Spokane Public Library
Downtown Branch Recapture

State of Washington
Capital Projects Advisory Review Board (CPARB)
Project Review Committee (PRC)

Application for Project Approval

Submitted by
Spokane Public Libraries
City of Spokane
October 22nd, 2018

State of Washington
Capital Projects Advisory Review Board (CPARB)
Project Review Committee (PRC)

APPLICATION FOR PROJECT APPROVAL
TO USE THE
GENERAL CONTRACTOR/CONSTRUCTION MANAGER (GC/CM)
CONTRACTING PROCEDURE
The CPARB PRC will only consider complete applications: Incomplete applications may result in delay of action on your application. Responses to Questions 1-8 and 10 should not exceed 20 pages (font size 11 or larger). Provide no more than six sketches, diagrams or drawings under Question 9

1. Identification of Applicant
   (a) Legal name of Public Body (your organization):
   **Spokane Public Library (City of Spokane)**

   (b) Address:
   **906 West Main Avenue**
   **Spokane, WA  99201**

   (c) Contact Person Name:
   **Mr. Andrew Chanse**
   **Executive Director Spokane Public Library**

   (d) Phone Number:  509.444.5300
   E-mail:   director@spokanelibrary.org

2. Brief Description of Proposed Project.

   The proposed project is a renovation (recapture) of the existing Spokane Public Library (SPL) Downtown Branch of approximately 117,000 sf. As the name suggests, this branch is centrally located and surrounded by parks, pedestrians, and retail uses all competing for limited space. This project will demand a GC/CM with excellent planning experience and the ability to address these competing needs while still delivering a successful project.

3. Projected Total Cost for the Project:

   A. **Project Budget** (in $ millions)

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Professional Services (AE, CM, Legal Etc.)</td>
<td>$ 3.71</td>
</tr>
<tr>
<td>Construction (including construction contingencies)</td>
<td>$ 22.53</td>
</tr>
<tr>
<td>Equipment and Furnishing</td>
<td>$ 3.16</td>
</tr>
<tr>
<td>Contingencies (design and owner)</td>
<td>$ 1.46</td>
</tr>
<tr>
<td>Sales tax</td>
<td>$ 1.95</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$ 32.81</strong></td>
</tr>
</tbody>
</table>

   B. **Funding Status**
   Please describe the funding status for the whole project.

   The City of Spokane is running a $77M general obligation bond which is out to vote in November of 2018. When the bond passes SPL will begin the selection process for the GC/CM as the design team has already been selected as the same team that led the pre-design process with the City and Library staff.
4. **Anticipated Project Design and Construction Schedule**

Please provide:

- The anticipated project design and construction schedule, including (1) procurement; (2) hiring consultants if not already hired; and (3) employing staff or hiring consultants to manage the project if not already employed or hired.

  *(See Attachment B for an example schedule.)*

- If your project is already beyond completion of 30% drawings or schematic design, please list compelling reasons for using the GC/CM contracting procedure.

**Preliminary Project Milestones**

<table>
<thead>
<tr>
<th>Project Review Committee Process</th>
<th>Oct/Nov 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interview Architects/Hire Architects</td>
<td>Done</td>
</tr>
<tr>
<td>Issue GC/CM RFQ/RFP</td>
<td>Dec 2018</td>
</tr>
<tr>
<td>Select GC/CM</td>
<td>Feb 2018</td>
</tr>
<tr>
<td>Begin Design</td>
<td>Jan/Feb 2019</td>
</tr>
<tr>
<td>Begin GMP Negotiation</td>
<td>Feb/Mar 2020</td>
</tr>
<tr>
<td>Execute GMP</td>
<td>Mar 2020</td>
</tr>
<tr>
<td>Begin Construction</td>
<td>Mar 2020</td>
</tr>
<tr>
<td>Move-in</td>
<td>Sep 2022</td>
</tr>
</tbody>
</table>

5. **Why the GC/CM Contracting Procedure is Appropriate for this Project**

Please provide a detailed explanation of why use of the contracting procedure is appropriate for the proposed project. Please address the following, as appropriate:

- If implementation of the project involves complex scheduling, phasing, or coordination, what are the complexities?
- If the project involves construction at an existing facility that must continue to operate during construction, what are the operational impacts on occupants that must be addressed?

  *Note: Please identify functions within the existing facility which require relocation during construction and how construction sequencing will affect them. As part of your response you may refer to the drawings or sketches that you provide under Question 9.*

- If involvement of the GC/CM is critical during the design phase, why is this involvement critical?
- If the project encompasses a complex or technical work environment, what is this environment?
- If the project requires specialized work on a building that has historical significance, why is the building of historical significance and what is the specialized work that must be done?
- If the project is declared heavy civil and the public body elects to procure the project as heavy civil, why is the GC/CM heavy civil contracting procedure appropriate for the proposed project?
The Downtown Branch Recapture project meets two statute criteria:

1) The project will require complex scheduling and phasing

Major construction in downtown Spokane is always a challenge, this project is no exception. Surrounding the library are a number of road projects requiring significant coordination with the SPL project. The area surrounding the library is occupied by pedestrians and vehicles 24 hours a day. The lower level (basement) is a parking garage requiring daily access.

Lay down area is minimal. Phasing and site circulation plans will require early involvement and coordination by the GC/CM. Completing detailed preconstruction site, safety, phasing, noise/dust mitigation plans are critical to project success and for maintaining a healthy environment to serve the library patrons.

2) Involvement of GC/CM is critical during design

Involvement of the GC/CM during design is critical for the following reasons:

- As our project competes with several high-profile projects in the Spokane region, having the GC/CM on board will allow the Library to secure their sub-contractors prior to many other projects. Having the GC/CM on board as a team member will help to control costs and increase sub-contractor competition. Each GC/CM typically has a sub-contractor following, allowing them to quickly secure work from job to job.

- The GC/CM cost estimating and subcontracting expertise will help guide the design within the set budget. The construction market in the city of Spokane is very active. Having the GC/CM as an early team member will provide guidance to move the project forward and mitigate inefficient decisions that could lead to expensive redesign. Our active market allows sub-contractors to be selective about which projects they take on. The GC/CM will help maximize the attractiveness of our project to our subcontracting community.

6. Public Benefit

In addition to the above information, please provide information on how use of the GC/CM contracting procedure will serve the public interest. For example, your description must address, but is not limited to:

- How this contracting method provides a substantial fiscal benefit; or
- How the use of the traditional method of awarding contracts in a lump sum (the “design-bid-build method”) is not practical for meeting desired quality standards or delivery schedules.
- In the case of heavy civil GC/CM, why the heavy civil contracting procedure serves the public interest

a. GC/CM increases outcome predictability

Engaging the GC/CM early in the design process increases the likelihood of:

i. developing a realistic phasing plan,
ii. cost estimation accuracy,
iii. strategic subcontractor buyout. Estimating the actual cost of difficult projects in tight quarters can be challenging and could result in unpleasant, late-in-the-schedule surprises for design-bid-build projects.
Selecting and retaining a contractor team of professionals through a qualifications process will help provide the best available construction talent for the project over design-bid-build. We have spoken with 5 local GC/CM contractors who are all interested in this project for several reasons:

i. To be active with larger scale municipal projects
ii. OAC Services has a very fair non-complicated process of selecting GC/CM contractors with low barrier to entry for firms.

b. GC/CM will help ensure customer and staff safety during construction
The contractor will be responsible to work closely with library staff & the SPL project manager to develop a detailed construction phasing plan defining work areas, safety and sound barriers, traffic routes and work hours. This phasing/safety plan will allow construction to proceed as efficiently as possible while maintaining a safe and healthy environment.

c. Broader Reach of Qualified Subcontractors
Retaining a contractor via the GC/CM method is much more likely to result in predictable costs and broader subcontractor bid coverage. The GC/CM and SPL project manager can work together to develop a subcontracting plan that meets strict project requirements with local or specialty contractors resulting in increased competition, and if needed pre-qualified subcontractors.

7. Public Body Qualifications
Please provide:

- A description of your organization’s qualifications to use the GC/CM contracting procedure.
- A Project organizational chart, showing all existing or planned staff and consultant roles.
  
  Note: The organizational chart must show the level of involvement and main responsibilities anticipated for each position throughout the project (for example, full-time project manager). If acronyms are used, a key should be provided. (See Attachment C for an example.)
- Staff and consultant short biographies (not complete résumés).
- Provide the experience and role on previous GC/CM projects delivered under RCW 39.10 or equivalent experience for each staff member or consultant in key positions on the proposed project.
  
  (See Attachment D for an example.)
- The qualifications of the existing or planned project manager and consultants.
- If the project manager is interim until your organization has employed staff or hired a consultant as the project manager indicate whether sufficient funds are available for this purpose and how long it is anticipated the interim project manager will serve.
- A brief summary of the construction experience of your organization’s project management team that is relevant to the project.
- A description of the controls your organization will have in place to ensure that the project is adequately managed.
- A brief description of your planned GC/CM procurement process.
- Verification that your organization has already developed (or provide your plan to develop) specific GC/CM or heavy civil GC/CM contract terms.
THE PROJECT TEAM

Mr. Kyle Twohig, Director of Engineering, City of Spokane
Kyle Twohig is the Engineering Operations Manager for the City of Spokane, overseeing both the Design and Construction Management of capital projects. He has over 13 years of experience in construction project management in both the private and public sectors, including Air Force Base Entrances, apartment complexes, CSO, and various street/utility projects. Kyle has overseen and delivered over $225 million in capital projects with the City of Spokane. Kyle is the director of Engineering Services, the team tasked with providing cost effective designs and responsible construction management for the City’s capital infrastructure. He is the department head responsible for this project and will oversee all aspects of the project. Kyle has been on the City of Spokane’s team for three of the approved alternative delivery projects, including lead two of the GC/CM projects.

Mr. Andrew Chanse, Executive Director, Spokane Public Library
Mr. Chanse has served as the executive director of the Spokane Public Library for the past five years. He has extensive and demonstrative experience of working in the library industry. Mr. Chanse has been the key strategist behind the needs assessment and visioning process for the library renovations. Mr. Chanse has been involved in library redesign projects for both small and medium-sized libraries while working in Arizona. Mr. Chanse will serve in the capacity of ensuring the vision of the community and Board of Trustees is met for the project.

Mr. Caris O’ Malley, Deputy Director, Spokane Public Library
Mr. O’Malley has overseen the operations of Spokane Public Library since 2015. With nearly twenty years of library experience, he has a keen understanding of library needs, both present and future. He has experience in the programmatic design of library spaces, specifically for youth. Alongside Andrew Chanse, he has been a key influencer in Spokane Public Library’s visioning process. Mr. O’Malley will ensure that the projects stay true to their vision and that they meet the needs of the communities they’re intended to serve.

Mr. Andrew Staples, Project Manager, City of Spokane
Mr. Staples will be the overall project lead and retain decision making authority on all matters related to the design and construction as decided by his project team. Mr. Staples and the Spokane Public Library have arranged with the region’s top experts to advise him. He will be involved in every aspect of this project and is working to expand the knowledge of the City of Spokane in alternative delivery methods. He is a licensed Civil Engineer who has led the completion of multiple large-scale transportation and building projects. He is currently the project manager for the City of Spokane on the Combined Sewer Overflow 24 and 26 projects which are both Heavy Civil GC/CM projects.

Legal Services
The City in-house attorneys are currently working with Perkins Coie on 4 alternative delivery projects and have contracts developed they will coordinate with Perkins Coie again on the contracts for this project.

Mr. Jeff Jurgensen, Associate, OAC Services Inc.
Mr. Jurgensen and OAC Services Inc. were selected by the Spokane Public Library to directly oversee all aspects of the design and construction of this project. He and OAC will lead the GC/CM selection process through design, construction and closeout. Mr. Jurgensen has over 26 years of construction industry experience including 18 years as a project management consultant and cost estimator in the Spokane area. His experience includes projects throughout the Northwest using a variety of delivery methods including GC/CM, Design-Build and Design-Bid-Build. He has recently led the very successful GC/CM processes on the Evergreen Middle School & North Pines Middle School as well as the
Opportunity, Sunrise, Chester and Greenacres Elementary Schools for the Central Valley School District

**Mr. David Schnee, Principal Design Director, Group 4 Architecture**

Mr. Schnee is an award-winning planner and designer of public libraries, based in South San Francisco, California. He has led the design of innovative, forward-thinking, and beautiful libraries across the country, from small branches to large, complex main libraries, and worked with Spokane Public Library to lead the development of SPL’s Facilities and Future Service Plan (2016) and Schematic Design for Six Libraries (2018) projects. Through this work he has forged strong relationships with SPL, the Library Board, local architecture firm Integrus, and the Spokane community. Mr. Schnee recently led the expansion design of Dayton Main Library to transform the mid-century modern building into a community destination for 21st century library service. He is currently leading the design of public libraries in Yorba Linda, CA, and consulting on a public library adaptive reuse project in Olathe, KS.

**Mr. Mark Dailey, Principal Designer, Integrus Architecture**

Mr. Dailey is a Principal and owner at Integrus Architecture, P.S., in Spokane. As lead design principal, Mark has been responsible for the design of many of the firm’s most successful recent projects. His talent and design sensitivity, enhanced by his ability to translate client ideas and concerns into building designs, have contributed extensively to the firm’s achievements. Mr. Dailey’s work has been consistently recognized by his peers and industry organizations with local, regional and national design awards. Mr. Dailey has a longstanding collaborative relationship with Spokane Public Library, designing the current South Hill Library, and in 2018 leading the Spokane team of the Schematic Design for Six Libraries project.

**Organizational Controls & Planned GC/CM Process**

We will utilize the same controls and processes utilized on past projects including the most recent GC/CM delivery projects. Preparation of the GC/CM RFP and selection process will be based on the OAC’s internal methods that have been refined over the years, along with the latest lessons-learned items from other projects, including very recent projects at Central Valley School District, Spokane Public Schools, Clover Park School District, and Tahoma School District. OAC also possesses extensive GC/CM experience with Washington State University and the City of Spokane. We utilize an open selection process in order to promote as much competition as we can within the contracting community.

The City plans to utilize a three-phased GC/CM selection model:

1. Public outreach followed by a Request for Qualifications
   a. Focusing on relevant experience, proposed team and approach
2. Short list two or three firms for interviews
3. Fee and Specified General Conditions Bidding
   a. Maximizing a combination of qualifications and value based approach
8. **Public Body (your organization) Construction History:**
Provide a matrix summary of your organization’s construction activity for the past six years outlining project data in content and format per the attached sample provided: (See Attachment E)

- Project Number, Name, and Description
- Contracting method used
- Planned start and finish dates
- Actual start and finish dates
- Planned and actual budget amounts
- Reasons for budget or schedule overruns

Listed on the next page.
<table>
<thead>
<tr>
<th>Project Name</th>
<th>Project Description</th>
<th>Budget (MM)</th>
<th>Delivery Method</th>
<th>Planning Start</th>
<th>Construction Start</th>
<th>Project Completion</th>
<th>Explanation of Budget or Schedule Overruns</th>
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</thead>
<tbody>
<tr>
<td>Spokane Falls CSO 26</td>
<td>Combined Storm Overflow: Retention Tanks, Flow Control, Flushing Chambers, Electrical and Mechanical Rooms &amp; Misc. Improvements</td>
<td>$32.0</td>
<td>Heavy Civil GC/CM</td>
<td>2015</td>
<td>Mar – 2017</td>
<td>Dec -2018</td>
<td>TBD N/A to date</td>
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<tr>
<td>CSO 24 Control Facility</td>
<td>Combined Storm Overflow: Retention Tanks, Flow Control, Flushing Chambers, Elec. And Mech. Rooms, deep Sewer Conveyance</td>
<td>$25.0</td>
<td>Heavy Civil GC/CM</td>
<td>2016</td>
<td>Feb - 2017</td>
<td>Dec -2018</td>
<td>TBD N/A to date</td>
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<tr>
<td>RPWRF Upgrades Package A</td>
<td>Odor Control System Installations on Primary Clarifiers</td>
<td>$15.0</td>
<td>D/B/B</td>
<td>Aug-2010</td>
<td>Aug-2010</td>
<td>Apr-2012</td>
<td>Aug-2013 Redesign of Primary Solids Pump Station</td>
</tr>
<tr>
<td>Small Projects Package No. 1</td>
<td>Upgrade Primary Clarifier Sludge Pumping System</td>
<td>$5.0</td>
<td>D/B/B</td>
<td>Sep-2012</td>
<td>Sep-2012</td>
<td>Apr-2014</td>
<td>Sep-2014 Primary Solids Pump Change</td>
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<tr>
<td>RPWRF Upgrades Package B</td>
<td>Upgrade to Digester Gas Handling System</td>
<td>$8.0</td>
<td>D/B/B</td>
<td>Aug-2013</td>
<td>Jan-2014</td>
<td>Jan-2016</td>
<td>Includes changes issued to date, finish date projected</td>
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<tr>
<td>Dwight Merkel Facility</td>
<td>Baseball and Soccer Venue Including Artificial Turf and Amenities</td>
<td>$11.0</td>
<td>D/B/B</td>
<td>Feb-2008</td>
<td>Nov-2008</td>
<td>Aug-2009</td>
<td>Aug-2009 On time on budget</td>
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<tr>
<td>CSO 34-3- Ray Street</td>
<td>Combined Storm Overflow: Retention Tanks, Flow Control, Flushing Chambers, Electrical and Mechanical Rooms &amp; Misc. Improvements</td>
<td>$5.6</td>
<td>D/B/B</td>
<td>2013</td>
<td>Oct-2013</td>
<td>Mar-2015</td>
<td>Apr-2015 Considered on-time and under-budget-</td>
</tr>
<tr>
<td>CSO 10</td>
<td>Combined Storm Overflow: Retention Tanks, Flow Control, Flushing Chambers, Electrical and Mechanical Rooms &amp; Misc. Improvements</td>
<td>$1.0</td>
<td>D/B/B</td>
<td>2010</td>
<td>Jan-2011</td>
<td>Jun-2011</td>
<td>Aug-2011 On-budget but behind schedule with weather days added</td>
</tr>
<tr>
<td>Project Name</td>
<td>Project Description</td>
<td>Budget ($MM)</td>
<td>Delivery Method</td>
<td>Planning Start</td>
<td>Construction Start</td>
<td>Project Completion</td>
<td>Explanation of Budget or Schedule Overruns</td>
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<td>CSO 6 Phase 1 &amp; 2</td>
<td>Combined Storm Overflow: Retention Tanks, Flow Control, Flushing Chambers, Electrical and Mechanical Rooms &amp; Misc. Improvements</td>
<td>$7.4</td>
<td>D/B/B</td>
<td>2015</td>
<td>Mar-2015</td>
<td>Jan-2016</td>
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<td>CSO 20</td>
<td>Combined Storm Overflow: Retention Tanks, Flow Control, Flushing Chambers, Electrical and Mechanical Rooms &amp; Misc. Improvements</td>
<td>$4.3</td>
<td>D/B/B</td>
<td>2010</td>
<td>Jul-2015</td>
<td>Jan-2016</td>
<td>Jan-2016</td>
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<tr>
<td>Lincoln Heights Booster</td>
<td>City water supply booster station including two pump structures.</td>
<td>$2.20</td>
<td>D/B/B</td>
<td>2011</td>
<td>Apr-2013</td>
<td>Oct-2013</td>
<td>Apr-2014</td>
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<tr>
<td>3rd Ave Street Rehabilitation</td>
<td>Full Depth Street Rehabilitation, Utilities, Sidewalks</td>
<td>$2.35</td>
<td>D/B/B</td>
<td>2013</td>
<td>May-2013</td>
<td>Oct-2013</td>
<td>Dec-2013</td>
</tr>
<tr>
<td>Maple-Ash Street Rehabilitation Broadway to NW Blvd</td>
<td>Full Depth Street Rehabilitation, Utilities, Sidewalks</td>
<td>$5.30</td>
<td>D/B/B</td>
<td>2008</td>
<td>Apr-2008</td>
<td>Sep-2008</td>
<td>Nov-2008</td>
</tr>
</tbody>
</table>
9. Preliminary Concepts, sketches or plans depicting the project
To assist the PRC with understanding your proposed project, please provide a combination of up to six concepts, drawings, sketches, diagrams, or plan/section documents which best depict your project. In electronic submissions these documents must be provided in a PDF or JPEG format for easy distribution. Some examples are included in attachments E1 thru E6. At a minimum, please try to include the following:
- An overview site plan (indicating existing structure and new structures)
- Plan or section views which show existing vs. renovation plans particularly for areas that will remain occupied during construction.

*Note: applicant may utilize photos to further depict project issues during their presentation to the PRC*
Attachment A – Conceptual Plans
Attachment B – Overall Aerial Site Plan

10. Resolution of Audit Findings on Previous Public Works Projects
If your organization had audit findings on any project identified in your response to Question 8, please specify the project, briefly state those findings, and describe how your organization resolved them.

*The City of Spokane reports there have been no audit findings on the projects listed in this application.*

Caution to Applicants
The definition of the project is at the applicant’s discretion. The entire project, including all components, must meet the criteria to be approved.

Signature of Authorized Representative
In submitting this application, you, as the authorized representative of your organization, understand that: (1) the PRC may request additional information about your organization, its construction history, and the proposed project; and (2) your organization is required to submit the information requested by the PRC. You agree to submit this information in a timely manner and understand that failure to do so shall render your application incomplete.

Should the PRC approve your request to use the GC/CM contracting procedure, you also understand that: (1) your organization is required to participate in brief, state-sponsored surveys at the beginning and the end of your approved project; and (2) the data collected in these surveys will be used in a study by the state to evaluate the effectiveness of the GC/CM process. You also agree that your organization will complete these surveys within the time required by CPARB

I have carefully reviewed the information provided and attest that this is a complete, correct and true application.

Signature: __________________________

Name: (please print) Andrew Chanse

Title: Executive Director

Date: 10/16/13
DOWNTOWN – RECAPTURE FIRST FLOOR
DOWNTOWN – RECAPTURE FIRST FLOOR
NEW DOUBLE WALL CURTAIN WALL
WITH CUSTOM DIGITALLY PRINTED GLAZING AND
NEW LED LIGHTING SYSTEM - INCLUDE EAST
ELEVATION OF ENTRY CORNER

RENOVATION – FAÇADE DEMOLITION

DEMO FACADE
NEW CURTAIN WALL AND GLASS CANOPY

RESEAL EXISTING GLAZING
DEMO FLOOR ASSEMBLY, MAINTAIN AND BOX OUT PRIMARY COLUMNS AND BEAMS

DEMO ALL CEILING FINISHES IN NEW PUBLIC SPACES (HIGHLIGHTED IN BLUE)

RENOVATION – FIRST FLR RCP DEMOLITION
DEMO FLOOR ASSEMBLY, MAINTAIN AND BOX OUT PRIMARY COLUMNS AND BEAMS

DEMO ALL CEILING FINISHES IN NEW PUBLIC SPACES (HIGHLIGHTED IN BLUE)

RENOVATION – SECOND FLR RCP DEMOLITION
DEMO ROOF ASSEMBLY, ADD NEW BARREL VAULT AND CLERESTORY GLAZING

DEMO ALL CEILING FINISHES IN NEW PUBLIC SPACES (HIGHLIGHTED IN BLUE)

RENOVATION – THIRD FLR RCP DEMOLITION
DEMO INTERIOR PARTITIONS AS SHOWN

RENOVATION – FIRST FLR INTERIOR DEMOLITION

FIRST FLOOR – ALL NEW MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS

RELOCATE SERVER ROOM
ADD RAISED ACCESS FLOOR
RELOCATE DEDICATED AC
(N) EXTERIOR CURTAIN WALL
(N) EXTERIOR CLERESTORY GLAZING
(N) INTERIOR GLAZED PARTITIONS, WITH DOORS
(N) INTERIOR GLAZED MOVABLE PARTITION
BACK OF HOUSE STAFF AREAS
(LIMITED NEW FINISHES, EXISTING WALLS)
FULL RENOVATION
(ALL NEW FINISHES)
NEW FLOOR OPENING
(ALL NEW FINISHES)
NEW SOCIAL STAIR FROM FIRST TO SECOND FLOOR
NEW GLASS GUARDRAIL AND WORK COUNTERS
OVERLOOKING DOUBLE HEIGHT SPACES
LIGHTING SCOPE: ALL NEW LED LIGHTING
THROUGHOUT BUILDING. DECORATIVE PENDANT
LIGHTING IN FLOOR OPENINGS. TASK LIGHTING AT
WORK SPACES AND COUNTERS.
MECHANICAL SCOPE: REUSE EXISTING DUCTWORK
IN BACK-OF-HOUSE SPACES WHERE POSSIBLE.
NEW EXPOSED DUCTWORK IN PUBLIC SPACES.
PLUMBING SCOPE: REUSE EXISTING PLUMBING
WHEREVER POSSIBLE. REPLACE INTERIOR RR
FINISHES.

REFINISH EXISTING RESTROOMS
RENOVATION – SECOND + THIRD FLR INTERIOR DEMOLITION

SECOND + THIRD FLOOR – MAINTAIN EXISTING PLUMBING AND ELECTRICAL WHERE POSSIBLE. REPLACE MECHANICAL SYSTEMS AND ALL RR FINISHES.

DEMO EXISTING STAIR

EXPAND EXISTING OPENING, DEMO BEAM ON LINE E

INFILL EXISTING OPENING

NEW FLOOR OPENINGS, KEEP BEAMS
IMPROVED OUTDOOR PLAZA W/CONNECTIONS TO NEW COMMUNITY HALL

NEW OUTDOOR PLAZA AND ARTS YARD RAISED PLATFORM, RAMP, STAIR, RAILINGS, GREEN SCREEN ON RIGHT

NEW PLAZA AND LOADING DOCK AND NORTHEN CORNER

IMPROVED OUTDOOR PLAZA W/ CONNECTIONS TO NEW COMMUNITY HALL

IMPROVED STREETSIDE ENTRY PLAZA

LIGHTING SCOPE: NEW SITE AND DECORATIVE LIGHTING AT ALL IMPROVED OUTDOOR AREAS HIGHLIGHTED IN YELLOW.

SIGNAGE SCOPE: NEW 2-SIDED DIGITAL SIGNBOARDS AT NORTH AND SOUTH OUTDOOR PLAZAS.
NEW STOREFRONT GLAZING AT NEW ENTRY

NEW FULL SERVICE CAFE

NEW VESTIBLE

NEW RESTROOMS

REFINISH EXISTING RESTROOMS

NEW GLASS ROLL-UP GARAGE DOORS AT COMMUNITY HALL AND MAKER AREA

NEW DOUBLE-HEIGHT CURTAINWALL AND GLASS CANOPY ENTRY

LIGHTING SCOPE: ALL NEW LED LIGHTING THROUGHOUT BUILDING. DECORATIVE PENDANT LIGHTING IN FLOOR OPENINGS. TASK LIGHTING AT WORK SPACES AND COUNTERS.

MECHANICAL SCOPE: REUSE EXISTING DUCTWORK IN BACK-OF-HOUSE SPACES WHERE POSSIBLE. NEW EXPOSED DUCTWORK IN PUBLIC SPACES.

PLUMBING SCOPE: REUSE EXISTING PLUMBING WHEREVER POSSIBLE. REPLACE INTERIOR RR FINISHES.
NEW VAULTED ROOF WITH CLERESTORY LIGHTING, PROFILE TO MATCH EXISTING, SEE BUILDING SECTION

REFINISH EXISTING RESTROOMS

NEW RIASED STAGE WITH RAMPS

ROOFTOP RENOVATION NOTES: PROVIDE NEW TPO ROOF ON ENTIRE BUILDING. REPLACE MECH. RTUs. NEW MECHANICAL SYSTEMS THROUGHOUT BUILDING AS REQ'D. SEE INTEGRUS FACILITY ASSESSMENT REPORT.

LIGHTING SCOPE: ALL NEW LED LIGHTING THROUGHOUT BUILDING. DECORATIVE PENDANT LIGHTING IN FLOOR OPENINGS. TASK LIGHTING AT WORK SPACES AND COUNTERS.

MECHANICAL SCOPE: REUSE EXISTING DUCTWORK IN BACK-OF-HOUSE SPACES WHERE POSSIBLE. NEW EXPOSED DUCTWORK IN PUBLIC SPACES.

PLUMBING SCOPE: REUSE EXISTING PLUMBING WHEREVER POSSIBLE. REPLACE INTERIOR RR FINISHES.
(N) Interiors Glazed Movable Partition

(N) Exteriors Curtain Wall

(N) Exteriors Clerestory Glazing

(N) Interiors Glazed Partitions, with Doors

(N) Interiors Glazed Movable Partition

Back of House Staff Areas

(Limited New Finishes, Existing Walls)

Full Renovation

(All New Finishes)

New Floor Opening

(All New Finishes)

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New Vaulted Roof with Clerestory Lighting, Profile to Match Existing, See Building Section

Remove Existing Roofing - Increase Rigid Insulation Thickness - New Membrane Roofing - Replace All Flashings, Reset Drains, etc.

New Social Stair and Amphitheater Seating from Second to Third Floor

New Social Stair from First to Second Floor

New Glass Guardrail and Work Counters Overlooking Double Height Spaces

New Vaulted Roof with Clerestory Lighting, Profile to Match Existing, See Building Section

New Glass Guardrail and Work Counters Overlooking Double Height Spaces

Renovation - North-South Section
NEW VAULTED ROOF WITH CLERESTORY LIGHTING, PROFILE TO MATCH EXISTING, SEE BUILDING SECTION

NEW FLOOR INFILL

NEW SOCIAL STAIR AND AMPHITHEATER SEATING FROM SECOND TO THIRD FLOOR

RENOVATION – EAST-WEST SECTION