. Storm water backs up causing the lower level to flood. Water infiltrating exterior walls creates a life safety issue for electrical wiring and devices. The fire alarm system is inadequate and constitutes a life safety hazard.

COMMENTS

The Newhouse Building has significant health and life safety hazards. It should be replaced. Development planning for Site 6 should consider relocation of the Press Houses.

SITE 12: PROARTS BUILDING

Opportunity Site 12 was purchased by the state in 2008 to provide long term development capacity on the capitol campus. It contains two buildings: the 11,000 gross square foot Professional Arts Building which was completed in 1959 and the 1,500 gross square State Farm Building which was completed in 1953. Neither building is eligible for listing on National Register of Historic Places.

The site includes Centennial Park which contains the Daniel J. Evans Tree.

OCCUPANCY

Space on ground floor of the ProArts Building is leased. DES Grounds & Maintenance occupies the lower floor of the ProArts Building.

EXISTING CONDITIONS ASSESSMENT

The buildings were not evaluated as part of this study.

CAPACITY ANALYSIS

Each of the four sites was evaluated for its development capacity in response to the State Capitol Campus Master Plan’s goal of identifying the “highest and best use for each site,” recognizing that development capacity and highest and best use may represent different scenarios depending upon circumstance.

DEVELOPMENT CRITERIA

Office Types

The legislature typically requires a mix of closed and open offices, and conference, meeting and hearing rooms. Agencies typically require open offices, some closed offices and shared resources for work, conference and meeting rooms.

Workplace Design Principles

Planning is based on the evolving nature of the contemporary workplace. Workspaces are sized to meet the needs of permanent and transient staff. Common spaces and shared resources promote teamwork and collaboration. Temperature controls, daylight and views are designed to improve employee performance.

Adaptability and Flexibility

Space is planned to provide adaptability to changes in program. Co-locating departments and agencies increases space use efficiency.

Phasing

Planning is based on a modular approach that allows for phased development in relation to program needs and capital resources.

Scale

Development is compatible with the scale of the historic campus and surrounding neighborhoods.

CAMPUS PLANNING PROTOTYPES

Office building types including examples from the capitol campus such as Cherberg, the Transportation Buildings, and the 1063 Capitol Way Block were studied as a basis for planning on the Opportunity Sites. This led to the development of two building options that were used to test development capacity. Both maximize daylighting and efficiency of use.

The “center core module” is 90’ wide bar with circulation and services in the center and offices around the perimeter. The footprint relates to width of the O’Brien and Cherberg Buildings.

The “core and wing module” is a 60 - 75 foot wide bar with circulation and services attached to one side. The organization is similar to the Transportation Building.

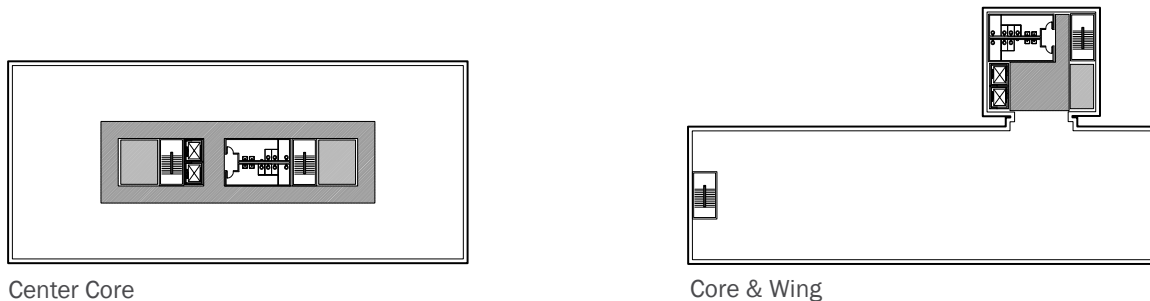


FIGURE 3 DEVELOPMENT PROTOTYPE MODULES

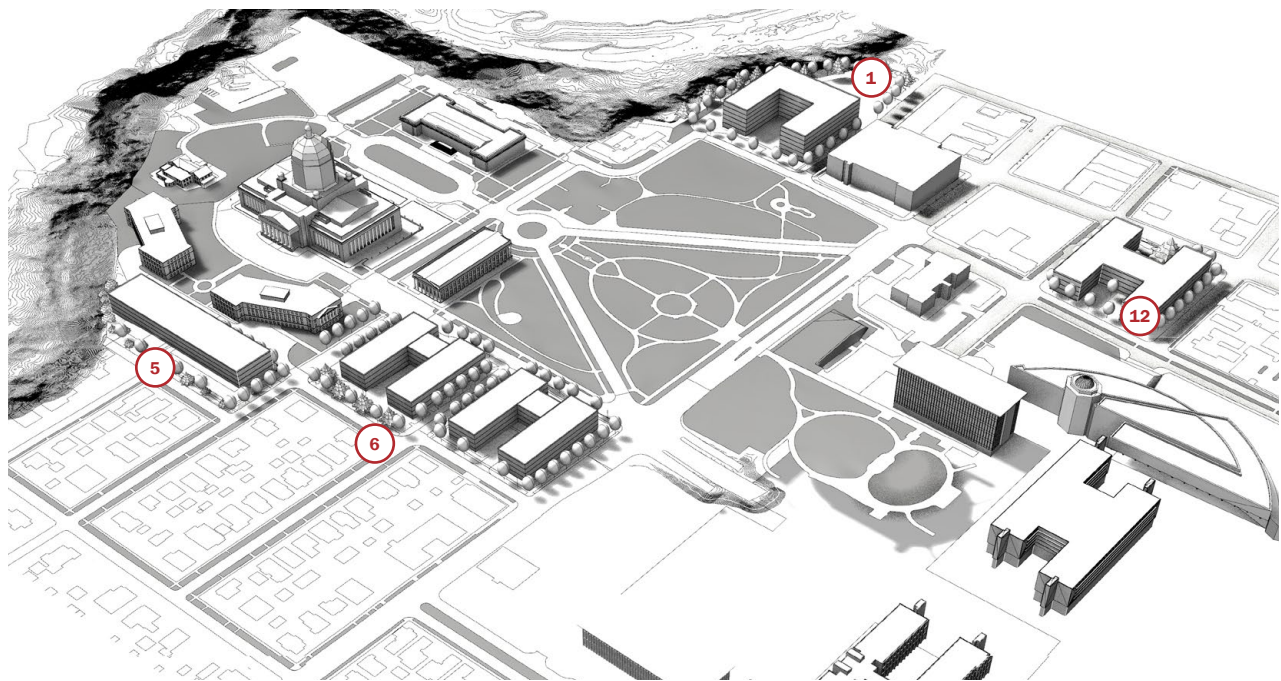


FIGURE 4 OPPORTUNITY SITES, MAXIMIZED CAPACITY DEVELOPMENT

DEVELOPMENT CAPACITY

Development capacity for each site was evaluated based on development constraints, application of the campus planning modules and comparison with prior planning studies.

Opportunity Site Development Capacity

	BUILDING	* PARKING
SITE 1	7 stories	
GA Building	274,750 gsf	420 cars
SITE 5	4 stories	
Pritchard & Parking Lot	144,000 gsf	420 cars
SITE 6	4 stories	
Newhouse & Visitor Center	265,000 gsf	840 cars
SITE 12	5 stories	
ProArts & Centennial Park	225,000 gsf	840 cars

* Based on four, below grade levels

ALTERNATIVES ANALYSIS

The alternatives analysis addresses a range of development options for each of the four Opportunity Sites. The alternatives respond to identified program needs for the legislature, visitor services and swing space as well as future needs for agency offices. They align with guidelines provided by the State Capitol Master Plan and related studies. They address deficient facilities on each of the four Opportunity Sites. Do nothing alternatives were included as interim strategies to provide phasing options for development.

Parking capacity for the alternatives was calculated on the basis of four levels of below grade parking to account for operational and cost efficiency. As a result they may be lower or higher than targets for parking capacity based on occupancy.

OPPORTUNITY SITE 1: GENERAL ADMINISTRATION BUILDING

NO.	SCOPE	NOTES	BUILDING	PARKING	TOTAL
1.A	Mothball existing building	Does not address deteriorating envelope, seismic, other deficiencies.	283,865 gsf * \$0	0 \$0	\$0M
1.B	Replace with surface parking. Demolish existing building.	Serves unmet parking demand from 1063 Capitol Way Block and west campus. Maintains opportunity for subsequent development of site.	- \$0	305 cars \$11.3M	\$11.3M
1.C	Renovate for multi-tenant office building. Develop off-site, below-grade parking facility to accommodate parking demand.	Renews historic building, space use efficiency may be compromised by existing column spacing, requires off-site parking. Assumes an atrium is cut through the center of the building to provide adequate daylighting within the deep floor plates which reduces the gross square feet of the facility by about 32,000 gross square feet.	251,000 gsf \$139.8M	** 420 cars \$50M	\$189.8M
1.D	Replace with multi-tenant office building with below grade parking.	Same gross square feet as Option 1.C to allow direct comparison. Additional square footage to maximize capacity is an additional cost.	251,000 gsf \$150.0M	420 cars \$46.5M	\$196.5M

* \$472,000 annual operating cost

** Parking accommodated off-site

OPPORTUNITY SITE 5: PRITCHARD BUILDING

NO.	SCOPE	NOTES	BUILDING	PARKING	TOTAL
5.A	Do nothing.	Does not address deteriorating envelope, seismic, other deficiencies.	55,485 gsf \$0M	* 93 cars \$0	\$0M
5.B	Renovate for conference/event center. Demolish library stacks.	Impact on landmark needs further study.	22,000 gsf \$15.0M	* 93 cars \$0	\$15.0M
5.C	Renovate for visitor services. Comprehensive renovation and addition to Pritchard Building.	High cost given limited size and flexibility of facility.	53,000 gsf \$43.0M	* 93 cars \$0	\$43.0M
5.D	New legislative office building on parking lot with below grade parking.	Provides space for either the House or the Senate's needs. Does not address the Pritchard Building.	75,600 gsf \$50.0M	210 cars \$25.6M	\$75.6M
5.E	Expand or replace Pritchard Building for co-located House and Senate office building with below grade parking.	Provides space for both the House and Senate, addresses Pritchard Building. Impact on landmark and adjacent neighborhood require further study.	144,000 gsf \$90.7M	420 cars \$47.3M	\$138.0M

* Existing surface parking

OPPORTUNITY SITE 6: NEWHOUSE BUILDING

NO.	SCOPE	NOTES	BUILDING	PARKING	TOTAL
6.A	Replace with legislative office building with below grade parking.	Provides space for either the Senate or the House's needs.	75,600 gsf \$54.0M	210 cars \$25.6M	\$79.6M
6.B	Replace with co-located House and Senate office building with below grade parking.	Provides space for both the House and Senate's needs. Impact of distance from other House offices requires further study.	132,500 gsf \$84.7M	420 cars \$46.3M	\$131.0M
6.C	Replace with surface parking. Demolish Newhouse, relocate Press Houses and Visitor Center.	Surface parking solution has modest cost, allows for long term development flexibility.	0 gsf \$0	350 cars \$4.4M	\$4.4M

OPPORTUNITY SITE 12: PROARTS SITE

NO.	SCOPE	NOTES	BUILDING	PARKING	TOTAL
12.A	Do nothing.	Existing buildings are functional for service to current operations	12,782 gsf \$0	57 cars \$0	\$0
12.B	Replace with multi-tenant office building with below grade parking (half-block development).		148,000 gsf \$92.3M	420 cars \$46.3M	\$138.6M
12.C	Replace with multi-tenant office building with below grade parking (full block development).	Requires demolition of state park and Daniel J. Evans Centennial Tree, a coast redwood planted around the time Washington achieved statehood.	225,000 gsf \$130.0M	840 cars * \$79.8M	\$209.8M
12.D	Replace with surface parking. Demolish ProArts and State Farm Buildings.		-	100 cars \$1.2M	\$1.2M

DEVELOPMENT SCENARIOS

The scenarios test the potential of multi-site development strategies to address program, campus and facilities needs and minimize project costs. They represent three different approaches, among many, for considering the possibilities identified in the alternatives analysis.

All scenarios meet the identified program needs for legislative offices and parking capacity to support development. Options include:

- Separate and co-located offices for the House and Senate,
- below grade and surface parking, and
- alternatives to meet identified needs for visitor services and parking capacity.

The concepts of co-locating House and Senate offices and adapting Pritchard to a new use by dramatically transforming the building are new and have not been proposed in previous studies.

SCENARIO 1: SEPARATE HOUSE & SENATE OFFICES ON SITES 5 & 6

Base Project

	SCOPE	COST
5.D	New legislative office building on Pritchard parking lot with below grade parking.	\$75.6M
6.A	Replace Newhouse with legislative office building with below grade parking.	\$79.6M
1.A	Mothball existing GA building	\$0
5.A	Pritchard Building - do nothing	\$0
12.A	ProArts site - do nothing.	\$0
	151,200 GSF 420 cars	\$155.2M

NOTES

Separate House and Senate office buildings echoes the relationship of the Cherberg and O'Brien Buildings. The volume of the new buildings is comparable in scale to the existing legislative office buildings and the Insurance Building.

Constructing separate facilities, each with their own underground parking is the most expensive solution.

GA Building is mothballed at an annual cost of \$472,000. Nothing is done at Pritchard or ProArts.

Alternates

	SCOPE	COST
5.B	Renovate Pritchard for 22,000 GSF conference/event center.	\$15.0M
1.B	Replace GA with 305 surface parking stalls	\$11.3 M
12.D	Replace ProArts with 100 surface parking stalls	\$1.2M

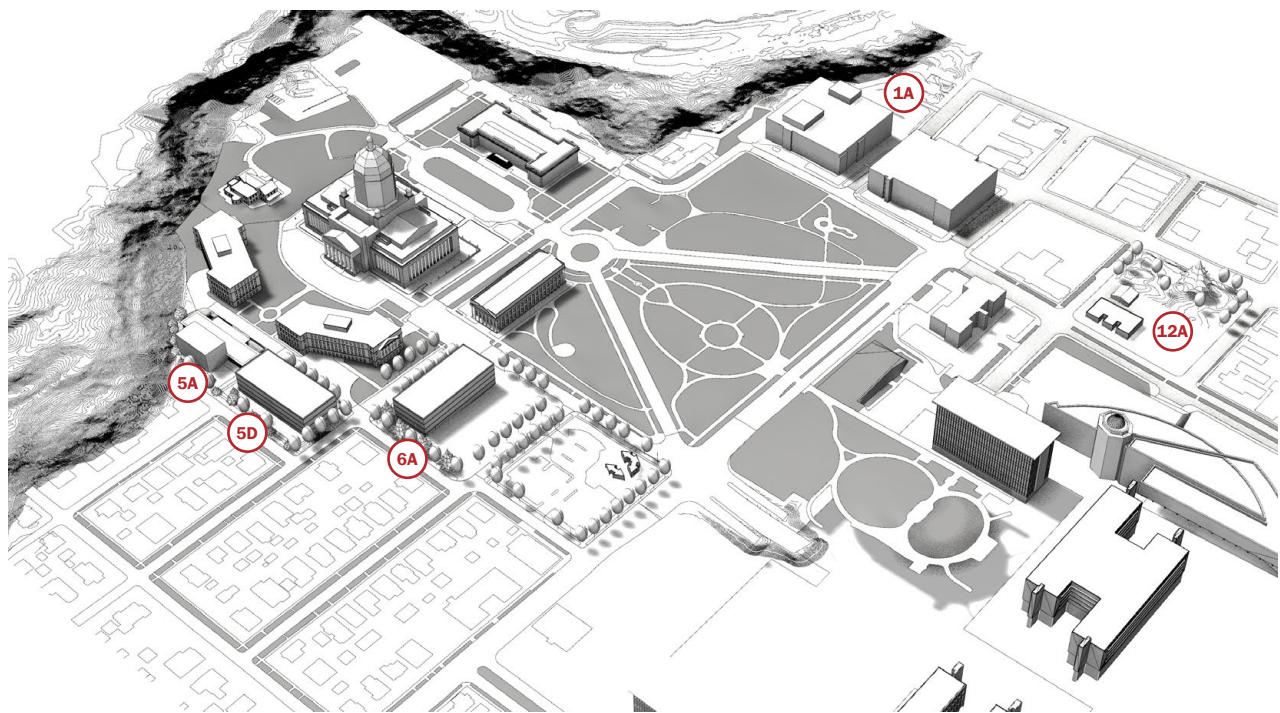


FIGURE 5 DEVELOPMENT SCENARIO 1

SCENARIO 2: CO-LOCATE HOUSE & SENATE OFFICE BUILDING ON SITE 6, BELOW GRADE PARKING

Base Project

	SCOPE	COST
6.B	Replace Newhouse with co-located House and Senate office building with below grade parking.	\$131M
1.A	Mothball existing GA building	\$0
5.A	Pritchard Building - do nothing	\$0
12.A	ProArts site - do nothing.	\$0
	132,500 GSF 420 cars	\$131M

NOTES

Co-locating the House and Senate offices in a larger building creates a scale relationship with the 1063 Capitol Way Block and GA Building to the north, clearly defining the edges of the great, central campus lawn. Separate office wings will give each house an identity while reducing the building scale to the adjacent residential neighborhood.

Constructing a single facility significantly reduces the project cost.

GA Building is mothballed at an annual cost of \$472,000. Nothing is done at Pritchard or ProArts.

Alternates

	SCOPE	COST
5.B	Renovate Pritchard for 22,000 GSF conference/event center.	\$15.0M
1.B	Replace GA with 305 surface parking stalls	\$11.3 M
12.D	Replace ProArts with 100 surface parking stalls	\$1.2M

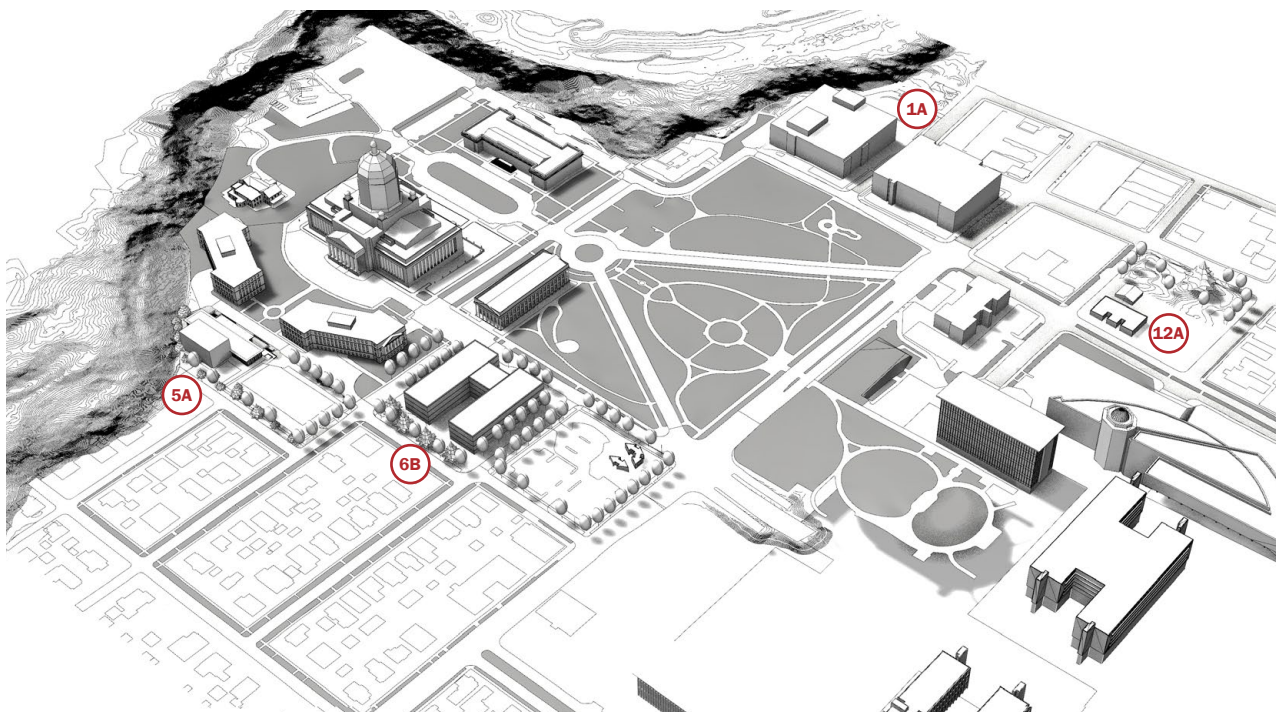


FIGURE 6 DEVELOPMENT SCENARIO 2

SCENARIO 3: CO-LOCATE HOUSE & SENATE OFFICE BUILDINGS ON SITE 5, SURFACE PARKING ON SITES 1&6

Base Project

	SCOPE	COST
5.E	Expand or replace Pritchard Building for co-located House and Senate office building.	\$90.7M
6.C	Replace with surface parking. Demolish Newhouse, relocate Press Houses and Visitor Center.	\$4.9M
1.B	Replace GA with 305 surface parking stalls	\$11.3 M
12.A	ProArts site - do nothing.	\$0
	144,000 GSF 655 cars	\$106.9M

NOTES

Co-locating House and Senate offices on Site 5 allows the front door of the building to align with the central axis of the Legislative group, connecting to the historic organization of government functions on the campus. The main body of the building is asymmetrical to the overall plan, continuing the exception of the Governor’s Mansion. The scale of the new building needs to be carefully considered in relation to the adjacent residential neighborhood.

Co-locating the offices and utilizing Sites 1 & 6 for surface parking provides the lowest cost solution and the most space for cars.

Nothing is done at ProArts.

Alternates

	SCOPE	COST
12.D	Replace ProArts with 100 surface parking stalls	\$1.2M

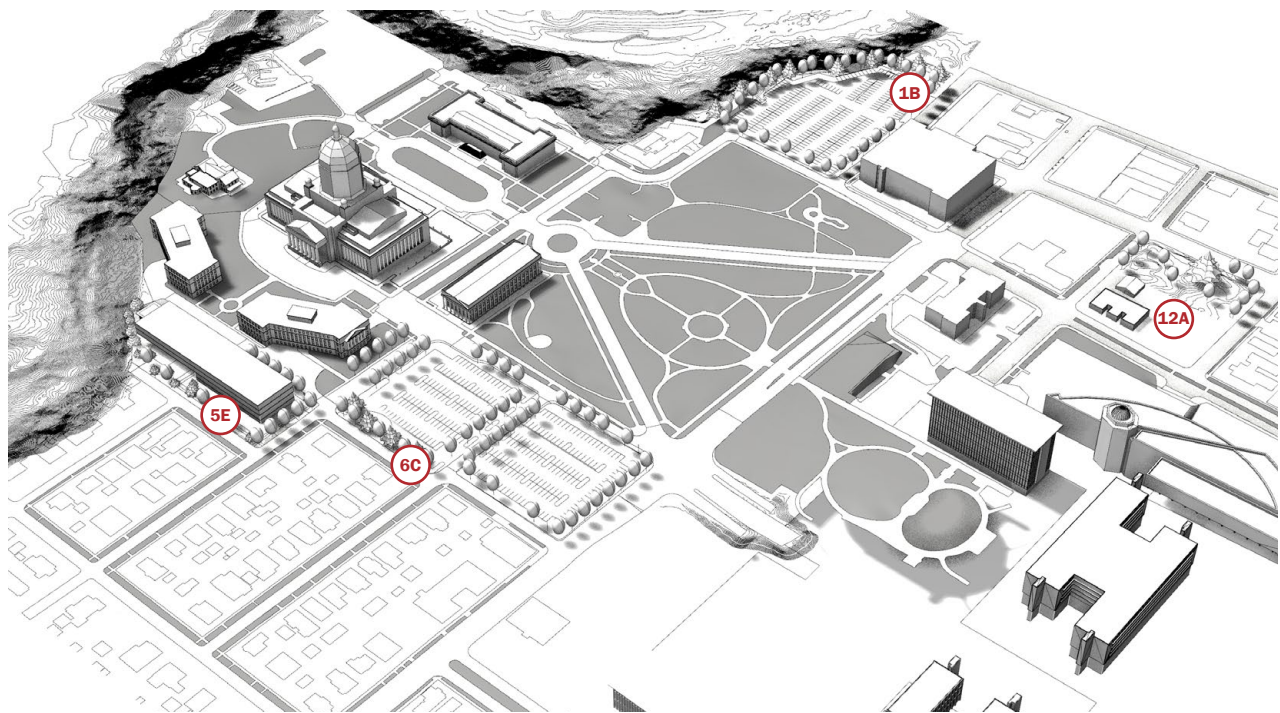


FIGURE 7 DEVELOPMENT SCENARIO 3

PROJECT BUDGETS & SCHEDULES

BUDGETS

Project budgets include consultant services, construction contracts, sales tax, owner contingencies, artwork, furniture, fixtures and equipment, agency administration, and other costs in current (2016) dollars. Escalation is not included. Operating costs such as the annual cost of mothballing, are not included.

Budgets are conservative, formulated to provide a high level of certainty that projects can be implemented for the amounts identified without modifications to scope or quality.

Comparable projects and related information, including the 1063 Capitol Way Block and the 2008 Higher Education Capital Facilities Financing Study by Berk & Associates, were evaluated as benchmarks for the cost projections.

SCHEDULES

Three alternate schedule scenarios are provided to facilitate future planning. They range from four to six years depending on funding sequences and methods of project delivery.

SIX-YEAR SCHEDULE

Biennium 1: Predesign

Biennium 2: Design

Biennium 3: Construction

FOUR-YEAR SCHEDULE OPTION A

Biennium 1: Predesign and Design

Biennium 2: Construction

FOUR-YEAR SCHEDULE OPTION B

Biennium 1: Predesign & Schematic Design

Biennium 2: Final Design and Construction

Requires design-build project delivery

1.0 PROGRAM NEEDS

OVERVIEW

Project stakeholders representing the Legislature, OFM and DES identified current and anticipated program needs on the capitol campus. Limited information was available, however three areas of need were recognized:

- **Legislative Offices** - replace Senate offices and support spaces in Newhouse, provide adequate office space for House offices and support space, and account for legislative support spaces in the Pritchard Building to allow for adaptive reuse of that facility for a different function.
- **Visitor Services** - provide a consolidated location for campus visitor services with improved public facilities and amenities.
- **Swing Space** - provide temporary office space for employees who will be displaced during the anticipated major renovations of office buildings on the capitol campus.

Future development of agency offices was discussed, but a need was not identified as indicated in OFM's 2017-23 Six-Year Facilities Plan, dated January 2017. The stakeholders provided general programming goals which included:

- allow for shared use of facilities and resources by multiple agencies,
- be adaptable to change,
- and accommodate the ongoing evolution of the contemporary workplaces.

SPACE ALLOCATION GUIDELINES

OFM provided space allocation guidelines for office buildings on the capitol campus in terms of gross square feet per full-time equivalent occupant (GSF/FTE). The Legislature provided GSF/FTE for Legislative offices. An efficiency of factor of 65%, based on national averages, was used to estimate gross square feet per full time equivalent occupant (GSF/FTE). These figures are utilized to calculate total building occupancy and parking demand throughout this study. Higher efficiency ratios, up to 70% may be achieved depending on design specific solutions.

OCCUPANCY	NET SF/FTE	GROSS SF/FTE
Legislative Offices	306	470
Agency Offices	165	253

LEGISLATIVE OFFICES**SPACE ALLOCATION TABLE**

	NET SF	FTE	NSF/FTE
HOUSE			
Legislative Building	45,078	120	376
O'Brien Building	78,244	325	241
Subtotal	123,322	445	277
New Office Space	36,698	-	-
TOTAL	160,000	445	359
SENATE			
Legislative Building	38,292	87	440
Cherberg Building	70,881	201	353
Newhouse Building	22,032	105	210
Subtotal	131,205	393	334
New Office Space	10,046	-	-
TOTAL	141,251	393	359
LEG SUPPORT			
Pritchard Building			
LSS - Photography	1,191	-	-
LSS - Gift Shop Storage	1,661	-	-
Code Reviser	12,874	-	-
Leg Tech - Desktop Support	2,000	-	-
Leg Tech - Training Room	1,090	-	-
Leg Tech - IT Equip Storage	3,473	-	-
TOTAL	22,289	-	-
GENERAL SUPPORT			
Storage	3,000	-	-
TOTAL	3,000	-	-

LEGISLATIVE OFFICES

Program needs should be fulfilled in close proximity to the Legislative, Cherberg and O’Brien Buildings to facilitate legislator and staff interaction, and leverage shared resources. Co-locating new offices and support space would allow shared use of resources such as meeting rooms and improve space use efficiency, adaptability and flexibility, reducing initial and life cycle costs.

Gross square feet of building development to meet the Legislature’s needs was calculated based on a 65% efficiency ratio. The program for Senate offices is based on the net square footage to replace the functions in the Newhouse Building and achieve an overall target of 359 NSF/FTE.

BUILDING SPACE REQUIREMENTS

	NET SF	GROSS SF
HOUSE		
New Office Space	36,698	56,469
SENATE		
Replace Newhouse	22,032	
New Office Space	10,046	
Total	32,078	49,350
LEG SUPPORT		
Relocate Pritchard	22,289	34,285
TOTAL	91,065	140,094

VISITOR SERVICES

Existing facilities do not have the capacity to accommodate the high volume of individuals and groups that seek access to the capitol campus to engage with their state’s government. Visitor services and public amenities are scattered across campus. Centralizing these functions would improve access and functionality.

- The number of requests for group tours cannot be accommodated due to lack of space on the capitol campus. 2,500 school children were denied tours in 2015.

- The number of requests to hold events on campus cannot be accommodated due to lack of space. 150 event requests were denied during the 2015 Legislative Session.
- There is limited space for large groups to assemble other than on campus lawns. This is challenging during inclement weather which is typical during the legislative session. Groups rent large tents and portable toilet facilities, which impacts the visual character and condition of the historic formal lawns.
- Restroom capacity is not adequate to accommodate assemblies, events, and tour groups. The situation causes tour delays and impacts first floor building tenants on the west campus.
- Visitor support functions take place in ad-hoc spaces inside buildings, congesting hallways, and detracting from the historic environment.

DES identified the following program needs for improved visitor services:

- Welcome Center
Visitor orientation area, an assembly point for tour groups, backpack storage and public restrooms. Visitor parking would be located nearby.
- Education Center
Gallery, classrooms and a venue to accommodate presentations, lectures, and films.
- Visitors’ Area
Tables and seating with internet access for people visiting the Capitol to meet with legislators, officials, and staff.
- Event, Conference, and Meeting Space
Spaces to serve both visitors and government functions on campus. Rooms to accommodate small groups up to twenty people, medium groups up to fifty people and large group up to 100. Space to host large receptions with adjacent catering facilities.
- Restrooms
- Visitor Parking

Further study is required to establish the space requirements for this program.

SWING SPACE

Enterprise Services' 2017-2027 Capital Plan for the capitol campus includes the major renovation of five buildings. The projects will renew failing building infrastructure, improve structure, repair building exteriors, and improve building performance and efficiency. Space must be vacated during construction. 90,000 to 180,000 rentable square feet of swing space is needed over a period of ten years to temporarily house state employees.

Market research conducted by the Department of Enterprise Services indicates that adequate existing commercial space is not available to provide the swing space required for these phased projects. Recent solicitations for leased space greater than 40,000 rentable square feet resulted in the majority of responses being proposals for new development generated by the requests.

The cost of tenant improvements to meet the project swing space needs, if the space was available, would be lost after the capitol campus renovation projects are completed and the leased space is vacated. The construction of a state owned office building on state property could meet the projects' swing space needs and could subsequently be used to house state agencies.

2.0 CAMPUS NEEDS

Opportunity Sites 1, 5, 6, and 12 lie within the contiguous boundary of the Washington State Capitol.

- Site 1, 5 and 6 are on the west campus, where development of the capitol began while Washington was still a territory. Bordering the north and south edges of the historic campus they are at the transition between the state capitol and its surrounding urban context.
- Site 12 is on the north edge of the east campus where all new development occurred between construction of Pritchard and the new building at 1063 Capitol Way. Site 12 is separated from the campus grounds by parking lots and city roadways and is surrounded by commercial property in downtown Olympia.

The buildings and grounds of the West Capitol Campus were listed on the National Register of Historic Places in 1979 as a historic district.

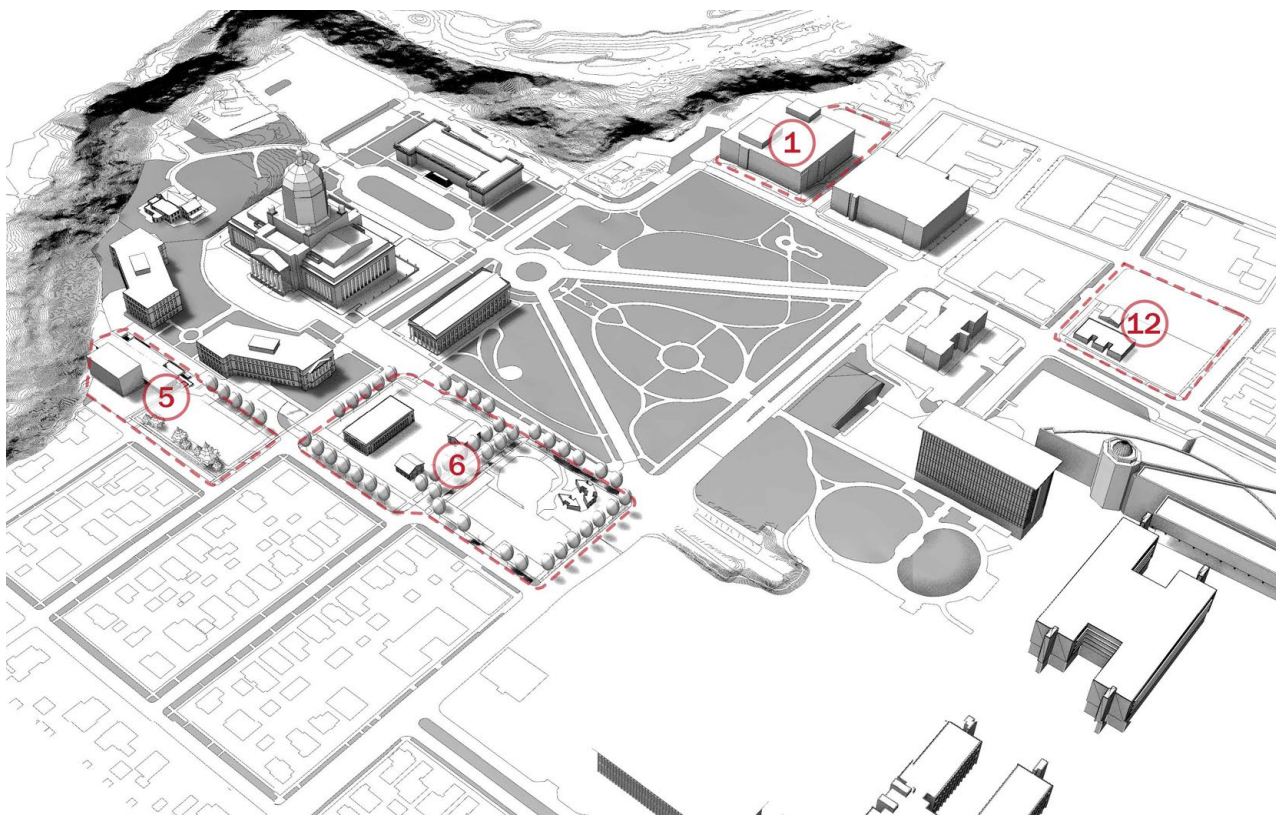


FIGURE 2-1 OPPORTUNITY SITES 1, 5, 6 & 12

STATE CAPITOL HISTORY

The main campus of the Washington State Capitol is located along the west and east sides of Capitol Way in downtown Olympia. The Territorial Capitol located here in 1855, starting a 160-year history of development. The Governor’s Mansion, the first of the existing historic buildings, was built on what is today called the west capitol campus in 1908.

Wilder & White, architects and the Olmsted Brothers, landscape architects, prepared the master plan for the grounds and the buildings in the historic campus core called the capitol group. The plan was implemented over four decades starting with the Temple of Justice in 1913 and ending with the O’Brien Building in 1940. An office building planned to replace the Governor’s Mansion west of the Legislative Building was never constructed.

Four additional facilities were erected on the west capitol campus: Newhouse, 1934; Conservatory, 1939; and the Pritchard Building and the General Administration Building in the 1950s. No new buildings were constructed on the west capitol campus for nearly sixty years until the 1063 Block project, which will be completed in 2017.

In the interim, all major campus development occurred on the new portion of the campus, east of Capitol Way. In the 1960s and 70s, large office buildings and garages were erected for executive agencies. The Natural Resources Building was completed in 1992 and the 1500 Jefferson Street Building in 2011.

JURISDICTION

The state has authority to regulate land use at the State Capitol. The capitol is exempt from the City of Olympia’s land use code.

DEVELOPMENT GUIDELINES

STATE CAPITOL MASTER PLAN

The 2006 State Capitol Master Plan provides a cohesive vision for the campus. It embodies a

values-oriented approach to create a broad framework for consensus, based on Guiding Principles, Policies, Guidelines, and Plans.

Historical Landscape Preservation Plan

The 2009 West Capitol Campus Historic Landscape Preservation and Vegetation Management Plan provides guidelines for landscape preservation and vegetation management based on the Olmsted Brothers’ and Wilder & White’s original design goals.

South Edge Sub-Campus Plan

The 2007 South Edge Sub-Campus Plan addresses Opportunity Site 6, its relationship to the east capitol campus, Capitol Way, the west capitol campus and the historic residential neighborhood to the south.

USES

The 2006 State Capitol Master Plan addresses the highest and best use of capitol campus properties.

Principle 1 – Public Use and Access indicates that the highest priority is given to uses that serve the needs of state government. It calls for maximizing opportunities for access to and interaction with state government. This includes providing educational opportunities to a broad audience, supporting school curricula, enriching visitor experience, and providing universal access.

Principle 2 – Delivery of Public Services calls for an assessment of the highest and best use of the Opportunity Sites and encourages co-location of services to increase efficiency of operations.

Policy 2.1 Location of State Government Functions indicates that new buildings on the south edge of campus should host functions critical to effective operation of Legislative Building activities, which speaks directly to Opportunity Sites 5 and 6.

The Highest and Best Use Chart in Principle 2 indicates that properties on the west capitol campus, such as Opportunity Site 1, should be for uses critical to the effective operation of the functions in the Legislative Building. It indicates that properties on the east campus, such as Opportunity Site 12, should

be for uses such as state agency headquarters, executive offices and state activities related to the Legislative Building and the west campus.

Principle 6 – Technical Performance indicates that buildings should be flexible to meet office and agency needs and provide environments that contribute to occupant health.

HISTORIC BUILDINGS AND GROUNDS

Principle 4 – Historic Preservation identifies the importance of the state capitol in extending Washington’s historic and cultural legacy. It calls for historic preservation practices for long term management in order to preserve the buildings and grounds.

Capitol Group

Principle 5 – Design identifies the central role of the capitol group on the west campus. It calls for the Legislative Building to maintain its position as the dominant element in the composition. It indicates

that new buildings should blend with the established style of the west campus noting that they should also be representative of their own era.

The Legislative Building contains offices for the governor, lieutenant governor, state treasurer, the secretary of state, the legislature, as well as chambers for the House and Senate. The master plan states, “The Legislative Building should not be rivaled in size.”

It is surrounded by buildings housing all three branches of government as well as the Insurance Building. The composition suggests that the balanced relationships be maintained in future development.

The scale of open spaces in and around the capitol group create a sense of civic identity that reinforces democratic principles and public access.

The capitol group is the primary assembly of government buildings on the west campus. Existing and future development on the north and south sides of the great, central lawn, or greensward, are secondary.

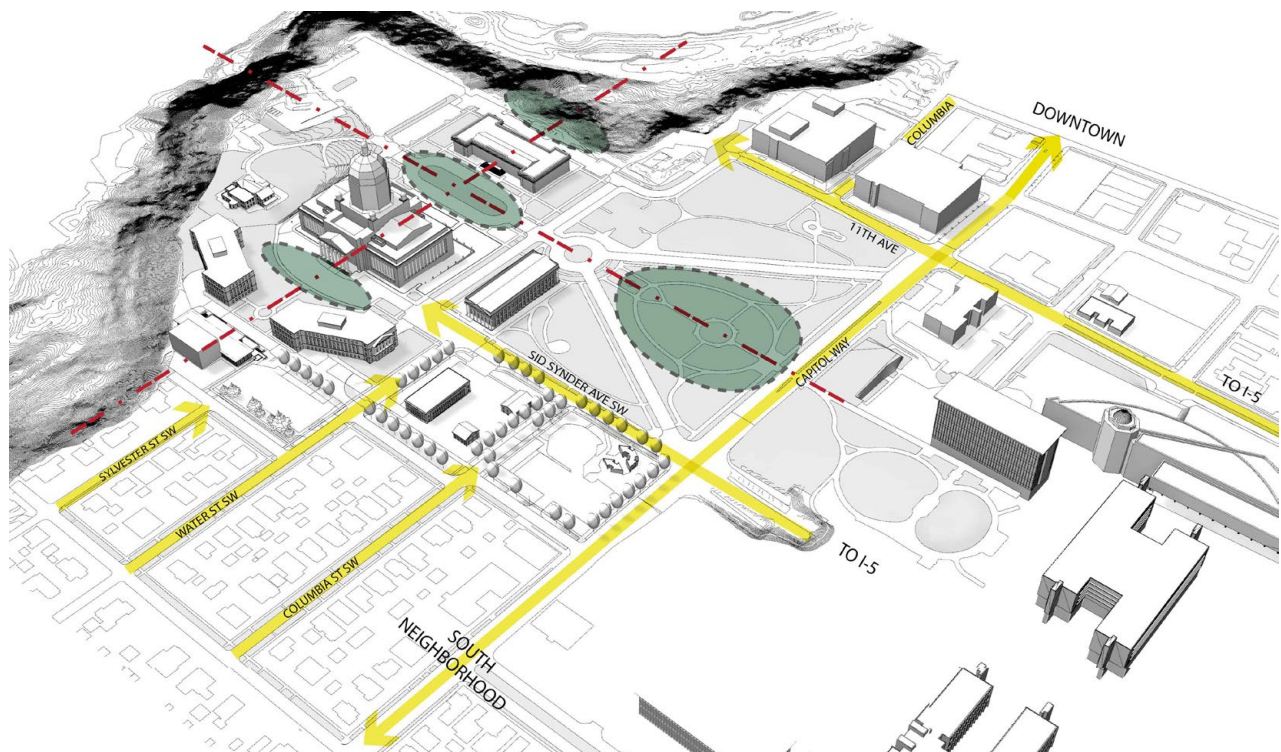


FIGURE 2-2 AXES, GATHERING SPACES & VIEW CORRIDORS AT THE STATE CAPITOL

Olmsted Plan

2009 West Capitol Campus Historic Landscape Preservation and Vegetation Management Plan addresses the open spaces on the west campus. It calls for landscape improvements that strengthen the historic axial organization of the campus, reinforce existing symmetries, preserve or improve views, define campus gateways and reinforce the seams between the campus and the surrounding neighborhoods. It includes phased installation of the original Olmsted planting plan.

LANDSCAPE ZONES

The Olmsted Brothers’ plan is organized around four distinct landscape zones.

The capitol group is a formal arrangement of buildings and open spaces. The landscape consists of foundation plantings, rows of street trees and formal

beds accentuating axial relationships and symmetrical spaces to “set the tone of decorum and reverence” and relate to the grand scale of buildings and vistas.

The greensward is a foreground to the monumentality of the Legislative Building and a transition from Capitol Way to the capitol group. It contains lawns and meandering informal landscapes.

The street edge is tree-lined along the perimeter of the capitol, defining the relationship with the surrounding urban context. View corridors and pedestrian connections provide access, encouraging recreational use of the generous open spaces by residents and visitors.

The native edge is formed by a grove of conifers on the hillside over Capitol Lake/Lower Deschutes Watershed. It brings the forest onto campus, provides a visual base for the capitol dome when viewed from afar and maintains the hillside’s stability. The Olmsteds envisioned it as a buffer between the campus and the residential neighborhood.

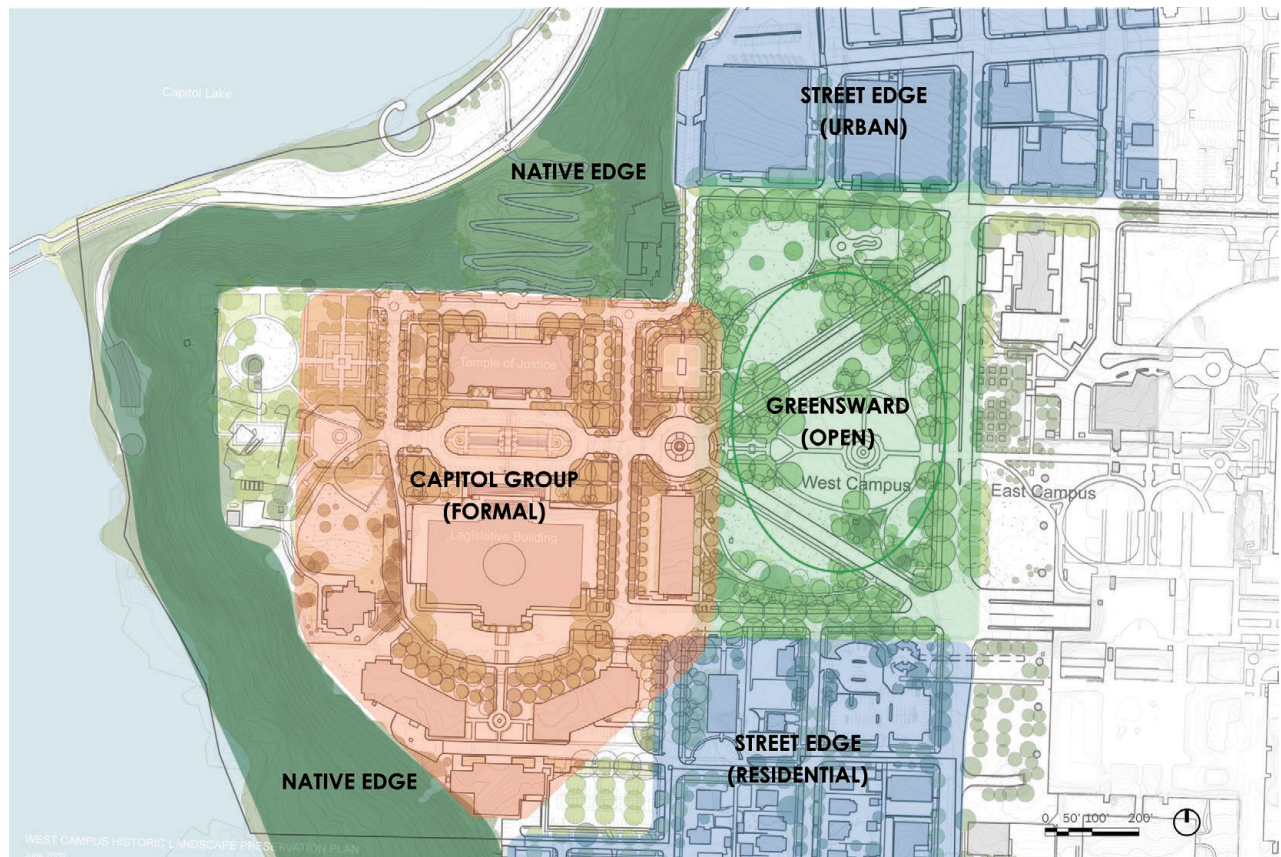


FIGURE 2-3 WEST CAPITOL CAMPUS LANDSCAPE ZONES

CAMPUS GATEWAYS

The Olmsted Plan positions 11th Avenue and Sid Snyder Avenue as the formal gateways into the west capitol campus. The original concept for the entry sequence was based on the notion of “compression and decompression” to create a hierarchical experience of movement and arrival. The tree lined streets create a sense of enclosure that opens up to in the formal spaces around the Capitol Group. An allée of trees on Sid Snyder Avenue frames a view of the capitol dome.

SOUTH EDGE

The 2007 South Edge Sub-Campus Plan provides guidelines for development on Opportunity Site 6 to create strong relationships with the historic capitol group and the adjacent South Capitol Neighborhood. Many of the principles could also be applied to Opportunity Site 5. It calls for:

- Developing Sid Snyder Avenue to facilitate pedestrian movement that connects east and west campuses, and provide setbacks that maintain views to the capitol group.
- Creating open spaces and plazas that provide amenities for the campus and the neighborhood.
- Maintaining pedestrian access on or near Columbia Street.
- Articulating building facades and providing landscape buffers along 15th Avenue to minimize impacts on the residential neighborhood.

SURROUNDING NEIGHBORHOODS

Two important neighborhoods engage the west capitol campus, downtown Olympia to the north and the South Capitol Neighborhood to the south.

State Capitol Master Plan **Principle 5 – Design** calls for the maintenance and enhancement of major view corridors into campus and identifies the importance of creating physical and visual transitions to the urban and natural context along the perimeter of campus.

The 2009 West Capitol Campus Historic Landscape Preservation Plan identifies the need to define

gateways and reinforce seams between the campus and its adjacent neighborhoods with attention to pedestrians and views.

HEIGHT AND SETBACKS

The State Capitol Master Plan addresses the height and setbacks for buildings on campus.

Principle 5 – Design calls for the major view corridors to be maintained, sets the O’Brien and Cherberg Buildings as the maximum height for new construction on the west campus and calls for new buildings to be sited as part of the existing open space/landscape pattern.

Policy 5.1 View Corridors indicates that views looking to the Legislative Building from surrounding vantage points, including Capitol Lake/Lower Deschutes Watershed, downtown Olympia and the South Capitol Neighborhood should be protected. Views looking out to the Olympic Mountains, Capitol Lake/Lower Deschutes Watershed, and Mount Rainier to the east should be preserved. The policy calls for careful placement of buildings and landscape features to preserve and enhance the view corridors.

Policy 5.2 East Capitol Campus states that the: “height of any building on east campus should not exceed the height of the existing buildings above the main plaza. Buildings near Capitol Way should be even shorter.”

The 2009 West Capitol Campus Historic Landscape Preservation indicates that building setbacks should enhance views.

SUSTAINABLE DESIGN

Three principles in the State Capitol Master Plan speak to issues of the preservation, adaptive reuse and sustainability of campus facilities.

Principle 1 – Public Use and Access calls for the preservation of public assets.

Principle 3 – Community Vitality indicates that buildings should be renovated when feasible.

Principle 6 – Technical Performance calls for the design of buildings that conserve energy and water.

PARKING

During a typical legislative session, the parking supply on the capitol campus is not adequate to meet current vehicular demand from legislators, staff, agency employees, visitors, or others. Parking facilities on the grounds of the historic west capitol campus and at the base of buildings in the capitol group have a negative impact on the public’s use of open spaces and the visual character of the landmark campus. The campus would benefit from additional parking facilities at the perimeter of the site.

POLICIES

RCW 70.94.521-557 mandates Transportation Demand Management (TDM) measures or strategies be implemented in certain counties. It was passed by the legislature in 1991 to reduce the impact of automobiles on the environment and includes requirements to reduce single occupant vehicle trips during commute hours and provisions for Commute Trip Reduction (CTR).

- TDM promotes the use of alternative forms of transportation such as walking, bicycling, transit and rideshare and encourages employees to reduce the number of trips they make through telecommuting, flex and compressed work schedules.
- CTR calls upon employers to encourage their workers to drive alone less often, reducing carbon emissions and traffic congestion.

The 2006 State Capitol Master Plan addresses parking in **Principle 3 – Community Vitality** which calls for a management plan to control parking and promotes alternative modes of transportation for commuters.

Policy 3.2 - Transportation Demand Management requires the state to develop and manage properties on the state capitol to achieve local and state transportation demand policies. In terms of facility planning, strategies to reduce travel demand are considered equally with strategies to increase capacity.

The 2009 West Capitol Campus Historical Landscape Preservation and Vegetation Management Plan called for the relocation of parking from public open spaces on campus to nearby garages or lots.

PARKING STUDIES

Two recent studies evaluate parking on the capitol campus.

- 2009 Washington State Capitol Campus Parking Study
- 2014 State of Washington Capitol Campus Transportation and Parking Study

The 2014 study states, “During the legislative session, the Capitol Campus is nearing a point of combined practical capacity, indicating that new parking demands generated by future employee growth or new development could adversely affect circulation to and within the campus unless mitigation measures are implemented.”

The 2014 study notes that removal of the GA and Capitol Park garages for the 1063 Capitol Way building reduced campus parking supply. Parking for the west capitol campus during the legislative session will not be met after the 1063 Block is completed.

Transportation Demand Management

Both the 2009 and the 2014 studies stress the importance of Transportation Demand Management plans to meet the intent of the Commute Trip Reduction law and State Capitol Master Plan Policy 3.2 to a reduce the number of single occupancy vehicles on campus.

The 2014 Capitol Campus Transportation and Parking Study Final Report identifies Commute Trip Reduction (CTR) goals for the capitol campus. It responds to the 2006 CTR Efficiency Act which requires all state agencies located in the urban growth areas of Olympia, Lacey and Tumwater to participate in a Joint Comprehensive CTR Plan. The joint plan was adopted by Interagency CTR Board in 2011 and set a goal of reducing the drive-alone trip rate to 63.8% by 2015, which is 10% less than the 2011 rate.

Although the campus is served by alternative modes of transportation including circulator buses, county and inter-county bus service, shared car services (Uber) and bike routes, transportation demand management goals for the campus have not been met.

A combination of factors - the low cost of parking on campus, low gas prices and the desire to park adjacent to buildings - encourage single occupant vehicle use.

PARKING CAPACITY

- There are 6,298 parking spaces on the capitol campus, including 4,532 spaces for employees, 580 for visitors, and 1,186 spaces for reserved and fleet.
- Approximately 40% of the spaces are on surface parking lots and 60% are in parking structures.
- 24% is on the west capitol campus and 76% is on the east campus.
- 2,493 or 40% of the spaces are consolidated in the East Plaza Garage.

PARKING DEMAND CALCULATIONS

The Joint Comprehensive Commute Trip Reduction (CTR) Plan provides a basis for calculating parking demand for office buildings. It proposes a limit to drive-alone parking capacity to 63.8% of employees and provides carpool and vanpool parking for 18.6% of employees. An additional 10% of the total load is provided for visitor parking directly related to building uses.

City of Olympia standards, which are advisory for the capitol campus, provide a guideline for calculating parking demand for buildings that are used for other purposes such as public assembly associated with a visitor center or an event facility. The standards are based on stalls per gross square feet of building development. The count is reduced by 10% to encourage trip reduction.

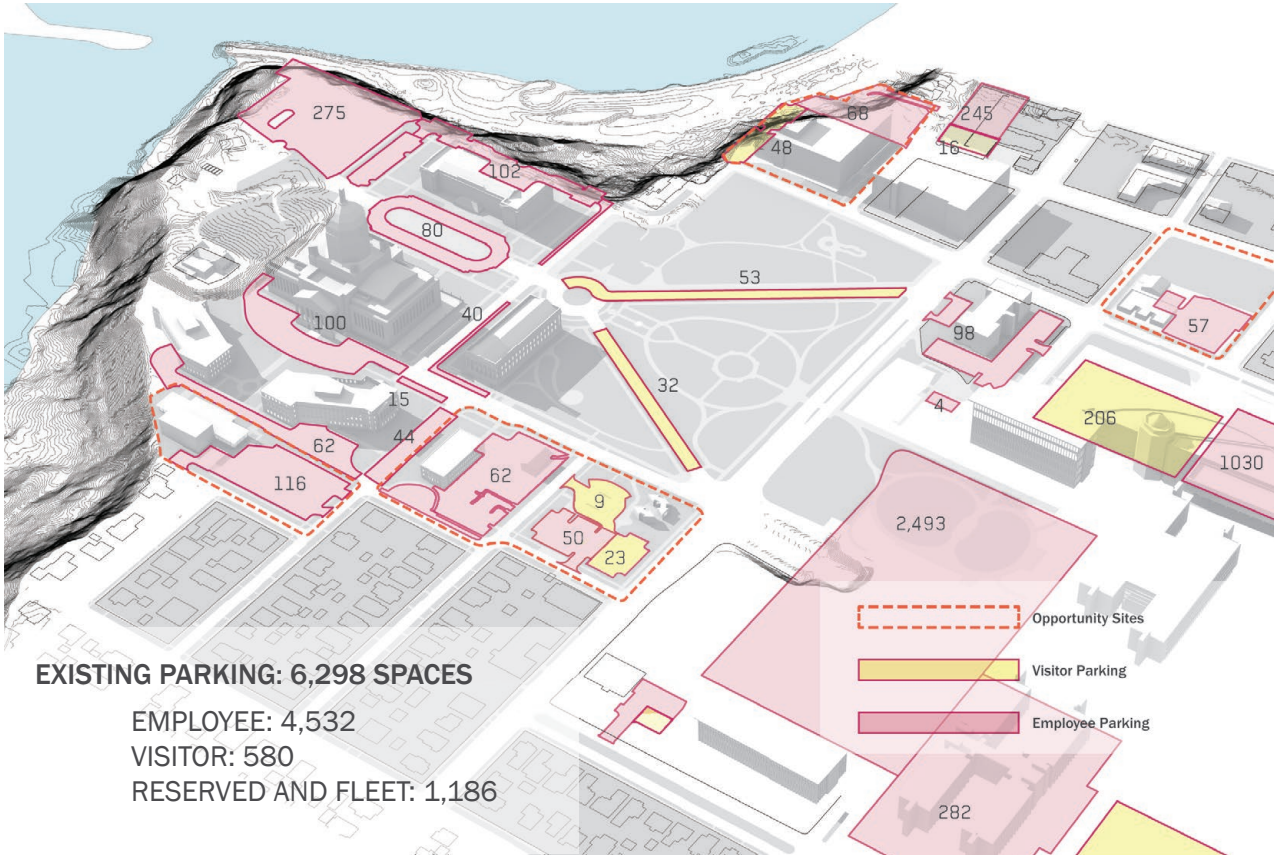


FIGURE 2-4 EXISTING PARKING

Parking Demand Calculations

	STALLS PER 1,000 GSF
INTERAGENCY CTR BOARD	
Legislative Offices	1.92
Exec Branch Offices	3.58
CITY OF OLYMPIA	
Other Occupancies	3.50 minus 10%

COST OF DEVELOPING PARKING FACILITIES

Parking facilities are expensive and have a significant impact on development costs. Reducing demand through required Transportation Demand Management and Commute Trip Reduction measures is the most cost-effective solution to parking demand.

Below-grade parking is typically the most expensive solution since it requires excavation, hauling, pile and shoring needs as well as waterproofing, ventilation, stairs and elevators. Access ramps to below-grade parking typically reduce the usable area on the ground floor of a building, which can impact public use facilities. Cost efficiency for structured parking typically increases with the footprint and number of levels of the facility due to the expense of ramps, stairs and elevators.

Surface parking is much less expensive and may be more flexible, allow for future development of the site for other uses.

VEHICULAR ACCESS

Improved parking facilities on the west capitol campus should align with master plan principles related to the organizing principles of the historic landscape plan and respect the surrounding city neighborhoods:

- Maximize vehicular and service access to campus on Sid Snyder Avenue and 11th Avenue. Enhance the sense of arrival at the intersections with Capitol Way with signage, landscape and architectural elements.
- Minimize vehicular and service access on 15th Ave SW, at the transition between the south edge of campus and the historic residential neighborhood.

- Direct access to surface and/or below grade parking at the south edge of campus from Sid Snyder Way to Columbia Way.
- Locate access to loading docks, service areas and below grade garages on secondary building facades

INFRASTRUCTURE

Stormwater, heating, cooling and power for Opportunity Sites 1, 5 and 6 are currently provided by a mix of dedicated campus systems and City of Olympia systems.

Stormwater and utilities for Opportunity Site 12 (ProArts) are connected to city systems. The site is remote from campus utility services and should continue to be served by city infrastructure.

STORMWATER

The 2006 State Capitol Master Plan and related planning documents address stormwater management.

Policy 3.3 - Environmental Stewardship, calls for the use of low-impact development (LID) strategies which provide stormwater management through infiltration.

The 2015 West Capitol Campus Drainage Master Plan is a long range plan to replace aging infrastructure and provide for new development with a focus on LID strategies. It integrates principles of the 2009 West Capitol Campus Historical Preservation Master Plan.

- Managing stormwater on site, with discharge to Capitol Lake/Lower Deschutes Watershed, reduces development impacts to Olympia’s sewer system and complies with National Pollutant Discharge Elimination System standards.
- The drainage master plan assumes that substantial areas of parking are improved with pervious paving or removed. Although the City of Olympia does not require on-site stormwater detention or LID for stormwater discharges to a flow exempt water body such as Capitol Lake/Lower Deschutes Watershed it is still recommended.

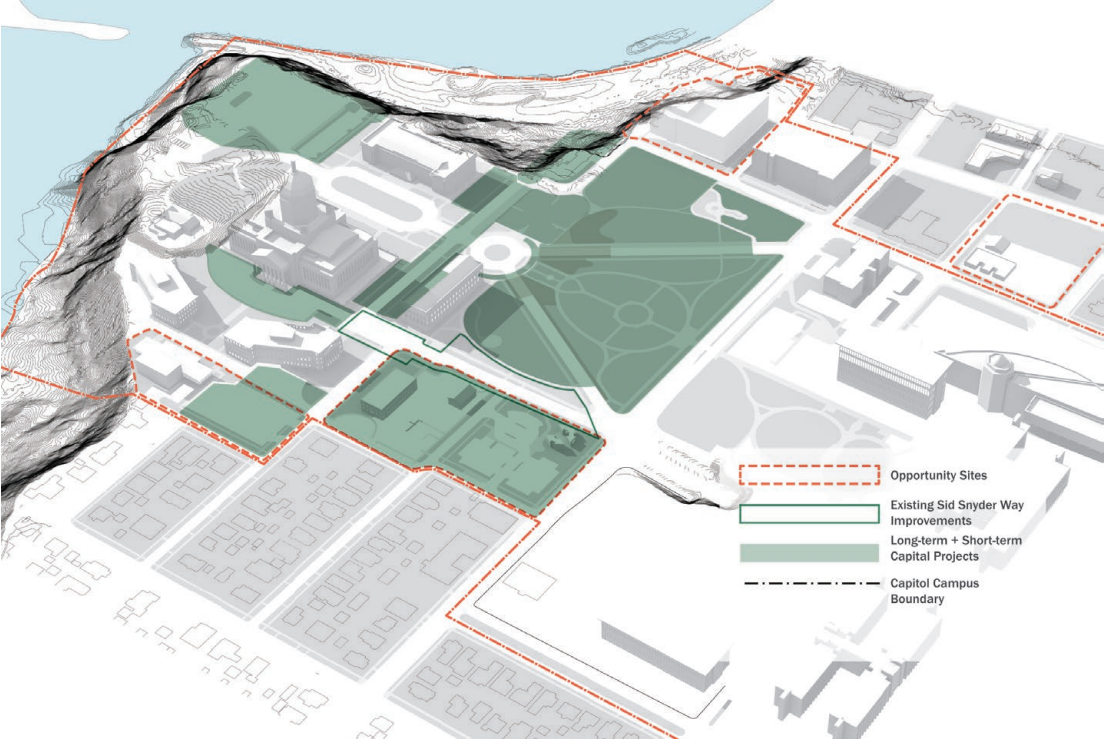


FIGURE 2-5 2015 WEST CAPITOL CAMPUS MASTER DRAINAGE PLAN

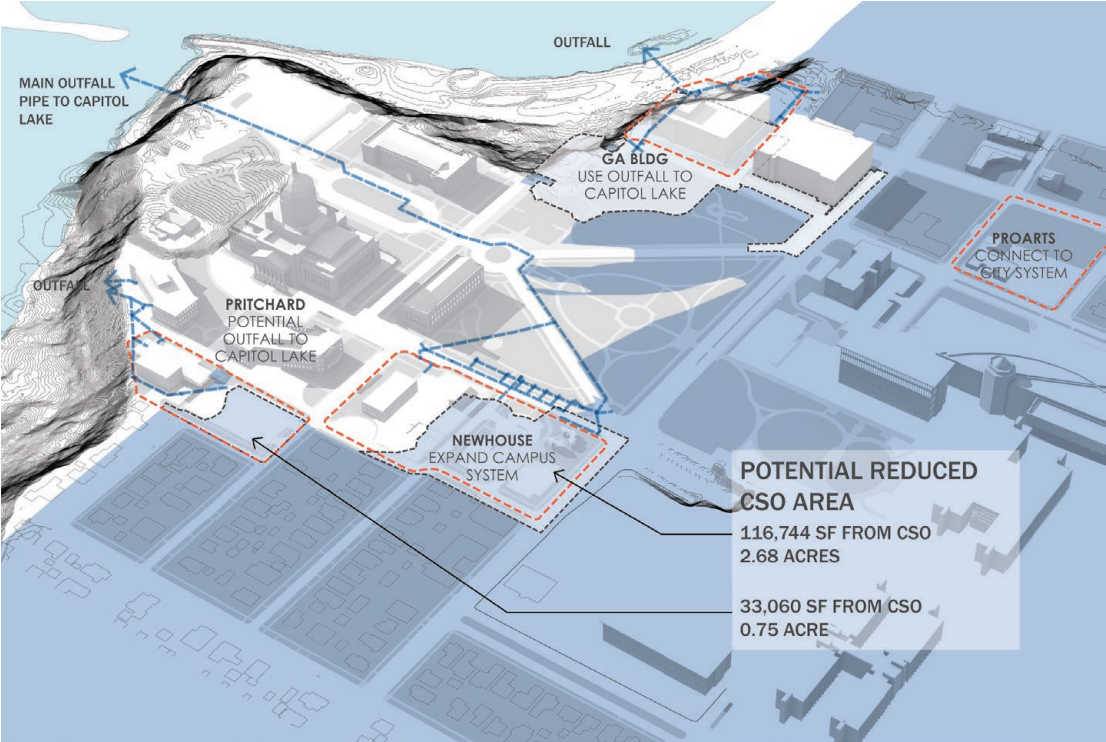


FIGURE 2-6 COMBINED SEWER OUTFALL PLAN

Water quality treatment is required for the construction of new, pollutant-generating impervious pavement. Media filtration devices at catch basins are recommended for stormwater that flows into Capitol Lake/Lower Deschutes Watershed or locations adjacent to the steep hillside above the lake. Bio-retention methods must be carefully considered because Capitol Lake/Lower Deschutes Watershed is phosphorus sensitive. Infiltration methods are not recommended for sites adjacent to the hillside due to the unstable soils.

IRRIGATION

High-efficiency irrigation systems that are compatible with a reclaimed water system should be utilized.

UTILITIES

State Capitol Master Plan **Principle 6 – Technical Performance** calls for the integration of the utility master plan with the design of building systems.

Current planning efforts, including the Capitol Campus Utility Renewal Master Plan Update and the Campus Combined Heat and Power Plant Proposal are focused on providing dedicated campus systems to serve these sites to reduce reliance on city systems, initial and operational costs.

The Capitol Campus Utility Renewal Master Plan Update identifies campus systems upgrades, prioritizes projects, and accounts for future build-out of undeveloped parcels to ensure that infrastructure accommodates future needs.

The Campus Combined Heat and Power Plant Proposal plans for the replacement of the aging Power Plant that supplies steam heat to both sides of the campus.

Development at Opportunity Sites 1, 5, and 6 will connect to these improved utility systems.

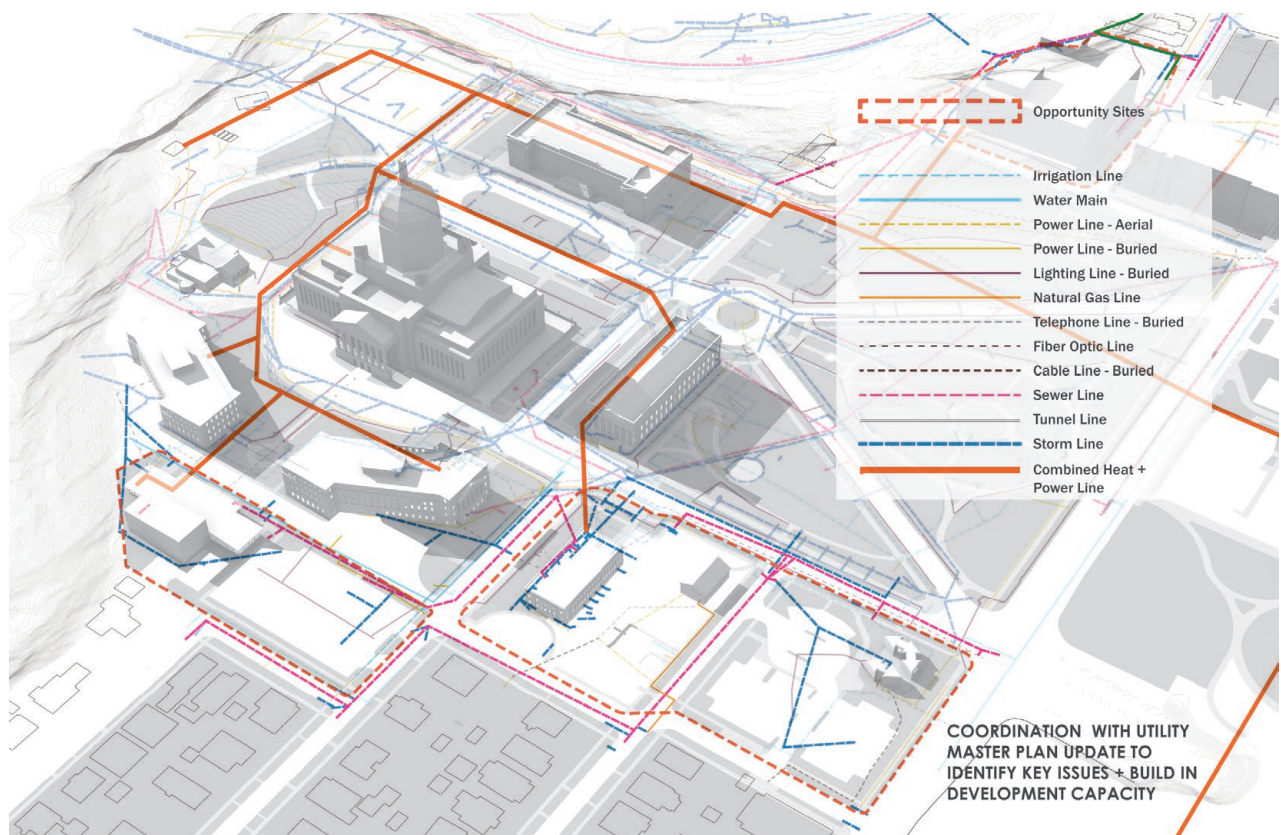


FIGURE 2-7 UTILITIES

3.0 FACILITIES NEEDS

OPPORTUNITY SITE 1: GENERAL ADMINISTRATION BUILDING

Opportunity Site 1 is on the north edge of the historic capitol campus, adjacent to the new 1063 Block. The 3.75 acre site contains:

- the six-story, 283,865 gross square foot General Administration (GA) Building, which was completed in 1956, and
- surface parking lots with 43 stalls to the west and 68 stalls to the north portions of the site.

The GA Building is listed on the National Register of Historic Places.

The City of Olympia building official issued a letter in May 2013 stating that his office considered the GA Building to be unsafe and cited the 2009 IEBC, Section 115 - Unsafe Buildings and Equipment. He stated that any increase of occupant load or an expansion, re-configuration or addition to the building would require that the structure be restored to a safe condition using current codes.

PRIOR PLANNING

1992 PREDESIGN

Study to renovate/expand the building to 363,200 gross square feet for offices and a visitor center.

2004 UPDATE

Project Request Report for the 1992 proposal with updated project costs.

2006 PREDESIGN

The study included multiple options for scale of development and type of construction from renovation to new buildings. The preferred option was a 589,975 gross square feet Executive Office Building, Heritage Center, and General Office Building that occupied both Opportunity Site 1 and the 1063 Block.

2007 ADDENDUM

The addendum modified the program and planning

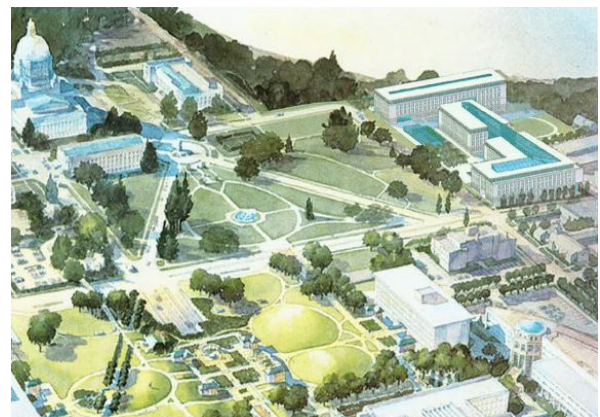


FIGURE 3-1 2006 PREDESIGN

recommendations of the 2006 predesign to reduce scope and budget. The revised project was a 394,448 gross square foot Executive Office Building and Heritage Center with parking for 50 cars. The project moved forward through detailed design before it was abandoned due to lack of capital resources caused by a recession.

2012 PREDESIGN

The study included multiple options for the GA Building from partial systems upgrades and comprehensive renovation scenarios to replacement:

- Scenario 1: renovate 282,682 gross square foot building to meet code requirements and extend building life 15-20 years;
- Scenario 2: renovate 282,682 gross square foot building to meet code requirements and extend building life 40-50 years;
- Scenario 3: renovate building with central atrium for daylight to meet LEED Silver criteria reducing the building to 237,743 gross square feet.
- Scenario 4: replace 282,682 gross square foot building.

OCCUPANCY

The building is partially occupied by the offices for the African American Affairs, Asian Pacific American Affairs, Hispanic Affairs, Office of Indian Affairs, Commission on Judicial Conduct, Office of Financial Management, 1063 Capitol Way Construction Offices, and Washington State Patrol.

146,442 gross square feet, or 55% of the building, is vacant. The current tenants will move to the 1063 Block when it completed in 2017, leaving the building completely vacant.

The City of Olympia has determined that once vacated, the facility cannot be re-occupied until it is brought into compliance with the codes, which would require a comprehensive renovation of the facility.

SITE

Location & Access

Opportunity Site 1 is bounded by an apartment complex to the north, Columbia Street SW to the east, 11th Avenue SW to the south, and a forested bluff overlooking Capitol Lake/Lower Deschutes Watershed to the west.

- There are two primary access points for vehicles, 11th Avenue to the south and Columbia Street to the east.
- 11th Avenue also serves as a routing for the DASH shuttle. The intersection of Columbia Street and 11th Avenue serves as a major pedestrian gateway to the Capitol Campus.

State Capitol Master Plan

The Master Plan describes this site as a transition from the great, central campus lawn to the downtown urban core.

The site is positioned within a critical view corridor to the Capitol Dome from Downtown Olympia. The site has significant views of Capitol Lake/Lower Deschutes Watershed, the Legislative Building, and the historic Greensward.

Improving access on the north of the west capitol campus is a shared goal of the historic Olmsted plan and the city. Consideration should be given to the pedestrian experience along Columbia Street which connects the campus with surrounding neighborhoods.

Topography

The west side of the site is a steep hillside that is retained by a soldier pile wall which requires periodic observation and monitoring. The minimum set back for paving and some utilities is thirty feet from the top of slope. Structures must be setback a minimum of fifty feet.

Landscape

There are few existing trees. A large Sequoia stands on the lawn on the west side of the site.

Site Utilities

The site is served by utilities for stormwater, sanitary, domestic and fire suppression.

- An 8-inch storm pipe conveys runoff from the roof and parking lots to the public storm main at Columbia Street. There are no detention or water quality facilities on the site.
- Storm water conveyance for new construction on the adjacent 1063 Block to the east is designed to accommodate future development of the GA site. It connects to an existing outfall to Capitol Lake/Lower Deschutes Watershed, a flow-exempt water body.
- Sewer service is available at the building site. An 8-inch sewer main runs north along the west side of the building. A 4-inch side sewer is located along the east side of the building.

- Water services for domestic use and fire sprinklers are from a 6-inch water main that connects to the city water system grid on Union Avenue. West of Columbia Street the water system is owned by the state. There is a 10-inch water main that connects to the public system in Capitol Way in the vicinity of the site.
- There are three existing fire hydrants in the vicinity of the building.

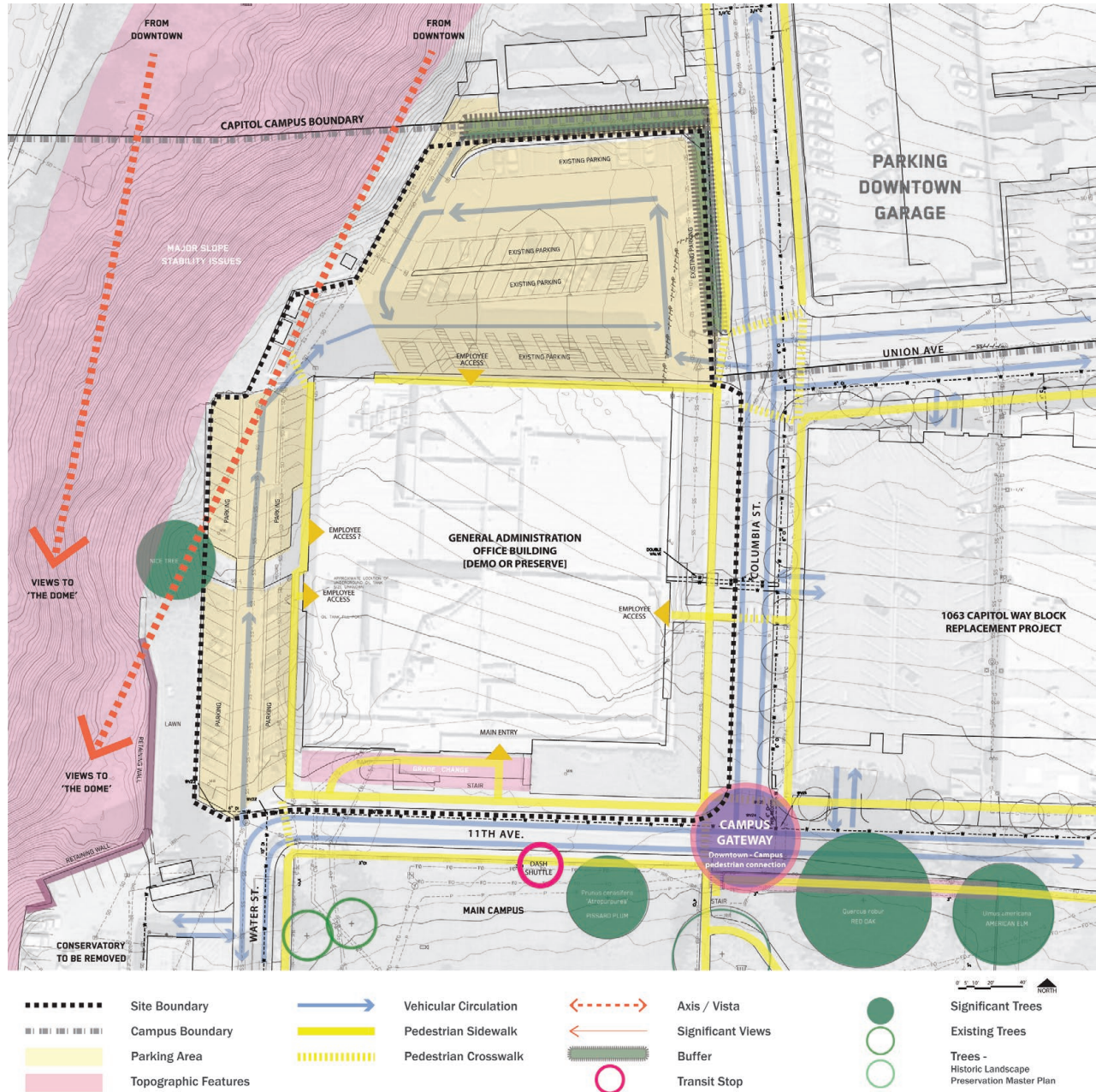


FIGURE 3-2 SITE ANALYSIS: OPPORTUNITY SITE 1

BUILDING

Envelope

The exterior envelope does not meet energy or structural codes. Exterior walls are not insulated and the glazing is single pane. Any renovation to extend the life of the building will trigger code requirements for system improvements.

The deep floor plate limits daylight to a zone at the perimeter of the building. An atrium, like the one proposed in Scenario 3 of the 2012 predesign study, would be required to achieve LEED credits for daylight and view in a renovation project.

Structure

Structural systems do not meet code. Any renovation to extend the life of the building will trigger code requirements for system improvements.

- The building's lack of strength, ductility and continuity of structural components could lead to partial collapse in a major earthquake.
- Structural damage from the 2001 Nisqually Earthquake has not been substantially repaired.
- The building lacks shear strength in concrete walls, lack of confinement ties to secure columns and walls, discontinuity of walls before reaching the foundations, and poor connections between walls and floors. Extensive work such as drilling and grouting dowels in slabs along every wall face is required to improve performance.
- Perimeter columns at the north and east facade lack sufficient reinforcement to accommodate horizontal seismic drift.
- Interior partitions are heavy masonry, increasing likelihood of seismic damage.
- Minimal floor load capacities are acceptable for office occupancies only. They are not adequate for occupancies related to assemblies, meeting rooms, or storage. The floors would need to be strengthened to accommodate any changes of use.

Mechanical

Mechanical, plumbing and fire sprinkler systems do not meet code. Any renovation to extend the life of the building will trigger code requirements for system improvements.

- The system consists of multiple eras of equipment, some of which is original and over sixty years old. Heating is provided by the original steam radiators. Twenty-five year old VAV systems provide additional heating and cooling. The combination of systems coupled with the lack of centralized control provides simultaneous heating and cooling to the same space, resulting in high building energy usage.
- Records of building occupant complaints about air quality go back to 1992 when black particles were observed coming from ceiling diffusers.
- Low outside air ventilation levels create moisture levels that cause mold, creating health issues for occupants.
- Outside air louvers allow rain water to infiltrate, creating a mold hazard at the air handler filters.
- The outside air intake near the loading dock allows pollutants to infiltrate the system resulting in poor indoor air quality.

The domestic water system consists of galvanized pipes that are corroded causing low water flows, leaks, and poor water quality.

Only the lower floor has fire sprinklers. This represents a life safety problem exacerbated by the unrated corridor walls.

Electrical

Electrical power, lighting, communications and fire alarm systems do not meet code. Any renovation to extend the life of the building will trigger code requirements for system improvements.

- Distribution panel boards and service are at the end of their service life and need to be replaced. System failures are possible. Any additional load would require the entire system to be replaced.
- The 100kW emergency generator serving life safety systems is nearing the end of its service life. Generator failure could create a life safety issue for the occupants.
- The communications systems are outdated and do not have capacity to expand.
- Light fixtures are inefficient, there is no dimming in the daylight zones and no occupancy detection devices to provide energy conservation.
- The fire alarm system is near the end of its service life. It provides minimal zonal monitoring and control.

Vertical Circulation

The elevators do not meet code, are beyond their useful life and must be replaced.

OPPORTUNITY SITE 5: PRITCHARD BUILDING

Opportunity Site 5 is located on the south edge of campus between the Cherberg Building and the historic residential neighborhood. The 1.8 acre site contains:

- the 55,485 gross square foot Pritchard Building which was completed in 1958 for the Washington State Library, and
- a surface parking lot with 93 stalls.

The Pritchard Building is protected as a state capitol historic facility under RCW 79.24.710 and is listed on the National Historic of Historic Places.

Less than half of the building is occupied. The exterior stone cladding on the library stacks is failing and presents a life safety hazard. Any improvements that extend the life of the building will trigger requirements to bring the entire building up to code.

PRIOR PLANNING

1969 EXPANSION STUDY

Original building architect Paul Thiry design for expansion of the library stacks.

2002 ADAPTIVE REUSE STUDY

Study to adapt the building for use as offices and a cafeteria.

2004 ADAPTIVE REUSE & ADDITION PREDESIGN

Study to adapt and expand the building to 62,000 gross square feet for use as legislative offices, public space and a cafeteria.

2006 PREDESIGN

Study to adapt the building for use as legislative offices and a cafeteria, and build below grade parking with a plaza on the adjacent surface parking lot. Multiple options were evaluated. The preferred alternative was:

- 63,290 gross square foot renovation/addition with below grade, 210 car garage.
- Lack of adaptability in the existing configuration of the building resulted in very high project costs.

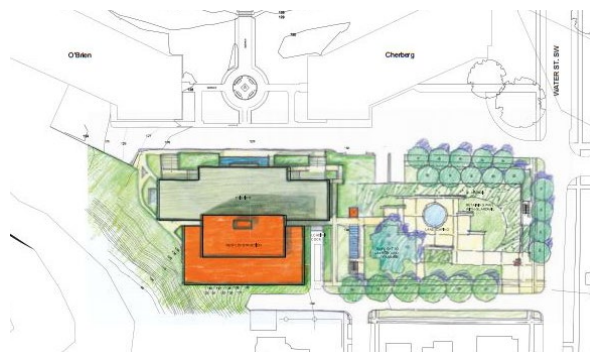


FIGURE 3-3 2006 PREDESIGN

2008 EXTERIOR CLADDING STUDY

- Study to assess the failing exterior cladding system. Recommendations were to address cladding immediately due to the life safety hazard of stone panels falling off the building.

OCCUPANCY

The Pritchard Building was designed to house the Washington State Library which moved to Tumwater after the 2001 Nisqually earthquake. It is currently occupied by the office of the Code Revisor and legislative support staff along with a public cafeteria.

The building includes 33,000 gross square feet book stacks, representing 63% of the building space which is currently vacant. The space is useful only for its original purpose of book storage. It cannot be occupied for offices or related functions. The book stacks have a small footprint, no windows, a 7'-6" floor-to-floor height, one exit stair and no restrooms.

SITE

Location & Access

Opportunity Site 5 is bounded by 15th Avenue to the north, Water Street to the east, 16th Avenue to the south and the steep, forested bluff that overlooks Capitol Lake/Lower Deschutes Watershed to the west.

- The majority of traffic arrives via Sid Snyder Avenue and Water Street. Inbound traffic also turns onto Capitol Way to 15th Avenue SW. Outbound traffic via that route is constrained by the difficulty of crossing traffic to make a left hand turn onto Capitol Way.
- 15th Avenue SW is not aligned through the intersection with Water Street. The offset forces the

crosswalk across the south leg of the intersection to land at the driveway to the Pritchard Building parking lot.

- Vehicular access to the adjacent surface parking lot is from Water Street. It serves as drop-off/pick-up areas for legislators and staff. There is some parking in front of the building along the service road.
- Pedestrians access the site from the south via the landscaped walkway east of the Pritchard Building which provides a connection between the capitol campus from the South Capitol Neighborhood Historic District. The main entry to Pritchard is from 15th Avenue. An employee entrance provides access to the building from the east.

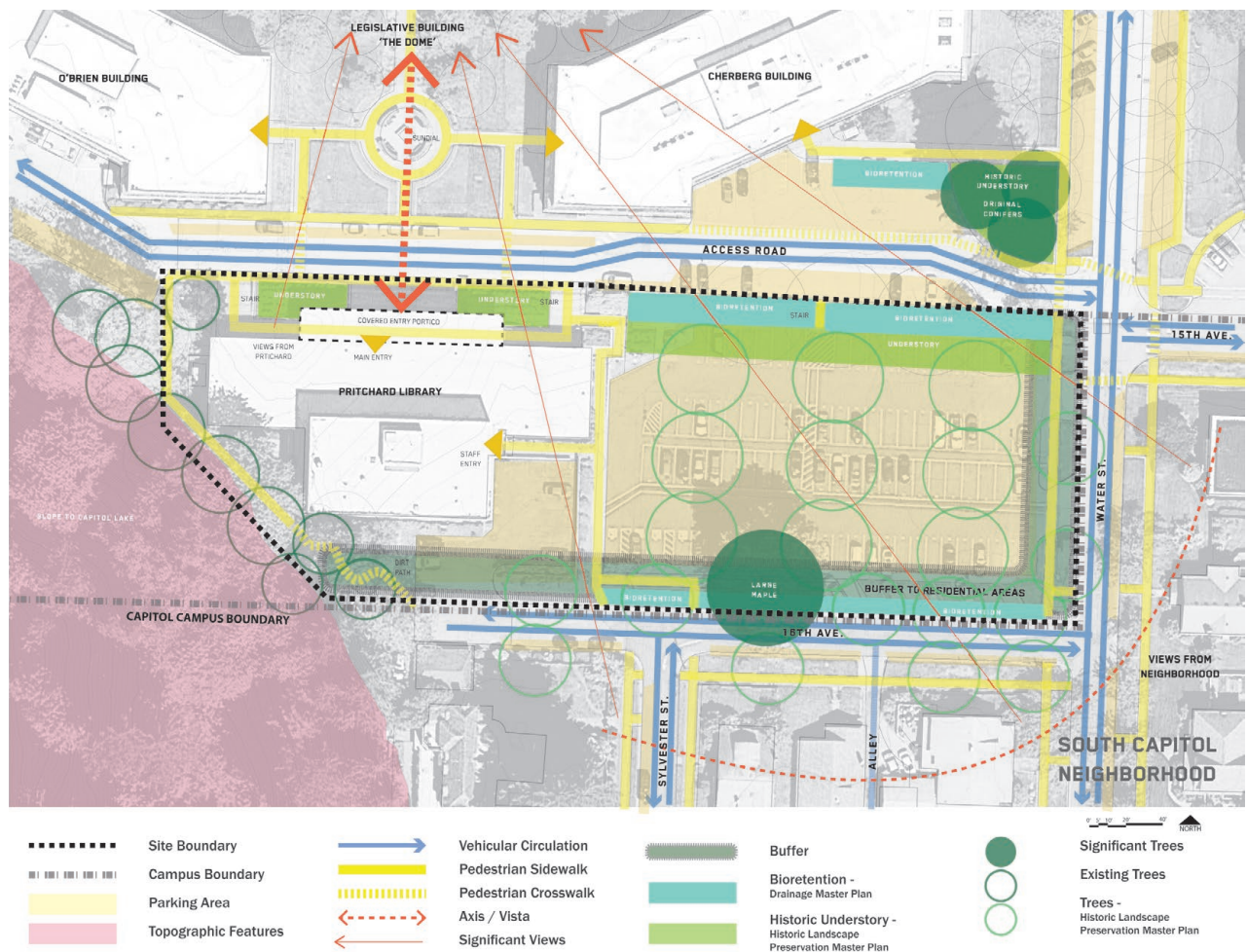


FIGURE 3-4 PRITCHARD SITE ANALYSIS

State Capitol Master Plan

Opportunity Site 5 is in a pivotal location and has significant natural and built features:

- It is an integral part of the west campus. The Legislative, O'Brien and Cherberg Buildings are to the north. The Pritchard Building was last structure to be added to the historic legislative group in the center of the west campus. It is on axis with the capitol dome and symmetrically located between the legislative office buildings.
- Opportunity Site 6 is to the east.
- It is a transition point to the landscape and neighborhood. The site is perched on the hillside overlooking Capitol Lake/Lower Deschutes Watershed to the west. The South Capitol Neighborhood Historic District is to the south.

Development should recognize and enhance these relationships:

- Improve pedestrian movement from the neighborhood onto the capitol campus.

The Pritchard Building has a strong relationship with the historic capitol group. It is on axis with the Legislative Building and located symmetrically between the O'Brien and Cherberg Buildings. Designed in a Modernist architectural style it is different in expression than the original capitol buildings but fits into and extends the historic, Beaux-Arts composition.

Master Plan Policy 2.1 dictates that new buildings on the south edge of the west campus should serve functions critical to activities in the Legislative Building.

The South Capitol Neighborhood Historic District is immediately adjacent to the south. Views corridors and pedestrian access between the neighborhood and campus are part of the original Olmsted Plan.

Opportunity Site 5 is adjacent to the area defined by the 2007 South Edge Sub-Campus Plan. Because the South Edge Plan describes the opportunities for cohesive development of the south edge of the west capitol, its principles should be considered in the development of Opportunity Site 5. The plan calls for the design of buildings on the south edge to maintain the prominence of the Legislative Building,

continuing the spatial organization, view corridor, design elements and functional relationship of the historic capitol group.

Topography

The site's topography constrains development. The steep hillside to the west prohibits building expansion in that direction. There is a grade change between the north side of the parking lot and 15th Avenue.

Landscape

The site contains significant trees. A cluster of three large conifers on the north side of 15th Avenue are original to the Olmsted Planting Plan. A large maple significant in size, but not an original tree, stands south of the parking lot.

The West Capitol Campus Historic Landscape Preservation Master Plan recommends understory planting based on the Olmsted Historic Plan. The West Capitol Campus Master Drainage Plan identifies bio-retention areas.

Site Utilities

The site is served by utilities for stormwater, sanitary, domestic and fire water.

- The Pritchard Building and a small area of the adjacent parking lot drain to a 12-inch storm pipe system that discharges down the slope to Capitol Lake/Lower Deschutes Watershed. There are no detention or water quality facilities on the site. The remaining parking lot area is conveyed to the sewer main along Water Street.
- A 6-inch sewer service, which is approaching the end of its service life, runs from the building to an 8-inch sewer main system that discharges to the public, combined stormwater and sanitary sewer main in Capitol Way.
- Domestic and fire protection services for the building are connected to an 8-inch water main that connects to a 10-inch main in the parking lot south of the Legislative Building. There is an 8-inch dead-end water main in 15th Avenue that connects to an existing 10-inch water main along Sid Snyder Avenue, and a 4-inch water main located along the south side of the parking lot. The

8-inch mains were constructed in 2012. The state owns the 8-inch mains. The city owns the 4-inch main.

- There is a fire hydrant at the water main terminus west of the building and another hydrant east of the building along 15th Avenue.

BUILDING

Historic Structures Report

The 2002 Historic Structures Report states, “The social history surrounding the Library and the prominence of designer Paul Thiry during the period anchor the building and its history firmly in Pacific Northwest post-war development. By adding the layers of significance that come with associations to political and artistic figures, the Washington State Library becomes a textbook on how Washingtonians looked at the future in the 1950’s and how public buildings reflected that vision.”

The report included the following recommendations:

- The modest scale does not lend itself to massive modification or addition.
- The main entry and roof should be considered integral to the building and treated with the same importance as the primary interior spaces.
- If additions are made they should be subordinate to the visual integrity of the primary facade when viewed from the Legislative Building.
- The original glazing pattern should be restored.
- The Washington Room, lower gallery and reading room on the main floor should remain available for public access.

Envelope

The exterior envelope does not meet the energy code. The exterior walls are not insulated. Any renovation to extend the life of the building will trigger code requirements for system improvements.

Structural

Structural systems do not meet code. Any renovation to extend the life of the building will trigger code requirements for system improvements.

- The building’s lack of strength, ductility and continuity of structural components could lead to partial collapse in a major earthquake.
- The one-story reading room lacks structural continuity with the seven-story book stacks. They move differently in an earthquake. The action, called structural pounding, can cause significant damage in a seismic event.
- Shear walls or steel bracing and roof anchors are required. Structural repairs are required for concrete cracks and spalling. The cost per square foot to improve the stacks is high due its small footprint and limited use for storage.
- The exterior closure system, including the curtain-wall and stone cladding, is not adequately attached to the structure representing a life safety risk to occupants.
- The southwest corner of the building is immediately adjacent to a steep hillside which has unstable soils and is subject to surficial slides caused by stormwater runoff and over-saturated soil. Shoring of the adjacent hillside is required to maintain the stability of the building.

Mechanical

Mechanical, plumbing and fire sprinkler systems are overdue for replacement and do not meet code. Any renovation to extend the life of the building will trigger code requirements for system improvements.

- Renovation of the stacks is constrained by low floor-to-floor heights which are not adequate for the installation of new ductwork, piping, plumbing or fire protection systems.
- The system is connected to the central campus steam and chilled water plant. The majority of the systems are original and equipped with pneumatic controls. Air handlers added to serve the first floor have DDC controls and are reaching the end of their service life.
- The system for the commercial kitchen provides exhaust only. Transfer air from the lobby is used for heating, ventilation, and cooling, which does not meet code.

- Most of the original domestic water system is in use. As the result of previous renovations, vent piping for the sanitary sewer is open inside the walls which causes sewer gasses to escape into occupied spaces.
- Fire sprinkler coverage is only provided for the main occupied areas of the building. The stack area is unprotected.

Electrical

Electrical power, lighting, communications and fire alarm systems do not meet code. Any renovation to extend the life of the building will trigger code requirements for system improvements.

- Electrical power distribution systems need to be upgraded and replaced. There is limited capacity in the branch panels.
- The emergency generator serving life safety systems is inadequate to accommodate new loads.
- Light fixtures are inefficient, there is no dimming in the daylight zones and no occupancy detection devices to provide energy conservation.
- Communications systems are outdated and do not have capacity to expand.

OPPORTUNITY SITE 6: NEWHOUSE BUILDING

Opportunity Site 6 is comprised of two blocks on the south edge of the west capitol campus. The 4-acre site consists of two blocks.

The west block contains:

- the 25,000 gross square foot Irv Newhouse Building which was built in 1934 as a temporary structure and contains Senate offices,
- the Carlyon House and the Ayers Duplex, known as the Press Houses, which were built in 1921 and 1936 respectively, and
- two parking lots that contain 62 parking spaces.

The east block contains:

- the Visitor Information Center which was built in 1981 as a temporary structure, and
- an 82-car visitor parking lot.

The Newhouse Building and Press Houses are eligible for the National Register of Historic Places but have not been nominated for listing.

That Newhouse Building is a health and life safety hazard and is not suitable for occupancy. Any improvements that extend the life of the building will trigger requirements to bring the entire building up to code. The Press Houses and Visitor Information Center does not serve their functions adequately.

PRIOR PLANNING

1974 DESIGN DEVELOPMENT

Detailed design for 291,691 gross square foot Executive Office Building with below grade parking with 568 stalls. The proposal vacated Columbia Street.

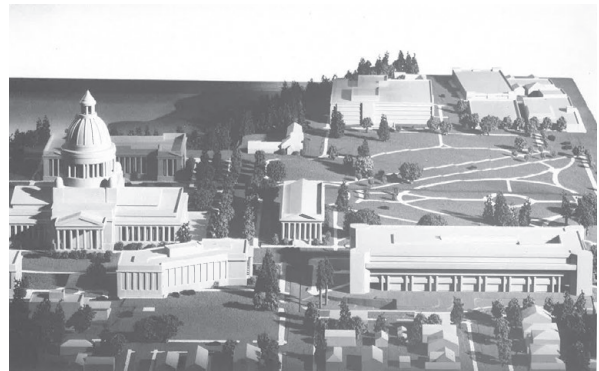


FIGURE 3-5 1974: EXECUTIVE OFFICE BUILDING

2007 PROJECT REQUEST REPORT

The capital request identified the Newhouse Building's deficiencies and provided for phased development of the site:

- 50,000 gross square foot Newhouse replacement with below grade parking for 175 cars, and
- future 150,000 gross square foot office building with below grade parking for 525 cars.

OCCUPANCY

The Newhouse Building contains offices and support space for 13 senators and their staff. The Press Houses contains offices and support space for news media.

The Visitor Information Center is owned by the state and is leased to the Olympia/Lacey/Tumwater Visitors and Convention Bureau. It contains a small visitor center, an exhibit area, staff space and public restrooms.

SITE

Location & Access

Opportunity Site 6 site is bounded by Sid Snyder Avenue to the north, Capitol Way to the east, 15th Avenue to the south and Water Street to the west. Columbia Street divides the site into two blocks, running north to south.

- The west block includes the Newhouse Building and the Press Houses.
- The east block includes the Visitor Information Center, and the west landing for a pedestrian bridge that connects the west and east portions of the capitol campus over Capitol Way.

- Vehicular access from the intersection of Sid Snyder Avenue with Capitol Way is a primary gateway to the west campus. The site is directly across from the tunnel that directs traffic from I-5 to the state capitol.
- Inbound traffic comes to the site via Sid Snyder Avenue and 15th Avenue SW. Outbound traffic via 15th Avenue SW is constrained by the challenge of making left turns onto Capitol Way from a stop sign.
- Sid Snyder Avenue serves as a stop for the DASH shuttle.

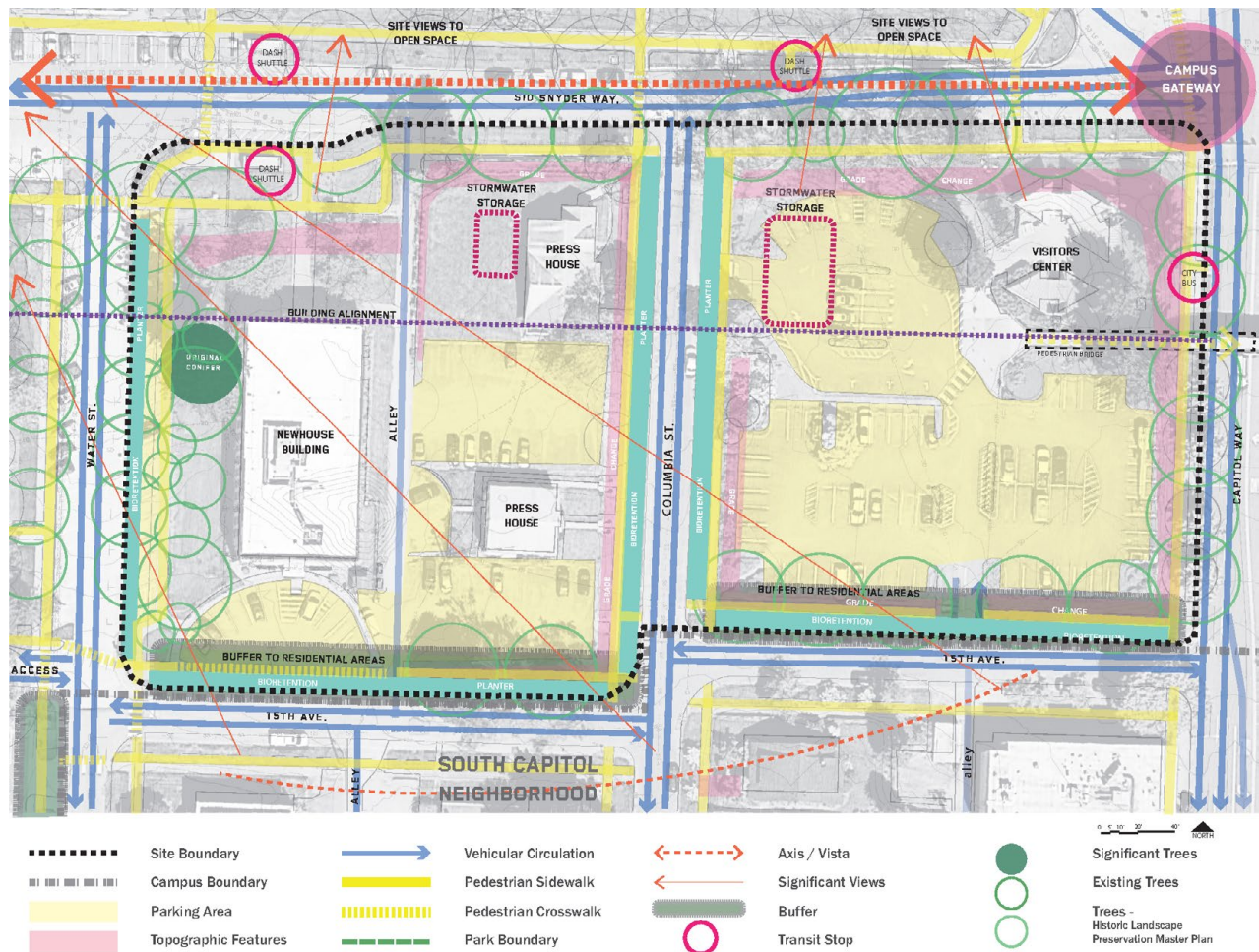


FIGURE 3-6 SITE ANALYSIS: OPPORTUNITY SITE 6

- The pedestrian bridge spanning over Capitol Way is a major pedestrian connection between the west and east campuses.
- 15th Avenue SW is the boundary between the west capitol campus and the residential neighborhood to the south. Columbia and Water Streets connect the South Capitol Neighborhood Historic District to Sid Snyder Avenue and the capitol campus.

State Capitol Master Plan

Master Plan Policy 2.1 states that new buildings on the south edge of the west campus should serve functions critical to activities in the Legislative Building.

The 2007 South Edge Sub-Campus Plan identifies the need for a cohesive development of the south edge of the west capitol. The design of buildings on the south edge should maintain the prominence of the Legislative Building, continuing the spatial organization, design elements and functional relationship of the historic capitol group.

The site has a significant viewshed of the Legislative Building and the Greensward (the central lawn) on the west capitol campus.

The West Capitol Campus Historic Landscape Preservation Master Plan addresses Opportunity Site 6. It identifies the important views of the Legislative Building and the north facades of the O'Brien and Cherberg Buildings from Sid Snyder Avenue, which may affect building setbacks from the street. It proposes a continuous canopy of trees along Water and Columbia Streets to enhance the connection between the capitol and the neighborhood.

The West Capitol Campus Master Drainage Plan proposes bio-retention areas along the edges of the site and Columbia Street.

The South Capitol Neighborhood Historic District is immediately adjacent to the south. Views corridors and pedestrian access between the neighborhood and campus are part of the original Olmsted Plan.

Topography

Grade changes at the north, east and south edges of the site are a development challenge. Topography rises along Sid Snyder Avenue from Capitol Way toward the Legislative Building. There are several feet of grade

change between the surrounding sidewalks and center of the site. Excavation and grading should consider the elevation of ground floor levels and accommodate barrier-free access from the campus sidewalks. New topography should enhance the landscape buffer along Sid Snyder Avenue. Access to on-site parking or garages should minimize slopes to entrances and visual impact to future building facades.

Landscape

A significant Douglas Fir stands mid-block to the west of the Newhouse Building. It pre-dates the original campus plan and was incorporated into the Olmsted Planting Plan.

Site Utilities

The site drains to Sid Snyder Avenue to the north and Water Street to the west. It is served by utilities for stormwater, sanitary, domestic and fire water.

- A 12-inch pipe conveys stormwater at the Newhouse Building to the storm main in Sid Snyder Avenue which discharges to Capitol Lake/Lower Deschutes Watershed. A portion of the block discharges to the combined sewer system in Capitol Way.
- A 8-inch sewer main runs north along Water Street from 15th Avenue to Capitol Way. Another 8-inch main runs east along 15th Avenue, connecting to an 8-inch main in Sid Snyder Avenue. An 8-inch sewer main connects with the public sewer main in Capitol Way. Newhouse is currently serviced by an 8-inch sewer line that connects to the sewer main along Water Street.
- The 6-inch line that brings water services to Newhouse is connected to the 10-inch water main that provides domestic and fire protection water for the west capitol campus. It runs along Sid Snyder Avenue and connects to the city water main. An 8-inch water main in Water Street serves the Pritchard Building. The state owns both mains. There is a city-owned, 6-inch water pipe that runs along Columbia Street and connects to the state's 10-inch water main in Sid Snyder Avenue.
- The nearest fire hydrants are at the southwest corner intersection of Sid Snyder Avenue and Columbia and near the southeast corner of the Insurance Building.

NEWHOUSE BUILDING

The Irv Newhouse Building was built and occupied in less than four months. It did not meet building standards of its own era and has had significant operational and maintenance problems over time. Ongoing repairs to maintain building occupancy are made with increasing frequency and cost.

Envelope

The exterior envelope does not meet energy codes. Any renovation to extend the life of the building will trigger code requirements for system improvements.

The exterior envelope allows rainwater to infiltrate the building. Below-grade walls are not waterproofed. Groundwater infiltration degrades the structure and building systems.

Structural

Structural systems do not meet code. Any renovation to extend the life of the building is will trigger code requirements for system upgrades.

- Inadequate, corroded brick anchorage does not have the capacity to resist lateral forces and is a hazard at building exits.
- Solid areas of exterior wall area are not adequate to provide lateral resistance due to the size and spacing of window openings.
- Interior partitions take the majority of the lateral load which can cause significant interior damage and racking of door frames that in a seismic event which could impede safe exiting.

Mechanical

Mechanical and plumbing systems do not meet code. Any renovation to extend the life of the building will trigger code requirements for system improvements.

- HVAC is a combination of new and old systems that operate independently causing simultaneous heating and cooling resulting in increased energy usage and poor occupancy comfort.
- Leaks in the piping and valves of the original steam radiators waste energy.
- Fifteen year old HVAC rooftop units serving VAV boxes have DDC controls and are at the end of their service life.

- The original sanitary sewer piping is tied into the stormwater system. Sewer gases back up in the system and find relief through abandoned drinking fountains which causes indoor air quality issues.
- The storm water system backs up during heavy rainfall causing water to flood the basement. The system should be completely reviewed and replaced.
- The corroded domestic water system is original. It leaks, has low water flows, and poor water quality.

Electrical

Electrical power, lighting, communications and fire alarm systems do not meet code. Any renovation to extend the life of the building will trigger code requirements for system improvements.

- The main electrical room is crowded and does not meet current code required clearances or egress requirements.
- Water infiltrating exterior walls creates life safety issues for interior wiring and devices.
- Light fixtures are inefficient, there is no dimming in the daylight zones and no occupancy detection devices to provide energy conservation.
- The fire alarm system is comprised of equipment by multiple manufacturers. The limited number of notification fixtures constitutes a life safety hazard.

Press Houses

The Press Houses were not designated for evaluation in this study. The 2007 South Edge Sub Campus Plan notes that, “the Press Houses have moderate historic value...” The 2006 Project Request Report indicates that the Press Houses could be relocated.

Visitor Information Center

The Visitor Information Center was not designated for evaluation in this study.

Pedestrian Bridge

The pedestrian bridge over Capitol Way was not designated for evaluation in this study. Previous studies have indicated that it is structurally deficient and does not meet accessibility standards.

OPPORTUNITY SITE 12: PROARTS SITE

Opportunity Site 12 is across the street from the Department of Natural Resources Building. Although it is contiguous with the street grid of downtown Olympia it is part of the state capitol campus. The approximately two-acre site contains:

- the 1,500 gross square foot, one-story State Farm Building which was built in 1953 and has 10 cars of surface parking,
- the 11,000 gross square foot, two-story Professional Arts Building which was built in 1959 and has 57 cars of surface parking, and
- Centennial Park.

The property was purchased by the state in 2008 to provide long term development capacity on the capitol campus. Existing facilities, due to their age, condition and size, have minimal capacity to house state agencies.

PREVIOUS PLANNING

2010 PREDESIGN

The study provided for a new, multi-agency office building provided for 170,000 gross square foot facility with below grade parking for 50 cars.



FIGURE 3-7 2010 PROARTS PREDESIGN STUDY

OCCUPANCY

The lower level of the ProArts Building is occupied DES grounds and maintenance. The main level is periodically leased to office tenants.

SITE

Location & Access

Opportunity Site 12 is bounded by Union Avenue to the north, Franklin Street to the east, 11th Avenue to the south and Washington Street to the west.

- Vehicular access to the site is from 11th Avenue, Washington and Franklin Streets. 11th Avenue connects to Interstate 5 via Jefferson Street SE east of the site. Alternative routes to Interstate 5 are via Union Avenue north of the site and Plum Street further east.
- Pedestrian access to the site from downtown Olympia to the north is along city sidewalks. Crosswalks on Washington and Franklin Streets connect across 11th Avenue to the east capitol campus near the Natural Resources Building.
- A busy traffic arterial, 11th Ave contains a landscape median which creates visual and physical separation between the site and the east capitol campus to the south.

State Capitol Master Plan

The site is within the boundary of the State Capitol although it is across the street from the main campus and surrounded by the street grid of downtown Olympia.

The site was purchased because of its proximity to the east campus and downtown Olympia, access from west campus and its development potential. The median in 11th Avenue and the Natural Resources Building parking lot separate the site from the east campus. Strong physical and visual connections are required to integrate new development with the capitol.

Development is under the auspices of the State Capitol and is not subject Olympia's land use regulations. However the surrounding urban context and the city's long range goals are important

considerations. The site can have a positive impact on connections between the campus and the surrounding community.

- It is located in a transition zone between the east capitol campus and downtown Olympia where it is surrounded by underdeveloped properties within the Comprehensive Plan’s General Commercial District. It is in the Downtown Business Zone.
- The city’s goals for the sub-area in which the site is located include residential and mixed-use development with pedestrian connection to the east capitol campus.
- There is long term potential for increased density of use in the area. New private and public buildings such as the WSECU Building located across

Union Avenue SE, northeast of the site and the 1063 Block across Capitol Way to the west are evidence of this trend.

CENTENNIAL PARK

The State Capitol Master Plan indicates that Centennial Park and the Daniel J. Evans Tree are important public amenities that provide open space and represent the state’s history and culture.

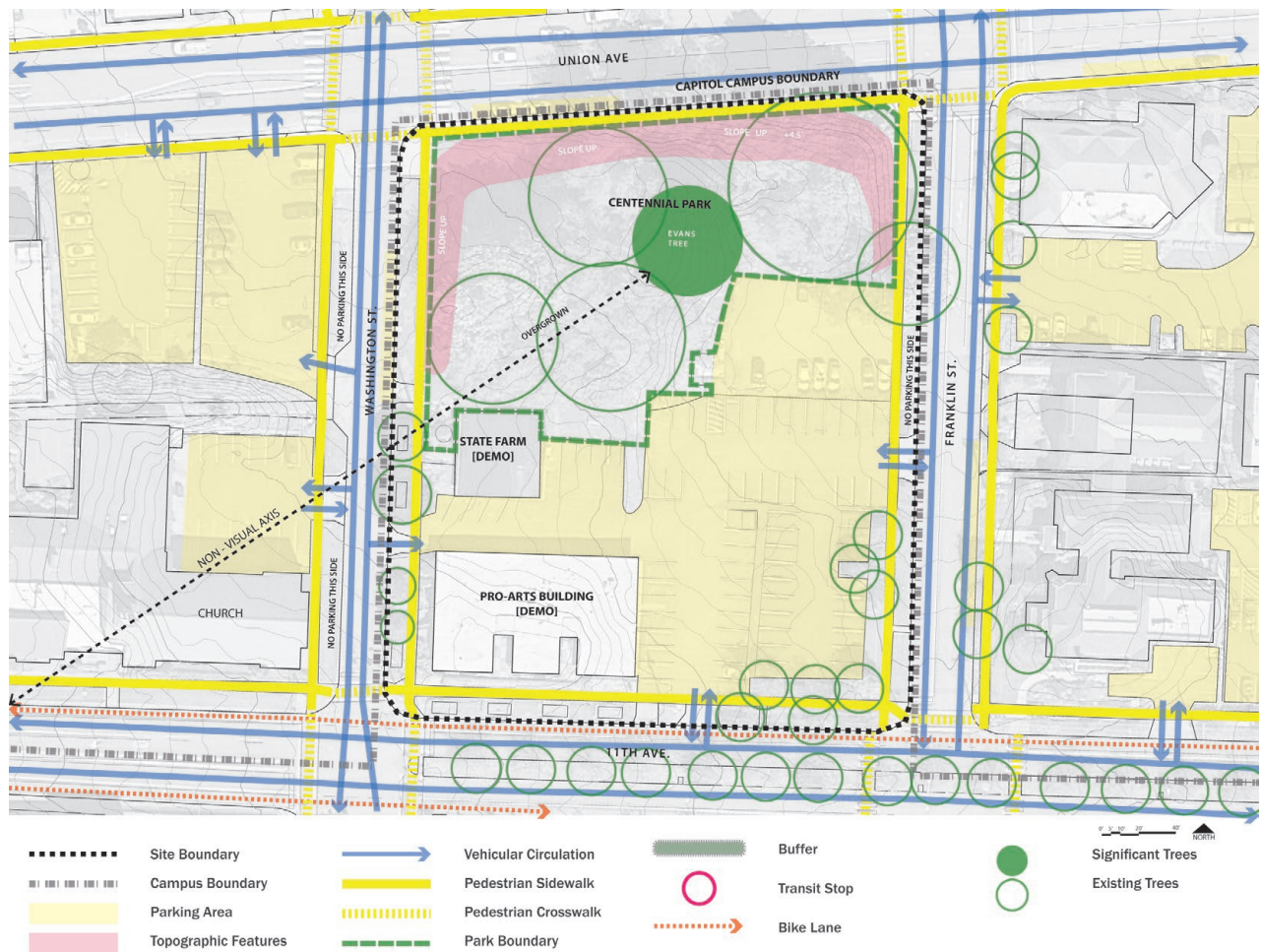


FIGURE 3-8 SITE ANALYSIS: OPPORTUNITY SITE 12

Topography

A 4'-6" grade change along the north edge of Centennial Park creates a barrier between the park and the surrounding urban fabric. The south edge of the site rises nearly five feet from east to west posing challenges for future development related to ground level access.

Landscape

The Daniel J. Evans Tree, a majestic sequoia, is the only significant specimen in Centennial Park. It stands on a non-visual axis with the capitol dome. The tree needs care and protection. The overgrown state of the park makes it difficult to appreciate the tree. Remnant foundations of former residences present hazards for park users.

Site Utilities

A dedicated storm pipe system runs north along Franklin St. and east along Union Avenue. Stormwater from the site is conveyed to the city storm pipe system in Union Ave and Franklin Street which discharges to Moxlie Creek located east of the site near Plum Street. Moxlie Creek is a flow exempt water body allowing stormwater to discharge without need for detention facilities on site according to information provided by City of Olympia. There are no detention or water quality facilities on site.

An 8-inch sewer main runs north along Washington St and east along Union Avenue. There are two service connections along the northwest corner of the site that connect to the existing main along Washington Street.

A 6-inch water main grid runs along 11th Avenue, Union Avenue and Franklin Street. Water mains in each of the roadways provide three service connections to the site.

There is one existing fire hydrant in the northeast corner of the site and another fire hydrant south of the site in the median of 11th Avenue.

STATE FARM AND PROARTS BUILDINGS

The buildings were not evaluated as part of this study. Minor repairs undertaken after the state purchased the structures revealed asbestos, which is anticipated to be found in other areas including the exterior cladding of the ProArts Building.

4.0 CAPACITY ANALYSIS

Evaluating the development capacity of Opportunity Sites 1, 5, 6 and 12 responds to the State Capitol Master Plan's goal of identifying the "highest and best use" for each site and the state's interest in understanding the best development potential of the properties.

DEVELOPMENT CRITERIA

OFFICE TYPES

Planning recognizes the different needs of legislative and agency office programs.

Legislative Offices

Typically configured as closed offices for elected officials with support staff in a combination of workstations and closed offices, and shared resources for work, meeting, conference and hearing rooms.

Agency Offices

Typically configured as open office floor plans that contain workstations, some closed offices and shared resources for work, conference and meeting rooms.

WORKPLACE DESIGN PRINCIPLES

Planning is based on the evolving nature of the contemporary workplace.

Efficient Workspace

The size and character of individual workspaces is changing. Increased access to shared meeting and conference rooms reduces the need for private offices. Transient tenants who have field assignments and/or telecommute need occasional workspace (referred to as "touchdown space"). The result is higher space use efficiency and less net square feet per employee.

Common Space and Shared Resources

Workplace performance increasingly depends on teamwork and interdepartmental communications. Common spaces for gathering, interaction, and shared resources such as work, meeting and conference rooms, promote collaboration and innovation.

Occupant Performance

Data demonstrates that indoor air quality, temperature control, access to daylight, and views are important for employee performance. There is a direct correlation with reduced absenteeism.

ADAPTABILITY AND FLEXIBILITY

Space needs can change quickly. Flexibility and adaptability are critical to accommodate the needs of teams and departments. Co-locating departments and agencies increases space efficiency and promotes collaboration.

PHASING

Capacity may not be achieved in a single phase of development due to program needs or available capital resources. Planning should be based on a modular approach that allows for phased development over time.

SCALE

Development must fit the scale and historic context of the capitol campus and the surrounding urban context.

TPOLOGY STUDY

Office building types that meet the development criteria, including examples from the capitol campus, were studied as a basis for creating planning modules to test the development capacity of the four Opportunity Sites.

CHERBERG BUILDING

Stories/Height	4 /55'
Floor Plate GSF	25,094
Total GSF	100,377

- Provides generous offices for legislators. Limited daylight access at open offices adjacent to corridor.

1063 BLOCK

Stories/Height	5 /65'
Floor Plate GSF	43,000
Total GSF	215,000

- Full block, multi-tenant office building with atrium. Limited daylight access at spaces around atrium.

TRANSPORTATION BUILDING

Stories/Height	3 /47'
Floor Plate GSF	68,017
Total GSF	204,053

- Floors span to the exterior walls creating a column-free floor plate that maximizes flexibility and adaptability.

2010 PROARTS PREDESIGN

Stories/Height	5 /68'
Floor Plate GSF	30,000
Total GSF	150,000

- Full block, multi-tenant office building with atrium. Limited daylight access at spaces around atrium. Floors span to the exterior walls creating a column-free floor plate that maximizes flexibility and adaptability.

1500 JEFFERSON BUILDING

Stories/Height	6 /85'
Floor Plate GSF	40,833
Total GSF	245,000

- 1500 Jefferson cited by OFM as having effective distribution of open and closed offices with appropriate percentage of support spaces.

The following buildings were also included as typologies to provide additional analysis of effective contemporary office space.

INLAND STEEL BUILDING - CHICAGO, IL

Stories/Height	19 /252'
Floor Plate GSF	13,075
Total GSF	248,400

- Floors span to the exterior walls creating a column-free floor plate that maximizes flexibility and adaptability. Vertical circulation and services in adjacent volume maximizes space use efficiency of floor plates.

IOWA UTILITIES BUILDING - DES MOINES, IA

Stories/Height	2 /36'
Floor Plate GSF	22,320
Total GSF	44,640

- Agency offices at Iowa State Capitol Complex. Access to daylight at all occupied spaces.

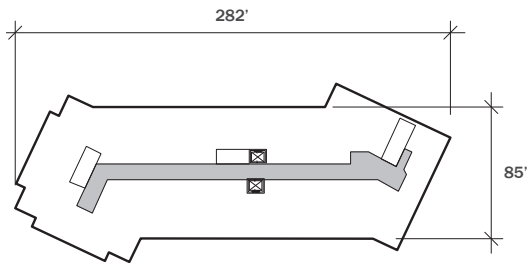


FIGURE 4-1 CHERBERG BUILDING

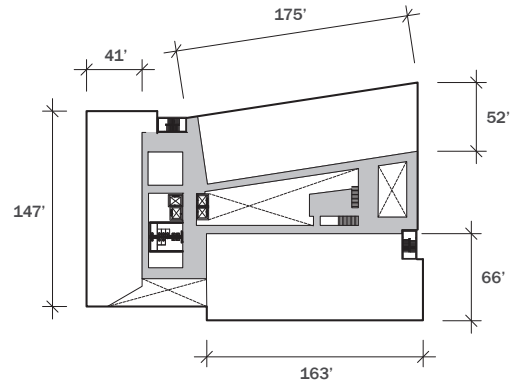


FIGURE 4-4 PROARTS PREDESIGN STUDY

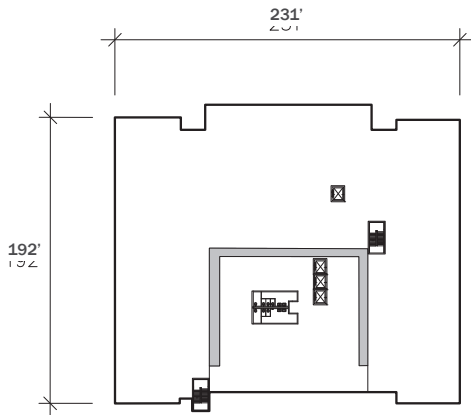


FIGURE 4-2 1063 BLOCK

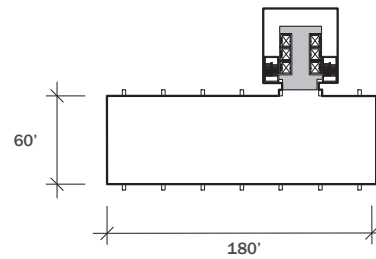


FIGURE 4-5 INLAND STEEL BUILDING

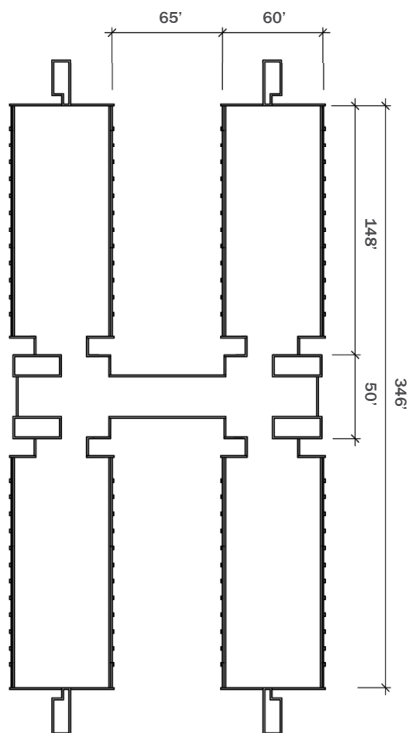


FIGURE 4-3 TRANSPORTATION BUILDING

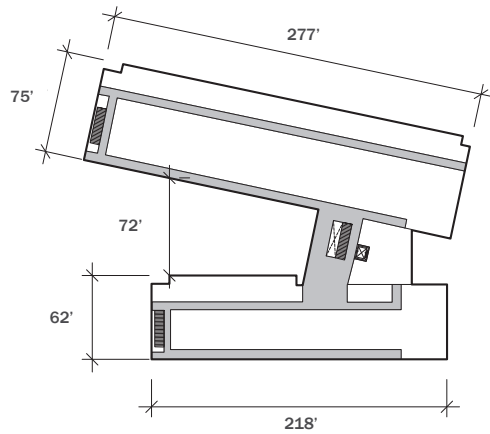


FIGURE 4-6 IOWA UTILITIES BOARD

CAMPUS PLANNING PROTOTYPES

Two office building modules were developed to allow for development planning on the four Opportunity Sites based on the development goals, an understanding of office building typologies and two key criteria:

- Daylight penetration contributing to the effective illumination of a space and reducing energy use is in the range of 21' and 30' depending on the height of the exterior windows, height of workstation panels and location of interior walls.
- Efficiency of floor plate use depends on the spacing of the structural columns. A 30' x 30 - 38' structural bay generally works well with open office floor plan which typically includes workstations, closed offices and conference rooms. It coordinates with effective daylight penetration.

CENTER CORE MODULE

A 90' wide-bar with a circulation and services core in the center. The planning diagram is similar to the existing, historic legislative office buildings.

- Maximizes envelope efficiency
- Utilizes the center portion of the floor plate for building elements that do not require daylight such as corridors, stairs, elevators, restrooms, storage, workrooms, and mechanical, electrical and data rooms.
- Corridor provides closed office suites and/or multi-tenant occupancy on each floor.
- Module size increases in proportion to the length of the building. Not typically applicable to phased development.

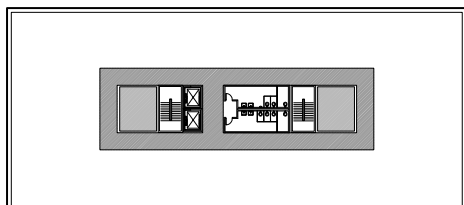


FIGURE 4-16 CENTER CORE

CORE & WING MODULE

A 60 - 75' bar with the circulation and services core to one side. The planning diagram is similar to many existing agency office buildings on campus and the office building prototypes.

- Open floor plan maximizes flexibility of use.
- Central corridor can be added to provide closed office suites and/or multi-tenant occupancy on each floor.
- Module size increases in proportion to the length of the building and/or the number of wings. Potential for phased development by adding wings.
- Two wings surrounding a courtyard can also be planned as an enclosed atrium.

APPLICATION

The modules applied to the Opportunity Sites are based on a number of planning decisions made in collaboration with the project stakeholders.

- Minimum optimal building size of 70,000 - 75,000 gross square feet for state-owned buildings.
- Atriums are not provided in order to maximize space use efficiency and reduce project costs.
- Typical floor-to-floor heights for each level of are 13'-3" to 13'-6". This assumes a post-tensioned concrete flat slab.

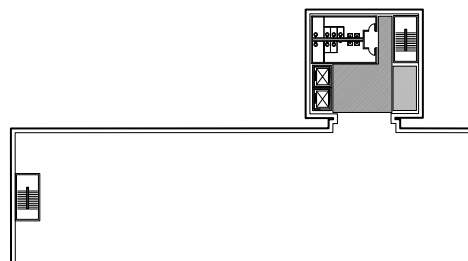


FIGURE 4-17 CORE & WING

PROJECT BUDGETS

Budgets include consultant services, construction contracts, sales tax, owner contingencies, artwork, furniture, fixtures and equipment, agency administration, and other costs in current (2016) dollars. Escalation is not included.

Budgets are conservative, formulated to provide a high level of certainty that projects can be implemented for the amounts identified without modifications to scope or quality. C-100 forms and detailed construction cost estimates are included in the Appendix.

Construction cost estimates were provided in UniFormat II, Level 3 by Roen Associates, a firm that provides cost projections for a wide range of public projects and has specific experience with projects for the State of Washington. Input was provided by civil, landscape, and MEP consultants. The quality and estimated cost of construction aligns with systems, materials and finishes standards appropriate to buildings on the capitol campus.

The cost of connecting to campus or city infrastructure is included in each alternative's respective budget. Costs for campus-wide infrastructure improvements to support development alternatives are assumed to be completed as part of improvements defined by the 2016 Capitol Campus Combined Heat and Power Plant Proposal and the 2016 Capitol Campus Utility Renewal Master Plan.

Construction cost estimates are based on GCCM (general contractor/construction manager) project delivery and include contractor's 5% MACC (maximum allowable construction cost) risk contingency. Either design bid build or design build project delivery would have a lower estimated cost. A description of the project delivery methods is provided in Chapter 6, Development Scenarios.

Budgets were developed based on a feasibility analysis level of information about site conditions, program and scope. They contain a construction cost estimating contingency of 15%. Detailed analysis of each project's needs would allow the contingency to be reduced to 5% - 10%.

Budgets target the middle of the anticipated range of subcontractor bids. It is anticipated that the low bids would be less than the budget.

BENCHMARKS

Comparable projects and related information were evaluated as benchmarks for the cost projections. The 1063 Capitol Way Block and the 2008 Higher Education Capital Facilities Financing Study by Berk & Associates were both considered. Variables such as the scope of work included in the budget, escalation, market conditions, code changes and project delivery methods make it difficult to compare the benchmarks to current costs.

1063 Capitol Way Block

The project budget for the 215,000 gross square foot 1063 Capitol Way Block is \$82 million or \$381/gross square foot. The project delivery method is design build. The budget does not include furnishings, fixtures and equipment (FF&E) which are included in the budgets for projects in this study. That would add about \$15 - \$20/gross square feet or 4 - 5% to the 1063 Capitol Way Block.

Project and construction costs for the 1063 Capitol Way Block are significantly lower than the costs estimated for the alternatives in this study and represent a remarkable value for the state that is not likely to be repeated. The design-build proposal for the project was submitted in February 2014. In the three years since, annual escalation in the construction market has averaged 3.5 - 4%. The compounded rate of escalation over that period is between 11 - 12.5%

Escalation accounts for the increased cost of labor and materials. Costs have risen significantly due to current market conditions. The construction market, especially in the Puget Sound region where many of the subcontracting trades are located, is saturated. Contractors and subcontractors can pick and choose among jobs. Currently, there is no incentive for subcontractors to provide more competitive pricing.

The 1063 Capitol Way Block was permitted under the 2012 Washington State Energy Code. The stringent requirements of the current, 2015 Washington State Energy Code increase the cost of envelope, mechanical, and electrical systems. There is an impact of about 5% on the total initial project cost. However, the conservation measures reduce life cycle costs which results in long-term savings for maintenance and operations that offset the capital costs.

ITEM	LOW	HIGH
GCCM Risk Contingency	5%	5%
FF&E	4%	5%
Escalation (3 years)	11%	12.5%
Market Conditions	2%	5%
2015 Energy Code	5%	5%
TOTAL COST IMPACT	27%	32.5%

Given these factors, the total project cost for the 1063 Capitol Way Block would be in the range of \$484 - \$505/square foot if it was bid today.

Berk & Associates Study

In 2008, OFM commissioned Berk & Associates to study the cost of Washington State's higher education facilities. No specific information was provided about project delivery method or FF&E. In 2015, Senate Ways and Means Committee staff extrapolated those costs to include escalation and found that upper range project costs for administrative buildings, which is probably comparable to office buildings on the capitol campus, would be about \$490/square foot.

ITEM	LOW	HIGH
GCCM Risk Contingency	5%	5%
FF&E	4%	5%
Escalation (1 year)	3.5%	4%
Market Conditions	2%	5%
2015 Energy Code	5%	5%
ST	19.5%	24%

Given these factors, the total cost for the administrative building type in the Berk & Associates report would be \$586 - \$608 if it was bid today.

OPPORTUNITY SITE 1

Assuming the General Administration Building is demolished, Site 1 could accommodate a seven-story building based on the core and wing prototype with four levels of below grade parking.

Surface parking lots to the north and west provide an additional 116 stalls of capacity. Developable area to the north and west are impacted by the steep hillside to Capitol Lake/Lower Deschutes Watershed and sloping topography toward downtown Olympia.

Development Capacity

SIZE	PROJECT BUDGET
274,750 GSF	\$165,209,000
* 1,086 FTE	
** 420 Stalls	\$46,489,000
TOTAL	\$211,698,000

- * Executive branch occupancy = 1FTE/253 GSF
- ** Parking demand = 984 stalls

DEVELOPMENT CONSTRAINTS

HEIGHT

Maximum height is established by the O’Brien and Cherberg Buildings.

SETBACKS

The south side of the building is set back from 11th Avenue to align with the 1063 development to reinforce the formal edge to campus. The west set back is a minimum of 50’ from the hillside retaining wall. The east side setback is a minimum 5’ to support a landscape edge along Columbia Street similar to 1063 development. There is no required north setback, however building development considers alignment to the north side of 1063.

STATE CAPITOL MASTER PLAN

The development maintains view corridors and pedestrian access from the campus to the urban neighborhood to the north.

PRIOR PLANNING

2007 PREDESIGN

Nine-story, 394,448 gross square foot building with no parking. A portion of the building was planned to extend down the hillside which is precluded by the shoring that was subsequently erected.

EXISTING GA BUILDING

The six-story, 282,682 gross square foot building has full block floor plates which do not provide adequate daylight for offices.

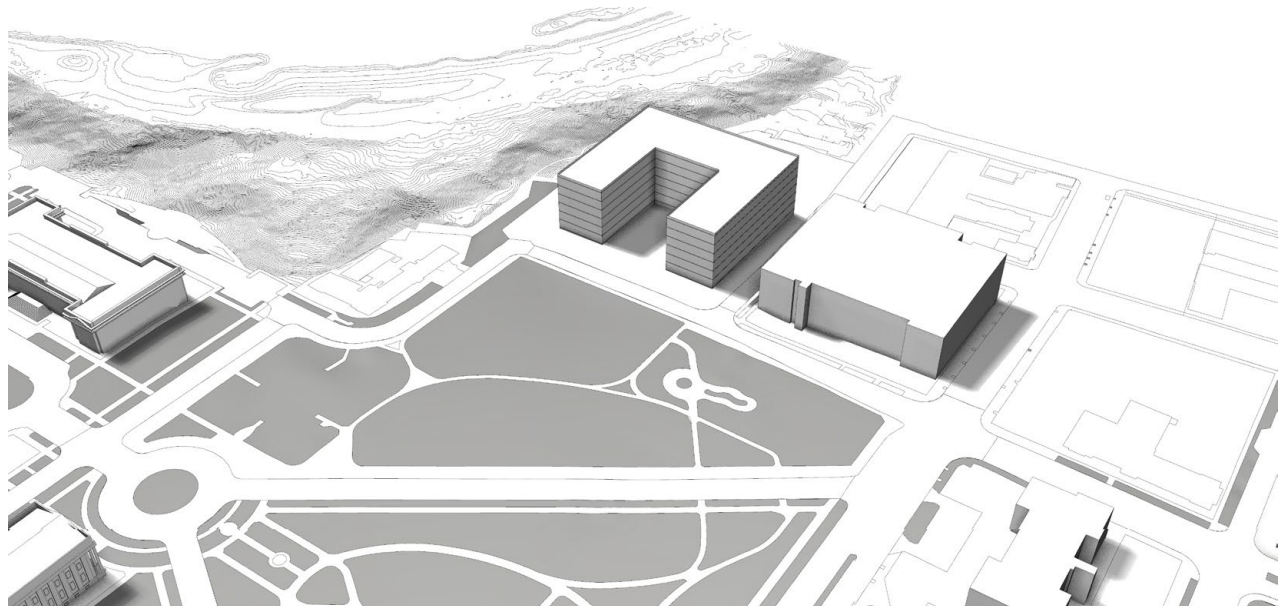


FIGURE 4-18 OPPORTUNITY SITE 1

OPPORTUNITY SITE 5

Assuming the Pritchard Building is demolished, Site 5 could accommodate a four-story building based on a modified center core prototype with four levels of below grade parking.

Development Capacity

SIZE	PROJECT BUDGET
144,000 GSF	\$90,700,000
* 306 FTE	
** 420 Stalls	\$47,336,000
TOTAL	\$138,036,000

* Legislative occupancy = 1FTE/470 GSF

** Parking demand = 276 stalls

DEVELOPMENT CONSTRAINTS

HEIGHT

Maximum height is established by the O’Brien and Cherberg Buildings.

SETBACKS

The west side of the building set back will be determined through additional analysis of slope stability. The north side is set back from 15th Avenue SW to align with the current north limits of the Pritchard Building. The setback is a minimum 10’ along Water Street on the east and minimum 30’ setback from 16th Avenue SW on the south.

STATE CAPITOL MASTER PLAN

The proposed development impacts the view corridor and pedestrian access from the neighborhood to the campus on Water Street and terminates the view corridor and pedestrian access on Sylvester Way. A landscape buffer would be required to mitigate between the scale of the building and the adjacent residential neighborhood to the south.

PRIOR PLANNING

The scope of development is significantly larger than previous studies which evaluated the renovation and limited expansion of the Pritchard Building and did not consider replacement or expansion that utilizes the parking lot east of the building.

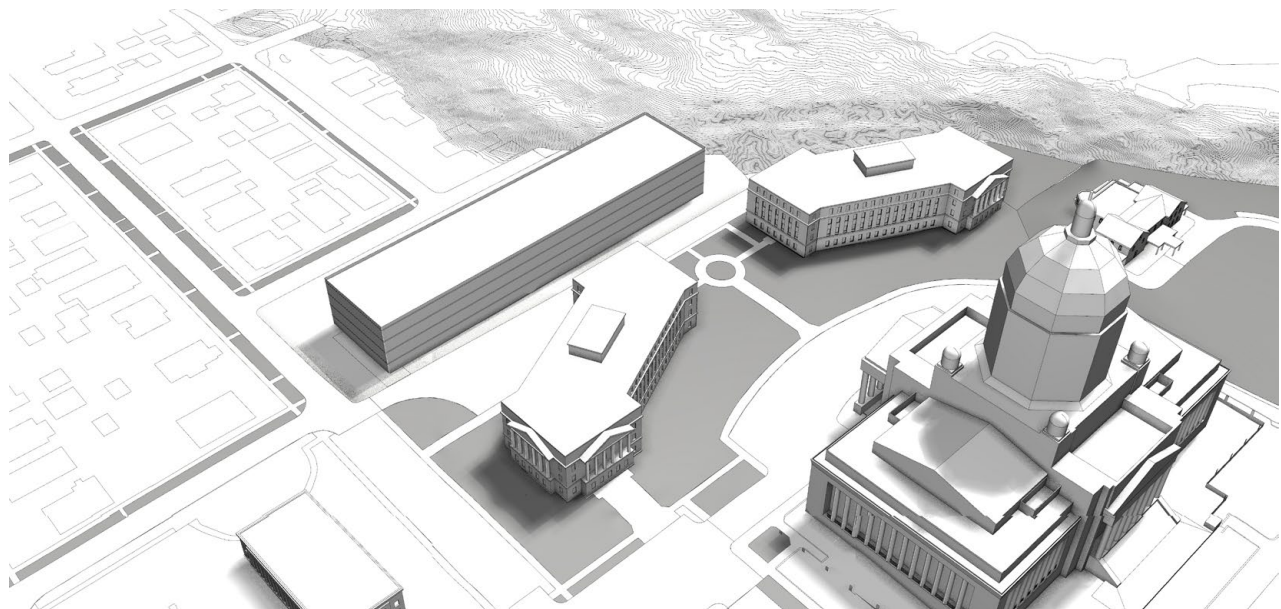


FIGURE 4-19 OPPORTUNITY SITE 5

OPPORTUNITY SITE 6

Assuming the Newhouse Building and Visitor Information Center Building are demolished, and the Press Houses are relocated, Site 6 could accommodate two, four-story buildings based on the core and wing prototype each with four levels of below grade parking.

Development Capacity

SIZE	PROJECT BUDGET
Bldg 1 = 132,500 GSF	\$84,731,000
Bldg 2 = 132,500 GSF	\$84,731,000
* Bldg 1 = 282 FTE	
** Bldg 2 = 524 FTE	
*** Bldg 1 = 420 Stalls	\$46,327,000
**** Bldg 2 = 420 Stalls	\$46,327,000
TOTAL	\$262,116,000

- * Legislative occupancy = 1FTE/470 GSF
- ** Executive branch occupancy = 1FTE/253 GSF
- *** Parking demand = 255 stalls
- **** Parking demand = 474 stalls

DEVELOPMENT CONSTRAINTS

HEIGHT

Maximum height is established by the O’Brien and Cherberg Buildings.

SETBACKS

The north side of the buildings follow the 2007 South Edge Sub-Campus Plan setback recommendations established as a minimum 20’ along Sid Snyder Avenue. The east setback is 20’ from Capitol Way. The west side is 20’ from Water St. On the south, the setback distance is 25’ for the east block building and 50’ for the west block building.

STATE CAPITOL MASTER PLAN

The development maintains view corridors and access to the Legislative Building along Sid Snyder Ave and to the residential neighborhood to the south along Columbia and Water Streets. A required landscape buffer mitigates between the scale of the building and the adjacent residential neighborhood to the south.

PRIOR PLANNING

SOUTH EDGE SUB CAMPUS PLAN

Three buildings, approximately 250,000 gross square feet, 700 cars. Columbia Street was vacated.

2007 PREDESIGN STUDY

Two buildings, total 200,000 gross square feet, 700 cars. Columbia Street was vacated.

1974 PREDESIGN

One building, 291,691 gross square feet, 568 cars. Columbia Street was vacated.

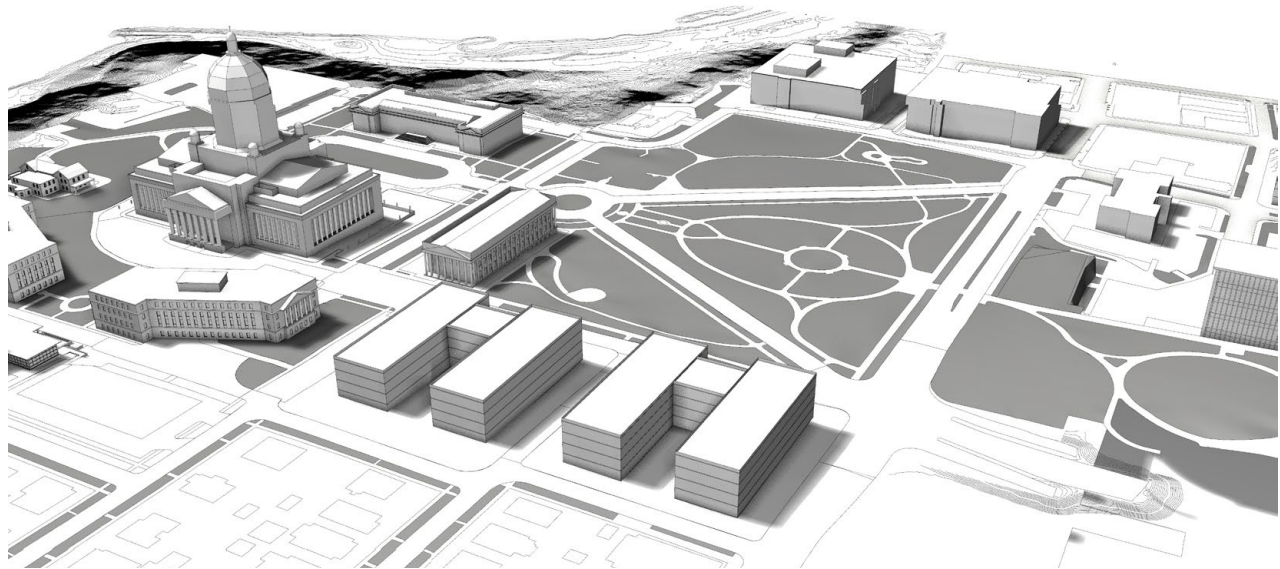


FIGURE 4-20 OPPORTUNITY SITE 6

OPPORTUNITY SITE 12

FULL BLOCK

Assuming the ProArts Building, Centennial Park, and the Daniel J. Evans Tree are demolished, the full-block of Site 12 could accommodate a five-story building based on the core and wing prototype with four levels of below grade parking.

SIZE	PROJECT BUDGET
225,000 GSF	\$130,000,000
* 889 FTE	
** 840 Stalls	\$79,800,000
TOTAL	\$209,800,000

* Executive branch occupancy = 1FTE/253 GSF

** Parking demand = 806 stalls

HALF BLOCK

Assuming the ProArts Building is demolished, the half-block of Site 12 could accommodate a five-story building based on the core and wing prototype with four levels of below grade parking.

SIZE	PROJECT BUDGET
148,000 GSF	\$92,275,000
* 585 FTE	
** 420 Stalls	\$46,327,000
TOTAL	\$138,602,000

* Executive branch occupancy = 1FTE/253 GSF

** Parking demand = 530 stalls

DEVELOPMENT CONSTRAINTS

HEIGHT

The Capitol Campus Master Plan - East Capitol Campus Height Policy 5.2 prescribes the maximum height limit, which results in a height for this site as 60' above grade. The site slopes down from south to north which means that the building volume needs to step down at mid-block to follow the topography.

SETBACKS

The building is set back 20' from 11th Avenue on the south side, 20' from Franklin Street SE on the east, and 20' from Washington Street SE to the west. There is no setback to Centennial Park on the north side under a half block development. Under a full block development a minimum 10' setback will support a landscape edge along Union Street.

STATE CAPITOL MASTER PLAN

The development is physically separated from the east campus by the divided arterial of 11th Avenue. Landscape improvements along Franklin Street and Washington Street will improve access corridors from campus to downtown and unify the site with Centennial Park.

PRIOR PLANNING

2010 PREDESIGN STUDY

Five-stories with atrium, 150,000 gross square feet with a below grade level of parking.

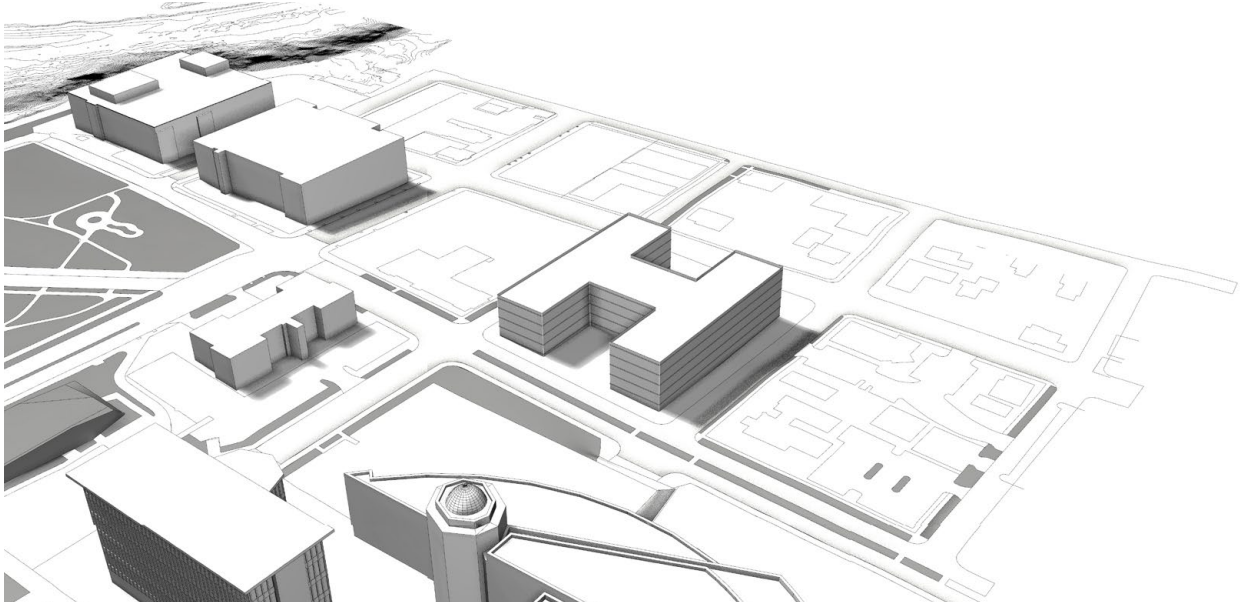


FIGURE 4-21 OPPORTUNITY SITE 12: FULL BLOCK DEVELOPMENT

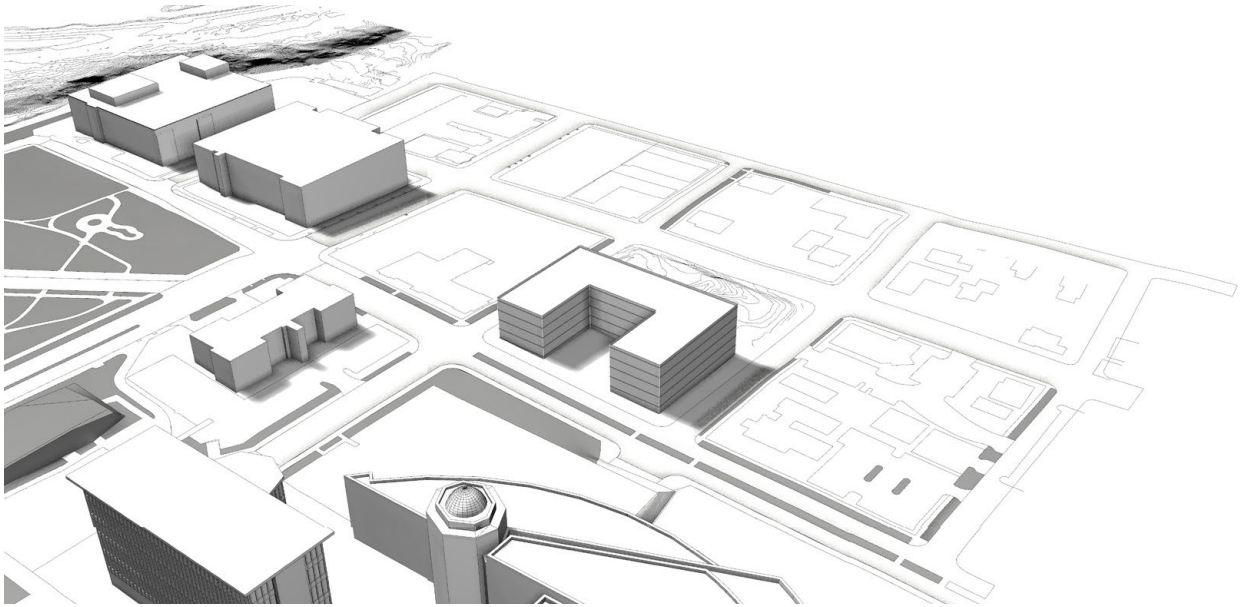


FIGURE 4-22 OPPORTUNITY SITE 12: HALF BLOCK DEVELOPMENT

5.0 ALTERNATIVES ANALYSIS

The capacity analysis explored the potential for maximizing the development of Opportunity Sites 1, 5, 6 and 12. The specific circumstances of program needs, campus needs, facility needs and available capital resources indicate that a wider range of options needs to be considered for each site. The alternatives analysis identifies a range of development scenarios for each individual site in terms of the broader range of considerations. The program, scope, project cost, pros and cons were evaluated for each option.

Program Needs

The alternatives respond to the three identified areas of program need: office space to support legislative staff needs as well as potential other tenants, a visitor services center and swing space for tenants displaced from major east campus buildings under renovation. Permanent space for other potential agency tenants is also included.

Campus Needs

The alternatives were developed in alignment with the State Capitol Master Plan and related studies and policies. New parking capacity for each proposed development, and to serve current unmet demand on the capitol campus is included.

Facility Needs

The alternatives address the deficient facilities on each of the four Opportunity Sites.

- The General Administration Building will be fully vacated in 2017 and cannot be re-occupied until a comprehensive renovation is completed. The operational costs to maintain the building in a mothballed state is approximately \$0.472 million annually.
- The Pritchard Building is 63% vacant due to the lack of adaptability of the book stacks to a new use. The failing exterior cladding is a life safety hazard. Repair will likely trigger a comprehensive renovation of the building.

- The Newhouse Building was built as a temporary structure and should be vacated or replaced as called for in the legislation that funded this study.
- The ProArts site was purchased by the state for redevelopment and should be replaced as called for in the legislation that funded this study.

DO NOTHING ALTERNATIVES

Do nothing alternatives were identified as interim strategies for the Pritchard, Newhouse and ProArts Buildings which are all currently occupied. This approach does not address significant deficiencies in each facility but provides options for the timing of development and corresponds with the alternatives analysis typically provided in an OFM-format pre-design study. The General Administration Building must be mothballed after it is vacated.

PROJECT BUDGETS

C-100 forms and detailed construction cost estimates for most of the alternatives are included in the Appendix. A number of alternatives emerged after the initial cost evaluation process occurred. Project costs for these options were extrapolated from the detailed analysis of comparable alternatives and are noted in the descriptions.

OPPORTUNITY SITE 1: GENERAL ADMINISTRATION BUILDING

ALTERNATIVES

1.A MOTHBALL

Mothball existing 283,865 gross square feet building. \$472,000 annual operating cost.

1.B REPLACE WITH SURFACE PARKING

Construct 305 stalls of surface parking, demolish GA Building. \$11,300,000 project cost.

1.C RENOVATE FOR MULTI-TENANT OFFICE BUILDING

251,000 gross square feet renovation. Develop off-site 420 stall parking facility. \$189,800,000 project cost.

1.D REPLACE WITH MULTI-TENANT OFFICE BUILDING

251,000 gross square feet replacement building with 420 stalls of below grade parking. \$196,500,000 project cost.

GENERAL SITE DEVELOPMENT REQUIREMENTS

State Capitol Master Plan

Proposed site and/or building developments on Opportunity Site 1 have the potential to improve the north gateway to campus along the edge of the historic Greensward and connections to the urban neighborhood to the north. Setbacks and landscaping on 11th Avenue and Columbia Street SW are provided to enhance access and view corridors.

Historic Resources

Coordinate with Department of Archeology and Historic Preservation (DAHP), identify required mitigation measures.

Landscape

Landscape improvements are provided to screen surface parking.

Stormwater

Storm runoff will be handled by the 1063 Block's newly constructed storm pipe system which was designed to accommodate development of the GA site and connects to an existing outfall to Capitol Lake/ Lower Deschutes Watershed, a flow-exempt water body. Water quality treatment is provided for alternatives 1.B and 1.D to address pollutant-generating impervious paving.

ALTERNATIVE 1.A: MOTHBALL EXISTING BUILDING

PROGRAM

Mothball building after it is vacated in 2017.

SCOPE

Site

- Clear vegetation around building exterior and ensure drainage at building perimeter is unobstructed.

Building

- Secure building access points. Provide physical barriers where necessary to reduce vandalism or break-ins.
- Address any serious deficiencies in the exterior envelope including roofing to prevent moisture penetration and damage.
- Install informational signage to control and restrict use of building systems.
- Lock down elevators.
- Commission building systems including HVAC equipment to meet interior building climate needs that ensure adequate air exchanges, control humidity and maintain minimal temperature.
- Drain and decommission plumbing systems as needed to reduce service demand and eliminate hazard.
- Turn off gas systems.
- Maintain electrical and telephone utilities required to operate fire protection systems.

PROS

- Addresses pending vacancy of GA in the near term.
- Protects asset for future renovation.
- Reduce costs associated with occupancy.

CONS

- Accrued cost of operation and maintenance if the building is subsequently demolished.

Annual Operating Costs for Mothballed Building

	ANNUAL COST
Utilities	\$40,964
Washington State Patrol	\$43,222
Olympia Fire Department	\$61,979
Steam/Powerhouse Support	\$121,360
Environmental	\$864
Elevators	\$14,067
Trade PM's	\$12,523
Trade Break and Fix	\$9,976
Building Auto-Fire/HVAC	\$61,764
Access & Card Key	\$58,087
Refuse	\$8,420
Building Management	\$5,835
Other Infrastructure Alloc	\$10,668
Overhead	\$5,991
Asset Management	\$16,430
Annual Cost	\$472,153

EXCLUSIONS

- One time cost of mothballing facility.
- Insurance costs.
- Depreciation (i.e, annual costs include maintenance of existing roof but not accrual for replacement when required)

ALTERNATIVE 1.B: REPLACE WITH SURFACE PARKING

PARKING

Surface parking lot to accommodate approximately 305 stalls.

SCOPE

Site

- Demolish existing building.
- Construct new surface parking lot.
- Provide trees and planting islands to screen parking.

BUILDING

- Salvage historic materials.

Pros

- Provides parking capacity to meet demand generated by the completion of 1063 Capitol Way and visitors during the legislative sessions.
- Eliminates \$472,000 in annual operations and maintenance costs.
- Land banks property for future development.

Cons

- Demolition of an existing asset.
- Historic building is listed on the National Historic Register.

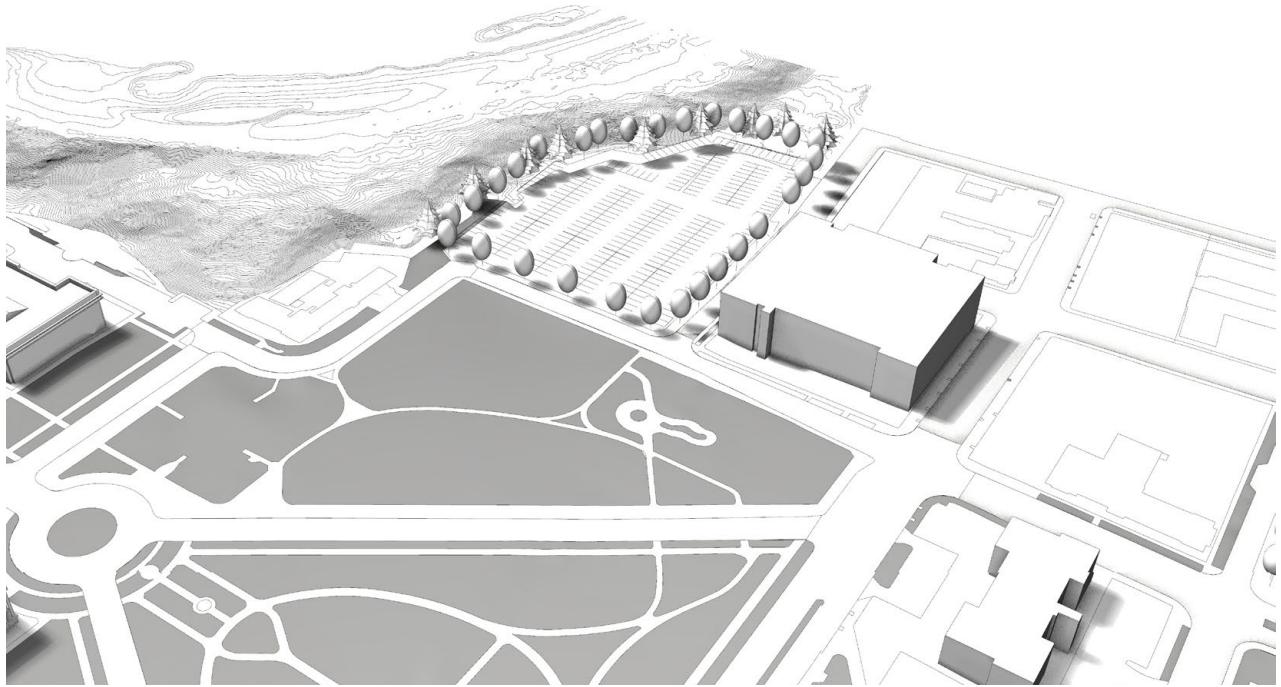


FIGURE 5-1 ALTERNATIVE 1.B - REPLACE GA BUILDING WITH SURFACE PARKING

PROJECT BUDGET

	BUILDING	PARKING	TOTAL
Consultant Services	-	\$1,541,512	\$1,541,512
Construction Contracts	-	\$9,161,397	\$9,161,397
Equipment	-	-	-
Artwork	-	-	-
Agency Administration	-	\$296,877	\$296,877
Other Costs	-	\$315,291	\$315,291
Total	-	\$11,315,000	\$11,315,000

ALTERNATIVE 1.C: RENOVATE FOR MULTI-TENANT OFFICE BUILDING

PROGRAM

Six-story, multi-tenant office building for executive branch agencies.

	SUBTOTAL
NET SQUARE FEET	163,150
GROSS SQUARE FEET	251,000
GSF/FTE	253
FTE	992

PARKING

Offsite, below-grade 420-stall parking facility and 111 existing surface parking stalls.

	CITY OF OLYMPIA	INTERAGENCY CTR BOARD
DEMAND	791	899
CAPACITY	531	531
DELTA	(260)	(368)

SCOPE

Site

- Replace side sewer with larger pipe size, connect with existing main in Columbia Street.
- Provide fire hydrant to northwest corner of site and construct a water main loop along the west and north sides of the building.

Building

- Comprehensively renovate building.
- Create central atrium space to provide adequate daylight.

- Protect and preserve original building artwork, including entry lobby mural.
- Improve building envelope to meet code. Comprehensive upgrade includes new insulated windows and walls.
- Improve structure to meet code. Add seismic bracing, steel columns and beams. Increase floor load capacity to accommodate assembly space, meeting rooms and storage.
- Replace mechanical, electrical and plumbing with code-compliant systems.
- Replace elevators.
- Target LEED Silver certification.

PROS

- Preserve state asset, retain historic structure.
- Size of renovated facility is comparable to development capacity of the site.

CONS

- Space use efficiency is compromised by existing structural bay spacing and steel framing for seismic improvements.
- Parking must be accommodated off-site.
- Increased construction contingencies required to manage risk associated with latent conditions.
- Renovation costs are about 93% of replacement costs. 80% is the state's typical threshold for determining that new construction is a more cost-effective solution in terms of life cycle costs.

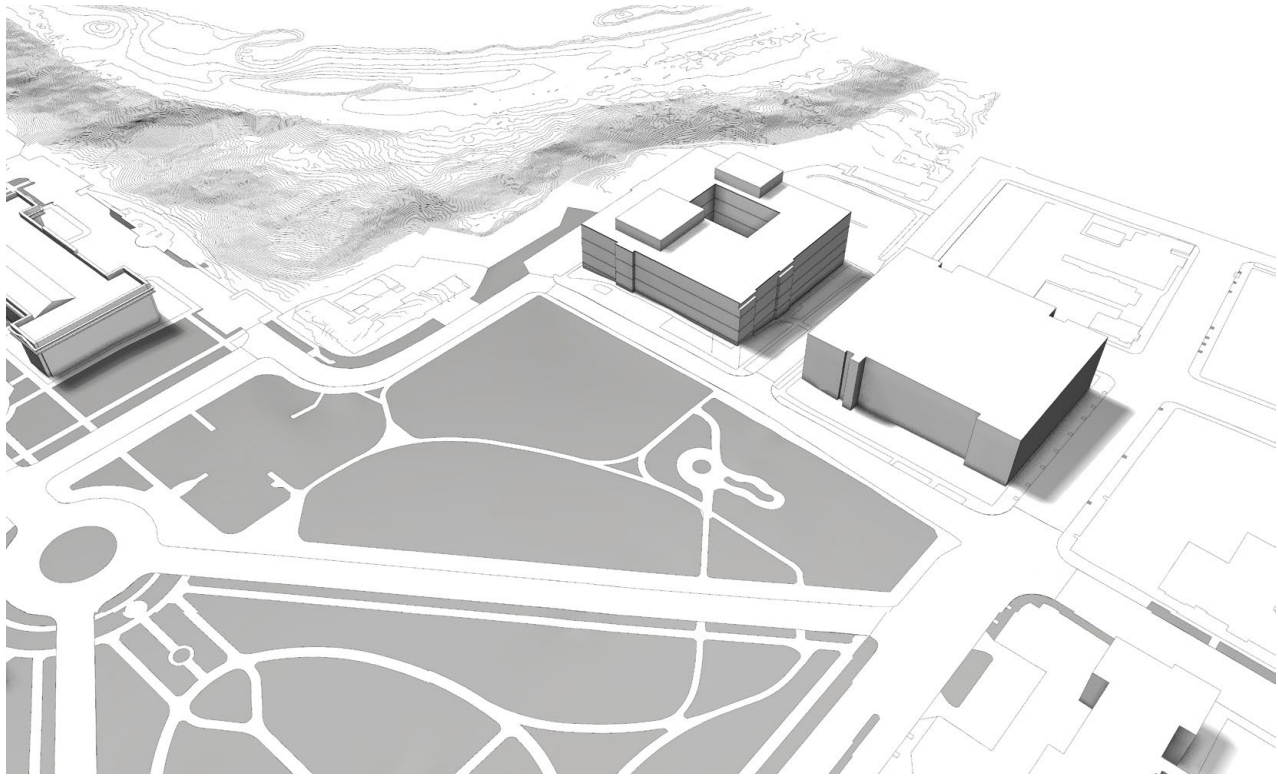


FIGURE 5-2 ALTERNATE 1.C: RENOVATE GA BUILDING FOR MULTI-TENANT OFFICE BUILDING

PROJECT BUDGET

	BUILDING	PARKING	TOTAL
Acquisition Costs, Demo & Site Prep	-	\$3,511,000	\$3,511,000
Consultant Services	\$12,831,951	\$2,685,398	\$15,517,349
Construction Contracts	\$117,360,251	\$42,612,019	\$159,972,270
Equipment	\$4,025,600	-	\$4,025,600
Artwork	\$513,657	\$186,502	\$700,159
Agency Administration	\$1,601,176	\$587,538	\$2,188,714
Other Costs	\$3,422,313	\$418,000	\$3,840,313
Total	\$139,755,000	*\$50,000,000	\$189,755,000

* Allowance for off-site, below-grade parking facility. Includes \$46.5M for facility construction plus \$3.5M for land acquisition, assumed site demolition, site preparation, and separate site utilities.

ALTERNATIVE 1.D - REPLACE WITH MULTI-TENANT OFFICE BUILDING

PROGRAM

Six-story multi-tenant office building for executive branch agencies.

	SUBTOTAL
NET SQUARE FEET	163,150
GROSS SQUARE FEET	251,000
GSF/FTE	253
FTE	992

PARKING

Below-grade 420-stall parking facility and 111 existing surface stalls.

	CITY OF OLYMPIA	INTERAGENCY CTR BOARD
DEMAND	791	899
CAPACITY	531	531
DELTA	(260)	(368)

SCOPE

Site

- Demolish existing building.
- Replace side sewer with larger pipe, connect with existing main in Columbia Street.
- Provide fire hydrant to northwest corner and construct water main loop along the west and north sides of building.
- Provide new sidewalks along Columbia and 11th Avenue

Building

- Building envelope: stone, glass and related materials to comply with Master Plan Policy 5.2 - Design Guidelines for West Campus.
- Structural system: post-tensioned concrete slabs with concrete walls and columns. Concrete shear walls at elevator and stair cores.
- Provide code-compliant mechanical, electrical and plumbing systems.
- Target LEED Silver certification.

PROS

- Provides new office building designed to maximize space use efficiency and shared use of resources.
- Development capacity allows project size to be increased to a seven-story, 274,750 gross square foot building.
- Provides on-site parking.

CONS

- Demolishes existing state owned asset and historic resource.

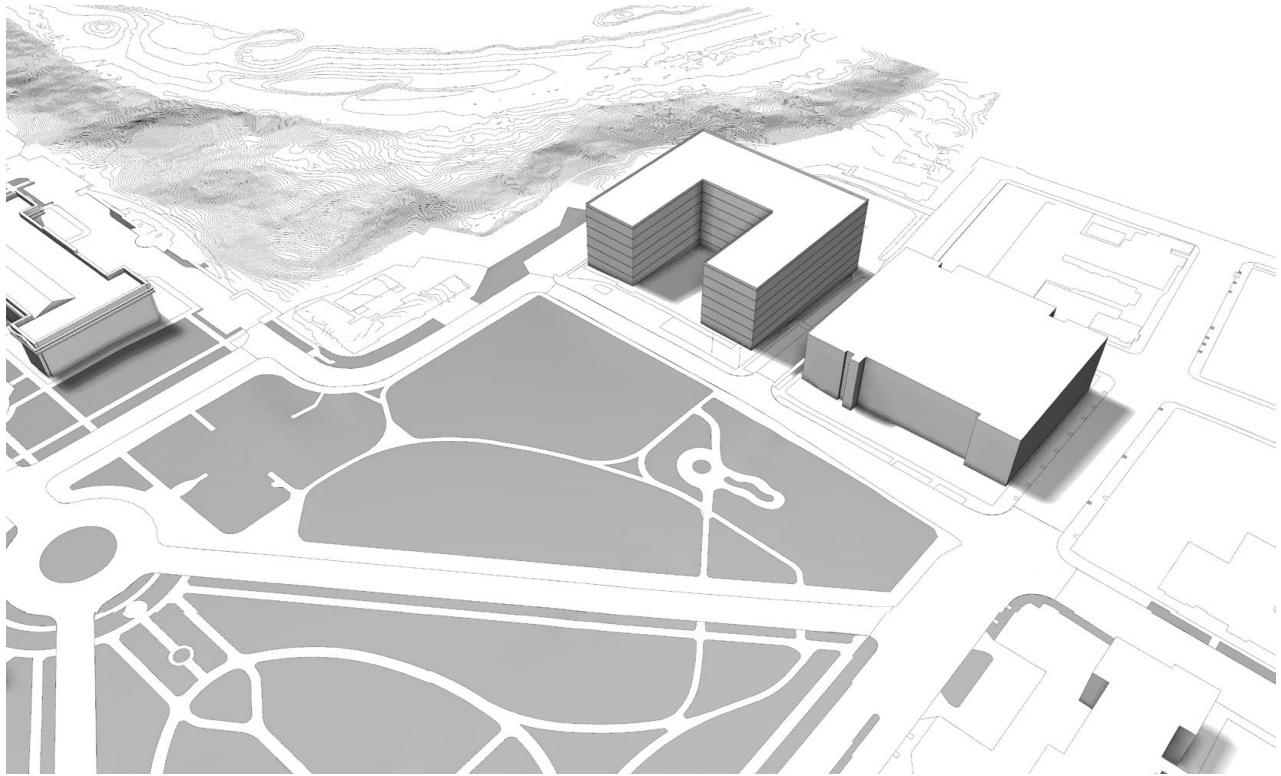


FIGURE 5-3 ALTERNATIVE 1.D - REPLACE GA BUILDING WITH MULTI-TENANT OFFICE BUILDING

PROJECT BUDGET

	BUILDING	PARKING	TOTAL
Consultant Services	\$11,545,035	\$2,685,398	\$14,230,433
Construction Contracts	\$129,176,473	\$42,612,019	\$171,788,492
Equipment	\$3,916,014	-	\$3,916,014
Artwork	\$567,124	\$186,502	\$753,626
Agency Administration	\$1,402,606	\$587,538	\$1,990,144
Other Costs	\$3,424,748	\$418,000	\$3,842,748
Total	\$150,032,000	\$46,489,000	\$196,521,000

OPPORTUNITY SITE 5: PRITCHARD BUILDING

ALTERNATIVES

5.A DO NOTHING

Operate existing 55,485 gross square feet building without change. Retain 93 surface parking stalls.
\$0 project cost.

5.B RENOVATE FOR CONFERENCE/EVENT CENTER

22,000 gross square feet renovation of historic reading room and lower level. Demolish book stacks. Retain 93 surface parking stalls.
\$15,000,000 project cost.

5.C RENOVATE FOR VISITOR SERVICES

53,000 gross square feet renovation. Reconstruct and expand book stack volume. Retain 93 surface parking stalls.
\$43,000,000 project cost.

5.D NEW LEGISLATIVE OFFICE BUILDING ON PARKING LOT

75,600 gross square feet new building with 210 stalls of below grade parking.
\$75,600,000 project cost.
No work at the Pritchard Building.

5.E EXPAND OR REPLACE FOR CO-LOCATED HOUSE AND SENATE OFFICE BUILDING

144,000 gross square feet expansion or replacement with 420 stalls of below grade parking.
\$138,000,000 project cost.

GENERAL SITE DEVELOPMENT REQUIREMENTS

State Capitol Master Plan

The Pritchard Building plays an important role in the heart of the west capitol campus. It sits on a plinth above and symmetrically located between the O'Brien and Cherberg Buildings, on axis with the Legislative Building. The facility was purpose-built for the Washington State Library and is not easily adapted to a new use. The alternatives provide a range of options for improving the landmark building from a renovation that acknowledges the original building form to dramatic transformations and replacement. Significant changes may be required to preserve a portion of the historic fabric. Complete removal of the structure would eliminate an important element of the west capitol campus.

Alternatives that extend from the west to the east side of Opportunity 5 improve an important zone of the capitol campus on the south side of the Cherberg Building. They will impact views and pedestrian access along Sylvester Street.

Historic Resources

Coordinate with Department of Archeology and Historic Preservation (DAHP), identify required mitigation measures.

Landscape

Alternatives that retain the existing parking lot include landscape and lighting improvements to screen cars and enhance the building entry. Expansion and replacement alternatives require a landscape buffer to mitigate between the civic scale of new development and the residential scale of the adjacent neighborhood to the south. Landscape improvements along Water Street are included for these projects.

Stormwater

Storm runoff will be handled by the storm pipe system which connects to an existing outfall to Capitol Lake, a flow-exempt water body. Water quality treatment is provided for alternatives where pollutant-generating impervious paving is increased.

ALTERNATIVE 5.A - DO NOTHING

PROGRAM

Existing tenants, which includes offices for legislative support staff and the code reviser, and a cafeteria, are retained.

	SUBTOTAL
NET SQUARE FEET	36,065
GROSS SQUARE FEET	55,485
GSF/FTE	253
FTE	* 81

* Area of book stacks and cafeteria not included

PARKING

93 existing surface parking stalls are retained.

	CITY OF OLYMPIA
DEMAND	* 175
CAPACITY	93
DELTA	(82)

* Demand uses City of Olympia parking calculation based on mixed use/assembly occupancy.

SCOPE

Site

- No changes

Building

- No changes

PROS

- Retains state owned asset for future use.
- No changes to historic fabric of landmark building.

CONS

- Building is 63% vacant. Cost to maintain and operate are disproportionately high compared to level of use.
- The building will continue to deteriorate and requires capital renewal of failed building system.
- Life safety hazard from failing stone cladding will not be addressed.

ALTERNATE 5.B - RENOVATE FOR CONFERENCE/EVENT CENTER

PROGRAM

Assembly, conference and meeting rooms for shared use by the legislature, agencies and the public. Kitchen facilities shared for catering and cafeteria functions.

	SUBTOTAL
NET SQUARE FEET	14,300
GROSS SQUARE FEET	22,000

PARKING

93 existing surface parking stalls are retained.

	CITY OF OLYMPIA
DEMAND	*69
CAPACITY	93
DELTA	24

* Demand uses City of Olympia parking calculation based on mixed use/assembly occupancy.

SCOPE

Site

- Provide fire hydrant fed from water main on 15th Ave. to the southeast corner of the site.
- Construct patios and gardens on south side of building to accommodate events and receptions.

Building

- Demolish existing bookstack volume and salvage sandstone.
- Renovate historic reading room volume and basement level below.
- Improve building envelope to meet code including new insulated windows.
- Improve structure to meet code. Add seismic steel bracing, anchor to floors and roof.
- Provide restrooms, stairs and elevator required for assembly occupancies.
- Replace mechanical, electrical and plumbing with code-compliant systems.
- Target LEED Silver certification.

PROS

- Provides shared use assembly and event space at the core of campus.
- Retains character defining features of historic resource at north facade and reading room which are key elements of the landmark structure that relate to the historic capitol group.
- Removes book stacks which are not suitable for use other than storage and not cost-effective to renovate.
- Preserves symmetry of capitol group.
- Creates a spacious buffer between the capitol campus and the historic residential neighborhood.

CONS

- Changes exterior profile of building, significant historic materials are removed.
- Limited gross square feet of remaining building.

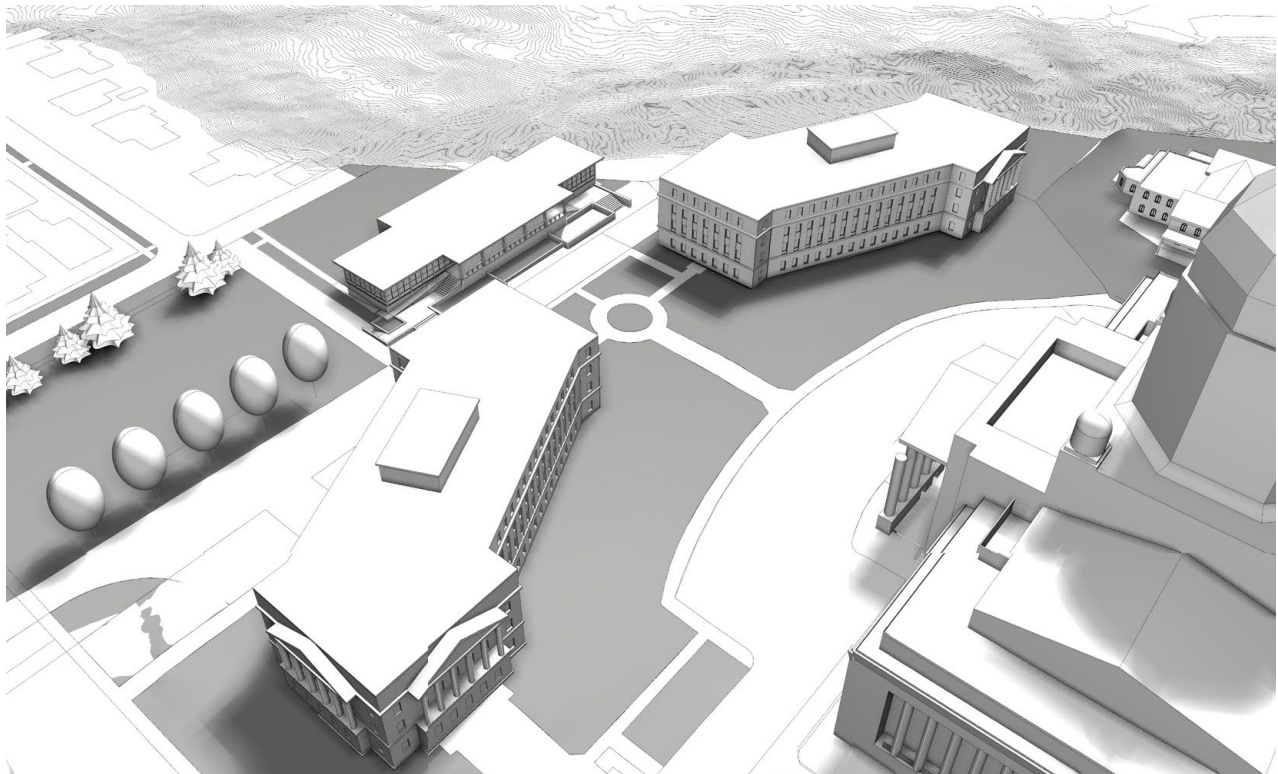


FIGURE 5-4 ALTERNATE 5.B RENOVATE PRITCHARD BUILDING FOR CONFERENCE/EVENT CENTER

PROJECT BUDGET*

	BUILDING	PARKING	TOTAL
Consultant Services	\$2,435,160	-	\$2,435,160
Construction Contracts	\$11,137,400	-	\$11,137,400
Equipment	\$450,000	-	\$450,000
Artwork	\$52,440	-	\$52,440
Agency Administration	\$450,000	-	\$450,000
Other Costs	\$475,000	-	\$475,000
Total	\$15,000,000	-	\$15,000,000

* Costs for 5.B are extrapolated from 5.C and 5.E estimates.

ALTERNATIVE 5.C - RENOVATE FOR VISITOR SERVICES

PROGRAM

Visitor Services Center to accommodate program needs identified by DES.

	SUBTOTAL
NET SQUARE FEET	34,450
GROSS SQUARE FEET	* 53,000

* Four-story book stack replacement has larger footprint but fewer levels than existing thereby reducing overall square footage

PARKING

93 existing surface parking stalls are retained.

	CITY OF OLYMPIA
DEMAND	167
CAPACITY	93
DELTA	(74)

SCOPE

Site

- Provide fire hydrant fed from water main on 15th Ave. to the southeast corner to provide fire protection of addition.

Building

- Comprehensively renovate reading room volume and basement level below.
- Replace existing book stacks with an addition with increased footprint and 15'-0" floor-to-floor heights. Provide stone cladding or reuse original sandstone to emulate existing, historic volume.

- Improve existing building envelope to meet code including new insulated windows
- Improve existing structure to meet code. Add seismic steel bracing, anchor to floors and roof.
- Provide post-tensioned concrete slabs and concrete walls for addition. Seismically isolate addition from existing building.
- Provide restrooms, stairs and elevator required for assembly occupancies.
- Provide new, code-compliant mechanical, electrical and plumbing systems.
- Target LEED Silver certification.

PROS

- Provides consolidated visitor services center at core of campus.
- Retains character defining features of historic resource.
- Replaces book stacks, which are not suitable for use other than storage and not cost-effective to renovate, with occupiable space.

CONS

- Changes exterior profile of building, significant historic materials are removed.
- \$811/gross square foot project budget is significantly higher than any alternative in the analysis.

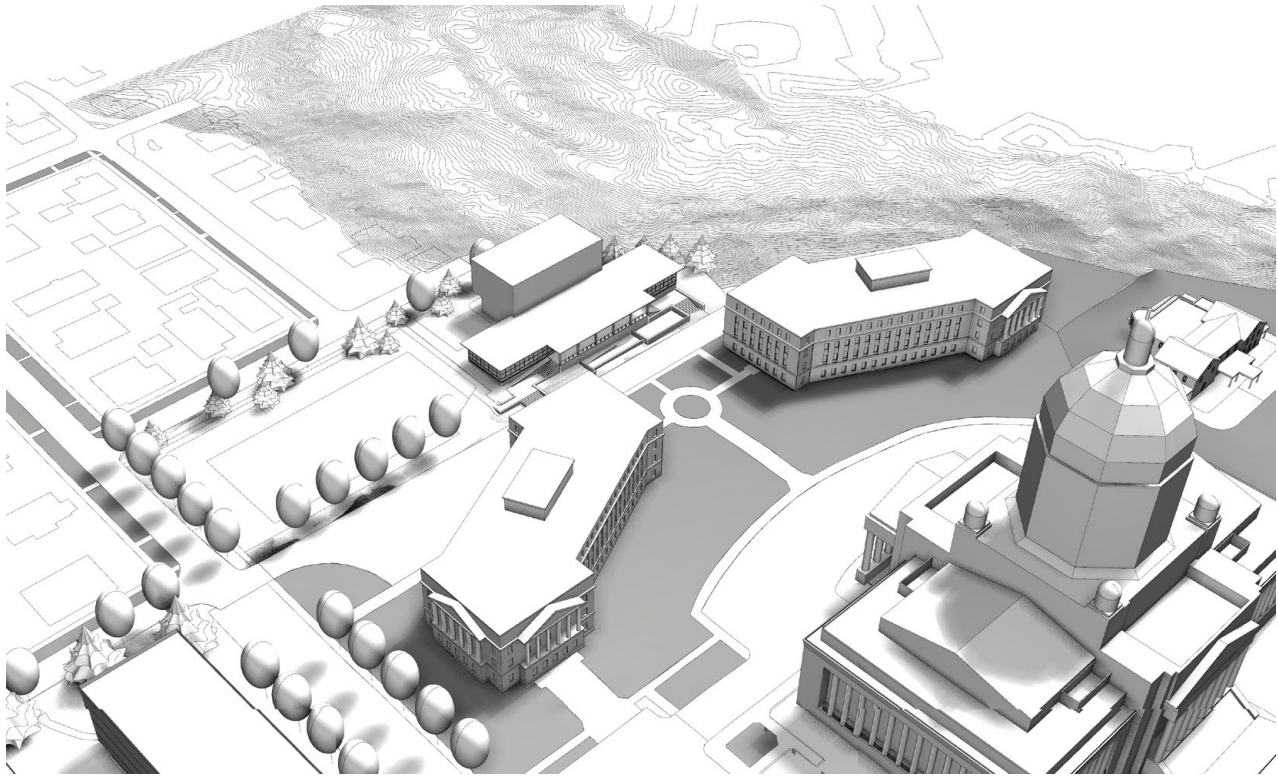


FIGURE 5-5 ALTERNATIVE 5.C - RENOVATE PRITCHARD BUILDING FOR VISITOR SERVICES CENTER

PROJECT BUDGET

	BUILDING	PARKING	TOTAL
Consultant Services	\$4,827,278	-	\$4,827,278
Construction Contracts	\$34,664,108	-	\$34,664,108
Equipment	\$1,387,200	-	\$1,387,200
Artwork	\$151,716	-	\$151,716
Agency Administration	\$1,023,430	-	\$1,023,430
Other Costs	\$938,432	-	\$938,432
Total	\$42,992,000	-	\$42,992,000

ALTERNATIVE 5.D - NEW LEGISLATIVE OFFICE BUILDING ON PARKING LOT

PROGRAM

New, four-story legislative office building replaces existing parking lot. Size is adequate to house identified program needs for either the House or the Senate. No work at the Pritchard Building.

	SUBTOTAL
NET SQUARE FEET	50,000
GROSS SQUARE FEET	75,600
GSF/FTE	470
FTE	161

PARKING

Four levels of below grade parking.

	CITY OF OLYMPIA	INTERAGENCY CTR BOARD
DEMAND	238	146
CAPACITY	210	210
DELTA	(28)	64

SCOPE

Site

- Provide new sewer service pipe along 15th Avenue
- Provide new water lines for domestic and fire protection.
- Provide fire hydrants on 16th Avenue fed by water main in 15th Avenue.

Building

- Building envelope: stone, glass and related materials to comply with Master Plan Policy 5.2 - Design Guidelines for West Campus.
- Structural system: post-tensioned concrete slabs with concrete walls and columns. Concrete shear walls at elevator and stair cores.
- Provide code-compliant mechanical, electrical and plumbing systems.
- Target LEED Silver certification.

PROS

- Preserves the historic Pritchard Building.
- Provides new building designed to maximize space use efficiency and share use of resources.
- New legislative offices are in proximity to O'Brien, Cherberg and Legislative Buildings.

CONS

- New building is removed from the existing network of open spaces on the historic west capitol campus.
- Civic building may be perceived as out of scale in comparison to adjacent residences.
- Does not address Pritchard Building deficiencies, see Alternative 5.A - Do Nothing.

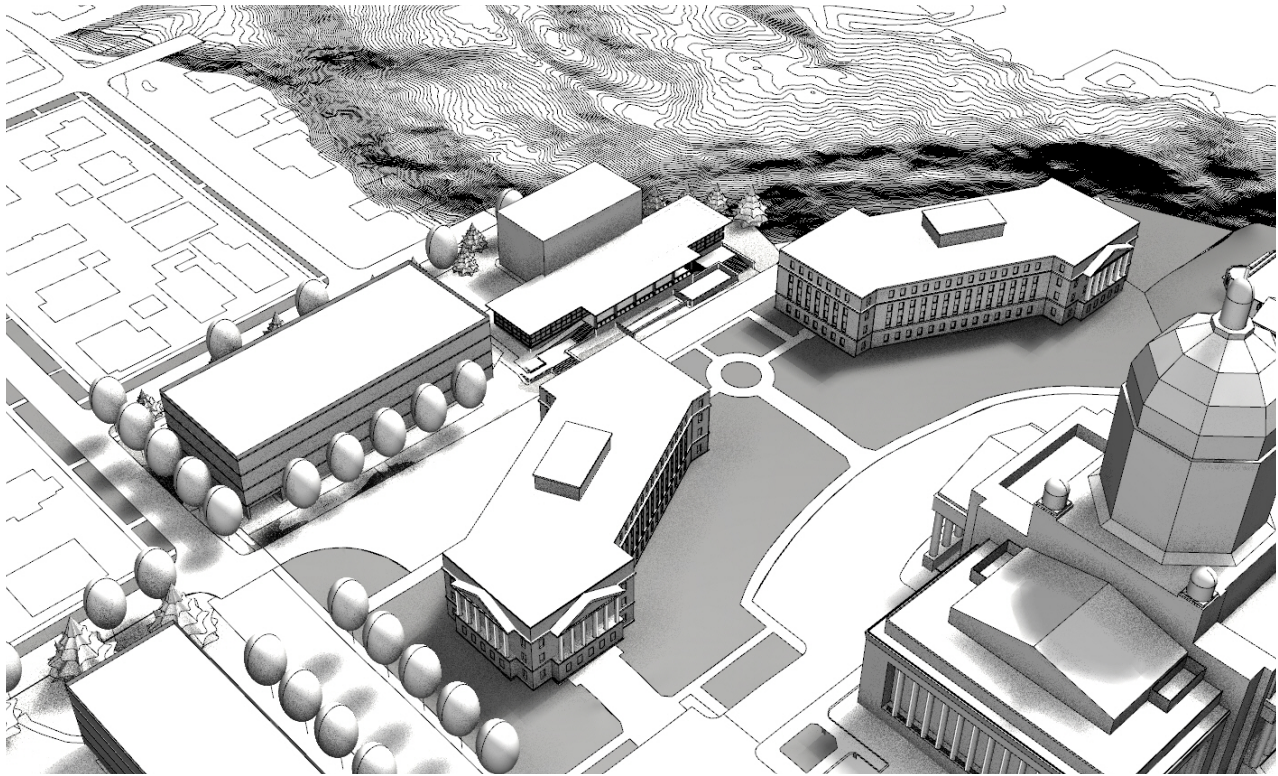


FIGURE 5-6 ALTERNATIVE 5.D - OFFICE BUILDING ON PRITCHARD PARKING LOT

PROJECT BUDGET

	BUILDING	PARKING	TOTAL
Consultant Services	\$5,204,441	\$1,538,370	\$6,742,811
Construction Contracts	\$40,766,192	\$23,305,891	\$64,072,083
Equipment	\$1,550,400	-	\$1,550,400
Artwork	\$178,423	\$102,004	\$280,427
Agency Administration	\$1,109,790	\$460,622	\$1,570,412
Other Costs	\$1,191,847	\$187,575	\$1,379,422
Total	\$50,001,000	\$25,594,000	\$75,595,000

ALTERNATIVE 5.E - EXPAND OR REPLACE FOR CO-LOCATED LEGISLATIVE OFFICES

PROGRAM

Four-story legislative office building expands or replaces Pritchard Building and existing parking lot. Size is adequate to house identified program needs for both the House and the Senate as well as legislative support functions displaced from the Pritchard Building.

	SUBTOTAL
NET SQUARE FEET	93,600
GROSS SQUARE FEET	144,000
GSF/FTE	470
FTE	306

PARKING

Four levels of below grade parking.

	CITY OF OLYMPIA	INTERAGENCY CTR BOARD
DEMAND	454	278
CAPACITY	420	420
DELTA	(34)	142

SCOPE

Site

- Provide new sewer service pipe along 15th Avenue
- Provide new water lines for domestic and fire protection.
- Provide fire hydrants on 16th Avenue fed by water main in 15th Avenue.

Building

OPTION A, EXPAND

- Demolish book stacks. Comprehensively renovate reading room volume and basement level below.
- Improve existing building envelope to meet code including new insulated windows. Provide new building envelope of stone, glass and related materials to be compatible with historic structure and comply with Master Plan Policy 5.2 - Design Guidelines for West Campus.

- Improve existing structure to meet code. Add seismic steel bracing, anchor to floors and roof.
- New structure: post-tensioned concrete slabs with concrete walls and columns. Concrete shear walls at elevator and stair cores. Seismically isolate addition from existing building.
- Provide code-compliant mechanical, electrical and plumbing systems.
- Target LEED Silver certification.

OPTION B, REPLACE

- Demolish Pritchard Building and construct new office building.
- Building envelope: stone, glass and related materials to comply with Master Plan Policy 5.2 - Design Guidelines for West Campus.
- Structural system: post-tensioned concrete slabs with concrete walls and columns. Concrete shear walls at elevator and stair cores.
- Provide code-compliant mechanical, electrical and plumbing systems.
- Target LEED Silver certification.

PROS

- Co-locating legislative offices increases space use efficiency, shared use of resources and construction efficiency.
- Building is located to connect to the existing network of open spaces on the historic west capitol campus.
- Option A retains character defining features of historic resource at north facade and reading room which are key elements of the landmark structure that relate to the historic capitol group.
- Takes advantage of site development capacity.

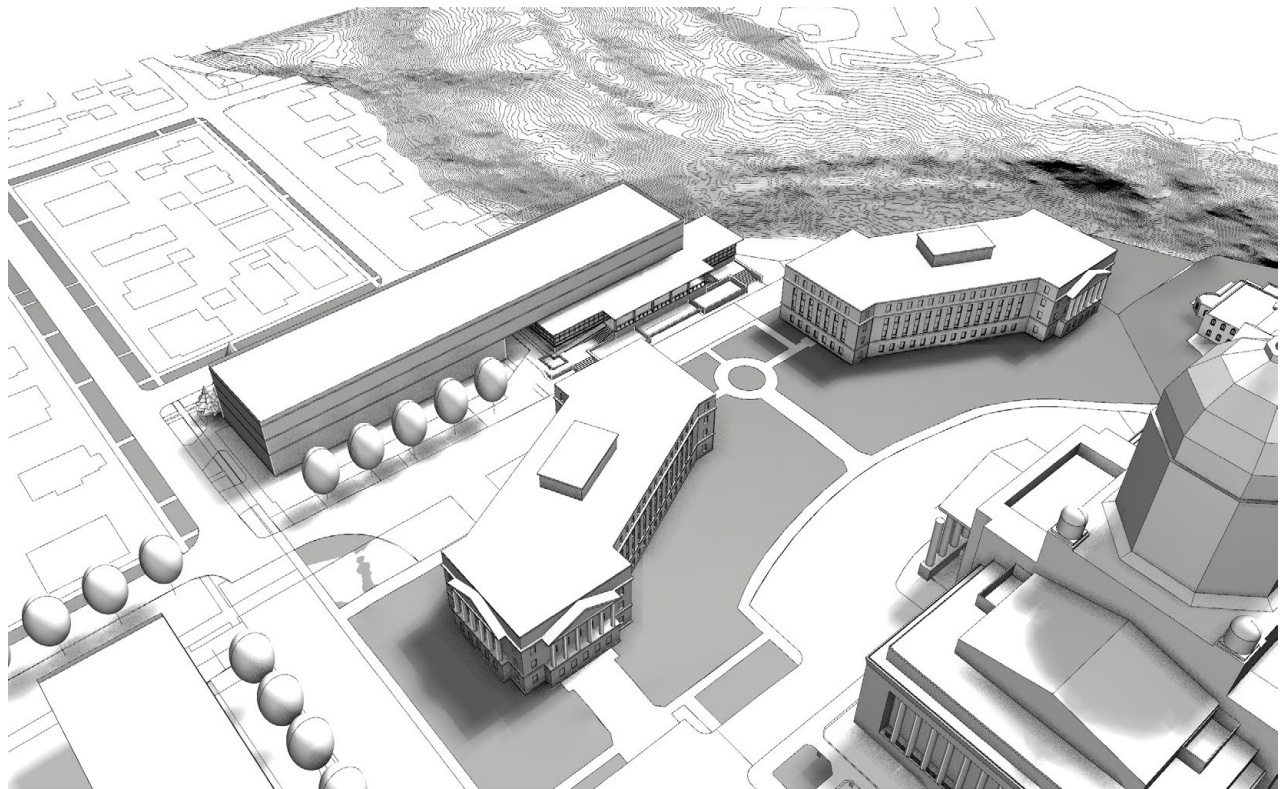


FIGURE 5-7 ALTERNATIVE 5.E - EXPAND OR REPLACE PRITCHARD BUILDING FOR LEGISLATIVE OFFICES

CONS

- Significant impacts to historic resource whether expanded or demolished.
- Civic building may be perceived to be out of scale in comparison to adjacent residences. It blocks a view of the campus from Sylvester Street.

PROJECT BUDGET

	BUILDING	PARKING	TOTAL
Consultant Services	\$7,179,867	\$2,615,107	\$9,794,974
Construction Contracts	\$77,214,262	\$43,559,100	\$120,773,362
Equipment	\$2,165,845	-	\$2,165,845
Artwork	\$335,321	\$190,647	\$525,963
Agency Administration	\$1,607,885	\$589,544	\$2,197,429
Other Costs	\$2,196,821	\$381,295	\$2,578,116
Total	\$90,700,000	* \$47,336,000	\$138,036,000

* Below-grade parking structure could be eliminated if parking is developed on other sites to support building development.

OPPORTUNITY SITE 6: NEWHOUSE BUILDING

ALTERNATIVES

6.A REPLACE WITH LEGISLATIVE OFFICE BUILDING

75,600 gross square feet replacement with 210 stalls of below grade parking.
\$79,600,000 project cost.

6.B REPLACE WITH CO-LOCATED HOUSE AND SENATE OFFICE BUILDING

132,500 gross square feet replacement with 420 stalls of below grade parking.
\$131,000,000 project cost.

6.C REPLACE WITH SURFACE PARKING

Construct 350 stall surface parking lot.
Demolish Newhouse and Visitor Center buildings, relocate Press Houses.
\$4,400,000 project cost.

GENERAL SITE DEVELOPMENT REQUIREMENTS

State Capitol Master Plan

Proposed development on Opportunity Site 6 improves the primary gateway to campus on Sid Snyder Way, defines the south edge of the historic Greensward, and enhances the relationship with the adjacent residential neighborhood.

Setbacks and landscaping along Sid Snyder Way enhance access and the view corridor to the Legislative Building. They accommodate the landscape edge and bio-retention facilities indicated by the Landscape Preservation and West Campus Drainage Plans.

Some studies identify an additional setback at the northwest corner of the site to provide views to the Cherberg and O'Brien Buildings. A study of the sightlines indicates that the existing topography and trees block that view.

Access to parking facilities is on Columbia Street from Sid Snyder Way to reduce impacts on the residential neighborhood.

Historic Resources

Coordinate with Department of Archeology and Historic Preservation (DAHP), identify required mitigation measures.

Landscape

A twenty-foot wide landscape buffer along 15th Avenue mitigates scale relationships between new development and the residences. Straightening of 15th Avenue was evaluated, however reducing the size of the west block has a significant impact on development capacity. Landscape improvements are provided along Water and Columbia Street and to screen surface parking.

Stormwater

Stormwater runoff from new development will be collected at catch basins and conveyed to the existing storm main under Sid Snyder Way that discharges to Capitol Lake, a flow-exempt water body.

Water quality treatment is provided for alternatives where pollutant-generating impervious paving is increased.

ALTERNATIVE 6.A REPLACE WITH LEGISLATIVE OFFICES

PROGRAM

New four-story legislative office building provides space to meet identified program needs of either the Senate or the House.

	SUBTOTAL
NET SQUARE FEET	50,000
GROSS SQUARE FEET	* 75,600
GSF/FTE	470
FTE	161

* Building sized based on OFM input on maximizing life cycle cost efficiencies.

PARKING

Four levels of below grade parking.

	CITY OF OLYMPIA	INTERAGENCY CTR BOARD
DEMAND	238	146
CAPACITY	210	210
DELTA	(28)	64

SCOPE

Site

- Demolish Newhouse Building. Remove Press Houses and Visitor Information Center
- Provide new water lines for domestic and fire protection.
- Provide additional fire hydrants fed by existing water mains at Sid Snyder Way and Water Street.

Building

- Building envelope: stone, glass and related materials to comply with Master Plan Policy 5.2 - Design Guidelines for West Campus.
- Structural system: post-tensioned concrete slabs with concrete walls and columns. Concrete shear walls at elevator and stair cores.
- Provide code-compliant mechanical, electrical and plumbing systems.
- Target LEED Silver certification.

PROS

- Provides new building designed to maximize space use efficiency and shared use of resources.
- Building connects with the existing network of open spaces on the historic west capitol campus.
- Building is in scale to the historic capitol group and the residential neighborhood.

CONS

- Gross square footage exceeds legislative program needs by 20,000 - 25,000 square feet.
- Second phase of construction required to realize development potential of the site.

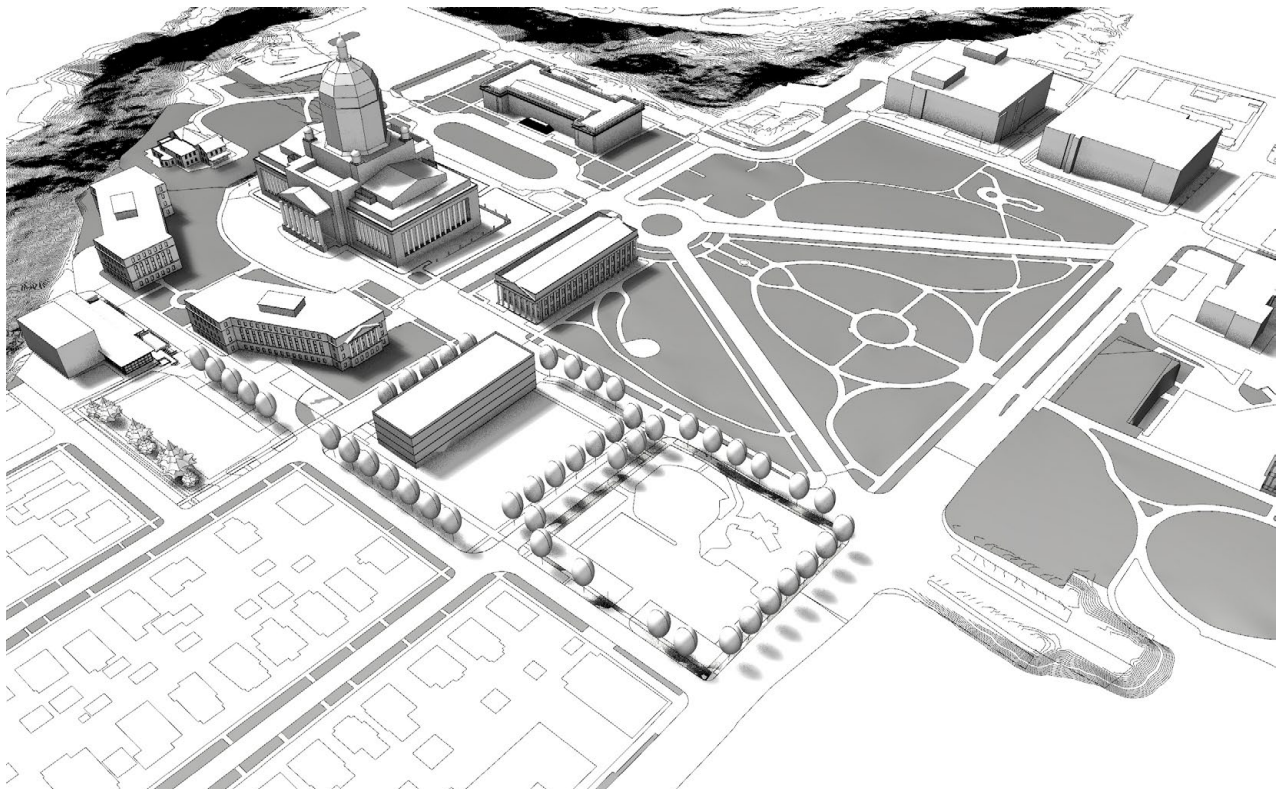


FIGURE 5-8 ALTERNATIVE 6.A REPLACE NEWHOUSE WITH OFFICE BUILDING

PROJECT BUDGET

	BUILDING	PARKING	TOTAL
Consultant Services	\$5,408,806	\$1,538,370	\$6,947,176
Construction Contracts	\$44,487,123	\$23,305,891	\$67,793,014
Equipment	\$1,550,400	-	\$1,550,400
Artwork	\$194,709	\$102,004	\$296,713
Agency Administration	\$1,150,036	\$460,622	\$1,610,658
Other Costs	\$1,224,418	\$187,575	\$1,411,993
Total	\$54,015,000	\$25,594,000	\$79,609,000

ALTERNATIVE 6.B REPLACE WITH CO-LOCATED HOUSE & SENATE OFFICES

PROGRAM

New four-story legislative office building meets identified program needs of the House and Senate.

	SUBTOTAL
NET SQUARE FEET	86,200
GROSS SQUARE FEET	132,500
GSF/FTE	470
FTE	282

PARKING

Four levels of below grade parking.

	CITY OF OLYMPIA	INTERAGENCY CTR BOARD
DEMAND	417	256
CAPACITY	420	420
DELTA	3	164

SCOPE

Site

- Demolish Newhouse Building. Remove Press Houses and Visitor Information Center
- Provide new water lines for domestic and fire protection.
- Provide additional fire hydrants fed by existing water mains at Sid Snyder Way and Water Street.

Building

- Building envelope: stone, glass and related materials to comply with Master Plan Policy 5.2 - Design Guidelines for West Campus.
- Structural system: post-tensioned concrete slabs with concrete walls and columns. Concrete shear walls at elevator and stair cores.
- Provide code-compliant mechanical, electrical and plumbing systems.
- Target LEED Silver certification.

PROS

- Co-locating legislative offices increases space use efficiency, shared use of resources and construction efficiency.
- Building connects with the existing network of open spaces on the historic west capitol campus.

CONS

- Civic building may be perceived to be out of scale with the historic capitol group and the residential neighborhood.

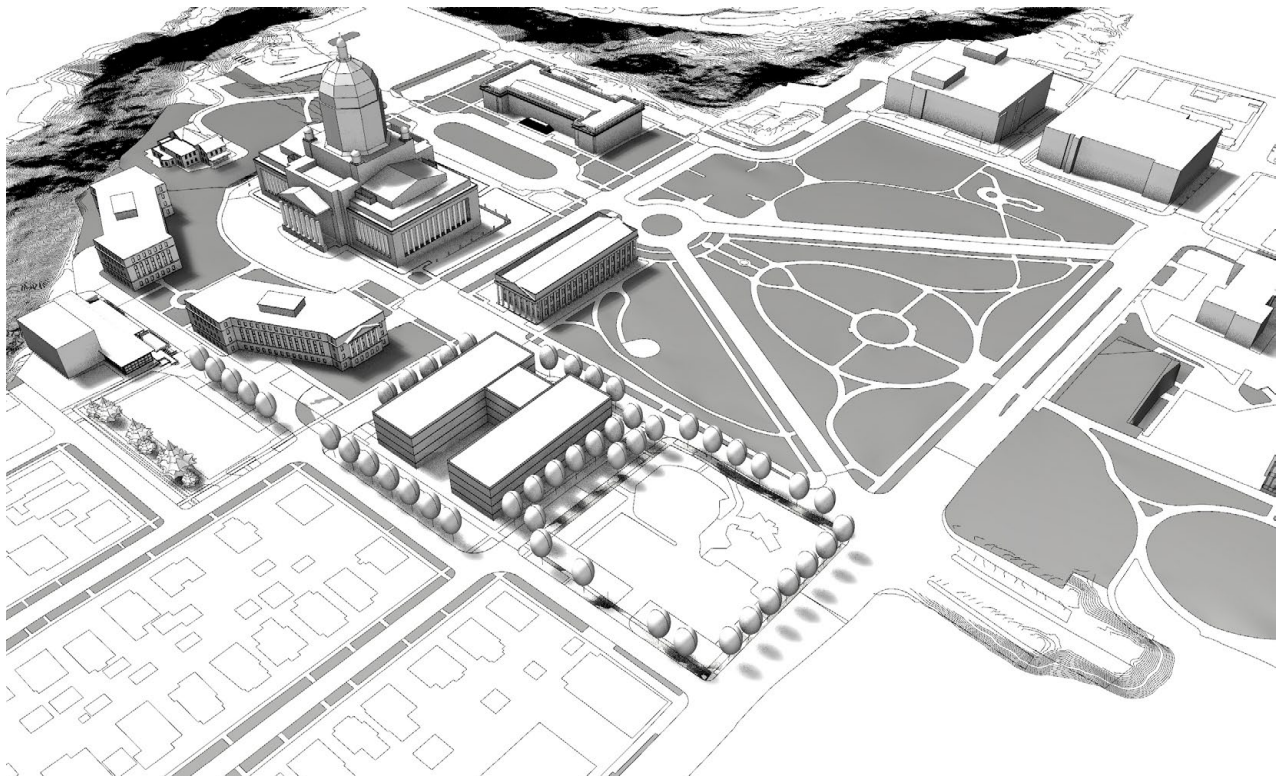


FIGURE 5-9 ALTERNATIVE 6.B REPLACE NEWHOUSE - CO-LOCATED HOUSE & SENATE

PROJECT BUDGET

	BUILDING	PARKING	TOTAL
Consultant Services	\$6,866,935	\$2,569,898	\$9,436,833
Construction Contracts	\$71,817,466	\$42,612,019	\$114,429,485
Equipment	\$2,121,600	-	\$2,121,600
Artwork	\$314,327	\$186,502	\$500,829
Agency Administration	\$1,396,661	\$585,307	\$1,981,968
Other Costs	\$2,213,654	\$373,004	\$2,586,658
Total	\$84,731,000	\$46,327,000	\$131,058,000

ALTERNATIVE 6.C - REPLACE WITH SURFACE PARKING LOT

PROGRAM

Surface parking to accommodate approximately 350 cars.

SCOPE

Site

- Demolish Newhouse Building.
- Remove Press Houses and Visitor Information Center
- Construct surface parking lot.
- Provide trees and planting islands to screen parking.

PROS

- Provides parking capacity to meet unmet demand on the west capitol campus.
- Land banks property for future development.

CONS

- None.

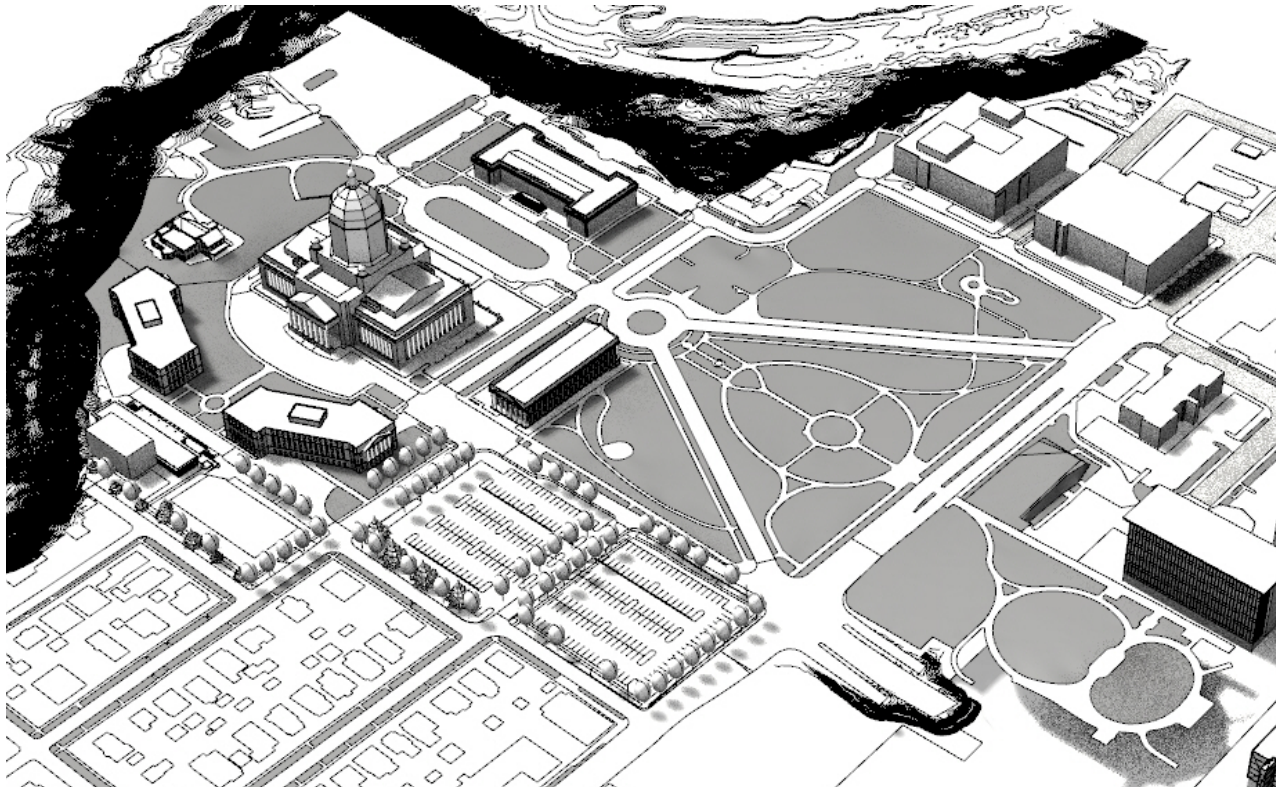


FIGURE 5-10 ALTERNATIVE 6.C SURFACE PARKING LOT

PROJECT BUDGET*

	BUILDING	PARKING	TOTAL
Consultant Services	-	\$885,000	\$885,000
Construction Contracts	**500,000	\$3,200,000	\$3,700,000
Equipment	-	-	-
Artwork	-	-	-
Agency Administration	-	\$65,000	\$65,000
Other Costs	-	\$250,000	\$250,000
Total	\$500,000	\$4,400,000	\$4,900,000

* Costs for 6.C are extrapolated from 6.A and 1.B estimates.

** \$500,000 is an allowance to accommodate relocation and/or demolition of Press Houses.

OPPORTUNITY SITE 12: PROARTS SITE**ALTERNATIVES****12.A DO NOTHING**

Operate existing 11,082 gross square foot and 1,500 gross square feet buildings without change. Retain 57 surface parking stalls. \$0 project cost.

12.B REPLACE WITH MULTI-TENANT OFFICE BUILDING (HALF-BLOCK)

148,000 gross square feet replacement with 420 stalls of below grade parking. \$138,600,000 project cost.

12.C REPLACE WITH MULTI-TENANT OFFICE BUILDING (FULL BLOCK)

225,000 gross square feet replacement with 840 stalls of below grade parking. Demolish Centennial Park and Daniel J. Evans Tree. \$209,800,000 project cost.

12.D REPLACE WITH SURFACE PARKING

Construct 100 stalls of surface parking. Demolish ProArts and State Farm buildings. \$1,200,000 project cost

GENERAL SITE DEVELOPMENT REQUIREMENTS**State Capitol Master Plan**

Although Opportunity Site 12 is part of the contiguous capitol campus it is located in the street grid of downtown Olympia. Setbacks respond to the city's zoning code. Development has the potential to connect the capitol campus and the urban neighborhood. It provides an opportunity to improve access to and use of Centennial Park which benefits building occupants and the city.

Historic Resources

Coordinate with Department of Archeology and Historic Preservation (DAHP), identify required mitigation measures.

Landscape

Alternate 12.D improves the landscape on 11th Avenue, Union Avenue, Franklin Street and Washington Street to screen surface parking.

Selective thinning of existing vegetation, grading of access paths, and new plantings would open views of the Daniel J. Evans Centennial Tree and improve Centennial Park. This is not included in the project budgets.

Stormwater

Site stormwater will be connected to the dedicated storm system within Franklin St. via catch basins and storm drain pipe which discharges to Moxlie Creek, a flow exempt water body. Water quality treatment is provided for alternatives where pollutant-generating impervious paving is added.

Centennial Park has the potential to be utilized for bio-retention and rain gardens that increase on-site retention capacity and reduce impacts to the City of Olympia's system.

ALTERNATIVE 12.A - DO NOTHING

PROGRAM

Existing tenants, which include leased office space on the upper level and DES Grounds & Maintenance on the lower level, are retained.

	SUBTOTAL
NET SQUARE FEET	8,178
GROSS SQUARE FEET	12,782
GSF/FTE	253
FTE	50

PARKING

57 existing surface parking stalls are retained.

	CITY OF OLYMPIA	INTERAGENCY CTR BOARD
DEMAND	40	45
CAPACITY	57	57
DELTA	17	12

SCOPE

Site

- No changes

Building

- No changes

PROS

- Retains potential for future development.

CONS

- None

ALTERNATIVE 12.B - REPLACE WITH MULTI-TENANT OFFICE BUILDING/HALF BLOCK

PROGRAM

Five-story multi-tenant office building to temporarily serve as swing space during the renovation of campus buildings and to permanently house executive branch agencies.

	SUBTOTAL
NET SQUARE FEET	96,200
GROSS SQUARE FEET	148,000
GSF/FTE	253
FTE	585

PARKING

Four levels of below grade parking.

	CITY OF OLYMPIA	INTERAGENCY CTR BOARD
DEMAND	466	530
CAPACITY	420	420
DELTA	(46)	(110)

SCOPE

Site

- Provide sewer connection to sewer main along Washington St.
- Provide new water lines for domestic and fire protection.
- Provide additional fire hydrants connecting to mains at 11th Avenue, Union Avenue, and Franklin Street.

Building

- Building envelope: stone, glass and related materials to comply with Master Plan Policy 5.2 - Design Guidelines for West Campus.
- Structural system: post-tensioned concrete slabs with concrete walls and columns. Concrete shear walls at elevator and stair cores.
- Provide code-compliant mechanical, electrical and plumbing systems.
- Target LEED Silver certification.

PROS

- Proximity to agency buildings on east capitol campus.
- Potential to improve pedestrian connections between downtown Olympia and capitol campus.
- Increased use of Centennial Park.

CONS

- None

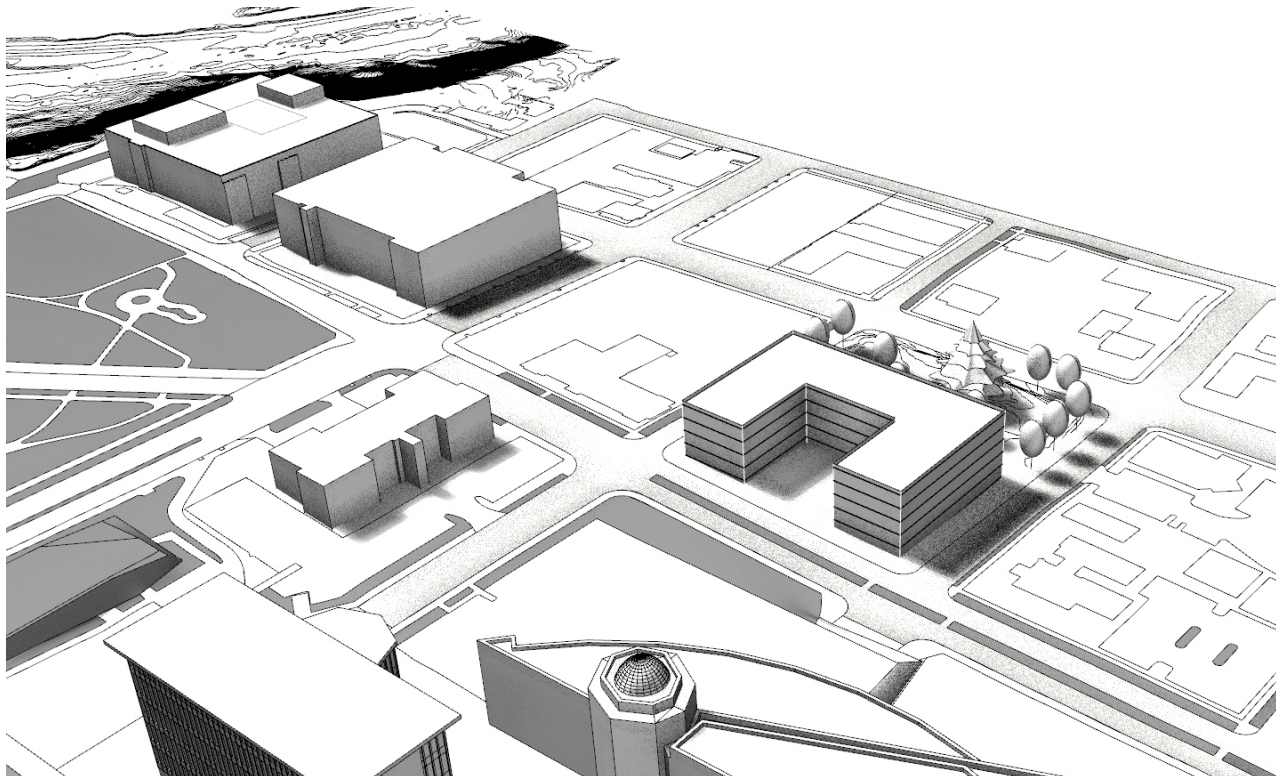


FIGURE 5-11 ALTERNATIVE 12.B – NEW EXECUTIVE OFFICE BUILDING

PROJECT BUDGET

	BUILDING	PARKING	TOTAL
Consultant Services	\$7,388,803	\$2,569,898	\$9,958,701
Construction Contracts	\$79,054,171	\$42,612,019	\$121,666,190
Equipment	\$2,399,040	-	\$2,399,040
Artwork	\$346,000	\$186,502	\$532,502
Agency Administration	\$1,429,853	\$585,307	\$2,015,160
Other Costs	\$1,657,000	\$373,004	\$2,030,004
Total	\$92,275,000	\$46,327,000	\$138,602,000

ALTERNATIVE 12.C - REPLACE WITH MULTI-TENANT OFFICE BUILDING/FULL BLOCK

PROGRAM

Five-story multi-tenant office building to temporarily serve as swing space during the renovation of campus buildings and to permanently house executive branch agencies.

	SUBTOTAL
NET SQUARE FEET	146,500
GROSS SQUARE FEET	225,000
GSF/FTE	253
FTE	889

PARKING

Four levels of below grade parking.

	CITY OF OLYMPIA	INTERAGENCY CTR BOARD
DEMAND	709	806
CAPACITY	840	840
DELTA	131	34

SCOPE

Site

- Provide sewer connection to sewer main along Washington St.
- Provide new water lines for domestic and fire protection.
- Provide additional fire hydrants connecting to mains at 11th Avenue, Union Avenue, and Franklin Street.

Building

- Building envelope: stone, glass and related materials to comply with Master Plan Policy 5.2 - Design Guidelines for West Campus.
- Structural system: post-tensioned concrete slabs with concrete walls and columns. Concrete shear walls at elevator and stair cores.
- Provide code-compliant mechanical, electrical and plumbing systems.
- Target LEED Silver certification.

PROS

- Maximizes development capacity of site.
- Proximity to agency buildings on east capitol campus.
- Potential to improve pedestrian connections between downtown Olympia and capitol campus.

CONS

- Requires demolition of Centennial Park and the Governor Daniel J. Evans Centennial Tree.
- Total project cost.

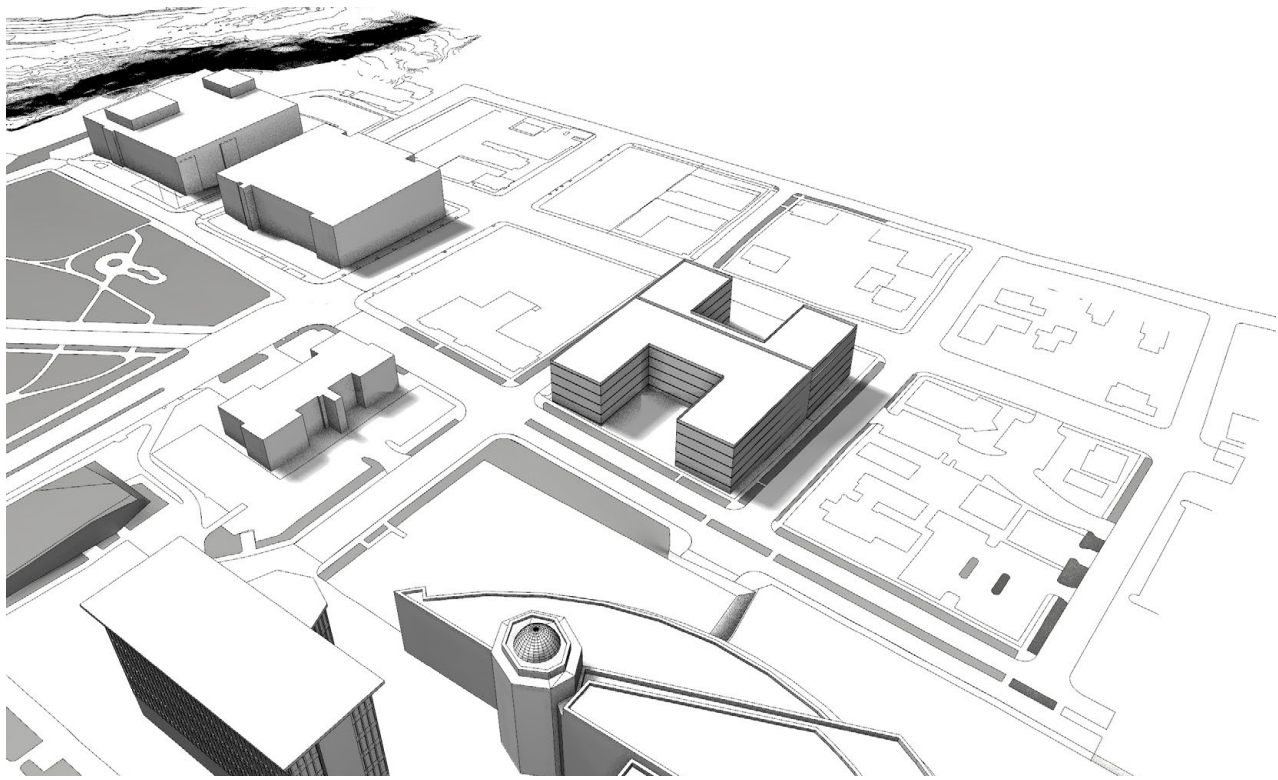


FIGURE 5-12 ALTERNATIVE 12.C – NEW EXECUTIVE OFFICE BUILDING

PROJECT BUDGET*

	BUILDING	PARKING	TOTAL
Consultant Services	\$10,400,000	\$4,620,000	\$15,020,000
Construction Contracts	\$111,600,000	\$73,300,000	\$184,900,000
Equipment	\$3,200,000	-	\$3,200,000
Artwork	\$500,000	\$320,000	\$820,000
Agency Administration	\$1,200,000	\$1,000,000	\$2,200,000
Other Costs	\$3,100,000	\$560,000	\$3,660,000
Total	\$130,000,000	\$79,800,000	\$209,800,000

* Costs for 12.C are extrapolated from 12.B estimates.

ALTERNATIVE 12.D - REPLACE WITH SURFACE PARKING LOT

PROGRAM

Surface lot to accommodate approximately 100 stalls.

SCOPE

Site

- Demolish ProArts and State Farm Buildings.
- Construct new surface parking lot.
- Provide trees and planting islands to screen parking.

PROS

- Provides parking capacity to serve unmet demand on capitol campus.
- Land banks site for future development while serving demand for parking.

CONS

- None.

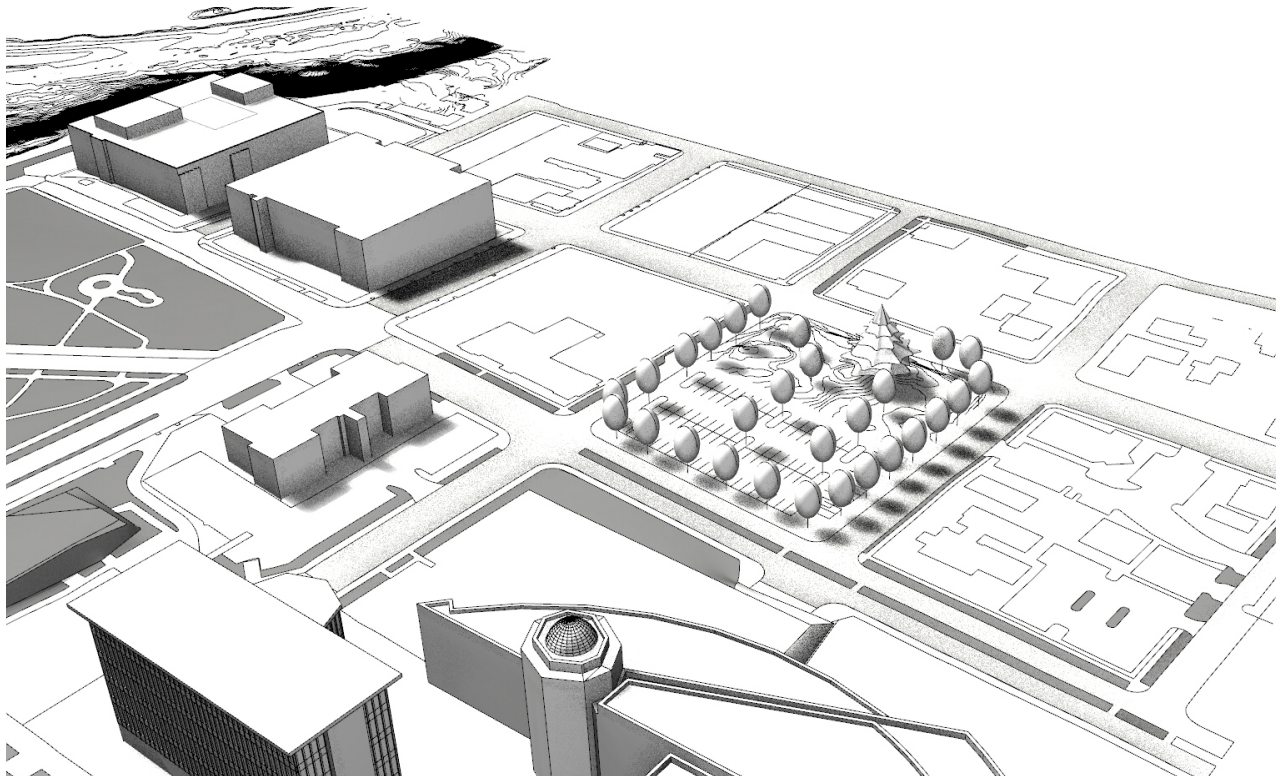


FIGURE 5-13 PROARTS DEVELOPMENT ALTERNATIVE 12.D – SURFACE PARKING

PROJECT BUDGET*

	BUILDING	PARKING	TOTAL
Consultant Services	-	\$240,000	\$240,000
Construction Contracts	-	\$800,000	\$800,000
Equipment	-	-	-
Artwork	-	-	-
Agency Administration	-	\$40,000	\$40,000
Other Costs	-	\$120,000	\$120,000
Total	-	\$1,200,000	\$1,200,000

* Costs for 12.D are extrapolated based on surface parking costs from 1.B

6.0 DEVELOPMENT SCENARIOS

SCENARIOS

1 SEPARATE LEG OFFICES ON SITES 5 & 6

Base Project

New House offices in parking lot on Site 5.
New Senate offices on Site 6.

Below grade parking in each building.

Alternates

Event and Conference Center in Pritchard Building

Surface parking on Site 1 and 12.

2 CO-LOCATE LEG OFFICES ON SITE 6

Base Project

Co-locate House and Senate offices on Site 6.

Below grade parking in building.

Alternates

Event and Conference Center in Pritchard Building.

Surface parking on Site 1 and 12.

3 CO-LOCATE LEG OFFICES ON SITE 5

Base Project

Expand or replace Pritchard Building for co-located House and Senate offices.

Surface parking lot on Sites 1 and 6.
Below-grade parking not required.

Alternates

Surface parking on Site 12.

The three development scenarios involve multiple sites to address fundamental program, campus and facilities needs. These include identified needs for legislative offices, visitor services, parking and deficient facilities at the GA Building, the Pritchard Building and the Newhouse Building.

The scenarios draw upon the menu of options for each of the four Opportunity Sites provided in the Alternatives Analysis.

- The baseline for all scenarios is to meet House program needs for additional space, Senate program needs for space to replace Newhouse, and parking capacity to support development.
- Scenarios include options for separate and for co-located legislative offices to evaluate the cost efficiency of constructing a single building.
- Scenarios include options for below grade and surface parking solutions to evaluate the cost impacts of structured parking.
- Alternatives within each scenario include options to add to the scope of development for identified program needs for visitor services and additional parking capacity.

The scenarios are meant to stimulate a dialogue about the opportunities for development of an integrated strategy to accommodate all expressed needs. Other scenarios could be drawn from the options provided in the Alternatives Analysis.

SCHEDULE

Three alternate schedule scenarios are provided to facilitate future planning. They range from four to six years depending on funding sequences and methods of project delivery.

SCENARIO 1: SEPARATE LEGISLATIVE OFFICE BUILDINGS ON SITES 5 & 6**BASE PROJECT**

ALT.	SCOPE	BUILDING	PARKING	TOTAL
5.D	New building on Pritchard parking lot for House office and support spaces with below grade parking.	75,600 GSF \$50.0M	210 cars \$25.6M	\$75.6M
6.A	Replace Newhouse Building with Senate offices and support spaces with below grade parking.	75,600 GSF \$54.0M	210 cars \$25.6M	\$79.6M
1.A	Mothball existing GA building	\$0	\$0	\$0
5.A	Pritchard Building - do nothing	\$0	\$0	\$0
12.A	ProArts site - do nothing.	\$0	\$0	\$0
	TOTAL	151,200 GSF \$104.0M	420 cars \$51.2M	\$155.2M

ALTERNATES

ALT.	SCOPE	BUILDING	PARKING	TOTAL
5.B	Renovate Pritchard Building for Conference Event Center	22,000 GSF \$15M	\$0	\$15M
1.B	Demolish existing GA building and construct surface parking lot.	\$0	305 cars \$11.3M	\$11.3M
12.D	Surface parking lot at ProArts site.	\$0	100 cars \$1.2M	\$1.2M

NOTES

- Constructing separate facilities, each with their own underground parking is the most expensive solution.
- Separate House and Senate office buildings echoes the relationship of the Cherberg and O'Brien Buildings. The volume of the new buildings is comparable in scale to the existing legislative office buildings and the Insurance Building.
- Pritchard Building can be adapted for other uses.

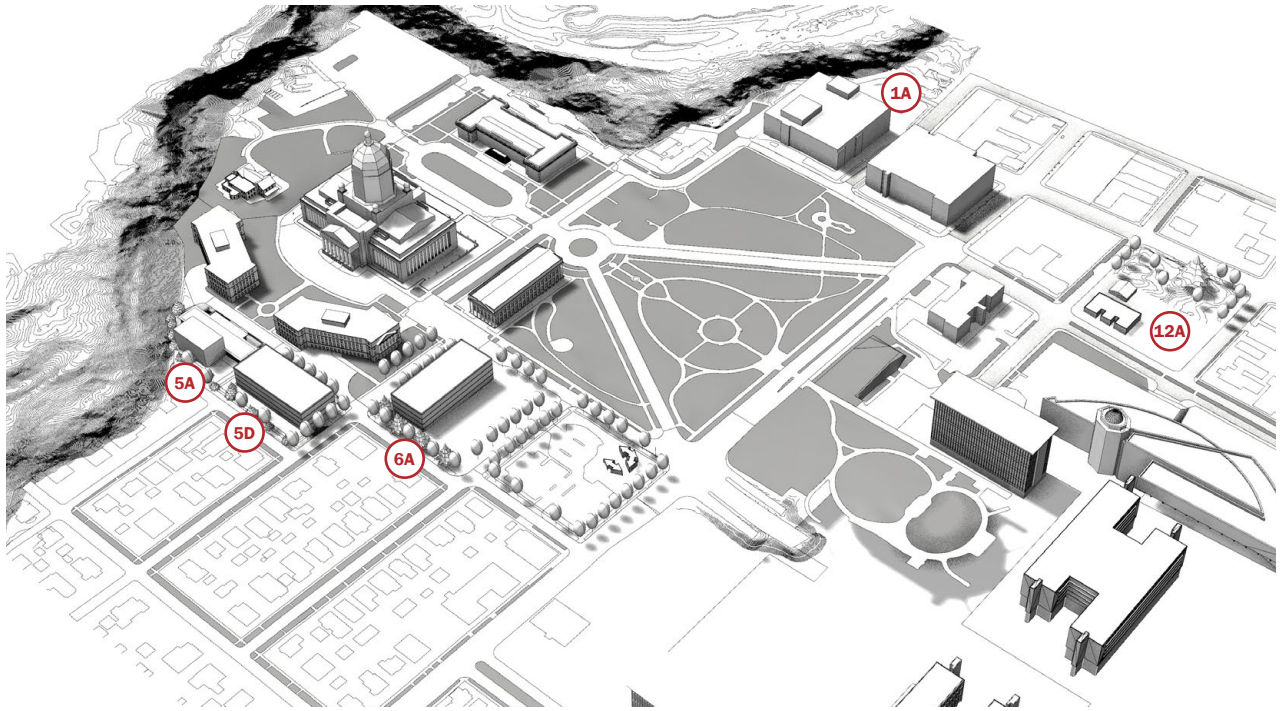


FIGURE 6-1 SCENARIO 1: SEPARATE LEGISLATIVE OFFICES ON SITE 5 & 6

SCENARIO 2: CO-LOCATE LEGISLATIVE OFFICES ON SITE 6**BASE PROJECT**

ALT.	SCOPE	BUILDING	PARKING	TOTAL
6.B	Replace Newhouse Building with a legislative office building that co-locates House and Senate office and support spaces with below grade parking.	132,500 GSF \$84.7M	420 cars \$46.3M	\$131.0M
1.A	Mothball existing GA building.	\$0	\$0	\$0
5.A	Pritchard Building - do nothing.	\$0	\$0	\$0
12.A	ProArts Site - do nothing.	\$0	\$0	\$0
	TOTAL	132,500 GSF \$84.7M	420 cars \$46.3M	\$131.0M

ALTERNATES

ALT.	SCOPE	BUILDING	PARKING	TOTAL
5.B	Renovate Pritchard Building for Conference Event Center	22,000 GSF \$15M	\$0	\$15M
1.B	Demolish existing GA building and construct surface parking lot.	\$0	350 cars \$11.3M	\$11.3M
12.D	Surface parking lot at ProArts site.	\$0	100 cars \$1.2M	\$1.2M

NOTES

- Constructing a single co-located facility reduces the project cost.
- Co-locating the House and Senate offices in a larger building creates a positive scale relationship with the 1063 Block and GA Building to the north, clearly defining the edges of the great, central campus lawn. Separate office wings will give each house an identity while reducing the building scale to the adjacent residential neighborhood.
- Pritchard Building can be adapted for other uses.

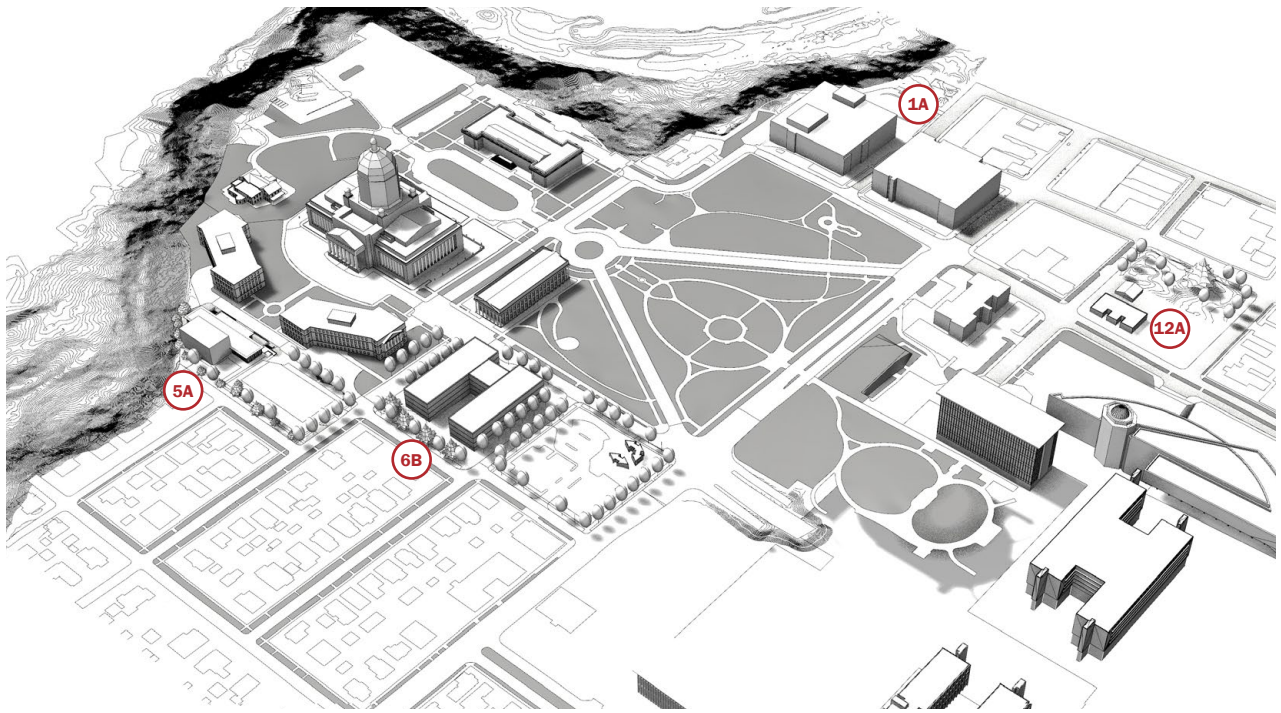


FIGURE 6-2 SCENARIO 2: CO-LOCATE LEGISLATIVE OFFICES ON SITE 6

SCENARIO 3: CO-LOCATE LEGISLATIVE OFFICES ON SITE 5**BASE PROJECT**

ALT.	SCOPE	BUILDING	PARKING	TOTAL
1.B	Demolish existing GA building and construct surface parking lot.	\$0	305 cars \$11.3M	\$11.3M
5.E	Expand or replace the Pritchard Building for co-located House and Senate office.	144,000 GSF \$90.7M	see notes below \$0	\$90.7M
6.C	Demolish the Newhouse and Visitor Center Buildings and demolish or relocate the Press Houses, construct surface parking.	\$0.5M	350 cars \$4.4M	\$4.9M
12.A	ProArts - Do nothing.	\$0	\$0	\$0
	TOTAL	144,000 GSF \$91.2M	655 cars \$15.7M	\$106.9M

ALTERNATES

ALT.	SCOPE	BUILDING	PARKING	TOTAL
12.D	Surface parking lot at ProArts site.	\$0	100 cars \$1.2M	\$1.2M

NOTES

- Co-locating the offices and utilizing Sites 1 & 6 for surface parking provides the lowest overall cost and the most space for cars amongst the three development scenarios. The need for below-grade parking for Alternative 5.E is eliminated.
- Co-locating House and Senate offices on Site 5 allows the front door of the building to align with the central axis of the Legislative group, connecting to the historic organization of government functions on the campus.
- The main body of the building is asymmetrical to the historic plan for the capitol group, continuing the exception of the Governor's Mansion. The scale of the new building needs to be carefully considered in relation to the adjacent residential neighborhood.
- Feasibility of adding onto Pritchard Building requires further study.

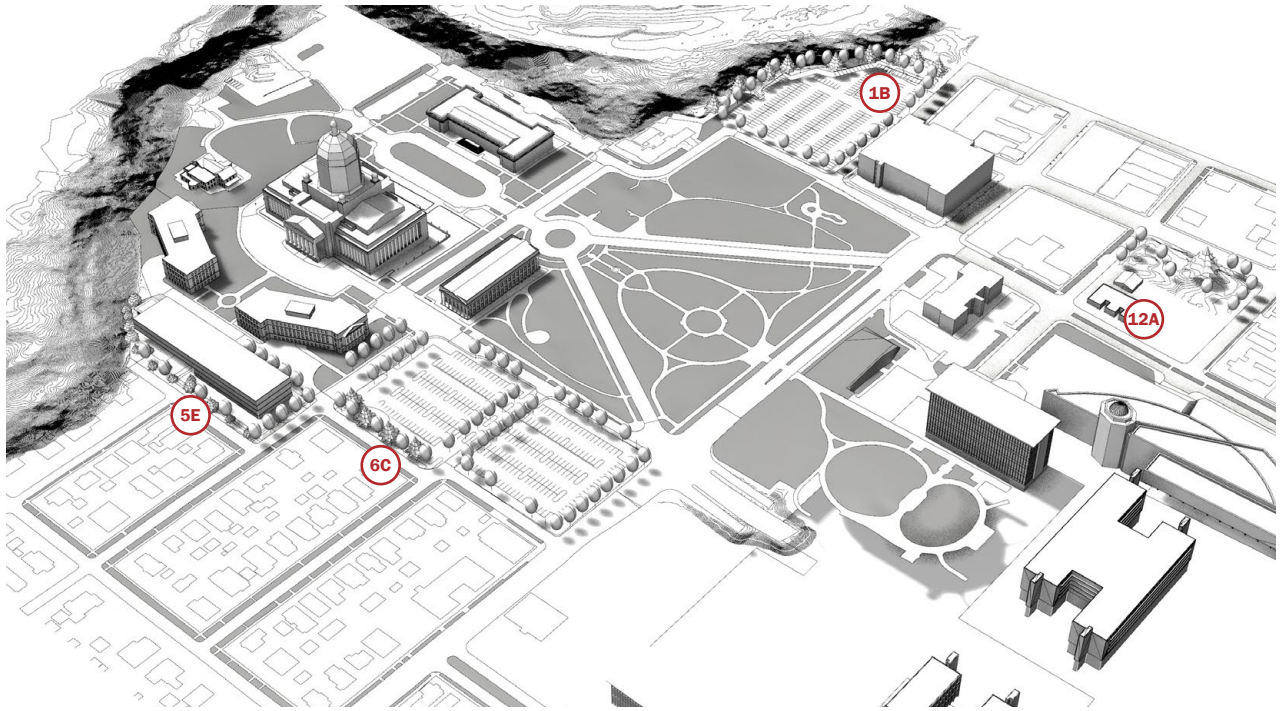


FIGURE 6-3 SCENARIO 3: CO-LOCATE LEGISLATIVE OFFICES ON SITE 5

SCHEDULE

Specific dates for capital requests, predesign, design, construction, and occupancy of projects on the four Opportunity Sites were not targeted by the project stakeholders. To provide guidelines for future planning, four scenarios were developed in relation to potential funding sequences and methods of project delivery.

PROJECT PHASES

PROJECT REQUEST REPORT

The project request report (PRR) is a feasibility study that makes the initial case for capital allocations. It identifies the programmatic and facility needs, regulatory constraints, and alternatives considered. It defines the program, scope, schedule and budget for the project. The PRR typically takes three months to prepare.

PREDESIGN

The predesign study is a detailed programming and planning document. It defines the owner's project requirements, includes studies such topography, geotechnical, environmental and traffic. The predesign provides a comprehensive evaluation of program, scope, schedule, and budget. It typically takes four to six months to prepare.

DESIGN

Project design (schematics to bid documents) for a major project with design-bid-build delivery typically takes eighteen months. Time may be increased for general contractor/construction manager (GCCM) project delivery due to the contractor selection process and GCCM involvement in cost estimating, value engineering and constructability review. However, design can still be completed in one biennium. Time may be decreased to as little as twelve months for design-build project delivery due to reduced documentation requirements.

CONSTRUCTION

Project construction typically takes eighteen to twenty-four months for a major project with design-bid-build delivery. The time frame depends upon phasing requirements, scope of site development, and complexity of building systems. The schedule may be decreased by three-to-six months for GCCM project delivery due to contractor's ability to bid the projects

in multiple packages and accelerate portions of the work. Design-build delivery may allow the schedule to be decreased reasons similar reasons to GCCM.

PROJECT DELIVERY METHODS

The following, limited synopsis of delivery types is provided to supplement the discussion of schedule scenarios and is not intended to be a recommendation of any method, which requires further analysis. Comparative analysis of project delivery method should be considered during the project request report due to the impact on project budgets. Selection of preferred delivery method is a required element of the predesign submittal.

Design Bid Build

OPPORTUNITIES

- Typically, the lowest initial construction cost.

RISKS

- Contractor is selected based on cost, not qualifications.
- Architect/contractor/owner relationship develops post-construction contract award.
- Limited ability to deal with multiple construction phases, relocation of tenants, work occurring on multiple sites.

General Contractor / Construction Manager

OPPORTUNITIES

- Contractor is selected on qualifications with some cost factors.
- Architect/contractor/owner relationship develops during design phase.
- Contractor provides cost estimating, value engineering, and constructability review.
- Capacity to deal with multiple construction phases, relocation of tenants, work occurring on multiple sites.

RISKS

- Typically, the most expensive form of procurement.
- Architect/contractor relationship is the result of a forced marriage.
- GCCM cost estimating may be conservative, limiting the design teams ability to maximize the value of the construction budget.

Design-Build**OPPORTUNITIES**

- Single contract between owner and design builder.
- Architect/contractor relationship develops prior to team selection, increased potential for teamwork and innovation. Relationship with owner also develops early in the project.
- Contractor provides cost estimating.
- Schedule efficiency, combined design and construction phase schedule for design build project delivery could be thirty to thirty-six months.
- Capacity to deal with multiple construction phases, relocation of tenants, work occurring on multiple sites.

RISKS

- Realizing the potential schedule efficiency depends upon on a combined funding scenario rather than the typical separation of design and construction phases into separate biennia.
- Awarding a design build contract prior to allocation of construction funding is an issue in terms of managing escalation, selecting and awarding subcontracts.
- Reduced owner involvement in decision making after final scope and cost are established.
- No requirements to publicly bid subcontracts. There may be challenges verifying that value is maximized in relation to construction costs.

SCHEDULE SCENARIOS**Six-Year Schedule:**

BIENNIUM	PHASE
1	Predesign
2	Design
3	Construction

Four-Year Schedule: Option A

BIENNIUM	PHASE
1	Predesign and Design
2	Construction

Four-Year Schedule: Option B

BIENNIUM	PHASE
1	Predesign and Schematic Design
2	Final Design and Construction

NOTES

- Four-Year Option B requires Design-Build project delivery.

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6	COST ESTIMATES	A-65

PREVIOUS STUDIES

OPPORTUNITY SITE 1: GENERAL ADMINISTRATION

#	DATE	PROPOSAL	AREA	FLR	PARKING	COST ESTIMATE
1	1956	General Administration Building The Department of General Administration was created in 1955 to support diverse responsibility of state government. GA has grown from the initial six divisions to fourteen since that time.	282,682 gsf	6	68	
1.1	1960	GA Garage Three story garage, adjacent lot	67,100 gsf	3	238	
2	1992	ZGF Selected from alternates the following scenario was chosen. Complete renovation of existing facility with an addition to the west. Additional floor added. Site modifications to support master plan. New visitor center added to program.	363,200 gsf	7		\$36,227,442
3	2006	SRG Full renovation.	282,682 gsf	6		\$89,962,000
4	2006	SRG Heritage Center Predesign. Executive office building, Heritage Center, General office building.	HC : 225,291 gsf EOB: 120,555 gsf GOB: 243,499 gsf TOTAL: 589,975 gsf		80	
4.1	2007	SRG ADDENDUM Reduced - Heritage Center Predesign. Executive office building, Heritage Center, General office building.	394,448 gsf		50	
4.2	2007	SRG Alternate Financing Approved	324,000 gsf		50	
4.3	2008 2009	SRG CONSTRUCTION DOCUMENTS Project further reduced. General Office Building removed from scope	282,000 gsf 214,158 gsf		50	

APPENDIX: PREVIOUS STUDIES

#	DATE	PROPOSAL	AREA	FLR	PARKING	COST ESTIMATE
5	2012	SRG Proposal of 4 development scenarios as follows. Additional two options are to demolish and replace with lawn or mothball the entire building.				
5.1		Scenario #1 Partial Systems Upgrade Full structural upgrade. Limited MEP upgrade. New elevators. Full exterior wall upgrade. New tenant build outs. Extends life of building 15-20 years.	282,682 gsf	6		\$94,761,000
5.2		Scenario #2 Full Upgrade Full structural upgrade. Full MEP upgrade. New elevators. Full exterior wall upgrade. New tenant build outs. Brings building to new code and life safety standards. Does not solve poor work space due to deep floor plates.	282,682 gsf	6		\$132,100,000
5.3		Scenario #3 Full Upgrade w/ Light Well Full structural upgrade. Full MEP upgrade. New elevators. Full exterior wall upgrade. New tenant build outs. Brings building to new code and life safety standards. Solves poor work space due to deep floor plates and ventilation issues.	237,743 gsf	6		\$124,574,000
5.4		Scenario #4 New Building Meets all current code and environmental standards without compromises that come from a retrofit.	282,682 gsf	6		\$161,067,000

OPPORTUNITY SITE 5: PRITCHARD BUILDING

#	DATE	PROPOSAL	AREA	FLR	PARKING	COST ESTIMATE
1	1953	Pritchard Library Primarily envisioned as a research center with a gracious, more public library area fronting the Capitol Core buildings	55,485 gsf	7	12	\$1,300,000
2	1969	Thiry Addition Extension of stacks to the south via provided "knock-out" walls. Extension of porch volume along east and west flanking the stacks. Colonnade of window bays extended along east and west. Additional windows on south elevation of first floor. (2 stories, one below). Original program is expanded.		7		
3	1959 2001	Renovations • Movable partitions added to map room, 3 new offices. • Interior finish alterations • Concrete stairs on exterior northeast and northwest corners of the stacks, connected basement, basement mezz. and first floor. Altered interior layout and exterior corners of stacks visually. • Floor covering replacement • Window replacement with multi-lights. Significant change to original design. • Electrical, HVAC, fire protection upgrades.	28,000 gsf Exclusion of Stacks no longer in use	7	99	
4	2002	Thomas Cook Reed Reinvald Long term plans begin for change in use to office and cafeteria space. Conversion was mentioned in 1977 and 1980's.	28,000 gsf Exclusion of Stacks no longer in use.	7	99	
5	2004	BSA Rehab Pre-Design Pritchard is to become house office building from 1st floor mezzanine up. The 1st floor is to be shared cafeteria on the west side and open public space on the east. Remaining of building program in support of Legislature functions. Minimum of 24 offices for House members, 200 sf or larger located in former stacks. ADA upgrade. Stacks remain at 7'6" clear with new mechanical systems. Atrium cut to light offices. (see BSA model photos)	30,529 asf	7	99 Stalls	\$19,490,000

APPENDIX: PREVIOUS STUDIES

#	DATE	PROPOSAL	AREA	FLR	PARKING	COST ESTIMATE
6	2006	SRG Rehab Pre-Design Pritchard is to become legislative support facility and public cafeteria. Proviso assesment for following tenants: Office of Code Reviser, LEAP, LSC, JLARC. (see SRG options)				
6.1		Preferred Alternate Total renovation that most closely meets proviso. Most extensive alteration. Demolish and rebuild stack floors. Addition housed in glass curtain wall. All systems upgrade.	63,290 gsf	4		\$22,891,212
6.2		Thiry Modified Demolish and replace stack floors at appropriate office space floor heights. Does not meet program requirements of proviso.	58,000 gsf	5		\$22,026,050
6.3		Every-other-Floor Retains current exterior removing every other floor from the stacks. Does not meet program requirements of proviso.	43,525 gsf	6		\$12,363,655
6.4		Parking Garage Three level garage below grade with landscape lid.		3	East Underground: 210 Stalls	\$9,935,872

OPPORTUNITY SITE 6: NEWHOUSE BUILDING

#	DATE	PROPOSAL	AREA	FLR	PARKING	COST ESTIMATE
1	1934	Newhouse Building Built as a temporary building and was not constructed to best standards even at its time. (built and occupied in 4 months)	25,000 gsf	3		\$165,000
2	1954	Conversion Addition of substantial wings to either side proposed along with complete interior remodel. Intended to house Washington State Library.			\$19,490,000 (escalated to 2008)	
3	1956-2001	Extensive Repairs and Remodel Changes to interior layouts. Revisions to MEP. Earthquake repair. Window replacement. Roof repair. Elevator addition. Entrance replacement. HVAC repair. Fire sprinkler upgrade. Emergency exterior repairs.				
4	2007	NBBJ PRR - Newhouse Replacement New building in approximately the same location and would house the same program currently in Newhouse. (Senate and Senate support functions)	50,000 gsf		Parking Structure 175 Stalls	\$81,348,000 (2011-2013)
		NBBJ PRR New Legislative Support Building. Shared facility offers centralized location. Opportunity to reduce lease space, consolidate, collocate core campus support agencies. Replacement of pedestrian bridge which does not meet seismic or ADA standards.	150,000 gsf		Parking Structure 525 Stalls +space for campus emergency generator system.	\$173,693,000 (2011-2013)

OPPORTUNITY SITE 12: PROARTS BUILDING

#	DATE	PROPOSAL	AREA	FLR	PARKING	COST ESTIMATE
1	1959	Pro Arts Building Site Includes State Farm Building, built in 1953, remodeled in 2004, approx. 1,515 gsf currently vacant. Centennial Park occupies 1/3 of the site.	11,012 gsf	2	70	
2	2008	State Purchase of Site Entire block State owned. Adjacent to East Campus, development potential allows for greater agency collocation and reduction of leased space.			\$19,490,000 (escalated to 2008)	\$2,425,000
3	2010	ZGF Pre Design Legislative Proviso 2009 stipulates a review of optimal site use, smaller footprint / lower initial cost, alternative site and a no action alternative.				
3.1		Optimal Site Alternative Maximum building envelope allowed by City of Olympia's Land Use Code with respect to Centennial Park and the surrounding neighborhood. Meets State Efficiency Standard of 215 rentable sf per employee. Approx 650 employees. Lowest cost per employee of alternatives studied.	150,000 gsf	5		
3.2		Smaller Building Alternative Similar to Optimal Site however the smaller footprint and lower initial costs lead to a higher cost per sf and a significantly higher cost per employee. Approx 485 employees.	118,000 gsf	4		
3.3		Alternative Site (not fully studied) Proviso stipulates review of alternate site. With respect to Master Plan no other site matches up to criteria for development.				
3.4		No Action Alternative Purpose of purchase was for future development. No action is not the highest and best use of the property. It does not further the values and goals set forth by state facilities management.	11,012 gsf	2	70	
3.5		Preferred Alternative Optimal Site Development. 90% open office 10% closed office. 650 Employees. Parking is not provided for occupants. It is anticipated to be accommodated in existing campus facilities or developing transportation approaches.	150,000 gsf	5	50	\$75M -\$89M

APPENDIX: PREVIOUS STUDIES

CAPITOL CAMPUS SITE SUMMARY - MITHUN

PLANNING CONTEXT

SITE SPECIFIC PRINCIPLES

Site-specific principles founded on principles of the Master Plan have been developed to guide the design of new buildings and site features, working to accentuate the Capitol Group (the Legislative Building, Temple of Justice, Insurance Building, O'Brien and Cherberg Buildings) as the Capitol complex's predominant feature.

These include:

- Materials: historically compatible materials
- Color: colors should blend and not stand out
- Scale: The height of the O'Brien and Cherberg buildings should be the maximum height above grade of all new West Campus construction
- Siting: uniformly sited with attention to the architectural axis between buildings, and the view opportunities from them and to them. Buildings should form edges of pedestrian-scaled open spaces, but not intrude into them
- Building Proportion: new design should relate harmoniously with the established architectural theme of West Campus buildings

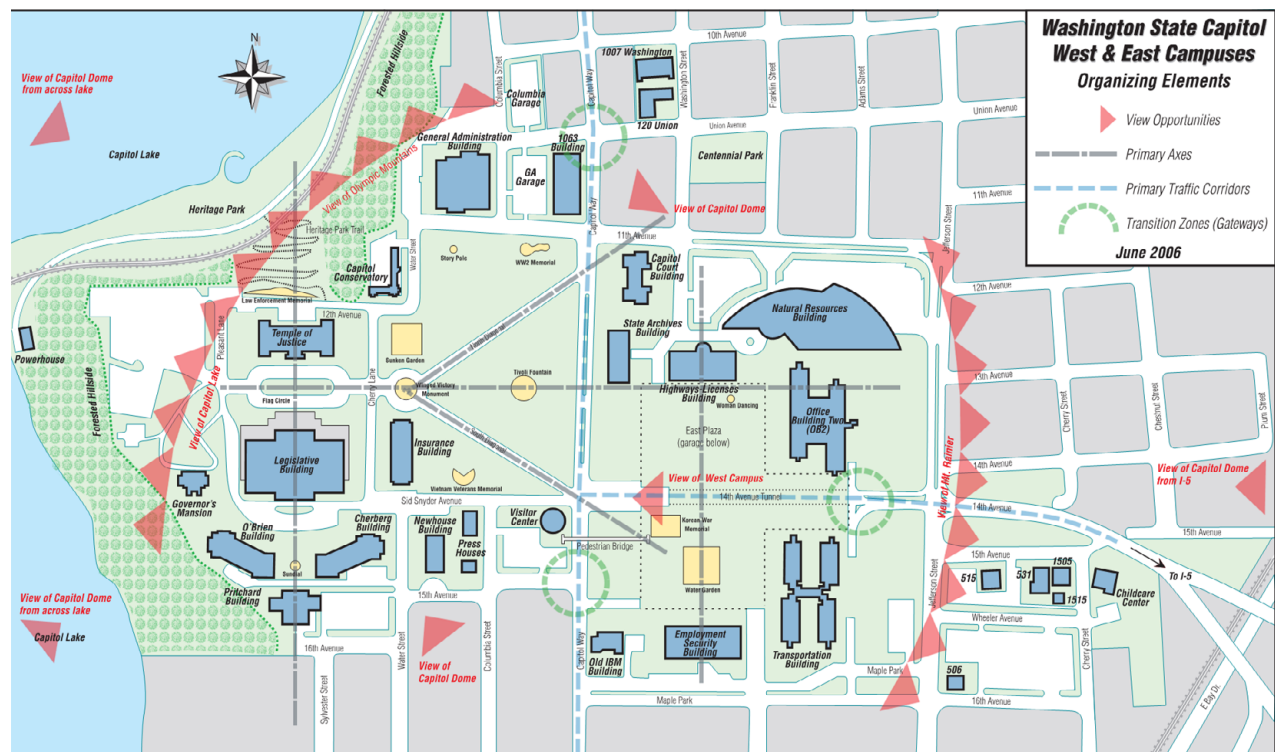


FIGURE 7-1 2006 STATE CAPITOL MASTER PLAN

A South Edge Sub-Campus Plan was developed in 2007 to specifically address the sites at the southern edge of the West Capitol Campus. This study provided additional analysis that addresses the proximity to Legislative Services, the key entrance to Campus, and the proximity to the historic South Capitol Neighborhood. It serves as an excellent example of site-specific planning founded on the principles and design guidelines of the SCMP.

Specific issues addressed by the South Edge Sub-Campus Plan include:

- East-west pedestrian movement along Sid Snyder to connect east and west campuses;
- Establishment of open spaces and plazas to provide amenity for campus and neighborhood residents
- Maintain pedestrian access on or near Columbia Street
- Setbacks to frame views to key campus group buildings and maintained connections through from adjacent streets
- Buffering of southern edge and articulation of facades to minimize massing and visual impact to residential neighborhood

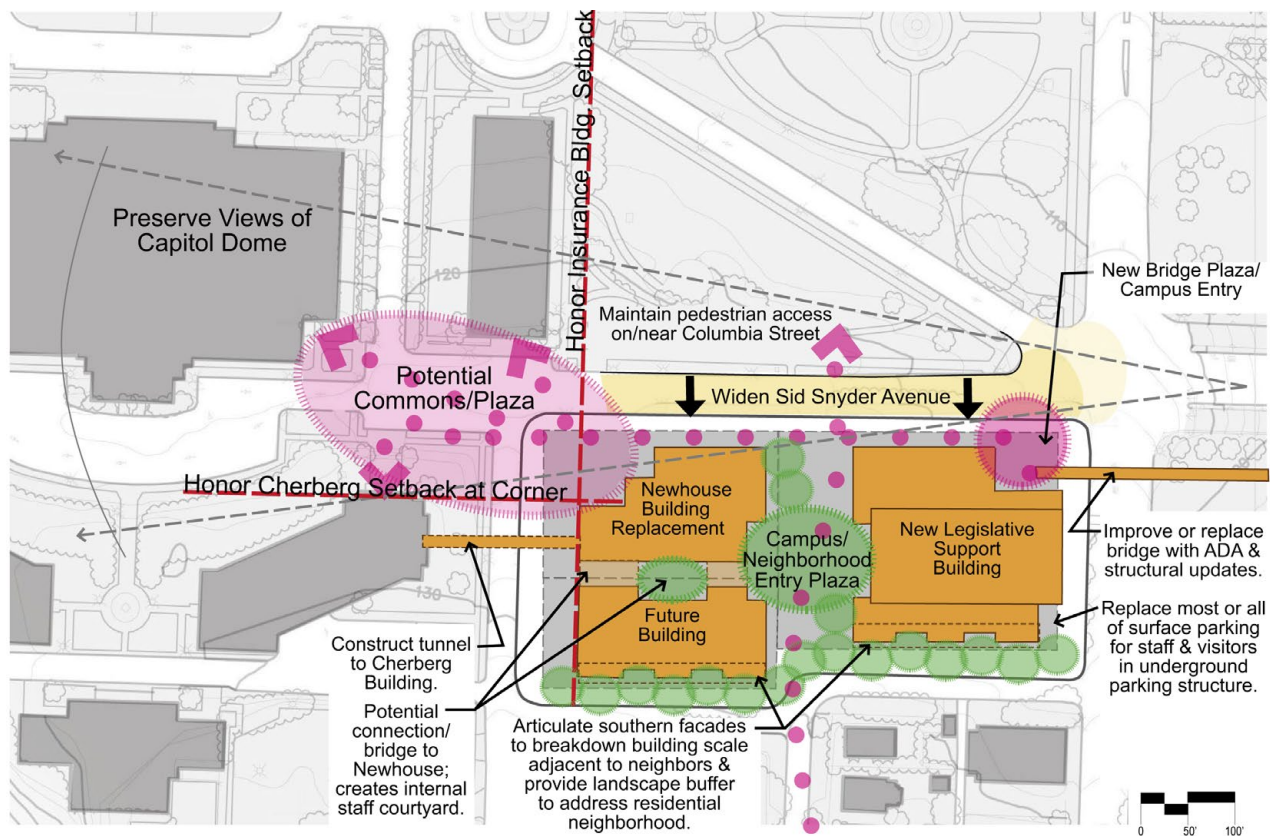


FIGURE 7-2 SOUTH EDGE CAMPUS PLAN, 2007

SITE PLANNING: LANDSCAPE, PARKING, AND MOBILITY

A number of site-related studies serve to further the principles of the 2006 Master Plan. An extensive study of the history of the site is found in the West Capitol Campus: Olmsted Brothers' Master Planning & Landscaping, Washington State Capitol Grounds (2008 – Artifacts, SB&A). This research tool compiled data on the history of the planning and design of the campus, including Olmsted Brothers' and Wilder & White's planning, communication, and interactions from 1911 to 1931. In addition to the compilation of research, the report "...sets out a foundation of values ... to carry forth and inform future planning and design efforts."

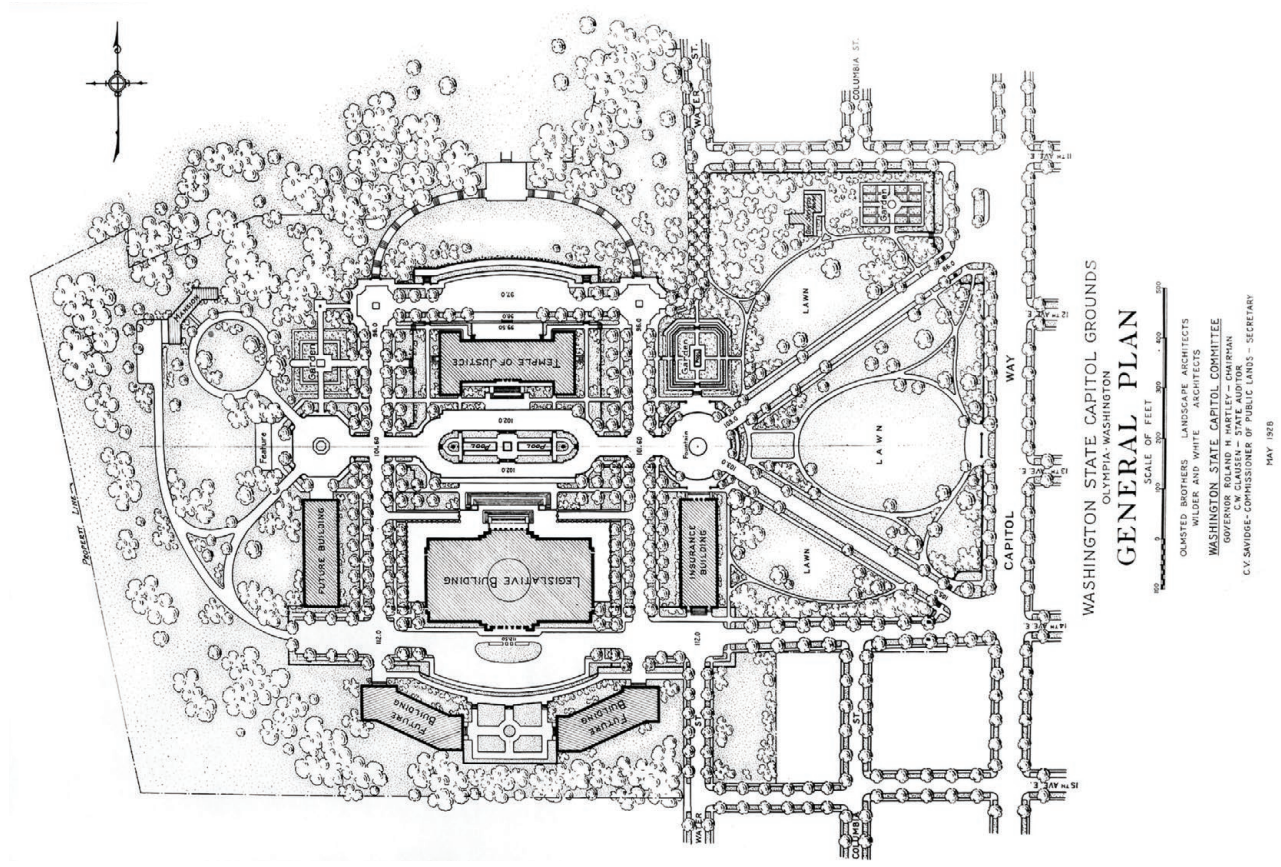


FIGURE 7-3 OLMSTED BROTHERS' PLAN



FIGURE 7-4 2009 HISTORIC LANDSCAPE PRESERVATION MASTER PLAN

The initial historical study provided a foundation for the *West Capitol Campus Historic Landscape Preservation and Vegetation Management Plan* (2009 – Mithun) which offers a blueprint for historic landscape preservation and specific recommendations to carry forward the 1928 campus plans into future site improvements. They include:

- Establish three-dimensional spatial hierarchy throughout the West Campus
- Restore axis strength and symmetry
- Define gateways and reinforce seams (with attention to pedestrian and view connections to adjacent neighborhoods)
- Preserve or improve views
- Incrementally install original Olmsted planting plan, interpreting and substituting resource intensive species with historically compatible native species
- Gradually relocate parking from important civic spaces to nearby garages or lots
- Develop a drainage master plan that supports the successful implementation of planting and infrastructure upgrades (completed in 2015 by Reid Middleton and Mithun).

In addition to the larger objectives, a number of specific, site design considerations offer further guidance for development on campus.

- Scale of adjacent developments
- Adjacent open space typology
- Native edge conditions
- Sight lines to Capitol Dome
- Vacation of adjacent streets
- Development orientation and entries aligned with axes
- Establish building setbacks to enhance views
- Elements of landscape design character s most relevant to the opportunity sites addressed in this report are included in more detail in following sections.

LANDSCAPE CHARACTER

The landscape character of the Capitol Campus is closely related to the architectural character of the buildings, as well as the context of the surrounding City of Olympia neighborhoods. The 2009 Historic Landscape Preservation Plan describes a blending – “the patterning and layering of tree, shrubs, ground covers and lawns... reinforced through a wide range of strategies including topographic variation, focal points, framing, and variations in enclosure, light and shadow.” The hierarchy of landscape character is not meant to create sharp delineations between types, but to define transitions between them.

Landscape character types include:

Capitol Group (Formal Landscape): A formal planting vocabulary of repetition, symmetry, layering, scale, texture, and rhythm defines the Capitol Group, with converging axes in the Flag Circle. The formal landscape consists of foundation plantings, rows of street trees and formal beds accentuating axial relationships, and symmetrical spaces that “set the tone of decorum and reverence”.

Greensward: The greensward is the combination of open lawn and less formal landscape that transitions from the Capitol Group to Capitol Way – the foreground. Large, structural trees and masses of shrub plantings at the edges of open lawns transition to a more asymmetrical, pastoral landscape. There is intended to be a strong sense of enclosure of the large lawn space from Capitol Way and a series of smaller outdoor rooms nested within the under-story areas.

Street Edge: The outer edges of the campus engaging with the community are defined by linear processions of trees, stitching the “seams” between campus and community. The interface to the north is more urban, connecting to pedestrian sidewalks and commercial frontages, while the southern connections are more residential. The concept of thresholds and gateways heighten the sense of compression and opening up to rooms as one transitions to, and through the campus.

Native Edge: Wrapping the Capitol Group is a native grove of conifers which frames the dome when viewed from the City and surrounding area. The south edge redevelopment including the Pritchard Building site provides an opportunity to expand that evergreen backdrop with new plantings creating a healthier grove with age diversity. The

preservation and revegetation of the hillsides have multiple benefits. In addition to preserving the native forest and framing distant views, the retention and replanting of vegetation increases hillside stability, as outlined in the *Hillside Evaluation and Preliminary Design, Olympia Capitol Campus* (Golder Associates, 2010)

The Olmsted concept included wrapping this native edge into the south of campus to provide buffering and transitional space between campus and neighborhood. The interface with the Pritchard and Newhouse sites offer key opportunities to realize or restore that design intent while softening future development on these sites adjacent to the South Capitol Campus neighborhood.

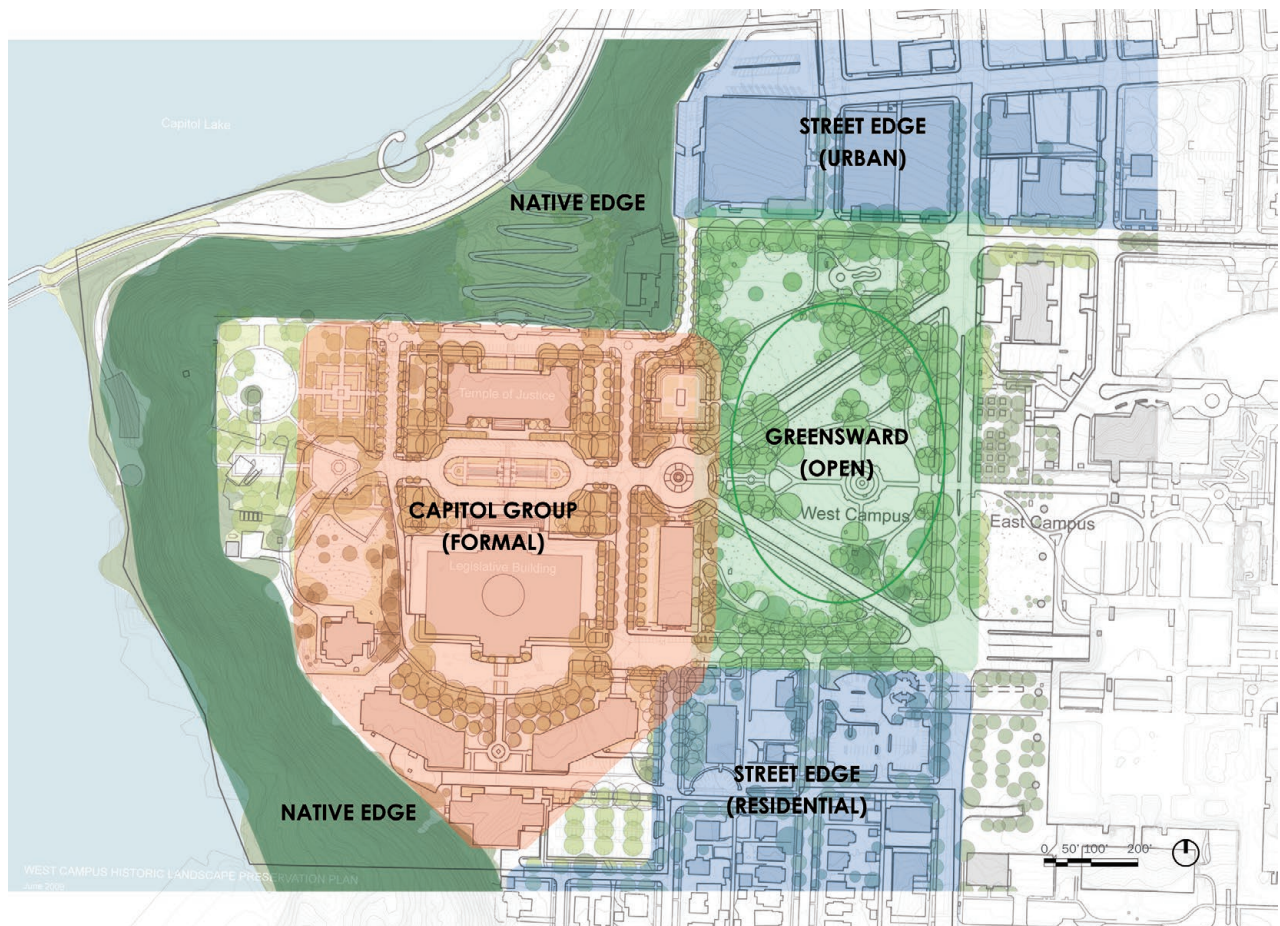


FIGURE 7-5 LANDSCAPE CHARACTER: NATIVE EDGE TYPOLOGIES

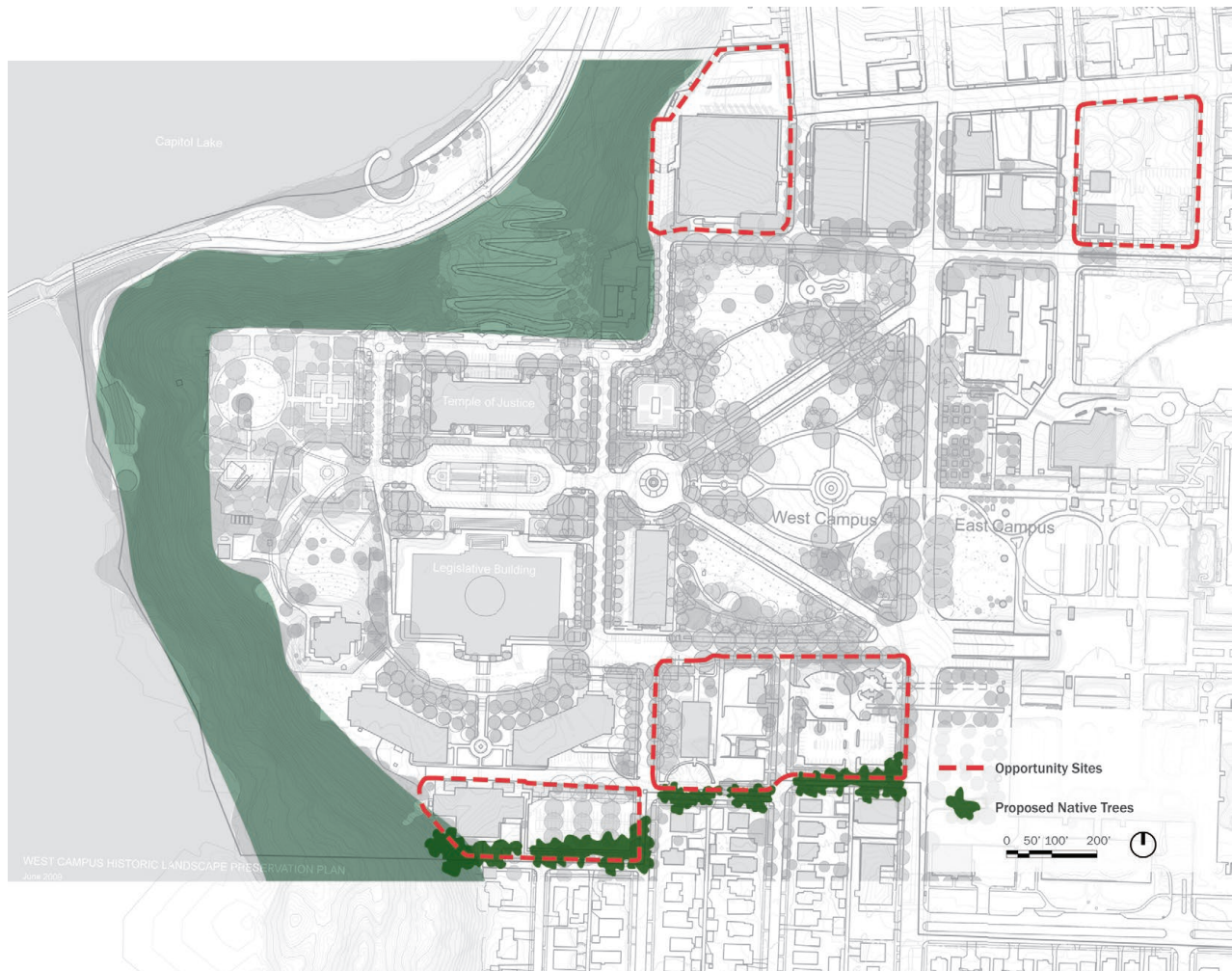


FIGURE 7-6 LANDSCAPE CHARACTER: NATIVE EDGE

The exchange of views between the city and the campus are core to the idea of democracy in the Olmsted Brothers design. Making visible the connection of citizens with their government also shows up in the Olmsted plan of north south tree lined streets that stitch the campus and the neighborhood together. On the south side those streets are Columbia Street, Water Street and Sylvester Way. Reinforcing the pedestrian quality and visual connection between the neighborhood and the campus recognizes the City of Olympia's goal supported by the State, to continue to use the campus as an important programmed open space available for events and passive enjoyment by a growing city population. Reinforcing the view sheds between the campus and the neighborhood is important for regional identity as well as to connect people to potential open spaces. Sylvester Way and Columbia street should be considered important to maintain as pedestrian and emergency vehicle access-only, lessening impacts of traffic on neighborhoods while maintaining connectivity.

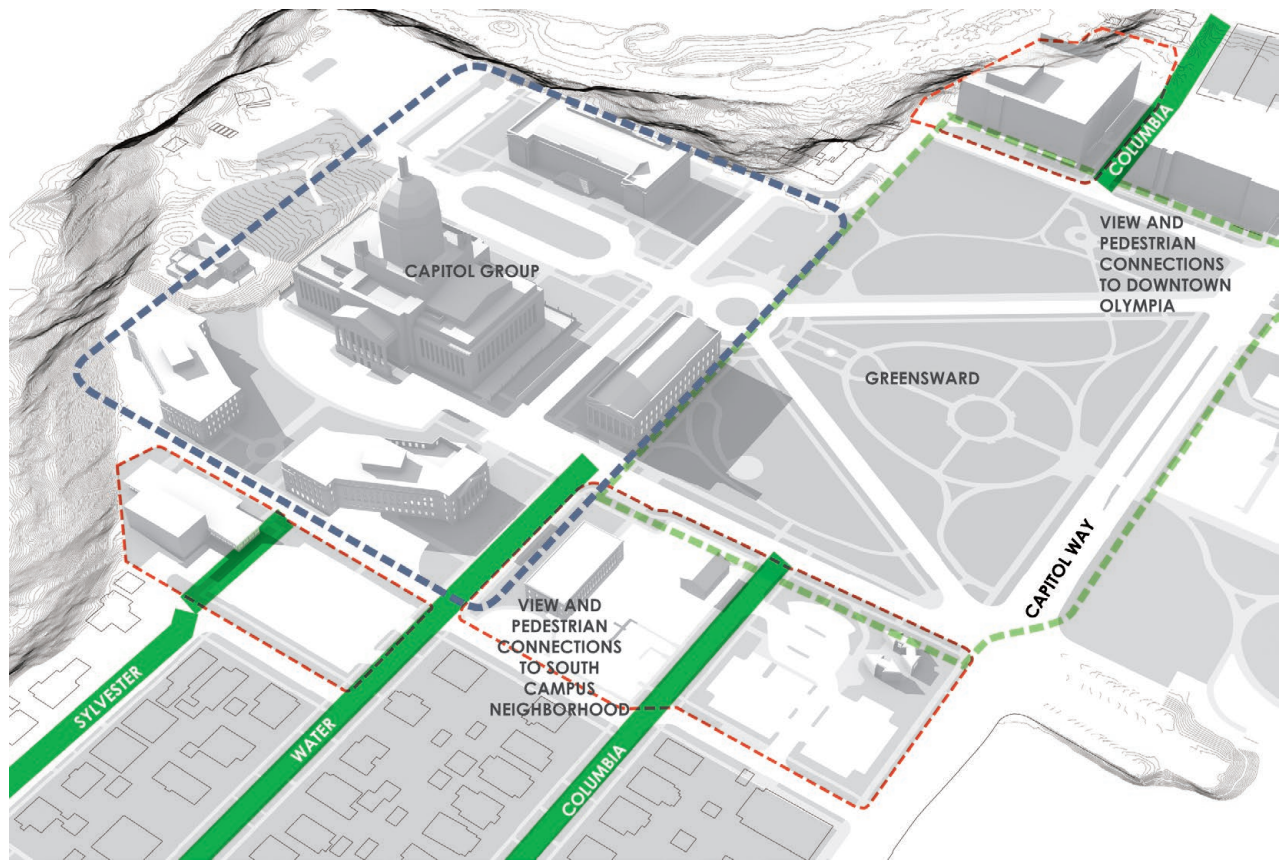


FIGURE 7-7 LANDSCAPE CHARACTER: VIEWS & CONNECTION

COMPRESSION/DECOMPRESSION

The Wilder & White buildings are designed to be seen as a group, as elaborated in the *Group Plan for the State Capitol at Olympia, Washington* (W.R. Wilder, 1913). In approaching the massing, scale and proportion of the new buildings – the hierarchy of the plan is that the Capitol Group is primary and the buildings flanking the Greensward are secondary. The Olmsted Brothers employed a number of strategies to support the primacy of the Capitol Group in their landscape. One such strategy is the creation of spatial experiences throughout the campus with tree massing that complements the building massing, and creates compression and decompression or entry experiences as people move through the campus – reinforcing the hierarchy of places and moments. The gateway from Sid Snyder Ave and the opening to the grand space of the Greensward is reinforced by a combination of building, tree and understory massing along the entry road and pathways that create enclosure, contrast and definition. The secondary experience is along Sid Snyder Ave an immersion in an allée of trees and emerging at the Insurance Building to reinforce views up to the Dome. The historic plan does not identify a setback along Sid Snyder Ave but the recent street redesign has matching street trees on both sides and the intent is for a generous planting area that will manage stormwater similar to the new bioretention along the north side of the road.

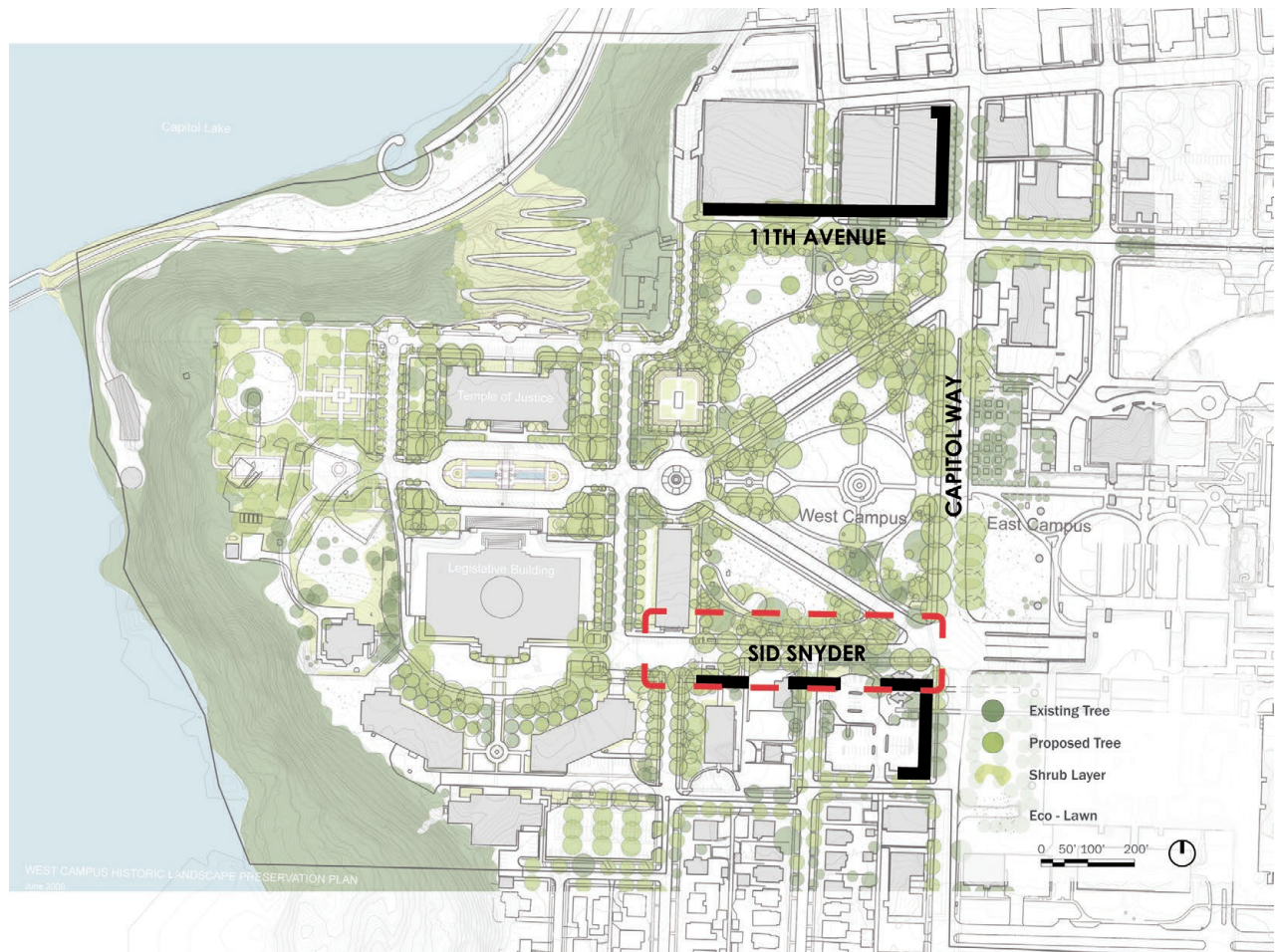


FIGURE 7-8 COMPRESSION PLAN. NOTE: SITE PLAN SHOWS THE 2009 HISTORIC LANDSCAPE PRESERVATION PLAN OF THE 1928 OLMSTED BROTHERS AND WILDER & WHITE PLAN

PARKING

The CMP requires that strategies to reduce demand should be considered equally with strategies to increase capacity. This dynamic is influenced by the need to provide parking for the needs of today and think ahead to the future. The cost of parking, particularly subsurface structured parking, is substantive. There are a total of 6,298 parking spaces on the Capitol Campus; including 4,531 spaces for employees, 580 for visitors, and 1,187 for reserved and fleet; distributed in both the East and West sides of campus. Approximately 60% of those spaces are in structure and 40% are surface spaces. A large proportion of these parking spaces are located on the East Campus as well, particularly the large underground structure underneath the central green space, and new structured parking for DNR building.

The desire for proximal parking near buildings on the West Campus has created many distributed parking areas throughout the historical Campus Group. The parking and transportation elements of the Capitol Campus have been studied a number of times, including the Washington State Capitol Campus Parking Study (Shea, Carr, & Jewell – 2009) and more recently the State of Washington Capitol Campus Transportation and Parking Study (Rick Williams Consulting – 2014).

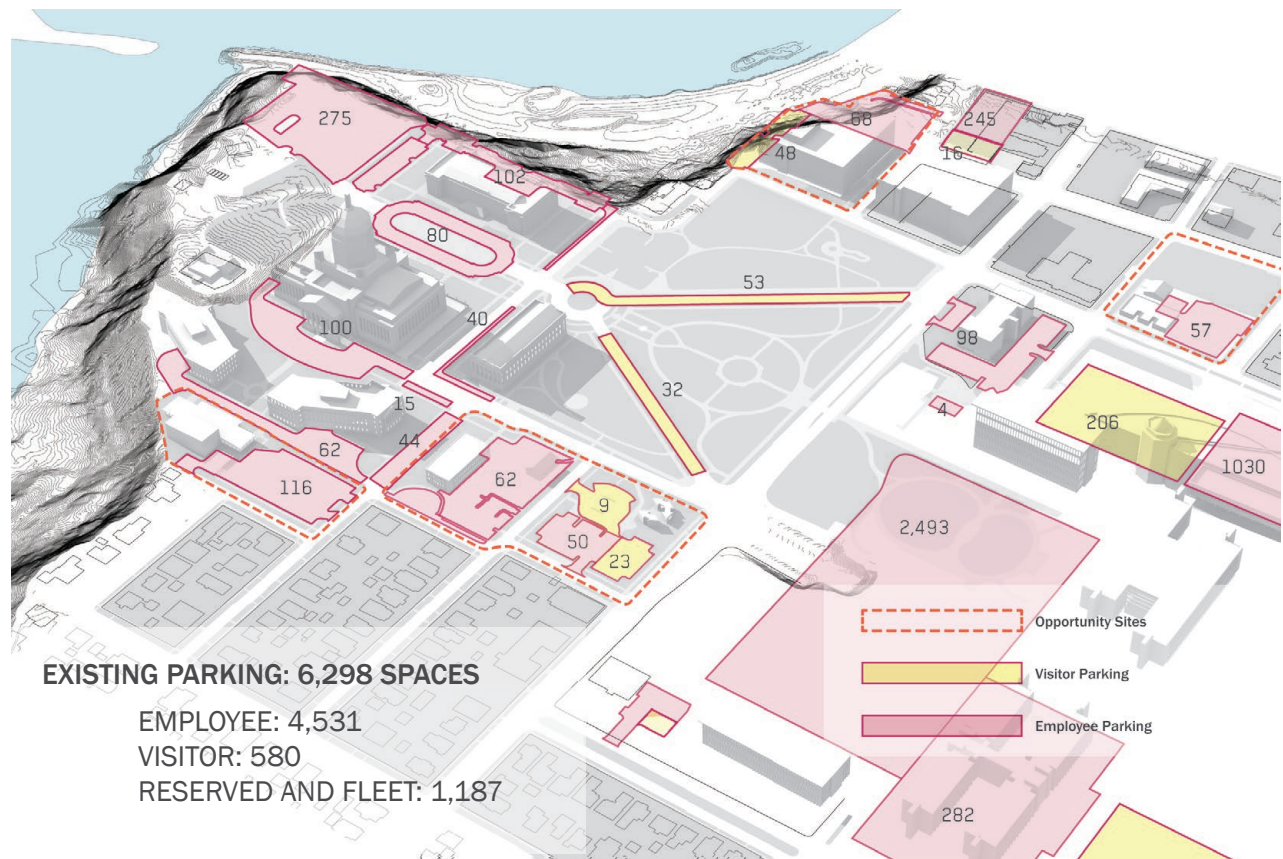


FIGURE 7-9 EXISTING PARKING ON CAPITOL CAMPUS

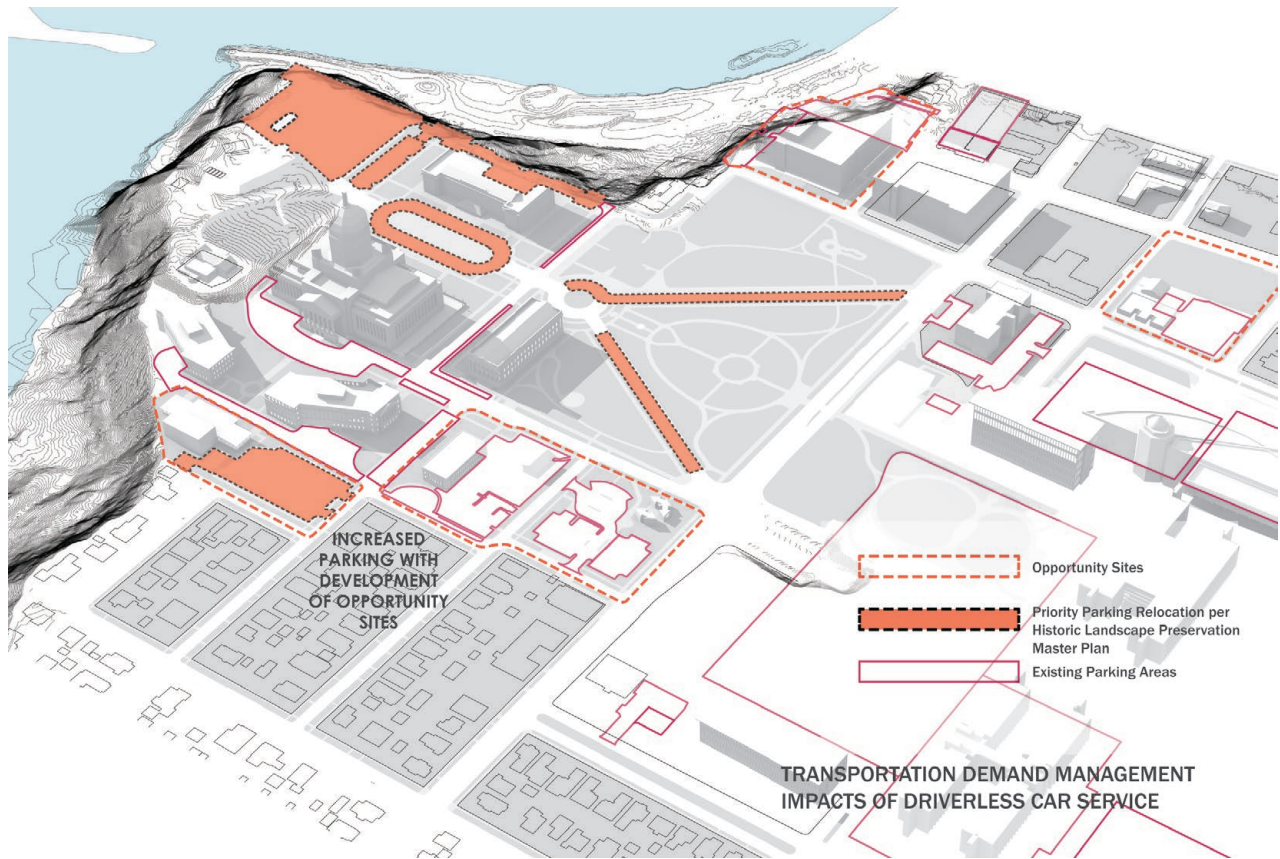


FIGURE 7-10 PRIORITY RELOCATION OF SURFACE PARKING

Both of these studies investigate the location and patterns of parking use, specifically the differences between supply and demand during session and while not in session. The role of transportation demand management is a key element of these studies, aiming to meet the goals of the 1991 Commute Trip Reduction (CTR) Law which encourages adoption of different modes of transportation in order to reduce SOV usage. The overall reduction of single occupancy vehicles will affect both current parking needs, as well as future parking for new development. This will minimize the need for new parking over time, and allow for the more effective distribution of parking supply. One of the key recommendations in the 2009 West Capitol Campus Historic Landscape Preservation Master Plan is to incrementally relocate surface parking through transportation demand management and as new redevelopment projects come on line.

To achieve this goal, additional development on campus must include parking to meet the added demand. The current demand should be re-assessed for each development in the context of future transportation options and technology. The dashed lines in figure A-10 indicate the priority areas where parking interferes with the experience of the civic spaces and limits the use of the space by the public. The recent development of the 1063 Capitol Way building had no parking, while previous predesign reports show a range of parking scenarios for redevelopment of the ProArts, General Administration Building, and possible plans for redevelopment of shared parking garage. Identifying parking in the South Edge development including Newhouse and Pritchard projects could relieve pressure on the historic landscape plan, improve pedestrian and bike safety, and increase convenience of parking on the west campus.

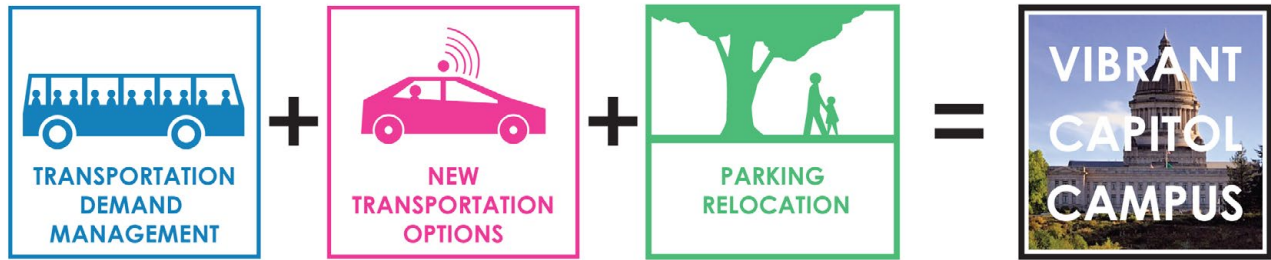


FIGURE 7-11 TRANSPORTATION DIAGRAM

TRANSPORTATION AND ACCESS

This study provides a high-level assessment of issues such as traffic lights, and parking structure access points. The capitol campus is served by circulator buses, bus service along Capitol Way, bike routes along Capitol Way and cars. Bike access from the east is circuitous because the tunnel does not include bike lanes. Shared car services will continue to expand to serve Olympia as well, which adds choices for on-demand transportation choices to move away from single-occupancy vehicle as well. However, transportation demand management for the campus is challenged by low parking prices and low gas prices which makes driving single occupancy vehicles more desirable.

Due to the historic context of the project site and the adjacent South Campus Neighborhood Historic District the locations of structured parking access must be carefully considered to reduce visual and pedestrian impact, and minimize traffic impacts. Three locations were identified as possible vehicular entrances to parking – Sid Snyder Ave, east of Columbia Street; Water Street, north of 15th; and 15th west of Water Street at the current Pritchard surface parking location. Parking facility entry and exiting will require careful study. Improvements to streets for future opportunity sites are also an opportunity to improve pedestrian environment along Water Street which currently has angle parking on both sides. With development on this south side there will be more pedestrians using Water Street and a street redesign to narrow drive aisles and parallel parking will create a safer and more comfortable walking place.

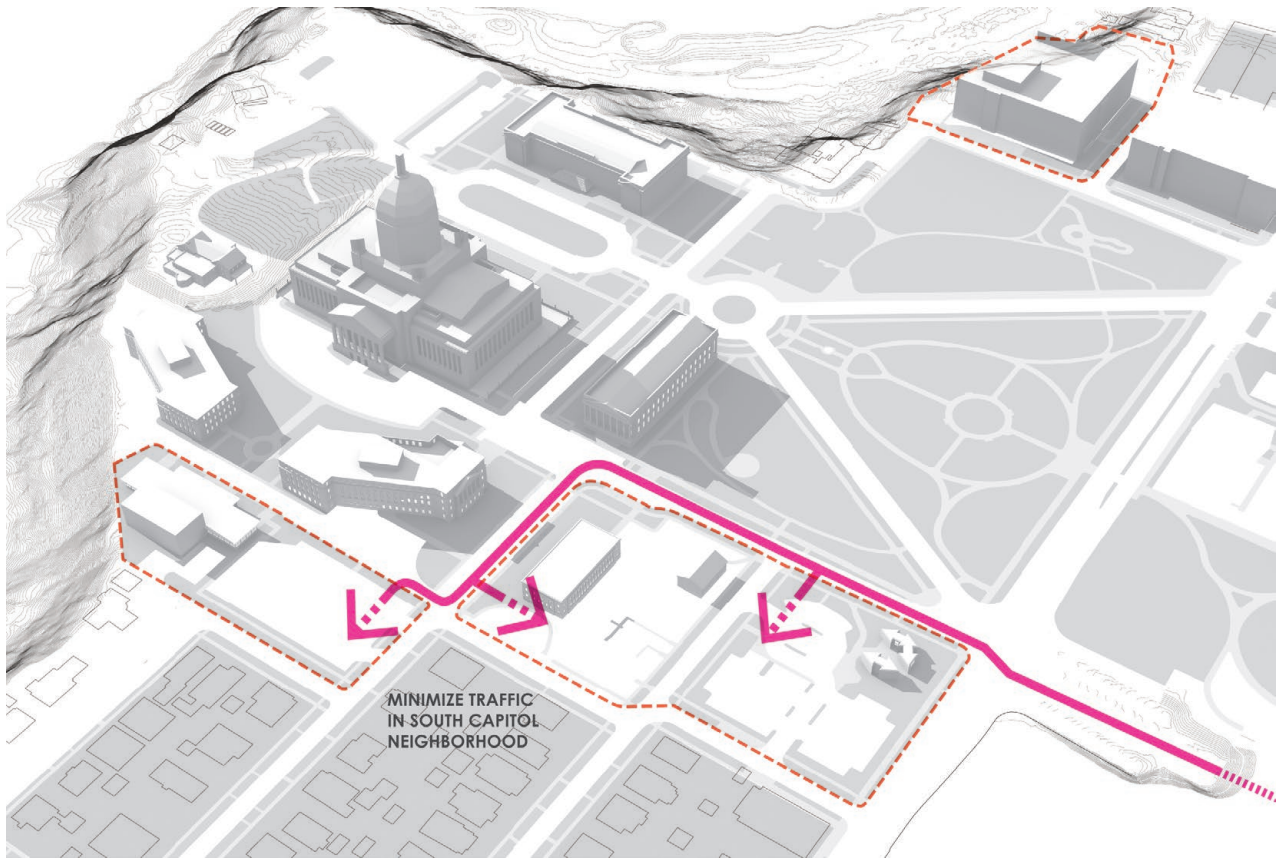


FIGURE 7-12 VEHICLE ACCESS AT SOUTH OPPORTUNITY SITES

VISITOR EXPERIENCE

A vibrant Capitol Campus provides support for the first principle of the 2006 SCMP is Public Use and Access, encouraging engagement in the democratic process that “... buildings and ground, like government itself, should be ‘of the people, by the people, and for the people’”. There are a number of key user groups beyond Legislators and staff including 1) educational visitors – students and international delegations, 2) legislative business and advocacy visitors – present during session, 3) demonstrating visitors – typically present during session, and 4) recreational visitors – general public, using the grounds or tourists stopping to see the Capitol.

Success for these diverse groups can be accomplished through a combination of facilities providing complementary services and wayfinding to allow for legibility and access to these places. Simple changes can influence the quality of experience for all users. Stakeholders identified a number of visitor service challenges and a need for flexibility in accommodating groups of various sizes for safety and security during the business of government and welcoming the visiting public. Campus Visitor Services is currently located served from office spaces in the Legislative building, however, the facilities and amenities in place to support visitors to the capitol campus do not reflect the high priority placed by the Master Plan on public access, use, and enjoyment of the State Capitol.

INFRASTRUCTURE

The age and capacity of existing infrastructure is a key issue on the campus. Redevelopment provides the opportunity to accomplish multiple goals, including upgrading aging or inadequate infrastructure. A Utility Master Plan (Reid Middleton) is being conducted simultaneously with this study to leverage the information between the two studies. *The West Capitol Campus Drainage Plan* (Reid Middleton 2015) has identified green stormwater infrastructure opportunities that influence these sites and support the goal of eliminating or reducing combined sewer overflows (CSO) into Capitol Lake/Lower Deschutes Watershed by disconnecting from the City system.

STORMWATER

- Objectives and Recommendations of the 2015 West Capitol Campus Drainage Master Plan
- Promote an integrated approach to development with consideration of drainage, landscape, soils, and irrigation
- Replace aging infrastructure
- Address deficiencies in the existing drainage system
- Separate the campus from the combined sewer system where feasible
- Implement low impact development strategies to address site specific conditions
- Integrate the principles of the Historic Preservation Master Plan into proposed landscape enhancements

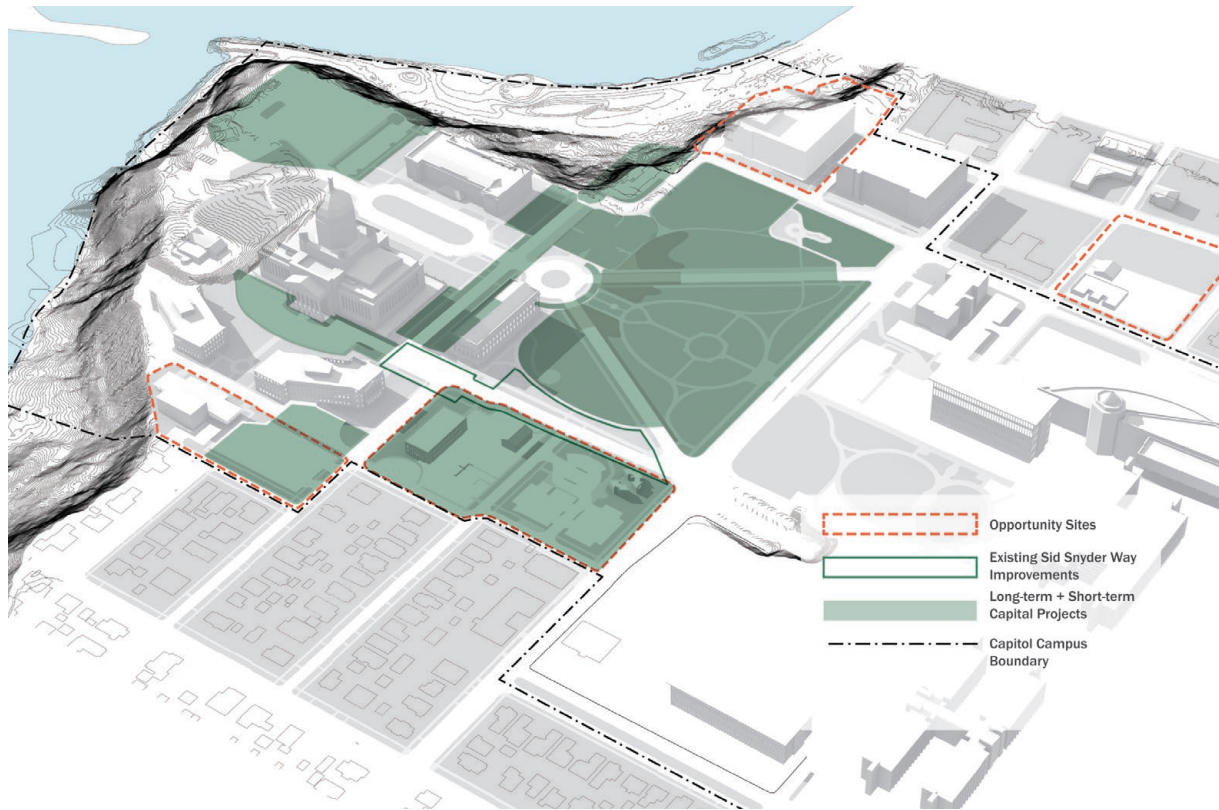


FIGURE 7-13 MASTER DRAINAGE PLAN

For specific sites, there are key design considerations that should be addressed. These include:

- Identify infrastructure that is failing, declining, or undersized
- Drainage basin – combined sewer vs. Capitol Lake/Lower Deschutes Watershed outfall
- Soil infiltration potential
- Capacity for stormwater storage and reuse

When the Sid Snyder Ave improvements were built, a future stub-out connection to the diagonal stormwater utility line was provided. However, the size of this line is inadequate for the projected stormwater from the site. The site design should include on-site, low impact development strategies to reduce the need to pipe stormwater to this line. Even with this precaution the stormwater pipe will need to be replaced and upgraded because of its age, but it can be replaced at a smaller size with these strategies. Rain gardens, similar to those on the north side of Sid Snyder Ave are proposed to be considered in the design of the south side of Sid Snyder to immerse visitors in the understory and tree canopy of the enclosure experience of the street.



FIGURE 7-14 SID SNYDER AVE IMPROVEMENTS

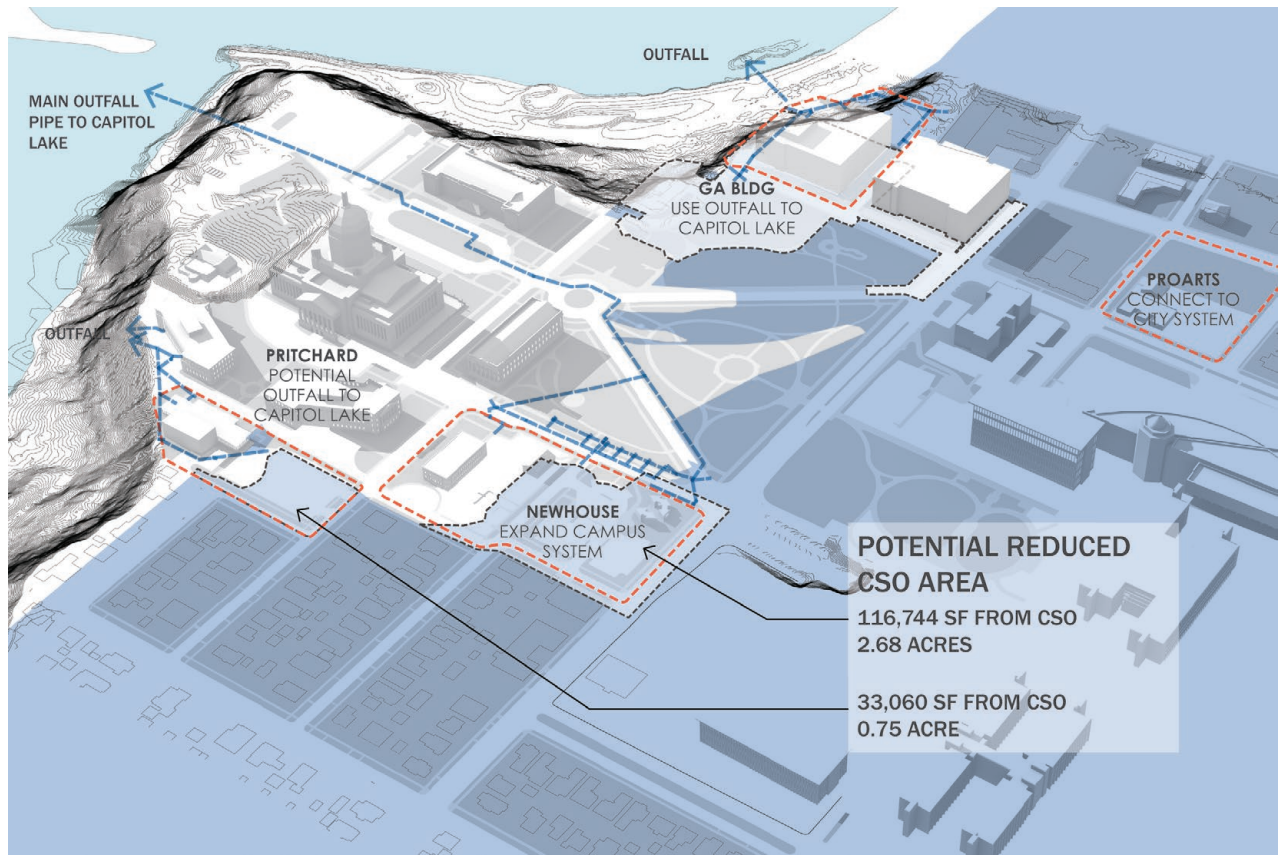


FIGURE 7-16 CSO

The graphic above shows the extent of the basin that goes into the City’s combined sewer overflow system (CSO). When intense rainstorms occur pipes fill up and sewage flows into Capitol Lake/Lower Deschutes Watershed. The goal of the campus is to comply with NPDES standards by disconnecting from CSO systems and managing storm-water on-site to the greatest extent feasible. Specific strategies for each opportunity site are noted in those sections.

OTHER UTILITIES

Other infrastructure coordination elements are included, specifically the Capitol Campus Utility Renewal Plan currently underway. This plan is being developed to identify necessary campus upgrades to systems, prioritizing projects, and future build-out scenarios of undeveloped parcels. A main goal is to ensure that infrastructure is sized to accommodate future needs, including the current proposal for new combined heat and power lines that will update the aging Steam plant. That line is shown in dark orange on Figure A-16. Specific utility issues regarding each opportunity site are outlined in following sections.

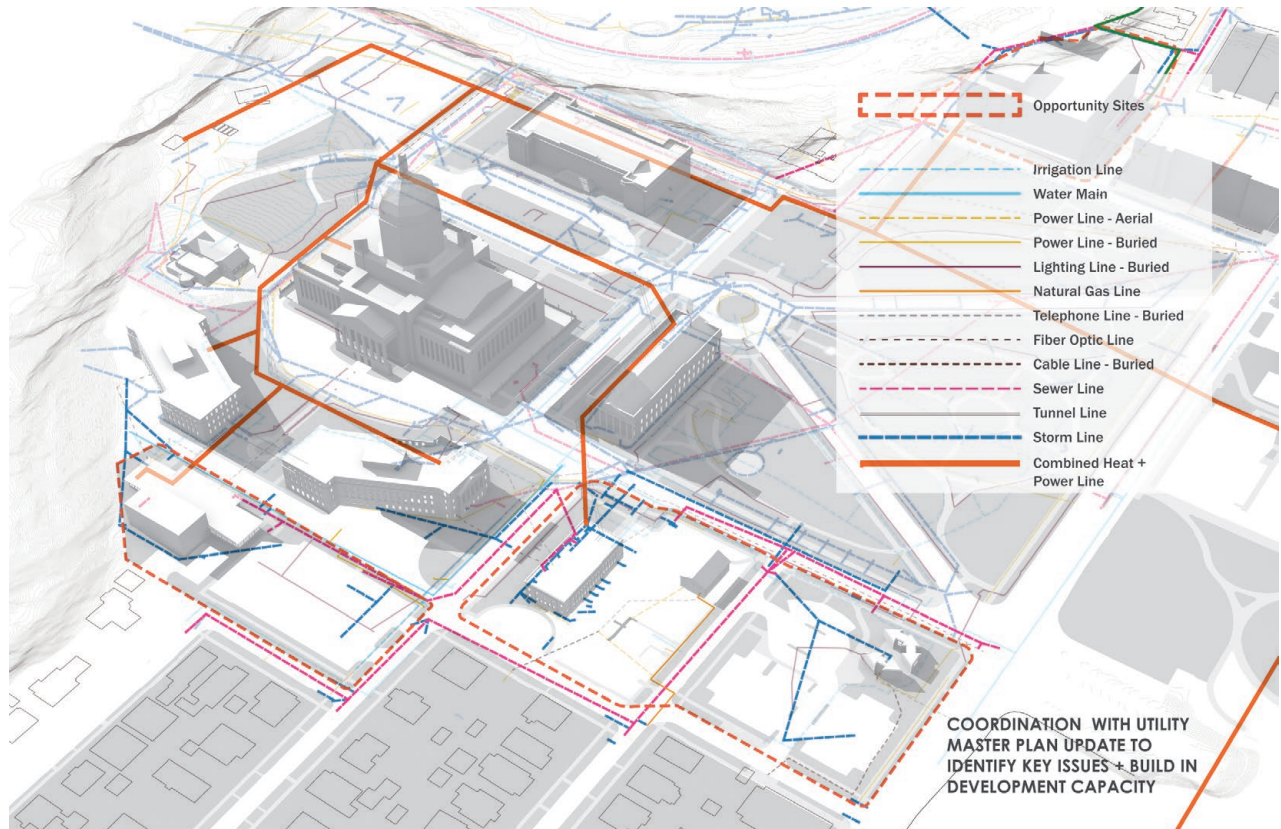


FIGURE 7-17 UTILITIES

PRIOR PLANNING & SITE ANALYSIS

NEWHOUSE/PRESS HOUSES/

VISITOR CENTER SITE

SITE ANALYSIS

The project site is a two-block area defined by Sid Snyder Ave on the north, by Capitol Way on the east, by 15th Avenue on the south, and Water Street on the west. The site which was designated as a “Master Plan Opportunity Site” in the 2006 Master Plan for the Capitol of the State of Washington. Columbia Street, bisects the project site, running north-south between the east and west blocks. The east block includes the current Visitor Information Center, an 82-car visitor parking lot and the landing for the pedestrian bridge to the east campus. The west block includes the Irv Newhouse Building, the two “Press Houses,” and two parking lots with a total of a 62-car parking spaces. Additional street parking exists along Water Street.

Views and pedestrian access along Columbia and Water Streets from the South Historic District are highlighted in the historic plan as a foundation of the civic qualities of the campus. Vehicular access is from the intersection of Sid Snyder Ave with Capitol Way, serving as one of the primary gateways to the West Campus. Sid Snyder Ave also serves as a stop for the DASH shuttle. Pedestrians access the site via the pedestrian bridge that enters the project site mid-block on the east. The bridge, which spans over Capitol Way, serves as a major pedestrian connector of the west and east campuses. Columbia Street, also acts as an important pedestrian connector to the campus from the South Capitol Neighborhood Historic District.

In terms of significant natural and built features, the site sits within a viewshed of the Legislative Building and the Greensward from the South Capitol Neighborhood Historic District. The site also offers significant views north to the Greensward. Related to topography, one challenge to the development of the east block is the slope and grade change of the edges on its north, east and southern edge. There are a number of existing trees, but one significant tree, the specimen Douglas Fir (*Pseudotsuga menziesii*) which stands mid-block to the west of the Newhouse Building. Although significant in size, it is not a tree original to the Olmsted Planting Plan.

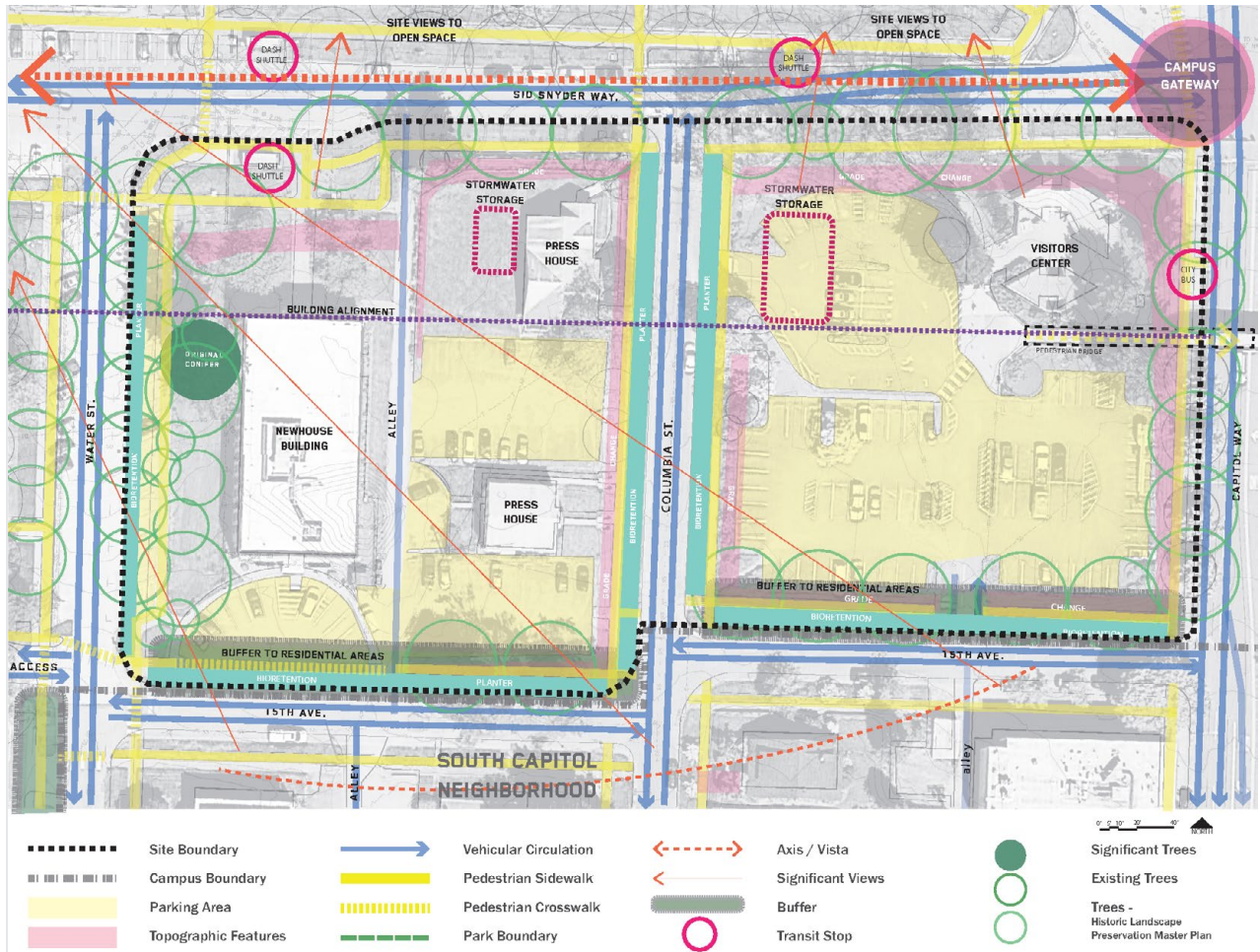


FIGURE 7-18 NEWHOUSE SITE ANALYSIS

In the West Capitol Campus Historic Landscape Preservation Master Plan (LPMP), there is a proposed continuous canopy of trees running north-south along Water and Columbia Streets, to create a strong pedestrian and landscape connection from the south neighborhood to the campus. The potential need to respect the setback of the O’Brien and Cherberg Buildings from Sid Snyder Ave, in any future redevelopment of the site, is also mentioned in the LPMP. It is believed that respecting this setback would preserve views of the Legislative Building believed possible from the intersection of Sid Snyder Ave and Capitol Way. The 2015 West Capitol Campus Master Drainage Plan (MPD) outlined bioretention areas, based on proposed Shrub Layer as noted in the West Capitol Campus Historic Landscape Preservation Master Plan, are proposed along the edges of the site and Columbia Street.

PRITCHARD SITE

SITE ANALYSIS

The project site is delineated on the north by the 15th Avenue, on the east by Water Street, on the south by 16th Avenue, and on the west by the steep, forested bluff that overlooks Capitol Lake/Lower Deschutes Watershed. Currently, the project site includes the Pritchard Library, the 93-car surface parking lot to the east, and minimal planting areas. The Main Entry to the Pritchard Library is from 15th Avenue to the north through the covered entry portico. An additional employee entrance provides access to the Pritchard Library from the east. Vehicular access to the adjacent surface parking lot is accessed from Water Street to the east. There is some parking in front of the building via the service road. Pedestrians access the site via the landscaped walkway east of the Pritchard Library serves as the only formal entry to the Capitol Campus from the South Capitol Neighborhood Historic District. Sylvester Street is one of the three north-south streets where the pedestrian experience can be enhanced in the redevelopment of the south edge – reinforcing the valuable connection between the campus open space and the neighborhood.

There are a number of significant natural and built features on the Pritchard site. The Pritchard Library shares an important visual and axial relationship with the Legislative Building, recognized by the West Capitol Campus Historic Landscape Preservation Master Plan as an important organizational axis for the Capitol Campus. The project site also sits within a viewshed of the Capitol Dome from the South Capitol Neighborhood Historic District. Several topographic shifts exist within and adjacent to the project site that future development will need to negotiate. Most significant is the bluff that abuts the Pritchard Library to the west. Additionally, a notable grade change exists between the north side of the parking lot and 15th Avenue. There are several large significant trees within and adjacent to the project site. On the north side of 15th Avenue, opposite the northeast corner of the parking lot, stand a cluster of three large conifers (*Psuedotsuga menziesii*) that are original to the Olmsted Planting Plan. A large maple (*Acer macrophylla*) significant in size, but not an original tree, stands south of the parking lot.

The West Capitol Campus Historic Landscape Preservation Master Plan recommends several areas of understory planting areas based on the Olmsted Historic Plan. These planting areas flank the main entry of the Pritchard Library and run the length of the north side of the parking lot. The West Capitol Campus Master Drainage Plan identifies several bioretention areas that were recommended based on the proposed Shrub Layer from the West Capitol Campus Historic Landscape Preservation Plan. The proposed bioretention areas run the length of the north and south sides of the current parking lot, as well as a portion of the north side of 15th Avenue.

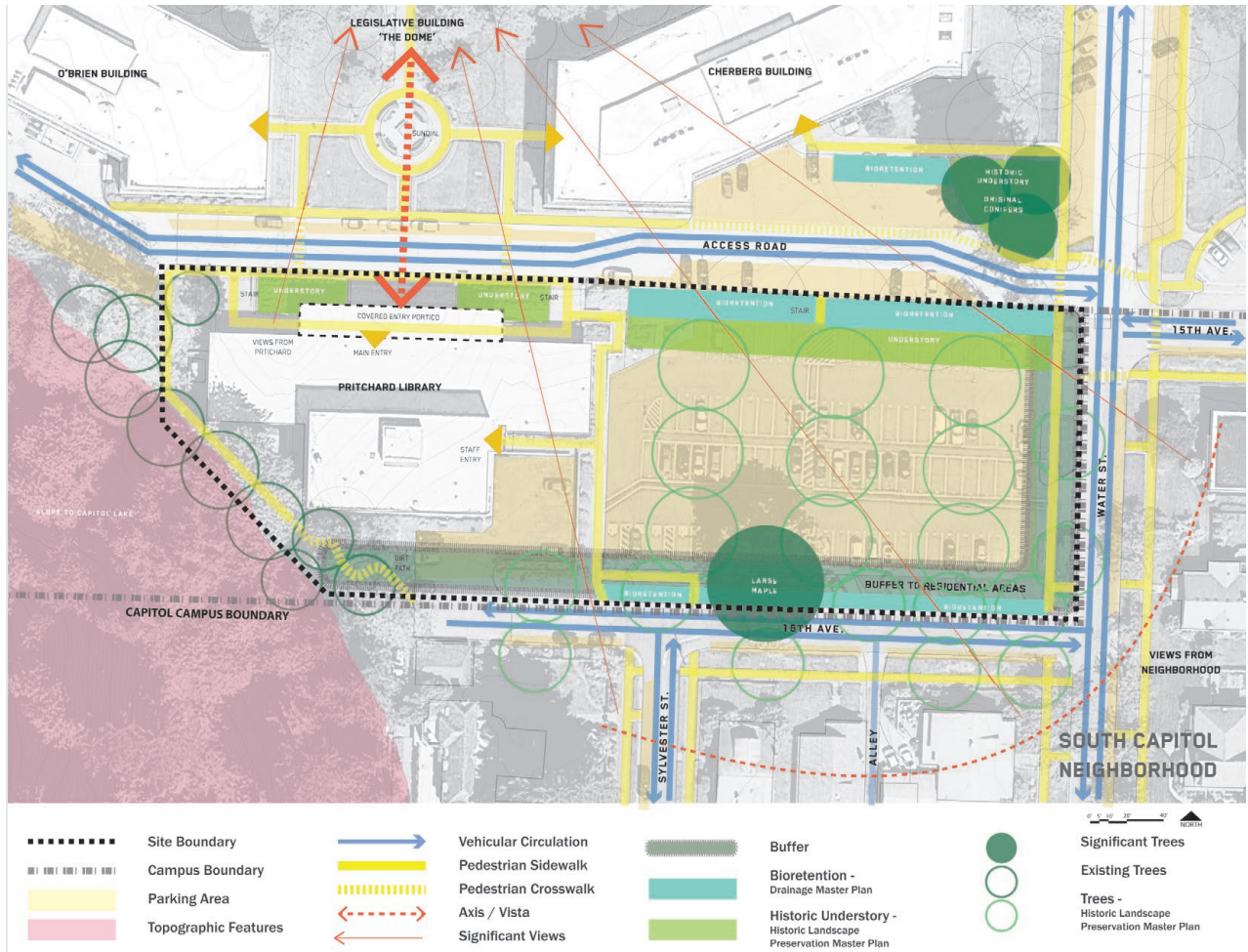


FIGURE 7-19 PRITCHARD SITE ANALYSIS

GENERAL ADMINISTRATION (GA)

SITE ANALYSIS

The project site is defined by an apartment complex on the north, Columbia Street on the east, 11th Avenue on the south, and a forested bluff along the west. The area includes the GA Building and two surface parking lots. North of the GA Building is a 68-car parking lot. Between the GA Building and the bluff, lies a strip of lawn and a 48-car parking lot. The project site has two access points for vehicles: 11th Avenue to the south and from Columbia Street to the east. 11th Avenue also serves as a stop for the DASH shuttle. The intersection of Columbia Street and 11th Avenue serves as a major pedestrian gateway to the Capitol Campus. Improving access and/or visual presence on the north is a frequently stated desire by the City and is reflected in the Olmsted plan. Improving the pedestrian experience along Columbia Street reinforces the historic intent to connect the campus with the surrounding neighborhoods. The significant natural and built features focus around the project site's proximity to the bluff, and present a significant challenge to future development. This is also important for views, as the site is positioned within a critical view corridor to the Capitol Dome from Downtown Olympia. From the site there are significant views of Capitol Lake/Lower Deschutes Watershed, the Legislative Building, and the historic Greensward. There are few existing trees, but one large Sequoia (*Sequoia giganteum*) stands on the lawn on the west side of the site.

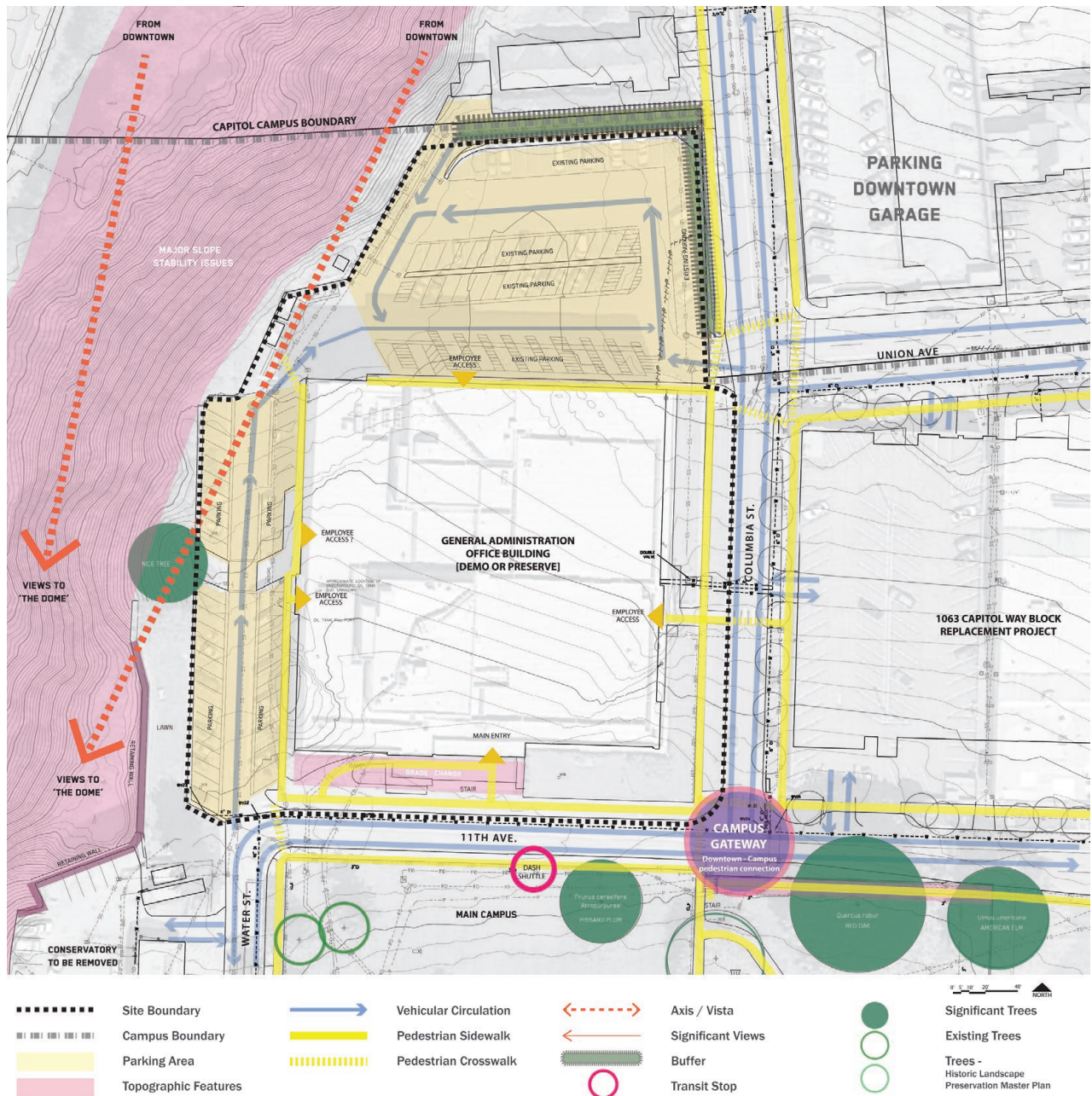


FIGURE 7-20 GENERAL ADMINISTRATION SITE ANALYSIS

PROARTS

SITE ANALYSIS

The project site is bounded by Union Avenue on the north, by Franklin Street on the east, 11th Avenue on the south, and Washington Street on the west. The northern half of the site is occupied by Centennial Park. The remainder is occupied by the ProArts building, a State Farm building, and a 57-car surface parking lot. There is additional street parking located on Washington Street. The site can be accessed by vehicles from 11th Avenue, Washington, and Franklin Streets. Pedestrian access is facilitated by sidewalks which abut all sides of the site, with access to downtown blocks to the north. Crosswalks are found on Washington and Franklin Streets that connect across 11th Avenue to the East Capitol Campus near the Natural Resources Building. A significant grade change (+4.5') along the edge of Centennial Park acts as a barrier between the park and the surrounding urban fabric. There are a number of small trees on site, near buildings, but only one significant tree in Centennial Park, the Evans Tree, which stands on a non-visual axis with the Capitol Dome of the Legislative Building. The tree is significant in size, but the current overgrown state of the park makes appreciation of the tree difficult.

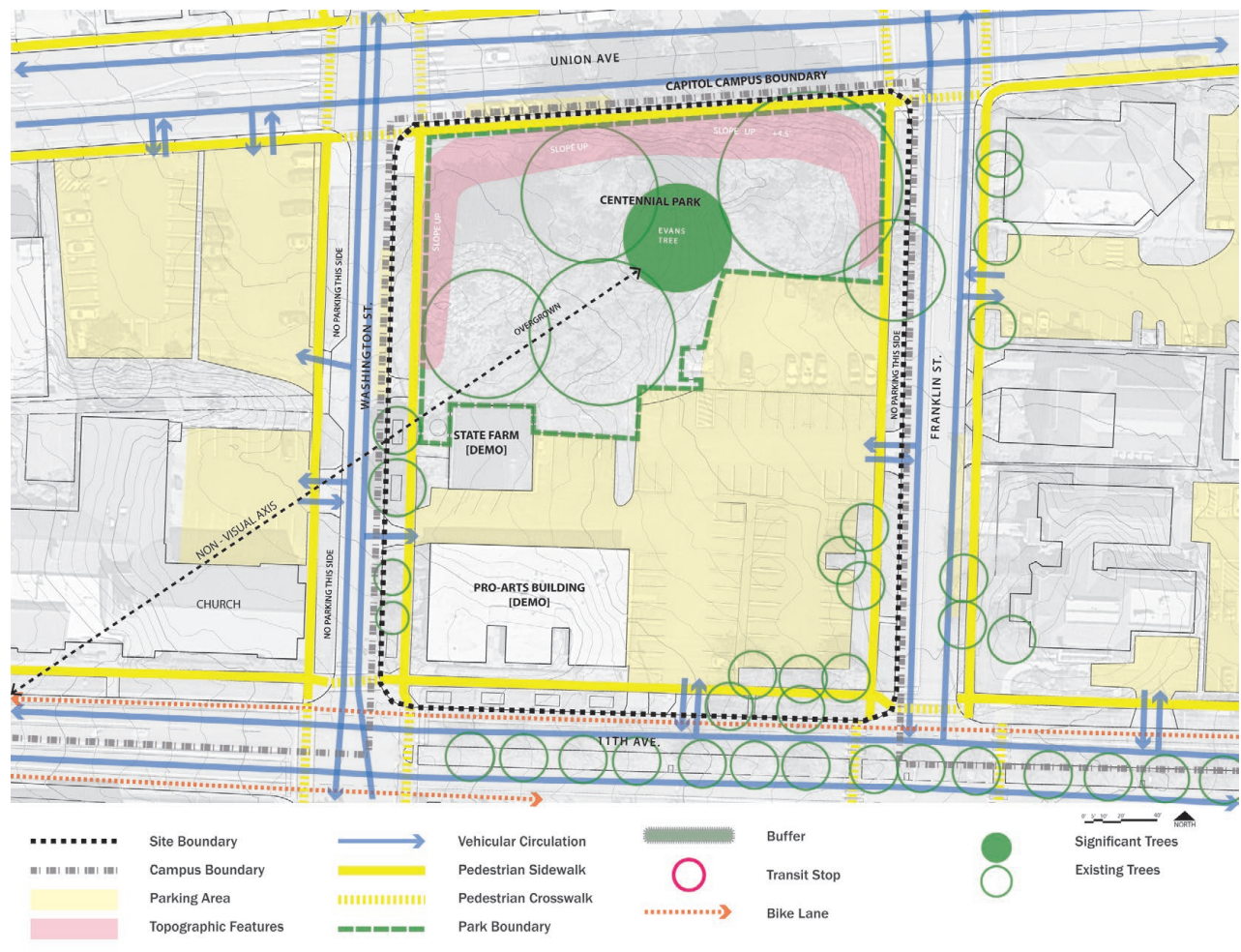


FIGURE 7-21 PROARTS SITE ANALYSIS

SUPPORTING INFORMATION FOR RECOMMENDATIONS

SOUTH CAMPUS EDGE (PRITCHARD & NEWHOUSE)

UTILITY IMPROVEMENTS

For sanitary sewer service, a new sewer service pipe along 15th Avenue is required. The existing 6-inch sewer line is getting to the end of its design life and will not last to serve a new building design life. The existing 8-inch sewer main along Water St. should have adequate capacity to accommodate a new building. New water lines for domestic service and building fire protection systems will be required to service a new building. A backflow preventer, a post indicator valve, and a fire department connection is required for the building fire sprinkler system.

New fire hydrants will be required to provide adequate fire protection coverage for the new building. The existing 8-inch water mains along 15th Ave. will provide the water source to the site and will likely have the required capacity for the proposed redevelopment. A flow test should be conducted to determine the fire flow capacity of the existing 8-inch water system to handle the new building demands. If it is determined that inadequate flow capacity exists, a water main extension along 15th Avenue from Capitol Way to the project site will be required. This water main extension project through 15th Ave is included in the Capitol Campus Utility Renewal Plan. Depending on budget approval and project schedules, the new main may or may not be available by the time a new building is built. New fire hydrants on the south side of the new building and along 16th Ave shall be installed inside the State property and be fed by the water main in 15th Avenue.

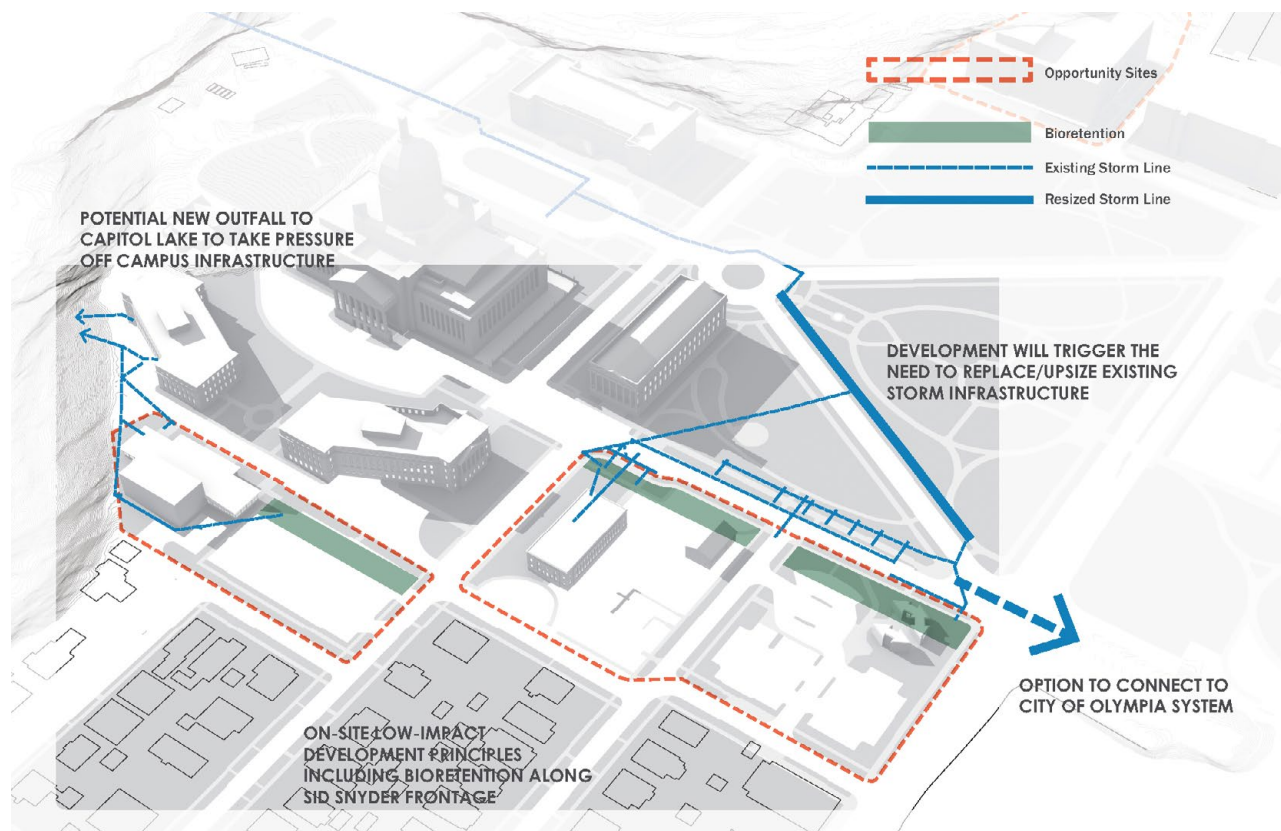


FIGURE 7-22 SOUTH EDGE INFRASTRUCTURE IMPROVEMENTS

Stormwater from the new building and any surrounding pavement surfaces will be collected and conveyed by catch basins and storm pipe to the existing 12-inch storm system that discharges to Capitol Lake/Lower Deschutes Watershed. The City prohibits discharge of stormwater to the sewer system for any redevelopment project. The existing area that is currently discharging to the combined sewer system will be directed to the storm pipe system and the 12-inch outfall to the Capitol Lake/Lower Deschutes Watershed. Detention is not required because the stormwater discharges to Capitol Lake/Lower Deschutes Watershed which is a flow exempt water body. The existing 12-inch storm system has adequate capacity to convey the additional runoff from the redevelopment project area. Water quality is not required for the building roof area, but any adjacent paved surfaces subject to vehicular traffic will require water quality measures.

Because of the project's proximity to Capitol Lake/Lower Deschutes Watershed, bioretention as a water quality measure is not allowed due to concerns with phosphorous levels in the lake. Storm water infiltration is not suitable for the site either because the soil conditions and its proximity to the steep slope to the west of the Pritchard Library. Filter system or other emerging new technologies for water quality treatment may fit this site better. Because the stormwater detention requirement is exempted, the Low Impact Design (LID) requirement is also exempted according to the City of Olympia design standards. However, DES encourages LID implementation at the capitol campus. LID development approaches shall be considered and applied to the project to the extent as much as practically allowed.

For sanitary sewer, the existing 8-inch sewer service and downstream sewer main should have sufficient capacity to accommodate the redevelopment project. For water systems, new service lines for domestic water and fire protection systems will be required. A post indicator valve, a backflow preventer, and a fire department connection will be required for service the new building fire sprinkler system. Depending on the final building location and mechanical room location, water services for domestic usage and building fire sprinkler systems can continually use the 6-inch line crossing under Sid Snyder Ave and currently serving the existing building. New fire hydrants will be required around the new building to provide adequate fire protection coverage for the new building. These new hydrants can either connect to the existing 10-inch water main along Sid Snyder Ave or the 8-inch water main on the west side of Water Street. A new water main along 15th Avenue from Capitol Way to Water Street was proposed in the Capitol Campus Utility Renewal Plan project.

Depending on the funding schedule, the new water main along 15th Avenue may not be constructed prior to this building redevelopment project. A fire flow test is recommended at the beginning of the design phase to obtain updated flow data around the site. Storm runoff from the new building roof and surrounding pavement surfaces will be collected and conveyed by catch basins and storm pipe to the existing storm main under Sid Snyder Ave that eventually discharges to Capitol Lake/Lower Deschutes Watershed. The discharge point from the site shall be maintained. Stormwater detention is not required because the stormwater discharges directly to Capitol Lake/Lower Deschutes Watershed, which is a flow exempt water body. The existing downstream storm system has adequate capacity to convey the runoff from the redevelopment project area. Water quality is not required for the building roof area, but any adjacent paved surfaces subject to vehicular traffic will require water quality treatment. The Capitol Lake/Lower Deschutes Watershed is a phosphorus sensitive lake. Standard bioretention cells may not be suitable for this site because the standard soil mix specified by the Washington State Department of Ecology could worsen the phosphorus problem. For water quality treatment, emerging technologies like media filtration devices are more suitable for this site.

Because the detention requirement is exempted, the Low Impact Design (LID) requirement is exempt according to the City of Olympia design standards. However, DES encourages LID implementation at the capitol campus and LID approaches shall be considered and applied to the project as practically allowed.

SITE IMPROVEMENTS

The development of the Pritchard Parking Lot site (House Office Building) and the Newhouse site (Senate Office Building) have the potential to become key elements that define the south edge of the Capitol Campus, while providing close access to the Legislative Building and office spaces. The renovation of Pritchard Library provides the opportunity to restore the landscape character to the surrounding environment, reduce parking, and improvement pedestrian connectivity to the rest of the Capitol Group. Plaza areas adjacent would accentuate the usability of the building for Visitor Service function by allowing for groups to gather, dine, and have access to restroom facilities, as well as provide meeting rooms and other supplemental campus needs. These blocks also provide potential for enhancement of gateways, pedestrian connections, and integration of green infrastructure that meet many campus-wide goals. There are a number of specific elements that will inform future development of this parcel, including:

CAMPUS GATEWAY

The location of the site at the intersection of Capitol Way and Sid Snyder Avenue is uniquely suited to provide a gateway to the campus from the south and east. Visitors that arrive via the tunnel from the east emerge with visual connections to the Capitol group and the dome, with the site defining their view. Rows of trees that were recently planted provide a linear corridor with pedestrian connections through to the Legislative Building. Vehicles would also arrive at are also entering the site from the south and north via Capitol Way, which provides opportunities for compression, defining the boundaries and focusing attention on the Greensward. The building form and open spaces at the front of campus are vital to defining this space and ensuring the arrival to campus is welcoming and clear. Access to parking shall should be focused through Sid Snyder Avenue, to limit traffic impacts to the South Capitol Neighborhood.

SID SNYDER STORMWATER

The recent bioretention swales installed to the north of Sid Snyder Avenue provide a visual connection to sustainability principles along the main entry to campus and establish a modern approach to restoring the understory of the original Olmsted plan. Along the south of Sid Snyder Ave, development of the Newhouse block will be set back to provide a similar landscape treatment along the frontage. The current bermed condition will be graded down, and linear bioretention swales will span the length of the block, providing supplemental water quality treatment for the site while further enhancing the arrival and views to the campus for both vehicles and pedestrians. The same approach is recommended to be integrated into the current Visitor's Center block to the east when redevelopment occurs.

PEDESTRIAN CONNECTIONS

The current block structure would be maintained, with pedestrian connections and views through to open spaces, or seams, connecting from the south, including Sylvester, Water, and Columbia Streets. New streetscape plantings should be installed per Landscape Preservation plans to accentuate these linear connections. The crossing through Sylvester will allow a pedestrian connection between the new building at the Pritchard parking lot and the existing Pritchard Library. The connection through Columbia will be accentuated with new street plantings, and potentially become a pedestrian-only promenade when the full build-out is realized. In addition, the pedestrian bridge connections from the east campus should be realigned to be closer to the pedestrian pathways along Sid Snyder Ave, to allow for greater wayfinding and connectivity of the two sides of campus.

The area to the north of the existing Pritchard Parking Lot is currently a service road, with parking adjacent to the buildings. There is an opportunity to remove vehicle access to this zone, which will allow for a reduction of parking, enhancement of pedestrian connectivity from new buildings to Cherberg and O'Brien (legislative offices), and allow for integration of stormwater management to meet sustainability goals. A pedestrian plaza zone adjacent to the new House Office Building would allow for better wayfinding and access. New outdoor pedestrian spaces would be developed outside of the Senate Office Building at the Newhouse site as well, which would be compatible with future

development and allow for a range of user experiences. In addition, the pedestrian bridge connections from the east campus should be realigned to be closer to the pedestrian pathways along Sid Snyder Ave, to allow for greater wayfinding and connectivity of the two sides of campus.

NEIGHBORHOOD BUFFER

The proximity to the Historic South Capitol Neighborhood is an important consideration. The design solutions reacted to this in multiple ways, including:

- Extensive landscape buffers for the south development frontage along 15th Avenue, including a minimum 20' landscape strip that is planted with a combination of deciduous and coniferous vegetation. This will mitigate the scale of new buildings, and provide visual softening, and allow for the proposed 'native' edge to wrap the campus to the south.
- Expanded buffering along 15th Avenues between Water Street and Columbia to further buffer residential zones and provide softening of new structures on Newhouse block
- Courtyard spaces and building orientation to reduce massing along the south edge.
- Landscape buffering for the south development frontage along 16th Avenue, including a minimum 15' landscape strip that is planned with a combination of deciduous and coniferous vegetation. This will mitigate the scale of new buildings, and provide visual screening, as well as continuation of the native edge.

PARKING

The existing surface parking will be displaced at Pritchard and the Newhouse block to accommodate new development. Parking for the future buildings may be accessed from Water Street (Newhouse Blocks) and 15th Avenue (Pritchard – House Office Building), with traffic directed to and from the campus via Sid Snyder Avenue. This will limit traffic cutting through neighborhoods. For each site, there are 210 parking spaces planned. Ideally the new buildings, could provide additional parking on-site beyond that which serves the development demand to allow parking to be relocated from core campus areas, such as the area north of Pritchard, the areas South of the Legislative Building, and parking along Water Street, which is in alignment with Landscape Preservation goals to restore the Olmsted plan intent. This would require further evaluation to determine the cost benefit analysis when constructing additional levels of garage. Providing 420 total stalls does not produce a sizable surplus to make the highlighted recommendation really possible.

LOW-IMPACT DEVELOPMENT

There are multiple opportunities for visible green infrastructure interventions on the project sites. In addition to the buffer stormwater bioretention swales along Sid Snyder Avenue, a number site-specific low-impact development strategies should be employed to mitigate stormwater flows and provide water quality for pollution generating surfaces through the use of vegetated surfaces, while also increasing connections to nature and provision of habitat. These include bioretention swales, rain gardens, flow-through planters, permeable paving, green roofs, and rooftop planters. Water conservation and reuse should be included to capture additional rainwater for reuse in buildings and for irrigation. The sites should also utilize high-efficiency irrigation systems for site irrigation, and be compatible with future transition to reclaimed water system. New systems should work with overall campus infrastructure and development should provide opportunities to modernize key infrastructure systems.

GENERAL ADMINISTRATION BUILDING - SITE DEVELOPMENT STRATEGIES

UTILITY IMPROVEMENTS

Utility services are available on site. The existing side sewer service will need to be replaced with a larger pipe size connecting to the existing sewer main in Columbia. Existing domestic and fire suppression water systems will need to be replaced to meet the demands of the renovation. A post indicator valve, a fire department connection, and a backflow preventer will be required for the building fire sprinkler system. A new fire hydrant near the northwest corner of the building will likely be needed for fire protection. The new fire hydrant could prompt the need to construct a water main loop along the west and north sides of the building. A fire flow test is recommended at the beginning of the design phase to obtain updated flow data. Street frontage improvements, such as new driveways and replacement of damaged sidewalks along Columbia Street and 11th Avenue are likely required.

Stormwater improvements that were installed along with the 1063 Capitol Way building have the capacity to handle any changes. For redevelopment, this new storm pipe system has been designed to accommodate the GA building lot and will connect to an existing outfall to Capitol Lake/Lower Deschutes Watershed. Detention is not required because stormwater will flow to a flow control exempt water body. Water quality treatment facilities will be required for treating storm runoff from the pollutant-generating- impervious areas, such as the paved parking lot areas. The Capitol Lake/Lower Deschutes Watershed is a phosphorus sensitive lake, and standard bioretention cells are prohibited because the project site is within a quarter mile of the lake. Standard soil mix for bioretention facilities specified by the Washington State Department of Ecology could worsen the phosphorus problem. Because of the adjacent steep hillside and poor infiltrative site soil conditions, infiltration facilities are not recommended for this project. For water quality treatment, emerging technologies like media filtration devices are more suitable for this site. Because the site will drain directly to Capitol Lake/Lower Deschutes Watershed through the new storm outfall, the Low Impact Design requirement is exempt according to the City of Olympia design standards.

SITE IMPROVEMENTS

The renovation of the General Administration building offers opportunities to expand landscape on site, improve interface and connectivity with downtown Olympia, and incorporate sustainability features. There are also opportunities to better connect the landscape and improve the environment around the south of the GA building and transitions to the open spaces across 11th Avenue. The demolition and replacement of the General Administration building offers substantive opportunities to expand landscape on site, improve interface and connectivity with downtown Olympia, and incorporate sustainable features. Additional opportunities exist to better connect the landscape and improve the environment as it relates to the campus core and transitions to the open spaces across 11th Avenue.

URBAN INTERFACE

The north parking and frontage of the GA building provides a transitional space from downtown Olympia, and the redevelopment offers options to restore the Seams that connect the urban fabric to the major Capitol Campus open space. New street trees and plantings along Columbia Street, along with enhanced plantings, would provide a comfortable pedestrian connection between the GA and 1063 Capitol Way buildings from downtown.

ATRIUM & PLAZA SPACES

The new building should be developed with landscape space that enhances plazas and entrance ways in context to the south lawn and create exterior usable spaces that take advantage of proximity to downtown, and views to the campus open space and towards the Capitol dome.

PARKING

The existing surface parking lots to the north and west would be retained. On-site bioretention retrofits would help improve water quality and additional landscape screening would mitigate issues prior to outfall to Capitol Lake/Lower Deschutes Watershed. New parking could be located subsurface, and the existing surface parking lot to the west could be removed and replaced with vegetation. The site to the north could accommodate additional

redevelopment as well. These landscape spaces could be designed to create outdoor amenity rooms, and incorporate stormwater management strategies to manage building runoff and address water quality issues prior to outfall to Capitol Lake/Lower Deschutes Watershed.

LOW-IMPACT DEVELOPMENT

Stormwater improvements are not expected to be required, as described above under Utility Improvements. However, water quality issues could be addressed and the site provides opportunity for visible green infrastructure, including bioretention swales, rain gardens, flow-through planters, permeable paving, green roofs, and rooftop planters. Water conservation and reuse should be considered to capture additional rainwater for reuse in buildings and for irrigation. The site should also utilize high-efficiency irrigation systems for site irrigation, and be compatible with future transition to reclaimed water system. New systems should work with overall campus infrastructure and development should provide opportunities to modernize key infrastructure systems.

PROARTS SITE

UTILITY IMPROVEMENTS

The existing sewer main along Washington St. should provide sufficient capacity for a new sewer service connection from the new building. New water lines for domestic and building fire sprinkler systems will be required to service the new building. A double check valve, a post indicator valve, and a fire department connection will be required for the building fire sprinkler system. These water services can be provided from the 6-inch mains around the site. Additional fire hydrants will be required to provide adequate coverage of the new building. The existing 6-inch water mains along 11th Ave., Union Ave., and Franklin Street may not be able to provide the required fire flow for the new building. Fire flow demand will depend on the size and construction type of the new building. A flow test should be conducted to determine the fire flow capacity of the existing 6-inch water system during the design phase. If flow test result in insufficient capacity, the project could either construct more fire walls within the building or coordinate with the City to bring in more water flow to the site.

Stormwater from the new building will be connected to the dedicated storm system within Franklin Street via catch basins and storm drain pipe. Detention is not required because the dedicated City stormwater system discharges to a flow exempt water body. Water quality is not required for the building roof since it's considered a non-pollution generating surface. Water quality is required for any pollutant-generating- impervious areas such as driveway, loading dock, and parking lot. Because the stormwater detention requirement is exempted, Low Impact Design (LID) requirement is also exempted according to the City of Olympia design standards. However, DES encourages

LID implementation at the capitol campus. LID development approaches shall be considered and applied to the project to the extent as much as practically allowed.

SITE DEVELOPMENTS

The development of the ProArts site provides for additional office space in close proximity to the east campus, and allows for enhanced connectivity between Downtown Olympia and the Capitol Grounds. The proposed developments include atria, courtyard spaces and plazas which will be landscaped and provide opportunities for views of nature, amenity spaces, and stormwater management.

CENTENNIAL PARK

The development of the ProArts site is an opportunity to maintain and restore the function of Centennial Park, while using the space to increase the aesthetic and function of the new building. In this regard, there should be free access from the new building to the north to engage with park frontage and allow for users to visually and physically connect to the green space. Selective thinning of existing vegetation, grading of access paths, and new plantings will create more functional park space while opening up views to the Dan Evans tree located in the middle of the park. In addition to the potential for adjacent amenity space, the park can also be used to manage stormwater, utilizing

the adjacent to new development, with bioretention and rain gardens which can increase on-site retention capacity that further minimizes the impacts to the City of Olympia combined sewer system. This helps to achieve open space, public access, and sustainability goals.

PEDESTRIAN CONNECTIONS

The site is surrounded by public right-of-way and sidewalks that connect the project to the city of Olympia and provide connectivity across 11th Avenue to the Capitol Campus. Enhancements to streetscape along frontages will create a more comfortable pedestrian experience and provided shade for visitors to the site and park. A significant opportunity for wayfinding exists at the intersection of 11th Avenue and both Washington and Franklin Streets to provide greater connections from Campus to downtown.

LOW-IMPACT DEVELOPMENT

There are multiple opportunities for visible green infrastructure interventions on the project sites and adjacent right-of-way. A number site-specific low- impact development strategies should be employed to mitigate stormwater flows and provide water quality for pollution generating surfaces through the use of vegetated surfaces, while also increasing connections to nature and provision of habitat. These include bioretention swales, rain gardens, flow-through planters, permeable paving, green roofs, and rooftop planters. Water conservation and reuse should be included to capture additional rainwater for reuse in buildings and for irrigation. The sites should also utilize high-efficiency irrigation systems for site irrigation, and be compatible with future transition to reclaimed water system.

Site 1: General Administration (GA) Building

Existing Utility Conditions

As detailed in the Predesign Update Study by SRG (dated November 28, 2012) and review of the city utility maps, the Capitol Campus utility maps, and available record documents, the following description of the existing drainage and utilities is presented below.

A 10-inch diameter water main runs along 11th Ave from Water Street to Capitol Way and along Water Street from 11th Ave south into the West Capitol Campus. This 10-inch water main connects to a 10-inch water main in Capitol Way at one end and to the Capitol Campus system at the other end. Another 6-inch diameter water main runs along Columbia Street from 11th Ave to Union Avenue and continues to 10th Avenue and further north. This 6-inch water main connects to the city water system grid on Union Avenue. There is an existing master water meter at the intersection of 11th Avenue and Columbia Street for the Capitol campus water system. The water system west of Columbia Street is owned by the State. Water services for the GA building domestic use and fire sprinkler system are from this 6-inch water main. There are three existing fire hydrants in the vicinity of the GA Building including two along 11th Ave and another on Columbia Street. A flow test conducted in September 2012 indicated that the static pressure at the fire hydrant on the west end of 11th Avenue was 72 psi. Estimated flow rate at 20 psi residual was approximately 1,880 GPM.

Sewer service is available at the building site. An existing 8-inch diameter sewer main runs north along the west side of the GA building and adjacent parking lot before turning east and connecting with another 8-inch diameter sewer main that runs along Columbia Street. The Columbia Street sewer runs north from Union Ave. An existing 4-inch side sewer is located along the east side of the building connects to the sewer main in Columbia Street at the intersection of Union Avenue and Columbia Street .

An 8-inch diameter storm pipe system runs north along the west side of the GA building and adjacent parking lot before turning east and connecting with another storm pipe system that conveys stormwater north along Columbia Street. Storm runoff from the building roof and the parking lots are collected and conveyed by the underground pipe system and discharged to the public storm main in Columbia Street as described above. There are no detention or water quality facilities on the site.

Redevelopment Option 1 – Building Renovation (Interior)

The following are required utility improvements to address a building interior renovation option. Utility services are available on site. The existing side sewer service will need to be replaced with a larger pipe size. Existing domestic and fire suppression water systems will need to be replaced to meet the demands of the renovation. A post indicator valve, a fire department connection, and a backflow preventer will be required for the building fire sprinkler system. A new fire hydrant near the northwest corner of the building will likely be needed for fire protection. The new fire hydrant could prompt the need to construct a water main loop along the west and north sides of the building. We recommend conducting a fire flow test at the beginning of the design phase to obtain updated flow data.

This improvement option does not include site improvements. Stormwater improvements will not be required since there isn't any site work proposed.

Redevelopment Option 2 – New Building

The following are required utility improvements to address replacement of existing building with a new building of similar size. Utility services are available on site. A new side sewer service connecting to the

existing sewer main in Columbia is required. New domestic water service for the building from Columbia or 11th Ave is required. A post indicator valve, a fire department connection, and a backflow preventer will be required for the building fire sprinkler system. New fire hydrants will be required to provide adequate fire protection coverage for the new building. A new water main loop along the west and north sides of the building that will connect to the water mains in Columbia and 11th Ave is likely required. We recommend conducting a fire flow test at the beginning of the design phase to obtain updated flow data.

The project will trigger stormwater management requirements because of its size. Storm runoff from the new building and surrounding pavement surfaces can be collected and conveyed by catch basins and underground pipes to a new stormwater outfall being constructed by the 1063 Building Project. The new outfall pipe is located north to the existing building and runs down the steep hillside to Capitol Lake. This newly constructed storm pipe system has been designed to accommodate the GA building lot and will connect to an existing outfall to Capitol Lake. Detention is not required because stormwater will flow to a flow control exempt waterbody.

Water quality treatment facilities will be required for treating storm runoff from the pollutant-generating-impervious areas, such as the paved parking lot areas. The Capitol Lake is a phosphorus sensitive lake, and standard bioretention cells are prohibited because the project site is within a quarter mile of the lake. Standard soil mix for bioretention facilities specified by the Washington State Department of Ecology could worsen the phosphorus problem. Because of the adjacent steep hillside and poor infiltrative site soil conditions, infiltration facilities are not recommended for this project. For water quality treatment, emerging technologies like media filtration devices are more suitable for this site. Because the site will drain directly to Capitol Lake through the new storm outfall, the Low Impact Design requirement is exempt according to the City of Olympia design standards.

Street frontage improvements, such as new driveways and replacement of damaged sidewalks along Columbia Street and 11th Avenue are likely required.

Redevelopment Option 3 – Surface Parking Lot

For a new surface parking lot, sanitary sewer service is not required. No additional fire protection service is required for the parking lot. For the landscape irrigation system, water service can be connected to a water main in the street through a backflow preventer. Drainage and stormwater management requirements will be the same as outlined in Redevelopment Option 2 – New Building.

Site 5: Pritchard Building

Existing Utility Conditions

As detailed in the Predesign Study by SRG (2006) and review of the city utility maps, the Capitol Campus utility maps, and available record documents, the following description of the existing utilities is presented below.

An 8-inch diameter dead-end water main runs east along 15th Avenue and north along Water Street, and connects to an existing 10-inch water main along Sid Snyder Way. An 8-inch water main running south-north direction between the Cherberg and O'Brien buildings connects the 8-inch main in 15th Avenue to a 10-inch main in the parking lot south of the Legislative Building. Domestic and fire protection services for the building are connected to this 8-inch main in the 15th Avenue. There is a 4-inch water pipe located along the south side of the Pritchard parking lot along 16th Ave. There is an existing fire hydrant at the water main terminus just west of the building and another hydrant just east of the building along 15th Avenue. The 8-inch ductile iron water mains described above were constructed in 2012. They should be in good conditions. The State owns these 8-inch mains while the City owns the 4-inch water main in the 16th Avenue. No fire flow test data is available near the site.

An existing 6-inch diameter sewer service runs from the Pritchard building east to an 8-inch sewer main system heading north along Water Street. The sewer main continues north, cross under Sid Snyder Way and the large lawn, and discharged to the public combined stormwater and sanitary sewer main in Capitol Way near the 11th Avenue and Capitol Way intersection. According to available record documents and assessment, the 6-inch sewer line in 15th Avenue is in fair condition and getting to the end of its design life.

A 12-inch diameter storm pipe system runs west along the south and west sides of the Pritchard building and eventually discharges down the slope to Capitol Lake. The Pritchard building and a small area of the adjacent parking lot drain to this system via catch basins and storm pipe. There are no detention or water quality facilities on the site. The remaining parking lot area is collected and conveyed by catch basins and storm pipe to the sewer main along Water Street. Downstream of this sewer main is described in the paragraph above.

Redevelopment – Building Expansion

The following are required utility improvements to address expansion of the Pritchard Building. The planned expansion is to expand the building to the south side. The existing sewer service pipe is in fair condition and does not need replacement for this small expansion. The sewer line can continue to serve the expanded building and no new sewer service line is needed provided that no new sewer service connection is required on the south side of the building.

Water services for domestic usage and building fire sprinkler system can be provided from the existing 8-inch main as in the current conditions. The existing 8-inch water main should be sufficient to handle the building expansion needs. However, we would recommend a fire flow test in the beginning of the design phase to see if the available flow can meet the required fire flow demands for the expanded building. A new fire hydrant will be required near the southeast corner of the building to provide fire protection coverage along the south side building expansion. This new fire hydrant can be fed from the existing 8-inch water main in 15th Ave through an 8-inch new main through the existing parking lot.

The existing stormwater pipe system will need to be rerouted around the building expansion and connect to the existing 12-inch storm pipe discharging down the hillside to Capitol Lake. Detention is not

required because stormwater discharges to a flow exempt water body as detailed in the Olympia Stormwater Manual. The 12-inch storm pipe system has adequate capacity to handle the increased flow produced by the expansion. Water quality is not required for building expansion roof because it's considered a non-pollution generating surface and not subject to water quality treatment requirements.

Redevelopment Option 1 – New Building at Parking Lot

The following are required utility improvements to address replacement of existing Pritchard Building parking lot with a new building.

For sanitary sewer service, a new sewer service pipe along 15th Avenue is required. The existing 6-inch sewer line is getting to the end of its design life and will not last to serve the new building design life. The existing 8-inch sewer main along Water St. should have adequate capacity to accommodate the new building.

New water lines for domestic service and building fire protection systems will be required to service the new building. A backflow preventer, a post indicator valve, and a fire department connection is required for the building fire sprinkler system. New fire hydrants will be required to provide adequate fire protection coverage for the new building. The existing 8-inch water mains along 15th Ave. will provide the water source to the site and will be likely have the require capacity for the proposed redevelopment. A flow test should be conducted to determine the fire flow capacity of the existing 8-inch water system to handle the new building demands. If it's determined that inadequate flow capacity exists, a water main extension along 15th Avenue from Capitol Way to the project site will be required. This water main extension project through 15th Ave is included in the Capitol Campus Utility Renewal Plan. Depending on budget approval and project schedules, the new main may or may not be available by the time the new building is built. New fire hydrants on the south side of the new building and along 16th Ave shall be installed inside the State property and be fed by the water main in 15th Avenue.

Stormwater from the new building and any surrounding pavement surfaces will collected and conveyed by catch basins and storm pipe to the existing 12-inch storm system that discharges to Capitol Lake. The City prohibits discharge of stormwater to the sewer system for any redevelopment project. The existing area that is currently discharging to the combined sewer system will be directed to the storm pipe system and the 12-inch outfall to the Capitol Lake. Detention is not required because the stormwater discharges to Capitol Lake which is a flow exempt water body. The existing 12-inch storm system has adequate capacity to convey the additional runoff from the redevelopment project area. Water quality is not required for the building roof area, but any adjacent paved surfaces subject to vehicular traffic will require water quality measures. Because of the project's proximity to Capitol Lake, bioretention as a water quality measure is not allowed due to concerns with phosphorous levels in the lake. Storm water infiltration is not suitable for the site either because the soil conditions and its proximity to the steep slope to the west of the Pritchard Building. Filter system or other emerging new technologies for water quality treatment may fit this site better.

Because the stormwater detention requirement is exempted, Low Impact Design (LID) requirement is also exempted according to the City of Olympia design standards. However, DES encourages LID implementation at the capitol campus. LID development approaches shall be considered and applied to the project to the extent as much as practically allowed.

Site 6: Newhouse Building

Existing Utility Conditions

As detailed in the Project Request Report by NBBJ (February 2008) and review of the city utility maps, the Capitol Campus utility maps, and available record documents, the following description of the existing drainage and utilities is presented below.

A 10-inch diameter water main runs along Sid Snyder from Water Street to Capitol Way and provides water for domestic use and fire protection to the West Capitol Campus. The water main loops back to the City water main in Capitol Way through Cherry Lane, Water Street, and 11th Avenue. Water services from the Newhouse Building domestic and fire sprinkler systems connect to this 10-inch water main through a 6-inch water line crossing under Sid Snyder Way. Along the west side of Newhouse Building in Water Street there is an 8-inch water main running in the south-north direction that serves the Pritchard Building area. The State owns this 8-inch main and the 10-inch water main in Sid Snyder Way from Columbia Street. There is a city-owned, 6-inch water pipe that runs along Columbia Street and connects to the same 10-inch water main in Sid Snyder. There are no fire hydrants near the Newhouse Building. The nearest fire hydrants are at the southwest corner intersection of Sid Snyder and Columbia and near the southeast corner of the Insurance Building.

City of Olympia performed a water system hydraulic model for DES in September 2016. The computer model indicated that the City water system can deliver 2,200 GPM fire flow to the State water system at the master meter located on Sid Snyder Way near Columbia Street. A fire flow test conducted in September 2012 indicated that the static pressure at the fire hydrant southeast of the Insurance Building was 60 psi. Estimated flow rate at 20 psi residual was approximately 1,960 GPM.

For sanitary sewer system, an existing 8-inch diameter sewer main runs north along Water Street from 15th Ave and continues across the campus to Capitol Way. Another 8-inch sewer main runs east along 15th Ave, turns north and continues north along Columbia Street until intersecting with an 8-inch sewer main running east along Sid Snyder Way. An 8-inch sewer main with a stub-out at the alley east of the Newhouse Building was installed with the Sid Snyder Way improvement project completed in 2014. This sewer main runs from west to east along Sid Snyder Way and connects to the public sewer main in Capitol Way. Currently the Newhouse Building is serviced by an 8-inch diameter sewer service along the west side of the building that connects to the sewer main along Water Street.

The Newhouse site drains to Sid Snyder Way to the north and Water Street to the west. A storm pipe system is located around the perimeter of the Newhouse building collecting runoff from the building roof and conveying stormwater to the existing storm main within Sid Snyder Way near Water Street. This 12-inch stormwater pipe discharges to a storm pipe system in South Diagonal. The storm system continues to the Wings of Victory circle and turns west, and eventually discharges to Capitol Lake through the existing underground conveyance system. A portion of the eastern part of Water Street to Columbia Street block discharges to the Columbia Street and Sid Snyder Way and eventually to the combined sewer system in Capitol Way. There are no detention and water quality facilities on the site.

Redevelopment Option 1 – New Building (Small Footprint)

The following are required utility improvements to address replacement of the existing building with a new building of similar size. For sanitary sewer, the existing 8-inch sewer service and downstream sewer main should have sufficient capacity to accommodate the redevelopment project. For water system, new service lines for domestic water and fire protection systems will be required. A post indicator valve, a backflow preventer, and a fire department connection will be required for service the new building fire

sprinkler system. Depending on the final building location and mechanical room location, water services for domestic usage and building fire sprinkler systems can continually use the 6-inch line crossing under Sid Snyder Way and currently serving the existing building. New fire hydrants will be required around the new building to provide adequate fire protection coverage for the new building. These new hydrants can either connect to the existing 10-inch water main along Sid Snyder Way or the 8-inch water main on the west side of Water Street. A new water main along 15th Avenue from Capitol Way to Water Street was proposed in the Capitol Campus Utility Renewal Plan project. Depending on the funding schedule, the new water main along 15th Avenue may not be constructed prior to this building redevelopment project. We recommend conducting a fire flow test at the beginning of the design phase to obtain updated flow data around the site.

Storm runoff from the new building roof and surrounding pavement surfaces will be collected and conveyed by catch basins and storm pipe to the existing storm main under Sid Snyder Way that eventually discharges to Capitol Lake. The discharge point from the site shall be maintained. Stormwater detention is not required because the stormwater discharges directly to Capitol Lake, which is a flow exempt water body. The existing downstream storm system has adequate capacity to convey the runoff from the redevelopment project area. Water quality is not required for the building roof area, but any adjacent paved surfaces subject to vehicular traffic will require water quality treatment. The Capitol Lake is a phosphorus sensitive lake. Standard bioretention cells may not be suitable for this site because the standard soil mix specified by the Washington State Department of Ecology could worsen the phosphorus problem. For water quality treatment, emerging technologies like media filtration devices are more suitable for this site. Because the detention requirement is exempt, the Low Impact Design (LID) requirement is exempt according to the City of Olympia design standards. However, DES encourages LID implementation at the capitol campus and LID approaches shall be considered and applied to the project as practically allowed.

Redevelopment Option 2 – New Building with underground Parking (Large Footprint)

The following are required utility improvements to address replacement of existing building with a new building with larger footprint and underground parking. For sanitary sewer, the existing 8-inch sewer service and downstream sewer main currently serving the building should have sufficient capacity to accommodate the redevelopment project. In addition, the sewer main in Sid Snyder Way can provide new service connections for the new building.

Water service requirements for the new building are similar to Option 1 described above. New service lines for domestic water and building fire sprinkler system are required. The service lines can be connected to water mains in Water Street, Sid Snyder Way, or Columbia Street. New fire hydrants will be required to provide adequate fire protection coverage for the new building. Each corner of the project site will need a fire hydrant. A new water main along 15th Avenue from Capitol Way to Water Street was proposed in the Capitol Campus Utility Renewal Plan project. Depending on the funding schedule, the new water main along 15th Avenue may not be constructed prior to this building redevelopment project. If this proposed water main is not constructed prior the building development, a new water main connecting the existing mains in Columbia Street and Water Street is likely needed for the redevelopment. A water meter at the Water Street and 15th Ave intersection will be required to separate the public and private systems. We recommend a fire flow test in the beginning of the design phase to obtain updated flow rate data around the site.

Currently, there are two drainage sub-basins on the site. The west sub-basin, which contains the existing Newhouse Building, drains west to a storm main crossing under Sid Snyder Way. The east sub-basin

drains to Columbia Street and Sid Snyder Way and eventually discharges to the City combined sewer system. The two sub-basins should be maintained for the redevelopment. The stormwater design approach for the west sub-basin area is the same as described in Option 1 above. For the east sub-basin, storm runoff from the redevelopment area can't continue to drain to the combined sewer system. The City prohibits discharge of stormwater to the combined sewer system for any redevelopment project. The existing project area that is currently discharging to the combined sewer system will be directed to the storm pipe system. A storm main crossing Sid Snyder Way is available at Columbia Street for the redevelopment connection, but the storm main needs to be extended from the north side of Sid Snyder Way to the storm main in South Diagonal. The storm main in South Diagonal is damaged. It needs to be replaced and upsized in order to handle additional flows from the redevelopment site. The storm main replacement in South Diagonal is proposed in the Capitol Campus Utility Renewal Plan project. Depending on the funding schedule, the new storm main in South Diagonal may or may not be available by the time this new building is built. If this proposed storm main is not built by then, replacement of the storm main shall be included in the redevelopment project.

Stormwater detention is not required because the stormwater discharges directly to Capitol Lake which is a flow exempt water body. According to our preliminary calculations, the existing downstream storm system will have adequate capacity to convey the additional runoff from the redevelopment project area after the damaged pipe in South Diagonal is replaced and upsized. Water quality is not required for the building roof area, but any adjacent paved surfaces subject to vehicular traffic will require water quality treatment measures. See Option One for more water quality treatment and LID requirement information.

Site 12: ProArts General Office Building

Existing Utility Conditions

After reviewing the city utility maps, the Capitol Campus utility maps, and available record documents and coordinating with the City of Olympia, the following description of the existing utilities is presented below.

A 6-inch diameter water main grid runs along 11th Ave., Union Ave., and Franklin Street. There are three water service connections to the site from water mains in each of the roadways mentioned above. There is one existing fire hydrant in the northeast corner of the site. There is another fire hydrant south of the site in the median of 11th Avenue. No water flow test data is available at this point.

An existing 8-inch diameter sewer main runs north along Washington St and east along Union Avenue. There are two service connections along the northwest corner of the site that connect to the existing main along Washington Street.

A dedicated storm pipe system runs north along Franklin St. and east along Union Avenue. Stormwater from the site is collected and conveyed through catch basins and storm pipe to the storm pipe system in Union Ave and Franklin Street. The storm system eventually discharges to Moxlie Creek located east of the site near Plum Street. Moxlie Creek is a flow exempt water body according to information provided by City of Olympia. There are no detention and water quality facilities on site.

Redevelopment Option 1 – New Building (Half Block Improvements)

The following are required utility improvements to address replacement of the existing buildings and parking with a new building with underground parking. The existing sewer main along Washington St. should provide sufficient capacity for a new sewer service connection from the new building.

New water lines for domestic and building fire sprinkler systems will be required to service the new building. A double check valve, a post indicator valve, and a fire department connection will be required for the building fire sprinkler system. These water services can be provided from the 6-inch mains around the site. Additional fire hydrants will be required to provide adequate coverage of the new building. The existing 6-inch water mains along 11th Ave., Union Ave., and Franklin Street may not be able to provide the required fire flow for the new building. Fire flow demand will depend on the size and construction type of the new building. A flow test should be conducted to determine the fire flow capacity of the existing 6-inch water system during the design phase. If flow test result in insufficient capacity, the project could either construct more fire walls within the building or coordinate with the City to bring in more water flow to the site.

Stormwater from the new building will be connected to the dedicated storm system within Franklin St. via catch basins and storm drain pipe. Detention is not required because the dedicated City stormwater system discharges to a flow exempt water body. Water quality is not required for the building roof since it's considered a non-pollution generating surface. Water quality is required for any pollutant-generating-impervious areas such as driveway, loading dock, and parking lot.

Because the stormwater detention requirement is exempted, Low Impact Design (LID) requirement is also exempted according to the City of Olympia design standards. However, DES encourages LID implementation at the capitol campus. LID development approaches shall be considered and applied to the project to the extent as much as practically allowed.



Conditions Assessment

PRITCHARD LIBRARY

Original construction of 1957 does not meet current seismic safety standards and the building has not had any seismic upgrades. A study in 2004 evaluated the feasibility of upgrades and includes added shear walls and strengthening of connections throughout the building. This level of upgrade would be essentially the same as recommendations we would make to meet current standards. The south, tower section has concrete wall around the perimeter and shear walls would be needed only to replace any walls removed to provide windows or connection to building additions.

The floors were designed for heavy live loads for library stacks and can accommodate office loadings. However the clearance between structure from floor to floor is 7'-6" and not adequate for any occupancy. If renovation plans include removal of every other floor structure, columns and walls will need to be strengthened to have the stability for taller story heights. This will include wrapping the columns in composite fiber wrap and adding shotcrete to inside of concrete walls.

The First Floor, north, section of the building lacks shear walls and is seriously lacking in seismic capacity and ductility. Walls or steel bracing will be required on all four sides of this area along with anchorages to the roof and mezzanine structures.

Exterior enclosures and glass are likely in need of seismic strengthening so that damage to the exterior does not pose life safety risk. It is likely that the exterior windows and stone panels will need to be replaced or reattached to the structure to improve energy standards and the seismic strength will be incorporated at the same time.

There are cracks in floor slabs and beams that were identified in 2002 study that need to be repaired for continued serviceability of the structure.

The steep slope behind the building is a concern for any potential additions on the south or west side. No settlement of the building was observed nor any indication of landslides, but this area may need to have geotechnical engineer review when renovations are made to the building.

NEWHOUSE AND VISITORS CENTER

A site walk was conducted of the Newhouse Building however structural conditions were not directly evaluated due to the likelihood the Newhouse Building will be demolished and fully replaced with a new building. A mechanical room in the basement was visited to see the primary structure. The basement walls and floor framing of the first floor are board-formed concrete construction. The framing of the upper floor and roof were not investigated and are not mentioned in previous reports. Floor and wall

framing could be either concrete construction or wood frame. Given the speed of construction in 1934 and the reports of leaks in the exterior brick enclosure, it is possible that the building is wood framed. In either condition, the construction methods of a building of this vintage does not meet current earthquake safety. The exterior of the building is brick and stone veneer with regularly spaced windows.

A major earthquake will likely cause significant damage to the interior, cause falling bricks on the exterior, and high risk to life safety. The exterior walls have many windows and not enough solid wall panels to act as shear walls. Therefore, the building would rely on the interior plaster partitions for seismic resistance causing heavy interior damage and racking of door frames possibly impeding safe exiting. The exterior brick of building is not likely anchored to the backup supports adequately for seismic motions and falling brick is a concern over building exits. Seismic upgrades to buildings of this vintage can easily cost as much as new construction.

GA BUILDING

The previous reports and studies for the GA Building indicate a number of deficiencies in the safety of the building in a seismic event. The 1992 ZGF study referred to the earthquake resistance as half of the necessary capacity. This has not been confirmed, but it is certain that the building lacks strength, ductility and continuity of structural components in a way that could potentially lead to partial collapse in a major earthquake. Some of the areas of concern that have been noted in previous reports include: lack of shear strength in concrete walls, lack of confinement ties to secure columns and walls, discontinuity of walls before reaching the foundations, and poor connections between walls and floors. These kinds of deficiencies occur throughout the building and would require extensive upgrade measures such as drilling and grouting dowels in slabs along every wall face.

Many of the General Administration Services are necessary for post-disaster preparedness and should be located in buildings that meet immediate occupancy level of seismic performance. Even with repairs to the GA Building it would be difficult to assure a building performance that would allow for continued operation of these departments. If the building is upgraded then it would be best to locate services in the building that were not necessary for immediate disaster recovery operations.

In addition to the seismic deficiencies, the building has minimal floor load capacities that are acceptable only for office occupancies and not assemblies, meeting rooms, or storage. The floors would need to be strengthened for any uses heavier than offices.

PRO ARTS/CENTENNIAL PARK

The Pro Arts and State Farm Office Buildings are of one and two story wood framed construction that pose a lower risk to life safety in a seismic event. No structural information was provided to the design team since replacement has been recommended previously. Our brief site visit confirmed the limited usefulness and flexibility of the spaces in these structures.

Proposed Structural Methods

NEWHOUSE ALTERNATIVES

The prototype office plans for the Newhouse Site are variations on existing office structures and represent efficient floor plan layouts. Class A office buildings, of the sizes proposed for this location, are currently structured with one of two common systems. Steel buildings are steel beams supporting concrete on metal deck slabs with steel moment frames, braced frames or concrete walls for lateral loads. Concrete buildings are comprised of post-tensioned concrete slabs and concrete walls. In the last few years, in the Puget Sound region, office building construction most frequently uses post-tensioned (PT) concrete slabs and central elevator/stair core with concrete shear walls as the most cost-effective contraction system.

The follow commentary compares the pros and cons of the alternatives for Newhouse Site.

Alternatives A and B (90' bay):

The individual buildings are approximately 90' wide by 150' to 220' long and four stories. 90' width allows for an efficient three-bay column layout such as 35'-20'-35' with center elevator/stair core. The structural system may likely be PT slabs of 8" thickness and beams of additional 8" depth on the transverse grid lines. The lateral system would be concrete shear walls at the core. Structural system selection and layout will be influenced by the plans for below grade parking. With parking floors below, the column locations may need to be adjusted to allow for efficient drive aisles and stall layout.

Advantages of PT slabs are the shallow structure depth and lower story heights. It can also have the ability to eliminate ceilings if an exposed concrete slab is an appropriate aesthetic in the buildings. PT slab buildings do not have beams around the building edges and this allows for taller windows bringing the daylighting deeper into the floor plate.

The drawbacks of PT slabs are the limitations on future remodels and alterations. Once the structure is built it is difficult to add internal stairs or openings through the floors because of the post tensioning cables in the slab.

There are no major differences in the structure cost or performance between the alternatives in A and B since they are both based on rectilinear building shape. The differences will be on the grade changes across the length of the building and the plans for underground parking.

Alternatives C and D:

The building shape in these alternatives allows for a more open office floor plate and would not have a center elevator/stair core. The structure in these alternatives could be the same PT slabs as noted above. The lateral system cannot take advantage of the elevator core so it could be shear walls around stair towers or mechanical shafts near the ends of the building.

Steel framing with composite slabs is a good option with this layout because of the eccentric core area. Steel can general provide longer spans and fewer columns within the office area. The lateral system of a steel building could be perimeter moment frames, allowing the maximum flexibility of the floor plate layout. Another option is steel braced frames, a system that is very cost effective in steel. Similar to Alternatives A & B, the structural system selection will be influenced by the plaza and underground parking layout if it is included at the site.

PRITCHARD LIBRARY

The original construction of 1957 does not meet current seismic safety standards and the building has not had any seismic upgrades.

Alternatives for Reuse of North Side of PRITCHARD Library

The conditions of the south, Tower section of the Library and its lack of usable area, indicate that it is not practical in any scenario to upgrade this portion of the structure. Demolition of the Tower section is an appropriate solution due to the configuration of the building above and lack of seismic strength of the at the First Floor.

The North Section has a high story at First Floor over a basement level. This area is seriously lacking in seismic capacity and ductility. Walls or steel bracing will be required at four locations on each floor of this area along with anchorages to the roof. Seismic upgrade is much easier to accomplish without the heavy, taller Tower portion in place. The North Section also requires repairs to the structure for concrete cracks and spalling noted in previous reports.

Exterior enclosures and glass are likely in need of seismic strengthening so that damage to the exterior does not pose life safety risk. It is likely that the exterior windows and stone panels will need to be replaced or reattached to the structure to improve energy standards and the seismic strength will be incorporated at the same time.

All new construction should be seismically isolated from the remaining North portion of the building. Class A office buildings, of the sizes proposed for this location, are currently structured with one of two common systems. Steel buildings are steel beams supporting concrete on metal deck slabs with steel moment frames, braced frames or concrete walls for lateral loads. Concrete buildings are comprised of post-tensioned concrete slabs and concrete walls. In the last few years, in the Puget Sound region, office building construction most frequently uses post-tensioned (PT) concrete slabs and central elevator/stair core with concrete shear walls as the most cost-effective construction system.

New construction in place of the South Tower will have difficulty with the steep slope on the west side. Setbacks from the slope are probably going to be farther for new construction than for the location of the existing building.

Alternative 1 shows an office building located mostly in the parking area to the east of the PRITCHARD Library and this building could be constructed of conventional construction as noted above.

PRO ARTS

The study performed in 2010 by ZGF for the Pro Arts site defines a possible building footprint for the south portion of the block leaving the Centennial Park in place. The previous study does not propose structural systems. Our evaluation of the proposed building indicates that the structure could be constructed of conventional construction as noted on the Newhouse Site.

GA

Class A office buildings, of the sizes proposed for this location, are currently structured with one of two common systems. Steel buildings are steel beams supporting concrete on metal deck slabs with steel moment frames, braced frames or concrete walls for lateral loads. Concrete buildings are comprised of post-tensioned concrete slabs and concrete walls. In the last few years, in the Puget Sound region, office

building construction most frequently uses post-tensioned (PT) concrete slabs and central elevator/stair core with concrete shear walls as the most cost-effective construction system.

The structural system may likely be PT slabs of 8" thickness and beams of additional 8" depth on the transverse grid lines. The lateral system would be concrete shear walls at the core. Structural system selection and layout will be influenced by the plans for below grade parking. With parking floors below, the column locations may need to be adjusted to allow for efficient drive aisles and stall layout.

Advantages of PT slabs are the shallow structure depth and lower story heights. It can also have the ability to eliminate ceilings if an exposed concrete slab is an appropriate aesthetic in the buildings. PT slab buildings do not have beams around the building edges and this allows for taller windows bringing the daylighting deeper into the floor plate.

The drawbacks of PT slabs are the limitations on future remodels and alterations. Once the structure is built it is difficult to add internal stairs or openings through the floors because of the post tensioning cables in the slab.



Capitol Campus Master Plan

Mechanical Design Approach

For the majority of the buildings, the existing HVAC system is old and in need of complete replacement. The recommended system for a new HVAC system to serve an office building of size ranging from 50,000 sf to 250,000 sf would be a VRF (variable refrigerant flow system). In compliance with the latest energy code, a DOAS (dedicated outside air system) would need to be provided to handle the ventilation to the space. The DOAS system would consist of an air handling unit(s) with heat recovery. The outside air would be ducted throughout the spaces with a supply and exhaust grille in each space. To handle the heating and cooling loads the VRF system with heat recovery will be provided. This system will utilize outdoor heat pump units and piped the refrigerant to indoor units. The indoor units could either be concealed above a ceiling with ductwork and conventional diffusers where spaces are combined into thermal zones or could be ductless wall or ceiling mounted units for individual space temperature control. This type of system is very energy efficient and provides excellent indoor air quality and zoning options for the occupants.

The existing domestic water systems typically consist of galvanized pipe that over the years have corroded causing low water flows, leaks, and poor water quality. A new domestic water system should be provided with copper or schedule 10 stainless steel main piping with PEX piping used for the distribution piping 2" and under. New piping will provide adequate water flows and safe drinking water for the building occupants.

Fire sprinkler coverage is provided for portions of some of the buildings. All remodels or new buildings should be provided with a completely new fire sprinkler system in compliance with NFPA 13.

DDC controls should be provided to control and tie the building water heating and HVAC systems together.

In summary HVAC, plumbing, controls, and fire sprinkler systems should be new in order to provide a code compliance, energy efficient, safe indoor environment for the building occupants.

Electrical Design Approach

The following design approach is based on complete demolition of existing infrastructure within the existing building. This approach may also be adapted to facilitate construction of an all new building to serve the needs of the client.

The existing power distribution system within the buildings are aged and not designed to accommodate modern office environment loading. Existing branch circuiting for general power does not meet the new energy codes. As part of the design the existing service transformer would be evaluated for capacity, age and condition. If required, due to insufficiencies found, the existing service transformer would be replaced. The design will incorporate new electrical service switchboards, transformers, distribution boards, branch circuit/lighting panel boards. The design will provide for new receptacles, mechanical equipment connections and dedicated equipment connections. It will also require controls for automatic shut off of branch circuiting as required by the energy code.

Existing lighting is provided via multiple lamp types and do not meet current code requirements. New lighting fixtures will be provided with LED lamp sources to better meet the energy code requirements for lighting power densities. Installation of LED lighting will also provide for lower power consumption and maintenance saving the client money without sacrificing appropriate light levels within the building spaces. The LED fixtures are also inherently dimmable and will easily interface with lighting control system to comply with code required daylight harvesting within the building spaces. Life safety lighting can be provided by a generator circuit, inverter or battery backup. The desired life safety solution will be determined during design.

New life safety and physical security systems will be provided. In the current environment, security is of the utmost priority for any governmental agency. A new fire alarm system will be designed that shall consist of a fire alarm panel, boosters, annunciator, detection devices and notification appliances. This fire alarm system will tie back into the campus fire alarm monitoring system as required. The physical security devices and systems will be provided as directed. The current system scheme will be comprised of intrusion detection, security cameras, lock down systems and access control systems. During the design process the building will also need to be evaluated to determine whether a first responder distributed antenna system will need to be required.

Communications systems will be provided to meet the requirements of the client. The current industry standard for telecommunications cabling solutions is currently based on a category 6 solution. However, to better meet the future needs of the building over its life span we are recommending a category 6A solution for all telecommunications needs. The design will also provide for full wireless coverage for connectivity throughout the building. The campus fiber backbone will need to be evaluated to ensure that it will meet the needs of the new building. If sufficient quantity of fibers is available the existing campus fiber backbone will be left in place and re-used. All new fiber optic backbone cabling will be provided between the MDF and any IDF's within the building to meet the existing campus fiber infrastructure for network connectivity. The design will also provide for all infrastructure needs to include cable tray, open cable supports, racks, patch panels, entrance protection, conduit sleeves and demarcation points.

The above design approach will provide a code compliant state of the art modern building that will serve the needs of the client throughout the lifecycle of the building.

Site 1: General Administration (GA) Building

Mechanical Summary

The HVAC system consists of a multitude of systems, some of which are original and over 60 years old. The original steam radiator systems remain in place providing heating, while 25+ year old VAV systems provide additional heating and cooling. The combination of these systems coupled with the lack of adequate controls creates an environment that provides simultaneous heating and cooling to the same space, resulting in high building energy usage. The ventilation system is undersized and does not meet current code requirements. Low outside air ventilation levels have been proven to cause building moisture issues, mold, health issues for building occupants, and result in poor occupancy comfort and productivity. The entire building heating, ventilation, air conditioning, and controls system should be gutted and replaced with a new energy code complaint system to minimize the buildings energy usage, while providing code required outside air to the building occupants.

The domestic water system consists of galvanized pipe that over the years have corroded causing low water flows, leaks, and poor water quality. The galvanized piping system has exceeded it's useful service life and should be completely replaced with new copper, stainless steel, or PEX piping. New piping will provide adequate water flows and safe drinking water for the building occupants.

Fire sprinkler coverage is only provided for the lower floor leaving the bulk of the occupied portions of the building unprotected. Protection for an occupied building of this size is critical for the life safety of the building occupants. The fire sprinkler system should be upgraded to provide complete coverage for the entire building.

In summary the entire building HVAC, plumbing, controls, and fire sprinkler systems do not meet current codes and should be replaced in order to provide a safe indoor environment for the building occupants. We are in agreement with the previous facility condition assessment's statements determining that the GA building has reached the end of service life and should be completely renovated or replaced.

Electrical Summary

The lighting is a mixture of inefficient lamp sources that will not meet current energy code requirements. There is no daylight sensing, which leads into no dimming ballasts within the existing fixtures, or occupancy detection devices provided to meet current code requirements for energy conservation and control.

The fire alarm system is approximately 18 years old and nearing end of life. The installed system design provides minimal zonal monitoring and control.

The power distribution panel boards and service is noted as being in good condition but is 18 years old. The useful life for any underground service cabling is approximately 20 years. The cabling will need to be replaced very soon or failures may begin occurring. Any alteration of load on this system and the entire system will need to be replaced to serve the new loads.

The emergency and standby power generators were noted in the previous assessments to be functional. It was noted that the 100kW generator is nearing its end of life. Should this generator fail at a critical time it would create a life safety issue for the occupants.

We are in consensus with the previous studies that the GA building has reached the end of its lifecycle.

Site 5: Pritchard Building

Mechanical Summary

The HVAC system operates on the existing central campus steam and chilled water plant. The majority of the systems are original to the building and are equipped with outdated pneumatic controls. New AHU's were added to serve the first floor about 15 years ago, these systems are controlled with newer DDC based controls. The new systems while still functional are reaching the end of their service life and will need replaced. The older systems serving the stack areas in the back should be replaced with new systems capable of supporting the outside air and distribution requirements for the new space usage. This is of special concern as the extremely low floor to floor heights do not lend themselves to providing space for adequate air distribution. The kitchen area HVAC system consist of exhaust only, with all the heating, ventilation, and cooling air coming in the form of transfer air from the main lobby area. This system should be replaced and brought up to current codes.

A considerable portion of the original domestic water system still exists in the building. The sanitary sewer system has multiple locations where throughout the process of remodels, the vent piping has been left open inside the walls. This causes the sewer gasses to escape into the walls and inevitably into the occupied spaces. The domestic water piping system should be completely gone through and replaced.

Fire sprinkler coverage is only provided for the main occupied areas of the building. The stack area is left unprotected. Considering the low structure in the stacks it would be difficult to adequately provide the code required coverage. If the stack area is to be occupied fire sprinkler coverage should be provided for the life safety of the building occupants. The fire sprinkler system should be upgraded to provide complete coverage for the entire building.

In summary the entire building HVAC, plumbing, controls, and fire sprinkler systems do not meet current codes and are at the end of their service life. These systems should be replaced in order to provide a safe and comfortable indoor environment for the building occupants.

Electrical Summary

The electrical power distribution systems will need to upgraded and replaced. It was noted in the 2006 Pre-Design that there was limited space or capacity available in the branch panels. It was also noted in this report that the emergency generator that serves life safety systems would need to be replaced as it was believed it could not accommodate the new loads. The existing power distribution and panel boards were

installed during the 1998 upgrade. This puts them at 18 years old and nearing the end of their useful life.

The building will need to have all interior and exterior lighting upgraded to more energy efficient sources and new lighting control systems to bring it up to code compliance. Special care will need to be taken in the design of the exing so as to not disturb the historical qualities of the building.

The communications systems will need to be updated and expanded to accommodate a density commensurate with an office environment. This will include an outside plant necessary to provide complete connection to the campus data center.

Physical security will need to updated and upgraded for more complete coverage and physical control. These are to include access controls, CCTV monitoring and Intrusion detection.

The existing Johnson controls fire alarm systems does not meet current codes and shall be replaced.

Overall the Pritchard Building is in good repair and functional.

Site 6: Newhouse Building

Mechanical Summary

The existing steam radiators are original and have developed leaks in the piping and valves. These leaks provide health hazards as well as wasting precious energy. Newer HVAC packaged rooftop units were installed around 15 years ago and are nearing the end of their useful service life. The rooftop units serve VAV boxes with overhead air distribution and are controlled by DDC controls. The new and old systems are not interlocked together creating an environment of simultaneous heating and cooling resulting in increased energy usage and poor occupancy comfort. These systems while functioning, should be completely gutted in the event of a remodel. The complete replacement of the HVAC system will allow the designer to provide adequate ventilation for all of the new spaces bringing them up to current code requirements, resulting in a more energy efficient building with higher occupancy comfort levels.

The domestic water system is original and has corroded over the years causing low water flows, leaks, and poor water quality. The piping system has exceeded its useful service life and should be completely replaced with new copper, stainless steel, or PEX piping. The sanitary sewer piping is original and has been combined with the storm water system. Sewer gases back up in the system and relief through abandoned drinking fountains causing air quality issues. During events of heavy rain the storm water systems backs up causing water to flood the basement. The system should be completely reviewed and replaced.

Fire sprinkler coverage is newer and appears to cover the majority of the building. In the event of a remodel all of the heads should be replaced with new.

In summary, the entire mechanical systems should be replaced now or in the near future.

Electrical Summary

The lighting within Newhouse does not meet IES recommended light levels. There are no automatic controls for daylight harvesting or occupancy control. The emergency egress lighting is provided by newer and antiquated wall mount fixtures. Exterior lighting is minimal and will need to be improved as well as meet egress requirements per code.

The fire alarm system appeared to be functional but was comprised of multiple manufacturers. There was minimal notification appliances observed which may create a life safety condition. The system needs to be upgraded and brought up to current code.

The power distribution system within the building is functional. We did not evaluate at this time what the current demand is on the system. The main electrical room was

crowded and, though no measurements were taken, may not meet current code required clearances or egress requirements. It was noted during this walkthrough and NBBJ's report dated 2007 that water was getting into the walls from the failing exterior barrier. It is unknown the effect this may be having on any power wiring or devices located within the area of leakage. If water ingress has affected the cabling or devices this will lead to hazard conditions for the tenants of the building and will require significant portions of the interior finishes to be removed or replaced.

With the above observations and the previous in-depth reports performed, it is recommended that the Newhouse building be completely demolished and replaced.

Visitor's Center

The Visitors Center was noted on the walkthrough that it will be vacated and services relocated here in a very short time and building will be demolished.

SITE 1: GENERAL ADMINISTRATION BUILDING

C-100 & PROJECT BUDGET ESTIMATES

STATE OF WASHINGTON		
AGENCY / INSTITUTION PROJECT COST SUMMARY		
Agency	DES	
Project Name	(Alternative 1B) General Administration- Demolition of existing GA, construction of new surface parking lot + surrounding sitework and utilities	
OFM Project Number		

Contact Information		
Name		
Phone Number		
Email		

Statistics			
Gross Square Feet	127,530	MACC per Square Foot	\$63
Usable Square Feet		Escalated MACC per Square Foot	\$63
Space Efficiency	0.0%	A/E Fee Class	C
Construction Type	Parking structures and g	A/E Fee Percentage	6.90%
Remodel	No	Projected Life of Asset (Years)	50
Additional Project Details			
Alternative Public Works Project	No	Art Requirement Applies	No
Inflation Rate	2.80%	Higher Ed Institution	No
Sales Tax Rate %	8.80%	Location Used for Tax Rate	Olympia
Contingency Rate	5%		
Base Month	November-16		
Project Administered By			

Schedule			
Predesign Start		Predesign End	
Design Start		Design End	
Construction Start		Construction End	
Construction Duration			

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Project Cost Estimate			
Total Project	\$11,274,976	Total Project Escalated	\$11,274,980
		Rounded Escalated Total	\$11,275,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Agency	DES	
Project Name	(Alternative 1B) General Administration- Demolition of existing GA, construction of new surface parking lot + surrounding sitework and utilities	
OFM Project Number		

Cost Estimate Summary

Acquisition			
Acquisition Subtotal	\$0	Acquisition Subtotal Escalated	\$0

Consultant Services			
Predesign Services	\$50,000		
A/E Basic Design Services	\$400,895		
Extra Services	\$707,097		
Other Services	\$310,112		
Design Services Contingency	\$73,405		
Consultant Services Subtotal	\$1,541,510	Consultant Services Subtotal Escalated	\$1,541,512

Construction			
Construction Contingencies	\$400,971	Construction Contingencies Escalated	\$400,972
Maximum Allowable Construction Cost (MACC)	\$8,019,429	Maximum Allowable Construction Cost (MACC) Escalated	\$8,019,429
Sales Tax	\$740,995	Sales Tax Escalated	\$740,996
Construction Subtotal	\$9,161,396	Construction Subtotal Escalated	\$9,161,397

Equipment			
Equipment	\$0		
Sales Tax	\$0		
Non-Taxable Items	\$0		
Equipment Subtotal	\$0	Equipment Subtotal Escalated	\$0

Artwork			
Artwork Subtotal	\$0	Artwork Subtotal Escalated	\$0

Agency Project Administration			
Agency Project Administration Subtotal	\$296,876		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$296,876	Project Administration Subtotal Escalated	\$296,877

Other Costs			
Other Costs Subtotal	\$275,194	Other Costs Subtotal Escalated	\$275,194

Project Cost Estimate			
Total Project	\$11,274,976	Total Project Escalated	\$11,274,980
		Rounded Escalated Total	\$11,275,000

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Pre-design Study				
Feasibility Update	\$50,000			
Sub TOTAL	\$50,000	1.0000	\$50,000	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$400,895			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$400,895	1.0000	\$400,896	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$185,000			
Geotechnical Investigation	\$30,000			
Commissioning				
Site Survey	\$40,000			
Testing				
LEED Services				
Voice/Data Consultant				
Value Engineering	\$50,000			
Constructability Review				
Environmental Mitigation (EIS)	\$35,000			
Landscape Consultant	\$120,000			
Renderings, Models, Presentations	\$15,000			
Lighting Consultant	\$10,000			
Graphics and Signage Consultant	\$15,000			
Acoustical Consultant				
Audio/Visual Consultant				
Hazardous Materials Consultant	\$45,000			
Security Consultant				
Interior- Equipment and Furnishings Design				
Building Envelope Consultant				
Traffic Consultant	\$50,000			
Tenant Relocation Design				
Utility Locate	\$25,000			
Energy Conservation Model (ELCCA)				
Life Cycle Cost Analysis Tool				
Historic Resources Consultant	\$40,000			
Artwork Coordination	\$2,000			
Document Reproduction for VE & Constructability	\$5,000			
Preconstruction Agreement - Contractor	\$40,097			

Preconstruction Agreement - A/E Team Partipation				
Multiple Bid Packaging				
Sub TOTAL	\$707,097	1.0000	\$707,097	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$180,112			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Hazardous Materials Testing and Monitoring	\$20,000			
Building Envelope (WAB) Testing and Inspections				
Document Reproduction (Bid/Construction)	\$32,000			
Additional Construction Observation	\$75,000			
As-Built Documentation				
Advertising	\$3,000			
Equipment Training				
Sub TOTAL	\$310,112	1.0000	\$310,113	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$73,405			
Other				
Insert Row Here				
Sub TOTAL	\$73,405	1.0000	\$73,406	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$1,541,510		\$1,541,512	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$4,566,455			
G20 - Site Improvements	\$733,298			
G30 - Site Mechanical Utilities	\$747,776			
G40 - Site Electrical Utilities	\$293,319			
G60 - Other Site Construction				
General Conditions	\$634,085			
GCCM MACC Risk Contingency (5%)	\$348,747			
Contractor OH/P	\$695,749			
Sub TOTAL	\$8,019,429	1.0000	\$8,019,429	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	
3) Facility Construction				
A10 - Foundations				
A20 - Basement Construction				
B10 - Superstructure				
B20 - Exterior Closure				
B30 - Roofing				
C10 - Interior Construction				
C20 - Stairs				
C30 - Interior Finishes				
D10 - Conveying				
D20 - Plumbing Systems				
D30 - HVAC Systems				
D40 - Fire Protection Systems				
D50 - Electrical Systems				
F10 - Special Construction				
F20 - Selective Demolition				
General Conditions				
GCCM MACC Risk Contingency (5%)				
Contractor OH/P				
Sub TOTAL	\$0	1.0000	\$0	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$8,019,429		\$8,019,429	

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7) Construction Contingency			
Allowance for Change Orders	\$400,971		
Other			
Insert Row Here			
Sub TOTAL	\$400,971	1.0000	\$400,972
8) Non-Taxable Items			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0000	\$0
Sales Tax			
Sub TOTAL	\$740,995		\$740,996
CONSTRUCTION CONTRACTS TOTAL	\$9,161,396		\$9,161,397

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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
E10 - Equipment					
E20 - Furnishings					
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0000	\$0	
1) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0000	\$0	
Sales Tax					
Sub TOTAL	\$0			\$0	
EQUIPMENT TOTAL					
EQUIPMENT TOTAL	\$0			\$0	

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Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Project Artwork	\$0				0.5% of Escalated MACC for new construction
Higher Ed Artwork	\$0				0.5% of Escalated MACC for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$296,876				
Additional Services					
Other					
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$296,876		1.0000	\$296,877	

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Cost Estimate Details

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs	\$45,000				
Hazardous Material Remediation/Removal	\$100,000				
Historic and Archeological Mitigation	\$50,000				
Building Permit/Master Use	\$80,194				
Transportation Impact Fees					
OTHER COSTS TOTAL	\$275,194		1.0000	\$275,194	

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STATE OF WASHINGTON		
AGENCY / INSTITUTION PROJECT COST SUMMARY		
Agency	DES	
Project Name	(Alternative 1C) General Administration- Renovation with Atrium + Site Improvements surrounding building (maintains existing surface parking)	
OFM Project Number		

Contact Information	
Name	
Phone Number	
Email	

Statistics			
Gross Square Feet	251,000	MACC per Square Foot	\$409
Usable Square Feet		Escalated MACC per Square Foot	\$409
Space Efficiency	0.0%	A/E Fee Class	B
Construction Type	Office buildings	A/E Fee Percentage	8.29%
Remodel	Yes	Projected Life of Asset (Years)	50
Additional Project Details			
Alternative Public Works Project	No	Art Requirement Applies	Yes
Inflation Rate	2.80%	Higher Ed Institution	No
Sales Tax Rate %	8.80%	Location Used for Tax Rate	Olympia
Contingency Rate	5%		
Base Month	November-16		
Project Administered By			

Schedule			
Predesign Start		Predesign End	
Design Start		Design End	
Construction Start		Construction End	
Construction Duration			

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Project Cost Estimate			
Total Project	\$139,754,944	Total Project Escalated	\$139,754,948
		Rounded Escalated Total	\$139,755,000

STATE OF WASHINGTON		
AGENCY / INSTITUTION PROJECT COST SUMMARY		
Agency	DES	
Project Name	(Alternative 1C) General Administration- Renovation with Atrium + Site Improvements surrounding building (maintains existing surface parking)	
OFM Project Number		

Cost Estimate Summary

Acquisition			
Acquisition Subtotal	\$0	Acquisition Subtotal Escalated	\$0

Consultant Services			
Predesign Services	\$330,000		
A/E Basic Design Services	\$6,170,150		
Extra Services	\$2,443,657		
Other Services	\$3,277,097		
Design Services Contingency	\$611,045		
Consultant Services Subtotal	\$12,831,949	Consultant Services Subtotal Escalated	\$12,831,951

Construction			
Construction Contingencies	\$5,136,566	Construction Contingencies Escalated	\$5,136,566
Maximum Allowable Construction Cost (MACC)	\$102,731,311	Maximum Allowable Construction Cost (MACC) Escalated	\$102,731,311
Sales Tax	\$9,492,373	Sales Tax Escalated	\$9,492,374
Construction Subtotal	\$117,360,250	Construction Subtotal Escalated	\$117,360,251

Equipment			
Equipment	\$3,700,000		
Sales Tax	\$325,600		
Non-Taxable Items	\$0		
Equipment Subtotal	\$4,025,600	Equipment Subtotal Escalated	\$4,025,600

Artwork			
Artwork Subtotal	\$513,657	Artwork Subtotal Escalated	\$513,657

Agency Project Administration			
Agency Project Administration Subtotal	\$1,601,176		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$1,601,176	Project Administration Subtotal Escalated	\$1,601,176

Other Costs			
Other Costs Subtotal	\$3,422,313	Other Costs Subtotal Escalated	\$3,422,313

Project Cost Estimate			
Total Project	\$139,754,944	Total Project Escalated	\$139,754,948
		Rounded Escalated Total	\$139,755,000

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis	\$80,000			
Environmental Analysis	\$50,000			
Predesign Study	\$200,000			
Temporary Tenant Relocation				
Sub TOTAL	\$330,000	1.0000	\$330,000	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$6,170,150			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$6,170,150	1.0000	\$6,170,151	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$210,000			
Geotechnical Investigation	\$0			
Commissioning	\$160,000			
Site Survey	\$20,000			
Testing	\$15,000			
LEED Services	\$110,000			
Voice/Data Consultant	\$35,000			
Value Engineering	\$80,000			
Constructability Review	\$80,000			
Environmental Mitigation (EIS)	\$25,000			
Landscape Consultant	\$70,000			
Renderings, Models, Presentations	\$20,000			
Lighting Consultant	\$60,000			
Graphics and Signage Consultant	\$55,000			
Acoustical Consultant	\$30,000			
Audio/Visual Consultant	\$50,000			
Hazardous Materials Consultant	\$45,000			
Security Consultant	\$40,000			
Interior- Equipment and Furnishings Design	\$70,000			
Building Envelope Consultant	\$55,000			
Traffic Consultant	\$45,000			
Tenant Relocation Design	\$30,000			
Utility Locate	\$15,000			
Energy Conservation Model (ELCCA)	\$65,000			
Life Cycle Cost Analysis Tool	\$40,000			
Historic Resources Consultant	\$35,000			
Artwork Coordination	\$10,000			
Document Reproduction for VE & Constructability	\$10,000			
Preconstruction Agreement - Contractor	\$513,657			

SITE 1: GENERAL ADMINISTRATION BUILDING

Preconstruction Agreement - A/E Team Partipation	\$225,000				
Multiple Bid Packaging	\$225,000				
Sub TOTAL	\$2,443,657	1.0000	\$2,443,657	Escalated to Mid-Design	
4) Other Services					
Bid/Construction/Closeout	\$2,772,097			31% of A/E Basic Services	
HVAC Balancing	\$115,000				
Staffing					
Hazardous Materials Testing and Monitoring	\$40,000				
Building Envelope (WAB) Testing and Inspections	\$75,000				
Document Reproduction (Bid/Construction)	\$32,000				
Additional Construction Observation	\$180,000				
As-Built Documentation	\$45,000				
Advertising	\$3,000				
Equipment Training	\$15,000				
Sub TOTAL	\$3,277,097	1.0000	\$3,277,097	Escalated to Mid-Const.	
5) Design Services Contingency					
Design Services Contingency	\$611,045				
Other					
Insert Row Here					
Sub TOTAL	\$611,045	1.0000	\$611,046	Escalated to Mid-Const.	
CONSULTANT SERVICES TOTAL	\$12,831,949		\$12,831,951		

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$253,358			
G20 - Site Improvements	\$1,364,561			
G30 - Site Mechanical Utilities	\$659,485			
G40 - Site Electrical Utilities	\$588,754			
G60 - Other Site Construction				
General Conditions	\$286,616			
GCCM MACC Risk Contingency (5%)	\$157,639			
Contractor OH/P	\$314,489			
Sub TOTAL	\$3,624,902	1.0000	\$3,624,902	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	
3) Facility Construction				
A10 - Foundations	\$296,020			
A20 - Basement Construction	\$128,423			
B10 - Superstructure	\$9,808,049			
B20 - Exterior Closure	\$8,812,266			
B30 - Roofing	\$2,067,929			
C10 - Interior Construction	\$8,409,154			
C20 - Stairs	\$575,000			
C30 - Interior Finishes	\$7,216,308			
D10 - Conveying	\$966,000			
D20 - Plumbing Systems	\$2,742,197			
D30 - HVAC Systems	\$15,875,877			
D40 - Fire Protection Systems	\$1,154,609			
D50 - Electrical Systems	\$12,989,354			
F10 - Special Construction	\$1,631,862			
F20 - Selective Demolition	\$5,688,975			
General Conditions	\$7,836,202			
GCCM MACC Risk Contingency (5%)	\$4,309,911			
Contractor OH/P	\$8,598,273			
Sub TOTAL	\$99,106,409	1.0000	\$99,106,409	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$102,731,311		\$102,731,311	

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7) Construction Contingency

Allowance for Change Orders	\$5,136,566		
Other			
Insert Row Here			
Sub TOTAL	\$5,136,566	1.0000	\$5,136,566

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0000	\$0

Sales Tax

Sub TOTAL	\$9,492,373		\$9,492,374
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CONSTRUCTION CONTRACTS TOTAL	\$117,360,250		\$117,360,251
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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
E10 - Equipment	\$1,300,000				
E20 - Furnishings	\$2,400,000				
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$3,700,000		1.0000	\$3,700,000	
1) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0000	\$0	
Sales Tax					
Sub TOTAL	\$325,600			\$325,600	
EQUIPMENT TOTAL					
EQUIPMENT TOTAL	\$4,025,600			\$4,025,600	

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Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Project Artwork	\$513,657				0.5% of Escalated MACC for new construction
Higher Ed Artwork	\$0				0.5% of Escalated MACC for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$513,657		NA	\$513,657	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$1,601,176				
Additional Services					
Other					
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$1,601,176		1.0000	\$1,601,176	

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Cost Estimate Details

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs	\$25,000				
Hazardous Material Remediation/Removal	\$80,000				
Historic and Archeological Mitigation	\$40,000				
Building Permit/Master Use	\$1,027,313				
Transportation Impact Fees	\$2,250,000				
OTHER COSTS TOTAL	\$3,422,313		1.0000	\$3,422,313	

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STATE OF WASHINGTON		
AGENCY / INSTITUTION PROJECT COST SUMMARY		
Agency	DES	
Project Name	(Alternative 1D) General Administration- Below Grade Garage (4 stories= 420 stalls)	
OFM Project Number		

Contact Information	
Name	
Phone Number	
Email	

Statistics			
Gross Square Feet	168,000	MACC per Square Foot	\$222
Usable Square Feet		Escalated MACC per Square Foot	\$222
Space Efficiency	0.0%	A/E Fee Class	C
Construction Type	Parking structures and g	A/E Fee Percentage	5.39%
Remodel	No	Projected Life of Asset (Years)	50
Additional Project Details			
Alternative Public Works Project	No	Art Requirement Applies	Yes
Inflation Rate	2.80%	Higher Ed Institution	No
Sales Tax Rate %	8.80%	Location Used for Tax Rate	Olympia
Contingency Rate	5%		
Base Month	November-16		
Project Administered By			

Schedule			
Predesign Start		Predesign End	
Design Start		Design End	
Construction Start		Construction End	
Construction Duration			

Green cells must be filled in by user

Project Cost Estimate			
Total Project	\$46,489,458	Total Project Escalated	\$46,489,461
		Rounded Escalated Total	\$46,489,000

STATE OF WASHINGTON		
AGENCY / INSTITUTION PROJECT COST SUMMARY		
Agency	DES	
Project Name	(Alternative 1D) General Administration- Below Grade Garage (4 stories= 420 stalls)	
OFM Project Number		

Cost Estimate Summary

Acquisition			
Acquisition Subtotal	\$0	Acquisition Subtotal Escalated	\$0

Consultant Services			
Predesign Services	\$0		
A/E Basic Design Services	\$1,456,603		
Extra Services	\$326,502		
Other Services	\$774,416		
Design Services Contingency	\$127,876		
Consultant Services Subtotal	\$2,685,396	Consultant Services Subtotal Escalated	\$2,685,398

Construction			
Construction Contingencies	\$1,865,022	Construction Contingencies Escalated	\$1,865,022
Maximum Allowable Construction Cost (MACC)	\$37,300,436	Maximum Allowable Construction Cost (MACC) Escalated	\$37,300,436
Sales Tax	\$3,446,560	Sales Tax Escalated	\$3,446,561
Construction Subtotal	\$42,612,018	Construction Subtotal Escalated	\$42,612,019

Equipment			
Equipment	\$0		
Sales Tax	\$0		
Non-Taxable Items	\$0		
Equipment Subtotal	\$0	Equipment Subtotal Escalated	\$0

Artwork			
Artwork Subtotal	\$186,502	Artwork Subtotal Escalated	\$186,502

Agency Project Administration			
Agency Project Administration Subtotal	\$587,537		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$587,537	Project Administration Subtotal Escalated	\$587,538

Other Costs			
Other Costs Subtotal	\$418,004	Other Costs Subtotal Escalated	\$418,004

Project Cost Estimate			
Total Project	\$46,489,458	Total Project Escalated	\$46,489,461
		Rounded Escalated Total	\$46,489,000

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$0		NA	\$0	

Green cells must be filled in by user

Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Pre-design Study				
Temporary Tenant Relocation				
Sub TOTAL	\$0	1.0000	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,456,603			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$1,456,603	1.0000	\$1,456,603	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)				
Geotechnical Investigation				
Commissioning				
Site Survey				
Testing				
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant				
Building Envelope Consultant	\$30,000			
Preconstruction Agreement - Contractor	\$186,502			
Preconstruction Agreement - A/E Team Partipation	\$60,000			
Multiple Bid Packaging	\$50,000			
Sub TOTAL	\$326,502	1.0000	\$326,502	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$654,416			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Document Reproduction (Bid/Construction)	\$30,000			
Additional Construction Observation	\$90,000			
Sub TOTAL	\$774,416	1.0000	\$774,416	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$127,876			
Other				
Insert Row Here				

Sub TOTAL	\$127,876	1.0000	\$127,877	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$2,685,396		\$2,685,398	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation				
G20 - Site Improvements				
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
General Conditions				
GCCM MACC Risk Contingency (5%)				
Contractor OH/P				
Sub TOTAL	\$0	1.0000	\$0	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	
3) Facility Construction				
A10 - Foundations	\$3,486,800			
A20 - Basement Construction	\$11,260,477			
B10 - Superstructure	\$7,969,500			
B20 - Exterior Closure	\$85,100			
B30 - Roofing	\$158,125			
C10 - Interior Construction	\$865,950			
C20 - Stairs	\$172,500			
C30 - Interior Finishes	\$280,370			
D10 - Conveying	\$483,000			
D20 - Plumbing Systems	\$483,000			
D30 - HVAC Systems	\$966,000			
D40 - Fire Protection Systems	\$772,800			
D50 - Electrical Systems	\$2,221,800			
F10 - Special Construction	\$287,500			
F20 - Selective Demolition				
General Conditions	\$2,949,292			
GCCM MACC Risk Contingency (5%)	\$1,622,111			
Contractor OH/P	\$3,236,111			
Sub TOTAL	\$37,300,436	1.0000	\$37,300,436	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$37,300,436		\$37,300,436	

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7) Construction Contingency			
Allowance for Change Orders	\$1,865,022		
Other			
Insert Row Here			
Sub TOTAL	\$1,865,022	1.0000	\$1,865,022
8) Non-Taxable Items			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0000	\$0
Sales Tax			
Sub TOTAL	\$3,446,560		\$3,446,561
CONSTRUCTION CONTRACTS TOTAL	\$42,612,018		\$42,612,019

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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
E10 - Equipment					
E20 - Furnishings					
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0000	\$0	
1) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0000	\$0	
Sales Tax					
Sub TOTAL	\$0			\$0	
EQUIPMENT TOTAL					
EQUIPMENT TOTAL	\$0			\$0	

Green cells must be filled in by user

Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Project Artwork	\$186,502				0.5% of Escalated MACC for new construction
Higher Ed Artwork	\$0				0.5% of Escalated MACC for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$186,502		NA	\$186,502	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$587,537				
Additional Services					
Other					
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$587,537		1.0000	\$587,538	

Green cells must be filled in by user

Cost Estimate Details

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs	\$45,000				
Hazardous Material Remediation/Removal					
Historic and Archeological Mitigation					
Building Permit/Master Use	\$373,004				
Transportation Impact Fees					
OTHER COSTS TOTAL	\$418,004		1.0000	\$418,004	

Green cells must be filled in by user



Construction Cost Summary

Owner: **Washington State**

Project: **Capitol Campus - GA Office Building**

October 4, 2016

ESTIMATED COSTS SUMMARY

Scenario 1 - Renovate Building w/ New Cut in Atrium

Item	Description	Gross Square Feet	\$ / GSF	Cost
1	Renovate Building (includes demolition)	251,002	\$394.84	\$99,106,406
2	Sitework and Utilities (maintains existing surface lot parking)	79,105	\$45.82	\$3,624,901
Estimated Construction Cost (Today's Costs)				\$102,731,307
3	Escalation to Mid Point of Construction (TBD)	102,731,307	0.00%	\$0
Total Construction Cost Budget for Funding Request				TBD

Scenario 2 - Demolish and Replace w/ New Building

Item	Description	Gross Square Feet	\$ / GSF	Cost
1	Existing Building(s) Demolition			\$5,344,849
2	Office Building Component (7 Stories)	274,750	\$417.47	\$114,699,940
3	Below Grade Parking Component (420 stalls)	168,000	\$222.03	\$37,300,436
4	Sitework and Utilities (all new site configuration)	127,530	\$46.91	\$5,982,742
Estimated Construction Cost (Today's Costs)				\$163,327,966
5	Escalation to Mid Point of Construction (TBD)		0.00%	\$0
Total Construction Cost Budget for Funding Request				TBD

Scenario 3 - Demolish and Replace w/ New Surface Parking

Item	Description	Gross Square Feet	\$ / GSF	Cost
1	Existing Building(s) Demolition			\$5,344,849
2	Sitework (overlay existing parking and provide new where building was)	127,530	\$20.97	\$2,674,579
Estimated Construction Cost (Today's Costs)				\$8,019,428
3	Escalation to Mid Point of Construction (TBD)		0.00%	\$0
Total Construction Cost Budget for Funding Request				TBD

ADD ALTERNATES

None

COMMENTS:

- These figures are construction costs only. All soft costs such as design, FF&E and sales tax are EXCLUDED
- A negotiated project delivery method is assumed
- Construction schedule is TBD. Escalation is excluded
- Renovation estimate assumes the majority of existing cladding will be cleaned and reused, new glazing is included.
- Overall parking structure size is based on 400 gross square feet per parking stall
- An allowance for hazardous material abatement is included
- All buildings are priced to receive a LEED Gold qualification

See Detailed Estimates for Each Construction Item Above

Roen Associates
 500 Union St, Suite 927
 Seattle, WA 98101

GA Office Building
 Renovation of Existing Building
 Pre-Design Estimate



Project Owner: **Washington State**
 Project Name: **Capitol Campus - GA Office Building**
 Project Location: Olympia, WA
 Project Start Date: TBD
 Estimate Date: October 4, 2016

Architect: Schacht Aslani
 Project Duration: TBD
 Building GSF: 251,002
 Site GSF: NA

ESTIMATE SUMMARY		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
A10	Foundations	251,002	BGSF	\$1.03	\$257,409
A20	Basement Construction	251,002	BGSF	\$0.44	\$111,672
B10	Superstructure	251,002	BGSF	\$33.98	\$8,528,738
B20	Exterior Enclosure	251,002	BGSF	\$30.53	\$7,662,840
B30	Roofing	251,002	BGSF	\$7.16	\$1,798,199
C10	Interior Construction	251,002	BGSF	\$29.13	\$7,312,308
C20	Stairs	251,002	BGSF	\$1.99	\$500,000
C30	Interior Finishes	251,002	BGSF	\$25.00	\$6,275,050
D10	Conveying Systems	251,002	BGSF	\$3.35	\$840,000
D20	Plumbing	251,002	BGSF	\$9.50	\$2,384,519
D30	HVAC	251,002	BGSF	\$55.00	\$13,805,110
D40	Fire Protection	251,002	BGSF	\$4.00	\$1,004,008
D50	Electrical	251,002	BGSF	\$45.00	\$11,295,090
E10	Equipment	251,002	BGSF	\$1.36	\$341,002
E20	Casework & Furnishings	251,002	BGSF	\$4.29	\$1,078,008
F10	Special Construction	251,002	BGSF	\$0.00	\$0
F20	Selective Demolition	251,002	BGSF	\$19.71	\$4,946,935
Building Construction Subtotal					\$68,140,887
Z10	General Requirements	251,002	BGSF	\$27.15	\$6,814,089
Estimate Subtotal					\$74,954,976
	Design Contingency			15.00%	\$11,243,246
	Subtotal				\$86,198,223
	MACC Risk Contingency			5.00%	\$4,309,911
	Subtotal				\$90,508,134
	Contractor Mark Up (Sub Bonds, Fee, Bond & GLI, OH / Support Services)			9.50%	\$8,598,273
	Subtotal				\$99,106,406
	Escalation to Mid-Point (See Summary)			0.00%	\$0
ESTIMATE GRAND TOTAL					\$99,106,406

Estimate excludes soft costs such as contractor preconstruction services, design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

Roen Associates
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 Seattle, WA 98101

GA Office Building
 Renovation of Existing Building
 Pre-Design Estimate



DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
A10 FOUNDATIONS					
	Foundation Earthwork				
	Footing Excavation & Backfill - Included Below			-	\$0
	Foundations				
	New Footings for Seismic Upgrade - Included w/ Superstructure			-	\$0
	Slab-on-Grade / SoMD				
	Misc. Replacement and Repair of Slab on Grade (inc reinforcing, base course and vapor barrier)	28,601	sf	9.00	\$257,409
	SUBTOTAL FOUNDATIONS	251,002	BGSF	\$1.03	\$257,409
A20 BASEMENT CONSTRUCTION					
	Basement Excavation				
	Basement Walls				
	Thermal Improvements to (E) Basement Exterior Walls (Int. Wall Assembly)	9,306	sf	12.00	\$111,672
	Waterproofing				
	SUBTOTAL BASEMENT CONSTRUCTION	251,002	BGSF	\$0.44	\$111,672
B10 SUPERSTRUCTURE					
	Structural System				
	Seismic Upgrade Allowance - Includes Foundations	251,002	sf	30.00	\$7,530,060
	CIP Concrete Lid over Existing Basement at New Courtyard	6,336	sf	75.00	\$475,200
	New Mechanical Penthouse Framing (17# / sf)	136,238	lbs	2.00	\$272,476
	Misc. Metals	251,002	gsf	1.00	\$251,002
	Fireproofing				
	Structural Fireproofing (Spray Applied, etc..) - Included w/ Allowance above	251,002	gsf	-	\$0
	SUBTOTAL SUPERSTRUCTURE	251,002	BGSF	\$33.98	\$8,528,738
B20 EXTERIOR ENCLOSURE					
	Existing Exterior Wall Construction				
	Clean, Repair and Misc Improvements to Existing Building Cladding to Remain	40,480	sf	30.00	\$1,214,400
	Thermal Improvements to (E) Exterior Walls (Int. Wall Assembly)	40,480	sf	12.00	\$485,760
	New Exterior Wall Construction				
	Courtyard Exterior Cladding System (Metal Panel & Glazing)	22,680	sf	95.00	\$2,154,600
	Mechanical Penthouse Exterior Cladding System (Metal Panel)	7,600	sf	75.00	\$570,000
	Exterior Windows				
	Replacement of Existing Aluminum Window Systems - To Match	19,026	sf	160.00	\$3,044,160
	New Courtyard Glazing - Included above			-	\$0
	Exterior Doors				
	Alum. Storefront Entry Doors, Frame and HW Complete - Double	4	ea	6,000.00	\$24,000
	Auto Operator	2	ea	4,000.00	\$8,000

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
Exterior Paint & Sealants					
	Sealants and Waterproofing (includes testing)	40,480	sf	4.00	\$161,920
SUBTOTAL EXTERIOR ENCLOSURE		251,002	BGSF	\$30.53	\$7,662,840
B30 ROOFING					
Roof Coverings					
	Remove and Replace Membrane Roofing System and Rigid Insulation	42,965	sf	25.00	\$1,074,125
	Roofing System at Ground Level Courtyard over Occupied Basement Area	6,336	sf	18.00	\$114,048
	Sheetmetal, Misc. Flashing & Blocking	15	%	\$1,188,173	\$178,226
Roof Accessories					
	Courtyard Green Roof / Roof Plaza Allowance	6,336	sf	50.00	\$316,800
	Misc. Roof Accessories (Hatches, Ladders, Tie Offs, Window Washing Davits)	1	lsum	30,000	\$30,000
Skylights					
	Allowance	1,000	sf	85.00	\$85,000
SUBTOTAL ROOFING		251,002	BGSF	\$7.16	\$1,798,199
C10 INTERIOR CONSTRUCTION					
Partitions & Interior Glazing					
	Interior GWB Partitions & Assemblies - Allowance	251,002	gsf	20.00	\$5,020,040
	Interior Glazing Allowance (10% of GWB Assemblies Total)	10	%	\$5,020,040	\$502,004
Interior Doors, Frames, Hardware					
	Doors, Frames and HW Allowance	251,002	gsf	5.00	\$1,255,010
Fittings / Specialties					
Toilet Accessories					
	Uni-Sex Toilet Rooms	6	ea	3,000.00	\$18,000
	Men's and Women's Restrooms (includes toilet partition stalls)	6	ea	10,000.00	\$60,000
	Janitorial Accessories	6	ea	3,000.00	\$18,000
	Signage	251,002	gsf	0.75	\$188,252
	Misc. Specialties Allowance (FECs, Corner Guards, etc...)	251,002	gsf	1.00	\$251,002
SUBTOTAL INTERIOR CONSTRUCTION		251,002	BGSF	\$29.13	\$7,312,308
C20 STAIRS					
Stair Construction					
	Feature Stair	1	ls	50,000.00	\$50,000
	Back of House Pre-Engineered Metal Stairs	18	flights	25,000.00	\$450,000
SUBTOTAL STAIRS		251,002	BGSF	\$1.99	\$500,000

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GA Office Building
 Renovation of Existing Building
 Pre-Design Estimate



DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
C30 INTERIOR FINISHES					
	Wall / Floor / Ceiling Finishes				
	Allowance for Historic Interior Renovation	251,002	gsf	25.00	\$6,275,050
	See Equipment for Detention Grade Ceilings				\$0
	Interior Finishes Demolition				
	Included Below with Select Building Demolition				
	SUBTOTAL INTERIOR FINISHES	251,002	BGSF	\$25.00	\$6,275,050
D10 CONVEYING SYSTEMS					
	Elevators & Lifts				
	Passenger Elevators, 6 Stops	2	ea	210,000	\$420,000
	Freight Elevator, 7 Stops	1	ea	420,000	\$420,000
	SUBTOTAL CONVEYING SYSTEMS	251,002	BGSF	\$3.35	\$840,000
D20 PLUMBING					
	Plumbing				
	Domestic Water, Plumbing Fixtures, Sanitary Waste, Rain Water Drainage Systems Complete	251,002	gsf	9.50	\$2,384,519
	SUBTOTAL PLUMBING	251,002	BGSF	\$9.50	\$2,384,519
D30 HVAC					
	HVAC				
	Complete Replacement of Existing System with High Efficiency HVAC System to achieve a LEED Gold Certification	251,002	gsf	55.00	\$13,805,110
	SUBTOTAL HVAC	251,002	BGSF	\$55.00	\$13,805,110
D40 FIRE PROTECTION					
	Fire Protection				
	All New System Complete	251,002	gsf	4.00	\$1,004,008
	SUBTOTAL FIRE PROTECTION	251,002	BGSF	\$4.00	\$1,004,008
D50 ELECTRICAL					
	Electrical				
	Electrical Service, Lighting, Branch Wiring, Comm. & Security and Fire Alarm Systems Complete	251,002	gsf	45.00	\$11,295,090
	SUBTOTAL ELECTRICAL	251,002	BGSF	\$45.00	\$11,295,090

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 500 Union St, Suite 927
 Seattle, WA 98101

GA Office Building
 Renovation of Existing Building
 Pre-Design Estimate



DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
E10 EQUIPMENT					
	Other Equipment				
	Kitchette Appliances	6	ea	5,000.00	\$30,000
	Lockers / Storage Equipment	6	ea	10,000.00	\$60,000
	Misc OFCI Equipment	251,002	gsf	1.00	\$251,002
	SUBTOTAL EQUIPMENT	251,002	BGSF	\$1.36	\$341,002
E20 CASEWORK & FURNISHINGS					
	Fixed Casework				
	Office Program Fixed Casework & Misc. Millwork - Allowance	251,002	gsf	4.00	\$1,004,008
	Window Treatment				
	Window Blinds	148,000	gsf	0.50	\$74,000
	Moveable Furnishings				
	EXCLUDED			-	\$0
	SUBTOTAL FURNISHINGS	251,002	BGSF	\$4.29	\$1,078,008
F10 SPECIAL CONSTRUCTION					
	Special Facilities				
	None			-	\$0
	SUBTOTAL SPECIAL CONSTRUCTION	251,002	BGSF	\$0.00	\$0
F20 SELECTIVE BUILDING DEMOLITION					
	Building Interior Demolition				
	Building Structural Elements (includes demo required for new courtyard)	282,682	gsf	9.00	\$2,544,138
	Complete Gut of Interiors and MEP Systems	282,682	gsf	7.00	\$1,978,774
	Hazardous Components Abatement				
	Allowance	282,682	gsf	1.50	\$424,023
	SUBTOTAL SELECTIVE BUILDING DEMOLITION	251,002	BGSF	\$19.71	\$4,946,935
Z10 GENERAL REQUIREMENTS					
	General Conditions				
	Management, Project General Requirements	10%			\$6,814,088.75
	SUBTOTAL GENERAL REQUIREMENTS	251,002	BGSF	\$27.15	\$6,814,089

Roen Associates
 500 Union St, Suite 927
 Seattle, WA 98101

GA Office Building
 Sitework - Renovation Scheme
 Pre-Design Estimate



Project Owner:	Washington State	Architect:	Schacht Aslani
Project Name:	Capitol Campus - GA Office Building	Project Duration:	TBD
Project Location:	Olympia, WA	Building GSF:	
Project Start Date:	TBD	Site GSF:	79,105
Estimate Date:	October 4, 2016		

ESTIMATE SUMMARY					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
G10	Site Preparation	79,105	Site GSF	\$2.79	\$220,311
G20	Site Improvements	79,105	Site GSF	\$15.00	\$1,186,575
G30	Site Civil / Mechanical Utilities	79,105	Site GSF	\$7.25	\$573,465
G40	Site Electrical Utilities	79,105	Site GSF	\$6.47	\$511,960
G90	Other Site Construction	79,105	Site GSF	\$0.00	\$0
Sitework Subtotal					\$2,492,311
Z10	General Requirements	79,105	Site GSF	\$3.15	\$249,231
Estimate Subtotal					\$2,741,542
	Design Contingency			15.00%	\$411,231
	Subtotal				\$3,152,773
	MACC Risk Contingency			5.00%	\$157,639
	Subtotal				\$3,310,412
	Contractor Mark Up (Sub Bonds, Fee, Bond & GLI, OH / Support Services)			9.50%	\$314,489
	Subtotal				\$3,624,901
	Escalation to Mid-Point (See Summary)			0.00%	\$0
ESTIMATE GRAND TOTAL		79,105	Site GSF	\$45.82	\$3,624,901

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

Roen Associates
 500 Union St, Suite 927
 Seattle, WA 98101

GA Office Building
 Sitework - Renovation Scheme
 Pre-Design Estimate



DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
G10 SITE PREPARATION					
	Mobilization	1	ls	10,000.00	\$10,000
	Building Demolition				
	See Separate Figure on Summary Page for Stacks Building Area Demo				\$0
	Site Demolition				
	Site Clearing, Demo of Paving and Retaining Walls, Misc...	79,105	sf	1.50	\$118,658
	Demo Mechanical & Electrical Utilities - Allowance	1	ls	25,000.00	\$25,000
	Site Earthwork				
	Site Grading	79,105	sf	0.25	\$19,776
	Excavation Cut / Fill - Allowance	5,860	cy	8.00	\$46,877
	Hazardous Waste Remediation				
	Included on Summary Sheet			-	\$0
	SUBTOTAL SITE PREPARATION	79,105	Site GSF	\$2.79	\$220,311
G20 SITE IMPROVEMENTS					
	Site Paving and Development				
	Redevelopment of Parking Lot (retaining walls, guard / hand rails, landscaping, premium paving)	79,105	sf	15.00	\$1,186,575
	Landscaping				
	Included Above in Site Development Allowance			-	\$0
	SUBTOTAL SITE IMPROVEMENTS	79,105	Site GSF	\$15.00	\$1,186,575
G30 SITE CIVIL / MECHANICAL UTILITIES					
	CUP Utility Lines				
	Allowance	500	lf	100.00	\$50,000
	Water Service				
	Meter	1	ea	3,000.00	\$3,000
	Hydrants	1	ea	4,200.00	\$4,200
	New Water Service Line - 2"	250	lf	25.00	\$6,250
	New Fire Water Service Line - 6"	250	lf	37.00	\$9,250
	Sanitary Sewer				
	New Sewer Line	250	lf	40.00	\$10,000
	Manholes	1	ea	3,450.00	\$3,450
	Storm Sewer				
	Storm Water System Allowance	79,105	gsf	3.00	\$237,315
	Storm Water Detention Vault	10,000	cf	25.00	\$250,000
	SUBTOTAL SITE CIVIL / MECHANICAL UTILITES	79,105	Site GSF	\$7.25	\$573,465

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GA Office Building
 Sitework - Renovation Scheme
 Pre-Design Estimate



DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
G40 SITE ELECTRICAL UTILITIES					
	Emergency Power				
	Emergency Generator	1	ls	300,000	\$300,000
	Utilities (includes excavation / trenching)				
	Power Duct Bank w/ Feeder	250	lf	115.00	\$28,750
	Telecomm Duct Bank w/ Fiber Cable and Phone Wire	250	lf	100.00	\$25,000
	Site Lighting				
	Allowance	79,105	sf	2.00	\$158,210
	SUBTOTAL SITE ELECTRICAL UTILITIES	79,105	Site GSF	\$6.47	\$511,960
G90 OTHER SITE CONSTRUCTION					
	Service Tunnels			-	\$0
	Other Site Systems			-	\$0
	SUBTOTAL OTHER SITE CONSTRUCTION	79,105	Site GSF	\$0.00	\$0
Z10 GENERAL REQUIREMENTS					
	General Conditions	10%			\$249,231.08
	Management, Project General Requirements				
	SUBTOTAL GENERAL REQUIREMENTS	79,105	Site GSF	\$3.15	\$249,231

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 Seattle, WA 98101

GA Office Building
 Existing Building Demolition
 Pre-Design Estimate



Project Owner:	Washington State	Architect:	Schacht Aslani
Project Name:	Capitol Campus - GA Office Building	Duration:	TBD
Project Location:	Olympia, WA	Project GSF:	
Start Date:	TBD	Site GSF:	1
Estimate Date:	October 4, 2016		

ESTIMATE SUMMARY					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
G10	Site Preparation	1	Site GSF	\$3,674,866	\$3,674,866
G20	Site Improvements	1	Site GSF	\$0.00	\$0
G30	Site Civil / Mechanical Utilities	1	Site GSF	\$0.00	\$0
G40	Site Electrical Utilities	1	Site GSF	\$0.00	\$0
G90	Other Site Construction	1	Site GSF	\$0.00	\$0
Sitework Subtotal					\$3,674,866
Z10	General Requirements	1	Site GSF	\$367,487	\$367,487
Estimate Subtotal					\$4,042,353
	Design Contingency			15.00%	\$606,353
	Subtotal				\$4,648,705
	MACC Risk Contingency			5.00%	\$232,435
	Subtotal				\$4,881,141
	Contractor Mark Up (Sub Bonds, Fee, Bond & GLI, OH / Support Services)			9.50%	\$463,708
	Subtotal				\$5,344,849
	Escalation to Mid-Point (See Summary)			0.00%	\$0
ESTIMATE GRAND TOTAL					\$5,344,849

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

Roen Associates
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 Seattle, WA 98101

GA Office Building
 Existing Building Demolition
 Pre-Design Estimate



DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
G10 SITE PREPARATION					
	Building Demolition (pricing inc. foundations, SOG, hauling, dump fees & salvage rebates)				
	GA Building	282,682	gsf	10.00	\$2,826,820
	Site Earthwork				
	Included w/ Sitework			-	\$0
	Hazardous Waste Remediation				
	Allowance	282,682	sf	3.00	\$848,046
	SUBTOTAL SITE PREPARATION	1	Site GSF	\$3,674,866	\$3,674,866
G20 SITE IMPROVEMENTS					
	Site Paving, Development, Landscaping				
	See Sitework Estimate			-	\$0
	SUBTOTAL SITE IMPROVEMENTS	1	Site GSF	\$0.00	\$0
G30 SITE CIVIL / MECHANICAL UTILITIES					
	Utilities Demo (includes excavation, removal & backfill)				
	Included w/ Sitework			-	\$0
	SUBTOTAL SITE CIVIL / MECHANICAL UTILITES	1	Site GSF	\$0.00	\$0
G40 SITE ELECTRICAL UTILITIES					
	Site Power, Telecomm, Lighting Demo				
	Included w/ Sitework			-	\$0
	SUBTOTAL SITE ELECTRICAL UTILITIES	1	Site GSF	\$0.00	\$0
G90 OTHER SITE CONSTRUCTION					
	Service Tunnels			-	\$0
	Other Site Systems			-	\$0
	SUBTOTAL OTHER SITE CONSTRUCTION	1	Site GSF	\$0.00	\$0
Z10 GENERAL REQUIREMENTS					
	General Conditions	10%			\$367,486.60
	Management, Project General Requirements, Phasing Premium				
	SUBTOTAL GENERAL REQUIREMENTS	1	Site GSF	\$367,487	\$367,487

SITE 1: GENERAL ADMINISTRATION BUILDING

Roen Associates
500 Union St, Suite 927
Seattle, WA 98101

GA Office Building
New Office Building
Pre-Design Estimate



Project Owner: **Washington State**
Project Name: **Capitol Campus - GA Office Building**
Project Location: Olympia, WA
Project Start Date: TBD
Estimate Date: October 4, 2016

Architect: Schacht Aslani
Project Duration: TBD
Building GSF: 274,750
Site GSF:

ESTIMATE SUMMARY		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
A10	Foundations	274,750	BGSF	\$12.00	\$3,297,000
A20	Basement Construction	274,750	BGSF	\$0.00	\$0
B10	Superstructure	274,750	BGSF	\$49.25	\$13,531,438
B20	Exterior Enclosure	274,750	BGSF	\$39.45	\$10,839,390
B30	Roofing	274,750	BGSF	\$5.56	\$1,527,750
C10	Interior Construction	274,750	BGSF	\$29.16	\$8,011,063
C20	Stairs	274,750	BGSF	\$3.37	\$925,000
C30	Interior Finishes	274,750	BGSF	\$25.00	\$6,868,750
D10	Conveying Systems	274,750	BGSF	\$4.20	\$1,155,000
D20	Plumbing	274,750	BGSF	\$9.50	\$2,610,125
D30	HVAC	274,750	BGSF	\$55.00	\$15,111,250
D40	Fire Protection	274,750	BGSF	\$4.00	\$1,099,000
D50	Electrical	274,750	BGSF	\$45.00	\$12,363,750
E10	Equipment	274,750	BGSF	\$1.27	\$349,750
E20	Casework & Furnishings	274,750	BGSF	\$4.27	\$1,173,000
F10	Special Construction	274,750	BGSF	\$0.00	\$0
F20	Selective Demolition	274,750	BGSF	\$0.00	\$0
Building Construction Subtotal					\$78,862,265
Z10	General Requirements	274,750	BGSF	\$28.70	\$7,886,227
Estimate Subtotal					\$86,748,492
Design Contingency				15.00%	\$13,012,274
Subtotal					\$99,760,765
MACC Risk Contingency				5.00%	\$4,988,038
Subtotal					\$104,748,803
Contractor Mark Up (Sub Bonds, Fee, Bond & GLI, OH / Support Services)				9.50%	\$9,951,136
Subtotal					\$114,699,940
Escalation to Mid-Point (See Summary)				0.00%	\$0
ESTIMATE GRAND TOTAL		274,750	BGSF	\$417.47	\$114,699,940

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

Roen Associates
 500 Union St, Suite 927
 Seattle, WA 98101

GA Office Building
 New Office Building
 Pre-Design Estimate



DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
A10 FOUNDATIONS					
	Foundation Earthwork				
	Footing Excavation & Backfill - Included Below			-	\$0
	Foundations				
	Premium to Below Grade Parking Foundation System Allowance - Including Excavation, Pilings and CIP Concrete Footings, Piers & Stem Walls	274,750	sf	12.00	\$3,297,000
	Slab-on-Grade / SoMD				
	None - Building over Under Ground Parking Garage			-	\$0
	Perimeter Insulation / Waterproofing				
	2" Rigid Polyiso - Included above			-	\$0
	Stem Wall Damp Proofing - Included Above			-	\$0
	SUBTOTAL FOUNDATIONS	274,750	BGSF	\$12.00	\$3,297,000
A20 BASEMENT CONSTRUCTION					
	Basement Excavation				
	Basement Walls				
	Waterproofing				
	SUBTOTAL BASEMENT CONSTRUCTION	274,750	BGSF	\$0.00	\$0
B10 SUPERSTRUCTURE					
	Structural System				
	Structural Concrete - Building Ground Floor Lid over Underground Parking Garage	39,250	sf	75.00	\$2,943,750
	Structural Steel Floor and Roof Framing Systems (15# / sf)	4,121,250	lbs	1.80	\$7,418,250
	Misc. Metals	274,750	gsf	1.00	\$274,750
	Metal Decking				
	3" Metal Floor Decking	235,500	sf	3.75	\$883,125
	1.5" Metal Roof Decking	39,250	sf	3.25	\$127,563
	Topping Slabs				
	4.5" Avg Concrete Topping w/ Reinforcing	235,500	sf	4.50	\$1,059,750
	Fireproofing				
	Structural Fireproofing (Spray Applied, etc..)	2,061	ton	380.00	\$783,038
	Fire stopping	274,750	gsf	0.15	\$41,213
	SUBTOTAL SUPERSTRUCTURE	274,750	BGSF	\$49.25	\$13,531,438
B20 EXTERIOR ENCLOSURE					
	Exterior Wall Construction				
	Exterior Cladding System (Mixture of Precast Concrete, Curtainwall & Storefront) - 13' Floor to Floor Heights	116,571	sf	90.00	\$10,491,390
	Exterior Insulating Wall Assembly - Included Above			-	\$0
	Exterior Canopies / Soffits (includes framing)				
	Allowance	5,000	sf	60.00	\$300,000

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GA Office Building
 New Office Building
 Pre-Design Estimate



DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	Exterior Windows				
	Aluminum Curtain Wall and Storefront Systems - Included Above			-	\$0
	Aluminum Sunshades - Included Above			-	\$0
	Exterior Doors				
	Alum. Storefront Entry Doors, Frame and HW Complete - Double	8	ea	6,000.00	\$48,000
	SUBTOTAL EXTERIOR ENCLOSURE	274,750	BGSF	\$39.45	\$10,839,390
B30 ROOFING					
	Roof Coverings				
	Membrane Roofing System w/ Rigid Insulation	39,250	sf	20.00	\$785,000
	Sheetmetal, Misc. Flashing & Blocking	15	%	785,000	\$117,750
	Roof Accessories				
	Premium for Roof Plaza - Allowance	10,000	sf	50.00	\$500,000
	Misc. Roof Accessories (Hatches, Ladders, Tie Offs, Window Washing Davits)	1	lsum	30,000	\$30,000
	Skylights				
	Allowance	1,000	sf	95.00	\$95,000
	SUBTOTAL ROOFING	274,750	BGSF	\$5.56	\$1,527,750
C10 INTERIOR CONSTRUCTION					
	Partitions & Interior Glazing				
	Interior GWB Partitions & Assemblies - Allowance	274,750	gsf	20.00	\$5,495,000
	Interior Glazing Allowance (10% of GWB Assemblies Total)	10	%	\$5,495,000	\$549,500
	Interior Doors, Frames, Hardware				
	Doors, Frames and HW Allowance	274,750	gsf	5.00	\$1,373,750
	Fittings / Specialties				
	Toilet Accessories				
	Uni-Sex Toilet Rooms	7	ea	3,000.00	\$21,000
	Men's and Women's Restrooms (includes toilet partition stalls)	7	ea	10,000.00	\$70,000
	Janitorial Accessories	7	ea	3,000.00	\$21,000
	Signage	274,750	gsf	0.75	\$206,063
	Misc. Specialties Allowance (FECs, Corner Guards, etc...)	274,750	gsf	1.00	\$274,750
	SUBTOTAL INTERIOR CONSTRUCTION	274,750	BGSF	\$29.16	\$8,011,063
C20 STAIRS					
	Stair Construction				
	Feature Stair	1	flights	50,000.00	\$50,000
	Back of House Pre-Engineered Metal Stairs	35	flights	25,000.00	\$875,000
	SUBTOTAL STAIRS	274,750	BGSF	\$3.37	\$925,000

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GA Office Building
 New Office Building
 Pre-Design Estimate



DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
C30 INTERIOR FINISHES					
	Wall / Floor / Ceiling Finishes				
	Allowance for Office Program	274,750	gsf	25.00	\$6,868,750
	SUBTOTAL INTERIOR FINISHES	274,750	BGSF	\$25.00	\$6,868,750
D10 CONVEYING SYSTEMS					
	Elevators & Lifts				
	Passenger Elevators, 7 Stops	3	ea	245,000	\$735,000
	Freight Elevator, 7 Stops	1	ea	420,000	\$420,000
	SUBTOTAL CONVEYING SYSTEMS	274,750	BGSF	\$4.20	\$1,155,000
D20 PLUMBING					
	Plumbing				
	Domestic Water, Plumbing Fixtures, Sanitary Waste, Rain Water Drainage Systems Complete	274,750	gsf	9.50	\$2,610,125
	SUBTOTAL PLUMBING	274,750	BGSF	\$9.50	\$2,610,125
D30 HVAC					
	HVAC				
	High Efficiency HVAC System to achieve a LEED Gold Certification	274,750	gsf	55.00	\$15,111,250
	SUBTOTAL HVAC	274,750	BGSF	\$55.00	\$15,111,250
D40 FIRE PROTECTION					
	Fire Protection				
	Sprinkler System per Program Requirements	274,750	gsf	4.00	\$1,099,000
	SUBTOTAL FIRE PROTECTION	274,750	BGSF	\$4.00	\$1,099,000
D50 ELECTRICAL					
	Electrical				
	Electrical Service, Lighting, Branch Wiring, Comm. & Security and Fire Alarm Systems Complete	274,750	gsf	45.00	\$12,363,750
	SUBTOTAL ELECTRICAL	274,750	BGSF	\$45.00	\$12,363,750

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GA Office Building
 New Office Building
 Pre-Design Estimate



DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
E10 EQUIPMENT					
	Other Equipment				
	Kitchette Appliances	5	ea	5,000.00	\$25,000
	Lockers / Storage Equipment	5	ea	10,000.00	\$50,000
	Misc OFCI Equipment	274,750	gsf	1.00	\$274,750
	SUBTOTAL EQUIPMENT	274,750	BGSF	\$1.27	\$349,750
E20 CASEWORK & FURNISHINGS					
	Fixed Casework				
	Office Program Fixed Casework & Misc. Millwork - Allowance	274,750	gsf	4.00	\$1,099,000
	Window Treatment				
	Window Blinds	148,000	gsf	0.50	\$74,000
	Moveable Furnishings				
	EXCLUDED			-	\$0
	SUBTOTAL FURNISHINGS	274,750	BGSF	\$4.27	\$1,173,000
F10 SPECIAL CONSTRUCTION					
	Special Facilities				
	None			-	\$0
	SUBTOTAL SPECIAL CONSTRUCTION	274,750	BGSF	\$0.00	\$0
F20 SELECTIVE BUILDING DEMOLITION					
	Building Interior Demolition				
	None				
	Hazardous Components Abatement				
	None			-	\$0
	SUBTOTAL SELECTIVE BUILDING DEMOLITION	274,750	BGSF	\$0.00	\$0
Z10 GENERAL REQUIREMENTS					
	General Conditions	10%			\$7,886,226.50
	Management, Project General Requirements				
	SUBTOTAL GENERAL REQUIREMENTS	274,750	BGSF	\$28.70	\$7,886,227

Roen Associates
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GA Office Building
 Underground Parking Garage
 Pre-Design Estimate



Project Owner:	Washington State	Architect:	Schacht Aslani
Project Name:	Capitol Campus - GA Office Building	Duration:	TBD
Project Location:	Olympia, WA	Garage GSF:	168,000
Start Date:	TBD	Site GSF:	see separate est.
Estimate Date:	October 4, 2016	Parking Stalls:	420

ESTIMATE SUMMARY					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
A10	Foundations	168,000	BGSF	\$18.05	\$3,032,000
A20	Basement Construction	168,000	BGSF	\$58.28	\$9,791,719
B10	Superstructure	168,000	BGSF	\$41.25	\$6,930,000
B20	Exterior Enclosure	168,000	BGSF	\$0.44	\$74,000
B30	Roofing	168,000	BGSF	\$0.82	\$137,500
C10	Interior Construction	168,000	BGSF	\$4.48	\$753,000
C20	Stairs	168,000	BGSF	\$0.89	\$150,000
C30	Interior Finishes	168,000	BGSF	\$1.45	\$243,800
D10	Conveying Systems	168,000	BGSF	\$2.50	\$420,000
D20	Plumbing	168,000	BGSF	\$2.50	\$420,000
D30	HVAC	168,000	BGSF	\$5.00	\$840,000
D40	Fire Protection	168,000	BGSF	\$4.00	\$672,000
D50	Electrical	168,000	BGSF	\$11.50	\$1,932,000
E10	Equipment	168,000	BGSF	\$1.49	\$250,000
E20	Casework & Furnishings	168,000	BGSF	\$0.00	\$0
F10	Special Construction	168,000	BGSF	\$0.00	\$0
F20	Selective Demolition	168,000	BGSF	\$0.00	\$0
Building Construction Subtotal					\$25,646,019
Z10	General Requirements	168,000	BGSF	\$15.27	\$2,564,602
Estimate Subtotal					\$28,210,621
Design Contingency				15.00%	\$4,231,593
Subtotal					\$32,442,214
MACC Risk Contingency				5.00%	\$1,622,111
Subtotal					\$34,064,325
Contractor Mark Up (Sub Bonds, Fee, Bond & GLI, OH / Support Services)				9.50%	\$3,236,111
Subtotal					\$37,300,436
Escalation to Mid-Point (See Summary)				0.00%	\$0
ESTIMATE TOTAL (Today's Dollars)		168,000	BGSF	\$222.03	\$37,300,436

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

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GA Office Building
 Underground Parking Garage
 Pre-Design Estimate



DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
A10 FOUNDATIONS					
	Foundations				
	System Complete	168,000	gsf	16.00	\$2,688,000
	Slab-on-Grade / SoMD				
	6" Reinforced w/ Vapor Barrier and Granular Base (inc. ramp)	42,000	sf	7.00	\$294,000
	Misc. Concrete Work				
	Elevator Pits	2	ea	25,000.00	\$50,000
	SUBTOTAL FOUNDATIONS	168,000	BGSF	\$18.05	\$3,032,000
A20 BASEMENT CONSTRUCTION					
	Basement Excavation				
	Temp. Excavation Shoring System - Soldier Pile w/ Wood Lagging (includes full height of excavation pit walls)	55,104	sf	55.00	\$3,030,720
	Excavation	108,889	cy	35.00	\$3,811,111
	Dewatering	48	weeks	7,500.00	\$360,000
	Basement Walls				
	Reinf. CIP Perimeter Walls, One Sided Form - 14' Tall x 12" Thick	55,104	sf	35.00	\$1,928,640
	Waterproofing				
	Below Grade Waterproofing System - Membrane w/ Protection & Drainage Board (only inc. area of parking garage walls & lid)	55,104	sf	12.00	\$661,248
	Interior Insulation / Skin (Below Grade Walls Only)				
	None			-	\$0
	SUBTOTAL BASEMENT CONSTRUCTION	168,000	BGSF	\$58.28	\$9,791,719
B10 SUPERSTRUCTURE					
	Structural Concrete				
	CIP Concrete Floor, Ramp & Roof Structure - Beams, Elevated Deck, Shear Walls and Columns	126,000	sf	55.00	\$6,930,000
	SUBTOTAL SUPERSTRUCTURE	168,000	BGSF	\$41.25	\$6,930,000
B20 EXTERIOR ENCLOSURE					
	Exterior Wall Construction				
	Façade at Parking Garage Entrance	1	ls	50,000	\$50,000
	Exterior Doors				
	Overhead Roll Up Door (see parking control below as well)	2	ea	12,000.00	\$24,000
	SUBTOTAL EXTERIOR ENCLOSURE	168,000	BGSF	\$0.44	\$74,000

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GA Office Building
 Underground Parking Garage
 Pre-Design Estimate



DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
B30 ROOFING					
	Roof Coverings				
	Roofing Assembly for Outdoor Plaza over Parking Garage	2,750	sf	50.00	\$137,500
	SUBTOTAL ROOFING	168,000	BGSF	\$0.82	\$137,500
C10 INTERIOR CONSTRUCTION					
	Partitions				
	Elevator Lobbies, Storage Areas, etc... - CMU Block	168,000	gsf	4.00	\$672,000
	Interior Windows & Storefronts				
	Elevator Lobby	3	ea	7,500.00	\$22,500
	Interior Doors, Frames, Hardware				
	Hollow Metal Door, Frame and Hardware	10	ea	1,650.00	\$16,500
	Fittings / Specialties				
	Signage & Other Misc. - Allowance	168,000	gsf	0.25	\$42,000
	SUBTOTAL INTERIOR CONSTRUCTION	168,000	BGSF	\$4.48	\$753,000
C20 STAIRS					
	Stair Construction				
	Concrete Stair Construction	12	flights	12,500.00	\$150,000
	Stair Finishes				
	None			-	\$0
	SUBTOTAL STAIRS	168,000	BGSF	\$0.89	\$150,000
C30 INTERIOR FINISHES					
	Wall Finishes				
	Paint	168,000	gsf	0.25	\$42,000
	Floor Finishes				
	Parking Area Concrete Sealer	168,000	gsf	1.00	\$168,000
	Elevator Lobby	800	sf	6.00	\$4,800
	Parking Stall and Traffic Directional Line Painting	1	ls	25,000.00	\$25,000
	Ceiling Finishes				
	Elevator Lobbies	800	sf	5.00	\$4,000
	SUBTOTAL INTERIOR FINISHES	168,000	BGSF	\$1.45	\$243,800
D10 CONVEYING SYSTEMS					
	Elevators & Lifts				
	Passenger Elevators, 4 Stops	3	ea	140,000	\$420,000
	SUBTOTAL CONVEYING SYSTEMS	168,000	BGSF	\$2.50	\$420,000

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GA Office Building
 Underground Parking Garage
 Pre-Design Estimate



<i>DETAILED ESTIMATE</i>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
D20 PLUMBING					
	Plumbing				
	Plumbing System Complete including drainage in parking areas and roof drains	168,000	gsf	2.50	\$420,000
	SUBTOTAL PLUMBING	168,000	BGSF	\$2.50	\$420,000
D30 HVAC					
	HVAC				
	Ventilation System	168,000	gsf	5.00	\$840,000
	SUBTOTAL HVAC	168,000	BGSF	\$5.00	\$840,000
D40 FIRE PROTECTION					
	Fire Protection				
	Dry Pipe Sprinkler System	168,000	gsf	4.00	\$672,000
	SUBTOTAL FIRE PROTECTION	168,000	BGSF	\$4.00	\$672,000
D50 ELECTRICAL					
	Electrical				
	Electrical Service / Distribution & Lighting	168,000	gsf	7.00	\$1,176,000
	Phones, Fire Alarm	168,000	gsf	2.00	\$336,000
	Security System and CCTV	168,000	gsf	2.50	\$420,000
	SUBTOTAL ELECTRICAL	168,000	BGSF	\$11.50	\$1,932,000
E10 EQUIPMENT					
	Vehicular Equipment				
	Ticket Dispensers, Attendant Booths, Autogates	1	ls	250,000	\$250,000
	SUBTOTAL EQUIPMENT	168,000	BGSF	\$1.49	\$250,000
E20 CASEWORK & FURNISHINGS					
	None				
	SUBTOTAL FURNISHINGS	168,000	BGSF	\$0.00	\$0
F10 SPECIAL CONSTRUCTION					
	Special Facilities				
	None			-	\$0
	SUBTOTAL SPECIAL CONSTRUCTION	168,000	BGSF	\$0.00	\$0

Roen Associates
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GA Office Building
 Underground Parking Garage
 Pre-Design Estimate



<i>DETAILED ESTIMATE</i>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
F20 SELECTIVE BUILDING DEMOLITION					
	Building Interior Demolition				
	None			-	\$0
	Hazardous Components Abatement				
	None			-	\$0
	SUBTOTAL SELECTIVE BUILDING DEMOLITION	168,000	BGSF	\$0.00	\$0
Z10 GENERAL REQUIREMENTS					
	General Conditions	10%			\$2,564,601.91
	Management, Project General Requirements, Phasing Premium				
	SUBTOTAL GENERAL REQUIREMENTS	168,000	BGSF	\$15.27	\$2,564,602

Roen Associates
 500 Union St, Suite 927
 Seattle, WA 98101

GA Office Building
 Sitework - New Office Scheme
 Pre-Design Estimate



Project Owner:	Washington State	Architect:	Schacht Aslani
Project Name:	Capitol Campus - GA Office Building	Project Duration:	TBD
Project Location:	Olympia, WA	Building GSF:	
Project Start Date:	TBD	Site GSF:	127,530
Estimate Date:	October 4, 2016		

ESTIMATE SUMMARY					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
G10	Site Preparation	127,530	Site GSF	\$2.62	\$333,751
G20	Site Improvements	127,530	Site GSF	\$20.77	\$2,648,400
G30	Site Civil / Mechanical Utilities	127,530	Site GSF	\$4.71	\$600,990
G40	Site Electrical Utilities	127,530	Site GSF	\$4.16	\$530,310
G90	Other Site Construction	127,530	Site GSF	\$0.00	\$0
Sitework Subtotal					\$4,113,451
Z10	General Requirements	127,530	Site GSF	\$3.23	\$411,345
Estimate Subtotal					\$4,524,796
	Design Contingency			15.00%	\$678,719
	Subtotal				\$5,203,515
	MACC Risk Contingency			5.00%	\$260,176
	Subtotal				\$5,463,691
	Contractor Mark Up (Sub Bonds, Fee, Bond & GLI, OH / Support Services)			9.50%	\$519,051
	Subtotal				\$5,982,742
	Escalation to Mid-Point (See Summary)			0.00%	\$0
ESTIMATE GRAND TOTAL		127,530	Site GSF	\$46.91	\$5,982,742

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

Roen Associates
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GA Office Building
 Sitework - New Office Scheme
 Pre-Design Estimate



DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
G10 SITE PREPARATION					
	Mobilization	1	ls	10,000.00	\$10,000
	Building Demolition				
	See Separate Figure on Summary Page for Stacks Building Area Demo				\$0
	Site Demolition				
	Site Clearing, Demo of Paving and Retaining Walls, Misc...	127,530	sf	1.50	\$191,295
	Demo Mechanical & Electrical Utilities - Allowance	1	ls	25,000.00	\$25,000
	Site Earthwork				
	Site Grading	127,530	sf	0.25	\$31,883
	Excavation Cut / Fill - Allowance	9,447	cy	8.00	\$75,573
	Hazardous Waste Remediation				
	Included on Summary Sheet			-	\$0
	SUBTOTAL SITE PREPARATION	127,530	Site GSF	\$2.62	\$333,751
G20 SITE IMPROVEMENTS					
	Site Paving and Development				
	Redevelopment of Parking Lot (retaining walls, guard / hand rails, landscaping, premium paving)	88,280	sf	30.00	\$2,648,400
	Landscaping				
	Included Above in Site Development Allowance			-	\$0
	SUBTOTAL SITE IMPROVEMENTS	127,530	Site GSF	\$20.77	\$2,648,400
G30 SITE CIVIL / MECHANICAL UTILITIES					
	CUP Utility Lines				
	Allowance	500	lf	100.00	\$50,000
	Water Service				
	Meter	1	ea	3,000.00	\$3,000
	Hydrants	1	ea	4,200.00	\$4,200
	New Water Service Line - 2"	250	lf	25.00	\$6,250
	New Fire Water Service Line - 6"	250	lf	37.00	\$9,250
	Sanitary Sewer				
	New Sewer Line	250	lf	40.00	\$10,000
	Manholes	1	ea	3,450.00	\$3,450
	Storm Sewer				
	Storm Water System Allowance	88,280	gsf	3.00	\$264,840
	Storm Water Detention Vault	10,000	cf	25.00	\$250,000
	SUBTOTAL SITE CIVIL / MECHANICAL UTILITES	127,530	Site GSF	\$4.71	\$600,990

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GA Office Building
 Sitework - New Office Scheme
 Pre-Design Estimate



DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
G40 SITE ELECTRICAL UTILITIES					
	Emergency Power				
	Emergency Generator	1	ls	300,000	\$300,000
	Utilities (includes excavation / trenching)				
	Power Duct Bank w/ Feeder	250	lf	115.00	\$28,750
	Telecomm Duct Bank w/ Fiber Cable and Phone Wire	250	lf	100.00	\$25,000
	Site Lighting				
	Allowance	88,280	sf	2.00	\$176,560
	SUBTOTAL SITE ELECTRICAL UTILITIES	127,530	Site GSF	\$4.16	\$530,310
G90 OTHER SITE CONSTRUCTION					
	Service Tunnels			-	\$0
	Other Site Systems			-	\$0
	SUBTOTAL OTHER SITE CONSTRUCTION	127,530	Site GSF	\$0.00	\$0
Z10 GENERAL REQUIREMENTS					
	General Conditions	10%			\$411,345.08
	Management, Project General Requirements				
	SUBTOTAL GENERAL REQUIREMENTS	127,530	Site GSF	\$3.23	\$411,345

Roen Associates
 500 Union St, Suite 927
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GA Office Building
 Sitework - Parking Lot Only
 Pre-Design Estimate



Project Owner:	Washington State	Architect:	Schacht Aslani
Project Name:	Capitol Campus - GA Office Building	Project Duration:	TBD
Project Location:	Olympia, WA	Building GSF:	
Project Start Date:	TBD	Site GSF:	127,530
Estimate Date:	October 4, 2016		

ESTIMATE SUMMARY		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
G10	Site Preparation	127,530	Site GSF	\$2.32	\$295,964
G20	Site Improvements	127,530	Site GSF	\$5.00	\$637,650
G30	Site Civil / Mechanical Utilities	127,530	Site GSF	\$5.10	\$650,240
G40	Site Electrical Utilities	127,530	Site GSF	\$2.00	\$255,060
G90	Other Site Construction	127,530	Site GSF	\$0.00	\$0
Sitework Subtotal					\$1,838,914
Z10	General Requirements	127,530	Site GSF	\$1.44	\$183,891
Estimate Subtotal					\$2,022,806
	Design Contingency			15.00%	\$303,421
	Subtotal				\$2,326,226
	MACC Risk Contingency			5.00%	\$116,311
	Subtotal				\$2,442,538
	Contractor Mark Up (Sub Bonds, Fee, Bond & GLI, OH / Support Services)			9.50%	\$232,041
	Subtotal				\$2,674,579
	Escalation to Mid-Point (See Summary)			0.00%	\$0
ESTIMATE GRAND TOTAL		127,530	Site GSF	\$20.97	\$2,674,579

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

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GA Office Building
 Sitework - Parking Lot Only
 Pre-Design Estimate



DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
G10 SITE PREPARATION					
	Mobilization	1	ls	10,000.00	\$10,000
	Building Demolition				
	See Separate Figure on Summary Page for Stacks Building Area Demo				\$0
	Site Demolition				
	Site Clearing, Demo of Paving and Retaining Walls, Misc...	127,530	sf	1.50	\$191,295
	Demo Mechanical & Electrical Utilities - Allowance	1	ls	25,000.00	\$25,000
	Site Earthwork				
	Site Grading	127,530	sf	0.25	\$31,883
	Excavation Cut / Fill - Allowance	4,723	cy	8.00	\$37,787
	Hazardous Waste Remediation				
	Included on Summary Sheet			-	\$0
	SUBTOTAL SITE PREPARATION	127,530	Site GSF	\$2.32	\$295,964
G20 SITE IMPROVEMENTS					
	Site Paving and Development				
	Upgrade Parking Lot (retaining walls, guard / hand rails, landscaping, premium paving)	127,530	sf	5.00	\$637,650
	Landscaping				
	Included Above in Site Development Allowance			-	\$0
	SUBTOTAL SITE IMPROVEMENTS	127,530	Site GSF	\$5.00	\$637,650
G30 SITE CIVIL / MECHANICAL UTILITIES					
	Water Service				
	Hydrants	2	ea	4,200.00	\$8,400
	New Fire Water Service Line - 6"	250	lf	37.00	\$9,250
	Sanitary Sewer				
	None			-	\$0
	Storm Sewer				
	Storm Water System Allowance	127,530	gsf	3.00	\$382,590
	Storm Water Detention Vault	10,000	cf	25.00	\$250,000
	SUBTOTAL SITE CIVIL / MECHANICAL UTILITES	127,530	Site GSF	\$5.10	\$650,240
G40 SITE ELECTRICAL UTILITIES					
	Utilities (includes excavation / trenching)				
	None			-	\$0
	Site Lighting				
	Allowance	127,530	sf	2.00	\$255,060
	SUBTOTAL SITE ELECTRICAL UTILITIES	127,530	Site GSF	\$2.00	\$255,060

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GA Office Building
 Sitework - Parking Lot Only
 Pre-Design Estimate



<i>DETAILED ESTIMATE</i>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
G90 OTHER SITE CONSTRUCTION					
	Service Tunnels			-	\$0
	Other Site Systems			-	\$0
	SUBTOTAL OTHER SITE CONSTRUCTION	127,530	Site GSF	\$0.00	\$0
Z10 GENERAL REQUIREMENTS					
	General Conditions	10%			\$183,891.42
	Management, Project General Requirements				
	SUBTOTAL GENERAL REQUIREMENTS	127,530	Site GSF	\$1.44	\$183,891

SITE 5: PRITCHARD BUILDING

C-100 & PROJECT BUDGET ESTIMATES

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Agency	DES	
Project Name	(Alternative 5C) Pritchard Renovation and Additon + Site Improvements surrounding building	
OFM Project Number		

Contact Information

Name		
Phone Number		
Email		

Statistics

Gross Square Feet	53,078	MACC per Square Foot	\$572
Usable Square Feet		Escalated MACC per Square Foot	\$572
Space Efficiency	0.0%	A/E Fee Class	B
Construction Type	Office buildings	A/E Fee Percentage	6.72%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Alternative Public Works Project	No	Art Requirement Applies	Yes
Inflation Rate	2.80%	Higher Ed Institution	No
Sales Tax Rate %	8.80%	Location Used for Tax Rate	Olympia
Contingency Rate	5%		
Base Month	November-16		
Project Administered By			

Schedule

Predesign Start		Predesign End	
Design Start		Design End	
Construction Start		Construction End	
Construction Duration			

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Project Cost Estimate

Total Project	\$42,992,162	Total Project Escalated	\$42,992,164
		Rounded Escalated Total	\$42,992,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Agency	DES	
Project Name	(Alternative 5C) Pritchard Renovation and Additon + Site Improvements surrounding building	
OFM Project Number		

Cost Estimate Summary

Acquisition			
Acquisition Subtotal	\$0	Acquisition Subtotal Escalated	\$0

Consultant Services			
Predesign Services	\$315,000		
A/E Basic Design Services	\$1,477,303		
Extra Services	\$1,735,388		
Other Services	\$1,069,716		
Design Services Contingency	\$229,870		
Consultant Services Subtotal	\$4,827,277	Consultant Services Subtotal Escalated	\$4,827,278

Construction			
Construction Contingencies	\$1,517,162	Construction Contingencies Escalated	\$1,517,162
Maximum Allowable Construction Cost (MACC)	\$30,343,231	Maximum Allowable Construction Cost (MACC) Escalated	\$30,343,231
Sales Tax	\$2,803,715	Sales Tax Escalated	\$2,803,715
Construction Subtotal	\$34,664,107	Construction Subtotal Escalated	\$34,664,108

Equipment			
Equipment	\$1,275,000		
Sales Tax	\$112,200		
Non-Taxable Items	\$0		
Equipment Subtotal	\$1,387,200	Equipment Subtotal Escalated	\$1,387,200

Artwork			
Artwork Subtotal	\$151,716	Artwork Subtotal Escalated	\$151,716

Agency Project Administration			
Agency Project Administration Subtotal	\$1,023,430		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$1,023,430	Project Administration Subtotal Escalated	\$1,023,430

Other Costs			
Other Costs Subtotal	\$938,432	Other Costs Subtotal Escalated	\$938,432

Project Cost Estimate

Total Project	\$42,992,162	Total Project Escalated	\$42,992,164
		Rounded Escalated Total	\$42,992,000

STATE OF WASHINGTON AGENCY / INSTITUTION PROJECT COST SUMMARY		
Agency	DES	
Project Name	(Alternative 5C) Pritchard Renovation and Additon + Site Improvements surrounding building	
OFM Project Number		

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis	\$65,000			
Environmental Analysis	\$50,000			
Predesign Study	\$200,000			
Temporary Tenant Relocation				
Sub TOTAL	\$315,000	1.0000	\$315,000	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,477,303			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$1,477,303	1.0000	\$1,477,303	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$210,000			
Geotechnical Investigation	\$40,000			
Commissioning	\$140,000			
Site Survey	\$32,000			
Testing	\$15,000			
LEED Services	\$110,000			
Voice/Data Consultant	\$35,000			
Value Engineering	\$80,000			
Constructability Review	\$80,000			
Environmental Mitigation (EIS)	\$15,000			
Landscape Consultant	\$85,000			
Renderings, Models, Presentations	\$30,000			
Lighting Consultant	\$50,000			
Graphics and Signage Consultant	\$42,000			
Acoustical Consultant	\$20,000			
Audio/Visual Consultant	\$40,000			
Hazardous Materials Consultant	\$30,000			
Security Consultant	\$22,000			
Interior- Equipment and Furnishings Design	\$45,000			
Building Envelope Consultant	\$35,000			
Traffic Consultant	\$35,000			
Tenant Relocation Design	\$50,000			
Utility Locate	\$15,000			
Energy Conservation Model (ELCCA)	\$50,000			
Life Cycle Cost Analysis Tool	\$30,000			
Historic Resources Consultant	\$35,000			
Artwork Coordination	\$7,500			
Document Reproduction for VE & Constructability	\$7,500			
Preconstruction Agreement - Contractor	\$178,423			

SITE 5: PRITCHARD BUILDING

Preconstruction Agreement - A/E Team Partipation	\$50,000				
Multiple Bid Packaging	\$120,965				
Sub TOTAL	\$1,735,388	1.0000	\$1,735,388	Escalated to Mid-Design	
4) Other Services					
Bid/Construction/Closeout	\$663,716			31% of A/E Basic Services	
HVAC Balancing	\$85,000				
Staffing					
Hazardous Materials Testing and Monitoring	\$20,000				
Building Envelope (WAB) Testing and Inspections	\$65,000				
Document Reproduction (Bid/Construction)	\$32,000				
Additional Construction Observation	\$160,000				
As-Built Documentation	\$36,000				
Advertising	\$3,000				
Equipment Training	\$5,000				
Sub TOTAL	\$1,069,716	1.0000	\$1,069,716	Escalated to Mid-Const.	
5) Design Services Contingency					
Design Services Contingency	\$229,870				
Other					
Insert Row Here					
Sub TOTAL	\$229,870	1.0000	\$229,871	Escalated to Mid-Const.	
CONSULTANT SERVICES TOTAL	\$4,827,277		\$4,827,278		

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$164,003			
G20 - Site Improvements	\$864,547			
G30 - Site Mechanical Utilities	\$181,413			
G40 - Site Electrical Utilities	\$251,706			
G60 - Other Site Construction				
General Conditions	\$146,167			
GCCM MACC Risk Contingency (5%)	\$80,392			
Contractor OH/P	\$160,382			
Sub TOTAL	\$1,848,610	1.0000	\$1,848,610	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	
3) Facility Construction				
A10 - Foundations	\$490,717			
A20 - Basement Construction				
B10 - Superstructure	\$2,945,311			
B20 - Exterior Closure	\$3,691,284			
B30 - Roofing	\$948,022			
C10 - Interior Construction	\$1,800,312			
C20 - Stairs	\$172,500			
C30 - Interior Finishes	\$1,786,278			
D10 - Conveying	\$161,000			
D20 - Plumbing Systems	\$904,976			
D30 - HVAC Systems	\$3,662,382			
D40 - Fire Protection Systems	\$244,159			
D50 - Electrical Systems	\$2,746,787			
F10 - Special Construction	\$1,414,816			
F20 - Selective Demolition	\$1,561,746			
General Conditions	\$2,253,029			
GCCM MACC Risk Contingency (5%)	\$1,239,166			
Contractor OH/P	\$2,472,136			
Sub TOTAL	\$28,494,621	1.0000	\$28,494,621	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$30,343,231		\$30,343,231	

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7) Construction Contingency

Allowance for Change Orders	\$1,517,162		
Other			
Insert Row Here			
Sub TOTAL	\$1,517,162	1.0000	\$1,517,162

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0000	\$0

Sales Tax

Sub TOTAL	\$2,803,715		\$2,803,715
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CONSTRUCTION CONTRACTS TOTAL	\$34,664,107		\$34,664,108
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Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
E10 - Equipment	\$425,000			
E20 - Furnishings	\$850,000			
F10 - Special Construction				
Other				
Insert Row Here				
Sub TOTAL	\$1,275,000	1.0000	\$1,275,000	
1) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	
Sales Tax				
Sub TOTAL	\$112,200		\$112,200	
EQUIPMENT TOTAL	\$1,387,200		\$1,387,200	

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Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Project Artwork	\$151,716				0.5% of Escalated MACC for new construction
Higher Ed Artwork	\$0				0.5% of Escalated MACC for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$151,716		NA	\$151,716	

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$1,023,430				
Additional Services					
Other					
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$1,023,430		1.0000	\$1,023,430	

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Construction Cost Summary

Owner: **Washington State**

Project: **Capitol Campus - Pritchard Building Renovation**

October 4, 2016

ESTIMATED COSTS SUMMARY

Pritchard Building Renovation

Item	Description	Gross Square Feet	\$ / GSF	Cost
1	Renovation and Addition of Pritchard Building	53,078	\$536.84	\$28,494,619
2	Sitework - Pritchard West Lot (Parking Lot NIC)	26,000	\$71.10	\$1,848,609
Estimated Construction Cost (Today's Costs)				\$30,343,228
3	Escalation to Mid Point of Construction (TBD)		0.00%	\$0
Total Construction Cost Budget for Funding Request				TBD

ADD ALTERNATES

None

COMMENTS:

These figures are construction costs only. All soft costs such as design, FF&E and sales tax are EXCLUDED

An allowance for a commercial catering kitchen and serverly is included

A negotiated project delivery method is assumed

Construction schedule is TBD. Escalation is excluded

An allowance for hazardous material abatement is included

All buildings are priced to receive a LEED Gold qualification

See Detailed Estimates for Each Construction Item Above

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Pritchard Building Renovation
 Building Renovation and Addition
 Pre-Design Estimate



Project Owner:	Washington State	Architect:	Schacht Aslani
Project Name:	Capitol Campus - Pritchard Building Renovation	Project Duration:	TBD
Project Location:	Olympia, WA	Building GSF:	53,078
Project Start Date:	TBD	Site GSF:	see separate est.
Estimate Date:	October 4, 2016		

ESTIMATE SUMMARY					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
A10	Foundations	53,078	BGSF	\$8.04	\$426,710
A20	Basement Construction	53,078	BGSF	\$0.00	\$0
B10	Superstructure	53,078	BGSF	\$48.25	\$2,561,140
B20	Exterior Enclosure	53,078	BGSF	\$60.47	\$3,209,812
B30	Roofing	53,078	BGSF	\$15.53	\$824,367
C10	Interior Construction	53,078	BGSF	\$29.49	\$1,565,489
C20	Stairs	53,078	BGSF	\$2.83	\$150,000
C30	Interior Finishes	53,078	BGSF	\$29.26	\$1,553,285
D10	Conveying Systems	53,078	BGSF	\$2.64	\$140,000
D20	Plumbing	53,078	BGSF	\$14.83	\$786,936
D30	HVAC	53,078	BGSF	\$60.00	\$3,184,680
D40	Fire Protection	53,078	BGSF	\$4.00	\$212,312
D50	Electrical	53,078	BGSF	\$45.00	\$2,388,510
E10	Equipment	53,078	BGSF	\$14.13	\$750,000
E20	Casework & Furnishings	53,078	BGSF	\$9.05	\$480,275
F10	Special Construction	53,078	BGSF	\$0.00	\$0
F20	Selective Demolition	53,078	BGSF	\$25.59	\$1,358,040
Building Construction Subtotal					\$19,591,555
Z10	General Requirements	53,078	BGSF	\$36.91	\$1,959,156
Estimate Subtotal					\$21,550,711
	Design Contingency			15.00%	\$3,232,607
	Subtotal				\$24,783,317
	MACC Risk Contingency			5.00%	\$1,239,166
	Subtotal				\$26,022,483
	Contractor Mark Up (Sub Bonds, Fee, Bond & GLI, OH / Support Services)			9.50%	\$2,472,136
	Subtotal				\$28,494,619
	Escalation to Mid-Point (See Summary)			0.00%	\$0
ESTIMATE GRAND TOTAL					\$28,494,619

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

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Pritchard Building Renovation
 Building Renovation and Addition
 Pre-Design Estimate



DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
A10 FOUNDATIONS					
	Foundation Earthwork				
	Footing Excavation & Backfill - Included Below			-	\$0
	Foundations				
	New "stack" Foundation System Allowance - Including Excavation, Piliings and CIP Concrete Footings, Piers & Stem Walls	32,120	sf	12.00	\$385,440
	New Footings for Seismic Upgrade of Existing Structure- Included w/ Superstructure			-	\$0
	Slab-on-Grade / SoMD				
	New "stack" SOG	4,610	sf	7.00	\$32,270
	Misc. Replacement Slab on Grade (inc reinforcing, base course and vapor barrier)	1,000	sf	9.00	\$9,000
	SUBTOTAL FOUNDATIONS	53,078	BGSF	\$8.04	\$426,710
A20 BASEMENT CONSTRUCTION					
	Basement Excavation				
	Basement Walls				
	Thermal Improvements to Existing Walls - Included below				
	Waterproofing				
	SUBTOTAL BASEMENT CONSTRUCTION	53,078	BGSF	\$0.00	\$0
B10 SUPERSTRUCTURE					
	Existing Structural System				
	Seismic Upgrade Allowance - Includes Foundations	20,958	sf	20.00	\$419,160
	Misc. Metals	20,958	gsf	1.00	\$20,958
	New Addition Structural System				
	Structural Floor System	27,510	sf	55.00	\$1,513,050
	Structural Roof System	11,450	sf	50.00	\$572,500
	Misc. Metals	27,510	gsf	1.00	\$27,510
	Fireproofing				
	Structural Fireproofing (Spray Applied, etc..) - Included above	53,078	gsf	-	\$0
	Fire stopping	53,078	gsf	0.15	\$7,962
	SUBTOTAL SUPERSTRUCTURE	53,078	BGSF	\$48.25	\$2,561,140
B20 EXTERIOR ENCLOSURE					
	Existing Exterior Wall Construction				
	Clean, Repair and Misc Improvements to Existing Building Cladding to Remain	4,338	sf	10.00	\$43,380
	Thermal Improvements to (E) Exterior Walls (Int. Wall Assembly)	9,306	sf	12.00	\$111,672
	New Exterior Wall Construction				
	Front Plaza Façade Upgrades - Allowance	5,076	sf	90.00	\$456,840
	New "stack" Exterior Envelope (cladding and glazing)	26,988	sf	90.00	\$2,428,920

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Pritchard Building Renovation
 Building Renovation and Addition
 Pre-Design Estimate



DETAILED ESTIMATE					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
	Exterior Soffits (includes framing)				
	Clean, Repair and Misc Improvements to Existing	800	sf	25.00	\$20,000
	Allowance for New @ Roof Plaza	2,000	sf	60.00	\$120,000
	Exterior Windows				
	Included above w/ Exterior Wall Construction Allowances			-	\$0
	Exterior Doors				
	Alum. Storefront Entry Doors, Frame and HW Complete	6	ea	3,500.00	\$21,000
	Auto Operator	2	ea	4,000.00	\$8,000
	Exterior Paint & Sealants				
	Included above			-	\$0
	SUBTOTAL EXTERIOR ENCLOSURE	53,078	BGSF	\$60.47	\$3,209,812
B30 ROOFING					
	Roof Coverings				
	Remove and Replace Membrane Roofing System and Rigid Insulation	21,929	sf	20.00	\$438,580
	Gutters, Downspouts and Misc. Flashing & Blocking	15	%	438,580	\$65,787
	Roof Accessories				
	Green Roof / Roof Plaza Allowance	5,000	sf	50.00	\$250,000
	Skylights				
	Allowance	1,000	sf	70.00	\$70,000
	SUBTOTAL ROOFING	53,078	BGSF	\$15.53	\$824,367
C10 INTERIOR CONSTRUCTION					
	Partitions & Interior Glazing				
	GWB Assemblies and Misc. Carpentry - Allowance	53,078	gsf	20.00	\$1,061,560
	Interior Glazing Allowance	4,000	sf	40.00	\$160,000
	Interior Doors, Frames, Hardware				
	Doors, Frames and HW Allowance	53,078	gsf	3.00	\$159,234
	Fittings / Specialties				
	Toilet Accessories				
	Men and Women's Restrooms	4	ea	10,000.00	\$40,000
	Janitorial Accessories	4	ea	3,000.00	\$12,000
	Signage	53,078	gsf	1.50	\$79,617
	Misc. Specialties Allowance (FECs, Corner Guards, etc...)	53,078	gsf	1.00	\$53,078
	SUBTOTAL INTERIOR CONSTRUCTION	53,078	BGSF	\$29.49	\$1,565,489

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Pritchard Building Renovation
 Building Renovation and Addition
 Pre-Design Estimate



DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
C20 STAIRS					
	Stair Construction				
	Stair Towers	6	flights	25,000.00	\$150,000
	SUBTOTAL STAIRS	53,078	BGSF	\$2.83	\$150,000
C30 INTERIOR FINISHES					
	Wall / Floor / Ceiling Finishes				
	Allowance for Historic Interior Renovation	15,089	gsf	40.00	\$603,560
	Allowance for Office Program Finishes	37,989	gsf	25.00	\$949,725
	Interior Finishes Demolition				
	Included Below with Select Building Demolition				
	SUBTOTAL INTERIOR FINISHES	53,078	BGSF	\$29.26	\$1,553,285
D10 CONVEYING SYSTEMS					
	Elevators & Lifts				
	Passenger Elevators, 4 Stops	1	ea	140,000	\$140,000
	SUBTOTAL CONVEYING SYSTEMS	53,078	BGSF	\$2.64	\$140,000
D20 PLUMBING					
	Plumbing				
	Plumbing System Complete	53,078	gsf	12.00	\$636,936
	Premium for Catering Kitchen	1	ls	150,000	\$150,000
	SUBTOTAL PLUMBING	53,078	BGSF	\$14.83	\$786,936
D30 HVAC					
	HVAC				
	High Efficiency HVAC System to achieve a LEED Gold Certification	53,078	gsf	60.00	\$3,184,680
	SUBTOTAL HVAC	53,078	BGSF	\$60.00	\$3,184,680
D40 FIRE PROTECTION					
	Fire Protection				
	All New System Complete	53,078	gsf	4.00	\$212,312
	SUBTOTAL FIRE PROTECTION	53,078	BGSF	\$4.00	\$212,312

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Pritchard Building Renovation
 Building Renovation and Addition
 Pre-Design Estimate



DETAILED ESTIMATE					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
D50 ELECTRICAL					
	Electrical				
	Electrical Service, Lighting, Branch Wiring, Comm. & Security and Fire Alarm Systems Complete	53,078	gsf	45.00	\$2,388,510
	SUBTOTAL ELECTRICAL	53,078	BGSF	\$45.00	\$2,388,510
E10 EQUIPMENT					
	Kitchen Equipment				
	Commercial Catering Kitchen & Servery	1	ls	750,000	\$750,000
	SUBTOTAL EQUIPMENT	53,078	BGSF	\$14.13	\$750,000
E20 CASEWORK & FURNISHINGS					
	Fixed Casework				
	Office Program Fixed Casework & Misc. Millwork - Allowance	37,989	gsf	4.00	\$151,956
	Café / Restaurant Build Out	15,089	gsf	20.00	\$301,780
	Window Treatment				
	Window Blinds	53,078	gsf	0.50	\$26,539
	Moveable Furnishings				
	EXCLUDED			-	\$0
	SUBTOTAL FURNISHINGS	53,078	BGSF	\$9.05	\$480,275
F10 SPECIAL CONSTRUCTION					
	Special Facilities				
	None			-	\$0
	SUBTOTAL SPECIAL CONSTRUCTION	53,078	BGSF	\$0.00	\$0
F20 SELECTIVE BUILDING DEMOLITION					
	Complete Building Demolition				
	Demo Pritchard Building 7 Story Stacks Addition	309,060	cf	1.10	\$339,966
	Excavate Basement Area	1,504	cy	25.00	\$37,593
	Building Selective Interior Demolition				
	Complete Gut of Interiors and MEP Systems	53,078	gsf	12.00	\$636,936
	Exterior Enclosure - Demo Facade to Receive Upgrade	5,076	sf	15.00	\$76,140
	Hazardous Components Abatement				
	Allowance	89,135	gsf	3.00	\$267,405
	SUBTOTAL SELECTIVE BUILDING DEMOLITION	53,078	BGSF	\$25.59	\$1,358,040

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Pritchard Building Renovation
 Building Renovation and Addition
 Pre-Design Estimate



<i>DETAILED ESTIMATE</i>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
Z10 GENERAL REQUIREMENTS					
	General Conditions	10%			\$1,959,155.53
	Management, Project General Requirements				
	SUBTOTAL GENERAL REQUIREMENTS	53,078	BGSF	\$36.91	\$1,959,156

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Pritchard Building Renovation
 Sitework
 Pre-Design Estimate



Project Owner:	Washington State	Architect:	Schacht Aslani
Project Name:	Capitol Campus - Pritchard Building Renovation	Project Duration:	TBD
Project Location:	Olympia, WA	Building GSF:	
Project Start Date:	TBD	Site GSF:	26,000
Estimate Date:	October 4, 2016		

ESTIMATE SUMMARY					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
G10	Site Preparation	26,000	Site GSF	\$5.49	\$142,611
G20	Site Improvements	26,000	Site GSF	\$28.91	\$751,780
G30	Site Civil / Mechanical Utilities	26,000	Site GSF	\$6.07	\$157,750
G40	Site Electrical Utilities	26,000	Site GSF	\$8.42	\$218,875
G90	Other Site Construction	26,000	Site GSF	\$0.00	\$0
Sitework Subtotal					\$1,271,016
Z10	General Requirements	26,000	Site GSF	\$4.89	\$127,102
Estimate Subtotal					\$1,398,118
	Design Contingency			15.00%	\$209,718
	Subtotal				\$1,607,835
	MACC Risk Contingency			5.00%	\$80,392
	Subtotal				\$1,688,227
	Contractor Mark Up (Sub Bonds, Fee, Bond & GLI, OH / Support Services)			9.50%	\$160,382
	Subtotal				\$1,848,609
	Escalation to Mid-Point (See Summary)			0.00%	\$0
ESTIMATE GRAND TOTAL		26,000	Site GSF	\$71.10	\$1,848,609

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

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Pritchard Building Renovation
 Sitework
 Pre-Design Estimate



DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
G10 SITE PREPARATION					
	Mobilization	1	ls	10,000.00	\$10,000
	Building Demolition				
	See Separate Figure on Summary Page for Stacks Building Area Demo				\$0
	Site Demolition				
	Site Clearing, Demo of Paving and Retaining Walls, Misc...	26,000	sf	3.00	\$78,000
	Demo Mechanical & Electrical Utilities - Allowance	1	ls	25,000.00	\$25,000
	Site Earthwork				
	Site Grading	26,000	sf	0.25	\$6,500
	Excavation Cut / Fill - Allowance	2,889	cy	8.00	\$23,111
	Hazardous Waste Remediation				
	Included on Summary Sheet			-	\$0
	SUBTOTAL SITE PREPARATION	26,000	Site GSF	\$5.49	\$142,611
G20 SITE IMPROVEMENTS					
	Site Paving / Concrete Work (includes basecourses)				
	Asphalt Paving - Service Yard	2,000	sf	6.00	\$12,000
	Sidewalks	8,020	sf	4.00	\$32,080
	Curbs	340	lf	10.00	\$3,400
	Front Plaza Paving - Included below w/ Area Allowance				
	Site Development				
	Redevelopment of Front Plaza Area (retaining walls, guard / hand rails, landscaping, premium paving)	5,310	sf	50.00	\$265,500
	Premium for New Water Feature	1	ls	150,000	\$150,000
	Replace Existing Removed for Utilities & Laydown (paving, curbs, etc...)	15,000	sf	15.00	\$225,000
	Fencing				
	Coated Chain-link, 6' high	300	lf	40.00	\$12,000
	Landscaping				
	Irrigated Landscaped Areas - Allowance	7,400	sf	7.00	\$51,800
	SUBTOTAL SITE IMPROVEMENTS	26,000	Site GSF	\$28.91	\$751,780
G30 SITE CIVIL / MECHANICAL UTILITIES					
	CUP Utility Lines				
	Allowance	500	lf	100.00	\$50,000
	Water Service				
	Meter	1	ea	3,000.00	\$3,000
	Hydrants	1	ea	4,200.00	\$4,200
	New Water Service Line - 2"	50	lf	25.00	\$1,250
	New Fire Water Service Line - 6"	50	lf	37.00	\$1,850
	Sanitary Sewer				
	New Sewer Line	400	lf	40.00	\$16,000
	Manholes	1	ea	3,450.00	\$3,450

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Pritchard Building Renovation
 Sitework
 Pre-Design Estimate



DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	Storm Sewer				
	Storm Water System Allowance	26,000	gsf	3.00	\$78,000
	SUBTOTAL SITE CIVIL / MECHANICAL UTILITES	26,000	Site GSF	\$6.07	\$157,750
G40 SITE ELECTRICAL UTILITIES					
	Emergency Power				
	Emergency Generator	1	ls	150,000.00	\$150,000
	Utilities (includes excavation / trenching)				
	Power Duct Bank w/ Feeder	25	lf	115.00	\$2,875
	Telecomm Duct Bank w/ Fiber Cable and Phone Wire	400	lf	100.00	\$40,000
	Site Lighting				
	Allowance	26,000	sf	1.00	\$26,000
	SUBTOTAL SITE ELECTRICAL UTILITIES	26,000	Site GSF	\$8.42	\$218,875
G90 OTHER SITE CONSTRUCTION					
	Service Tunnels			-	\$0
	Other Site Systems			-	\$0
	SUBTOTAL OTHER SITE CONSTRUCTION	26,000	Site GSF	\$0.00	\$0
Z10 GENERAL REQUIREMENTS					
	General Conditions	10%			\$127,101.61
	Management, Project General Requirements				
	SUBTOTAL GENERAL REQUIREMENTS	26,000	Site GSF	\$4.89	\$127,102

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Agency	DES	
Project Name	(Alternatives 5D and 6A)- Garage below each House and Senate Office Buildings	
OFM Project Number		

Contact Information

Name	
Phone Number	
Email	

Statistics

Gross Square Feet	84,000	MACC per Square Foot	\$243
Usable Square Feet		Escalated MACC per Square Foot	\$243
Space Efficiency	0.0%	A/E Fee Class	C
Construction Type	Parking structures and g	A/E Fee Percentage	5.99%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Alternative Public Works Project	No	Art Requirement Applies	Yes
Inflation Rate	2.80%	Higher Ed Institution	No
Sales Tax Rate %	8.80%	Location Used for Tax Rate	Olympia
Contingency Rate	5%		
Base Month	November-16		
Project Administered By			

Schedule

Predesign Start		Predesign End	
Design Start		Design End	
Construction Start		Construction End	
Construction Duration			

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Project Cost Estimate

Total Project	\$25,594,459	Total Project Escalated	\$25,594,462
		Rounded Escalated Total	\$25,594,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Agency	DES	
Project Name	(Alternatives 5D and 6A)- Garage below each House and Senate Office Buildings	
OFM Project Number		

Cost Estimate Summary

Acquisition			
Acquisition Subtotal	\$0	Acquisition Subtotal Escalated	\$0

Consultant Services			
Predesign Services	\$0		
A/E Basic Design Services	\$885,345		
Extra Services	\$182,004		
Other Services	\$397,764		
Design Services Contingency	\$73,256		
Consultant Services Subtotal	\$1,538,369	Consultant Services Subtotal Escalated	\$1,538,370

Construction			
Construction Contingencies	\$1,020,041	Construction Contingencies Escalated	\$1,020,041
Maximum Allowable Construction Cost (MACC)	\$20,400,814	Maximum Allowable Construction Cost (MACC) Escalated	\$20,400,814
Sales Tax	\$1,885,035	Sales Tax Escalated	\$1,885,036
Construction Subtotal	\$23,305,890	Construction Subtotal Escalated	\$23,305,891

Equipment			
Equipment	\$0		
Sales Tax	\$0		
Non-Taxable Items	\$0		
Equipment Subtotal	\$0	Equipment Subtotal Escalated	\$0

Artwork			
Artwork Subtotal	\$102,004	Artwork Subtotal Escalated	\$102,004

Agency Project Administration			
Agency Project Administration Subtotal	\$460,621		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$460,621	Project Administration Subtotal Escalated	\$460,622

Other Costs			
Other Costs Subtotal	\$187,575	Other Costs Subtotal Escalated	\$187,575

Project Cost Estimate			
Total Project	\$25,594,459	Total Project Escalated	\$25,594,462
		Rounded Escalated Total	\$25,594,000

STATE OF WASHINGTON		
AGENCY / INSTITUTION PROJECT COST SUMMARY		
Agency	DES	
Project Name	(Alternatives 5D and 6A)- Garage below each House and Senate Office Buildings	
OFM Project Number		

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Pre-design Study				
Sub TOTAL	\$0	1.0000	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$885,345			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$885,345	1.0000	\$885,346	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$0			
Geotechnical Investigation	\$0			
Commissioning	\$0			
Site Survey	\$0			
Testing	\$0			
LEED Services	\$0			
Voice/Data Consultant	\$0			
Value Engineering	\$0			
Constructability Review	\$0			
Environmental Mitigation (EIS)	\$0			
Landscape Consultant	\$0			
Preconstruction Agreement - Contractor	\$102,004			
Preconstruction Agreement - A/E Team Participation	\$15,000			
Multiple Bid Packaging	\$65,000			
Sub TOTAL	\$182,004	1.0000	\$182,004	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$397,764			31% of A/E Basic Services
HVAC Balancing	\$0			
Staffing				
Sub TOTAL	\$397,764	1.0000	\$397,764	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$73,256			
Other				
Insert Row Here				
Sub TOTAL	\$73,256	1.0000	\$73,256	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$1,538,369		\$1,538,370	

Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation				
G20 - Site Improvements				
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
General Conditions				
GCCM MACC Risk Contingency (5%)				
Contractor OH/P				
Sub TOTAL	\$0	1.0000	\$0	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	
3) Facility Construction				
A10 - Foundations	\$1,772,150			
A20 - Basement Construction	\$6,606,561			
B10 - Superstructure	\$3,984,750			
B20 - Exterior Closure	\$85,100			
B30 - Roofing	\$120,750			
C10 - Interior Construction	\$455,400			
C20 - Stairs	\$115,000			
C30 - Interior Finishes	\$159,620			
D10 - Conveying	\$322,000			
D20 - Plumbing Systems	\$241,500			
D30 - HVAC Systems	\$483,000			
D40 - Fire Protection Systems	\$386,400			
D50 - Electrical Systems	\$1,110,900			
F10 - Special Construction	\$287,500			
F20 - Selective Demolition				
General Conditions	\$1,613,064			
GCCM MACC Risk Contingency (5%)	\$887,185			
Contractor OH/P	\$1,769,934			
Sub TOTAL	\$20,400,814	1.0000	\$20,400,814	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$20,400,814		\$20,400,814	

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7) Construction Contingency

Allowance for Change Orders	\$1,020,041		
Other			
Insert Row Here			
Sub TOTAL	\$1,020,041	1.0000	\$1,020,041

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0000	\$0

Sales Tax

Sub TOTAL	\$1,885,035		\$1,885,036
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CONSTRUCTION CONTRACTS TOTAL	\$23,305,890		\$23,305,891
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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
E10 - Equipment	\$0				
E20 - Furnishings	\$0				
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0000	\$0	
1) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0000	\$0	
Sales Tax					
Sub TOTAL	\$0			\$0	
EQUIPMENT TOTAL					
EQUIPMENT TOTAL	\$0			\$0	

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Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Project Artwork	\$102,004				0.5% of Escalated MACC for new construction
Higher Ed Artwork	\$0				0.5% of Escalated MACC for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$102,004		NA	\$102,004	

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$460,621				
Additional Services					
Other					
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$460,621		1.0000	\$460,622	

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STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Agency	DES	
Project Name	(Alternative 5D)- House Building including site work @ Pritchard East Lot	
OFM Project Number		

Cost Estimate Summary

Acquisition			
Acquisition Subtotal	\$0	Acquisition Subtotal Escalated	\$0

Consultant Services			
Predesign Services	\$295,000		
A/E Basic Design Services	\$1,688,237		
Extra Services	\$1,788,888		
Other Services	\$1,184,484		
Design Services Contingency	\$247,830		
Consultant Services Subtotal	\$5,204,439	Consultant Services Subtotal Escalated	\$5,204,441

Construction			
Construction Contingencies	\$1,784,235	Construction Contingencies Escalated	\$1,784,235
Maximum Allowable Construction Cost (MACC)	\$35,684,693	Maximum Allowable Construction Cost (MACC) Escalated	\$35,684,693
Sales Tax	\$3,297,266	Sales Tax Escalated	\$3,297,266
Construction Subtotal	\$40,766,193	Construction Subtotal Escalated	\$40,766,194

Equipment			
Equipment	\$1,425,000		
Sales Tax	\$125,400		
Non-Taxable Items	\$0		
Equipment Subtotal	\$1,550,400	Equipment Subtotal Escalated	\$1,550,400

Artwork			
Artwork Subtotal	\$178,423	Artwork Subtotal Escalated	\$178,423

Agency Project Administration			
Agency Project Administration Subtotal	\$1,109,790		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$1,109,790	Project Administration Subtotal Escalated	\$1,109,790

Other Costs			
Other Costs Subtotal	\$1,191,847	Other Costs Subtotal Escalated	\$1,191,847

Project Cost Estimate

Total Project	\$50,001,093	Total Project Escalated	\$50,001,095
		Rounded Escalated Total	\$50,001,000

SITE 6: NEWHOUSE BUILDING

C-100 & PROJECT BUDGET ESTIMATES

STATE OF WASHINGTON		
AGENCY / INSTITUTION PROJECT COST SUMMARY		
Agency	DES	
Project Name	(Alternative 6A)- Senate Building including site work Newhouse Lot	
OFM Project Number		

Contact Information		
Name		
Phone Number		
Email		

Statistics			
Gross Square Feet	75,600	MACC per Square Foot	\$515
Usable Square Feet		Escalated MACC per Square Foot	\$515
Space Efficiency	0.0%	A/E Fee Class	B
Construction Type	Office buildings	A/E Fee Percentage	6.42%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details			
Alternative Public Works Project	No	Art Requirement Applies	Yes
Inflation Rate	2.80%	Higher Ed Institution	No
Sales Tax Rate %	8.80%	Location Used for Tax Rate	Olympia
Contingency Rate	5%		
Base Month	November-16		
Project Administered By			

Schedule			
Predesign Start		Predesign End	
Design Start		Design End	
Construction Start		Construction End	
Construction Duration			

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Project Cost Estimate			
Total Project	\$54,015,488	Total Project Escalated	\$54,015,492
		Rounded Escalated Total	\$54,015,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Agency	DES	
Project Name	(Alternative 6A)- Senate Building including site work Newhouse Lot	
OFM Project Number		

Cost Estimate Summary

Acquisition			
Acquisition Subtotal	\$0	Acquisition Subtotal Escalated	\$0

Consultant Services			
Predesign Services	\$295,000		
A/E Basic Design Services	\$1,811,296		
Extra Services	\$1,805,175		
Other Services	\$1,239,771		
Design Services Contingency	\$257,562		
Consultant Services Subtotal	\$5,408,804	Consultant Services Subtotal Escalated	\$5,408,806

Construction			
Construction Contingencies	\$1,947,090	Construction Contingencies Escalated	\$1,947,091
Maximum Allowable Construction Cost (MACC)	\$38,941,808	Maximum Allowable Construction Cost (MACC) Escalated	\$38,941,808
Sales Tax	\$3,598,223	Sales Tax Escalated	\$3,598,224
Construction Subtotal	\$44,487,121	Construction Subtotal Escalated	\$44,487,123

Equipment			
Equipment	\$1,425,000		
Sales Tax	\$125,400		
Non-Taxable Items	\$0		
Equipment Subtotal	\$1,550,400	Equipment Subtotal Escalated	\$1,550,400

Artwork			
Artwork Subtotal	\$194,709	Artwork Subtotal Escalated	\$194,709

Agency Project Administration			
Agency Project Administration Subtotal	\$1,150,035		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$1,150,035	Project Administration Subtotal Escalated	\$1,150,036

Other Costs			
Other Costs Subtotal	\$1,224,418	Other Costs Subtotal Escalated	\$1,224,418

Project Cost Estimate

Total Project	\$54,015,488	Total Project Escalated	\$54,015,492
		Rounded Escalated Total	\$54,015,000

STATE OF WASHINGTON AGENCY / INSTITUTION PROJECT COST SUMMARY		
Agency	DES	
Project Name	(Alternative 6A)- Senate Building including site work Newhouse Lot	
OFM Project Number		

Cost Estimate Details

Acquisition Costs				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
Purchase/Lease				
Appraisal and Closing				
Right of Way				
Demolition				
Pre-Site Development				
Other				
Insert Row Here				
ACQUISITION TOTAL	\$0	NA	\$0	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis	\$65,000			
Environmental Analysis	\$30,000			
Predesign Study	\$200,000			
Temporary Tenant Relocation				
Sub TOTAL	\$295,000	1.0000	\$295,000	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,811,296			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$1,811,296	1.0000	\$1,811,297	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$210,000			
Geotechnical Investigation	\$17,500			
Commissioning	\$140,000			
Site Survey	\$50,000			
Testing	\$15,000			
LEED Services	\$110,000			
Voice/Data Consultant	\$35,000			
Value Engineering	\$80,000			
Constructability Review	\$80,000			
Environmental Mitigation (EIS)	\$15,000			
Landscape Consultant	\$100,000			
Renderings, Models, Presentations	\$30,000			
Lighting Consultant	\$50,000			
Graphics and Signage Consultant	\$45,000			
Acoustical Consultant	\$25,000			
Audio/Visual Consultant	\$40,000			
Hazardous Materials Consultant	\$30,000			
Security Consultant	\$22,000			
Interior- Equipment and Furnishings Design	\$45,000			
Building Envelope Consultant	\$35,000			
Traffic Consultant	\$55,000			
Tenant Relocation Design	\$75,000			
Utility Locate	\$15,000			
Energy Conservation Model (ELCCA)	\$50,000			
Life Cycle Cost Analysis Tool	\$30,000			
Historic Resources Consultant	\$25,000			
Artwork Coordination	\$7,500			
Document Reproduction for VE & Constructability	\$7,500			
Preconstruction Agreement - Contractor	\$194,710			

SITE 6: NEWHOUSE BUILDING

Preconstruction Agreement - A/E Team Partipation	\$50,000				
Multiple Bid Packaging	\$120,965				
Sub TOTAL	\$1,805,175	1.0000	\$1,805,175	Escalated to Mid-Design	
4) Other Services					
Bid/Construction/Closeout	\$813,771			31% of A/E Basic Services	
HVAC Balancing	\$85,000				
Staffing					
Hazardous Materials Testing and Monitoring	\$20,000				
Building Envelope (WAB) Testing and Inspections	\$65,000				
Document Reproduction (Bid/Construction)	\$32,000				
Additional Construction Observation	\$180,000				
As-Built Documentation	\$36,000				
Advertising	\$3,000				
Equipment Training	\$5,000				
Sub TOTAL	\$1,239,771	1.0000	\$1,239,771	Escalated to Mid-Const.	
5) Design Services Contingency					
Design Services Contingency	\$257,562				
Other					
Insert Row Here					
Sub TOTAL	\$257,562	1.0000	\$257,563	Escalated to Mid-Const.	
CONSULTANT SERVICES TOTAL	\$5,408,804		\$5,408,806		

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$1,023,919			
G20 - Site Improvements	\$2,390,850			
G30 - Site Mechanical Utilities	\$456,033			
G40 - Site Electrical Utilities	\$376,453			
G60 - Other Site Construction				
General Conditions	\$424,725			
GCCM MACC Risk Contingency (5%)	\$358,510			
Contractor OH/P	\$477,896			
Sub TOTAL	\$5,508,386	1.0000	\$5,508,386	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Offsite Improvements- Stormwater Utility	\$350,000			
Insert Row Here				
Sub TOTAL	\$350,000	1.0000	\$350,000	
3) Facility Construction				
A10 - Foundations	\$1,043,280			
A20 - Basement Construction				
B10 - Superstructure	\$4,933,845			
B20 - Exterior Closure	\$3,677,700			
B30 - Roofing	\$571,780			
C10 - Interior Construction	\$2,573,125			
C20 - Stairs	\$172,500			
C30 - Interior Finishes	\$2,173,500			
D10 - Conveying	\$598,000			
D20 - Plumbing Systems	\$825,930			
D30 - HVAC Systems	\$4,781,700			
D40 - Fire Protection Systems	\$347,760			
D50 - Electrical Systems	\$3,912,300			
F10 - Special Construction	\$547,170			
F20 - Selective Demolition				
General Conditions	\$2,615,859			
GCCM MACC Risk Contingency (5%)	\$1,438,722			
Contractor OH/P	\$2,870,251			
Sub TOTAL	\$33,083,422	1.0000	\$33,083,422	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$38,941,808		\$38,941,808	

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7) Construction Contingency

Allowance for Change Orders	\$1,947,090		
Other			
Insert Row Here			
Sub TOTAL	\$1,947,090	1.0000	\$1,947,091

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0000	\$0

Sales Tax

Sub TOTAL	\$3,598,223		\$3,598,224
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CONSTRUCTION CONTRACTS TOTAL	\$44,487,121		\$44,487,123
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Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
E10 - Equipment	\$425,000			
E20 - Furnishings	\$1,000,000			
F10 - Special Construction				
Other				
Insert Row Here				
Sub TOTAL	\$1,425,000	1.0000	\$1,425,000	
1) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	
Sales Tax				
Sub TOTAL	\$125,400		\$125,400	
EQUIPMENT TOTAL	\$1,550,400		\$1,550,400	

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Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Project Artwork	\$194,709				0.5% of Escalated MACC for new construction
Higher Ed Artwork	\$0				0.5% of Escalated MACC for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$194,709		NA	\$194,709	

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$1,150,035				
Additional Services					
Other					
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$1,150,035		1.0000	\$1,150,036	

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STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Agency	DES	
Project Name	(Alternative 6B)- Combined House and Senate Building including site work and buidling demo @ Newhouse Lot	
OFM Project Number		

Contact Information		
Name		
Phone Number		
Email		

Statistics			
Gross Square Feet	132,500	MACC per Square Foot	\$474
Usable Square Feet		Escalated MACC per Square Foot	\$474
Space Efficiency	0.0%	A/E Fee Class	B
Construction Type	Office buildings	A/E Fee Percentage	5.86%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details			
Alternative Public Works Project	No	Art Requirement Applies	Yes
Inflation Rate	2.80%	Higher Ed Institution	No
Sales Tax Rate %	8.80%	Location Used for Tax Rate	Olympia
Contingency Rate	5%		
Base Month	November-16		
Project Administered By			

Schedule			
Predesign Start		Predesign End	
Design Start		Design End	
Construction Start		Construction End	
Construction Duration			

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Project Cost Estimate

Total Project	\$84,730,640	Total Project Escalated	\$84,730,643
		Rounded Escalated Total	\$84,731,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Agency	DES	
Project Name	(Alternative 6B)- Combined House and Senate Building including site work and buidling demo @ Newhouse Lot	
OFM Project Number		

Cost Estimate Summary

Acquisition			
Acquisition Subtotal	\$0	Acquisition Subtotal Escalated	\$0

Consultant Services			
Predesign Services	\$295,000		
A/E Basic Design Services	\$2,668,996		
Extra Services	\$1,950,827		
Other Services	\$1,625,114		
Design Services Contingency	\$326,997		
Consultant Services Subtotal	\$6,866,934	Consultant Services Subtotal Escalated	\$6,866,935

Construction			
Construction Contingencies	\$3,143,271	Construction Contingencies Escalated	\$3,143,272
Maximum Allowable Construction Cost (MACC)	\$62,865,428	Maximum Allowable Construction Cost (MACC) Escalated	\$62,865,428
Sales Tax	\$5,808,766	Sales Tax Escalated	\$5,808,766
Construction Subtotal	\$71,817,465	Construction Subtotal Escalated	\$71,817,466

Equipment			
Equipment	\$1,950,000		
Sales Tax	\$171,600		
Non-Taxable Items	\$0		
Equipment Subtotal	\$2,121,600	Equipment Subtotal Escalated	\$2,121,600

Artwork			
Artwork Subtotal	\$314,327	Artwork Subtotal Escalated	\$314,327

Agency Project Administration			
Agency Project Administration Subtotal	\$1,396,661		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$1,396,661	Project Administration Subtotal Escalated	\$1,396,661

Other Costs			
Other Costs Subtotal	\$2,213,654	Other Costs Subtotal Escalated	\$2,213,654

Project Cost Estimate

Total Project	\$84,730,640	Total Project Escalated	\$84,730,643
		Rounded Escalated Total	\$84,731,000

STATE OF WASHINGTON		
AGENCY / INSTITUTION PROJECT COST SUMMARY		
Agency	DES	
Project Name	(Alternative 6B)- Combined House and Senate Building including site work and buidling demo @ Newhouse Lot	
OFM Project Number		

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$0		NA	\$0	

Green cells must be filled in by user

Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis	\$65,000			
Environmental Analysis	\$30,000			
Predesign Study	\$200,000			
Temporary Tenant Relocation				
Sub TOTAL	\$295,000	1.0000	\$295,000	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$2,668,996			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$2,668,996	1.0000	\$2,668,996	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$210,000			
Geotechnical Investigation	\$17,500			
Commissioning	\$140,000			
Site Survey	\$50,000			
Testing	\$15,000			
LEED Services	\$110,000			
Voice/Data Consultant	\$35,000			
Value Engineering	\$80,000			
Constructability Review	\$80,000			
Environmental Mitigation (EIS)	\$15,000			
Landscape Consultant	\$100,000			
Renderings, Models, Presentations	\$30,000			
Lighting Consultant	\$50,000			
Graphics and Signage Consultant	\$45,000			
Acoustical Consultant	\$25,000			
Audio/Visual Consultant	\$40,000			
Hazardous Materials Consultant	\$30,000			
Security Consultant	\$22,000			
Interior- Equipment and Furnishings Design	\$45,000			
Building Envelope Consultant	\$35,000			
Traffic Consultant	\$55,000			
Tenant Relocation Design	\$75,000			
Utility Locate	\$15,000			
Energy Conservation Model (ELCCA)	\$50,000			
Life Cycle Cost Analysis Tool	\$30,000			
Historic Resources Consultant	\$25,000			
Artwork Coordination	\$7,500			
Document Reproduction for VE & Constructability	\$7,500			
Preconstruction Agreement - Contractor	\$314,327			

Preconstruction Agreement - A/E Team Partipation	\$65,000			
Multiple Bid Packaging	\$132,000			
Sub TOTAL	\$1,950,827	1.0000	\$1,950,827	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$1,199,114			31% of A/E Basic Services
HVAC Balancing	\$85,000			
Staffing				
Hazardous Materials Testing and Monitoring	\$20,000			
Building Envelope (WAB) Testing and Inspections	\$65,000			
Document Reproduction (Bid/Construction)	\$32,000			
Additional Construction Observation	\$180,000			
As-Built Documentation	\$36,000			
Advertising	\$3,000			
Equipment Training	\$5,000			
Sub TOTAL	\$1,625,114	1.0000	\$1,625,115	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$326,997			
Other				
Insert Row Here				
Sub TOTAL	\$326,997	1.0000	\$326,997	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$6,866,934		\$6,866,935	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$1,023,919			
G20 - Site Improvements	\$1,921,650			
G30 - Site Mechanical Utilities	\$552,863			
G40 - Site Electrical Utilities	\$402,673			
G60 - Other Site Construction				
General Conditions	\$390,110			
GCCM MACC Risk Contingency (5%)	\$214,561			
Contractor OH/P	\$428,049			
Sub TOTAL	\$4,933,825	1.0000	\$4,933,825	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Offsite Improvements- Stormwater Utility	\$350,000			
Insert Row Here				
Sub TOTAL	\$350,000	1.0000	\$350,000	
3) Facility Construction				
A10 - Foundations	\$1,828,500			
A20 - Basement Construction				
B10 - Superstructure	\$8,647,281			
B20 - Exterior Closure	\$6,095,883			
B30 - Roofing	\$1,272,906			
C10 - Interior Construction	\$4,454,381			
C20 - Stairs	\$402,500			
C30 - Interior Finishes	\$3,809,375			
D10 - Conveying	\$747,500			
D20 - Plumbing Systems	\$1,447,563			
D30 - HVAC Systems	\$8,380,625			
D40 - Fire Protection Systems	\$609,500			
D50 - Electrical Systems	\$6,856,875			
F10 - Special Construction	\$976,063			
F20 - Selective Demolition				
General Conditions	\$4,552,895			
GCCM MACC Risk Contingency (5%)	\$2,504,092			
Contractor OH/P	\$4,995,664			
Sub TOTAL	\$57,581,603	1.0000	\$57,581,603	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$62,865,428		\$62,865,428	

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7) Construction Contingency			
Allowance for Change Orders	\$3,143,271		
Other			
Insert Row Here			
Sub TOTAL	\$3,143,271	1.0000	\$3,143,272
8) Non-Taxable Items			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0000	\$0
Sales Tax			
Sub TOTAL	\$5,808,766		\$5,808,766
CONSTRUCTION CONTRACTS TOTAL	\$71,817,465		\$71,817,466

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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
E10 - Equipment	\$500,000				
E20 - Furnishings	\$1,450,000				
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$1,950,000		1.0000	\$1,950,000	
1) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0000	\$0	
Sales Tax					
Sub TOTAL	\$171,600			\$171,600	
EQUIPMENT TOTAL					
EQUIPMENT TOTAL	\$2,121,600			\$2,121,600	

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Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Project Artwork	\$314,327				0.5% of Escalated MACC for new construction
Higher Ed Artwork	\$0				0.5% of Escalated MACC for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$314,327		NA	\$314,327	

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$1,396,661				
Additional Services					
Other					
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$1,396,661		1.0000	\$1,396,661	

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STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Agency	DES	
Project Name	(Alternative 6B)- Garage below combined House and Senate Office Building @ Newhouse site	
OFM Project Number		

Contact Information

Name	
Phone Number	
Email	

Statistics

Gross Square Feet	168,000	MACC per Square Foot	\$222
Usable Square Feet		Escalated MACC per Square Foot	\$222
Space Efficiency	0.0%	A/E Fee Class	C
Construction Type	Parking structures and g	A/E Fee Percentage	5.39%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Alternative Public Works Project	No	Art Requirement Applies	Yes
Inflation Rate	2.80%	Higher Ed Institution	No
Sales Tax Rate %	8.80%	Location Used for Tax Rate	Olympia
Contingency Rate	5%		
Base Month	November-16		
Project Administered By			

Schedule

Predesign Start		Predesign End	
Design Start		Design End	
Construction Start		Construction End	
Construction Duration			

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Project Cost Estimate

Total Project	\$46,326,727	Total Project Escalated	\$46,326,730
		Rounded Escalated Total	\$46,327,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Agency	DES	
Project Name	(Alternative 6B)- Garage below combined House and Senate Office Building @ Newhouse site	
OFM Project Number		

Cost Estimate Summary

Acquisition			
Acquisition Subtotal	\$0	Acquisition Subtotal Escalated	\$0

Consultant Services			
Predesign Services	\$0		
A/E Basic Design Services	\$1,456,603		
Extra Services	\$266,502		
Other Services	\$724,416		
Design Services Contingency	\$122,376		
Consultant Services Subtotal	\$2,569,896	Consultant Services Subtotal Escalated	\$2,569,898

Construction			
Construction Contingencies	\$1,865,022	Construction Contingencies Escalated	\$1,865,022
Maximum Allowable Construction Cost (MACC)	\$37,300,436	Maximum Allowable Construction Cost (MACC) Escalated	\$37,300,436
Sales Tax	\$3,446,560	Sales Tax Escalated	\$3,446,561
Construction Subtotal	\$42,612,018	Construction Subtotal Escalated	\$42,612,019

Equipment			
Equipment	\$0		
Sales Tax	\$0		
Non-Taxable Items	\$0		
Equipment Subtotal	\$0	Equipment Subtotal Escalated	\$0

Artwork			
Artwork Subtotal	\$186,502	Artwork Subtotal Escalated	\$186,502

Agency Project Administration			
Agency Project Administration Subtotal	\$585,306		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$585,306	Project Administration Subtotal Escalated	\$585,307

Other Costs			
Other Costs Subtotal	\$373,004	Other Costs Subtotal Escalated	\$373,004

Project Cost Estimate

Total Project	\$46,326,727	Total Project Escalated	\$46,326,730
		Rounded Escalated Total	\$46,327,000

STATE OF WASHINGTON AGENCY / INSTITUTION PROJECT COST SUMMARY		
Agency	DES	
Project Name	(Alternative 6B)- Garage below combined House and Senate Office Building @ Newhouse site	
OFM Project Number		

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Sub TOTAL	\$0	1.0000	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,456,603			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$1,456,603	1.0000	\$1,456,603	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$0			
Geotechnical Investigation	\$0			
Commissioning	\$0			
Site Survey	\$0			
Testing	\$0			
LEED Services	\$0			
Voice/Data Consultant	\$0			
Value Engineering	\$0			
Constructability Review	\$0			
Environmental Mitigation (EIS)	\$0			
Landscape Consultant	\$0			
Preconstruction Agreement - Contractor	\$186,502			
Preconstruction Agreement - A/E Team Participation	\$15,000			
Multiple Bid Packaging	\$65,000			
Sub TOTAL	\$266,502	1.0000	\$266,502	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$654,416			31% of A/E Basic Services
HVAC Balancing	\$0			
Additional Construction Observation	\$70,000			
Sub TOTAL	\$724,416	1.0000	\$724,416	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$122,376			
Other				
Insert Row Here				
Sub TOTAL	\$122,376	1.0000	\$122,377	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$2,569,896		\$2,569,898	

Green cells must be filled in by user

Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation				
G20 - Site Improvements				
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
General Conditions				
GCCM MACC Risk Contingency (5%)				
Contractor OH/P				
Sub TOTAL	\$0	1.0000	\$0	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	
3) Facility Construction				
A10 - Foundations	\$3,486,800			
A20 - Basement Construction	\$11,260,477			
B10 - Superstructure	\$7,969,500			
B20 - Exterior Closure	\$85,100			
B30 - Roofing	\$158,125			
C10 - Interior Construction	\$865,950			
C20 - Stairs	\$172,500			
C30 - Interior Finishes	\$280,370			
D10 - Conveying	\$483,000			
D20 - Plumbing Systems	\$483,000			
D30 - HVAC Systems	\$966,000			
D40 - Fire Protection Systems	\$772,800			
D50 - Electrical Systems	\$2,221,800			
F10 - Special Construction	\$287,500			
F20 - Selective Demolition				
General Conditions	\$2,949,292			
GCCM MACC Risk Contingency (5%)	\$1,622,111			
Contractor OH/P	\$3,236,111			
Sub TOTAL	\$37,300,436	1.0000	\$37,300,436	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$37,300,436		\$37,300,436	

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7) Construction Contingency

Allowance for Change Orders	\$1,865,022		
Other			
Insert Row Here			
Sub TOTAL	\$1,865,022	1.0000	\$1,865,022

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0000	\$0

Sales Tax

Sub TOTAL	\$3,446,560		\$3,446,561
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CONSTRUCTION CONTRACTS TOTAL	\$42,612,018		\$42,612,019
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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
E10 - Equipment	\$0				
E20 - Furnishings	\$0				
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0000	\$0	
1) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0000	\$0	
Sales Tax					
Sub TOTAL	\$0			\$0	
EQUIPMENT TOTAL					
EQUIPMENT TOTAL	\$0			\$0	

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Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Project Artwork	\$186,502				0.5% of Escalated MACC for new construction
Higher Ed Artwork	\$0				0.5% of Escalated MACC for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$186,502		NA	\$186,502	

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$585,306				
Additional Services					
Other					
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$585,306		1.0000	\$585,307	

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Construction Cost Summary

Owner: **Washington State**

Project: **Capitol Campus - South Edge Development**

October 4, 2016

ESTIMATED COSTS SUMMARY

Scenario 1 - Separate Office and Parking

Item	Description	Gross Square Feet	\$ / GSF	Cost
1	House Support Building (4 Stories, Pritchard East Lot)	75,600	\$437.61	\$33,083,423
2	House Support Underground Parking (210 Stalls)	84,000	\$242.87	\$20,400,813
3	Senate Support Building (4 Stories, Newhouse West Lot)	75,600	\$437.61	\$33,083,423
4	Senate Support Building Underground Parking (210 Stalls)	84,000	\$242.87	\$20,400,813
5	Existing Building(s) Demolition			\$584,391
6	Sitework - Senate Support Building (Newhouse West Lot)	80,700	\$61.02	\$4,923,994
7	Sitework - House Support Building (Pritchard East Lot)	43,700	\$59.53	\$2,601,270
8	Offsite Storm Water Utility Work - Allowance			\$350,000
Estimated Construction Cost (Today's Costs)				\$115,428,126
9	Escalation to Mid Point of Construction (TBD)		0.00%	\$0
Total Construction Cost Budget for Funding Request				TBD

Scenario 2 - Combined Office and Parking

Item	Description	Gross Square Feet	\$ / GSF	Cost
1	Combined House & Senate Support Building (4 Stories, Newhouse West Lot)	132,500	\$434.58	\$57,581,604
2	House & Senate Support Underground Parking (420 Stalls)	168,000	\$222.03	\$37,300,436
3	Existing Building(s) Demolition			\$584,391
4	Sitework - Refurbish Existing Pritchard East Parking Lot	43,700	\$22.60	\$987,667
5	Sitework - Combined House & Senate Support Building (Newhouse West Lot)	80,700	\$53.90	\$4,349,432
6	Offsite Storm Water Utility Work - Allowance			\$350,000
Estimated Construction Cost (Today's Costs)				\$101,153,529
7	Escalation to Mid Point of Construction (TBD)		0.00%	\$0
Total Construction Cost Budget for Funding Request				TBD

ADD ALTERNATES

None

COMMENTS:

These figures are construction costs only. All soft costs such as design, FF&E and sales tax are EXCLUDED

A negotiated project delivery method is assumed

Construction schedule is TBD. Escalation is excluded

Overall parking structure size is based on 400 gross square feet per parking stall

An allowance for hazardous material abatement is included

All buildings are priced to receive a LEED Gold qualification

See Detailed Estimates for Each Construction Item Above

Roen Associates
 911 Western Avenue, Suite 204
 Seattle, WA 98104-1031

South Edge Development
 Scenario 1 Senate and House Support Office Bldgs
 Pre-Design Estimate



Project Owner:	Washington State	Architect:	Schacht Aslani
Project Name:	Capitol Campus - South Edge Development	Project Duration:	TBD
Project Location:	Olympia, WA	Building GSF:	75,600
Project Start Date:	TBD	Site GSF:	
Estimate Date:	October 4, 2016		

ESTIMATE SUMMARY						
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost	
A10	Foundations	75,600	BGSF	\$12.00	\$907,200	
A20	Basement Construction	75,600	BGSF	\$0.00	\$0	
B10	Superstructure	75,600	BGSF	\$56.75	\$4,290,300	
B20	Exterior Enclosure	75,600	BGSF	\$42.30	\$3,198,000	
B30	Roofing	75,600	BGSF	\$6.58	\$497,200	
C10	Interior Construction	75,600	BGSF	\$29.60	\$2,237,500	
C20	Stairs	75,600	BGSF	\$1.98	\$150,000	
C30	Interior Finishes	75,600	BGSF	\$25.00	\$1,890,000	
D10	Conveying Systems	75,600	BGSF	\$6.88	\$520,000	
D20	Plumbing	75,600	BGSF	\$9.50	\$718,200	
D30	HVAC	75,600	BGSF	\$55.00	\$4,158,000	
D40	Fire Protection	75,600	BGSF	\$4.00	\$302,400	
D50	Electrical	75,600	BGSF	\$45.00	\$3,402,000	
E10	Equipment	75,600	BGSF	\$1.79	\$135,600	
E20	Casework & Furnishings	75,600	BGSF	\$4.50	\$340,200	
F10	Special Construction	75,600	BGSF	\$0.00	\$0	
F20	Selective Demolition	75,600	BGSF	\$0.00	\$0	
Building Construction Subtotal					\$22,746,600	
Z10	General Requirements	75,600	BGSF	\$30.09	\$2,274,660	
Estimate Subtotal					\$25,021,260	
	Design Contingency			15.00%	\$3,753,189	
	Subtotal				\$28,774,449	
	MACC Risk Contingency			5.00%	\$1,438,722	
	Subtotal				\$30,213,171	
	Contractor Mark Up (Sub Bonds, Fee, Bond & GLI, OH / Support Services)			9.50%	\$2,870,251	
	Subtotal				\$33,083,423	
	Escalation to Mid-Point (See Summary)			0.00%	\$0	
ESTIMATE GRAND TOTAL		75,600	BGSF	\$437.61	\$33,083,423	

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

Roen Associates
 911 Western Avenue, Suite 204
 Seattle, WA 98104-1031

South Edge Development
 Scenario 1 Senate and House Support Office Bldgs
 Pre-Design Estimate



<i>DETAILED ESTIMATE</i>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
A10 FOUNDATIONS					
	Foundation Earthwork				
	Footing Excavation & Backfill - Included Below			-	\$0
	Foundations				
	Premium to Below Grade Parking Foundation System Allowance - Including Excavation, Pilings and CIP Concrete Footings, Piers & Stem Walls	75,600	sf	12.00	\$907,200
	Slab-on-Grade / SoMD				
	None - Building over Under Ground Parking Garage			-	\$0
	Perimeter Insulation / Waterproofing				
	2" Rigid Polyiso - Included above			-	\$0
	Stem Wall Damp Proofing - Included Above			-	\$0
	SUBTOTAL FOUNDATIONS	75,600	BGSF	\$12.00	\$907,200
A20 BASEMENT CONSTRUCTION					
	Basement Excavation				
	Basement Walls				
	Waterproofing				
	SUBTOTAL BASEMENT CONSTRUCTION	75,600	BGSF	\$0.00	\$0
B10 SUPERSTRUCTURE					
	Structural System				
	Structural Concrete - Building Ground Floor Lid over Underground Parking Garage	18,900	sf	75.00	\$1,417,500
	Structural Steel Floor and Roof Framing Systems (15# / sf)	1,134,000	lbs	1.80	\$2,041,200
	Misc. Metals	75,600	gsf	1.00	\$75,600
	Metal Decking				
	3" Metal Floor Decking	56,700	sf	3.75	\$212,625
	1.5" Metal Roof Decking	18,900	sf	3.25	\$61,425
	Topping Slabs				
	4.5" Avg Concrete Topping w/ Reinforcing	56,700	sf	4.50	\$255,150
	Fireproofing				
	Structural Fireproofing (Spray Applied, etc..)	567	tons	380.00	\$215,460
	Fire stopping	75,600	gsf	0.15	\$11,340
	SUBTOTAL SUPERSTRUCTURE	75,600	BGSF	\$56.75	\$4,290,300
B20 EXTERIOR ENCLOSURE					
	Exterior Wall Construction				
	Exterior Cladding System (Mixture of Precast Concrete, Curtainwall & Storefront) - 13' Floor to Floor Heights	33,600	sf	90.00	\$3,024,000
	Exterior Insulating Wall Assembly - Included Above			-	\$0
	Exterior Canopies / Soffits (includes framing)				
	Allowance	2,500	sf	60.00	\$150,000

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	Exterior Windows				
	Aluminum Curtain Wall and Storefront Systems - Included Above			-	\$0
	Aluminum Sunshades - Included Above			-	\$0
	Exterior Doors				
	Alum. Storefront Entry Doors, Frame and HW Complete - Double	4	ea	6,000.00	\$24,000
	SUBTOTAL EXTERIOR ENCLOSURE	75,600	BGSF	\$42.30	\$3,198,000
B30 ROOFING					
	Roof Coverings				
	Membrane Roofing System w/ Rigid Insulation	18,900	sf	20.00	\$378,000
	Sheetmetal, Misc. Flashing & Blocking	15	%	378,000	\$56,700
	Roof Accessories				
	Misc. Roof Accessories (Hatches, Ladders, Tie Offs, Window Washing Davits)	1	lsum	30,000	\$30,000
	Skylights				
	Allowance	500	sf	65.00	\$32,500
	SUBTOTAL ROOFING	75,600	BGSF	\$6.58	\$497,200
C10 INTERIOR CONSTRUCTION					
	Partitions & Interior Glazing				
	GWB Assemblies and Misc. Carpentry - Allowance	75,600	gsf	20.00	\$1,512,000
	Interior Glazing Allowance (10% of GWB Assemblies Total)	10	%	\$1,512,000	\$151,200
	Interior Doors, Frames, Hardware				
	Doors, Frames and HW Allowance	75,600	gsf	5.00	\$378,000
	Fittings / Specialties				
	Toilet Accessories				
	Uni-Sex Toilet Rooms	4	ea	3,000.00	\$12,000
	Men's and Women's Restrooms (includes toilet partition stalls)	4	ea	10,000.00	\$40,000
	Janitorial Accessories	4	ea	3,000.00	\$12,000
	Signage	75,600	gsf	0.75	\$56,700
	Misc. Specialties Allowance (FECs, Corner Guards, etc...)	75,600	gsf	1.00	\$75,600
	SUBTOTAL INTERIOR CONSTRUCTION	75,600	BGSF	\$29.60	\$2,237,500
C20 STAIRS					
	Stair Construction				
	Feature Stair	1	flights	50,000.00	\$50,000
	Back of House Pre-Engineered Metal Stairs	4	flights	25,000.00	\$100,000
	SUBTOTAL STAIRS	75,600	BGSF	\$1.98	\$150,000

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South Edge Development
 Scenario 1 Senate and House Support Office Bldgs
 Pre-Design Estimate



DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
C30 INTERIOR FINISHES					
	Wall / Floor / Ceiling Finishes				
	Allowance for Office Program	75,600	gsf	25.00	\$1,890,000
	SUBTOTAL INTERIOR FINISHES	75,600	BGSF	\$25.00	\$1,890,000
D10 CONVEYING SYSTEMS					
	Elevators & Lifts				
	Passenger Elevators, 4 Stops	2	ea	140,000	\$280,000
	Freight Elevator, 4 Stops	1	ea	240,000	\$240,000
	SUBTOTAL CONVEYING SYSTEMS	75,600	BGSF	\$6.88	\$520,000
D20 PLUMBING					
	Plumbing				
	Domestic Water, Plumbing Fixtures, Sanitary Waste, Rain Water Drainage Systems Complete	75,600	gsf	9.50	\$718,200
	SUBTOTAL PLUMBING	75,600	BGSF	\$9.50	\$718,200
D30 HVAC					
	HVAC				
	High Efficiency HVAC System to achieve a LEED Gold Certification	75,600	gsf	55.00	\$4,158,000
	SUBTOTAL HVAC	75,600	BGSF	\$55.00	\$4,158,000
D40 FIRE PROTECTION					
	Fire Protection				
	Sprinkler System per Program Requirements	75,600	gsf	4.00	\$302,400
	SUBTOTAL FIRE PROTECTION	75,600	BGSF	\$4.00	\$302,400
D50 ELECTRICAL					
	Electrical				
	Electrical Service, Lighting, Branch Wiring, Comm. & Security and Fire Alarm Systems Complete	75,600	gsf	45.00	\$3,402,000
	SUBTOTAL ELECTRICAL	75,600	BGSF	\$45.00	\$3,402,000

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
E10 EQUIPMENT					
	Residential Equipment				
	Kitchette Appliances	4	ea	5,000.00	\$20,000
	Storage Equipment	4	ea	10,000.00	\$40,000
	Misc OFCI Equipment	75,600	gsf	1.00	\$75,600
	SUBTOTAL EQUIPMENT	75,600	BGSF	\$1.79	\$135,600
E20 CASEWORK & FURNISHINGS					
	Fixed Casework				
	Office Program Fixed Casework - Allowance	75,600	gsf	4.00	\$302,400
	Window Treatment				
	Window Blinds	75,600	gsf	0.50	\$37,800
	Moveable Furnishings				
	EXCLUDED			-	\$0
	SUBTOTAL FURNISHINGS	75,600	BGSF	\$4.50	\$340,200
F10 SPECIAL CONSTRUCTION					
	Special Facilities				
	None			-	\$0
	SUBTOTAL SPECIAL CONSTRUCTION	75,600	BGSF	\$0.00	\$0
F20 SELECTIVE BUILDING DEMOLITION					
	Building Interior Demolition				
	None				
	Hazardous Components Abatement				
	None			-	\$0
	SUBTOTAL SELECTIVE BUILDING DEMOLITION	75,600	BGSF	\$0.00	\$0
Z10 GENERAL REQUIREMENTS					
	General Conditions	10%			\$2,274,660.00
	Management, Project General Requirements				
	SUBTOTAL GENERAL REQUIREMENTS	75,600	BGSF	\$30.09	\$2,274,660

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South Edge Development
 Scenario 1 Underground Parking Garages
 Pre-Design Estimate



Project Owner: **Washington State**
 Project Name: **Capitol Campus - South Edge Development**
 Project Location: Olympia, WA
 Start Date: TBD
 Estimate Date: October 4, 2016

Architect: Schacht Aslani
 Duration: TBD
 Garage GSF: 84,000
 Site GSF: see separate est.
 Parking Stalls: 210

ESTIMATE SUMMARY					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
A10	Foundations	84,000	BGSF	\$18.35	\$1,541,000
A20	Basement Construction	84,000	BGSF	\$68.39	\$5,744,836
B10	Superstructure	84,000	BGSF	\$41.25	\$3,465,000
B20	Exterior Enclosure	84,000	BGSF	\$0.88	\$74,000
B30	Roofing	84,000	BGSF	\$1.25	\$105,000
C10	Interior Construction	84,000	BGSF	\$4.71	\$396,000
C20	Stairs	84,000	BGSF	\$1.19	\$100,000
C30	Interior Finishes	84,000	BGSF	\$1.65	\$138,800
D10	Conveying Systems	84,000	BGSF	\$3.33	\$280,000
D20	Plumbing	84,000	BGSF	\$2.50	\$210,000
D30	HVAC	84,000	BGSF	\$5.00	\$420,000
D40	Fire Protection	84,000	BGSF	\$4.00	\$336,000
D50	Electrical	84,000	BGSF	\$11.50	\$966,000
E10	Equipment	84,000	BGSF	\$2.98	\$250,000
E20	Casework & Furnishings	84,000	BGSF	\$0.00	\$0
F10	Special Construction	84,000	BGSF	\$0.00	\$0
F20	Selective Demolition	84,000	BGSF	\$0.00	\$0
Building Construction Subtotal					\$14,026,636
Z10	General Requirements	84,000	BGSF	\$16.70	\$1,402,664
Estimate Subtotal					\$15,429,300
Design Contingency				15.00%	\$2,314,395
Subtotal					\$17,743,695
MACC Risk Contingency				5.00%	\$887,185
Subtotal					\$18,630,879
Contractor Mark Up (Sub Bonds, Fee, Bond & GLI, OH / Support Services)				9.50%	\$1,769,934
Subtotal					\$20,400,813
Escalation to Mid-Point (See Summary)				0.00%	\$0
ESTIMATE TOTAL (Today's Dollars)		84,000	BGSF	\$242.87	\$20,400,813

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
A10 FOUNDATIONS					
	Foundations				
	System Complete	84,000	gsf	16.00	\$1,344,000
	Slab-on-Grade / SoMD				
	6" Reinforced w/ Vapor Barrier and Granular Base (inc. ramp)	21,000	sf	7.00	\$147,000
	Misc. Concrete Work				
	Elevator Pits	2	ea	25,000.00	\$50,000
	SUBTOTAL FOUNDATIONS	84,000	BGSF	\$18.35	\$1,541,000
A20 BASEMENT CONSTRUCTION					
	Basement Excavation				
	Temp. Excavation Shoring System - Soldier Pile w/ Wood Lagging (includes full height of excavation pit walls)	35,728	sf	55.00	\$1,965,040
	Excavation	54,444	cy	35.00	\$1,905,556
	Dewatering	26	weeks	7,500.00	\$195,025
	Basement Walls				
	Reinf. CIP Perimeter Walls, One Sided Form - 14' Tall x 12" Thick	35,728	sf	35.00	\$1,250,480
	Waterproofing				
	Below Grade Waterproofing System - Membrane w/ Protection & Drainage Board (only inc. area of parking garage walls & lid)	35,728	sf	12.00	\$428,736
	Interior Insulation / Skin (Below Grade Walls Only)				
	None			-	\$0
	SUBTOTAL BASEMENT CONSTRUCTION	84,000	BGSF	\$68.39	\$5,744,836
B10 SUPERSTRUCTURE					
	Structural Concrete				
	CIP Concrete Floor, Ramp & Roof Structure - Beams, Elevated Deck, Shear Walls and Columns	63,000	sf	55.00	\$3,465,000
	SUBTOTAL SUPERSTRUCTURE	84,000	BGSF	\$41.25	\$3,465,000
B20 EXTERIOR ENCLOSURE					
	Exterior Wall Construction				
	Façade at Parking Garage Entrance	1	ls	50,000	\$50,000
	Exterior Doors				
	Overhead Roll Up Door (see parking control below as well)	2	ea	12,000.00	\$24,000
	SUBTOTAL EXTERIOR ENCLOSURE	84,000	BGSF	\$0.88	\$74,000

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South Edge Development
 Scenario 1 Underground Parking Garages
 Pre-Design Estimate



DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
B30 ROOFING					
	Roof Coverings				
	Roofing Assembly for Outdoor Plaza over Parking Garage	2,100	sf	50.00	\$105,000
	SUBTOTAL ROOFING	84,000	BGSF	\$1.25	\$105,000
C10 INTERIOR CONSTRUCTION					
	Partitions				
	Elevator Lobbies, Storage Areas, etc... - CMU Block	84,000	gsf	4.00	\$336,000
	Interior Windows & Storefronts				
	Elevator Lobby	3	ea	7,500.00	\$22,500
	Interior Doors, Frames, Hardware				
	Hollow Metal Door, Frame and Hardware	10	ea	1,650.00	\$16,500
	Fittings / Specialties				
	Signage & Other Misc. - Allowance	84,000	gsf	0.25	\$21,000
	SUBTOTAL INTERIOR CONSTRUCTION	84,000	BGSF	\$4.71	\$396,000
C20 STAIRS					
	Stair Construction				
	Concrete Stair Construction	8	flights	12,500.00	\$100,000
	Stair Finishes				
	None			-	\$0
	SUBTOTAL STAIRS	84,000	BGSF	\$1.19	\$100,000
C30 INTERIOR FINISHES					
	Wall Finishes				
	Paint	84,000	gsf	0.25	\$21,000
	Floor Finishes				
	Parking Area Concrete Sealer	84,000	gsf	1.00	\$84,000
	Elevator Lobby	800	sf	6.00	\$4,800
	Parking Stall and Traffic Directional Line Painting	1	ls	25,000.00	\$25,000
	Ceiling Finishes				
	Elevator Lobbies	800	sf	5.00	\$4,000
	SUBTOTAL INTERIOR FINISHES	84,000	BGSF	\$1.65	\$138,800
D10 CONVEYING SYSTEMS					
	Elevators & Lifts				
	Passenger Elevator, 4 stops (same shafts up to building above)	2	ea	140,000	\$280,000
	SUBTOTAL CONVEYING SYSTEMS	84,000	BGSF	\$3.33	\$280,000

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
D20 PLUMBING					
	Plumbing				
	Plumbing System Complete including drainage in parking areas and roof drains	84,000	gsf	2.50	\$210,000
	SUBTOTAL PLUMBING	84,000	BGSF	\$2.50	\$210,000
D30 HVAC					
	HVAC				
	Ventilation System	84,000	gsf	5.00	\$420,000
	SUBTOTAL HVAC	84,000	BGSF	\$5.00	\$420,000
D40 FIRE PROTECTION					
	Fire Protection				
	Dry Pipe Sprinkler System	84,000	gsf	4.00	\$336,000
	SUBTOTAL FIRE PROTECTION	84,000	BGSF	\$4.00	\$336,000
D50 ELECTRICAL					
	Electrical				
	Electrical Service / Distribution & Lighting	84,000	gsf	7.00	\$588,000
	Phones, Fire Alarm	84,000	gsf	2.00	\$168,000
	Security System and CCTV	84,000	gsf	2.50	\$210,000
	SUBTOTAL ELECTRICAL	84,000	BGSF	\$11.50	\$966,000
E10 EQUIPMENT					
	Vehicular Equipment				
	Ticket Dispensers, Attendant Booths, Autogates	1	ls	250,000	\$250,000
	SUBTOTAL EQUIPMENT	84,000	BGSF	\$2.98	\$250,000
E20 CASEWORK & FURNISHINGS					
	None				
	SUBTOTAL FURNISHINGS	84,000	BGSF	\$0.00	\$0
F10 SPECIAL CONSTRUCTION					
	Special Facilities				
	None			-	\$0
	SUBTOTAL SPECIAL CONSTRUCTION	84,000	BGSF	\$0.00	\$0

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South Edge Development
 Scenario 1 Underground Parking Garages
 Pre-Design Estimate



DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
F20 SELECTIVE BUILDING DEMOLITION					
	Building Interior Demolition				
	None			-	\$0
	Hazardous Components Abatement				
	None			-	\$0
	SUBTOTAL SELECTIVE BUILDING DEMOLITION	84,000	BGSF	\$0.00	\$0
Z10 GENERAL REQUIREMENTS					
	General Conditions	10%			\$1,402,663.62
	Management, Project General Requirements, Phasing Premium				
	SUBTOTAL GENERAL REQUIREMENTS	84,000	BGSF	\$16.70	\$1,402,664

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South Edge Development
 Newhouse West Lot Existing Buildings Demolition
 Pre-Design Estimate



Project Owner: **Washington State**
 Project Name: **Capitol Campus - South Edge Development**
 Project Location: Olympia, WA
 Start Date: TBD
 Estimate Date: October 4, 2016

Architect: Schacht Aslani
 Duration: TBD
 Project GSF:
 Site GSF: 1

ESTIMATE SUMMARY					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
G10	Site Preparation	1	Site GSF	\$401,800	\$401,800
G20	Site Improvements	1	Site GSF	\$0.00	\$0
G30	Site Civil / Mechanical Utilities	1	Site GSF	\$0.00	\$0
G40	Site Electrical Utilities	1	Site GSF	\$0.00	\$0
G90	Other Site Construction	1	Site GSF	\$0.00	\$0
Sitework Subtotal					\$401,800
Z10	General Requirements	1	Site GSF	\$40,180.00	\$40,180
Estimate Subtotal					\$441,980
	Design Contingency			15.00%	\$66,297
	Subtotal				\$508,277
	MACC Risk Contingency			5.00%	\$25,414
	Subtotal				\$533,691
	Contractor Mark Up (Sub Bonds, Fee, Bond & GLI, OH / Support Services)			9.50%	\$50,701
	Subtotal				\$584,391
	Escalation to Mid-Point (See Summary)			0.00%	\$0
ESTIMATE GRAND TOTAL					\$584,391

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

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South Edge Development
 Newhouse West Lot Existing Buildings Demolition
 Pre-Design Estimate



DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
G10 SITE PREPARATION					
Building Demolition (pricing inc. foundations, SOG, hauling, dump fees & salvage rebates)					
	Demo Newhouse Building	246,000	cf	1.10	\$270,600
	Demo Small Building	1	ls	35,000.00	\$35,000
	Demo Single Family Home	1	ls	35,000.00	\$35,000
Site Earthwork					
	Included w/ Sitework			-	\$0
Hazardous Waste Remediation					
	Allowance	20,400	sf	3.00	\$61,200
SUBTOTAL SITE PREPARATION					
		1	Site GSF	\$401,800	\$401,800
G20 SITE IMPROVEMENTS					
Site Paving, Development, Landscaping					
	See Sitework Estimate			-	\$0
SUBTOTAL SITE IMPROVEMENTS					
		1	Site GSF	\$0.00	\$0
G30 SITE CIVIL / MECHANICAL UTILITIES					
Utilities Demo (includes excavation, removal & backfill)					
	Included w/ Sitework			-	\$0
SUBTOTAL SITE CIVIL / MECHANICAL UTILITES					
		1	Site GSF	\$0.00	\$0
G40 SITE ELECTRICAL UTILITIES					
Site Power, Telecom, Lighting Demo					
	Included w/ Sitework			-	\$0
SUBTOTAL SITE ELECTRICAL UTILITIES					
		1	Site GSF	\$0.00	\$0
G90 OTHER SITE CONSTRUCTION					
Service Tunnels					
				-	\$0
Other Site Systems					
				-	\$0
SUBTOTAL OTHER SITE CONSTRUCTION					
		1	Site GSF	\$0.00	\$0
Z10 GENERAL REQUIREMENTS					
General Conditions					
	Management, Project General Requirements, Phasing Premium	10%			\$40,180.00
SUBTOTAL GENERAL REQUIREMENTS					
		1	Site GSF	\$40,180	\$40,180

SITE 6: NEWHOUSE BUILDING

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South Edge Development
 Sitework - House Support Bldg (Pritchard E. Lot)
 Pre-Design Estimate



Project Owner:	Washington State	Architect:	Schacht Aslani
Project Name:	Capitol Campus - South Edge Development	Project Duration:	TBD
Project Location:	Olympia, WA	Building GSF:	
Project Start Date:	TBD	Site GSF:	43,700
Estimate Date:	October 4, 2016		

ESTIMATE SUMMARY					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
G10	Site Preparation	43,700	Site GSF	\$6.42	\$280,610
G20	Site Improvements	43,700	Site GSF	\$22.17	\$969,000
G30	Site Civil / Mechanical Utilities	43,700	Site GSF	\$6.53	\$285,550
G40	Site Electrical Utilities	43,700	Site GSF	\$5.80	\$253,350
G90	Other Site Construction	43,700	Site GSF	\$0.00	\$0
Sitework Subtotal					\$1,788,510
Z10	General Requirements	43,700	Site GSF	\$4.09	\$178,851
Estimate Subtotal					\$1,967,361
	Design Contingency			15.00%	\$295,104
	Subtotal				\$2,262,465
	MACC Risk Contingency			5.00%	\$113,123
	Subtotal				\$2,375,589
	Contractor Mark Up (Sub Bonds, Fee, Bond & GLI, OH / Support Services)			9.50%	\$225,681
	Subtotal				\$2,601,270
	Escalation to Mid-Point (See Summary)			0.00%	\$0
ESTIMATE GRAND TOTAL		43,700	Site GSF	\$59.53	\$2,601,270

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

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South Edge Development
 Sitework - House Support Bldg (Pritchard E. Lot)
 Pre-Design Estimate



DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
G10 SITE PREPARATION					
	Mobilization	1	ls	10,000.00	\$10,000
	Building Demolition				
	See Separate Figure on Summary Page for Stacks Building Area Demo				\$0
	Site Demolition				
	Site Clearing, Demo of Paving and Retaining Walls, Misc...	43,700	sf	3.00	\$131,100
	Demo Mechanical & Electrical Utilities - Allowance	1	ls	25,000.00	\$25,000
	Site Earthwork				
	Site Grading	43,700	sf	0.25	\$10,925
	Excavation Cut / Fill - Allowance	12,948	cy	8.00	\$103,585
	Hazardous Waste Remediation				
	Included on Summary Sheet			-	\$0
	SUBTOTAL SITE PREPARATION	43,700	Site GSF	\$6.42	\$280,610
G20 SITE IMPROVEMENTS					
	Site Paving and Development				
	Redevelopment of Parking Lot for Building Plaza (retaining walls, guard / hand rails, landscaping, premium paving)	24,800	sf	30.00	\$744,000
	Replace Existing Removed for Utilities & Laydown (paving, curbs, etc...)	15,000	sf	15.00	\$225,000
	Landscaping				
	Included Above in Site Development Allowance			-	\$0
	SUBTOTAL SITE IMPROVEMENTS	43,700	Site GSF	\$22.17	\$969,000
G30 SITE CIVIL / MECHANICAL UTILITIES					
	CUP Utility Lines				
	Allowance	500	lf	100.00	\$50,000
	Water Service				
	Meter	1	ea	3,000.00	\$3,000
	Hydrants	1	ea	4,200.00	\$4,200
	New Water Service Line - 2"	250	lf	25.00	\$6,250
	New Fire Water Service Line - 6"	250	lf	37.00	\$9,250
	Sanitary Sewer				
	New Sewer Line	250	lf	40.00	\$10,000
	Manholes	1	ea	3,450.00	\$3,450
	Storm Sewer				
	Storm Water System Allowance	24,800	gsf	3.00	\$74,400
	Storm Water Detention Vault	5,000	cf	25.00	\$125,000
	SUBTOTAL SITE CIVIL / MECHANICAL UTILITES	43,700	Site GSF	\$6.53	\$285,550

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South Edge Development
 Sitework - House Support Bldg (Pritchard E. Lot)
 Pre-Design Estimate



<i>DETAILED ESTIMATE</i>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
G40 SITE ELECTRICAL UTILITIES					
Emergency Power					
	Emergency Generator	1	ls	150,000.00	\$150,000
Utilities (includes excavation / trenching)					
	Power Duct Bank w/ Feeder	250	lf	115.00	\$28,750
	Telecomm Duct Bank w/ Fiber Cable and Phone Wire	250	lf	100.00	\$25,000
Site Lighting					
	Allowance	24,800	sf	2.00	\$49,600
SUBTOTAL SITE ELECTRICAL UTILITIES					
		43,700	Site GSF	\$5.80	\$253,350
G90 OTHER SITE CONSTRUCTION					
Service Tunnels					
				-	\$0
Other Site Systems					
				-	\$0
SUBTOTAL OTHER SITE CONSTRUCTION					
		43,700	Site GSF	\$0.00	\$0
Z10 GENERAL REQUIREMENTS					
General Conditions					
	Management, Project General Requirements	10%			\$178,851.02
SUBTOTAL GENERAL REQUIREMENTS					
		43,700	Site GSF	\$4.09	\$178,851

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South Edge Development
Sitework - Senate Support Bldg (Newhouse W. Lot)
Pre-Design Estimate



Project Owner: **Washington State**
Project Name: **Capitol Campus - South Edge Development**
Project Location: Olympia, WA
Project Start Date: TBD
Estimate Date: October 4, 2016

Architect: Schacht Aslani
Project Duration: TBD
Building GSF:
Site GSF: 80,700

ESTIMATE SUMMARY					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
G10	Site Preparation	80,700	Site GSF	\$6.05	\$488,564
G20	Site Improvements	80,700	Site GSF	\$25.76	\$2,079,000
G30	Site Civil / Mechanical Utilities	80,700	Site GSF	\$4.91	\$396,550
G40	Site Electrical Utilities	80,700	Site GSF	\$4.06	\$327,350
G90	Other Site Construction	80,700	Site GSF	\$0.00	\$0
Sitework Subtotal					\$3,291,464
Z10	General Requirements	80,700	Site GSF	\$4.08	\$329,146
Estimate Subtotal					\$3,620,610
	Design Contingency			15.00%	\$543,092
	Subtotal				\$4,163,702
	MACC Risk Contingency			8.00%	\$333,096
	Subtotal				\$4,496,798
	Contractor Mark Up (Sub Bonds, Fee, Bond & GLI, OH / Support Services)			9.50%	\$427,196
	Subtotal				\$4,923,994
	Escalation to Mid-Point (See Summary)			0.00%	\$0
ESTIMATE GRAND TOTAL		80,700	Site GSF	\$61.02	\$4,923,994

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
G10 SITE PREPARATION					
	Mobilization	1	ls	10,000.00	\$10,000
	Building Demolition				
	See Separate Figure on Summary Page for Stacks Building Area Demo				\$0
	Site Demolition				
	Site Clearing, Demo of Paving and Retaining Walls, Misc...	80,700	sf	3.00	\$242,100
	Demo Mechanical & Electrical Utilities - Allowance	1	ls	25,000.00	\$25,000
	Site Earthwork				
	Site Grading	80,700	sf	0.25	\$20,175
	Excavation Cut / Fill - Allowance	23,911	cy	8.00	\$191,289
	Hazardous Waste Remediation				
	Included on Summary Sheet			-	\$0
	SUBTOTAL SITE PREPARATION	80,700	Site GSF	\$6.05	\$488,564
G20 SITE IMPROVEMENTS					
	Site Paving and Development				
	Redevelopment of Front Plaza Area (retaining walls, guard / hand rails, landscaping, premium paving)	61,800	sf	30.00	\$1,854,000
	Replace Existing Removed for Utilites & Laydown (paving, curbs, etc...)	15,000	sf	15.00	\$225,000
	Landscaping				
	Included Above in Site Development Allowance			-	\$0
	SUBTOTAL SITE IMPROVEMENTS	80,700	Site GSF	\$25.76	\$2,079,000
G30 SITE CIVIL / MECHANICAL UTILITIES					
	CUP Utility Lines				
	Allowance	500	lf	100.00	\$50,000
	Water Service				
	Meter	1	ea	3,000.00	\$3,000
	Hydrants	1	ea	4,200.00	\$4,200
	New Water Service Line - 2"	250	lf	25.00	\$6,250
	New Fire Water Service Line - 6"	250	lf	37.00	\$9,250
	Sanitary Sewer				
	New Sewer Line	250	lf	40.00	\$10,000
	Manholes	1	ea	3,450.00	\$3,450
	Storm Sewer				
	Storm Water System Allowance	61,800	gsf	3.00	\$185,400
	Storm Water Detention Vault	5,000	cf	25.00	\$125,000
	SUBTOTAL SITE CIVIL / MECHANICAL UTILITES	80,700	Site GSF	\$4.91	\$396,550

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South Edge Development
 Sitework - Senate Support Bldg (Newhouse W. Lot)
 Pre-Design Estimate



DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
G40 SITE ELECTRICAL UTILITIES					
	Emergency Power				
	Emergency Generator	1	ls	150,000.00	\$150,000
	Utilities (includes excavation / trenching)				
	Power Duct Bank w/ Feeder	250	lf	115.00	\$28,750
	Telecomm Duct Bank w/ Fiber Cable and Phone Wire	250	lf	100.00	\$25,000
	Site Lighting				
	Allowance	61,800	sf	2.00	\$123,600
	SUBTOTAL SITE ELECTRICAL UTILITIES	80,700	Site GSF	\$4.06	\$327,350
G90 OTHER SITE CONSTRUCTION					
	Service Tunnels			-	\$0
	Other Site Systems			-	\$0
	SUBTOTAL OTHER SITE CONSTRUCTION	80,700	Site GSF	\$0.00	\$0
Z10 GENERAL REQUIREMENTS					
	General Conditions	10%			\$329,146.39
	Management, Project General Requirements				
	SUBTOTAL GENERAL REQUIREMENTS	80,700	Site GSF	\$4.08	\$329,146

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South Edge Development
 Scenario 2 Combined Senate and House Support Bldg
 Pre-Design Estimate



Project Owner: **Washington State**
 Project Name: **Capitol Campus - South Edge Development**
 Project Location: Olympia, WA
 Project Start Date: TBD
 Estimate Date: October 4, 2016

Architect: Schacht Aslani
 Project Duration: TBD
 Building GSF: 132,500
 Site GSF:

ESTIMATE SUMMARY					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
A10	Foundations	132,500	BGSF	\$12.00	\$1,590,000
A20	Basement Construction	132,500	BGSF	\$0.00	\$0
B10	Superstructure	132,500	BGSF	\$56.75	\$7,519,375
B20	Exterior Enclosure	132,500	BGSF	\$40.01	\$5,300,768
B30	Roofing	132,500	BGSF	\$8.35	\$1,106,875
C10	Interior Construction	132,500	BGSF	\$29.23	\$3,873,375
C20	Stairs	132,500	BGSF	\$2.64	\$350,000
C30	Interior Finishes	132,500	BGSF	\$25.00	\$3,312,500
D10	Conveying Systems	132,500	BGSF	\$4.91	\$650,000
D20	Plumbing	132,500	BGSF	\$9.50	\$1,258,750
D30	HVAC	132,500	BGSF	\$55.00	\$7,287,500
D40	Fire Protection	132,500	BGSF	\$4.00	\$530,000
D50	Electrical	132,500	BGSF	\$45.00	\$5,962,500
E10	Equipment	132,500	BGSF	\$1.91	\$252,500
E20	Casework & Furnishings	132,500	BGSF	\$4.50	\$596,250
F10	Special Construction	132,500	BGSF	\$0.00	\$0
F20	Selective Demolition	132,500	BGSF	\$0.00	\$0
Building Construction Subtotal					\$39,590,393
Z10	General Requirements	132,500	BGSF	\$29.88	\$3,959,039
Estimate Subtotal					\$43,549,432
Design Contingency				15.00%	\$6,532,415
Subtotal					\$50,081,847
MACC Risk Contingency				5.00%	\$2,504,092
Subtotal					\$52,585,940
Contractor Mark Up (Sub Bonds, Fee, Bond & GLI, OH / Support Services)				9.50%	\$4,995,664
Subtotal					\$57,581,604
Escalation to Mid-Point (See Summary)				0.00%	\$0
ESTIMATE GRAND TOTAL		132,500	BGSF	\$434.58	\$57,581,604

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

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South Edge Development
 Scenario 2 Combined Senate and House Support Bldg
 Pre-Design Estimate



DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
A10 FOUNDATIONS					
	Foundation Earthwork				
	Footing Excavation & Backfill - Included Below			-	\$0
	Foundations				
	Premium to Below Grade Parking Foundation System Allowance - Including Excavation, Pilings and CIP Concrete Footings, Piers & Stem Walls	132,500	sf	12.00	\$1,590,000
	Slab-on-Grade / SoMD				
	None - Building over Under Ground Parking Garage			-	\$0
	Perimeter Insulation / Waterproofing				
	2" Rigid Polyiso - Included above			-	\$0
	Stem Wall Damp Proofing - Included Above			-	\$0
	SUBTOTAL FOUNDATIONS	132,500	BGSF	\$12.00	\$1,590,000
A20 BASEMENT CONSTRUCTION					
	Basement Excavation				
	Basement Walls				
	Waterproofing				
	SUBTOTAL BASEMENT CONSTRUCTION	132,500	BGSF	\$0.00	\$0
B10 SUPERSTRUCTURE					
	Structural System				
	Structural Concrete - Building Ground Floor Lid over Underground Parking Garage	33,125	sf	75.00	\$2,484,375
	Structural Steel Floor and Roof Framing Systems (15# / sf)	1,987,500	lbs	1.80	\$3,577,500
	Misc. Metals	132,500	gsf	1.00	\$132,500
	Metal Decking				
	3" Metal Floor Decking	99,375	sf	3.75	\$372,656
	1.5" Metal Roof Decking	33,125	sf	3.25	\$107,656
	Topping Slabs				
	4.5" Avg Concrete Topping w/ Reinforcing	99,375	sf	4.50	\$447,188
	Fireproofing				
	Structural Fireproofing (Spray Applied, etc..)	994	tons	380.00	\$377,625
	Fire stopping	132,500	gsf	0.15	\$19,875
	SUBTOTAL SUPERSTRUCTURE	132,500	BGSF	\$56.75	\$7,519,375
B20 EXTERIOR ENCLOSURE					
	Exterior Wall Construction				
	Exterior Cladding System (Mixture of Precast Concrete, Curtainwall & Storefront) - 14' Floor to Floor Heights	57,075	sf	90.00	\$5,136,768
	Exterior Insulating Wall Assembly - Included Above			-	\$0
	Exterior Canopies / Soffits (includes framing)				
	Allowance	2,500	sf	60.00	\$150,000

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
Exterior Windows					
	Aluminum Curtain Wall and Storefront Systems - Included Above			-	\$0
	Aluminum Sunshades - Included Above			-	\$0
Exterior Doors					
	Alum. Storefront Entry Doors, Frame and HW Complete - Double	4	ea	3,500.00	\$14,000
SUBTOTAL EXTERIOR ENCLOSURE		132,500	BGSF	\$40.01	\$5,300,768
B30 ROOFING					
Roof Coverings					
	Membrane Roofing System w/ Rigid Insulation	33,125	sf	20.00	\$662,500
	Sheetmetal, Misc. Flashing & Blocking	15	%	662,500	\$99,375
Roof Accessories					
	Premium for Roof Plaza - Allowance	5,000	sf	50.00	\$250,000
	Misc. Roof Accessories (Hatches, Ladders, Tie Offs, Window Washing Davits)	1	lsum	30,000	\$30,000
Skylights					
	Allowance	1,000	sf	65.00	\$65,000
SUBTOTAL ROOFING		132,500	BGSF	\$8.35	\$1,106,875
C10 INTERIOR CONSTRUCTION					
Partitions & Interior Glazing					
	GWB Assemblies and Misc. Carpentry - Allowance	132,500	gsf	20.00	\$2,650,000
	Interior Glazing Allowance (10% of GWB Assemblies Total)	10	%	\$2,650,000	\$265,000
Interior Doors, Frames, Hardware					
	Doors, Frames and HW Allowance	132,500	gsf	5.00	\$662,500
Fittings / Specialties					
Toilet Accessories					
	Uni-Sex Toilet Rooms	4	ea	3,000.00	\$12,000
	Men's and Women's Restrooms	4	ea	10,000.00	\$40,000
	Janitorial Accessories	4	ea	3,000.00	\$12,000
	Signage	132,500	gsf	0.75	\$99,375
	Misc. Specialties Allowance (FECs, Corner Guards, etc...)	132,500	gsf	1.00	\$132,500
SUBTOTAL INTERIOR CONSTRUCTION		132,500	BGSF	\$29.23	\$3,873,375
C20 STAIRS					
Stair Construction					
	Feature Stair	1	flights	50,000.00	\$50,000
	Back of House Pre-Engineered Metal Stairs	12	flights	25,000.00	\$300,000
SUBTOTAL STAIRS		132,500	BGSF	\$2.64	\$350,000

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South Edge Development
 Scenario 2 Combined Senate and House Support Bldg
 Pre-Design Estimate



DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
C30 INTERIOR FINISHES					
	Wall / Floor / Ceiling Finishes				
	Allowance for Office Program	132,500	gsf	25.00	\$3,312,500
	SUBTOTAL INTERIOR FINISHES	132,500	BGSF	\$25.00	\$3,312,500
D10 CONVEYING SYSTEMS					
	Elevators & Lifts				
	Passenger Elevators, 5 Stops	2	ea	175,000	\$350,000
	Freight Elevator, 5 Stops	1	ea	300,000	\$300,000
	SUBTOTAL CONVEYING SYSTEMS	132,500	BGSF	\$4.91	\$650,000
D20 PLUMBING					
	Plumbing				
	Domestic Water, Plumbing Fixtures, Sanitary Waste, Rain Water Drainage Systems Complete	132,500	gsf	9.50	\$1,258,750
	SUBTOTAL PLUMBING	132,500	BGSF	\$9.50	\$1,258,750
D30 HVAC					
	HVAC				
	High Efficiency HVAC System to achieve a LEED Gold Certification	132,500	gsf	55.00	\$7,287,500
	SUBTOTAL HVAC	132,500	BGSF	\$55.00	\$7,287,500
D40 FIRE PROTECTION					
	Fire Protection				
	Sprinkler System per Program Requirements	132,500	gsf	4.00	\$530,000
	SUBTOTAL FIRE PROTECTION	132,500	BGSF	\$4.00	\$530,000
D50 ELECTRICAL					
	Electrical				
	Electrical Service, Lighting, Branch Wiring, Comm. & Security and Fire Alarm Systems Complete	132,500	gsf	45.00	\$5,962,500
	SUBTOTAL ELECTRICAL	132,500	BGSF	\$45.00	\$5,962,500

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
E10 EQUIPMENT					
	Residential Equipment				
	Kitchette Appliances	8	ea	5,000.00	\$40,000
	Storage Equipment	8	ea	10,000.00	\$80,000
	Misc OFCI Equipment	132,500	gsf	1.00	\$132,500
	SUBTOTAL EQUIPMENT	132,500	BGSF	\$1.91	\$252,500
E20 CASEWORK & FURNISHINGS					
	Fixed Casework				
	Office Program Fixed Casework - Allowance	132,500	gsf	4.00	\$530,000
	Window Treatment				
	Window Blinds	132,500	gsf	0.50	\$66,250
	Moveable Furnishings				
	EXCLUDED			-	\$0
	SUBTOTAL FURNISHINGS	132,500	BGSF	\$4.50	\$596,250
F10 SPECIAL CONSTRUCTION					
	Special Facilities				
	None			-	\$0
	SUBTOTAL SPECIAL CONSTRUCTION	132,500	BGSF	\$0.00	\$0
F20 SELECTIVE BUILDING DEMOLITION					
	Building Interior Demolition				
	None				
	Hazardous Components Abatement				
	None			-	\$0
	SUBTOTAL SELECTIVE BUILDING DEMOLITION	132,500	BGSF	\$0.00	\$0
Z10 GENERAL REQUIREMENTS					
	General Conditions	10%			\$3,959,039.30
	Management, Project General Requirements				
	SUBTOTAL GENERAL REQUIREMENTS	132,500	BGSF	\$29.88	\$3,959,039

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South Edge Development
 Scenario 2 Underground Parking Garage
 Pre-Design Estimate



Project Owner: **Washington State**
 Project Name: **Capitol Campus - South Edge Development**
 Project Location: Olympia, WA
 Start Date: TBD
 Estimate Date: October 4, 2016

Architect: Schacht Aslani
 Duration: TBD
 Garage GSF: 168,000
 Site GSF: see separate est.
 Parking Stalls: 420

ESTIMATE SUMMARY					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
A10	Foundations	168,000	BGSF	\$18.05	\$3,032,000
A20	Basement Construction	168,000	BGSF	\$58.28	\$9,791,719
B10	Superstructure	168,000	BGSF	\$41.25	\$6,930,000
B20	Exterior Enclosure	168,000	BGSF	\$0.44	\$74,000
B30	Roofing	168,000	BGSF	\$0.82	\$137,500
C10	Interior Construction	168,000	BGSF	\$4.48	\$753,000
C20	Stairs	168,000	BGSF	\$0.89	\$150,000
C30	Interior Finishes	168,000	BGSF	\$1.45	\$243,800
D10	Conveying Systems	168,000	BGSF	\$2.50	\$420,000
D20	Plumbing	168,000	BGSF	\$2.50	\$420,000
D30	HVAC	168,000	BGSF	\$5.00	\$840,000
D40	Fire Protection	168,000	BGSF	\$4.00	\$672,000
D50	Electrical	168,000	BGSF	\$11.50	\$1,932,000
E10	Equipment	168,000	BGSF	\$1.49	\$250,000
E20	Casework & Furnishings	168,000	BGSF	\$0.00	\$0
F10	Special Construction	168,000	BGSF	\$0.00	\$0
F20	Selective Demolition	168,000	BGSF	\$0.00	\$0
Building Construction Subtotal					\$25,646,019
Z10	General Requirements	168,000	BGSF	\$15.27	\$2,564,602
Estimate Subtotal					\$28,210,621
Design Contingency				15.00%	\$4,231,593
Subtotal					\$32,442,214
MACC Risk Contingency				5.00%	\$1,622,111
Subtotal					\$34,064,325
Contractor Mark Up (Sub Bonds, Fee, Bond & GLI, OH / Support Services)				9.50%	\$3,236,111
Subtotal					\$37,300,436
Escalation to Mid-Point (See Summary)				0.00%	\$0
ESTIMATE TOTAL (Today's Dollars)		168,000	BGSF	\$222.03	\$37,300,436

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
A10 FOUNDATIONS					
	Foundations				
	System Complete	168,000	gsf	16.00	\$2,688,000
	Slab-on-Grade / SoMD				
	6" Reinforced w/ Vapor Barrier and Granular Base (inc. ramp)	42,000	sf	7.00	\$294,000
	Misc. Concrete Work				
	Elevator Pits	2	ea	25,000.00	\$50,000
	SUBTOTAL FOUNDATIONS	168,000	BGSF	\$18.05	\$3,032,000
A20 BASEMENT CONSTRUCTION					
	Basement Excavation				
	Temp. Excavation Shoring System - Soldier Pile w/ Wood Lagging (includes full height of excavation pit walls)	55,104	sf	55.00	\$3,030,720
	Excavation	108,889	cy	35.00	\$3,811,111
	Dewatering	48	weeks	7,500.00	\$360,000
	Basement Walls				
	Reinf. CIP Perimeter Walls, One Sided Form - 14' Tall x 12" Thick	55,104	sf	35.00	\$1,928,640
	Waterproofing				
	Below Grade Waterproofing System - Membrane w/ Protection & Drainage Board (only inc. area of parking garage walls & lid)	55,104	sf	12.00	\$661,248
	Interior Insulation / Skin (Below Grade Walls Only)				
	None			-	\$0
	SUBTOTAL BASEMENT CONSTRUCTION	168,000	BGSF	\$58.28	\$9,791,719
B10 SUPERSTRUCTURE					
	Structural Concrete				
	CIP Concrete Floor, Ramp & Roof Structure - Beams, Elevated Deck, Shear Walls and Columns	126,000	sf	55.00	\$6,930,000
	SUBTOTAL SUPERSTRUCTURE	168,000	BGSF	\$41.25	\$6,930,000
B20 EXTERIOR ENCLOSURE					
	Exterior Wall Construction				
	Façade at Parking Garage Entrance	1	ls	50,000	\$50,000
	Exterior Doors				
	Overhead Roll Up Door (see parking control below as well)	2	ea	12,000.00	\$24,000
	SUBTOTAL EXTERIOR ENCLOSURE	168,000	BGSF	\$0.44	\$74,000

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South Edge Development
 Scenario 2 Underground Parking Garage
 Pre-Design Estimate



DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
B30 ROOFING					
	Roof Coverings				
	Roofing Assembly for Outdoor Plaza over Parking Garage	2,750	sf	50.00	\$137,500
	SUBTOTAL ROOFING	168,000	BGSF	\$0.82	\$137,500
C10 INTERIOR CONSTRUCTION					
	Partitions				
	Elevator Lobbies, Storage Areas, etc... - CMU Block	168,000	gsf	4.00	\$672,000
	Interior Windows & Storefronts				
	Elevator Lobby	3	ea	7,500.00	\$22,500
	Interior Doors, Frames, Hardware				
	Hollow Metal Door, Frame and Hardware	10	ea	1,650.00	\$16,500
	Fittings / Specialties				
	Signage & Other Misc. - Allowance	168,000	gsf	0.25	\$42,000
	SUBTOTAL INTERIOR CONSTRUCTION	168,000	BGSF	\$4.48	\$753,000
C20 STAIRS					
	Stair Construction				
	Concrete Stair Construction	12	flights	12,500.00	\$150,000
	Stair Finishes				
	None			-	\$0
	SUBTOTAL STAIRS	168,000	BGSF	\$0.89	\$150,000
C30 INTERIOR FINISHES					
	Wall Finishes				
	Paint	168,000	gsf	0.25	\$42,000
	Floor Finishes				
	Parking Area Concrete Sealer	168,000	gsf	1.00	\$168,000
	Elevator Lobby	800	sf	6.00	\$4,800
	Parking Stall and Traffic Directional Line Painting	1	ls	25,000.00	\$25,000
	Ceiling Finishes				
	Elevator Lobbies	800	sf	5.00	\$4,000
	SUBTOTAL INTERIOR FINISHES	168,000	BGSF	\$1.45	\$243,800
D10 CONVEYING SYSTEMS					
	Elevators & Lifts				
	Passenger Elevators, 4 Stops	3	ea	140,000	\$420,000
	SUBTOTAL CONVEYING SYSTEMS	168,000	BGSF	\$2.50	\$420,000

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
D20 PLUMBING					
	Plumbing				
	Plumbing System Complete including drainage in parking areas and roof drains	168,000	gsf	2.50	\$420,000
	SUBTOTAL PLUMBING	168,000	BGSF	\$2.50	\$420,000
D30 HVAC					
	HVAC				
	Ventilation System	168,000	gsf	5.00	\$840,000
	SUBTOTAL HVAC	168,000	BGSF	\$5.00	\$840,000
D40 FIRE PROTECTION					
	Fire Protection				
	Dry Pipe Sprinkler System	168,000	gsf	4.00	\$672,000
	SUBTOTAL FIRE PROTECTION	168,000	BGSF	\$4.00	\$672,000
D50 ELECTRICAL					
	Electrical				
	Electrical Service / Distribution & Lighting	168,000	gsf	7.00	\$1,176,000
	Phones, Fire Alarm	168,000	gsf	2.00	\$336,000
	Security System and CCTV	168,000	gsf	2.50	\$420,000
	SUBTOTAL ELECTRICAL	168,000	BGSF	\$11.50	\$1,932,000
E10 EQUIPMENT					
	Vehicular Equipment				
	Ticket Dispensers, Attendant Booths, Autogates	1	ls	250,000	\$250,000
	SUBTOTAL EQUIPMENT	168,000	BGSF	\$1.49	\$250,000
E20 CASEWORK & FURNISHINGS					
	None				
	SUBTOTAL FURNISHINGS	168,000	BGSF	\$0.00	\$0
F10 SPECIAL CONSTRUCTION					
	Special Facilities				
	None			-	\$0
	SUBTOTAL SPECIAL CONSTRUCTION	168,000	BGSF	\$0.00	\$0

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South Edge Development
 Scenario 2 Underground Parking Garage
 Pre-Design Estimate



<i>DETAILED ESTIMATE</i>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
F20 SELECTIVE BUILDING DEMOLITION					
	Building Interior Demolition				
	None			-	\$0
	Hazardous Components Abatement				
	None			-	\$0
	SUBTOTAL SELECTIVE BUILDING DEMOLITION	168,000	BGSF	\$0.00	\$0
Z10 GENERAL REQUIREMENTS					
	General Conditions	10%			\$2,564,601.91
	Management, Project General Requirements, Phasing Premium				
	SUBTOTAL GENERAL REQUIREMENTS	168,000	BGSF	\$15.27	\$2,564,602

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 911 Western Avenue, Suite 204
 Seattle, WA 98104-1031

South Edge Development
 Sitework - Combined Senate and House Support Bldg
 Pre-Design Estimate



Project Owner:	Washington State	Architect:	Schacht Aslani
Project Name:	Capitol Campus - South Edge Development	Project Duration:	TBD
Project Location:	Olympia, WA	Building GSF:	
Project Start Date:	TBD	Site GSF:	80,700
Estimate Date:	October 4, 2016		

ESTIMATE SUMMARY					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
G10	Site Preparation	80,700	Site GSF	\$6.05	\$488,564
G20	Site Improvements	80,700	Site GSF	\$20.71	\$1,671,000
G30	Site Civil / Mechanical Utilities	80,700	Site GSF	\$5.96	\$480,750
G40	Site Electrical Utilities	80,700	Site GSF	\$4.34	\$350,150
G90	Other Site Construction	80,700	Site GSF	\$0.00	\$0
Sitework Subtotal					\$2,990,464
Z10	General Requirements	80,700	Site GSF	\$3.71	\$299,046
Estimate Subtotal					\$3,289,510
	Design Contingency			15.00%	\$493,427
	Subtotal				\$3,782,937
	MACC Risk Contingency			5.00%	\$189,147
	Subtotal				\$3,972,084
	Contractor Mark Up (Sub Bonds, Fee, Bond & GLI, OH / Support Services)			9.50%	\$377,348
	Subtotal				\$4,349,432
	Escalation to Mid-Point (See Summary)			0.00%	\$0
ESTIMATE GRAND TOTAL		80,700	Site GSF	\$53.90	\$4,349,432

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

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South Edge Development
 Sitework - Combined Senate and House Support Bldg
 Pre-Design Estimate



DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
G10 SITE PREPARATION					
	Mobilization	1	ls	10,000.00	\$10,000
	Building Demolition				
	See Separate Figure on Summary Page for Stacks Building Area Demo				\$0
	Site Demolition				
	Site Clearing, Demo of Paving and Retaining Walls, Misc...	80,700	sf	3.00	\$242,100
	Demo Mechanical & Electrical Utilities - Allowance	1	ls	25,000.00	\$25,000
	Site Earthwork				
	Site Grading	80,700	sf	0.25	\$20,175
	Excavation Cut / Fill - Allowance	23,911	cy	8.00	\$191,289
	Hazardous Waste Remediation				
	Included on Summary Sheet			-	\$0
	SUBTOTAL SITE PREPARATION	80,700	Site GSF	\$6.05	\$488,564
G20 SITE IMPROVEMENTS					
	Site Paving and Development				
	Redevelopment of Front Plaza Area (retaining walls, guard / hand rails, landscaping, premium paving)	48,200	sf	30.00	\$1,446,000
	Replace Existing Removed for Utilities & Laydown (paving, curbs, etc...)	15,000	sf	15.00	\$225,000
	Landscaping				
	Included Above in Site Development Allowance			-	\$0
	SUBTOTAL SITE IMPROVEMENTS	80,700	Site GSF	\$20.71	\$1,671,000
G30 SITE CIVIL / MECHANICAL UTILITIES					
	CUP Utility Lines				
	Allowance	500	lf	100.00	\$50,000
	Water Service				
	Meter	1	ea	3,000.00	\$3,000
	Hydrants	1	ea	4,200.00	\$4,200
	New Water Service Line - 2"	250	lf	25.00	\$6,250
	New Fire Water Service Line - 6"	250	lf	37.00	\$9,250
	Sanitary Sewer				
	New Sewer Line	250	lf	40.00	\$10,000
	Manholes	1	ea	3,450.00	\$3,450
	Storm Sewer				
	Storm Water System Allowance	48,200	gsf	3.00	\$144,600
	Storm Water Detention Vault	10,000	cf	25.00	\$250,000
	SUBTOTAL SITE CIVIL / MECHANICAL UTILITES	80,700	Site GSF	\$5.96	\$480,750

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South Edge Development
 Sitework - Combined Senate and House Support Bldg
 Pre-Design Estimate



DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
G40 SITE ELECTRICAL UTILITIES					
	Emergency Power				
	Emergency Generator	1	ls	200,000	\$200,000
	Utilities (includes excavation / trenching)				
	Power Duct Bank w/ Feeder	250	lf	115.00	\$28,750
	Telecomm Duct Bank w/ Fiber Cable and Phone Wire	250	lf	100.00	\$25,000
	Site Lighting				
	Allowance	48,200	sf	2.00	\$96,400
	SUBTOTAL SITE ELECTRICAL UTILITIES	80,700	Site GSF	\$4.34	\$350,150
G90 OTHER SITE CONSTRUCTION					
	Service Tunnels			-	\$0
	Other Site Systems			-	\$0
	SUBTOTAL OTHER SITE CONSTRUCTION	80,700	Site GSF	\$0.00	\$0
Z10 GENERAL REQUIREMENTS					
	General Conditions	10%			\$299,046.39
	Management, Project General Requirements				
	SUBTOTAL GENERAL REQUIREMENTS	80,700	Site GSF	\$3.71	\$299,046

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South Edge Development
 Upgrade of Existing Parking Lot (E. Pritchard Lot)
 Pre-Design Estimate



Project Owner:	Washington State	Architect:	Schacht Aslani
Project Name:	Capitol Campus - South Edge Development	Project Duration:	TBD
Project Location:	Olympia, WA	Building GSF:	
Project Start Date:	TBD	Site GSF:	43,700
Estimate Date:	October 4, 2016		

ESTIMATE SUMMARY					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
G10	Site Preparation	43,700	Site GSF	\$2.28	\$99,423
G20	Site Improvements	43,700	Site GSF	\$5.00	\$218,500
G30	Site Civil / Mechanical Utilities	43,700	Site GSF	\$6.26	\$273,750
G40	Site Electrical Utilities	43,700	Site GSF	\$2.00	\$87,400
G90	Other Site Construction	43,700	Site GSF	\$0.00	\$0
Sitework Subtotal					\$679,073
Z10	General Requirements	43,700	Site GSF	\$1.55	\$67,907
Estimate Subtotal					\$746,980
	Design Contingency			15.00%	\$112,047
	Subtotal				\$859,028
	MACC Risk Contingency			5.00%	\$42,951
	Subtotal				\$901,979
	Contractor Mark Up (Sub Bonds, Fee, Bond & GLI, OH / Support Services)			9.50%	\$85,688
	Subtotal				\$987,667
	Escalation to Mid-Point (See Summary)			0.00%	\$0
ESTIMATE GRAND TOTAL		43,700	Site GSF	\$22.60	\$987,667

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
G10 SITE PREPARATION					
	Mobilization	1	ls	10,000.00	\$10,000
	Building Demolition				
	See Separate Figure on Summary Page for Stacks Building Area Demo				\$0
	Site Demolition				
	Site Clearing, Demo of Paving and Retaining Walls, Misc...	43,700	sf	1.50	\$65,550
	Demo Mechanical & Electrical Utilities - None			-	\$0
	Site Earthwork				
	Site Grading	43,700	sf	0.25	\$10,925
	Excavation Cut / Fill - Allowance	1,619	cy	8.00	\$12,948
	Hazardous Waste Remediation				
	Included on Summary Sheet			-	\$0
	SUBTOTAL SITE PREPARATION	43,700	Site GSF	\$2.28	\$99,423
G20 SITE IMPROVEMENTS					
	Site Paving and Development				
	Upgrade Parking Lot (retaining walls, guard / hand rails, landscaping, premium paving)	43,700	sf	5.00	\$218,500
	Landscaping				
	Included Above in Site Development Allowance			-	\$0
	SUBTOTAL SITE IMPROVEMENTS	43,700	Site GSF	\$5.00	\$218,500
G30 SITE CIVIL / MECHANICAL UTILITIES					
	Water Service				
	Hydrants	2	ea	4,200.00	\$8,400
	New Fire Water Service Line - 6"	250	lf	37.00	\$9,250
	Sanitary Sewer				
	None			-	\$0
	Storm Sewer				
	Storm Water System Allowance	43,700	gsf	3.00	\$131,100
	Storm Water Detention Vault	5,000	cf	25.00	\$125,000
	SUBTOTAL SITE CIVIL / MECHANICAL UTILITES	43,700	Site GSF	\$6.26	\$273,750

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 Seattle, WA 98104-1031

South Edge Development
 Upgrade of Existing Parking Lot (E. Pritchard Lot)
 Pre-Design Estimate



DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
G40 SITE ELECTRICAL UTILITIES					
	Emergency Power				
	None			-	\$0
	Utilities (includes excavation / trenching)				
	None			-	\$0
	Site Lighting				
	Allowance	43,700	sf	2.00	\$87,400
	SUBTOTAL SITE ELECTRICAL UTILITIES	43,700	Site GSF	\$2.00	\$87,400
G90 OTHER SITE CONSTRUCTION					
	Service Tunnels			-	\$0
	Other Site Systems			-	\$0
	SUBTOTAL OTHER SITE CONSTRUCTION	43,700	Site GSF	\$0.00	\$0
Z10 GENERAL REQUIREMENTS					
	General Conditions	10%			\$67,907.31
	Management, Project General Requirements				
	SUBTOTAL GENERAL REQUIREMENTS	43,700	Site GSF	\$1.55	\$67,907

SITE 12: PROARTS BUILDING

C-100 & PROJECT BUDGET ESTIMATES

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Agency	DES	
Project Name	(Alternative 12B) ProArts - Garage beneath half block office building	
OFM Project Number		

Contact Information

Name		
Phone Number		
Email		

Statistics

Gross Square Feet	168,000	MACC per Square Foot	\$222
Usable Square Feet		Escalated MACC per Square Foot	\$222
Space Efficiency	0.0%	A/E Fee Class	C
Construction Type	Parking structures and g	A/E Fee Percentage	5.39%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Alternative Public Works Project	No	Art Requirement Applies	Yes
Inflation Rate	2.80%	Higher Ed Institution	No
Sales Tax Rate %	8.80%	Location Used for Tax Rate	Olympia
Contingency Rate	5%		
Base Month	November-16		
Project Administered By			

Schedule

Predesign Start		Predesign End	
Design Start		Design End	
Construction Start		Construction End	
Construction Duration			

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Project Cost Estimate

Total Project	\$46,326,727	Total Project Escalated	\$46,326,730
		Rounded Escalated Total	\$46,327,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Agency	DES	
Project Name	(Alternative 12B) ProArts - Garage beneath half block office building	
OFM Project Number		

Cost Estimate Summary

Acquisition			
Acquisition Subtotal	\$0	Acquisition Subtotal Escalated	\$0

Consultant Services			
Predesign Services	\$0		
A/E Basic Design Services	\$1,456,603		
Extra Services	\$266,502		
Other Services	\$724,416		
Design Services Contingency	\$122,376		
Consultant Services Subtotal	\$2,569,896	Consultant Services Subtotal Escalated	\$2,569,898

Construction			
Construction Contingencies	\$1,865,022	Construction Contingencies Escalated	\$1,865,022
Maximum Allowable Construction Cost (MACC)	\$37,300,436	Maximum Allowable Construction Cost (MACC) Escalated	\$37,300,436
Sales Tax	\$3,446,560	Sales Tax Escalated	\$3,446,561
Construction Subtotal	\$42,612,018	Construction Subtotal Escalated	\$42,612,019

Equipment			
Equipment	\$0		
Sales Tax	\$0		
Non-Taxable Items	\$0		
Equipment Subtotal	\$0	Equipment Subtotal Escalated	\$0

Artwork			
Artwork Subtotal	\$186,502	Artwork Subtotal Escalated	\$186,502

Agency Project Administration			
Agency Project Administration Subtotal	\$585,306		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$585,306	Project Administration Subtotal Escalated	\$585,307

Other Costs			
Other Costs Subtotal	\$373,004	Other Costs Subtotal Escalated	\$373,004

Project Cost Estimate

Total Project	\$46,326,727	Total Project Escalated	\$46,326,730
		Rounded Escalated Total	\$46,327,000

STATE OF WASHINGTON		
AGENCY / INSTITUTION PROJECT COST SUMMARY		
Agency	DES	
Project Name	(Alternative 12B) ProArts - Garage beneath half block office building	
OFM Project Number		

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Sub TOTAL	\$0	1.0000	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,456,603			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$1,456,603	1.0000	\$1,456,603	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$0			
Geotechnical Investigation	\$0			
Commissioning	\$0			
Site Survey	\$0			
Testing	\$0			
LEED Services	\$0			
Voice/Data Consultant	\$0			
Value Engineering	\$0			
Constructability Review	\$0			
Environmental Mitigation (EIS)	\$0			
Landscape Consultant	\$0			
Preconstruction Agreement - Contractor	\$186,502			
Preconstruction Agreement - A/E Team Participation	\$15,000			
Multiple Bid Packaging	\$65,000			
Sub TOTAL	\$266,502	1.0000	\$266,502	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$654,416			31% of A/E Basic Services
HVAC Balancing	\$0			
Additional Construction Observation	\$70,000			
Sub TOTAL	\$724,416	1.0000	\$724,416	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$122,376			
Other				
Insert Row Here				
Sub TOTAL	\$122,376	1.0000	\$122,377	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$2,569,896		\$2,569,898	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation				
G20 - Site Improvements				
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
General Conditions				
GCCM MACC Risk Contingency (5%)				
Contractor OH/P				
Sub TOTAL	\$0	1.0000	\$0	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	
3) Facility Construction				
A10 - Foundations	\$3,486,800			
A20 - Basement Construction	\$11,260,477			
B10 - Superstructure	\$7,969,500			
B20 - Exterior Closure	\$85,100			
B30 - Roofing	\$158,125			
C10 - Interior Construction	\$865,950			
C20 - Stairs	\$172,500			
C30 - Interior Finishes	\$280,370			
D10 - Conveying	\$483,000			
D20 - Plumbing Systems	\$483,000			
D30 - HVAC Systems	\$966,000			
D40 - Fire Protection Systems	\$772,800			
D50 - Electrical Systems	\$2,221,800			
F10 - Special Construction	\$287,500			
F20 - Selective Demolition				
General Conditions	\$2,949,292			
GCCM MACC Risk Contingency (5%)	\$1,622,111			
Contractor OH/P	\$3,236,111			
Sub TOTAL	\$37,300,436	1.0000	\$37,300,436	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$37,300,436		\$37,300,436	

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7) Construction Contingency

Allowance for Change Orders	\$1,865,022		
Other			
Insert Row Here			
Sub TOTAL	\$1,865,022	1.0000	\$1,865,022

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0000	\$0

Sales Tax

Sub TOTAL	\$3,446,560		\$3,446,561
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CONSTRUCTION CONTRACTS TOTAL	\$42,612,018		\$42,612,019
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Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
E10 - Equipment	\$0			
E20 - Furnishings	\$0			
F10 - Special Construction				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	
1) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	
Sales Tax				
Sub TOTAL	\$0		\$0	
EQUIPMENT TOTAL	\$0		\$0	

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Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Project Artwork	\$186,502				0.5% of Escalated MACC for new construction
Higher Ed Artwork	\$0				0.5% of Escalated MACC for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$186,502		NA	\$186,502	

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$585,306				
Additional Services					
Other					
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$585,306		1.0000	\$585,307	

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STATE OF WASHINGTON		
AGENCY / INSTITUTION PROJECT COST SUMMARY		
Agency	DES	
Project Name	(Alternative 12B) ProArts- New Office Building + surrounding sitework and utilities	
OFM Project Number		

Contact Information		
Name		
Phone Number		
Email		

Statistics			
Gross Square Feet	148,000	MACC per Square Foot	\$468
Usable Square Feet		Escalated MACC per Square Foot	\$468
Space Efficiency	0.0%	A/E Fee Class	B
Construction Type	Office buildings	A/E Fee Percentage	5.75%
Remodel	No	Projected Life of Asset (Years)	50
Additional Project Details			
Alternative Public Works Project	No	Art Requirement Applies	Yes
Inflation Rate	2.80%	Higher Ed Institution	No
Sales Tax Rate %	8.80%	Location Used for Tax Rate	Olympia
Contingency Rate	5%		
Base Month	November-16		
Project Administered By			

Schedule			
Predesign Start		Predesign End	
Design Start		Design End	
Construction Start		Construction End	
Construction Duration			

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Project Cost Estimate			
Total Project	\$92,274,866	Total Project Escalated	\$92,274,867
		Rounded Escalated Total	\$92,275,000

STATE OF WASHINGTON		
AGENCY / INSTITUTION PROJECT COST SUMMARY		
Agency	DES	
Project Name	(Alternative 12B) ProArts- New Office Building + surrounding sitework and utilities	
OFM Project Number		

Cost Estimate Summary

Acquisition			
Acquisition Subtotal	\$0	Acquisition Subtotal Escalated	\$0

Consultant Services			
Predesign Services	\$295,000		
A/E Basic Design Services	\$2,882,789		
Extra Services	\$2,138,000		
Other Services	\$1,721,166		
Design Services Contingency	\$351,848		
Consultant Services Subtotal	\$7,388,803	Consultant Services Subtotal Escalated	\$7,388,803

Construction			
Construction Contingencies	\$3,460,004	Construction Contingencies Escalated	\$3,460,004
Maximum Allowable Construction Cost (MACC)	\$69,200,079	Maximum Allowable Construction Cost (MACC) Escalated	\$69,200,079
Sales Tax	\$6,394,087	Sales Tax Escalated	\$6,394,088
Construction Subtotal	\$79,054,170	Construction Subtotal Escalated	\$79,054,171

Equipment			
Equipment	\$2,205,000		
Sales Tax	\$194,040		
Non-Taxable Items	\$0		
Equipment Subtotal	\$2,399,040	Equipment Subtotal Escalated	\$2,399,040

Artwork			
Artwork Subtotal	\$346,000	Artwork Subtotal Escalated	\$346,000

Agency Project Administration			
Agency Project Administration Subtotal	\$1,429,853		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$1,429,853	Project Administration Subtotal Escalated	\$1,429,853

Other Costs			
Other Costs Subtotal	\$1,657,000	Other Costs Subtotal Escalated	\$1,657,000

Project Cost Estimate			
Total Project	\$92,274,866	Total Project Escalated	\$92,274,867
		Rounded Escalated Total	\$92,275,000

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis	\$65,000			
Environmental Analysis	\$30,000			
Predesign Study	\$200,000			
Temporary Tenant Relocation				
Sub TOTAL	\$295,000	1.0000	\$295,000	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$2,882,789			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$2,882,789	1.0000	\$2,882,789	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$210,000			
Geotechnical Investigation	\$20,000			
Commissioning	\$140,000			
Site Survey	\$50,000			
Testing	\$15,000			
LEED Services	\$110,000			
Voice/Data Consultant	\$35,000			
Value Engineering	\$80,000			
Constructability Review	\$80,000			
Environmental Mitigation (EIS)	\$15,000			
Landscape Consultant	\$100,000			
Renderings, Models, Presentations	\$30,000			
Lighting Consultant	\$50,000			
Graphics and Signage Consultant	\$45,000			
Acoustical Consultant	\$25,000			
Audio/Visual Consultant	\$40,000			
Hazardous Materials Consultant	\$30,000			
Security Consultant	\$22,000			
Interior- Equipment and Furnishings Design	\$45,000			
Building Envelope Consultant	\$35,000			
Traffic Consultant	\$55,000			
Tenant Relocation Design	\$0			
Utility Locate	\$15,000			
Energy Conservation Model (ELCCA)	\$50,000			
Life Cycle Cost Analysis Tool	\$30,000			
Historic Resources Consultant	\$0			
Artwork Coordination	\$7,500			
Document Reproduction for VE & Constructability	\$7,500			
Preconstruction Agreement - Contractor	\$346,000			

SITE 12: PROARTS BUILDING

Preconstruction Agreement - A/E Team Partipation	\$225,000				
Multiple Bid Packaging	\$225,000				
Sub TOTAL	\$2,138,000	1.0000	\$2,138,000	Escalated to Mid-Design	
4) Other Services					
Bid/Construction/Closeout	\$1,295,166			31% of A/E Basic Services	
HVAC Balancing	\$85,000				
Staffing					
Hazardous Materials Testing and Monitoring	\$20,000				
Building Envelope (WAB) Testing and Inspections	\$65,000				
Document Reproduction (Bid/Construction)	\$32,000				
Additional Construction Observation	\$180,000				
As-Built Documentation	\$36,000				
Advertising	\$3,000				
Equipment Training	\$5,000				
Sub TOTAL	\$1,721,166	1.0000	\$1,721,166	Escalated to Mid-Const.	
5) Design Services Contingency					
Design Services Contingency	\$351,848				
Other					
Insert Row Here					
Sub TOTAL	\$351,848	1.0000	\$351,848	Escalated to Mid-Const.	
CONSULTANT SERVICES TOTAL	\$7,388,803		\$7,388,803		

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$983,662			
G20 - Site Improvements	\$1,957,185			
G30 - Site Mechanical Utilities	\$556,416			
G40 - Site Electrical Utilities	\$405,042			
G60 - Other Site Construction				
General Conditions	\$390,230			
GCCM MACC Risk Contingency (5%)	\$214,627			
Contractor OH/P	\$428,180			
Sub TOTAL	\$4,935,342	1.0000	\$4,935,342	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	
3) Facility Construction				
A10 - Foundations	\$2,042,400			
A20 - Basement Construction				
B10 - Superstructure	\$9,063,150			
B20 - Exterior Closure	\$7,676,940			
B30 - Roofing	\$1,214,170			
C10 - Interior Construction	\$4,985,250			
C20 - Stairs	\$488,750			
C30 - Interior Finishes	\$4,255,000			
D10 - Conveying	\$747,500			
D20 - Plumbing Systems	\$1,616,900			
D30 - HVAC Systems	\$9,361,000			
D40 - Fire Protection Systems	\$680,800			
D50 - Electrical Systems	\$7,659,000			
F10 - Special Construction	\$1,022,350			
F20 - Selective Demolition				
General Conditions	\$5,081,321			
GCCM MACC Risk Contingency (5%)	\$2,794,727			
Contractor OH/P	\$5,575,479			
Sub TOTAL	\$64,264,737	1.0000	\$64,264,737	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$69,200,079		\$69,200,079	

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7) Construction Contingency

Allowance for Change Orders	\$3,460,004		
Other			
Insert Row Here			
Sub TOTAL	\$3,460,004	1.0000	\$3,460,004

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0000	\$0

Sales Tax

Sub TOTAL	\$6,394,087		\$6,394,088
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CONSTRUCTION CONTRACTS TOTAL	\$79,054,170		\$79,054,171
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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
E10 - Equipment	\$555,000				
E20 - Furnishings	\$1,650,000				
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$2,205,000		1.0000	\$2,205,000	
1) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0000	\$0	
Sales Tax					
Sub TOTAL	\$194,040			\$194,040	
EQUIPMENT TOTAL					
EQUIPMENT TOTAL	\$2,399,040			\$2,399,040	

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Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Project Artwork	\$346,000				0.5% of Escalated MACC for new construction
Higher Ed Artwork	\$0				0.5% of Escalated MACC for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$346,000		NA	\$346,000	

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$1,429,853				
Additional Services					
Other					
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$1,429,853		1.0000	\$1,429,853	

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Cost Estimate Details

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs	\$25,000				
Hazardous Material Remediation/Removal	\$40,000				
Historic and Archeological Mitigation					
Building Permit/Master Use	\$692,000				
Transportation Impact Fees	\$900,000				
OTHER COSTS TOTAL	\$1,657,000		1.0000	\$1,657,000	

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Construction Cost Summary

Owner: **Washington State**

Project: **Capitol Campus - ProArts Site**

October 4, 2016

ESTIMATED COSTS SUMMARY

ProArts Site Office Building (Half Block Scheme)

Item	Description	Gross Square Feet	\$ / GSF	Cost
1	Existing Building(s) Demolition			\$422,877
2	Office Building Component (5 Stories)	148,000	\$434.22	\$64,264,737
3	Below Grade Parking Component (420 stalls)	168,000	\$222.03	\$37,300,436
4	Sitework	94,230	\$47.89	\$4,512,464
Estimated Construction Cost (Today's Costs)				\$106,500,514
5	Escalation to Mid Point of Construction (TBD)		0.00%	\$0
Total Construction Cost Budget for Funding Request				TBD

ADD ALTERNATES

None

COMMENTS:

These figures are construction costs only. All soft costs such as design, FF&E and sales tax are EXCLUDED

A negotiated project delivery method is assumed

Construction schedule is TBD. Escalation is excluded

Overall parking structure size is based on 400 gross square feet per parking stall

An allowance for hazardous material abatement is included

All buildings are priced to receive a LEED Gold qualification

See Detailed Estimates for Each Construction Item Above

Roen Associates
 500 Union St, Suite 927
 Seattle, WA 98101

ProArts Site
 Existing Buildings Demolition
 Pre-Design Estimate



Project Owner: **Washington State**
 Project Name: **Capitol Campus - ProArts Site**
 Project Location: Olympia, WA
 Start Date: TBD
 Estimate Date: October 4, 2016

Architect: Schacht Aslani
 Duration: TBD
 Project GSF:
 Site GSF: 1

ESTIMATE SUMMARY					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
G10	Site Preparation	1	Site GSF	\$290,750	\$290,750
G20	Site Improvements	1	Site GSF	\$0.00	\$0
G30	Site Civil / Mechanical Utilities	1	Site GSF	\$0.00	\$0
G40	Site Electrical Utilities	1	Site GSF	\$0.00	\$0
G90	Other Site Construction	1	Site GSF	\$0.00	\$0
Sitework Subtotal					\$290,750
Z10	General Requirements	1	Site GSF	\$29,075.00	\$29,075
Estimate Subtotal					\$319,825
Design Contingency				15.00%	\$47,974
Subtotal					\$367,799
MACC Risk Contingency				5.00%	\$18,390
Subtotal					\$386,189
Contractor Mark Up (Sub Bonds, Fee, Bond & GLI, OH / Support Services)				9.50%	\$36,688
Subtotal					\$422,877
Escalation to Mid-Point (See Summary)				0.00%	\$0
ESTIMATE GRAND TOTAL		1	Site GSF	\$422,877	\$422,877

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

Roen Associates
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 Seattle, WA 98101

ProArts Site
 Existing Buildings Demolition
 Pre-Design Estimate



DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
G10 SITE PREPARATION					
	Building Demolition (pricing inc. foundations, SOG, hauling, dump fees & salvage rebates)				
	Professional Arts Building	187,500	cf	1.10	\$206,250
	Demo Single Family Home (insurance office)	1	ls	35,000.00	\$35,000
	Site Earthwork				
	Included w/ Sitework			-	\$0
	Hazardous Waste Remediation				
	Allowance	16,500	sf	3.00	\$49,500
	SUBTOTAL SITE PREPARATION	1	Site GSF	\$290,750	\$290,750
G20 SITE IMPROVEMENTS					
	Site Paving, Development, Landscaping				
	See Sitework Estimate			-	\$0
	SUBTOTAL SITE IMPROVEMENTS	1	Site GSF	\$0.00	\$0
G30 SITE CIVIL / MECHANICAL UTILITIES					
	Utilities Demo (includes excavation, removal & backfill)				
	Included w/ Sitework			-	\$0
	SUBTOTAL SITE CIVIL / MECHANICAL UTILITES	1	Site GSF	\$0.00	\$0
G40 SITE ELECTRICAL UTILITIES					
	Site Power, Telecom, Lighting Demo				
	Included w/ Sitework			-	\$0
	SUBTOTAL SITE ELECTRICAL UTILITIES	1	Site GSF	\$0.00	\$0
G90 OTHER SITE CONSTRUCTION					
	Service Tunnels			-	\$0
	Other Site Systems			-	\$0
	SUBTOTAL OTHER SITE CONSTRUCTION	1	Site GSF	\$0.00	\$0
Z10 GENERAL REQUIREMENTS					
	General Conditions	10%			\$29,075.00
	Management, Project General Requirements, Phasing Premium				
	SUBTOTAL GENERAL REQUIREMENTS	1	Site GSF	\$29,075	\$29,075

Roen Associates
 500 Union St, Suite 927
 Seattle, WA 98101

ProArts Site
 Office Building
 Pre-Design Estimate



Project Owner: **Washington State**
 Project Name: **Capitol Campus - ProArts Site**
 Project Location: Olympia, WA
 Project Start Date: TBD
 Estimate Date: October 4, 2016

Architect: Schacht Aslani
 Project Duration: TBD
 Building GSF: 148,000
 Site GSF: see separate est.

ESTIMATE SUMMARY		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
A10	Foundations	148,000	BGSF	\$12.00	\$1,776,000
A20	Basement Construction	148,000	BGSF	\$0.00	\$0
B10	Superstructure	148,000	BGSF	\$53.25	\$7,881,000
B20	Exterior Enclosure	148,000	BGSF	\$45.11	\$6,675,600
B30	Roofing	148,000	BGSF	\$7.13	\$1,055,800
C10	Interior Construction	148,000	BGSF	\$29.29	\$4,335,000
C20	Stairs	148,000	BGSF	\$2.87	\$425,000
C30	Interior Finishes	148,000	BGSF	\$25.00	\$3,700,000
D10	Conveying Systems	148,000	BGSF	\$4.39	\$650,000
D20	Plumbing	148,000	BGSF	\$9.50	\$1,406,000
D30	HVAC	148,000	BGSF	\$55.00	\$8,140,000
D40	Fire Protection	148,000	BGSF	\$4.00	\$592,000
D50	Electrical	148,000	BGSF	\$45.00	\$6,660,000
E10	Equipment	148,000	BGSF	\$1.51	\$223,000
E20	Casework & Furnishings	148,000	BGSF	\$4.50	\$666,000
F10	Special Construction	148,000	BGSF	\$0.00	\$0
F20	Selective Demolition	148,000	BGSF	\$0.00	\$0
Building Construction Subtotal					\$44,185,400
Z10	General Requirements	148,000	BGSF	\$29.86	\$4,418,540
Estimate Subtotal					\$48,603,940
	Design Contingency			15.00%	\$7,290,591
	Subtotal				\$55,894,531
	MACC Risk Contingency			5.00%	\$2,794,727
	Subtotal				\$58,689,258
	Contractor Mark Up (Sub Bonds, Fee, Bond & GLI, OH / Support Services)			9.50%	\$5,575,479
	Subtotal				\$64,264,737
	Escalation to Mid-Point (See Summary)			0.00%	\$0
ESTIMATE GRAND TOTAL					\$64,264,737

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

Roen Associates
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ProArts Site
 Office Building
 Pre-Design Estimate



DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
A10 FOUNDATIONS					
	Foundation Earthwork				
	Footing Excavation & Backfill - Included Below			-	\$0
	Foundations				
	Premium to Below Grade Parking Foundation System Allowance - Including Excavation, Pilings and CIP Concrete Footings, Piers & Stem Walls	148,000	sf	12.00	\$1,776,000
	Slab-on-Grade / SoMD				
	None - Building over Under Ground Parking Garage			-	\$0
	Perimeter Insulation / Waterproofing				
	2" Rigid Polyiso - Included above			-	\$0
	Stem Wall Damp Proofing - Included Above			-	\$0
	SUBTOTAL FOUNDATIONS	148,000	BGSF	\$12.00	\$1,776,000
A20 BASEMENT CONSTRUCTION					
	Basement Excavation				
	Basement Walls				
	Waterproofing				
	SUBTOTAL BASEMENT CONSTRUCTION	148,000	BGSF	\$0.00	\$0
B10 SUPERSTRUCTURE					
	Structural System				
	Structural Concrete - Building Ground Floor Lid over Underground Parking Garage	29,600	sf	75.00	\$2,220,000
	Structural Steel Floor and Roof Framing Systems (15# / sf)	2,220,000	lbs	1.80	\$3,996,000
	Misc. Metals	148,000	gsf	1.00	\$148,000
	Metal Decking				
	3" Metal Floor Decking	118,400	sf	3.75	\$444,000
	1.5" Metal Roof Decking	29,600	sf	3.25	\$96,200
	Topping Slabs				
	4.5" Avg Concrete Topping w/ Reinforcing	118,400	sf	4.50	\$532,800
	Fireproofing				
	Structural Fireproofing (Spray Applied, etc..)	1,110	tons	380.00	\$421,800
	Fire stopping	148,000	gsf	0.15	\$22,200
	SUBTOTAL SUPERSTRUCTURE	148,000	BGSF	\$53.25	\$7,881,000
B20 EXTERIOR ENCLOSURE					
	Exterior Wall Construction				
	Exterior Cladding System (Mixture of Precast Concrete, Curtainwall & Storefront) - 13' Floor to Floor Heights	72,240	sf	90.00	\$6,501,600
	Exterior Insulating Wall Assembly - Included Above			-	\$0
	Exterior Canopies / Soffits (includes framing)				
	Allowance	2,500	sf	60.00	\$150,000

Roen Associates
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 Seattle, WA 98101

ProArts Site
 Office Building
 Pre-Design Estimate



DETAILED ESTIMATE					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
Exterior Windows					
	Aluminum Curtain Wall and Storefront Systems - Included Above			-	\$0
	Aluminum Sunshades - Included Above			-	\$0
Exterior Doors					
	Alum. Storefront Entry Doors, Frame and HW Complete - Double	4	ea	6,000.00	\$24,000
SUBTOTAL EXTERIOR ENCLOSURE		148,000	BGSF	\$45.11	\$6,675,600
B30 ROOFING					
Roof Coverings					
	Membrane Roofing System w/ Rigid Insulation	29,600	sf	20.00	\$592,000
	Sheetmetal, Misc. Flashing & Blocking	15	%	592,000	\$88,800
Roof Accessories					
	Premium for Roof Plaza - Allowance	5,000	sf	50.00	\$250,000
	Misc. Roof Accessories (Hatches, Ladders, Tie Offs, Window Washing Davits)	1	lsum	30,000	\$30,000
Skylights					
	Allowance	1,000	sf	95.00	\$95,000
SUBTOTAL ROOFING		148,000	BGSF	\$7.13	\$1,055,800
C10 INTERIOR CONSTRUCTION					
Partitions & Interior Glazing					
	GWB Assemblies and Misc. Carpentry - Allowance	148,000	gsf	20.00	\$2,960,000
	Interior Glazing Allowance (10% of GWB Assemblies Total)	10	%	\$2,960,000	\$296,000
Interior Doors, Frames, Hardware					
	Doors, Frames and HW Allowance	148,000	gsf	5.00	\$740,000
Fittings / Specialties					
Toilet Accessories					
	Uni-Sex Toilet Rooms	5	ea	3,000.00	\$15,000
	Men's and Women's Restrooms (includes toilet partition stalls)	5	ea	10,000.00	\$50,000
	Janitorial Accessories	5	ea	3,000.00	\$15,000
	Signage	148,000	gsf	0.75	\$111,000
	Misc. Specialties Allowance (FECs, Corner Guards, etc...)	148,000	gsf	1.00	\$148,000
SUBTOTAL INTERIOR CONSTRUCTION		148,000	BGSF	\$29.29	\$4,335,000
C20 STAIRS					
Stair Construction					
	Feature Stair	1	flights	50,000.00	\$50,000
	Back of House Pre-Engineered Metal Stairs	15	flights	25,000.00	\$375,000
SUBTOTAL STAIRS		148,000	BGSF	\$2.87	\$425,000

Roen Associates
 500 Union St, Suite 927
 Seattle, WA 98101

ProArts Site
 Office Building
 Pre-Design Estimate



DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
C30 INTERIOR FINISHES					
	Wall / Floor / Ceiling Finishes				
	Allowance for Office Program	148,000	gsf	25.00	\$3,700,000
	SUBTOTAL INTERIOR FINISHES	148,000	BGSF	\$25.00	\$3,700,000
D10 CONVEYING SYSTEMS					
	Elevators & Lifts				
	Passenger Elevators, 5 Stops	2	ea	175,000	\$350,000
	Freight Elevator, 5 Stops	1	ea	300,000	\$300,000
	SUBTOTAL CONVEYING SYSTEMS	148,000	BGSF	\$4.39	\$650,000
D20 PLUMBING					
	Plumbing				
	Domestic Water, Plumbing Fixtures, Sanitary Waste, Rain Water Drainage Systems Complete	148,000	gsf	9.50	\$1,406,000
	SUBTOTAL PLUMBING	148,000	BGSF	\$9.50	\$1,406,000
D30 HVAC					
	HVAC				
	High Efficiency HVAC System to achieve a LEED Gold Certification	148,000	gsf	55.00	\$8,140,000
	SUBTOTAL HVAC	148,000	BGSF	\$55.00	\$8,140,000
D40 FIRE PROTECTION					
	Fire Protection				
	Sprinkler System per Program Requirements	148,000	gsf	4.00	\$592,000
	SUBTOTAL FIRE PROTECTION	148,000	BGSF	\$4.00	\$592,000
D50 ELECTRICAL					
	Electrical				
	Electrical Service, Lighting, Branch Wiring, Comm. & Security and Fire Alarm Systems Complete	148,000	gsf	45.00	\$6,660,000
	SUBTOTAL ELECTRICAL	148,000	BGSF	\$45.00	\$6,660,000

Roen Associates
 500 Union St, Suite 927
 Seattle, WA 98101

ProArts Site
 Office Building
 Pre-Design Estimate



DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
E10 EQUIPMENT					
	Other Equipment				
	Kitchette Appliances	5	ea	5,000.00	\$25,000
	Lockers / Storage Equipment	5	ea	10,000.00	\$50,000
	Misc OFCI Equipment	148,000	gsf	1.00	\$148,000
	SUBTOTAL EQUIPMENT	148,000	BGSF	\$1.51	\$223,000
E20 CASEWORK & FURNISHINGS					
	Fixed Casework				
	Office Program Fixed Casework & Misc. Millwork - Allowance	148,000	gsf	4.00	\$592,000
	Window Treatment				
	Window Blinds	148,000	gsf	0.50	\$74,000
	Moveable Furnishings				
	EXCLUDED			-	\$0
	SUBTOTAL FURNISHINGS	148,000	BGSF	\$4.50	\$666,000
F10 SPECIAL CONSTRUCTION					
	Special Facilities				
	None			-	\$0
	SUBTOTAL SPECIAL CONSTRUCTION	148,000	BGSF	\$0.00	\$0
F20 SELECTIVE BUILDING DEMOLITION					
	Building Interior Demolition				
	None				
	Hazardous Components Abatement				
	None			-	\$0
	SUBTOTAL SELECTIVE BUILDING DEMOLITION	148,000	BGSF	\$0.00	\$0
Z10 GENERAL REQUIREMENTS					
	General Conditions	10%			\$4,418,540.00
	Management, Project General Requirements				
	SUBTOTAL GENERAL REQUIREMENTS	148,000	BGSF	\$29.86	\$4,418,540

Roen Associates
 500 Union St, Suite 927
 Seattle, WA 98101

ProArts Site
 Underground Parking Garage
 Pre-Design Estimate



Project Owner: **Washington State**
 Project Name: **Capitol Campus - ProArts Site**
 Project Location: Olympia, WA
 Start Date: TBD
 Estimate Date: October 4, 2016

Architect: Schacht Aslani
 Duration: TBD
 Garage GSF: 168,000
 Site GSF: see separate est.
 Parking Stalls: 420

ESTIMATE SUMMARY					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
A10	Foundations	168,000	BGSF	\$18.05	\$3,032,000
A20	Basement Construction	168,000	BGSF	\$58.28	\$9,791,719
B10	Superstructure	168,000	BGSF	\$41.25	\$6,930,000
B20	Exterior Enclosure	168,000	BGSF	\$0.44	\$74,000
B30	Roofing	168,000	BGSF	\$0.82	\$137,500
C10	Interior Construction	168,000	BGSF	\$4.48	\$753,000
C20	Stairs	168,000	BGSF	\$0.89	\$150,000
C30	Interior Finishes	168,000	BGSF	\$1.45	\$243,800
D10	Conveying Systems	168,000	BGSF	\$2.50	\$420,000
D20	Plumbing	168,000	BGSF	\$2.50	\$420,000
D30	HVAC	168,000	BGSF	\$5.00	\$840,000
D40	Fire Protection	168,000	BGSF	\$4.00	\$672,000
D50	Electrical	168,000	BGSF	\$11.50	\$1,932,000
E10	Equipment	168,000	BGSF	\$1.49	\$250,000
E20	Casework & Furnishings	168,000	BGSF	\$0.00	\$0
F10	Special Construction	168,000	BGSF	\$0.00	\$0
F20	Selective Demolition	168,000	BGSF	\$0.00	\$0
Building Construction Subtotal					\$25,646,019
Z10	General Requirements	168,000	BGSF	\$15.27	\$2,564,602
Estimate Subtotal					\$28,210,621
	Design Contingency			15.00%	\$4,231,593
	Subtotal				\$32,442,214
	MACC Risk Contingency			5.00%	\$1,622,111
	Subtotal				\$34,064,325
	Contractor Mark Up (Sub Bonds, Fee, Bond & GLI, OH / Support Services)			9.50%	\$3,236,111
	Subtotal				\$37,300,436
	Escalation to Mid-Point (See Summary)			0.00%	\$0
ESTIMATE TOTAL (Today's Dollars)		168,000	BGSF	\$222.03	\$37,300,436

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
A10 FOUNDATIONS					
	Foundations				
	System Complete	168,000	gsf	16.00	\$2,688,000
	Slab-on-Grade / SoMD				
	6" Reinforced w/ Vapor Barrier and Granular Base (inc. ramp)	42,000	sf	7.00	\$294,000
	Misc. Concrete Work				
	Elevator Pits	2	ea	25,000.00	\$50,000
	SUBTOTAL FOUNDATIONS	168,000	BGSF	\$18.05	\$3,032,000
A20 BASEMENT CONSTRUCTION					
	Basement Excavation				
	Temp. Excavation Shoring System - Soldier Pile w/ Wood Lagging (includes full height of excavation pit walls)	55,104	sf	55.00	\$3,030,720
	Excavation	108,889	cy	35.00	\$3,811,111
	Dewatering	48	weeks	7,500.00	\$360,000
	Basement Walls				
	Reinf. CIP Perimeter Walls, One Sided Form - 14' Tall x 12" Thick	55,104	sf	35.00	\$1,928,640
	Waterproofing				
	Below Grade Waterproofing System - Membrane w/ Protection & Drainage Board (only inc. area of parking garage walls & lid)	55,104	sf	12.00	\$661,248
	Interior Insulation / Skin (Below Grade Walls Only)				
	None			-	\$0
	SUBTOTAL BASEMENT CONSTRUCTION	168,000	BGSF	\$58.28	\$9,791,719
B10 SUPERSTRUCTURE					
	Structural Concrete				
	CIP Concrete Floor, Ramp & Roof Structure - Beams, Elevated Deck, Shear Walls and Columns	126,000	sf	55.00	\$6,930,000
	SUBTOTAL SUPERSTRUCTURE	168,000	BGSF	\$41.25	\$6,930,000
B20 EXTERIOR ENCLOSURE					
	Exterior Wall Construction				
	Façade at Parking Garage Entrance	1	ls	50,000	\$50,000
	Exterior Doors				
	Overhead Roll Up Door (see parking control below as well)	2	ea	12,000.00	\$24,000
	SUBTOTAL EXTERIOR ENCLOSURE	168,000	BGSF	\$0.44	\$74,000

Roen Associates
 500 Union St, Suite 927
 Seattle, WA 98101

ProArts Site
 Underground Parking Garage
 Pre-Design Estimate



DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
B30 ROOFING					
	Roof Coverings				
	Roofing Assembly for Outdoor Plaza over Parking Garage	2,750	sf	50.00	\$137,500
	SUBTOTAL ROOFING	168,000	BGSF	\$0.82	\$137,500
C10 INTERIOR CONSTRUCTION					
	Partitions				
	Elevator Lobbies, Storage Areas, etc... - CMU Block	168,000	gsf	4.00	\$672,000
	Interior Windows & Storefronts				
	Elevator Lobby	3	ea	7,500.00	\$22,500
	Interior Doors, Frames, Hardware				
	Hollow Metal Door, Frame and Hardware	10	ea	1,650.00	\$16,500
	Fittings / Specialties				
	Signage & Other Misc. - Allowance	168,000	gsf	0.25	\$42,000
	SUBTOTAL INTERIOR CONSTRUCTION	168,000	BGSF	\$4.48	\$753,000
C20 STAIRS					
	Stair Construction				
	Concrete Stair Construction	12	flights	12,500.00	\$150,000
	Stair Finishes				
	None			-	\$0
	SUBTOTAL STAIRS	168,000	BGSF	\$0.89	\$150,000
C30 INTERIOR FINISHES					
	Wall Finishes				
	Paint	168,000	gsf	0.25	\$42,000
	Floor Finishes				
	Parking Area Concrete Sealer	168,000	gsf	1.00	\$168,000
	Elevator Lobby	800	sf	6.00	\$4,800
	Parking Stall and Traffic Directional Line Painting	1	ls	25,000.00	\$25,000
	Ceiling Finishes				
	Elevator Lobbies	800	sf	5.00	\$4,000
	SUBTOTAL INTERIOR FINISHES	168,000	BGSF	\$1.45	\$243,800
D10 CONVEYING SYSTEMS					
	Elevators & Lifts				
	Passenger Elevators, 4 Stops	3	ea	140,000	\$420,000
	SUBTOTAL CONVEYING SYSTEMS	168,000	BGSF	\$2.50	\$420,000

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
D20 PLUMBING					
	Plumbing				
	Plumbing System Complete including drainage in parking areas and roof drains	168,000	gsf	2.50	\$420,000
	SUBTOTAL PLUMBING	168,000	BGSF	\$2.50	\$420,000
D30 HVAC					
	HVAC				
	Ventilation System	168,000	gsf	5.00	\$840,000
	SUBTOTAL HVAC	168,000	BGSF	\$5.00	\$840,000
D40 FIRE PROTECTION					
	Fire Protection				
	Dry Pipe Sprinkler System	168,000	gsf	4.00	\$672,000
	SUBTOTAL FIRE PROTECTION	168,000	BGSF	\$4.00	\$672,000
D50 ELECTRICAL					
	Electrical				
	Electrical Service / Distribution & Lighting	168,000	gsf	7.00	\$1,176,000
	Phones, Fire Alarm	168,000	gsf	2.00	\$336,000
	Security System and CCTV	168,000	gsf	2.50	\$420,000
	SUBTOTAL ELECTRICAL	168,000	BGSF	\$11.50	\$1,932,000
E10 EQUIPMENT					
	Vehicular Equipment				
	Ticket Dispensers, Attendant Booths, Autogates	1	ls	250,000	\$250,000
	SUBTOTAL EQUIPMENT	168,000	BGSF	\$1.49	\$250,000
E20 CASEWORK & FURNISHINGS					
	None				
	SUBTOTAL FURNISHINGS	168,000	BGSF	\$0.00	\$0
F10 SPECIAL CONSTRUCTION					
	Special Facilities				
	None			-	\$0
	SUBTOTAL SPECIAL CONSTRUCTION	168,000	BGSF	\$0.00	\$0

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ProArts Site
 Underground Parking Garage
 Pre-Design Estimate



<i>DETAILED ESTIMATE</i>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
F20 SELECTIVE BUILDING DEMOLITION					
	Building Interior Demolition				
	None			-	\$0
	Hazardous Components Abatement				
	None			-	\$0
	SUBTOTAL SELECTIVE BUILDING DEMOLITION	168,000	BGSF	\$0.00	\$0
Z10 GENERAL REQUIREMENTS					
	General Conditions	10%			\$2,564,601.91
	Management, Project General Requirements, Phasing Premium				
	SUBTOTAL GENERAL REQUIREMENTS	168,000	BGSF	\$15.27	\$2,564,602

SITE 12: PROARTS BUILDING

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ProArts Site
 Sitework and Utilities
 Pre-Design Estimate



Project Owner: **Washington State**
 Project Name: **Capitol Campus - ProArts Site**
 Project Location: Olympia, WA
 Project Start Date: TBD
 Estimate Date: October 4, 2016

Architect: Schacht Aslani
 Project Duration: TBD
 Building GSF:
 Site GSF: 94,230

ESTIMATE SUMMARY					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
G10	Site Preparation	94,230	Site GSF	\$5.99	\$564,608
G20	Site Improvements	94,230	Site GSF	\$18.06	\$1,701,900
G30	Site Civil / Mechanical Utilities	94,230	Site GSF	\$5.13	\$483,840
G40	Site Electrical Utilities	94,230	Site GSF	\$3.74	\$352,210
G90	Other Site Construction	94,230	Site GSF	\$0.00	\$0
Sitework Subtotal					\$3,102,558
Z10	General Requirements	94,230	Site GSF	\$3.29	\$310,256
Estimate Subtotal					\$3,412,813
	Design Contingency			15.00%	\$511,922
	Subtotal				\$3,924,735
	MACC Risk Contingency			5.00%	\$196,237
	Subtotal				\$4,120,972
	Contractor Mark Up (Sub Bonds, Fee, Bond & GLI, OH / Support Services)			9.50%	\$391,492
	Subtotal				\$4,512,464
	Escalation to Mid-Point (See Summary)			0.00%	\$0
ESTIMATE GRAND TOTAL		94,230	Site GSF	\$47.89	\$4,512,464

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

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ProArts Site
 Sitework and Utilities
 Pre-Design Estimate



DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
G10 SITE PREPARATION					
	Mobilization	1	ls	10,000.00	\$10,000
	Building Demolition				
	See Separate Figure on Summary Page for Stacks Building Area Demo				\$0
	Site Demolition				
	Site Clearing, Demo of Paving and Retaining Walls, Misc...	94,230	sf	3.00	\$282,690
	Demo Mechanical & Electrical Utilities - Allowance	1	ls	25,000.00	\$25,000
	Site Earthwork				
	Site Grading	94,230	sf	0.25	\$23,558
	Excavation Cut / Fill - Allowance	27,920	cy	8.00	\$223,360
	Hazardous Waste Remediation				
	Included on Summary Sheet			-	\$0
	SUBTOTAL SITE PREPARATION	94,230	Site GSF	\$5.99	\$564,608
G20 SITE IMPROVEMENTS					
	Site Paving and Development				
	Redevelopment of Parking Lot for Building Plaza (retaining walls, guard / hand rails, landscaping, premium paving)	49,230	sf	30.00	\$1,476,900
	Replace Existing Removed for Utilities & Laydown (paving, curbs, etc...)	15,000	sf	15.00	\$225,000
	Landscaping				
	Included Above in Site Development Allowance			-	\$0
	SUBTOTAL SITE IMPROVEMENTS	94,230	Site GSF	\$18.06	\$1,701,900
G30 SITE CIVIL / MECHANICAL UTILITIES					
	CUP Utility Lines				
	Allowance	500	lf	100.00	\$50,000
	Water Service				
	Meter	1	ea	3,000.00	\$3,000
	Hydrants	1	ea	4,200.00	\$4,200
	New Water Service Line - 2"	250	lf	25.00	\$6,250
	New Fire Water Service Line - 6"	250	lf	37.00	\$9,250
	Sanitary Sewer				
	New Sewer Line	250	lf	40.00	\$10,000
	Manholes	1	ea	3,450.00	\$3,450
	Storm Sewer				
	Storm Water System Allowance	49,230	gsf	3.00	\$147,690
	Storm Water Detention Vault	10,000	cf	25.00	\$250,000
	SUBTOTAL SITE CIVIL / MECHANICAL UTILITES	94,230	Site GSF	\$5.13	\$483,840

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ProArts Site
 Sitework and Utilities
 Pre-Design Estimate



DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
G40 SITE ELECTRICAL UTILITIES					
	Emergency Power				
	Emergency Generator	1	ls	200,000	\$200,000
	Utilities (includes excavation / trenching)				
	Power Duct Bank w/ Feeder	250	lf	115.00	\$28,750
	Telecomm Duct Bank w/ Fiber Cable and Phone Wire	250	lf	100.00	\$25,000
	Site Lighting				
	Allowance	49,230	sf	2.00	\$98,460
	SUBTOTAL SITE ELECTRICAL UTILITIES	94,230	Site GSF	\$3.74	\$352,210
G90 OTHER SITE CONSTRUCTION					
	Service Tunnels			-	\$0
	Other Site Systems			-	\$0
	SUBTOTAL OTHER SITE CONSTRUCTION	94,230	Site GSF	\$0.00	\$0
Z10 GENERAL REQUIREMENTS					
	General Conditions	10%			\$310,255.75
	Management, Project General Requirements				
	SUBTOTAL GENERAL REQUIREMENTS	94,230	Site GSF	\$3.29	\$310,256