



# Capitol Campus Child Care Center

## Predesign Report

DES Project No. 18-035  
SSB 6090 Sec. 1046 No. 40000030

**schacht | aslani architects**

1 November 2018



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## **CLIENT TEAM**

### **CAPITAL PROJECTS AND CONSTRUCTION**

Department of Enterprise Services, Debra Delzell

### **STEERING COMMITTEE**

RaShelle Davis, Office of Governor Jay Inslee  
Judy Bunkelman, Department of Children, Youth, and Families (DCYF)  
Debra Delzell, Department of Enterprise Services (DES)  
Marygrace Goddu, DES  
Jen Masterson, Office of Financial Management (OFM)

### **STAKEHOLDERS**

Trudi Inslee, Office of Governor Jay Inslee  
Sam Hunt, Senate  
Kristine Reeves, House of Representatives: Breann Pugnetti, Legislative Assistant  
Laurie Dolan, House of Representatives: Eileen Swarthout, Legislative Assistant  
Beth Doglio House of Representatives: Danielle Westbrook, Legislative Assistant  
SEIU 925 Educators Union: Erin Haick, Aaron Horton  
Capitol Campus Child Care Center (5C's): Faith Trimble, Tina Rogers, Nancy Rowswell  
DES: Chris Gizzi, Mark Fromme  
OFM: Carly Kujath  
DCYF: Charlotte Dedman

## **CONSULTANT TEAM**

### **ARCHITECTURAL | SCHACHT ASLANI ARCHITECTS**

Jean-Claude Letourneau, AIA, Principal-in-Charge  
Jamie Elderkin  
Walter Schacht, FAIA  
901 Fifth Avenue, Suite 2720  
Seattle, WA 98164

### **STRUCTURAL ENGINEERING | LUND OPSAHL**

Marjorie Lund, PE, SE  
Adam Slivers, PE, SE  
1201 First Avenue South, Suite 310  
Seattle, WA 98134

### **MECHANICAL ENGINEERING | HARGIS**

Brian Cannon, PE, LEED AP  
Richard Juntunen, PE, LEED AP, CDT  
1201 Third Avenue, Suite 600  
Seattle, WA 98101

### **ELECTRICAL ENGINEERING | TRES WEST ENGINEERS**

Sean Roy, LC  
Jake Meulink, PE, LEED AP  
2702 S 42nd Street, Suite 301  
Tacoma, WA 98409

### **CIVIL ENGINEERING | REID MIDDLETON**

Ding Ye, PE, LEED AP, CCCA  
728 134th Street SW, Suite 200  
Everett, WA 98204

### **LANDSCAPE ARCHITECTURAL | CASCADE DESIGN COLLABORATIVE**

Kas Kinkead, RLA, FASLA  
Jennifer Mundee, PLA, LEED AP  
1402 3rd Avenue, Suite 415  
Seattle, WA 98101

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# 1 EXECUTIVE SUMMARY

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## 1.1 PROBLEM STATEMENT

### 1.1.1 INTRODUCTION

This predesign report has been requested by the Washington State Legislature in a budget proviso to evaluate providing a Capitol Child Care Center on the capitol campus or Heritage Park to support state employees. This report follows the outline of the Office of Financial Management's (OFM) Predesign Manual as well as the predesign funding proviso, which states the report must evaluate the following criteria:

1. A minimum of two locations on the capitol campus or Heritage Park;
2. A survey of employees on the capitol campus to determine the need and capacity;
3. The existing child care capacity within a five-mile radius of the capitol campus;
4. The necessary rate to support the operations, maintenance, and department services;
5. A description of a private-public partnership and the competitive process used to select the contractor to operate the facility.

### 1.1.2 CRITICAL NEED

Washington State has an opportunity to lead by example in government workplace by providing child care services on the capitol campus for state employees. Employers which are providing on-site child care facilities are experiencing a positive impact on recruitment, retention, productivity, absenteeism and employee morale. As articulated in RCW 41.04.380-385, Washington State is committed to leading by example by recognizing and supporting these benefits and needs. An exemplary purpose-built facility would meet state-employees stated needs and set a high-quality example for Department of Children, Youth, and Families (DCYF) and other government agencies across the state and country. According to Child Care Aware of Washington, child care is a key component of our state's economic and social picture. Parents, businesses and policy makers alike have a stake in ensuring that care is affordable, accessible and high quality.

#### DEMAND AND CAPACITY

We live in a very competitive child care market. Families need to get on multiple waiting lists as soon as they are pregnant in hopes that they will secure care in time to return to work. In 2018, DCYF performed a survey to assess child care capacity within a five-mile radius of campus. The results of this survey indicate that 40 percent of the total capacity are not licensed to care for infants and of those that do, there are waiting lists. Child Care Aware of Washington and DCYF report that although exact wait times change rapidly and are difficult to gather data on, infant slots on waiting lists for child care centers are consistently full.

A 2016 Washington State employee survey performed by DCYF indicated that there is high demand for child care near work. Seventy three percent of respondents, or 3,100 families, indicated strong interest.

About one-third of those respondents, 917 families representing about 1,200 children, work on or near the capitol campus. The highest demand is for year-round care for infants, toddlers and pre-school age children, one month to six years of age.

#### DEMOGRAPHICS

Population and state employee growth will further stress child care capacity. Thurston County 2017 demographics data from the Office of Financial Management indicates 9.8 percent population growth since 2010 and the United States Census Bureau reports that over 16,000 children in the county are under the age of five. The total head count of state employees has increased over the last four years. As of June 2018, one-third of executive branch employees are under 40 years old and the number of people over 40 years old has dropped four percent over the last four years.

#### ECONOMICS

As the cost of living rises in Western Washington, parents struggle to find affordable day care options. The cost of child care for most families ranks among the top expenses as a percentage of household income. According to RCW 41.04.380, space for child care of state employees can be provided to the operator without charge or at a reduced charge to help alleviate employee child care costs, providing a significant benefit to state employees.

Washington State's average annual cost of center-based infant care surpasses the average annual public college tuition and for the fifth year in a row ranked in top ten least affordable states for child care, according to Child Care Aware of Washington. The U.S. Department of Health and Human Services in 2016 indicate child care should cost families no more than seven percent of their household income. In Thurston County, families with one infant in child care will cost between 15 and 20 percent of their household income and families with two children will cost between 25 to 40 percent of their household income. These figures are even higher for single wage earner families.

### **1.1.3 PROJECT GOALS**

A goal of the project is to provide a child care center on the capitol campus or in Heritage Park for state employees, serving approximately 150 children from one month to six years of age.

Needs, aspirations and opportunities identified for the project include:

- Meet state employee needs for child care on the capitol campus
- Provide exemplary, state-of-the-art spaces
- Serve as a licensing model and training resource for Department of Children, Youth, and Families
- Serve as an example for other state organizations interested in providing on-site child care
- Access to outdoor, nature-based play
- Provide appropriate vehicle circulation and security
- Net-zero energy facility and LEED Gold certification
- Provide flexible multi-purpose space for training, parent-provider events, movement activities, and STEM education
- Accommodate children with special needs
- Provide a 50-year facility
- Bring joy to the capitol campus with parent and child interactions during the day
- Seize the opportunity to pursue a non-partisan endeavor that serves everyone

#### 1.1.4 PROJECT BENEFITS

##### EMPLOYEE RETENTION, SATISFACTION, AND PRODUCTIVITY

Investing in a child care center for state employees is good for employees and for the employer. Horizons Workforce Consulting along with Russell Matthews, Ph.D., assistant professor of psychology at Bowling Green State University conducted a study of nearly 200 organizations and 3,100 respondents who had children in employer-sponsored child care centers. The results of the study indicate significant benefits to families. Securing child care services that are high quality and conveniently accessed are important criteria in parents' decision to return to work after having a child. On-site child care positively impacts employee well-being, decreases stress, and assists in meeting work and family responsibilities. Ninety five percent of employees say that on-site child care center helps them concentrate throughout the day.

##### HIGHER QUALITY CARE

Research by the International Journal of Advance Research and Development (IJARnD) indicate that parents are interested in child care facilities that are of superior quality to assure the growth and development of their children. Employees are more confident in their employer to hire competent staff that will deliver quality education to their children.

A purpose-built facility will accommodate children with special needs. Clear lines of sight from the reception desk to the parent drop-off and pick-up area increases safety and a welcoming environment. Observation rooms can be used by teachers, parents, therapists as well as showcase the facility as an exemplary licensing model for DCYF without disrupting classroom activities. Flexible multi-purpose space can accommodate movement activities, parent-provider events, trainings and the like. Outdoor play space can be safely accessed directly from each classroom.

Outdoor, nature-based play is a critical element in early childhood development. Thoughtful age-appropriate designs and purpose-built play areas can enhance social, cognitive, and physical development of early learners. According to the National Association for the Education of Young Children (NAEYC), early learners have a different learning process than older children and play is a critical ingredient for their development. Developmentally appropriate practice is about making sure children have fun so that they will learn. Research around Nature Deficit Disorder, coined by author Richard Louv, has illuminated how our societal disconnect with nature is affecting today's children in terms of academic and developmental growth, including symptoms such as attention problems, obesity, anxiety, depression, fear of the natural world and disregard for life.

## 1.2 ANALYSIS OF ALTERNATIVES

Six initial sites on the capitol campus and Heritage Park were evaluated among the consultant team and steering committee, guided by the 2006 Master Plan for the State Capitol of the State of Washington and the 2017 State Capitol Development Study's 'Opportunity Sites'. A qualitative assessment of the six sites are provided in Chapter 3. Tenant improvements in existing buildings on campus were also discussed, but this option was determined to not meet the project needs and goals due lack of available space and access to outdoor play space. Two sites were recommended and analyzed in further detail in ["Development Options" in Chapter 3](#); the Old IBM and ProArts Opportunity Sites.

### 1.3 PREFERRED ALTERNATIVE

#### 1.3.1 PROGRAM DESCRIPTION

The preferred development option is a purpose-built child care center on the ProArts Opportunity Site for state employees who work on or near the capitol campus. The site shares the block with Centennial Park, the location of the Daniel Evans Tree. A one-level 19,000 gross square foot facility will serve approximately 150 children in eleven classrooms with direct access to outdoor nature-based play space.

A commercial kitchen space will provide cooking and food preparation for snacks and meals throughout the day per Washington Administrative Code’s licensing rules. Flexible multi-purpose classroom space and observations rooms are provided for on-site trainings and education for Washington State Department of Children, Youth, and Families (DCYF), as well as other state agencies. The multi-purpose classroom will be designed as flexible space that can expand into the lobby for parent-provider events, STEM programming, and movement activities such as dance and yoga. Interior play nooks incorporated into hallways maximize space use and can facilitate story time, independent creative and imaginative play.

Direct access from classrooms to outdoor, nature-based play space allows safe access to age-appropriate play environments and structures tailored to infants, toddlers and pre-kindergarten children. The outdoor play environment will be designed to include:

- Requirements of special needs population and are directly accessible from all classrooms.
- Activity areas to meet physical development goals; for example play equipment and tricycle paths are woven into the natural landscape to provide opportunities for large motor physical development as well as sensory experiences.
- Specific spaces for different modes of learning: sensory learning, kinesthetic motion learning, self-directed personal exploration and social interaction in intimate spaces, large group interactions and activities for more teacher directed learning, and loose parts play and experimentation with sand play, water play, gardening areas.
- Covered space for outdoor activities in inclement weather.

Site design includes parking near the front door and entry plaza for parental drop-off and pick-up, as well as reuse of existing parking areas for staff parking. The site is designed such that the parking areas provide a safety buffer between the proposed child care and Centennial Park, organizing the site between public and private. Despite the physical separation, there is potential for a strong visual connection between the north facing children’s play area and the natural setting of Centennial Park including the tallest Sequoia in Olympia - the Daniel Evans Tree.

#### 1.3.2 PROJECT SCHEDULE

Phase	Start	Complete
Pre-design	April 2018	September 2018
Design	July 2019	December 2019
Construction	January 2020	December 2020
Occupancy	January 2021	

The tight project schedule proposed is to be met by utilizing the design-build project delivery method. Refer to [“Project Management and Project Delivery” in Chapter 4](#) for a more detailed discussion.

## 1.4 PROJECT BUDGET OF PREFERRED ALTERNATIVE

### 1.4.1 PROJECT COST

The probable total project escalated cost, per OFM’s inflation rate of 3.12 percent per annum, is \$15,877,000 for a 19,023 gross square foot (gsf) facility. Chapter 5 discusses escalation and market condition cost risk contingency considerations.

Category	Escalated Cost
Construction Contracts	\$11,576,820
Other Costs	\$4,300,180
Total (rounded to \$1,000)	\$15,877,000

### 1.4.2 BENCHMARK

The proposed project represents an escalated construction cost (MACC) of \$450 per gsf, a reasonable cost given the range of comparable purpose-built state-owned child care centers benchmarked in the Puget Sound region. Based on contractors’ schedule of values, corrected to 2018 dollars for Thurston County and escalated to the mid-point of construction based on historical inflation – the benchmark average construction cost per gross square feet is \$452. Further, the cost per child served is about \$58,000/child as compared with the comparable facilities average benchmark of \$68,000/child.

Child Care Center	Escalated Construction Cost \$/GSF	Cost per Child Served
Proposed Capitol Campus Child Care Center	\$450	\$58,000
Benchmark Average	\$452	\$68,000

For a more detailed discussion, refer to [“Comparison of Cost, Size, and \\$/Child of Similar State-Owned Facilities” in Chapter 5.](#)

### 1.4.3 LIFE CYCLE COST

Two high performance building options were analyzed for the two alternate site options; a net-zero energy facility and a net-zero energy capable facility. The results indicate that the lowest life cycle cost over a 30-year and 50-year period is the net-zero energy *capable* facility for both sites, and the lowest life cycle cost between the two site options is the ProArts site. This suggests that the annual energy cost savings of the net-zero energy option does not pay back the additional first cost of a solar photovoltaic array as compared to net-zero energy *capable* building, which is 25 percent better than code (a very high performing baseline). Not included in the analysis is the potential for the state to exercise its authority to assign/sell federal tax credits to the successful builder/contractor. The following table summarizes the analysis of the four options:

Option	Annual Energy Cost (\$/SF/YR)	Grand Total Project Cost (un-escalated)	Total Life cycle Cost (NPV) 30 years	Total Life Cycle Cost (NPV) 50 Years
<b>OLD IBM SITE OPTION</b>				
a. Net-Zero Energy (NZE)	0.40*	\$15,008,350	\$28,525,381	\$37,983,748
b. NZE-Capable	0.98	\$14,551,390	\$26,866,858	\$36,929,938
<b>PROARTS SITE OPTION</b>				
a. Net-Zero Energy (NZE)	0.16	\$15,025,577	\$27,924,779	\$36,573,694
b. NZE-Capable	0.98	\$14,568,617	\$26,417,611	\$35,869,543

\*Annual energy cost is prorated due to the significant solar shading that occurs on the site due to the tall trees to the south and Employment Security Department building to the east.

Refer to [“Life Cycle Cost Model Results” in Chapter 5](#) for a more detailed discussion on the results of the life cycle cost modeling.

#### 1.4.4 FUNDING

The project will need to be funded for both design and construction through a general obligation bond in the 2019-2021 biennium in order to meet the occupancy date goal.

### 1.5 OPERATING MODEL AND BUDGET

The proposed child care center will build upon the success of the current Capitol Campus Child Care Center (5C’s) in operation on Perry Street, increasing child care capacity and quality of care for dependents of state employees and their families. The funding proviso indicates predesign evaluation criteria to include:

- Evaluate the necessary rate to support the operations, maintenance, and debt services.
- A description of a private-public partnership and the competitive process used to select the operator to operate the facility.

#### OPERATING BUDGET

A self-supporting operating budget was modeled after the existing Capitol Campus Child Care Center in operation on Perry Street, which receives free rent in accordance with RCW 41.04.380, indicating “space for child care centers may be provided to organizations of state employees without charge or at reduced charge for rent or services solely for the purpose of reducing employee child care costs”. A self-supporting operating budget can be achieved with competitive salaries, in line with other government type facilities, and competitive tuition rates in line with Thurston County averages. Since funding is anticipated through a general obligation bond (GO) rather than a certificate of participation (COP), debt repayment is assumed not needed the child care center operations revenue.

#### OPERATING MODEL

A public-private partnership will be established between DES and a private nonprofit organization to operate the facility. DES will perform basic maintenance and upkeep of the building and grounds. By agreement, DES will delegate the day to day operations and management of the center to a child care

provider through a competitive procurement process. The existing Capitol Campus Child Care Center's public-private partnership (P3) agreement is a model that can be replicated. This P3 model has two management agreements in place:

- The primary agreement is between the property owner (State of WA DES) and the operator (5C Parent Foundation) and establishes clear roles, responsibilities, terms and conditions of the partnership.
- The secondary agreement is between the operator (5C Parent Foundation) and the child-care provider (5C's Child Care Center) to facilitate the day-to-day management and operations of the child care center.

The first agreement establishes the lease of the property for the sole purpose of providing a child care facility and identifies the terms for the maintenance and operations of the facility. The second agreement, the operator-child care provider agreement, delegates responsibility of operations in part or in full to the subcontractor and further identifies the terms for the operation of the child care center in more specific terms.

#### COMPETITIVE SELECTION

Chapter 39.26 RCW 'Procurement of Goods and Services' establishes the competitive solicitation requirements to select a contractor to operate the facility.

Refer to Chapter 6, ["Operating Model and Budget"](#) for more detail.



## 2 PROBLEM STATEMENT

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### 2.1 PROBLEM STATEMENT

When 1500 Jefferson was constructed, the capitol campus child care facility was moved off of campus. According to a 2016 survey of state employees which assessed the need for child care near the capitol campus, 3,106 state employees indicated they would consider taking their children to a state-sponsored child care facility near work. Over one third of these respondents work on or near the capitol campus representing about 1,200 children. Currently there is a shortage of facilities that provide continuity of care for children one month to six years old within five miles of campus. In a study performed by the Department of Children, Youth and Families (DCYF) to determine existing capacity in the area, only 40 percent of the total capacity of child care centers and family home providers are licensed to care for infants.

Based on the Office of Financial Management (OFM) data, the total head count of state employees has increased over the last four years. US Census data shows that the percentage of households in Olympia with young children has remained consistent over a similar time frame.<sup>1</sup> This combination suggests an overall increase in number of children requiring care. Additionally, one third of executive branch employees as of June 2018 are under 40 years old – likely candidates to have young children in need of care. The recent trend has been an increase in younger employees: The number of people 40 and over in the executive branch has dropped four percent over the last four years. Although the child care center will be open to all branches, most demographic data provided by OFM only covers the executive branch. As this composes 98.2 percent of the Washington State workforce, the trends are likely to be consistent in legislative and judicial branches.<sup>2</sup> With population growth anticipated, the needs expressed by the state employee survey remains true today and is anticipated to be relevant for years to come.

An on or near campus child care center would be mutually beneficial to both the employee and employer. An exemplary, competitively priced and conveniently located child care center to one's workplace will help attract and retain high quality workers. The survey results indicate that cost, location and quality of the curriculum are equally important factors in parents choosing a child care. A child care near work allows for an improved employee work-life balance, increasing their schedule flexibility while reducing child care related absences. The peace of mind that comes with on-site child care can help employees focus on the task at hand, positively impacting productivity. Parents feel increased confidence that their children are receiving quality care and education and their ability to respond quickly in case of sickness or emergencies.

### 2.2 AGENCY'S MISSION, GOALS, AND OBJECTIVES

#### 2.2.1 RCW 41.04.370-385

The legislature recognizes the value of employer-sponsored child care and deems it a necessary pursuit in which the state should show leadership in. RCW 41.04.370-385 highlights that demographic, economic, and social trends indicate a “critical and increasing demand for child care in the State of Washington” and emphasizes that parents, children, and employers benefit when child care needs are resolved. The state commits to serving as “a model employer by creating a supportive atmosphere, to the extent feasible, in which its employees may meet their child care needs.” A reduction in absenteeism, increased

1 Source: [https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS\\_17\\_1YR\\_S1101&prodType=table](https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_17_1YR_S1101&prodType=table)

2 Source: <https://ofm.wa.gov/state-human-resources/workforce-data-planning/workforce-data-trends>

productivity, improved morale, and stronger recruiting and retention of employees are all documented benefits of meeting child care needs. The RCW places responsibility of policies and procedures in the hands of the Director of Enterprise Services in consultation with the Department of Children, Youth, and Families and state representatives.

### 2.2.2 RELEVANT PRIORITIES

The project's goal is to provide a new child care center on the capitol campus focused on quality early childhood development education, outdoor nature-based play, and a continuity of age-based learning for infants one month of age to preschoolers up to six years of age. Two of Governor Jay Inslee's high priorities, which are shared by other members of the legislature, are education and the environment. He supports a full continuum of education from early learning through post-secondary and workforce training. A new child care center aligns with efforts to strengthen local early learning opportunities. Emphasizing reduction of air and water pollution to keep neighborhoods great places to work and play compels energy and the environment to be a strong focus of the project. The building aims for a LEED Gold certification and in accordance with Executive Order 18-01, net-zero energy performance.

### 2.2.3 FUNDING PROVISO

The funding proviso for the Capitol Campus Child Care Center Predesign study requires the following:

- Evaluate a minimum of two locations on the capitol campus or Heritage Park.
- Evaluate a survey of employees on the capitol campus to determine the need and capacity of the child care center.
- Evaluate the existing child care capacity within a five-mile radius of the campus. The sizing of the new building should be based on this survey data collected and provided by the Department of Early Learning (now the Department of Children, Youth, and Families).
- Evaluate the necessary rate to support the operations, maintenance, and department services.
- A description of a private-public partnership and the competitive process used to select the operator to operate the facility.

For the full text of the proviso, see [“Funding Proviso” in the appendix](#). Discussion of the of the necessary rate to support the service, the public private partnership, and the competitive process to select the operator, see Chapter 6: [“Operating Model and Budget”](#)

### 2.2.4 PROJECT GOALS

Needs, aspirations and opportunities were established by the steering committee and supported by external stakeholder outreach. They include:

- Serve approximately 150 children from one month to six years of age
- Meet state employee needs for child care on the capitol campus
- Provide exemplary, state-of-the-art spaces
- Serve as a licensing model and training resource for Department of Children, Youth, and Families
- Serve as an example for other state organizations interested in providing on-site child care
- Access to outdoor, nature-based play
- Provide appropriate vehicle circulation and security
- Achieve net-zero energy facility and LEED Gold certification

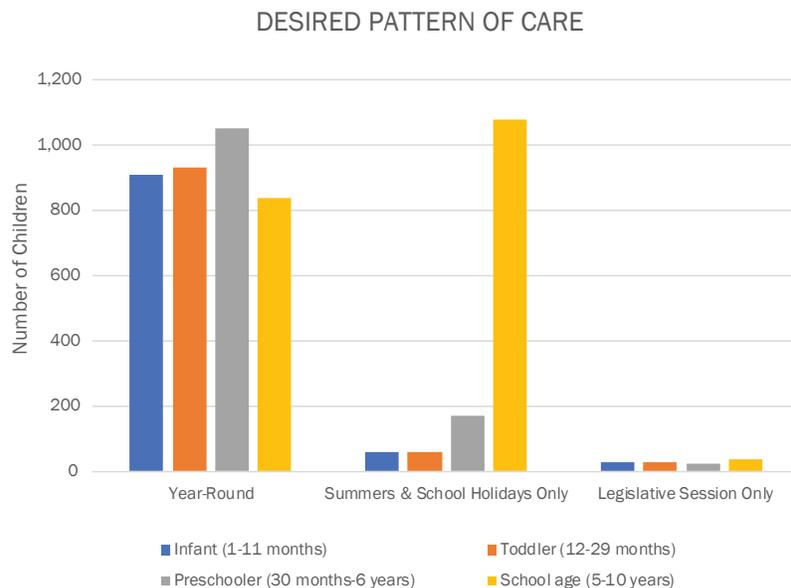
- Provide flexible multi-purpose space for training, parent-provider events, movement activities, and STEM education
- Accommodate children with special needs
- Provide a 50-year facility
- Bring joy to the capitol campus with parent and child interactions during the day
- Seize the opportunity to pursue a non-partisan endeavor that serves everyone

An option to provide drop-in care for legislators and the public wishing to participate in government and special events on campus was also discussed. However, this was not pursued due to the minimal need expressed in the survey of state employees and the unpredictable variables it introduces to staffing and revenue.

SITES EVALUATED

The project is to be located on the capitol campus or in Heritage Park. Vehicular, transit, and pedestrian access are important for dropping off and picking up children, favoring a central location. As the primary users are children, it should be conducive to early learning, including easy access to outdoor play and a sense of safety and security. Respecting the master plan, maximization of site development potential and compatibility with the context of the capitol campus in form, location, and materiality must be considered. In the interest of both meeting energy reduction goals and providing a comfortable play area, solar access is crucial.

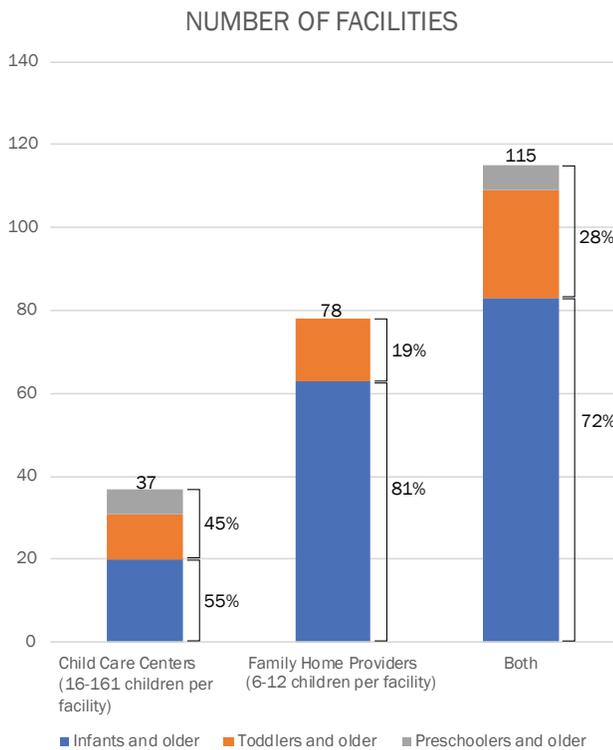
The 2006 Master Plan for the State Capitol of the State of Washington and 2017 State Capitol Development Study aided in identifying opportunity sites to be evaluated based on the aforementioned needs. The site of the old IBM building, the lot east of the Transportation building, the block including the ProArts building, State Farm building, and Centennial Park, a remodel of the Pritchard Building, the garden above the East Plaza Parking Garage, and a site within Heritage Park were selected as promising locations. Of these six sites visited, the Old IBM and ProArts Opportunity Sites were evaluated and determined to have the most potential. The selection process is further discussed in the analysis of alternatives chapter.



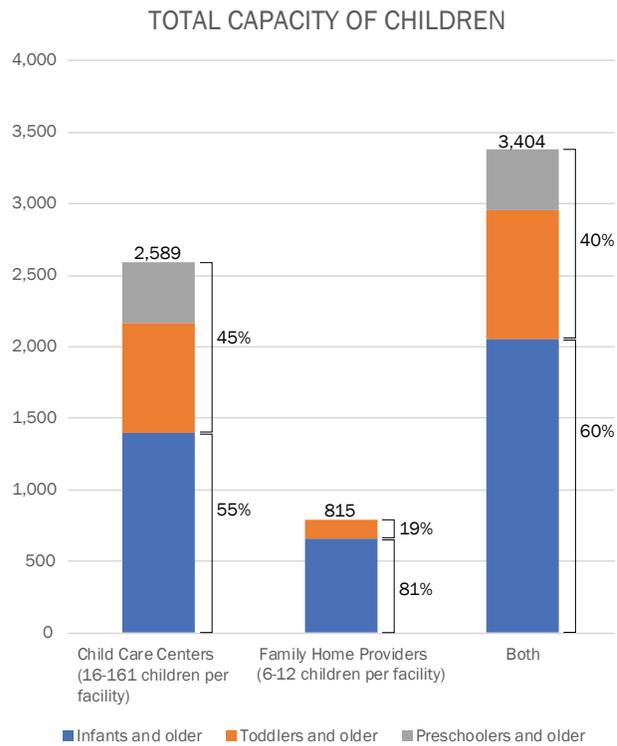
**Figure 2-1** Survey results for the normal pattern of care needed for families of state employees (not exclusive to the capitol campus)

STATE EMPLOYEE CHILD CARE NEED AND CAPACITY SURVEY

Results of a 2016 survey of state employees assessing child care needs near work indicate a strong need. Seventy-three percent of the respondents, a total of approximately 3,100 people, showed interest in taking their children to a state-sponsored facility near their work. Of the respondents, 917 work on or near the capitol campus. The highest demand vocalized by the parents is for year-round care for infants, toddler, and preschoolers. The survey indicates an average of 1.3 children under the age of five per respondent, illustrating that approximately 1,200 children would benefit from on-campus care. Drop-in care during the legislative session proved to be a minimal demand, contributing to the decision not to pursue this type of care in the building planning. Full results can be found in the [“State Employee Child Care Need and Capacity Survey”](#) in the appendix.



**Figure 2-2** Survey results for the number of child care facilities within five miles of the capitol campus and the minimum age groups served.



**Figure 2-3** Total number of children served within five miles of capitol campus and approximate minimum age accepted in relation to the total capacities.

CAPACITY SURVEY OF EXISTING CHILD CARES WITHIN FIVE MILES

In 2018, the DCYF also performed a study of the existing child care facilities within five miles of the campus. There are 37 child care centers with an overall capacity of 2,589 children. The individual centers' capacities vary from 16 to 161. Seven have a capacity of over 100, seven have a capacity of 30 or fewer, and the rest fall somewhere in between. Twenty of the establishments accept infants under twelve months old, eleven take children starting at twelve months, and the rest vary from thirty months to three years. Fifteen child cares only accept preschool and younger, a similar structure to that of the proposed childcare center. Nearly half of the child care centers do not accept infants or are restricted to only infants and toddlers, creating a discontinuity in the location and staff of the child's care as he or she ages.

In addition to the 37 child care facilities, there are 78 licensed family home providers with a total capacity of 815 children. The individual capacities vary from six to twelve children. Forty-eight of the homes hold the highest capacity of twelve. Fifteen of them are not licensed to care for infants, furthering demonstrating a gap in this age group. Combining both child care centers and homes, 28 percent of the locations do not accommodate infants, amounting to 40 percent of the total capacity when the size of the facilities are considered. For the full results of this study, see [“Child Care Market Survey 5 Mile Radius” in the appendix](#)

## 2.3 DESCRIPTION OF THE PROJECT AND ITS BENEFITS

This predesign study examines two locations on the capitol campus to host a new child care center for state employees. The need and capacity are determined based on surveys provided by the Department of Children, Youth, and Families. The proposed child care center supports the department’s missions by strengthening local early education opportunities and setting a high standard for facilities statewide.

### 2.3.1 BENEFITS

Increased access to child care near the workplace benefits both families and employers - in this case, the state government. Child Care Aware of Washington states in its release [“Child Care Capacity Recovery Uneven Across Washington”](#):

*“Reduced child care capacity has been linked to decreasing rates of maternal employment, reduced choice for families seeking child care, and increased reliance on other forms of child care, including a reliance on unlicensed child care, which can sometimes be unsafe for infants, toddlers and young children.”*

Of children under six years old in Thurston County, 53.4 to 61.6 percent have all working parents. With 15,914 children under the age of five in the county, over 9,000 families and their employers are affected by child care quality and accessibility.<sup>3</sup>

Horizons Workforce Consulting conducted a [“Lasting Impact of Employer-Sponsored Child Care Centers Survey”](#) in 2017 of parents who had children at Bright Horizon’s employer-sponsored centers to illustrate the benefits. A publication in the [“International Journal of Advance Research And Development Study”](#) further analyzes this “fringe benefit.” Availability of child care helps attract, hire, and retain competent and happy employees.

- Satisfaction and recruitment: 96 percent are more likely to recommend their employer to other working parents if there is sponsored care. Nearby child care may reduce the stress of parents. It helps employees maintain a work-life balance, provides added flexibility, and improves morale. 76 percent of respondents ranked child care as among the best employer benefits. The benefit attracts single parents and women, diversifying the workforce.
- Retention: 92 percent of parents reported that the availability of employer-sponsored child care would be important in considering changing employers. 88 percent report that it was important in their decision to return to work after the birth or adoption of a child.
- Productivity: Employer-sponsored child care can help parents concentrate on their tasks and meet performance expectations. 79 percent reported that it enables them to volunteer to participate in activities not formally required by their job. Proximity further improves productivity: 40 percent of parents say that they would have to shorten their work day without access to

3 Source: <https://ofm.wa.gov/sites/default/files/public/dataresearch/databook/pdf/53067.pdf>

child care. Organizations lose millions of dollars every year due to child care related absences and problems.

A new child care center on the capitol campus will provide convenient access to state employee families and integrate parents and children on campus. Parent and child interaction during the day will help create a sense of community and bring joy to the otherwise serious environment. A nature-based outdoor play program will promote child development and contribute to a high quality care center. This facility is also intended to perform as a licensing model and training center for the DCYF, as well as an operational model for other state or city governments to follow.

## 2.4 PROGRAM REQUIREMENTS

The a purpose built child care center will be an amenity for state employees working on or near the Washington State Capitol Campus. The project scope includes related sitework to improve the neighboring environment and create safe, easy access to the building. It will integrate sustainable features, aiming to be both net-zero energy and LEED Gold certified.

The Governor’s Office intends to develop the largest facility determined to be of a reasonable size for a child care environment and of reasonable cost. The DCYF survey of centers in the area indicates the upper capacity is around 150-200 children. Aiming high maximizes the ability of the facility to address the large need for child care near the workplace. Further analysis of comparable facilities determined that an average of 123 GSF per child and 1,863 GSF per classroom would likely be required, placing a 200-child facility at approximately 24,600 GSF. For the full study, see [“Comparable Facility Benchmarking Study” in the appendix](#). As a 24,600 square foot building would be too large and expensive, the Governor’s Office set the goal to serve 150 children in eleven classrooms. Individual classroom and play area sizes and materials are guided by the Washington Administration Code requirements for licensing child care facilities.

Due to the lower number of facilities serving infants within five miles of the capitol campus, this age group is emphasized in the new child care center. Eight classrooms are sized to fit either infants or toddlers, allowing for maximum flexibility in accommodating the youngest age range. Three classrooms are designed for preschoolers. Providing the full range of infants through preschoolers allows children to remain in the same facility as they grow. Also, parents with multiple children in different age groups are able to enroll them at the same location, enhancing opportunities for parent-child interactions throughout the day and strengthening overall convenience.

### PROGRAM SUMMARY TABLE

<b>124-172 Children, depending on infant/toddler ratio, 26 Staff</b>		
<b>11 Classrooms (8 infant/toddler, 3 pre-k)</b>		
	<b>Total</b>	<b>% Net</b>
Childcare	9,405 SF	71%
Office & Shared Spaces	3,920 SF	29%
<b>NET SQUARE FEET</b>	<b>13,325 SF</b>	<b>100%</b>
Building Support Spaces	5,698 SF	
<b>GROSS SQUARE FEET</b>	<b>19,023 SF</b>	
Efficiency	70%	

### 2.4.1 HISTORY

#### HISTORY OF CAPITOL CAMPUS CHILD CARE CENTER

In 1984, Legislation passed that recognized on-site child care for employees of both public and private organizations is a worthwhile pursuit. As a demonstration project for state employees, a GA-owned building was remodeled the following year into a day care center and the state contracted with a provider to operate the facility (ABC Capitol Campus Children’s Center). In 1987, additional money was appropriated to build another child care facility in Olympia, which opened as an addition to the ABC Capitol Campus Children’s Center. The Office of Financial Management issued guidelines on contracting for childcare services in 1994. Between 1996 and 2006, policies were updated, leases were altered, and improvements were made to the existing facility. Eventually the center was run by a non-profit foundation formed by parents called the Capitol Campus Child Care Parent Foundation, who contracted with a private vendor, Lots of Tender Loving Care, LLC.

In 2008, the center was displaced when its site was repurposed for the 1500 Jefferson office building. The Capitol Campus Child Care Center was relocated into a renovated building on Perry Street approximately two miles away from the capitol campus. The Capitol Campus Child Care Parent Foundation now operates the center in agreement with a child care provider, 5C’s Child Care Centers, a nonprofit corporation. It provides care for 82 children from ages six months to six years old. For the full history of the child care center, see [“History of the Capitol Campus Child Care Center \(5C’s\)” in the appendix.](#)

A new child care center will build upon the success of the current Capitol Campus Child Care Center on Perry Street, increasing child care capacity and quality of care for dependents of state employees and their families.

#### SURVEY OF STATE PROVIDED CHILD CARES IN THE UNITED STATES

Senator Hunt requested information from other state legislators regarding both drop-in and full time day care. Five states, Alaska, Connecticut, Texas, Pennsylvania, and West Virginia, have child care centers in or near state buildings that give preference to state employees. Alaska and Connecticut specifically prioritize legislators in their on-site child cares. Alaska, Connecticut, and Texas open the center to the general public if space allows after state employees are fully accommodated. Connecticut allows the state to set aside space for child care if there is need of at least 30 children whose parents work in a particular state building. In Alaska, the legislature pays for maintenance, janitorial, and utilities for the infant through preschool aged child care center while a contractor is responsible for other expenses and operating costs.

As seen through the survey results, increasing capacity and convenience of Washington State government subsidized child care would lead as an example not only within the state, but across the nation, as few currently exist. The full survey can be found in the appendix: [“State Government Provided Child Care Inquiry”](#)



## 3 ANALYSIS OF ALTERNATIVES

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### 3.1 NO ACTION ALTERNATIVE

Negative consequences result from not developing a child care center on the capitol campus. Without this facility, the State of Washington will perpetuate the following conditions:

- A lack of care for infants and toddler age kids on or in close proximity to the capitol campus.
- A deficiency of high quality nature-based outdoor play focused on cognitive, social, and physical development on or in close proximity to the capitol campus.
- No state-of-the art child care facility on the capitol campus that serves state employees and their families who live and work close to campus.
- No model resource for education and training for Department of Children, Youth, and Families , nor a public private partnership operating model for other public agencies to emulate.
- Reduction of the attractiveness of state government as an employer for the current and next generation of workers.

Only about half of the existing child care centers within a five-mile radius provide continuity of care from infants to pre-school age in one facility. Parents with more than one child will continue to have their kids in multiple child cares, increasing the complexity of pick up and drop logistics at the beginning and end of their work day. Furthermore, the survey indicates that there are far fewer child cares that provide care for infants and toddlers nearby, and those that do have waiting lists. According to a 2016 state employee survey, 917 state employed families working on the capitol campus reported a distinct need for child care, from infants through preschoolers, representing approximately 1,200 children who could benefit from the facility.

### 3.2 CAPITOL CAMPUS SITES EXPLORED

#### 3.2.1 CAPITOL CAMPUS OPPORTUNITY SITES

The consultant and stakeholders identified six potential sites on the capitol campus and Heritage Park primarily based on opportunity sites identified in the 2006 Master Plan for the Capitol of the State of Washington and the 2017 State Capitol Development Study.

##### 2017 DEVELOPMENT STUDY OPPORTUNITY SITES

- Old IBM Building site
- East of Transportation Building site
- ProArts site and Centennial Park
- Pritchard Building remodel

##### OTHER

- Heritage Park (by proviso)
- Top of the plaza parking garage (currently the Olympia Kiwanis Club Foodbank Garden)

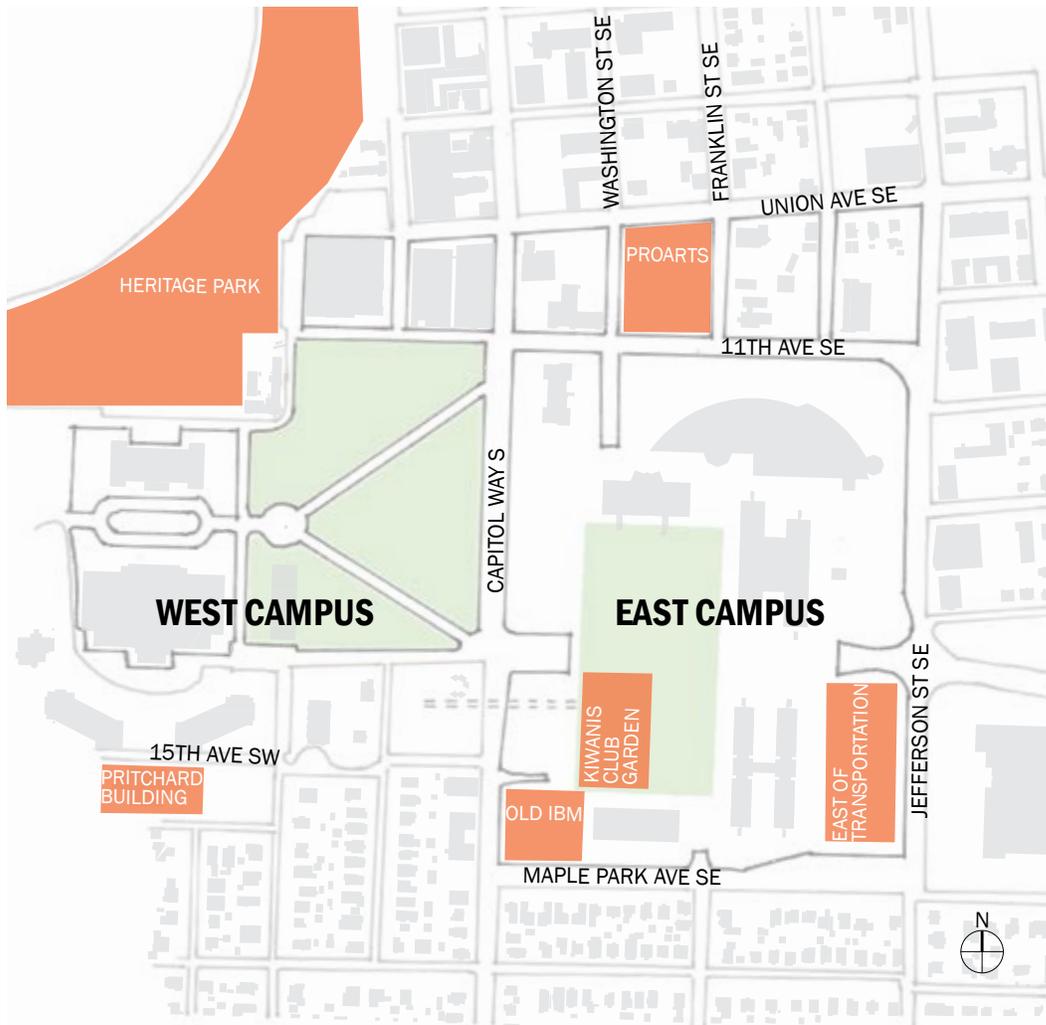


Figure 3-1 Opportunity Sites

The steering committee and stakeholder team determined a set of criteria for evaluating the sites:

- Access
- Safety/security
- Conduciveness to early learning & outdoor play
- Conduciveness to community
- Maximum site development potential (master plan compliance, highest and best use)
- Solar access for play area and solar photovoltaic potential
- Availability of site utility infrastructure (fire & domestic water, sewer, stormwater, power, telecommunications)
- Compatibility with the campus' physical context
- Site development risks
- Funding success

### 3.2.2 SITE ASSESSMENT SUMMARY

The following summarizes the recommendations for sites further study. The "Old IBM" site and the one-block ProArts Building/State Farm/Centennial Park site are the two sites that are recommended for further study.

#### OLD IBM BUILDING SITE

There were many attributes across all categories of the Old IBM Building site that made it worth exploring in more detail. Drawbacks included a lack of solar access, nearby construction on the East Plaza garage, and traffic flow issues.

#### PROARTS BUILDING, STATE FARM & CENTENNIAL PARK SITE

Although a child care facility may not maximize the ProArts site development potential for an office building and there was concern about how urban the site is, it was highly regarded in all other categories and was recommended for further study.

#### EAST OF TRANSPORTATION BUILDING

Child care does not maximize the site development potential and the net zero energy goal is highly unlikely due to lack of solar access.

#### PRITCHARD BUILDING AND PARKING LOT

Renovation of the Pritchard Building puts the timeline at risk. Additionally, a significant amount of funding would be required, on the order of three to five times the cost of a childcare center at the proposed cost due to the need to perform a total upgrade of the building as part of the project scope.

#### TOP OF PLAZA PARKING GARAGE (KIWANSIS CLUB GARDEN)

The top of the plaza parking garage would require close coordination with the garage re-roof project, which is a risk to the timeline. Unknown costs associated with retrofitting the garage structure to support a child care center is also a risk.

#### HERITAGE PARK

The team could not identify discernible sites with potential to develop in Heritage Park and felt the park is not conducive to creating a sense of community within the capitol campus, nor is it conducive to early learners because of safety concerns related to the nearby train tracks and transient population.

A site assessment matrix follows evaluating the site criteria qualitatively and comparatively across all sites evaluated.

Analysis of Alternatives – Capitol Campus Sites Explored

SITE ASSESSMENT MATRIX

SITES	OLD IBM	EAST OF TRANSPORTATION	PROARTS, STATE FARM, CENTENNIAL PARK
<b>EVALUATION CRITERIA</b> (1 = BEST, 3 = WORST)			
<b>ACCESS</b> (vehicular via I-5, parking, drop off/pick-up, walkable from employee offices)	(+) centrally located on campus (+) existing parking garage can be used for staff parking and/or drop-off/pick up 2	(+) direct access from I-5 via 14th Ave SE & Jefferson St. SE (-) vehicle access off of Jefferson St. will be preferred, but round- about and median complicate access 1	(+) direct access from I-5 via Union Ave (+) bike lanes present 1
<b>SAFE &amp; SECURE</b>	(+) site has two campus edges (-) parking in garage introduces safety concerns and can be disorienting to parents dropping off 2	(+) site has three secure edges (-) overlooking perch from DOT an attractive nuisance for rock throwing to site below 2	(-) urban site - vulnerable due to very busy public streets (-) need to balance privacy & security. Public access to park & The Daniel J. Evan's Tree to be maintained. 3
<b>CONDUCTIVE TO EARLY LEARNING &amp; OUTDOOR PLAY</b> (vehicle speed, air/ noise pollution)	(+) Capital Way is busy but posted at 25 mph zone (+) perimeter can be controlled with soft/natural edges 2	(+) perimeter can be controlled with soft/natural edges (+) natural landscape & sculpture park provide a good environment for child care 1	(+) Kid-friendly opportunity with adjacent Centennial Park and The Dan Evans tree. (-) most urban site evaluated; difficult to control edges of site 2
<b>CONDUCTIVE TO COMMUNITY</b> (access to CC green space, offices, neighborhood amenities)	(+) good access to central campus green space & plaza, pedestrian bridge to west campus (+) centrally located 1	(+) existing sculpture park green space an amenity for child care (-) DOT building severs connection to CC green space, leaving site a bit isolated 2	(+) on edge of campus and proximity to greatest concentration of state employees (+) cluster of neighborhood amenities (credit union, post office) 1
<b>MAXIMIZE SITE DEVELOPMENT POTENTIAL</b> (master plan compliance, highest & best use?)	(+) M.P. calls for a gateway function (+) M.P. opportunity site indicates development potential in line with +/- 15,000 gsf footprint. 1	(-) M.P. opportunity site indicates it is slated for a much bigger building 3	(+) Fair to good. Similar in size to development potential of 'Old IBM' site assuming park is not disturbed. 2
<b>SOLAR ACCESS OUTDOOR PLAY &amp; SOLAR PHOTOVOLTAIC (PV) POTENTIAL</b>	(-) tall trees prohibit adequate solar access for both play and PV. 3	(-) tall trees and adjacent DOT bldg prohibit adequate solar access for both play and PV. 3	(+) great solar access for both play and PV depending on design; building wants to be north of play area, separating park from play space - need to balance sunlight. 1
<b>SITE UTILITY INFRASTRUCTURE AVAILABILITY</b> (water/sewer/stormwater/ power/telecom)	(+) good utilities infrastructure availability 1	(+) good utilities infrastructure availability 1	(+) good utilities infrastructure availability 1
<b>CC PHYSICAL CONTEXT COMPATIBILITY</b> (scale, neighborhood issues)	(+) relatively good scale and adjacency to campus green spaces and plaza. 1	(+) little to no affect on neighbors (-) one-story building will be shadows of DOT & trees - scale diminutive 2	(+) good scale & commercial zone; 3-6 story buildings to east & west, residential to north, no traffic impacts. 1
<b>SITE DEVELOPMENT RISK</b> (geotech/environmental/ archeology/historic status, etc.)	(+) low risk, flat site, site of former IBM building (-) some risk of remaining foundations 1	(+) potential to reuse existing visitor parking lot for drop-off/pick-up. (-) significant topography change 2	(-) zoning code may require street frontage improvements (-) significant grading may be required (-) 50' radius no-impact zone from sequoia 3
<b>FUNDING SUCCESS</b> (complexity & cost)	(+) perceived to be low cost site development (-) primary construction staging site for garage project 1	(+) perceived to be low cost site development 1	(-) site costly due to unknowns, construction staging & access, existing building/foundation demo, & significant grading. 2
<b>SUMMARY</b>	RECOMMENDED There are many attributes across almost all categories, worth exploring in more detail	NOT RECOMMENDED Child care does not maximize the site's development potential & net-zero energy goal is highly unlikely due to lack of solar access.	RECOMMENDED Although a child care facility may not maximize the site development potential and there is some concern about how urban the site is, it is highly regarded in all other categories.

PRITCHARD BUILDING	TOP OF PLAZA PARKING GARAGE (KIWANIS CLUB GARDEN)	HERITAGE PARK
(-) displaces legislators parking (-) no direct vehicle route, via neighborhood streets 3	(+) centrally located on campus (+) existing parking garage can be used for staff parking and/or drop-off/pick up 2	(-) vehicular access would be more difficult; from West via Deschutes Pkwy SW, East via Capitol Way or Jefferson St. to 5th Ave SW (-) most would not walk from state offices 3
(+) quiet, dead end street (-) lots of activity during legislative session 2	(+) removed from vehicular traffic (-) parking in garage introduces safety concerns and can be disorienting to parents dropping off 2	(-) railroad tracks severs connection from park to Capitol Campus (-) railroad tracks an attractive nuisance 3
(+) south side has good potential for play (+) low traffic, dead end street (-) steep slope down to water is a risk 2	(+) good access to central campus green space & plaza (+) inside of campus, removed from streets 1	(-) team thought the park was not conducive to children 3
(-) far away from campus green space or other amenities (-) remote and negative impact to neighbors 3	(+) good access to central campus green space & plaza, pedestrian bridge to west campus (+) centrally located 1	(+) proximity to park green space (-) not on Capitol Campus 3
(+) develop in concert with other needs (school kids orientation, drop-in day care need) (-) M.P. calls for a legislative function 2	(+) wouldn't displace other opportunity sites on campus (-) change of M.P. purpose 1	(-) lack of commercial development opportunities directly adjacent to park (-) no adjacent property owned by State 2
(+) south orientation is positive for both play and solar PV 1	(-) partially shaded rooftop from existing building may prove difficult for NZE (-) shaded by trees from west (+) south open 2	(+) non-site specific; but generally good solar access from southwest & west. 1
(-) fire water flow is inadequate needing upgrade (+) stormwater is good costs balance each other out 2	(-) requires elevator installation for convenient universal access (-) routing of utilities into building may prove difficult given existing structure 3	not evaluated
(+) renovation repurposes significant landmarked building (-) change of use may upset neighbors with increased traffic 2	(+) one-story pavilion building within the plaza landscape (+) inside of campus - soft edges (+) puts activity in big, open unused space 1	(+) park context is compelling (-) removed from Capitol Campus 2
(-) historic landmark status increases risk of approvals process and timeline (-) major renovation required for change of use. 3	(-) may need structural seismic retrofit to build on top of. 2	(-) site acquisition would be required outside of park; no discernible opportunity for sites (-) in park development introduces site development risk including potential environmental issues adjacent to Capitol Lake 3
(-) renovation cost could triple the cost or more of the anticipated child care cost (-) increases funding complexity putting schedule at risk (-) may be difficult to get support of leg 3	(-) needs to coincide with garage re-roof - separate funding & lengthy timeline (-) potential structural seismic upgrade increases cost (-) may be difficult to get support of leg 3	(-) site acquisition or park development elevate risk to cost and funding 3
NOT RECOMMENDED Timeline is at risk if this site and renovation of Pritchard is considered. Significant funding will be required, on the order of three to five times the cost of a standalone child care at desired <\$10M project cost.	NOT RECOMMENDED Requires close coordination with the garage re-roof project, risking timeline. Unknown costs associated with retrofitting garage structure to support child care.	NOT RECOMMENDED No discernible sites with potential to develop. Team felt the park is not conducive to creating a sense of community within the Capitol Campus, nor was the park conducive to early learners.

### 3.3 DEVELOPMENT OPTIONS

#### 3.3.1 OPTIONS

Two development options were studied further to test the fit of the desired program: the Old IBM Building site and the ProArts site/Centennial Park.

- 1. Old IBM site
- 2. ProArts/State Farm/  
Centennial Park site

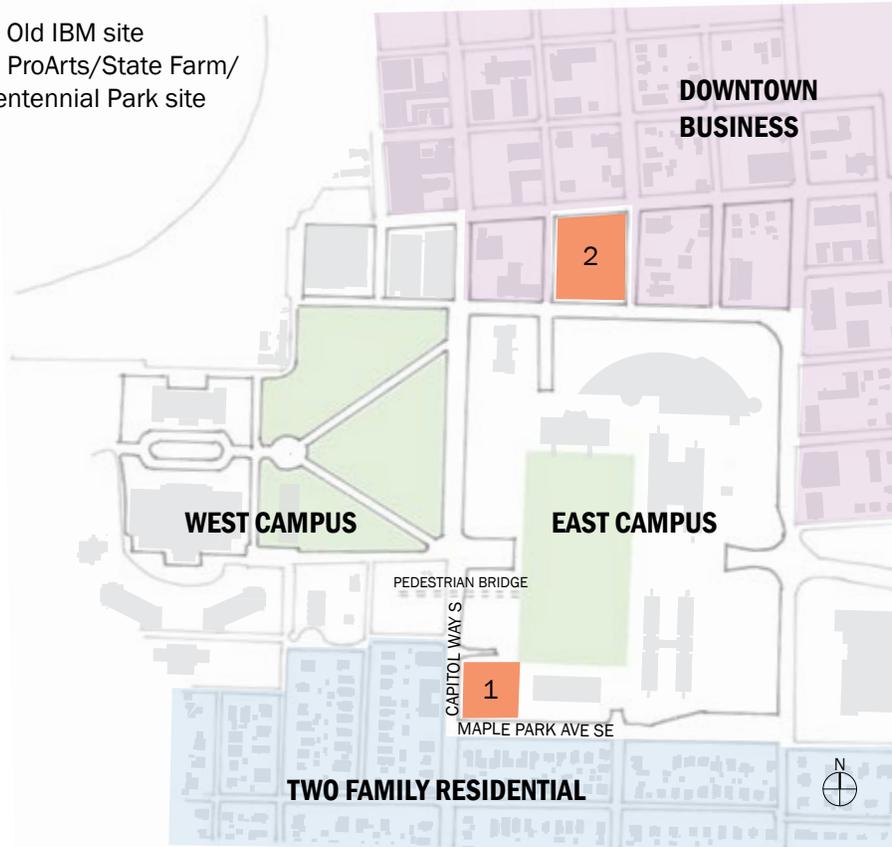


Figure 3-2 Location of the potential development site options

#### OLD IBM BUILDING SITE

##### LOCATION/BACKGROUND

The Old IBM site is on east campus on the corner of Maple Park Ave and Capitol Way S. It is adjacent to the Employment Security Department building and East Plaza Garage. A pedestrian bridge that connects west and east campus is about one block north of the site. A child care center could be safely accessed from the bridge and from the East Plaza garage, as both cross green spaces to the site rather than a busy street. There is a bus stop on Capitol Way at the west edge of the site. These connections help the location feel integrated into the campus. From a zoning standpoint, although the site is technically part of capitol campus, it is also considered to be in the Commercial Service High Density District for calculating traffic impact fees and responding to advisory city codes.

##### MASTER PLAN

The 2006 Master Plan for the Capitol of the State of Washington identifies this as an opportunity site. Past master plans have identified the site as green space or suggested large offices all the way to property edges. Based on its location, it is considered a gateway building site so the master plan recommends a generous setback for the transition to the capitol campus.



Figure 3-3 Aerial view of Old IBM site

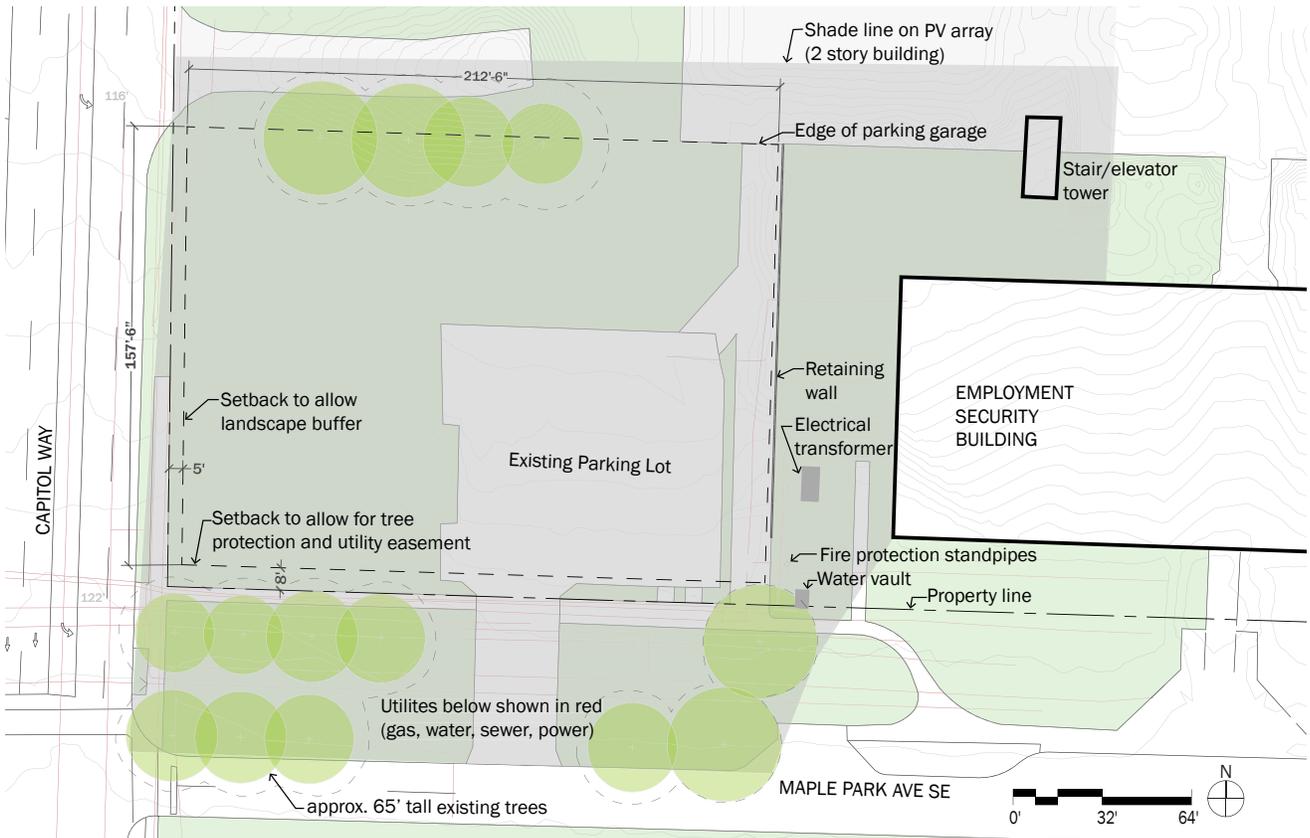


Figure 3-4 Old IBM site: Existing Conditions Diagram

TEST-TO-FIT STUDY

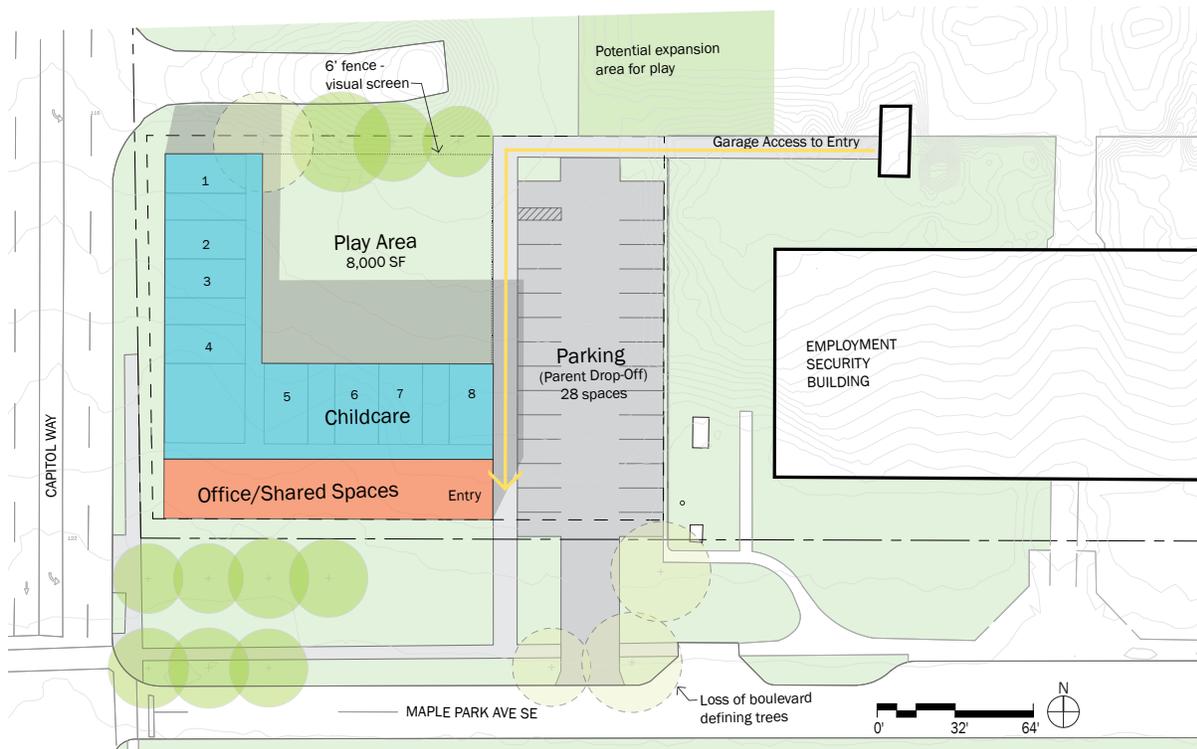


Figure 3-5 Old IBM site: Test-to-fit diagram for a two-story 11 classroom child care, Level 1

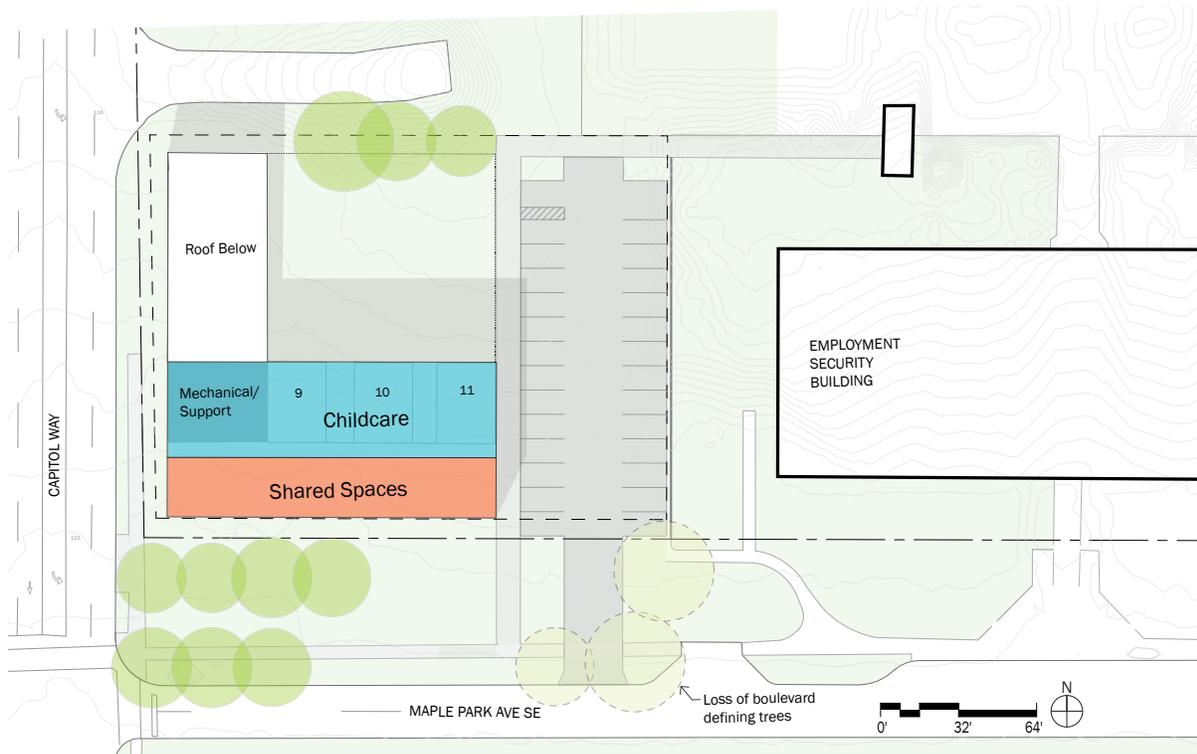


Figure 3-6 Old IBM site: Test-to-fit diagram for a two-story 11 classroom child care, Level 2

## ADVANTAGES

1. A child care center would take advantage of a smaller scale site that many other capitol campus projects would not be able to utilize.
2. This use is an appropriate gateway building for the transition from neighborhood to campus. The site naturally has a strong connection to the campus and access through a green space is safe and desirable for children. There is no requirement to cross the street and a large parking lot would not be required on the site due to the convenient entry to the plaza parking garage for staff parking.

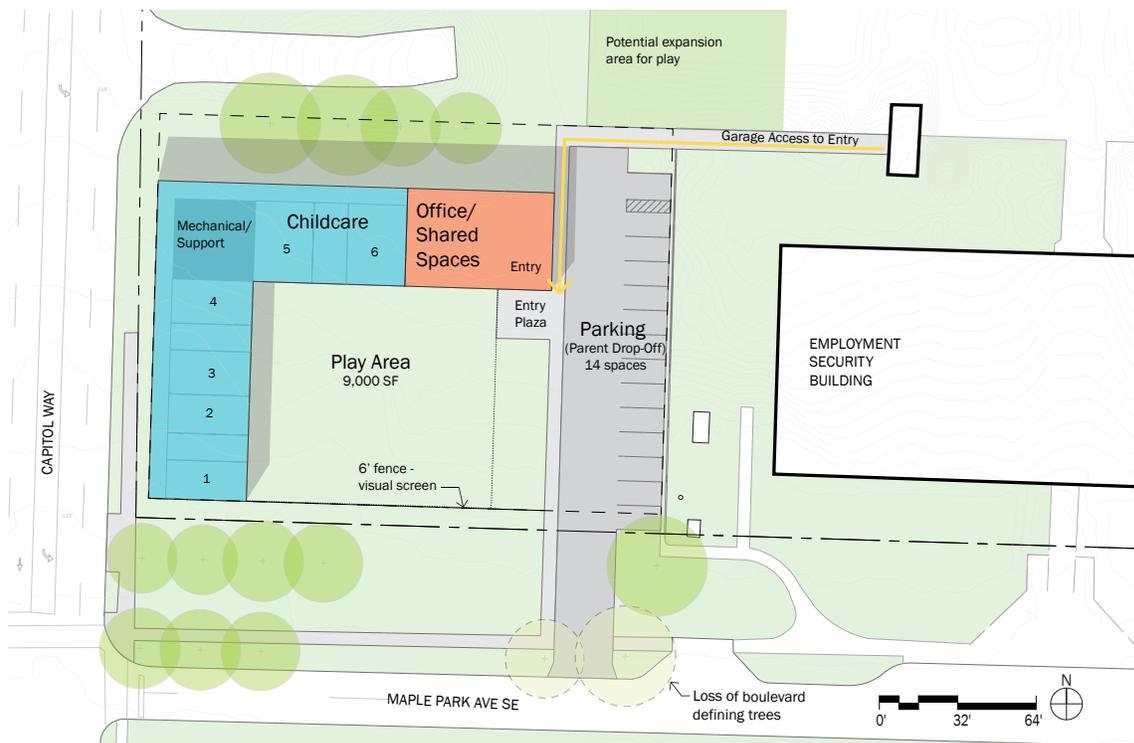
## DISADVANTAGES

1. At around 32,000 square feet of buildable site area, this site can only fit six classrooms on a single story. A two-story building is required in order to serve the desired eleven classrooms. This does not allow all classrooms to have direct access from the room to the outdoor play area and the added height shades much of the play area. The second story is undesirable from a safety standpoint as children on upper floors would need to be escorted downstairs in an emergency. The building code does not allow children under two and a half years old to be on an upper floor without more rigorous fire protection measures due to these egress concerns. A two-story building also adds cost as a less efficient floor area results from the added circulation and support spaces required, including an elevator.
2. Twenty-one surface parking spaces from the capitol campus parking count will be displaced and not replaced. There is only enough room on the site to allow for parent drop-off parking spaces and a few staff. The majority of the staff parking will be accommodated in the plaza garage or elsewhere on campus. There is very little street parking in the area.
3. Site constraints limit the footprint area of potential development:
  - City zoning codes do not permit parking in the front yards (street facing), limiting the location of surface parking on site.
  - City zoning codes indicate a preference for buildings to align with adjacent building setbacks. Aligning a child care center with the Employment Security Department reduces the buildable area but protects the boulevard trees – an important element to maintain the continuity of the boulevard's character
  - The boulevard trees are desirable to keep as their scale and age contribute to the visual and physical character of Maple Park Avenue as well as the capitol campus. They provide a spatial transition and visual buffer to the capitol campus from the residences to the south. Maintaining the trees increase the construction setbacks to the north, further limiting the usable area of the site. Additionally, a few of the trees conflict with the ideal location of the proposed parking lot driveway. The survey indicates public utilities are routed parallel to the street under the boulevard trees. Even if the trees were removed, this area is not suitable for capital investment due to access to the utilities needed in the future.
4. Street improvements per public works standards are anticipated on Capitol Way and Maple Park Avenue including sidewalks, landscaping, and trees.
5. The city does not allow entry to a parking lot along Capitol Way because it is classified as an arterial street. Complicating vehicle access to the site, access from Maple Park Avenue is restricted to one direction due to a divider in the boulevard and there is not enough lot frontage to accommodate multiple driveways.

6. Development on this site would require a one-time city traffic impact fee of \$25 per gross square foot (GSF), or about \$475,000 for a 19,000 GSF facility.
7. Site conditions increase development complexity and cost:
  - There is a ten-foot elevation drop from south to north with a noticeable low are in the northeast corner, requiring significant fill for the play yard and potentially a retaining wall to transition to adjacent areas.
  - Based on the adjacent parking garage structure’s pile foundations, poor soils on the site are anticipated necessitating soil improvements or pile foundations.
8. Net-zero energy is not feasible due to significant shading on the site:
  - Between Maple Park Avenue’s boulevard trees and the Employment Security Department building, the large portion of the site is shaded between September and March.
  - An estimated 120 KW system is needed to achieve net-zero energy for a 19,000 GSF facility over the course of a year, and with the site shading the solar PV array is estimated to be approximately 40-50 percent effective.

**RIGHT-SIZED OLD IBM SITE DEVELOPMENT OPTION**

Due to the restricted site development area of the Old IBM site, a right-sized six classroom, one-story child care facility was explored as part of our alternatives analysis. It was not carried forward to the same level of detailed analysis because the number of children served did not meet the project team’s goal of 150 children. A six-classroom facility could serve between 72 and 96 children depending on the ratio of infant to toddler classrooms. Assuming an even distribution of two infant classrooms, two toddler classrooms and two pre-school classrooms, a maximum of 84 children could be served based on state allowed maximum children per room.



**Figure 3-7** Old IBM site: Test-to-fit diagram for single story six-classroom child care

Please refer to "[Right-Sized Old IBM Site Development Option](#)" in the appendix for more information on this option including a space allocation table and C-100.

PROARTS SITE AND CENTENNIAL PARK

LOCATION/BACKGROUND

The Professional Arts and State Farm buildings share a city block with Centennial Park between 11th Avenue SE and Union Avenue SE and between Washington Street SE and Franklin Street SE. It is directly north of east campus, but 11<sup>th</sup> Avenue is a wide, busy street so capitol campus buildings feel disconnected from the site. Although part of the campus, it is also considered to be in Olympia’s Downtown Business District for determining traffic impact fees and advisory zoning codes.

MASTER PLAN

This site was identified as an opportunity site by both the master plan and 2017 Capitol Campus Development Study. It was slated for a large office development in the development study, but no partner was identified. A 2010 Predesign Study by ZGF proposed a 170,000 gross square foot office building and below grade parking for 50 cars, but this project was never realized.

The master plan highlights Centennial Park as a natural setting within the city that provides respite and recreation and recommends that the park should remain minimally developed. The 85-foot sequoia tree named after former senator Daniel Evans is a focal point of the park and holds cultural significance. A child care center would be a compatible use with the park, allowing it to maintain its presence on the block and with a little bit of clean up, has the potential to become a more attractive destination.

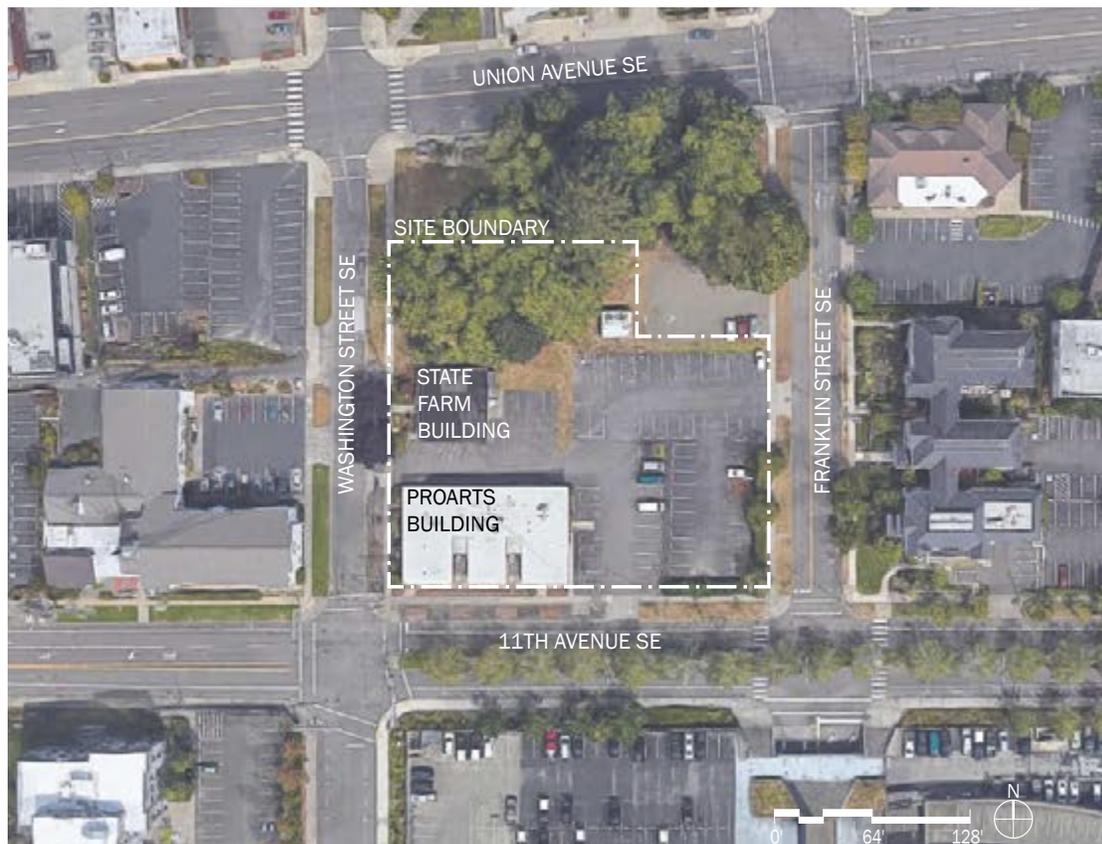


Figure 3-8 Aerial view of ProArts site

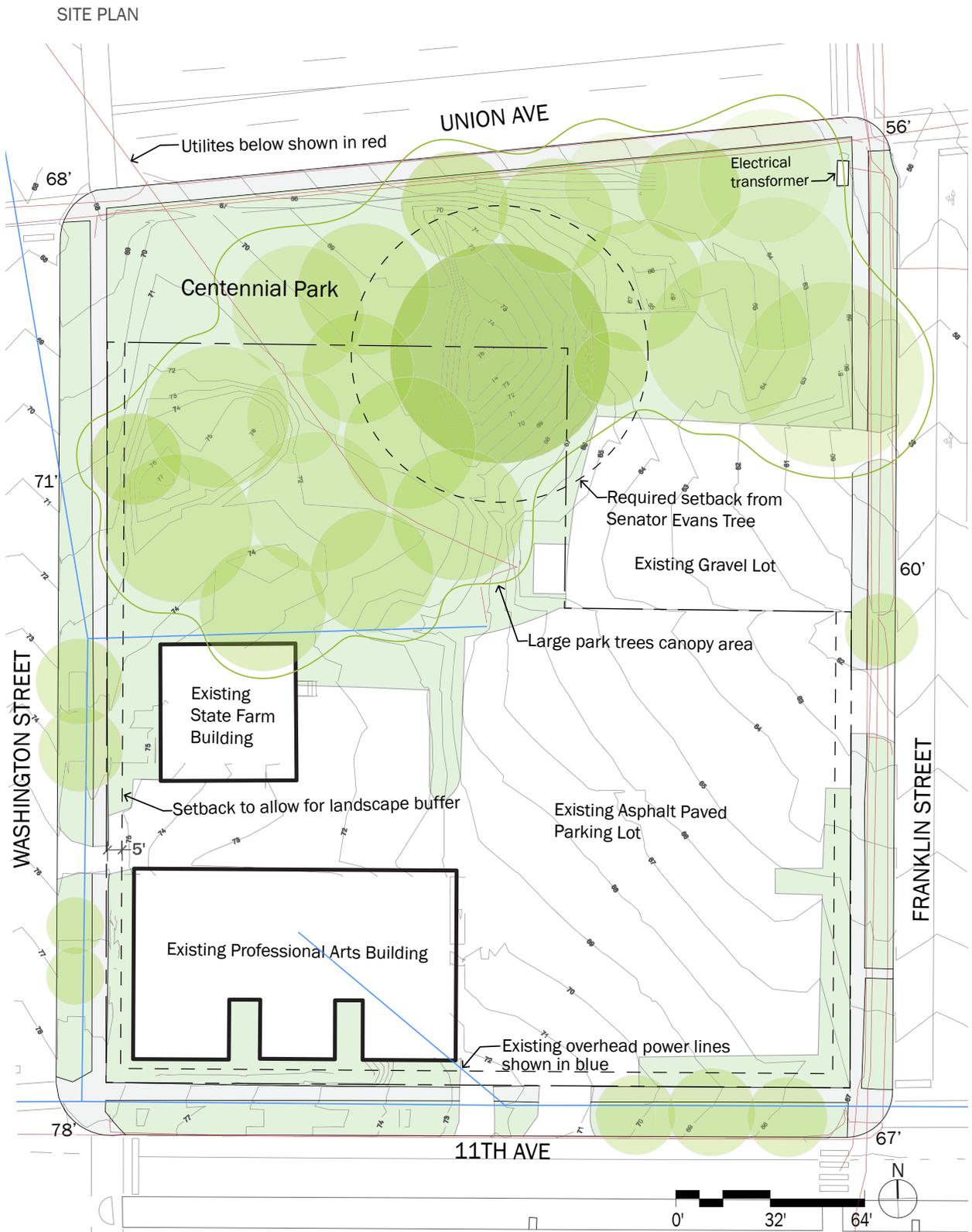


Figure 3-9 ProArts Site and Centennial Park: Existing Conditions Diagram

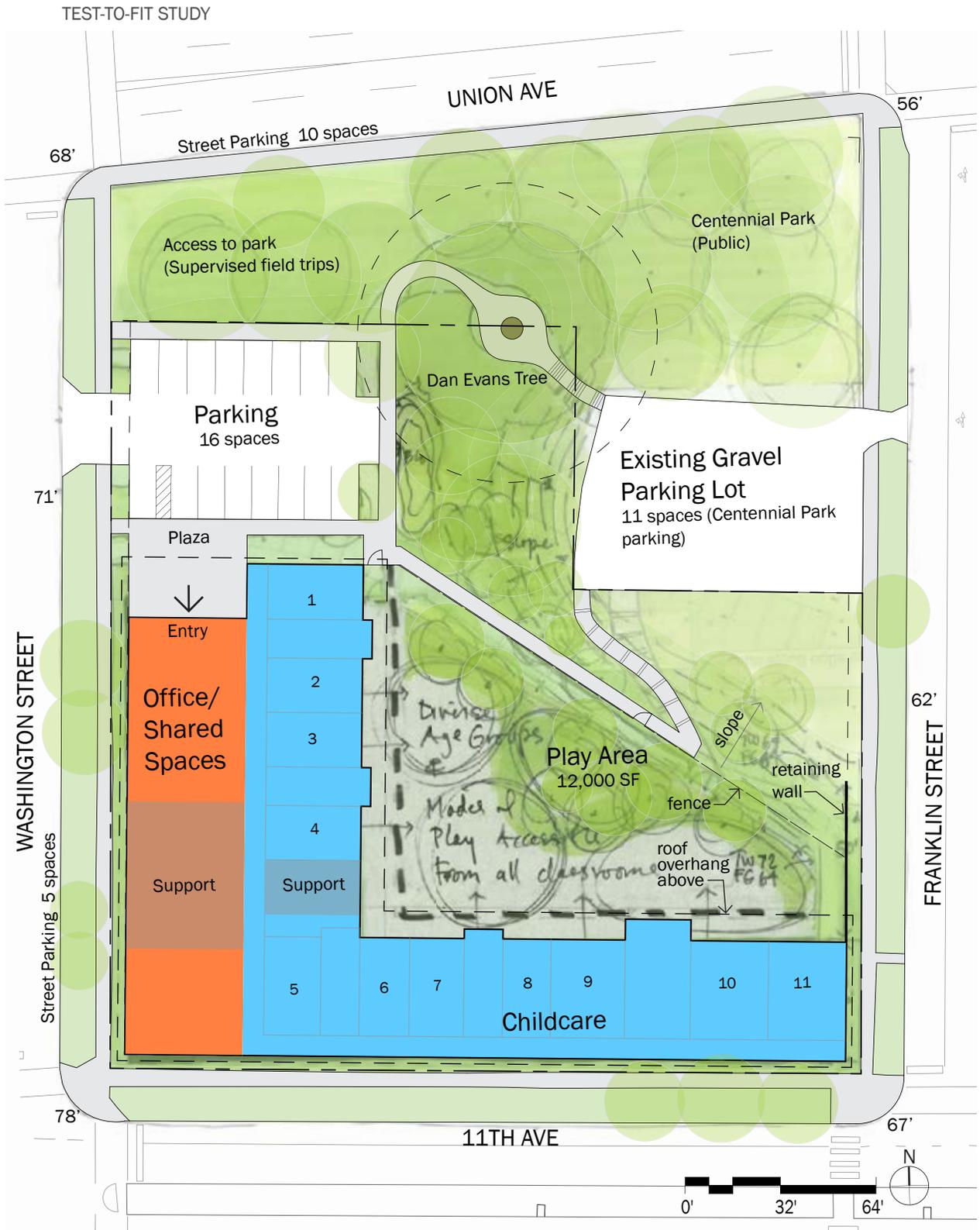


Figure 3-10 ProArts Site and Centennial Park: Test-to-fit diagram for single story, 11-classroom child care

ADVANTAGES

1. There is potential to improve pedestrian connections between the campus and downtown and to make the park more attractive, contributing to the local community. A child care use is compatible with the park.
2. A larger buildable site area, approximately 50,000 square feet, allows the entire eleven classroom facility to sit on a single level with direct access from classrooms to an appropriately sized play area.
3. For the downtown zone, the rate of traffic impact fees for child care centers is \$3.82 per gross square foot. The cost can also be offset by crediting buildings that are currently on the site. This will result in approximately \$25,000 total compared to the \$475,000 at the Old IBM site.
4. The cluster of trees on the site reside on the north side of the site in Centennial Park, allowing direct solar access to the roof and play area. This is ideal for a net zero energy building and outdoor play. The trees also help act as a buffer between the noisy and busy Union Avenue to the north of Centennial Park.

DISADVANTAGES

1. Soil conditions are unknown and recent construction on 1063 Block a few blocks to the west required ground improvements for foundations. Without a site specific geotechnical report, this study assumes similar soil conditions and ground improvements and special foundations will be required, even for a small, lightweight building.
2. The topography change is significant, dropping over twenty feet from southwest to northeast across the block. Along 11<sup>th</sup> Avenue there is a ten-foot change, therefore fill is assumed needed to provide a more level play area on the north side of the building.
3. Because this site occupies the entire block, street improvements on three streets and minor park improvements are expected. The city requires the undergrounding of the overhead power lines as part of street improvements for a project this size.

3.3.2 COST ESTIMATES

Target value estimates formed based on comparable projects and estimated site costs allow for comparison between the alternative options. Although higher site costs are anticipated for the ProArts site, the requirement for a two-story building on the IBM site is an even larger expense. Both projects include a cost for rooftop PV panels, but the array on the Old IBM site would not be utilized to its full potential due to the shade of adjacent buildings and trees. For a full analysis of the life cycle costs, see ["Life Cycle Cost Model Results" in Chapter 5.](#)

LIFE CYCLE COST SUMMARY

Option	Annual Energy Cost (\$/SF/Yr)	Grand Total Project Cost (unescalated)	Total Life cycle Cost (NPV*) 30 years	Total Life Cycle Cost (NPV*) 50 Years
<b>OLD IBM SITE OPTION</b>				
a. Net-Zero Energy (NZE)**	0.40	\$15,008,350	\$28,525,381	\$37,983,748
b. NZE-Capable	0.98	\$14,551,390	\$26,866,858	\$36,929,938
<b>PROARTS SITE OPTION</b>				
a. Net-Zero Energy (NZE)	0.16	\$15,025,577	\$27,924,779	\$36,573,694
b. NZE-Capable	0.98	\$14,568,617	\$26,417,611	\$35,869,543

\*Net Present Value (NPV) - NPV compares the value of a dollar today to the value of that same dollar in the future, taking inflation and returns into account.

\*\*The Old IBM site is not conducive to net-zero energy due to the solar shading that occurs from the tall trees and adjacent Employment Security Department building to the east. This option includes the same size solar array for comparative purposes, but its efficiency had to be adjusted due to the shading. Thus, the annual energy cost is higher compared with the ProArts Site option.

### 3.3.3 SCHEDULE ESTIMATE

The site choice is not anticipated to affect the schedule for new construction.

	<b>Design Start</b>	<b>Construction Start</b>	<b>Construction Midpoint</b>	<b>Construction Completion</b>
Old IBM site	July 1, 2019	January 1, 2020	July 1, 2020	December 31, 2020
ProArts site	July 1, 2019	January 1, 2020	July 1, 2020	December 31, 2020

### 3.3.4 PROARTS OPPORTUNITY SITE - PREFERRED

Based on the analysis of each option, a new building on the ProArts site emerged as the preferred choice due to the following priorities:

1. Appropriately sized outdoor nature-based play area
2. One-level facility with direct accessibility to outdoor play spaces from classrooms
3. Net-zero energy potential
4. Solar access to play area
5. Lowest cost



## 4 DETAILED ANALYSIS OF PREFERRED ALTERNATIVE

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### 4.1 PROGRAM DESCRIPTION

#### 4.1.1 PROJECT GOALS AND SPACE NEEDS ASSESSMENT

In response to the needs reflected in surveys, the project team requests that the new child care facility serves 150 children and prioritizes caring for infants. Based on licensing requirements, a child care center this size requires a minimum of 26 staff members.

Taking advantage of a ground-up endeavor, this center should be an exemplary space for Department of Children, Youth, and Families training and observation and a resource for agencies across the state. It includes flexible space to host a number of both internal and external activities. This may include educator and parent one-on-one conversations, events for operators, educators, and parents, and hands-on, interactive education. It will also accommodate day-to-day use by the children for indoor movement such as dance, yoga, or climbing. Food for children's snacks and meals will be prepared on-site, necessitating a small commercial kitchen within the building. Classrooms are designed for specific age groups. Infant and toddler classrooms share observation rooms, laundry/storage rooms, bottle preparation areas, diaper changing areas, and restrooms to optimize the efficiency of these overlapping support needs. The observation rooms act as both staff offices and allow parents and counselors to observe children as needed without disrupting the class. Preschool classrooms similarly share observation rooms and restrooms as well as an art room both for efficiency and as an opportunity more multiple classes to interact.

The outdoor play area is central in the education and development of children. Research indicates benefits of age-appropriate play space for social, cognitive, and physical development of infants, toddlers, and pre-kindergarten children. Ensuring that children have fun also ensures that they will learn. Similar to within a classroom, there needs to be a wide assortment of activity areas provided outdoors. This entails a variety of natural and hard paved surfaces and soft areas as well as variety in play equipment. Covered areas offer both shade and rain protection. Ideally, every classroom has direct access to the play area. In order to keep children safe both from wandering off and from outsiders wandering in, the area must be enclosed by special fencing.

#### EXISTING FACILITY

Currently, child care offered to state employees is not on or near the capitol campus. The Capitol Campus Child Care Center (5C's) that was originally located on east campus is now nearly two miles away. The 5C's is licensed by the State of Washington, Department of Social and Health Services, Division of Child Care and Early Learning. The program is designed for state employees and their families and children. The Center is operated by Lots of Tender Loving Care LLC, hired by the Parent Group *Parents of CCCCC Foundation*. It is licensed to serve up to 87 children and has a constant wait list. This child care center is not being replaced by a new one; the need is great enough that both facilities are beneficial. Because it was a renovation of an existing facility and does not meet high performance building standards including LEED, net-zero energy, or a 50-year lifespan, or include features such as observation and training rooms, it was not considered a comparable facility when determining program requirements. However, it was looked to as an operational model for a new facility.

### COMPARABLE FACILITIES

The steering committee and consultant team visited child care facilities to help clarify the needs of this new project.

The Starbucks Mermaids Lagoon is an example of a corporation-sponsored child care center on the premises of the Starbucks Headquarters in Seattle, and an example of a tenant improvement in an existing building. It was the largest child care analyzed, split over two levels. There was no direct access to outdoor play space. The outdoor play space was located away from the building requiring a short walk, and incorporated traditional play equipment. Natural areas were not incorporated for sensory experiences or gardening opportunities. Additionally, there were no covered outdoor space for play in inclement weather. Food was catered for meals and snacks to meet the WAC's licensing rules. The child care is operated by Bright Horizons.

Tacoma Community College's Early Learning Center is an example of a one-level purpose built child care center with classrooms' direct access to outdoor, nature-based play. An out-building was provided for play equipment storage and a large covered outdoor play court for rainy days. Food is prepared within the facility to meet the WAC's licensing rules. The kitchen and food prep were integrated into the children's daily learning experience. A roll up service counter opened into the hallway and low bar seating was provided for viewing and eating. The children are able to interact with the chef and the chef is able to put food preparation on display.

Additional comparable facilities were chosen for benchmarking both size and cost of the capitol campus child care center based on ultimate desires for the space. Defining elements for constituting a comparable facility include the following:

- State-owned and built to public High Performance Building standards lasting 50 years or more
- Includes integrated spaces for training and classroom observation
- Purpose built, new facility construction
- Inclusion of outdoor, age appropriate and nature-based play spaces

Aligning as much as possible with these characteristics, Peninsula College Early Childhood Development Center, Tacoma Community College Weyerhauser Early Learning Center, Grays Harbor College, Whatcom Community College, and Skagit Valley College Childcare Center were selected as comparisons for the program.

## COMPARABLE FACILITIES BENCHMARKING

Childcare Facility	GSF	# Of Children	GSF/ Child	Total Class-rooms	GSF/ Class-room	Average Children Per Class-room	Efficiency (Net SF/ Gross SF)
Peninsula College ECDC (PC)	12,000	68	176	4	3,000	17	60%
Tacoma Community College (TCC)	13,730	92	149	6	2,288	15	67%
Grays Harbor College (GHC)	5,960	57	105	4	1,490	14	64%
Whatcom CC (WCC)	5,560	74	75	4	1,390	19	78%
Skagit Valley College (SVC)	5,000	38	132	3	1,667	13	67%
<b>Benchmark (average)</b>	<b>10,625</b>	<b>91</b>	<b>123</b>		<b>1,863</b>	<b>15</b>	<b>67%</b>

Of these facilities studied, an average 123 GSF per child indicated that a 18,750 GSF facility would be needed to serve 150 children. Likewise, an average 1,863 GSF per classroom results in a 18,630 GSF facility for ten classrooms. The average gross square foot per child and cost per child is lowest in the largest facility option and the closest to the benchmarks for those comparable facilities studied. A smaller facility is more expensive it is per child served, making a larger facility more cost efficient. An evaluation of the space types within the child cares indicate that on average 67 percent of the net square feet are used directly for the child care classrooms and direct support spaces and the remaining 33 percent were used for offices and shared spaces such as reception, activity spaces, staff and parent rooms, training space, storage and the like. A more ambitious target of 70 percent efficiency was established for this child care center. For the full benchmarking study see [“Comparable Facility Benchmarking Study” in the appendix.](#)

## POTENTIAL FACILITY SIZES

Facility Size	Children served	Number of classrooms	GSF/ classroom	GSF/ child	Project Cost	Total Dollars Per Child
8,100	50	4	2,025	162	\$5,525,000	\$110,500
14,700	107	8	1,838	139	\$10,000,000	\$94,600
18,750	148	11	1,705	127	\$12,790,000	\$86,419

#### SPACE ALLOCATION

An eleven classroom facility best fits the project goals. Further refinement of the space needs based on consultant input determined the program to fit in a 19,023 GSF building, just slightly above the original 18,750 GSF benchmark. Additional covered areas outside the classrooms are needed for protected outdoor play in inclement weather. Based on the WAC licensing requirements to determine classroom sizes, three are designed for preschoolers and eight can be used for either infants or toddlers. Flexibility of the classrooms is maximized by using the minimum requirements for toddlers for these eight classrooms instead of infants. If infants are not in demand then the facility has the ability to adapt and accommodate more toddlers. The total building occupancy ranges from 127 to 172 children depending on the infant/toddler classroom ratio used. A minimum of 26 overall staff members remains consistent because as the staff to child ratio increases, the maximum number of children allowed per classroom decreases.

Flexible spaces outside the classrooms include a lobby that can act as the multipurpose gathering space and areas to accommodate indoor play space. This may include play nooks or wide hallways as areas for play during inclement weather. Lactation and parent rooms for privacy and general storage are also specifically requested.

SPACE ALLOCATION TABLE

Use	Units	Square Feet SF/ Units	Space Sub-Total (SF)	Maximum Children	Min. Staff	Sub-Total (SF)
<b>Childcare</b>				<b>172</b>	<b>23</b>	<b>9,405 SF</b>
Infant/toddler classroom	8	550	4,400	112	16	
Preschool classroom	3	790	2,370	60	6	
Infant/toddler toilet & diaper changing	4	140	560			
Bottle/kitchenette	4	85	340			
Preschool restroom	1.5	140	210			
Preschool restroom (access outdoors)	1	50	50			
Shared art & project room	1	315	315			
Shared laundry room & storage	4	80	320			
Preschool storage	3	30	90			
Kitchen & pantry	1	450	450		1	
<b>Offices &amp; Shared Spaces</b>					<b>3</b>	<b>3,920 SF</b>
Reception desk	1	200	200		1	
Director's office	1	120	120		1	
Program assistant's office	1	100	100		1	
Observation rooms/staff offices	5.5	150	825			
Resource/conference/break room	1	350	350			
Work room	1	175	175			
Multipurpose room	1	900	900			
Classroom/training room	1	800	800			
Parent/lactation rooms	3	50	150			
Car seat & stroller storage	1	300	300			
<b>Building Support Spaces</b>						<b>5,698</b>
Storage (access from outdoors)	1	100	100			
Central storage	1	250	250			
Family restrooms	2	50	100			
Gender neutral restrooms	2	150	300			
Janitor's closet	1	50	50			
Waste & recycling room	1	200	200			
Electrical & telecommunications	1	300	300			
Mechanical	1	700	700			
Water services	1	200	200			
Circulation, entry areas	16%		2,132			
Structure & walls	11%		1,466			
<b>Gross Square Feet</b>						<b>19,023</b>
<b>Efficiency</b>						<b>70%</b>

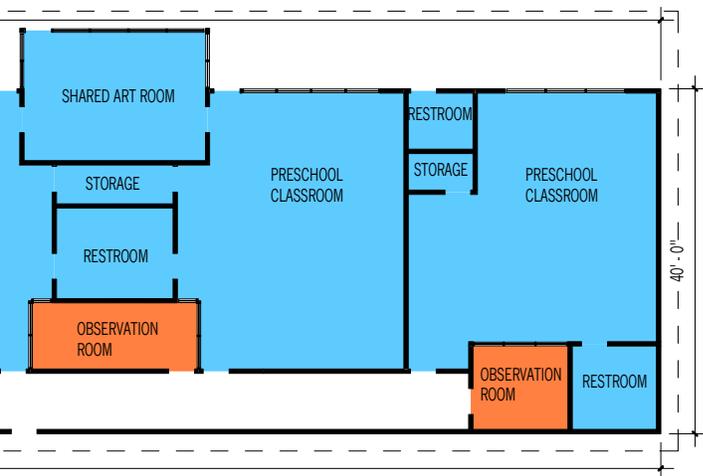
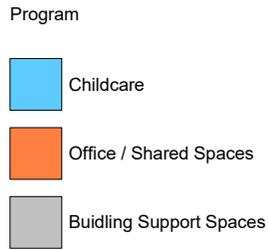
Detailed Analysis of Preferred Alternative – Program Description



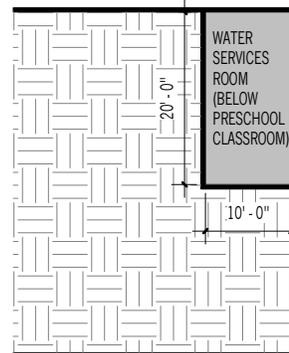
Figure 4-1 Basic Floor Plan

### 4.1.2 BASIC CONFIGURATION

A single-story 19,023 square foot floor plan is ideal both for the safety of the children and for direct access to the outdoor play area. Because infants and toddlers need to be carried to safety in an emergency, they are required to be on the ground floor. Classrooms line the play area in an L-shape, hugged by a bar of shared and support spaces along one side. Observation rooms, storage and laundry rooms, restrooms/diaper changing rooms, and bottle preparation rooms are shared between classrooms. A centrally located mechanical room allows a single air handling unit to serve the entire building. The water services room is located in a basement to utilize a space that would otherwise need to be filled with earth. Further information on individual rooms can be found in the [“Room Data Sheets and Layouts”](#) in the appendix.



MAIN LEVEL



BELOW GRADE LEVEL

## 4.2 SITE ANALYSIS

### 4.2.1 CAPITOL CAMPUS

Located in downtown Olympia, Washington, the Washington State Capitol Campus houses legislative and support buildings for the state government. Although within the city, the land is under Washington State authority. This renders the property exempt from the City of Olympia’s land use code.

The campus is split into east and west campuses by Capitol Way. In general, the west side holds many historical buildings with development beginning in 1855, while buildings were constructed on east campus starting in the 1960s. Architects Wilder & White and landscape architects the Olmsted Brothers are responsible for the original master plan of the area that is now west campus. Their design intents are preserved through the buildings and green spaces and are taken into account as the campus expands.

The Master Plan for the Capitol of the State of Washington (2006) provides an overall vision for the campus. Another resource guiding campus development is the State Capitol Development Study (2017), which identifies specific opportunity sites and examines their development potential.

### 4.2.2 LOCATION

The preferred site occupies the city block between Washington Street SE and Franklin Street SE and 11th Avenue SE and Union Avenue SE adjacent to the downtown business district of Olympia. There are currently two buildings on the south end of the site while Centennial Park occupies the north half. The State Farm Insurance building is approximately 1,500 square feet and sits in the center of the block. The two story Professional Arts building is approximately 11,000 square feet and is on the corner of 11<sup>th</sup> Avenue and Washington Street. Across Washington Street there is a large church and across Franklin Street there are a few two-story businesses. The Department of Natural Resources is directly across 11th Avenue. 11th Avenue is the major connection to the east capitol campus. However, because the street is so wide and busy, the site feels detached from campus.

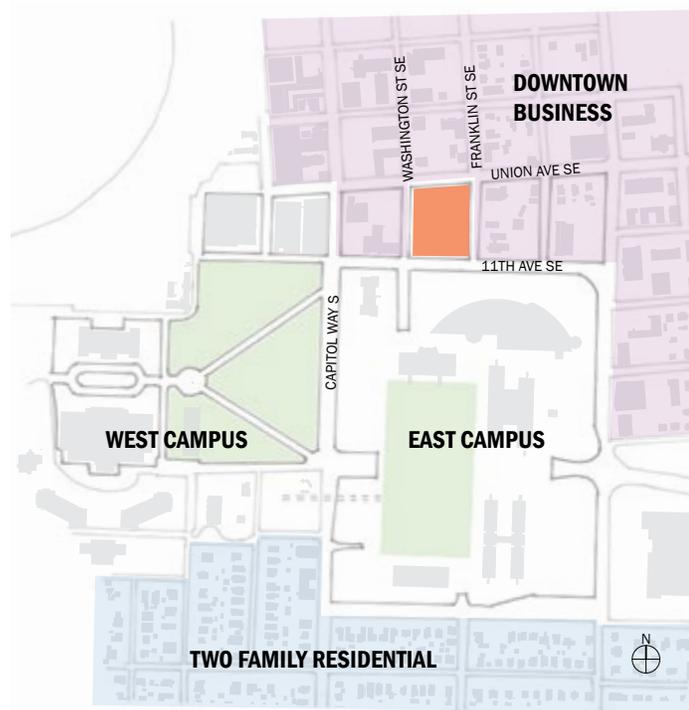


Figure 4-2 The preferred site is on the east capitol campus adjacent to the downtown business district of Olympia.

### 4.2.3 BUILDING FOOTPRINT

The preferred siting option of the floor plan borders 11<sup>th</sup> Avenue and Washington Street. This creates urban edges along the two streets, adhering to advisory zoning regulations and protecting the children’s play area from heavy vehicular traffic. It also sets up prime solar access on the roof for PV panels. Parking on the north side of the building allows drop-off and pick-up access from a calmer Washington street. The new parking lot, existing gravel lot, and a planted hill act as the northern safety buffer between the public park and the private child care building. The sheltered play area on the north side of the building has a strong relationship with the park, extending immersion in nature across the city block and framing an inspiring view of the Dan Evan’s tree for the children. The building sufficiently protects the area from winter wind and hot western sun. An appropriately sized play area allows for multiple classes of diverse age groups to fully utilize the outdoors in learning exercises and provides the opportunity to amply supply space for a variety of equipment for mixed modes of play.

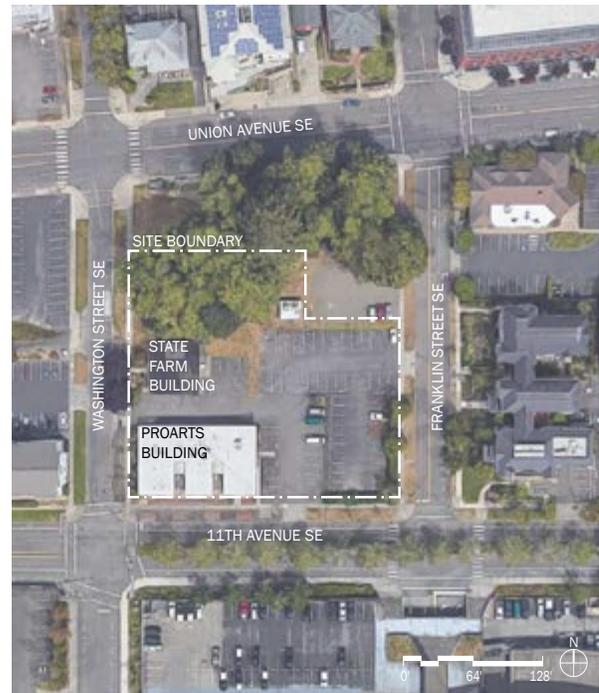


Figure 4-3 Aerial View of Preferred Site

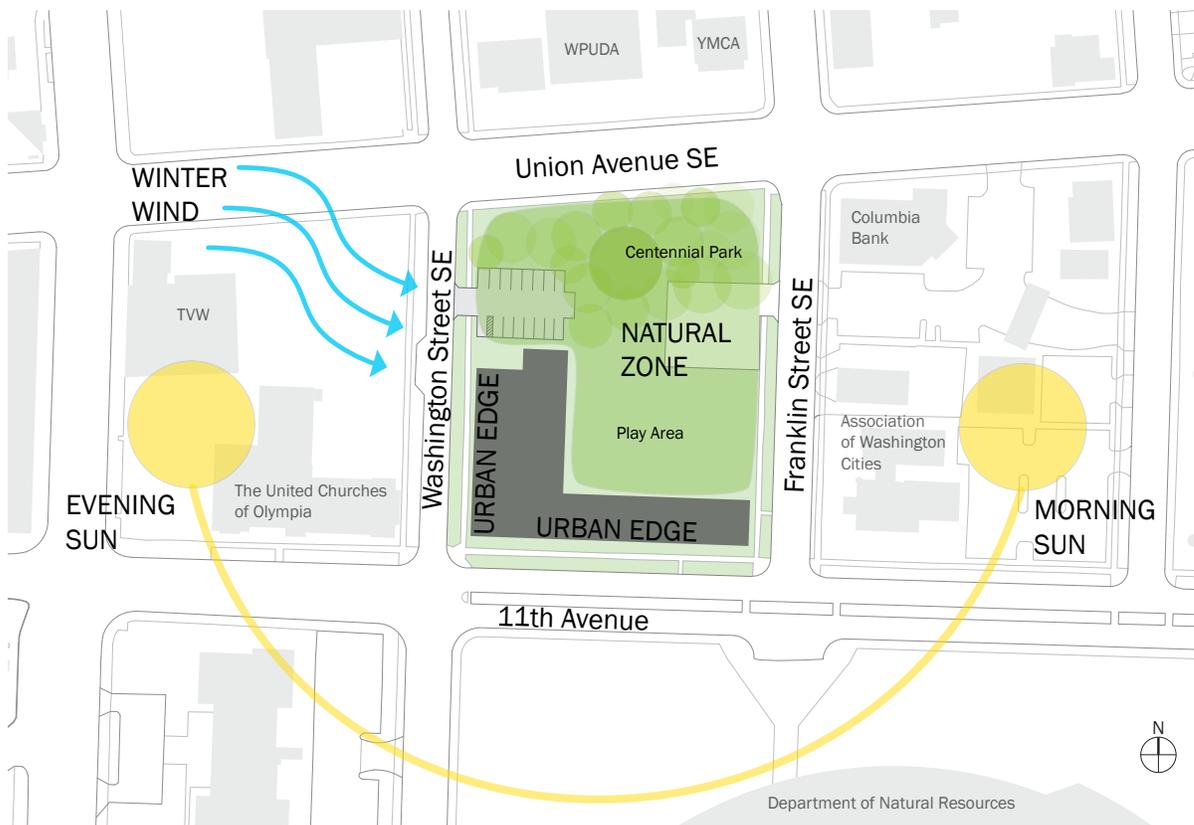


Figure 4-4 Site Concept for Preferred Site

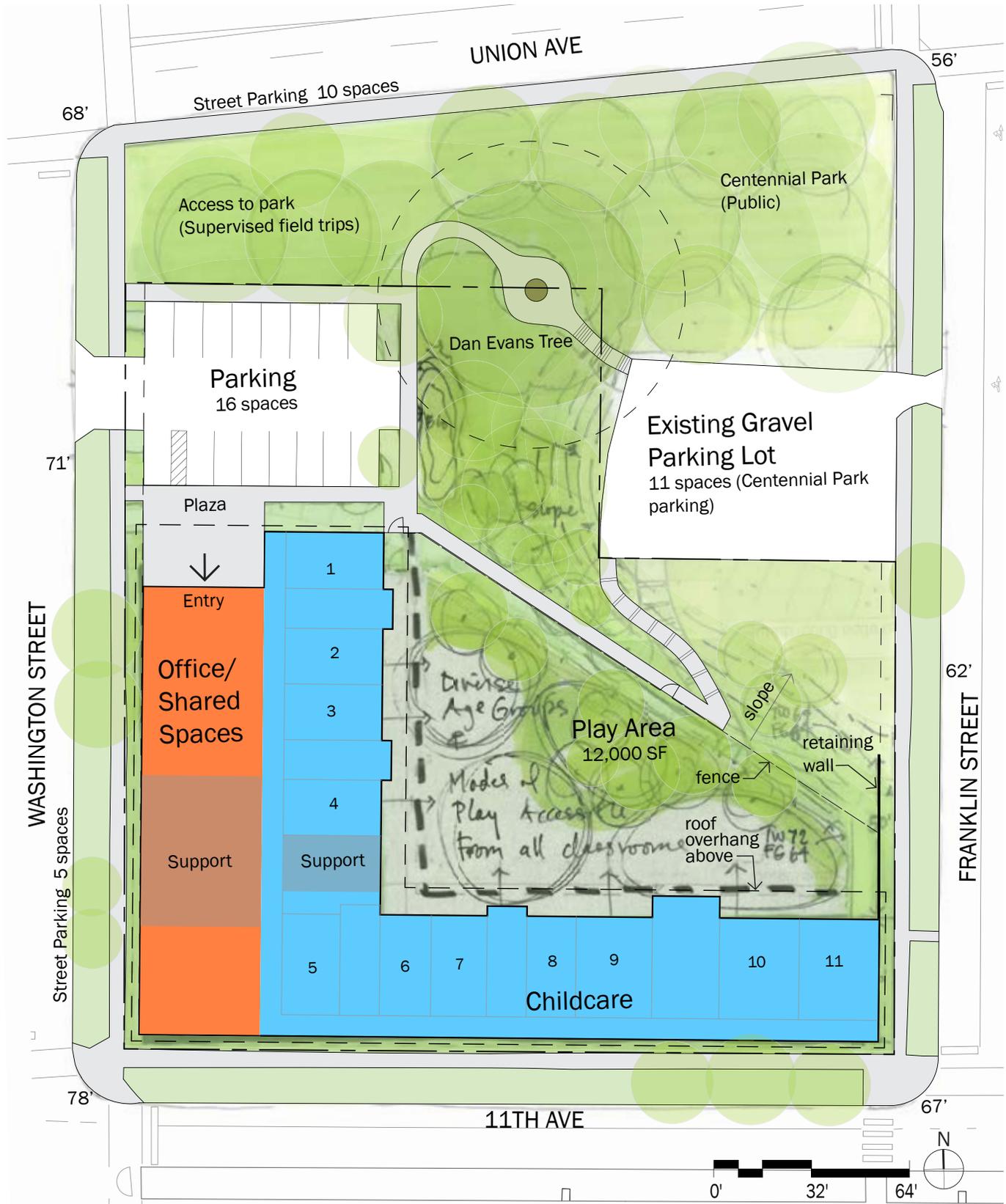


Figure 4-5 Basic Site Plan Diagram of Preferred Site

#### 4.2.4 STORMWATER REQUIREMENTS

Following both consultant recommendations and requirements set by the Enterprise Services Facilities Design Guidelines and Construction Standards, this building will utilize public stormwater mains. They are owned and operated by the City of Olympia and are located on Franklin Street. The stormwater system discharges to Moxlie Creek so stormwater detention on site is not required. As part of the capitol campus, this site is exempt from City of Olympia's green stormwater infrastructure in the downtown zoning requirements, but Low Impact Design should be implemented as much as is practical. Further details can be found in the ["Design Team Narratives" in the appendix.](#)

#### 4.2.5 OWNERSHIP

The lot is within the boundaries of the Washington State Capitol Campus. Washington State owns and maintains Centennial Park and has owned the remaining lots and buildings on the site since 2008. Tenants in the Professional Arts and State Farm buildings are on short leases, but there may be a cost to relocate them.

#### 4.2.6 EASEMENTS AND SETBACKS

In the City of Olympia code for the downtown zone in which this site is located, there are no minimum setbacks. However, a five to ten-foot setback is desired to allow a landscape buffer between the building and sidewalk.

The city of Olympia requires a 20-foot easement for a single utility and 30 feet for dual utilities, centered on the utility to allow 10 feet of clear space in each direction. With most utilities on this site located on the street side of the sidewalks, the setback also covers this easement.

#### 4.2.7 POTENTIAL ISSUES

During construction, there may be some disruption to the usability of the park and added noise to the neighborhood. However, as a downtown district rather than a residential neighborhood, it is likely to be tolerated relatively well.

The demolition of the ProArts building will require asbestos abatement according to a ["Good Faith Inspection"](#) for a remodel in 2014. Floor tiles, sheetrock, joint tape and compound, and brown brittle mastic all tested positive for asbestos. The State Farm Insurance building has not been tested.

#### 4.2.8 UTILITIES

Most utilities will easily connect to city or campus systems. The sanitary sewer system can be connected either at Washington Street or Franklin Street to the existing system. Similarly, the natural gas mains on either street can be utilized. A new water main will likely be needed on Washington Street for fire protection, connecting to mains on 11<sup>th</sup> Avenue and Union Avenue. New water lines to service this building will also be required for sprinkler systems and two additional fire hydrants.

Two existing electrical services currently exist on the site. At least one would be removed and a new one added for this project. The medium-voltage system is owned and provided by the Capitol Campus while the high-voltages that feeds it is PSE owned. As part of the city's frontage improvement requirements, the overhead power lines along 11<sup>th</sup> Avenue will need to be undergrounded. Additional detail can be found in the ["Design Team Narratives" in the appendix.](#)

#### 4.2.9 ENVIRONMENTAL IMPACTS

##### TOPOGRAPHY

The topography drops over twenty feet from the southwest corner to the northeast corner of the site as the intersection of Washington Street and 11<sup>th</sup> Ave is at 78 feet above sea level while the intersection of Franklin Street and Union Avenue is at 56 feet. However, there is only a ten foot drop from west to east. Building the bulk of the child care center where the current buildings stand aims to alleviate some of the earthwork required. An additional strategy to address the grade change is to locate the finish floor height at 72 feet. By partially nesting the building into the southwest corner of the site, it reduces how high the building will sit above the street as it stretches along 11<sup>th</sup> Avenue toward Franklin Street and allows easier access to the front entry from the parking lot. Because the building will still sit nearly a full story above grade on the southeast corner, a water services mechanical room can be placed in a basement at this end of the building, utilizing the above-ground space that would otherwise require fill.

##### GREEN SPACE AND NATURAL AMENITIES

Centennial Park is valued by the community and explicitly requested to be preserved by the master plan. The Daniel Evans tree is the tallest tree in Olympia and should remain a focal point of the park. Its health should be considered during construction. This requires respecting the 50-foot radius setback surrounding the tree outlined in the master plan to avoid damaging its roots. An [“Arborist Memo”](#) assessed the tree’s health and found that the tree is in overall good condition and requires minimal maintenance for its long term vitality. The park currently still holds an old residential foundation and is covered with English ivy, both of which threaten the health and beauty of the park. Although extensive park improvements are not included in the budget of this project, a small amount of work is required to enhance it as a natural amenity.

##### LEVEL 1 ENVIRONMENTAL SITE ASSESSMENT

A Level 1 Environmental Site Assessment was performed in July 2008. It notes that there is contaminated groundwater in the neighborhood but there is no evidence suggesting any beneath this property. Historically there were a total of ten residential dwellings or outbuildings on the site with no commercial or industrial buildings until the current structures were erected in the 1950s. Demolition of these current buildings will require an invasive pre-demolition inspection by an AHERA-accredited inspector. See [“Excerpt from Level 1 Environmental Site Assessment” in the appendix.](#)

Evidence of past residences increases the probability that there may be buried and decommissioned oil tanks on the site. As this poses a cost risk, a line item for removal of such items is included in the cost estimate under the utility and site demolition category.

#### 4.2.10 PARKING AND ACCESS

The primary access to the site and its connection to the capitol campus rely on 11<sup>th</sup> Avenue. The parking lot for pick-up and drop-off of children is accessed off of Washington Street. City code does not allow a driveway on 11<sup>th</sup> Avenue, an arterial street. Wayfinding will be important along 11<sup>th</sup> Avenue at both the Franklin Street and Washington Street intersections to properly direct parents and staff to appropriate parking areas and the entrance. Pedestrians from capitol campus would likely enter the site along 11<sup>th</sup> Avenue from the south and southwest, favoring placing the entrance on the west side of the block.

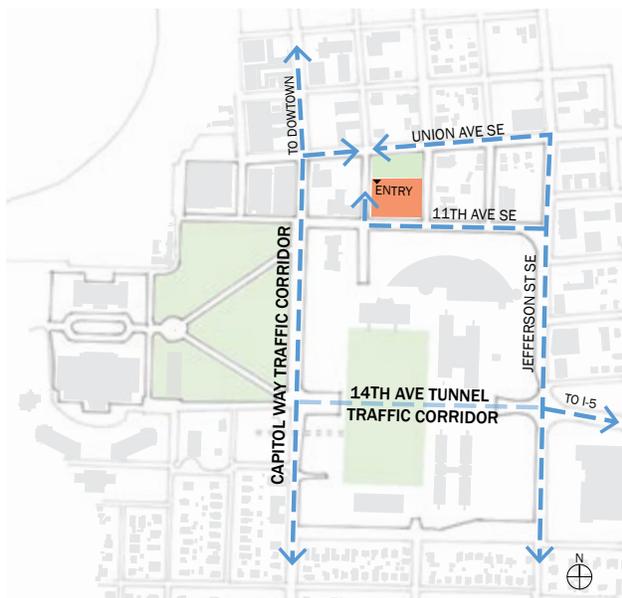
The added parking lot is planned to contain sixteen spaces for parents to drop off and pick up their children. For reference, the City of Olympia requires one spot for every ten children and one for every staff member. If the maximum capacity of 172 children and 26 staff is assumed, the lot would require 18 drop off spaces and 26 staff spaces. Thus the planned lot is within the required ten percent of the

drop off spaces. This range is consistent with statewide guidelines of 1.2 to 2 linear feet of curb drop off space per student at elementary schools. See the [“Child Care Transportation Metrics Study” in the appendix](#) for the full traffic study. Staff members can park in one of the existing nine-hour on-street parking spaces bordering the site, or elsewhere on the capitol campus. The existing gravel lot for Centennial Park parking off of Franklin Street will remain untouched.

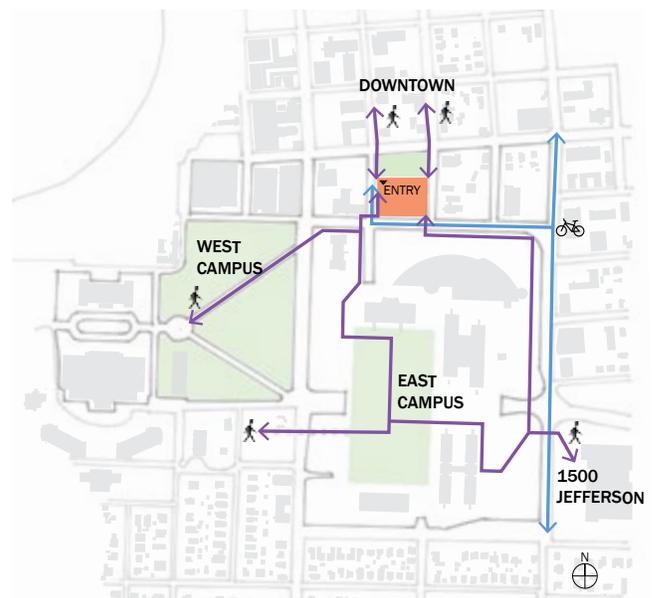
Compact parking spaces in the new lot should be avoided in order to allow car doors to fully open when children are unloading. The City of Olympia code defines adequate drop off facilities as allowing for a continuous flow of vehicles which can safely load and unload children.

The current parking lots on the site hold 60 parking spaces that are part of the capitol campus parking count. They are expected to be removed and not replaced. No policy has been established for a reduction in the parking count on campus. It has not been confirmed if a policy will be established in the future or if there are opportunities to add parking elsewhere on campus to bridge the difference.

The 2014 Capitol Campus Transportation and Parking Study Final Report expresses Commute Trip Reduction goals for the Capitol Campus. This program lends itself to encouraging trip reduction or alternative modes of transportation primarily for staff members. Downsizing the on-site staff parking encourages alternate modes of transportation and enhances the connection between the child care center, the park, and the downtown area. There are numerous bus stops and capitol campus parking lots and garages within walking distance, promoting use of public transportation and carpools.



**Figure 4-6** Vehicle access to the site from the capitol campus, downtown Olympia, and I-5



**Figure 4-7** Pedestrian and bicycle access to the site from the capitol campus and downtown Olympia

#### 4.2.11 IMPACT ON SURROUNDINGS

Much of the construction lay-down is expected to be on the site. The noise and mess of the construction will most significantly impact Centennial Park as its use will be limited or unpleasant. Because the building is close to the edge of the property, existing sidewalks will likely be damaged and need repair or replacement. The project is one phase, so the duration of neighborhood impact will be limited.

## **4.3 MASTER PLAN COORDINATION**

### **4.3.1 MASTER PLAN FOR THE CAPITOL OF THE STATE OF WASHINGTON 2006**

The 2006 Master Plan for the Capitol of the State of Washington broadly provides a framework for development of the campus through a values-based approach. It stresses facility values of function, context, and durability throughout its principles, policies, guidelines, and plans.

#### PRINCIPLE 1 – PUBLIC USE & ACCESS

Policies and values within Principle 1 focus on keeping buildings and venues on the campus available to the public for the use of free speech, events, and education that promote the culture and remember the history of the region. There is interest in heightening security in public buildings without it feeling intimidating or intrusive to visitors. Barrier-free access is also important in making the spaces available to all. For a child care facility, the entire building cannot be accessible by the public. However, the lobby should be welcoming and it should be secure without being intimidating to users. Barrier-free access applies for both children and parents using the facility.

#### PRINCIPLE 2 – DELIVERY OF PUBLIC SERVICES

Principle 2 evaluates the highest and best use of locations on campus. On the East Campus where this project site is located, state agency headquarters and executive offices that support the more formal processes and ceremonies of “Tiers 1 and 2” are prioritized. The child care center will first and foremost serve state employees, supporting their ability to work.

#### PRINCIPLE 3 – COMMUNITY VITALITY

This principle addresses prevention of urban sprawl, transportation, and environmental stewardship. It outlines Preferred Development Areas to encourage development to stay consolidated within the campus and site buildings close to mass transit hubs. The Transportation Demand Management policy encourages parking and transit enhancements. The child care center will be located on campus with easy access to transit lines, encouraging staff to limit their dependence on single occupant vehicles.

The environmental stewardship policy pushes for low-impact site development practices such as limiting stormwater runoff, recharging aquifers, and beautifying public grounds. Centennial Park is called out as “a diamond in the rough” with civic value. Development of it should remain in line with the original intent when it was founded: “A natural setting that provides respite and recreation with minimal development.” The old foundation walls that are constraining root development of the Dan Evans tree need to be removed and English ivy that threatens other species needs to be controlled. Thinning overgrown shrubs and trees will also make for a healthier and more usable park.

#### PRINCIPLE 4 – HISTORIC PRESERVATION

Applying primarily to West Campus, this principle calls for respecting the original Wilder & White and Olmsted Brothers plans and protecting historic buildings. It adopts national standards for stewardship, preservation, and maintenance of historic buildings and grounds. Although largely not applicable to east campus, the low height of the child care center keeps the Dan Evans tree on axis with the treasured Capitol Dome.

#### PRINCIPLE 5 – DESIGN

Design guidelines help define the character and quality of new buildings on campus. They encourage new state buildings to represent the “best architectural and technical examples of the era in which they are created.” All buildings should maintain and enhance view corridors on campus and perimeters should create both visual and physical transitions. Improvements should be both vehicle and pedestrian friendly. Guidelines specific to east campus address materials, color, scale, and general design.

The materials should be contemporary in appearance, such as concrete and glass curtain walls, and of high quality. Wood, stucco, or economy building materials can not be used as primary construction materials. Generally similar to West Campus, light sandstone colors should be used, only accented with dark or contrasting colors in special situations. The height should not exceed existing buildings above the main plaza. Overall, the character should remain contemporary while unifying the architecture with consistency in landscaping. Universal access should be implemented in all state facilities.

#### PRINCIPLE 6 – TECHNICAL PERFORMANCE

In the continued interest of creating quality buildings, high-performance standards are required for new construction. These High-Performance Buildings are integrated with its site throughout the process of planning, design, and construction. Key qualities include efficient energy and utility use, maintaining healthy indoor air quality, implementing daylighting, coordinating and partnering with local utility systems, and finding a balance between openness and security. These priorities promote healthy buildings and protect the environment. LEED standards should be applied to all new buildings and upgrades. The child care center aims for LEED Gold.

#### PRINCIPLE 7 – FINANCIAL PERFORMANCE

The final principle of the master plan involves optimizing financial performance of new buildings. Decisions about financing and leasing vs. owning spaces should be based on life-cycle costs. Life-cycle analysis factors should be reviewed side by side with previous principles in the context of the community being served when making any facilities decision.

### 4.3.2 STATE CAPITOL DEVELOPMENT STUDY

In 2017, the State Capitol Development Study identifies and expands upon four opportunity sites on the capitol campus. It suggested the following needs for the campus:

- Additional office space to alleviate overcrowding
- Consolidated visitor center to improve individual and groups' engagement with the government
- Swing space during renovations of current office buildings

One of the four sites evaluated was the Centennial Park, ProArts, and State Farm block. The report highlights that although the site is within the boundary of the State Capitol, it is across the street from the east campus and is primarily surrounded by the grid of downtown Olympia. The site was purchased due to its proximity to both downtown and east campus, allowing it to have a positive impact on the connection between the two in the transition zone. It is currently surrounded by underdeveloped properties but has long term potential for increased density of use. Centennial Park's only attraction is the Dan Evans

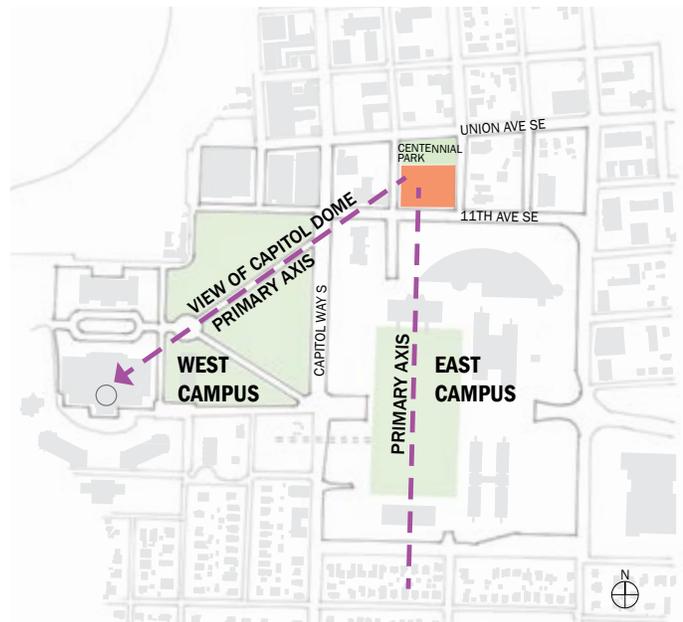


Figure 4-8 Relationship to the capitol campus primary axes

tree, which stands on a non-visual axis with the capitol dome. The overgrown park makes the tree hard to appreciate and remnant foundations are not only a hazard to the tree, but also to park users. The development study explored four options for the site: remain untouched, construct a five-story 148,000 square foot office building on the south half of the park, construct a five-story 225,000 square foot building on the entire block, or replace the entire block with surface parking. Although these alternatives favor large office buildings, no specific proposal has moved forward. No partner was identified, nor was a comprehensive needs analysis performed.

#### **4.3.3 CITY OF OLYMPIA COMPREHENSIVE PLAN**

Most recently updated in 2014, the City of Olympia Comprehensive Plan set goals and policies that provide high-level direction for decision making by the city and community. It operates with the expectation that 20,000 people will join the Olympia community over the next twenty years. The main goal is to preserve a sense of place and connections within the city, maintaining a “small-town feel.” It calls out walkable neighborhoods, historic buildings, and views of mountains, the Capitol, and Puget Sound as crucial elements to protect. Aligning with master principles, a few of the key challenges it addresses involve prioritizing the health of the environment. Olympia should show leadership in becoming a more sustainable city. Part of doing so includes evaluating life-cycle benefits of city investments. Conserving and protecting natural resources and addressing climate change and sea level rise are also prioritized. The community values the public space along the marine shoreline and the downtown area. Particularly relevant to this child care center’s location, the plan puts forth an effort to revitalize downtown. This means “more downtown residents, better amenities, attractive public spaces, green spaces, thriving local businesses, and integrated standards for design.” All the future improvements must accommodate the expected growth of the region.

#### **4.3.4 CAPITOL CAMPUS DESIGN ADVISORY COMMITTEE**

##### 2010 OFFICE BUILDING PREDSIGN STUDY

For a Predesign study in 2010 of an office building on the ProArts site by ZGF, the Capitol Campus Design Advisory Committee issued a set of Design Opportunity Recommendations for the site. They consider its context, program and use, and concepts as drivers for the end result.

The context, including both the capitol campus and larger community, should be studied both in how it impacts the project and how the project will impact it. Considerations include the following:

- Respect both campus and city organizing structures, such as view corridors, axes, edges, topography, zoning, circulation, and design guidelines set by master plans and codes
- Centennial Park has been historically identified as an extension of the capitol campus within the downtown area of Olympia.
- Acknowledge and respond to the adjacent Centennial park and neighborhood and respect the visual connection to the Capitol Building.
- Explore how the building relates to the site and greater context through pedestrian movement, open spaces, and view corridors.
- Minimize the impact of parking and traffic on the surrounding neighborhood.
- The corner of Washington Street and 11<sup>th</sup> Avenue is very important, as is the pedestrian connection from the capitol campus.
- Evaluate the approach to the site from all directions for all modes of travel.
- Avoid creating a “back” of the building as all sides of the site are public.

Although the child care program is significantly different than the large office building in the 2010 Predesign study, many of the issues and observation still apply:

- Provide opportunities for open spaces that optimize sun and view potentials.
- Provide spaces for public activity to activate the street and Centennial Park.
- Evaluate the site’s ability to support parking compared to potential parking capacity elsewhere on campus.
- Evaluate how the program will impact transportation needs on the site, campus, and transportation systems.
- Identify security issues that may affect the design.

CCDAC also provided the following concept drivers for a large office building development:

- Provide a welcoming entry and lobby with good wayfinding.
- Encourage collaboration and interaction through spaces provided throughout the building.
- Address Centennial Park in the general spatial concept.
- Appropriately scale the massing and spaces on the building to relate to the function and campus/city relationships.
- Consider visually tying the site to the capitol campus.
- Evaluate the opportunity to have the project function as a model of sustainability, meeting or exceeding a LEED Silver rating.

#### 2018 CHILD CARE CENTER PREDESIGN

When the child care proposal was presented to the CCDAC in September 2018, CCDAC identified two alternatives to be considered that included (a) planning for a larger facility with the child care facility as a ground floor tenant and (b) planning the child care facility so that it could be expanded to realize the site’s development capacity. The team’s evaluation indicated that there are significant challenges to implementing either option given the programmatic, technical and budgetary issues. The ProArts site is part of a full block property, Opportunity Site 12, that was assessed in the 2017 State Capitol Development Study. Developing the child care as currently proposed reserves significant development capacity on the unused portion of the site. Given the reserve capacity on Opportunity Site 12 and other opportunity sites on campus, the use of the ProArts site for the child care center may not negatively impact future development to meet the state’s long-range program needs on the Capitol Campus. For a full response to CCDAC’s comments, see [“Memos” in the appendix.](#)

#### **4.3.5 STATE CAPITOL COMMITTEE**

The State Capitol Committee (SCC) evaluated the child care proposal in October 2018 and approved the recommended ProArts opportunity site as the preferred location for a child care center.

### **4.4 LAWS AND REGULATIONS**

#### **4.4.1 CITY OF OLYMPIA MUNICIPAL CODE**

The site is located in Olympia’s Downtown Business District. Although land use standards do not apply to the capitol campus, they are worth considering during design to most seamlessly incorporate the child care center into its surroundings. Public works engineering standards apply to modifications of the right-of-way, including frontage improvements and traffic impact fees, but do not apply on the site itself.

**STREET FRONTAGE IMPROVEMENTS**

This project will have an impact of over twenty average daily vehicle trips, which triggers a city requirement for streetside improvements. This includes a continuation of existing sidewalks, curbs and gutters, utilities, street trees, and street lights. Although sidewalks and street lights already exist on this site for the most part, damage to the sidewalk during construction will need to be repaired and lights will likely need to be added midblock along Washington Street and Franklin Street. Street trees should be consistent with the existing pattern, planted at least 40 feet apart. The power lines currently overhead will need to be relocated underground. These improvements apply across the full frontage of the property from the centerline of the right-of-way line.

**DOWNTOWN BUSINESS DISTRICT DEVELOPMENT STANDARDS**

A child care center is a permitted use in the downtown district. Additionally, a single story keeps it well below the 75’ maximum allowable height. Setbacks should maintain continuity with the surrounding streetscape, aligning buildings according to the existing patterns. If the building is set back further, planters, walls, or other elements at the property line can help adhere to the street pattern. Corner entries are preferred, and buildings should border the sidewalk whenever possible. Pedestrian oriented businesses are encouraged. Parking should not create vacant spaces in the overall street pattern, remaining as narrow as possible at abutting streets. The building materials that help maintain the character of the existing downtown include stone, brick, and stucco.

Traffic impact fees apply to the project, but they are relatively low in the downtown zone and can be offset by crediting the existing buildings on the site. At \$3.82 per gross square foot and considering the existing buildings, a total fee of approximately \$25,000 can be expected.

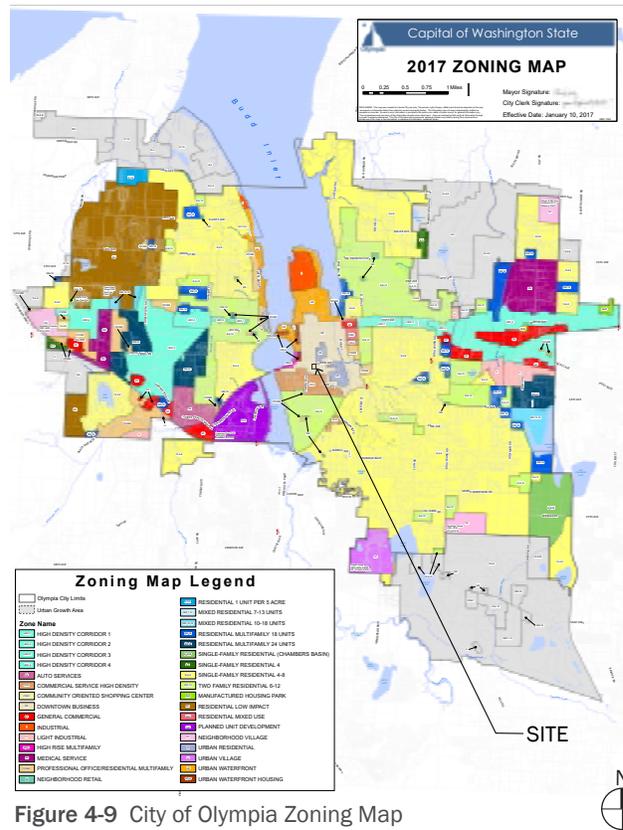


Figure 4-9 City of Olympia Zoning Map



Figure 4-10 Downtown Impact Fee Zone

**PARKING STANDARDS**

Parking requirements are part of the land use code, which does not apply to the capitol campus. However, it is a warrantable standard to reference. For day care facilities, the city requires one parking space for every ten children and one for every staff member as well as a minimum of two long term and two short term bicycle spaces. If an owner would like to alter the number of spaces by more than ten percent, a parking modification request is required. This report includes describing alternative transportation strategies, demonstrating the site’s accessibility and proximity to transit, bicycle, and pedestrian infrastructure, and identifying any negative effects on adjacent uses and potential mitigation strategies. Greater than a 40 percent reduction requires the Hearing Examiner’s review and approval. On-street parking can be credited as part of the count for every twenty linear feet of abutting right-of-way in a non-residential zone.

According to Olympia’s Engineering Design and Development Standards, gravel surfaces are not acceptable surface materials for parking lots. Although the existing gravel parking lot is not located within the right-of-way, thus not required to adhere to the city standards, paving and stormwater retention provisions should be considered if modifications to the surface are made.

**4.4.2 WASHINGTON ADMINISTRATION CODE CHILD CARE LICENCING REQUIREMENTS**

The Department of Early Learning/Department of Children, Youth, and Families references the WAC for licensing requirements in Washington State. The current published standards are within Chapter 170-295, but a revised draft out for review and comments is taken into account for this facility.

**CLASSROOMS**

Classroom capacities vary depending on the age of the children served. 50 square feet of usable space are required per infant and 35 square feet are required per toddler or older. An extra fifteen square foot per child must be added for each toddler when using a crib or playpen that is located in the sleeping and play area. The usable area does not include food prep, laundry, toilet rooms, diaper changing areas, hallways, support spaces, or cabinets and fixed shelves unless they are directly accessible to and used by children. Each child must have an individual cubby space to store their belongings.

The maximum number of children depends on the number of staff. For infants, the maximum group size is eight with a 1:4 staff ratio and nine with a 1:3 ratio. Fourteen toddlers are allowed with a ratio of 1:7 and fifteen with a 1:5 ratio. Preschoolers require a 1:10 staff ratio and can have up to twenty children in one class. Mixed age groups are allowed but must meet the square footage and staff to child ratio for the youngest child in the group.

<b>State Requirements</b>	<b>Infants</b>	<b>Toddlers</b>	<b>Preschool</b>
Minimum SF per Child	50 SF/child	35 SF/child (15 additional SF/ toddler crib)	35 SF/child
Maximum Children per Group/Classroom	8	14	20
Min. 1 Staff per X Children	4	7	10
Min. SF for Maximum Group/Classroom	400 SF	490-700 SF	700 SF

Play materials, equipment, and activities should allow for a variety of free play, organized play, creative expression, group expression, quiet activity, active activity, large and small muscle activity, and indoor and outdoor play. Within the classroom, the children must have access to soft furnishings such as carpeted areas, area rugs, cushions, floor pillows, and stuffed animals. Any hard surface, including floors, walls, tables, and shelves, must be smooth and easily cleanable. Rooms used by children must be maintained between 68 and 75 degrees in the winter and 68 and 82 degrees in the summer. If the temperature exceeds 82 degrees, mechanical cooling is required.

OUTDOOR PLAY

The outdoor play area must allow 75 square feet for every child using the play area at one time. For this facility, a play area that is 11,250 square feet would be required in order for 150 children to use it at once. Although this is not a likely scenario, it could be accommodated on this site. The same staff to child ratios and class sizes apply when children are playing outdoors. Ideally, the play area should be directly adjoining indoor premises, but the minimum requirement is that it is reachable with a safe route. A fence must surround the area both to prevent unauthorized entry and child wandering. The fence should discourage climbing. For additional safety, there must be clear sightlines for staff supervision and auditory access at all times. The program should promote children’s coordination, active play, physical, mental, emotional and social development based on their age. This includes providing a variety of equipment for climbing, pulling, pushing, riding, and balancing activities. Equipment and ground cover should be designed, constructed, and maintained to prevent injury.

HANDWASHING AND TOILETS

Both children and staff are required to wash their hands frequently throughout the day in order to keep everyone healthy. For staff, this includes, but is not limited to, when they arrive at work, after diapering or toileting a child, after attending an ill child, before and after preparing or serving food, and after being outdoors. Children must wash their hands upon arrival, after using the toilet or being diapered, after playing outdoors, and before and after eating. Handwashing sinks must be used only for handwashing, not food preparation or cleaning of art supplies. One sink for every fifteen children is to be provided in restrooms and an additional sink in each classroom to serve all instances that require handwashing. The sink controls for each must be accessible by the intended user. Sinks should be at a height of eighteen to twenty-two inches for toddlers and twenty-two to twenty-six inches for preschoolers or a slip resistant platform for accessing the sinks must be provided. Single use paper towel dispensers or hand dryers must accompany each sink.

Similar to sinks, one flush toilet must be provided for every fifteen children over eighteen months of age. For both toddlers and preschools, the seat should be ten to twelve inches tall, or fourteen to sixteen inches tall if a safe, easily cleanable, moisture and slip resistant platform is provided. Both the flush toilets and sinks must be within auditory range of the classroom for staff supervision. At least twenty-four inches of moisture resistant and cleanable material must surround sinks and toilets

<b>Restroom Requirements</b>	<b>Infants</b>	<b>Toddlers</b>	<b>Preschool</b>
Number of toilet fixtures and sinks required	N/A	1 per 15 children	1 per 15 children
Shared restrooms for every 2 classrooms - number of sinks and toilets required	N/A	2	3

### 4.4.3 INTERNATIONAL BUILDING CODE 2015

#### OCCUPANCY

Per Section 305 in the 2015 IBC, the child care center would likely be considered a Group E Educational occupancy as its expected scenario is to provide care for more than five but less than 100 children who are under two and a half years old. If all the infant/toddler classrooms are used for toddlers, the facility would serve over 100 children under age two and half and the building must become an I-4 Institutional occupancy per Section 308.6.

#### FIRE PROTECTION

Automatic sprinklers are required for fire areas greater than 12,000 square feet in Group E occupancies. A Group I-4 facility is not required to have an automatic sprinkler system if each room where care is provided is on the level of discharge and has at least one exterior exit door.

#### TYPE OF CONSTRUCTION

Type VB unprotected conventional light gauge construction is recommended for this building to minimize cost and maximize the ease and efficiency of construction based on the scale and program type.

#### HEIGHT AND AREA

A Type VB building protected by sprinklers with either an E or I-4 occupancy can be a maximum of two stories and 60 feet tall. As a one-story building above grade, the maximum allowed floor area is 36,000-38,000 square feet depending on the occupancy. At 19,000 square feet and fifteen feet tall, the anticipated facility is well below these limits.

<b>Occupancy</b>	<b>Allowable Height</b>	<b>Number of stories</b>	<b>Allowable Area</b>
E	60'	2	38,000 SF
I-4	60'	2	36,000 SF

#### FIRE RESISTANCE REQUIREMENTS

A fire-resistance rating is not required for Type VB buildings except for exterior walls with a fire separation distance of less than 10 feet. If all classrooms on the level of discharge with direct exits, fire-resistance ratings are not required in an E occupancy.

<b>Building Element</b>	<b>Fire Resistance Rating Requirement</b>
Primary structural frame	0
Exterior bearing walls	0
Interior bearing walls	0
Exterior non-bearing walls and partitions	1
Floor construction	0
Roof construction	0

#### EGRESS

Based on the space allocation table, the building is expected to hold 197 occupants. The occupant load factor for a day care in the IBC is 35 net square feet per person. Any room or space where more than ten children who are less than two and a half years old are given care must have at least two exits or exit access doorways. Corridors serving more than 100 occupants must be at least 72 inches wide. Those that serve less than 50 occupants must be at least 36 inches wide, and any others must be at least 44 inches wide. This building will have a sprinkler system, so the exit access travel distance is limited to 250 feet (200 feet if considered I-4 occupancy) and dead-end corridors shall not exceed 50 feet.

**MINIMUM PLUMBING FIXTURES**

198 total occupants are assumed based on space allocation table. A Group E occupancy requires one toilet and one lavatory for every 50 occupants. The Group I-4 child care occupancy requires one toilet and one lavatory for every fifteen children, one toilet for every 25 staff members, one lavatory for every 35 staff members, one toilet for every 75 visitors, and one lavatory for every 100 visitors. This program meets the minimum requirements for either occupancy, providing eighteen child toilets and lavatories (above the overall minimum to properly accommodate individual classroom age group requirements per the WAC), two family restrooms, and two gender neutral restrooms.

Regardless of the occupancy, one drinking fountain for every 100 people is required for a total of two drinking fountains in this building.

**MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES PER TABLE 2902.1**

<b>Occupancy</b>	<b>Minimum Water Closets Required</b>	<b>Minimum WC Required for CC Child Care Center</b>	<b>Minimum Lavatories Required</b>	<b>Minimum Lavatories Required for CC Child Care Center</b>	<b>Drinking Fountains</b>	<b>Minimum Drinking Fountains</b>
E	1 per 50	4	1 per 50	4	1 per 100	2
I-4 Children	1 per 15	12	1 per 15	12	1 per 100	2
I-4 Staff	1 per 25	2	1 per 35	2		
I-4 Visitors	1 per 75	2	1 per 100	2		

**4.4.4 DEPARTMENT ENTERPRISE SERVICES FACILITES DESIGN GUIDELINES AND CONSTRUCTION STANDARDS**

The Enterprise Services Facilities Design Guidelines and Constructions standards outline standard operating practices and materials for state owned facilities. The guidelines promote sustainable, universally accessible, energy efficient, high quality buildings and clean, comfortable, healthy work spaces. High-lights of the guidelines include:

- Follow the latest requirements for ADA implementation
- 0.5 percent of money appropriated for construction of public building should be expended by Washington state arts commission
- Building services must be efficient and ideally transparent to occupants and public
- Consider building security
- Mechanical noise is to conform to noise criterion curve not to exceed NC-35
- Provide a maximum of 50 square feet of custodial storage space as near to restrooms as possible with floor mounted sink, floor drain, duplex outlets
- Requirements for restrooms include wall hung water closets, specified accessories, free standing trash receptacles
- Capitol Campus projects are subject to review and approval of the Capitol Campus Design Advisory Committee (CCDAC) and State Capitol Committee (SCC), in that order. CCDAC will make a recommendation to SCC. Design progress shall coordinate with their quarterly meetings throughout the process for updates and approvals.

The guidelines and construction standards also include administrative instructions for review processes that need to be followed, as well as a set of specifications to be used.

#### 4.4.5 HIGH PERFORMANCE PUBLIC BUILDINGS

##### RCW 39.35D

RCW 39.35D requires new state buildings to meet or exceed LEED Silver standards. The use of local, meaning Washington state based, resources, materials, products, industries and manufacturers is also emphasized. This project intends to pursue a LEED Gold certification. Although this includes the installation of panels up front, a number of points in the “maybe” category can be more rigorously evaluated and pursued to achieve LEED Gold even without the immediate installation of the solar array. For more information, see the [“LEED Scorecard” in the appendix.](#)

LEED SCORECARD SUMMARY TABLE

Yes	Maybe	No	Category	Total Available Points
7	9	0	Location and Transportation	13
4	7	0	Sustainable Sites	10
4	5	2	Water Efficiency	11
29	4	0	Energy and Atmosphere	33
2	8	3	Materials and Resources	13
14	2	0	Indoor Environmental Air Quality	13
4	2	0	Innovation	6
1	3	0	Regional Priority	4
<b>66</b>	<b>39</b>	<b>5</b>	<b>Total</b>	<b>110</b>

##### STATE EFFICIENCY AND ENVIRONMENTAL PERFORMANCE – EXECUTIVE ORDER 18-01

Executive order 18-01 requires new state buildings to be net-zero energy when cost effective and at minimum net-zero energy capable. Net-embodied carbon of the project should be considered. In this project, the solar panels are preferred to be included upon initial construction. If they are left off due to the high initial cost, they can be quickly added as a turn-key project in the future. In order to achieve net zero energy with a solar photovoltaics array mounted to the roof of the building, the target EUI of the building is 23 kBtu/ft<sup>2</sup>-yr.

#### 4.4.6 OTHER CODES/REGULATIONS

##### 70.70 CHILD CARE SERVICES FOR CHILDREN OF STATE EMPLOYEES

Chapter 70.70 of OFM’s State Administrative & Accounting Manual establishes minimum requirements for contracting child care services. Spaces must sufficiently meet licensing requirements and be set aside exclusively for use as a child care. They must be secure and convenient. The Department of Enterprise Services is responsible for establishing a suitable rental rate for the operation of the facility. An agency or organization of state employees can contract with a child care provider for day care services. The provider is responsible for reimbursing repairs and damage to the facility beyond normal wear and tear and supplying and maintaining equipment, furniture, and supplies.

##### OTHER REVISED CODES OF WASHINGTON

##### RCW 70.235.070

RCW 70.235.070 adopts policies to reduce greenhouse gas emissions and should be considered during design. Locating the child care center on campus is intended to reduce travel required for parents between where they work and where their children spend the day. Parking will be limited to encourage the use of alternate modes of transportation.

#### RCW 39.04

This RCW applies to public works projects. It includes rules for adjusting bid prices and requires work to be executed according to the prepared plans. Follow instructions within this RCW about record keeping, filing, and other administrative details for cost estimates, contracts, and project documentation. Whenever practicable, reuse or recycles materials from demolition. Pay attention to product standards for State Capitol improvement or construction projects and factor in the state's preferences for use of recycled content products and adhering to the adopted federal product standards for building products and materials.

#### RCW 43.19

RCW 43.19 pertains to the Department of Enterprise Services and gives custody and control of Capitol buildings and grounds to the director. It addresses energy use of buildings, facilities, equipment, and vehicles that are owned and leased by the state government. Because they consume significant amounts of energy and the state should serve as an example of energy use efficiency to citizens, projects must undertake aggressive program to reduce energy use. Measures within the program include:

- Insulation
- Storm windows and doors, multi-glazed windows and doors, reductions in glass area, other window/door system modifications
- Automatic energy control systems
- Solar space and water heating, solar electric generating systems
- Efficient devices
- Caulking and weather stripping
- Replacing/modifying light fixtures
- Energy recovery systems

Additionally, the purchase of clean technologies should be investigated.

#### RCW 43.216.660

The state of Washington recognizes the importance of family both socially and economically and supports parents in their role of child rearing. Home parental care is encouraged and the lack of affordable and convenient child care facilities for working parents is noted. Washington promotes providing an appropriate variety of scales and cultures of child care centers from family day care homes to centers and schools. The growth, development, and safety of children is ensured by establishing standards for training, monitoring, compensation, scope of services, and quality of child care providers. Equal access to "quality, affordable, socioeconomically integrated child care" is necessary for all children and families. Finally, the state shall "facilitate broad community and private sector involvement in the provision of quality child care services to foster economic development and assist industry through the department."

#### RCW 43.34

The Capitol Campus Design Advisory Committee reviews plans and designs affecting state capitol facilities. They examine compliance with master plan and adopted design concepts and the design, siting, and grouping of facilities relative to needs and impact of local community's economy, environment, traffic patterns.

RCW 43.82

The predesign process is required for a request to building facilities that will house new state programs.

RCW 43.88.0301

As part of the predesign process, questions in RCW 43.88.0301 must be responded to with yes or no answers.

a) For proposed capital projects identified in this subsection that are located in or serving city or county planning under RCW 36.70A.040:

- i. Is proposed capital project identified in the host city or county comprehensive plan, including the capitol facility plan, and implementing rules adopted under chapter 36.70A RCW: no
- ii. Is project located within adopted urban growth area: yes

A. If so, does the project facilitate, accommodate, or attract planned population and employment growth: no (expected to immediately be at full capacity)

b) For proposed capital projects identified in this subsection that are requesting state funding:

- i. Was there regional coordination during project development? no
- ii. Were local and additional funds leveraged? no
- iii. Were environmental outcomes and reduction of adverse environmental impacts examined? yes

STATE OF WASHINGTON SPACE ALLOCATION STANDARDS

GA/DES Space Allocation Standards set guidelines for planning office buildings. Although it primarily does not apply to a child care center, it is helpful in determining some of the office/support spaces in the building. The standards dictate an average of 215 rentable square feet per person overall. An average workstation size is expected to be eight feet by eight feet and a private office is 150 square feet.

ARCHEOLOGICAL AND CULTURAL RESOURCES

Executive Order 05-05 requires coordination with the Department of Archeology and Historic Preservation. The ProArts and State Farm buildings are both already in the online DAHP WISAARD system and the agency has been informed of this project. The State Farm buildings, built in 1953 and remodeled in 1969, 1978, and 2004, was determined to not meet criteria for the National Register of Historic Places, so no further consultation is required, nor is an official letter. The ProArts building, designed by James R Stuart & Associates and built in 1960, was determined eligible for further study and demolition will require mitigation. See [“Letter From DAHP” in the appendix.](#)

AMERICANS WITH DISABILITIES ACT

The project will follow state requirements for adhering to ADA architectural standards per Executive Order 96-04. Discrimination against an individual on the basis of disability is prohibited and meaningful access to state services, programs, activities, and employment opportunities must be provided.

#### STATE ENVIRONMENTAL POLICY ACT

The State Environmental Policy Act (SEPA) conducts an environmental review for any proposal involving government action. It is a tool to help ensure environmental values are considered in state and local agency decision-making and helps demonstrate how a project will affect the environment. It serves four main purposes:

- Declare a state policy which will encourage productive and enjoyable harmony between people and their environment.
- Promote efforts which will prevent or eliminate damage to the environment and biosphere.
- Stimulate public health and welfare.
- Enrich the understanding of the ecological systems and natural resources important to Washington and the nation.

A SEPA review will be required once the permitting process begins.

### **4.5 FURTHER STUDY REQUIRED**

A geotechnical report is required in order to gain further information about the soils. This will determine the foundation type and therefore the cost depending on if or how much soil improvement is needed. An updated site survey would also help confirm assumed conditions. Essential to the safety of the children, a more detailed arborist report should assess the age and life expectancy of the Dan Evans tree and the risk of it falling within the lifetime of the building. Further neighborhood research and community feedback to gain a better sense of the social surroundings will also ensure the safety of the area for children and the effect of the new building on the neighborhood.

As no current policy is defined for decreasing the number of parking spaces on the overall capitol campus, parking mitigation may need to be addressed in the future. This is even more important with the reduction of on-site staff parking, as they are expected to share existing capitol campus garages or lots. Although the city zoning requirements do not apply, awareness of the diversion from them should continue throughout the design process to ensure planning problems do not arise.

Currently the typical LEED system for new construction and major remodels system has been used to evaluate the project. However, a day care facility may be more suitable to approach as a LEED for Schools project. Although LEED BD-C: Schools is primarily designed for K-12 schools, the USGBC notes that it can optionally be used for other facilities containing educational spaces, including early childhood education. The decision to certify under Schools or New Construction will be up to the project team based on their evaluation of the criteria for each system.

### **4.6 UNIQUE PROGRAM ATTRIBUTES**

#### **4.6.1 SOIL IMPROVEMENTS**

Due to conditions of surrounding sites, poor soils are assumed at this location. Ground improvement was required for both the nearby GA building study and the 1063 Block development. Therefore, special foundations such as piles or geopiers are likely to be necessary. The engineer can make a more solid determination once a geotechnical report is available. Soil improvements and special foundations are assumed in the cost estimate.

#### 4.6.2 CLOTHES WASHING

Although not required to be provided adjacent to every classroom by the WAC, washers and dryers are incorporated into the program in infant/toddler storage rooms for convenience. The WAC requires that any washers or dryers be inaccessible to children.

#### 4.6.3 PLUMBING FOR TOILETS AND HANDWASHING SINKS

The minimum requirements according to the WAC and IBC for plumbing fixtures are met for children and exceeded for staff/adults. Extra staff/adult restrooms including three family restrooms and two gender neutral restrooms allow parents and visitors to be comfortably accommodated. Plumbing is expected to be more significant in a child care center than other programs due to the amount of handwashing and cleaning required.

#### 4.6.4 COMMERCIAL KITCHEN

The WAC requires early learning providers to serve at least one meal and two snacks or two meals and one snack between two and three hours apart for children in care for five to nine hours. An additional snack must be served for children in care for over nine hours. Food preparation will be done in-house, requiring a commercial kitchen. All electric appliances are assumed within the kitchen and a hood and halon fire protection system will need to be included. The kitchen and food storage, preparation, and service practices must comply with Department of Health and WAC rules. Appliances must be properly maintained and surfaces must be properly sealed and moisture resistant. See the [“Room Data Sheets and Layouts” in the appendix](#) for further detail. In addition to the functional advantage of allowing food preparation within the building, an on-site kitchen offers an opportunity for children to interact with the process through a viewing area. Moving forward, a formal consultation with a kitchen consultant is recommended.

#### 4.6.5 OUTDOOR PLAY PROGRAM

The outdoor play area must adhere to all the WAC requirements and reach beyond minimum standards to shine as an example for other facilities. Every classroom should have direct access to the play area. A variety of materials and play equipment will serve the full range of ages. Hard surfaces can double as play areas for riding tricycles and as access to other parts of the play area. Planted areas and trees will be included to allow interaction with nature. A variety of textures, colors, scents, and movement of plants encourages sensory learning and mounds or mazes of grass provides large motor development for younger children. Spaces for interaction in both large groups and semi-private small groups are important. Children who wish to seek privacy should be allowed to do so while remaining under supervision of the staff. Overhangs or covered areas allow children to play outdoors even during inclement weather. Safety is a high priority so plantings, fencing, and equipment should be designed accordingly. See the [“Design Team Narratives” in the appendix](#) for further information.

#### 4.6.6 LACTATION ROOMS

Three lactation rooms are included as part of the program. The size and layouts are based on AIA design standards. The minimum recommended footprint is seven feet by seven feet or ten feet by five feet. Both these proportions work well to fit a comfortable chair, a work surface, small sink, storage, and refrigerator within the room. These rooms should be safe and accessible to users. An interior dead bolt lock that displays an occupied message and walls that minimize sound transmission are preferred for privacy. See the [“Room Data Sheets and Layouts” in the appendix](#) for further information. In order to maximize use, these rooms can double as private parent-provider discussion spaces.

#### 4.6.7 NET-ZERO ENERGY CAPABLE

The building plan must ensure that the building is net-zero energy capable. Electrical pathways must be ready to attach to PV panels in the roof and extra space in the electrical room must be allowed for inverters and meters. Installation of the roofing materials are to anticipate a turnkey installation of solar panels by having a sacrificial membrane layer under the panel racks and ballast.

#### 4.7 IT SYSTEMS

The project will include a building management system, security cameras, an access control system, and other telecommunications systems. The types and installation should be consistent with the DES Facilities Design Guidelines and Construction Standards. See [“Design Team Narratives” in the appendix](#) for further details.

#### 4.8 COMMISSIONING

As a high-performance, LEED rated building, commissioning should take a book-ended approach to ensure systems function as intended. Requirements are as follows:

- Begin in the schematic design phase with establishing the Owner’s Project Requirements (OPR)
- Commissioning agent shall review design progress milestones ‘basis of design’ documentation, against the OPR at minimum per LEED requirements.
- Provide specifications to the design team
- Engage the controls designer/vendor early to help establish appropriate costs for the work and to work alongside the owner, engineer, and commissioning authority to minimize unanticipated operational issues and change orders.
- Provide enhanced commissioning after substantial completion through a full cycle of seasons. During the occupancy phase, the owner, and the O&M contractor shall meet at least once a month with the contractor and consultant team.
- Tenant orientation is recommended in order to educate users on system operations and on how their behavior can affect energy use and thermal comfort.
- Tuning the building, particularly post-occupancy, is critical as sometimes the biggest variable in system performance is the way in which it is used.
- The commissioning authority is to review contractor submittals, verify inclusions of systems manual requirements in construction documents, verify system manual updates and delivery, verify operator and occupant training delivery and effectiveness, verify seasonal testing and develop an on-going commissioning plan.

DES Design Guidelines and Construction Standards require that buildings that comply with High Performance Building Standards be monitored for performance. The preferred method is to establish capabilities through an Energy Management Control System. Monitoring systems must be programmed to collect consumption of energy and water and must be commissioned. It is recommended that commissioning authority check the monitoring system after ten months during the Enhanced Commissioning effort.

#### 4.9 FUTURE PHASES OF PROJECTS

No formal future phases are planned for this project. However, further park improvements would be beneficial to make the area safer and more conducive to having a child care center next door.

## 4.10 PROJECT MANAGEMENT AND PROJECT DELIVERY

### 4.10.1 PROJECT DELIVERY METHOD

The design-build project delivery method is recommended to meet this project’s priorities. Assuming design and construction allocations are funded in the same bienium, the savings in project delivery time is an important criteria to meet the proposed eighteen month design and construction schedule. This opportunity for efficiency matches justifications for its use outlined in RCW 39.10.30. Project management and contracting requirements and the contract award process for state design-built projects can be found in RCW 39.10.320 and RCW 39.10.330.

There are typically three type of project delivery methods:

- The design-build method may be the most schedule efficient approach, saving design and construction time. It minimizes risk for the owner with a single point of contact for the designer and contractor. When the contracting market is busy, as we are experiencing today, costs of design-bid-build delivery method can be as high as design-build or GC/CM as there are fewer interested general contractors and fewer available sub-contractors.
- The most common project delivery method is design-bid-build. It allows stakeholders to have more input during the planning, design, and construction phases and typically results in a lower cost at bid, though is dependent on market conditions.
- A general contractor/construction manager (GC/CM) method is a collaborative management and construction process between the owner, architect, and contractor. It engages contractor earlier than design-bid-build and may allow for earlier construction. There is opportunity to identify and control risks and costs early. The architect has a direct agreement with the owner separate from that of the general contractor.

### 4.10.2 MANAGEMENT WITHIN AGENCY

Project delivery will be managed by the owner of the project, Washington State Department of Enterprise Services, with representation from the Governor’s Office.

A public-private partnership will be established between DES and a private nonprofit organization to operate the facility. DES will perform basic maintenance and upkeep of the building and grounds. By agreement, DES will delegate the day to day operations and management of the center to a child care provider through a competitive procurement process. Refer to Chapter 6, [“Operating Model and Budget”](#) for more detail.

## 4.11 SCHEDULE

### 4.11.1 MILESTONES

Once funded, design-build procurement for the child care center is expected to begin in July 2019. The construction is expected to be complete by December 2020. Due to the design-build delivery method, value engineering and constructability reviews are naturally folded into the design process.

Item/Phase	Anticipated Start Date	Projected Completion
Predesign	April 2018	October 2018
Design	July 2019	December 2019
Construction	January 2020	December 2020

### 4.11.2 SCHEDULE RISKS

#### HISTORIC PLACES ELIGIBILITY

Due to the ProArts building’s status of eligibility for listing in the National Register of Historic Places, additional time to evaluate the building and coordinate with DAHP may be needed prior to its demolition.

#### PERMIT REVIEW AND NEIGHBORHOOD ISSUES

A building permit will need to be obtained from the City of Olympia. The city’s typical time to review and issue a permit is 60 to 90 days. Because this is a capitol campus project, zoning approval through a formal site plan review is not needed prior to building department review. However, due to the frontage improvement required by public works standards, the engineering plan reviewer at the City of Olympia must be contacted and coordinated with prior to the city’s building plan review.

A downtown district review is also necessary. This entails a concept design review from the Design Review Board. They target to complete the review 51 to 58 days from receipt of the complete application.

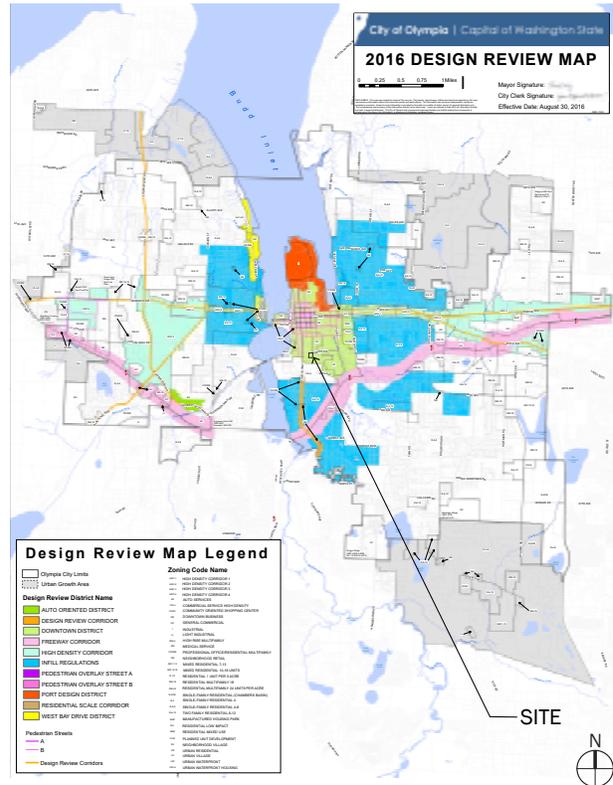


Figure 4-11 City of Olympia Design Review Map





## 5 PROJECT BUDGET ANALYSIS FOR THE PREFERRED ALTERNATIVE

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### 5.1 PREDICTION OF OVERALL PROJECT COST

#### 5.1.1 MAJOR ASSUMPTIONS

A detailed cost estimate was performed on a one-story 19,023 gross square feet facility with eleven classrooms on the ProArts Opportunity Site. Functional and technical program ‘test-to-fits’ were prepared including preliminary room layouts and data sheets, site plan, floor plan, consultant narratives and outline specifications. These can be found in [“Basic Configuration” in Chapter 4](#) and beginning on [page 196 in the appendix](#).

#### NET-ZERO ENERGY

A net-zero energy (NZE) facility has been estimated in the overall project cost. The first cost and life cycle cost analysis includes a comparison between both a net-zero energy facility and a net-zero energy capable facility. For the sake of the comparisons to other state-owned child care facilities, the cost of the solar photovoltaic (PV) panels and equipment are carried under the equipment category in the C-100. This is logical as the solar PV installation can be a design-build turn-key installation that can occur at any time and avoids the general contractor markups within the contract for construction.

#### 5.1.2 PROJECT BUDGET

##### C-100 COST SUMMARY

The cost estimate has been established in current 2018 dollars with consideration toward market trends. The costs reflected in the table include an estimating contingency. For the full form, see [“C-100” in the appendix](#).

##### SUMMARY TABLE

<b>Category</b>	<b>Cost</b>
Acquisition	\$1,095,000
Consultant Services	\$1,132,026
Construction Contracts	\$10,882,797
Equipment	\$456,960
Artwork	\$42,794
Other Costs	\$1,416,000
Total (Rounded to \$1,000)	\$15,025,577
<b>Total Escalated (Rounded to \$1,000)</b>	<b>\$15,877,000</b>

CONSTRUCTION COST SUMMARY

			<b>Sub-Total</b>
<b>SITework</b>			<b>\$1,489,752</b>
G10	Site Preparation	\$254,484	
G20	Site Improvements	\$262,773	
G30	Site Mechanical Utilities	\$378,187	
G40	Site Electrical Utilities	\$238,452	
G60	Other Site Construction	\$355,756	
<b>FACILITY CONSTRUCTION</b>			<b>\$6,560,419</b>
A10	Foundations	\$443,404	
A20	Basement Construction	\$0	
B10	Superstructure	\$344,450	
B20	Exterior Closure	\$628,792	
B30	Roofing	\$520,347	
C10	Interior Construction	\$506,155	
C20	Stairs	\$0	
C30	Interior Finishes	\$734,960	
D10	Conveying	\$0	
D20	Plumbing Systems	\$530,528	
D30	HVAC Systems	\$1,004,128	
D40	Fire Protection Systems	\$135,267	
F10	Special Construction	\$0	
F20	Selective Demolition	\$123,040	
	General Conditions	\$565,521	
<b>MAXIMUM ALLOWABLE CONSTRUCTION COST (MACC)</b>			<b>\$8,050,171</b>
<b>DESIGN-BUILD RISK CONTINGENCY</b>			<b>\$428,018</b>
<b>DESIGN-BUILD COST</b>			<b>\$871,873</b>
	Design-Builder Fee	\$449,419	
	Preconstruction Services	\$134,826	
	Insurance, Bonds, & Insurance	\$287,628	
<b>CONSTRUCTION CONTINGENCY</b>			<b>\$652,509</b>
	Allowance for Change Orders (5%)	\$402,509	
	Additional Site Demolition (geotechnical unknowns)	\$250,000	
<b>SALES TAX</b>			<b>\$880,226</b>
<b>CONSTRUCTION CONTRACTS TOTAL</b>			<b>\$10,882,797</b>

**5.1.3 CONSTRUCTION COST ESCALATION AND MARKET CONDITIONS**

The project cost escalation is established by the C-100 tool prescribing a rate of 3.12 percent per annum. This is lower than recent historical escalation and lower than industry recommended five to six percent per annum for 2018 and 2019. Assuming five to six percent escalation per annum for two years (base month, July 2018, to mid-point of construction, July 2020) the project cost would be higher than the projected C-100 escalated costs by between \$385,000 and \$600,000.

Additionally, market conditions have the potential for a larger impact on construction costs than escalation. Contractors and subcontractors have a significant backlog. In many cases they do not have the resources to bid new work, which reduces competition. They are selective about the projects they pursue in terms of location, client, liability and production opportunities. They are conservative in estimating and unlikely to take significant risks. Recent projects have produced a single bid for structural steel, mechanical and electrical packages, resulting in significant overages. See ["Escalation Memo" in the appendix](#) addressing impacts of escalation and market conditions on construction costs.

One mechanism to mitigate this uncertainty in the market is to carry a higher construction contingency. The C-100 tool confines construction contingency to five percent for new construction. We recommend increasing the construction contingency to a minimum of ten percent. This includes five percent for change orders and five percent management reserve to manage market condition risks. An additional five percent owner’s management reserve represents about \$400,000 when taken on the construction contracts subtotal.

By increasing both the inflation rate to recommended industry rates and construction contingency to account for tight labor and market conditions, cost risk mitigation could be accounted for and funded. Without it, there is strong potential for the project to be under funded and the owner and design/build team may need to look at reduction of program and/or more unconventional modular prefabricated construction methods, as an example. Another strategy to consider is having the design-build team target 90 or 95 percent of the maximum allowable construction cost as a way to hedge against inflation and market conditions and in order to stay within the funding allocation.

**5.1.4 COMPARISON OF COST, SIZE, AND \$/CHILD OF SIMILAR STATE-OWNED FACILITIES**

COMPARABLE PROJECT CONSTRUCTION COST RESULTS

SUMMARY TABLE

<b>Project</b>	<b>Construction Cost per GSF, Corrected to Olympia 2018</b>	<b>Construction Cost per GSF, Escalated to July 2020 (3.12%)</b>	<b>Facility Size (GSF)</b>	<b>Children Served</b>	<b>\$/Child</b>
Peninsula College Early Childhood Development Center	\$452	\$480	12,000	68	\$84,706
TCC Weyerhauser Early Learning Center	\$449	\$477	13,730	92	\$71,187
OC Sophia Bremer Child Development Center	\$365	\$388	12,500	96	\$50,521
Saylor Current Construction Manual Prototype	\$434	\$461	43,000	not applicable	not applicable
<b>Proposed Capitol Campus Child Care Center</b>	<b>\$423</b>	<b>\$450</b>	<b>19,023</b>	<b>148</b>	<b>\$57,840</b>

The construction cost proposed is within the range of comparable projects. There are a number of factors that make this project unique as compared with the comparable projects analyzed:

- The NZE goal in accordance with the Governor’s Executive Order 18-01: Although high performance passive design does not necessarily increase the first cost of construction for NZE or NZE capable buildings, the purchase and installation of PV panels does add to the project cost. Comparable projects analyzed were not NZE or NZE capable projects.
- LEED version 4 (v4), Gold Certification target, is a higher target than the comparable projects analyzed: LEED Gold v4 is the equivalent of LEED Platinum in version 2009. The comparable projects were either LEED Silver or Gold in the 2009 version.
- The city requires extensive street frontage improvements not found on the comparable projects: Comparable projects studied were on college campuses, which did not include these types of improvements. This includes undergrounding the current overhead power lines along 11th Avenue and providing street lighting, improving the sidewalks, and adding street plantings along three streets.
- Soil improvements (geopiers) or premium foundations (piles) are likely needed based on nearby conditions.
- In order to ensure the park is a safe neighbor for the child care center, minor improvements and the removal of residual foundations in Centennial Park are included in the project cost.
- The significant topography change on the site requires mitigating slope to accommodate the play area and parking.

Because of the higher site cost realized in the cost estimate results initially, the following project scope and quality measures were taken to align the project cost within the comparable projects range:

- Staff parking in part is to be provided off-site. This allows the topography to slope naturally instead of using retaining walls to accommodate 100 percent of staff parking needs.
- Hardie board siding is proposed instead of the more durable metal and brick siding, which is seen as more compatible with the capitol campus and the durability required for a 50 year building.
- Light gauge wood framed construction is proposed instead of heavy timber post and beam construction. This changes the originally exposed structure and roof decking aesthetic to dropped acoustic ceilings.

#### **5.1.5 EXISTING PERRY STREET CHILD CARE FACILITY COST**

Based on the cost information acquired on the existing 5C’s facility, to acquire a property and renovate an existing building for a child care use appears to be in line with new construction for a purpose built child care facility on State-owned property.

The current 5C’s child care center is approximately 7,000 square feet and serves 82 children. In July 2008, \$2.02 million was spent to purchase and renovate a residential quality 1950’s nursing home into a child care center. Additional land for a parking lot was purchased and turned into a parking lot for \$326,000. Including additional funds to get the center ready for occupancy, the total cost was \$2,380,000. Escalated to July 2020, the total cost would be \$3,377,000 or approximately \$482 per square foot, in line with the cost of purpose built facilities studied.

This comparison, however, is difficult to qualify as a comparable facility and therefore it was not included in the cost benchmarking study in section 5.1.3 for the following reasons:

- It was a renovation of an existing facility rather than a purpose-built child care center.

- The cost include property acquisition and the comparable facilities studied do not.
- The center lacks training, observation, and flexible spaces for instruction, meetings, parent-provider events and movement activities.
- The building was not designed or built to any high performance standards compared with the proposed LEED Gold certified and net-zero energy use facility.
- The building is not a 50-year facility designed to meet capitol campus and state funded development standards.

### 5.1.6 LIFE CYCLE COST MODEL RESULTS

Although the preferred development option is a net-zero energy (NZE) building, the lowest life cycle cost option is the NZE-capable building on the ProArts site.

Options	Annual Energy Cost (\$/SF/Yr)	Grand Total Project Cost (un-escalated)	Life cycle Cost (NPV*) 30 years	Life Cycle Cost (NPV*) 50 Years
NZE	0.16	\$15,025,577	\$27,924,779	\$36,573,694
NZE-capable	0.98	\$14,568,617	\$26,417,611	\$35,869,543

\*Net Present Value (NPV) - NPV compares the value of a dollar today to the value of that same dollar in the future, taking inflation and returns into account.

Life Cycle Cost Modeling, NZE, and solar photovoltaic assumptions:

- A NZE and/or NZE-capable building is defined by our team as an optimized high-performance building that utilizes passive strategies to reduce the energy use to the greatest extent possible through cost effective means, and through the use of common active mechanical and electrical systems. A NZE and/or NZE-capable building is also defined as finding the balance point of an energy use intensity, and the available roof area needed to offset the building’s energy use with an on-site generated solar photovoltaic panel array.
- For this project, a NZE-capable building’s energy use intensity (EUI) is estimated at 23 kBtu/SF/YR and equates to an annual energy cost of \$0.98/SF/YR, about 25 percent lower energy use than a code minimum building (EUI 30 with an annual energy cost of \$1.16/SF/YR).
- The balance point for this project was found at 120kW PV array to offset 100 percent of the energy use estimated.
- A 120kW PV array is also the maximum recommended PV array size with this utility provider. More than 120kW decreases the financial incentive as the local power utility requires a “Power Producing Agreement.” More than 200 kW gets even more difficult, requiring analysis and approvals by BPA that can take a year or more.
- A state government owned facility, we assumed no rebates, grants or tax benefits in the PV cost equation.
- Not included in this analysis, there is a possibility of the state using its authority to assign/sell its federal tax credits to the successful builder/contractor.

Conclusions:

1. Annual energy cost savings over 30 or even 50 years does not overcome the initial cost of the solar photovoltaic (PV) installation during those study periods.

2. A NZE building compared with a very high performing baseline (NZE-capable), with an EUI of 23, also has very low annual energy costs. If you compare a NZE building against a code baseline building with an EUI of 30, the NZE-capable building is still the lowest life cycle cost option at 30 years, but flips to the NZE building as the lowest cost over 50 years. Note however; the solar PV panels life span and replacement cycle occurs roughly every 30 years indicating the appropriate payback period to consider is within the 30-year period.
3. A NZE facility still has annual energy costs even with a net-zero metered energy load. Meter charges are monthly fees charged as a fixed amount to the account. Demand charges are incurred when the building has electrical loads that are not offset by the solar panel production at that moment, and are also more expensive in the winter season on most rate schedules.
  - The normalized energy cost for a net-zero energy building will typically be dominated by the electric utility’s demand charges. For example, a 120 kW solar array with meter charges and demand charges (assumed Nov-Feb) the annual energy cost is estimated at \$3,000 for 19,000 GSF. This equates to \$0.16/SF/YR as compared with the code baseline building with an EUI of 30 at around \$1.17/SF/YR.
  - The Old IBM site fairs worse in this analysis due to the partial shading of the PV array, taking even longer to pay back. The annual energy costs were estimated at \$0.40/SF/YR with the solar PV array due to the lower amount of electricity generated.
4. Energy costs are relatively low in our region, making the savings in annual energy costs lower which in turn takes longer to overcome or pay back the first cost of the solar panels and equipment.

## 5.2 PROPOSED FUNDING

The project will need to be funded for both design and construction through a general obligation bond in the 2019-2021 biennium in order to meet the occupancy date goal.

## 5.3 FACILITY OPERATIONS AND MAINTENANCE REQUIREMENTS

The facility operations and maintenance expenses were estimated and budgeted per OFM’s default rates as published in the Life Cycle Model worksheet. The telecommunications/phone rate was based on the 5C’s child care center’s budget. The expenses include annual costs for energy, janitorial services, water and sewer utilities, grounds maintenance, pest control, security, facility maintenance and repair, management, and internet and phone.

	<b>Facility GSF</b>	<b>\$/GSF/YR</b>	<b>Monthly Expense</b>	<b>Annual Expense</b>
	<b>19,023</b>	<b>\$9.06</b>	<b>\$14,355</b>	<b>\$172,261</b>
Energy (electricity, natural gas) - NZE		\$0.16	\$253.64	\$3,044
Janitorial services		\$1.41	\$2,235	\$26,822
Utilities (water/sewer)		\$0.63	\$999	\$11,984
Grounds		\$0.12	\$190	\$2,283
Pest Control		\$0.05	\$79	\$951
Security		\$0.12	\$190	\$2,283
Maintenance & Repair		\$5.57	\$8,830	\$105,958
Management		\$0.68	\$1,078	\$12,936
Internet & Phone		\$0.32	\$500	\$6,000

#### **5.4 FURNITURE, FIXTURES, AND EQUIPMENT**

Interior FFE will be provided by the operator of the child care center. Exterior play yard equipment and surfacing is included in the cost of construction due to its required integration into the landscape design and construction.



## 6 OPERATING MODEL AND BUDGET

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### 6.1 INTRODUCTION

The proposed child care center will build upon the success of the current Capitol Campus Child Care Center (5C's) in operation on Perry Street, increasing child care capacity and quality of care for dependents of state employees and their families. The funding proviso indicates predesign evaluation criteria to include:

- Evaluate the necessary rate to support the operations, maintenance, and debt services.
- A description of a private-public partnership and the competitive process used to select the operator to operate the facility.

### 6.2 NECESSARY RATE TO SUPPORT OPERATIONS, MAINTENANCE, AND DEBT SERVICE

#### 6.2.1 POLICIES ADDRESSING CHILD CARE SERVICES FOR STATE EMPLOYEES

The Office of Financial Management policy 70.70, Child Care Services for Children of State Employees, establishes minimum requirements for the contracting of child care services for state government employees consistent with Chapter 41.04 RCW and RCW 43.88.160(4)(c) as amended by Laws of 1993, Chapter 194.<sup>1</sup>

Policy 70.70.40.a.1 states that DES, in consultation with the agency and an organization of state employees, shall develop a business plan for self-supporting operation:

*“A viable business plan for self-supporting operation of the child care facility has been prepared and agreed to by the agency, the organization of state employees, and the child care provider. The business plan should include at a minimum, a definition of the scope of services to be provided, their estimated costs (including any agency subsidy), and a projection of revenues based upon specific assumptions related to total average annual enrollment, fee structure, and proportion of children in care who are not dependents of state employees, if any.”*

While it is outside the scope of this study to provide a comprehensive business plan, a self-supporting operating budget has been modeled based on the existing Capitol Campus Child Care Center in operation on Perry Street.

#### 6.2.2 METHODOLOGY & ASSUMPTIONS

In accordance with the funding proviso, the following documents a methodology and proposal for establishing a rate to support operations, maintenance, and debt service for a state-owned child care facility proposed on the Capitol Campus.

The necessary rate will ultimately be established by agreement between the owner (State of Washington DES) and the operator (the Parent Foundation, or the like, and its child care provider) – the “Public Private Partnership” or P3.

1 Source: <https://www.ofm.wa.gov/sites/default/files/public/legacy/policy/70.70.htm>

A hypothetical self-supporting operating budget has been developed for the proposed on-campus child care center to illustrate the practicality and sustainability of contracting for child care services in a State-owned facility on the Capitol Campus. The budget is based on the proposed size of the facility, number of children served and staffing needs.

The existing Capitol Campus Child Care Center operated by The Parent Foundation and 5C's at 232 Perry Street provided us a real-world example of income and expenses in a facility owned by the State of Washington and operated by a contracted child care provider for state-employee use.

To develop an operating budget, three primary sources of income and expenses had to be established; tuition income, employee compensation, and operations and maintenance expenses. Miscellaneous expenses such as professional fees, dues and subscriptions, equipment and insurance and the like were included and scaled to this facility's size based on the existing 5C's budget covering all the nuances of child care operations.

### TUITION INCOME

Tuition rates were established by using the 5C's 2018 tuition rates, which were found to be in line with published Thurston County Averages and escalated 3.57 percent per annum until 2021 - the anticipated first year of occupancy.<sup>2</sup>

For budgeting and planning purposes, an 80 percent utilization rate is advised by the current 5C's Director, Tina Rogers. Factors that reduce the utilization rate to 80 percent include:

- Discounts for families with more than one child (5C's provides a seven percent discount)
- Staff discounts for their children (5C's provides a 50 percent discount)
- Families receiving child care subsidies are charged at a lower rate than standard rate tuition. About six percent of the early learners are from families receiving child care subsidies at the existing facility.
- Children of non-state employees were not figured into the budgeting exercise due to the demand for approximately 1200 dependents of state-employees working on or near the capitol campus, per the state employee survey of 2016.

### RENTAL INCOME/EXPENSE

One key component of the existing P3 agreement is the presence of a state subsidy in terms of free rent, which helps keep tuition and compensation competitive benefiting both families and child care employees.

In accordance with RCW 41.04.380, space for child care centers may be provided to organizations of state employees without charge or at reduced charge for rent or services solely for reducing employee child care costs.

Accordingly, the assumption for the proposed child care center operations budget is 100 percent state subsidized rent. Per OFM 70.70.40.a.4, the amount of the subsidy needs to be approved by the director of the OFM.

### FACILITY OPERATIONS AND MAINTENANCE EXPENSE

The facility operations and maintenance expenses were estimated and budgeted per OFM's default rates as published in the Life Cycle Model worksheet. They include annual costs for energy, janitorial

2 Source: <http://www.in2013dollars.com/Child-care-and-nursery-school/price-inflation>

services, water and sewer utilities, grounds maintenance, pest control, security, facility maintenance and repair, management, and internet and phone. For tabulated expenses, see [“Facility Operations and Maintenance Requirements” in Chapter 5.](#)

EMPLOYEE COMPENSATION

Wage rates were established by using the 2012 average income of employees of Child Care Centers by ‘Government Type’ as published by DCYF’s January 2015 report titled, *Report to the Legislature, Early Learning Compensation Rates Comparison*. These rates were escalated using the Economic Policy Institute’s figure of 2.80 percent growth per year to 2021, the anticipated first year of occupancy. This may be more conservative than that of OFM’s General Wage Adjustment history but given child care workers’ salaries are low to begin with this rate of growth seems reasonable.<sup>3</sup>

DCYF’s 2015 report shows that centers run by Government (such as Head Start or Early Childhood Education and Assistance Program (ECEAP) centers, school district or city sponsored child care) provide the highest average compensation.

- Government-sponsored child care pays the highest compensation for all staff categories, including a notable bump for Directors over nonprofit centers.
- For-profit child care centers pay the lowest compensation.
- Nonprofit and for-profit child care wages are closer together.<sup>4</sup>

The following table shows how the average annual child care worker income in a government center compares with the Thurston County average, a Washington State for profit center and a non-profit center. This table combines content from Tables 2 and 5 of the aforementioned compensation report to legislature.

AVERAGE ANNUAL INCOME OF CHILD CARE WORKERS

Position	Center Type - Washington State Survey 2012			
	Region 6 - Thurston Co.	For-Profit	Non-Profit	Government
Director	\$27,288	\$29,571	\$32,719	\$46,330
Program Supervisor	\$26,244	\$28,643	\$31,755	\$37,026
Lead teacher	\$23,580	\$24,538	\$26,856	\$32,957
Assistant teacher	\$19,284	\$20,255	\$20,949	\$23,082

MISCELLANEOUS EXPENSES

Miscellaneous expenses have been itemized and include professional fees, bank service charges, dues and subscriptions, employee incentives, equipment, insurance, licenses and fees, Parent Board management expenses, parent events, supplies and staff trainings. For an itemization of assumed expenses, see detailed budget in [“Operating Budget Worksheets” in the appendix.](#)

DEBT REPAYMENT EXPENSE

Lastly, since funding is anticipated through a general obligation bond (GO) rather than a certificate of participation (COP), debt repayment is assumed not needed to be repaid from the child care center operations revenue.

3 Source: <https://www.epi.org/nominal-wage-tracker/>

4 Source: <https://www.dcyf.wa.gov/sites/default/files/pdf/reports/EL-CompensationRatesComparison2015.pdf>

**6.2.3 PROPOSED OPERATING BUDGET**

The following operating budget is used for illustrative purposes to show that a self-supporting operating budget can be achieved with competitive salaries, in line with other government type facilities, and competitive tuition rates in line with Thurston County averages.

The following annual income and expense statement is based on a 19,023 gross square foot, 11 classroom facility serving 148 children with 26 staff:

PROPOSED OPERATING BUDGET SUMMARY

<b>Income</b>		<b>\$2,137,532</b>
Tuition*	\$1,459,743	
Rent (in-kind rent)	\$677,789	
<b>Expense</b>		<b>\$2,130,463</b>
Facility Rent (GSF x rental rate**)	\$677,789	
Operations, Maintenance, Utilities, etc. (per OFM standards)	\$172,261	
Payroll Expenses Wages, L&I, taxes, FICA/Medicare	\$1,088,264	
Employee Benefits	\$54,945	
Miscellaneous Expenses	\$137,203	
Debt repayment	-	
<b>Funds in excess of operating expenses</b>		<b>\$7,070</b>
Operating reserve	\$7,070	
<b>Profit/loss</b>		<b>\$0</b>

\*Tuition income assumes 80 percent utilization rate for planning purposes, adjusting for tuition discounts, DSHS subsidized children, and to a lesser extent- classroom vacancy.

\*\*Thurston County lease rate used per OFM life cycle cost model (\$35.63/SF)

A detailed operating budget including specific calculations for tuition income, wages and operation and maintenance expenses can be found in [“Operating Budget Worksheets” in the appendix.](#)

**6.3 PUBLIC PRIVATE PARTNERSHIP AND COMPETITIVE PROCESS TO SELECT A CONTRACTOR TO OPERATE THE FACILITY**

**6.3.1 POLICIES AND LAWS ADDRESSING CHILD CARE FACILITY AND PROGRAM SERVICES CONTRACTING**

OFM 70.70.40 establishes that a contract is required between the owner of a building in which space for a child care facility is to be established and an agency whose employees will use services provided by the child care facility. This contract shall be negotiated by the Department of Enterprise Services (DES), under the provisions of RCW [43.82.010](#).

OFM 70.70.50, ‘Child care program contracting requirements’, states either an agency or an organization of state employees may contract with a child care provider and the policy provides minimum requirements.

Chapter 39.26 RCW ‘Procurement of Goods and Services’ establishes the competitive solicitation requirements to select a contractor to operate the facility.

### 6.3.2 PUBLIC PRIVATE PARTNERSHIP

The existing Capitol Campus Child Care Center's operations on Perry Street and public-private partnership (P3) agreement is a successful model that can be replicated for the proposed child care center on campus.

This P3 model has two management agreements in place:

1. The primary agreement is between the property owner (State of WA DES) and the operator (5C Parent Foundation) and establishes clear roles, responsibilities, terms and conditions of the partnership.
2. The secondary agreement is between the operator (5C Parent Foundation) and the child-care provider (5C's Child Care Center) to facilitate the day-to-day management and operations of the child care center.

#### OWNER-OPERATOR AGREEMENT

The following describes the agreement between the owner (State of Washington DES) and the operator (the Parent Foundation, or the like) which makes up the public private partnership.

The first agreement establishes the lease of the property for the sole purpose of providing a child care facility and identifies the terms for the maintenance and operations of the facility. The second agreement, the operator-child care provider agreement, delegates responsibility of operations in part or in full to the subcontractor and further identifies the terms for the operation of the child care center in more specific terms.

The primary agreement is in accordance with Revenue Procedure 97-13. It states:

1. State of WA DES is the owner of and responsible for the facility.
2. Parent Foundation is an organization of state employees formed for the purpose of contracting with one or more providers to operate a child care facility, pursuant to RCW 41.04.380.

The primary agreement defines responsibilities as follows:

#### RESPONSIBILITY AND MANAGEMENT OF REAL PROPERTY

1. Owner provides the facility to the operator rent free and the owner is responsible for the following maintenance obligation:
  - Garbage collection, recycling, light bulbs and tubes
  - Landscape maintenance, snow/ice removal of sidewalks and steps
  - Facility repair & maintenance
2. The operator is responsible for arranging for and paying for the following services:
  - Water, sewer, storm water, natural gas and electricity
  - Internet and phone
  - Janitorial services

#### OPERATIONS

The operator can enter into a management agreement and delegate responsibilities to another qualified child care provider (sub-contractor) for the day to day management and operations of the facility. Responsibilities for the operations of the center include:

1. Financial Affairs and Management
2. The operator or its subcontractor shall maintain records, documents, reports which reflect all direct and indirect costs expended in the performance of the agreement, with a bookkeeping system required for a fiscal audit.
3. Taxes and other expenses
4. The agreement establishes an independent contractual relationship, such that the operator and its employees or agents performing under the agreement are not employees or agents of DES with regard to the performance of the duties and responsibilities of the agreement.
5. The operator or its child care provider shall:
  - Set tuition rates or approve changes to tuition rates as deemed appropriate. Rate for children of persons who are not state employees shall comply with RCW 41.04.375 and OFM State Administrative and Accounting Manual (SAAM) 70.70.50.f.
  - Maintain a budget with reasonable tuition rates which also services any debt associated with operation of the facility.
  - Establish subcontractor compensation on a fixed fee basis.
  - Determine salaries and benefits payable to each employee, not less than the minimum wage.

#### OPERATIONS OF FACILITY

1. Furniture, fixtures and equipment (FFE) and supplies may be either provided by owner or the operator and/or its subcontractors.
  - For the proposed child care center, it is recommended that the operator or its subcontractor(s) provide FFE and supplies as they are not included in the project budget and funding request (C-100).
2. The operator or its subcontractor(s) are responsible for:
  - Maintenance and operation costs of all appliances, equipment, fixtures and supplies
  - Offer child care services to employees of the State, in recognition of the State rent subsidy. However, to support the business and financial solvency needs, slots may be offered to children on non-parents/guardians only if there are no children of Washington State employees available or on the waiting list for the slots.
  - Provide meals and snacks in accordance with state rules and regulations
  - Ensuring staff positions meeting the requirements in WAC 170-295 minimum licensing requirements for child care centers
3. Insurance provisions specifies coverages and policy requirements of the operator and child care provider.
4. 'Term of Agreement' defines length of agreement. In 5C's case it is six years.

5. 'Licensing and Accreditation' requires the operator and provider to comply with all licensing, accreditation, and registration requirements/standards necessary for the performance of the Agreement.
6. Other contractual sub-categories include Subcontractor Registration, Hold Harmless, and Legal Assurances.

#### OPERATOR-CHILD CARE PROVIDER AGREEMENT

The secondary management agreement is between the operator (Capitol Campus Child Care Center Parent Foundation) and the child care provider (5C's Child Care Centers) and establishes that both providers must be organized as nonprofit under RCW 24.03 to be qualified to provide child care services for state employees.

Per RCW 41.04.382 'Child care organizations-Qualifications for services', to qualify for services under RCW 41.04.380, state employee child care organizations shall be organized as nonprofit.

OFM's definition of child care provider:

*"Child Care Provider – An entity that is, or commits to becoming, licensed to operate a Washington State day care facility, an entity that regularly provides care for children for periods of less than twenty-four hours."*

The purpose of the agreement between the operator and the child care provider is to delegate the operator's day to day child care operations and management responsibilities to the child care provider. The contract should include at minimum the terms and conditions defining the length of the contract, termination conditions, compensation for staff and director, financial affairs and management, operation of facility, licensing and insurance requirements, hold harmless conditions and legal assurances. These conditions need to be in accordance with the prime agreement and may set more specific terms related to the day to day operations. For example, the agreement may further define the goals and intent of budgeting and establishment of wages, tuition and an operating reserve:

- Due to a state-subsidized rent-free facility, the child care provider will work with the operator to improve compensation and benefits for employees as well as reduce child care costs for state employees.
- The child care provider will not operate the facility on a for-profit basis and shall allocate any funds in excess of operating expenses to an operating reserve to account for unanticipated expenses and a transition fund to facilitate transition to a new contractor if/when the agreement is terminated.



## 7 APPENDIX

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### 7.1 OFM PREDESIGN CHECKLIST

#### Appendix 1: Predesign checklist and outline

A predesign should include the content detailed here. OFM will approve limited scope predesigns on a case-by-case basis.

❖ **Executive summary** [1.1-1.7](#)

❖ **Problem statement, opportunity or program requirement**

- Identify the problem, opportunity or program requirement that the project addresses and how it will be accomplished. [2.1](#)
- Identify and explain the statutory or other requirements that drive the project's operational programs and how these affect the need for space, location or physical accommodations. Include anticipated caseload projections (growth or decline) and assumptions, if applicable. [2.1](#), [2.2](#)
- Explain the connection between the agency's mission, goals and objectives; statutory requirements; and the problem, opportunity or program requirements. [2.2](#)
- Describe in general terms what is needed to solve the problem. [2.3](#), [2.4](#)
- Include any relevant history of the project, including previous predesigns or budget funding requests that did not go forward to design or construction. [2.4.1](#)

❖ **Analysis of alternatives (including the preferred alternative)**

- Describe all alternatives that were considered, including the preferred alternative. Include:
  - A no action alternative. [3.1](#)
  - Advantages and disadvantages of each alternative. Please include a high-level summary table with your analysis that compares the alternatives, including the anticipated cost for each alternative. [3.2](#) [3.3](#)
  - Cost estimates for each alternative: [3.3.2](#)
    - Provide enough information so decision makers have a general understanding of the costs.
    - Complete OFM's Life Cycle Cost [Model](#) (RCW [39.35B.050](#)). [Appendix](#)
  - Schedule estimates for each alternative. Estimate the start, midpoint and completion dates. [3.3.3](#)

❖ **Detailed analysis of preferred alternative**

- Nature of space – how much of the proposed space will be used for what purpose (i.e., office, lab, conference, classroom, etc.) [4.1](#)
- Occupancy numbers. [4.1.1](#)
- Basic configuration of the building, including square footage and the number of floors. [4.1.2](#)
- Space needs assessment. Identify the guidelines used. [4.1.1](#)
- Site analysis: [4.2](#)
  - Identify site studies that are completed or under way. [4.2](#)
  - Location. [4.2.2](#)

- Building footprint and its relationship to adjacent facilities and site features. Provide aerial view, sketches of the building site and basic floorplans. [4.2.3](#)
- Stormwater requirements. [4.2.4](#)
- Ownership of the site and any acquisition issues. [4.2.5](#)
- Easements and setback requirements. [4.2.6](#)
- Potential issues with the surrounding neighborhood, during construction and ongoing. [4.2.7](#)
- Utility extension or relocation issues. [4.2.8](#)
- Potential environmental impacts. [4.2.9](#)
- Parking and access issues, including improvements required by local ordinances, local road impacts and parking demand. [4.2.10](#)
- Impact on surroundings and existing development with construction lay-down areas and construction phasing. [4.2.11](#)
- Consistency with applicable long-term plans (such as the Thurston County and Capitol campus master plans and agency or area master plans) as required by RCW [43.88.110](#). [4.3](#)
- Consistency with other laws and regulations: [4.4](#)
  - High-performance public buildings (Chapter [39.35D](#) RCW). [4.4.5](#)
  - State efficiency and environmental performance, if applicable (Executive Order [18-01](#)). [4.4.5](#)
  - Greenhouse gas emissions reduction policy (RCW [70.235.070](#)). [4.4.6](#)
  - Archeological and cultural resources (Executive Order [05-05](#) and [Section 106](#) of the National Historic Preservation Act of 1966). [4.4.6](#)
  - Americans with Disabilities Act (ADA) implementation (Executive Order [96-04](#)). [4.4.6](#)
  - Compliance with planning under Chapter [36.70A](#) RCW, as required by RCW [43.88.0301](#). [4.4.6](#)
  - Information required by RCW [43.88.0301](#)(1). [4.4.6](#)
  - Other codes or regulations. [4.4.1](#), [4.4.2](#), [4.4.3](#), [4.4.4](#)
- Identify problems that require further study. Evaluate identified problems to establish probable costs and risk. [4.5](#)
- Identify significant or distinguishable components, including major equipment and ADA requirements in excess of existing code. [4.6](#)
- Identify planned technology infrastructure and other related IT investments that affect the building plans. [4.7](#)
- Describe planned commissioning to ensure systems function as designed. [4.8](#)
- Describe any future phases or other facilities that will affect this project. [4.9](#)
- Identify and justify the proposed project delivery method. For GC/CM, link to the requirements in RCW [39.10.340](#). [4.10.1](#)
- Describe how the project will be managed within the agency. [4.10.2](#)
- Schedule. [4.11](#)
  - Provide a high-level milestone schedule for the project, including key dates for budget approval, design, bid, acquisition, construction, equipment installation, testing, occupancy and full operation. [4.11.1](#)
  - Incorporate value-engineering analysis and constructability review into the project schedule, as required by RCW [43.88.110](#)(5)(c). [4.11.1](#)

- Describe factors that may delay the project schedule. [4.11.2](#)
- Describe the permitting or local government ordinances or neighborhood issues (such as location or parking compatibility) that could affect the schedule. [4.11.2](#)
- Identify when the local jurisdiction will be contacted and whether community stakeholder meetings are a part of the process. [4.11.2](#)

❖ **Project budget analysis for the preferred alternative**

- Cost estimate. [5.1](#)
  - Major assumptions used in preparing the cost estimate. [5.1.1](#)
  - Summary table of Uniformat Level II cost estimates. [5.1.2](#)
  - The [C-100](#). [5.1.2, Appendix](#)
- Proposed funding. [5.2](#)
  - Identify the fund sources and expected receipt of the funds. [5.2](#)
  - If alternatively financed, such as through a COP, provide the projected debt service and fund source. Include the assumptions used for calculating finance terms and interest rates. [N/A](#)
- Facility operations and maintenance requirements. [5.3](#)
  - Define the anticipated impact of the proposed project on the operating budget for the agency or institution. Include maintenance and operating assumptions (including FTEs). [5.3](#)
  - Show five biennia of capital and operating costs from the time of occupancy, including an estimate of building repair, replacement and maintenance. [5.3](#)
- Clarify whether furniture, fixtures and equipment are included in the project budget. If not included, explain why. [5.4](#)

❖ **Predesign appendices**

- Completed Life Cycle Cost [Model](#). [Appendix](#)
- A letter from DAHP. [Appendix](#)

**7.2 FUNDING PROVISIO**

13        NEW SECTION.        **Sec. 1046.        FOR THE DEPARTMENT OF ENTERPRISE**  
14 **SERVICES**

15        Capitol Childcare Center (40000030)

16        The appropriation in this section is subject to the following  
17 conditions and limitations: The appropriation is provided solely for  
18 the department to develop a predesign. The report must evaluate, at a  
19 minimum, the following criteria: (1) A minimum of two locations on  
20 the capitol campus or Heritage Park; (2) a survey of employees on the  
21 capitol campus to determine the need and capacity; (3) the necessary  
22 rate to support operations, maintenance, and debt service; (4) the  
23 existing child care capacity within a five mile radius of the capitol  
24 campus; and (5) a description of a public private partnership and the  
25 competitive process used to select the contractor to operate the  
26 facility.

27 Appropriation:

28	Thurston County Capital Facilities Account—State. . . .	\$250,000
29	Prior Biennia (Expenditures). . . . .	\$0
30	Future Biennia (Projected Costs). . . . .	\$0
31	TOTAL. . . . .	\$250,000

### 7.3 REQUEST FOR QUALIFICATIONS

**State of Washington  
Department of Enterprise Services  
Engineering and Architectural Services**

**NOTICE TO CONSULTANTS  
REQUEST FOR QUALIFICATIONS**

Submittal Date: March 29, 2018

**Project No. 2018-035  
Capitol Campus Child Care Center Predesign**

#### **Scope of Work**

This Request for Qualifications (RFQ) is for the purpose of selecting a consultant for predesign of a building to house a Capitol Campus Child Care Center () in Olympia, Washington. The Capitol Campus Child Care Center Predesign will consider at least two sites on the Capitol Campus and fulfill the requirements of the [Office of Financial Management Predesign Manual](#) and Section 1046, [Chapter 2, Laws of 2018 \(SSB 6090\)](#). Sizing for the facility will be based on survey data collected, evaluated and provided by the Department of Early Learning. The information provided to the consultant will include:

- Size of facility based on projected need by age group category.
- Market rate survey data for services to be provided.
- The number of existing child care facilities within a 5 mile radius of the Capitol Campus.

The selected consultant will include in the predesign study suggestions on how to structure a potential public/private partnership for the operation of the center, and a description of a competitive process to select a contractor to operate the facility.

The total allocation for the project predesign is \$250,000. The MACC for the project has not yet been established. The consultant will develop the MACC based on the site selected and project as envisioned in the predesign.

There will be an **Informational Meeting** for this request on:  
March 14, 2018 at 1:00 PM

1500 Jefferson Street,  
Room 2042 (Check in at front desk)  
Debra Delzell  
360 407-8786  
debra.delzell@des.wa.gov

#### **Selection Criteria**

Firms will be selected in a two-phase process: Phase 1 - short listing firms based on submitted information and Phase 2 - oral presentations and interviews of short listed firms.

Firms will be considered for interviews based upon the following criteria, as indicated, for a total of 100 possible points:

- Qualifications of Key Personnel including prime sub-consultants (25 points);
- General Project Approach (25 points);
- Relevant Experience –with recent experience in Childcare Centers (25points)
- Geographic Proximity (10 points)
- Diverse Business Inclusion Plan (15 points)

### **Other Information**

The Agreements for Consultant services will be the standard Office of Engineering and Architectural Services Agreement and fees will be negotiated when applicable, on a current Architectural/Engineering Fee Schedule for Washington State Public Works Building Projects.

All submitting firms are encouraged to register in Washington’s Electronic Business Solution Application (WEBS) at: <https://fortress.wa.gov/ga/webs/>.

Based upon the selected contract delivery system the state reserves the right to continue with the consultant selected or has the option to conduct a new consultant selection process for future services beyond those services advertised above.

Voluntary numerical Diverse Business Inclusion goals have been established for the project as: 12% MBE and 8% WBE, and 5% Washington Small Business and 5% Veterans have been established for this project. Achievement of the goals is encouraged. However, no minimum level of Diverse Business participation shall be required as a condition of A/E selection. Proposals will not be rejected or considered non-responsive if they do not include diverse Business participation, but plan for Diverse Business Inclusion is required. A/E’s may contact the following resources to obtain information on certified and registered diverse business firms for potential sub-consultants:

- The Office of Minority and Women’s Business Enterprises: 866.208.1064 or [www.omwbe.wa.gov](http://www.omwbe.wa.gov),
- For small business information: Charles Wilson, Business Diversity and Outreach Manager at the Washington State Department of Enterprise Services: 360.407.9390 or [charles.wilson@des.wa.gov](mailto:charles.wilson@des.wa.gov),
- The Department of Veterans’ Affairs: 360.725.2169 or [www.dva.wa.gov](http://www.dva.wa.gov).

### **Submittal Requirements**

Submit required number of Statements of Qualifications, 2 copies on flash drives with the project number and title clearly identified on the front. Each of the submittals should include:

- Executive summary
- Federal form SF330 (Part II only)  
<http://www.des.wa.gov/SiteCollectionDocuments/Facilities/EAS/EAS330AEQual.doc>

- Any other pertinent data to address the selection criteria and assist the Selection Board in evaluating your qualifications for predesign of childcare centers.
- Consultant Selection Diverse Business Inclusion Plan Criteria may be found at: <http://des.wa.gov/SiteCollectionDocuments/Facilities/EAS/DiverseBusinessInclusionPlanCriteria.pdf>
- No more than twenty (20) pages total at 8 ½ X 11 size sheets
  - Covers, dividers, and tab sheets are not included in page count total
  - Note, 11"x 17" fold outs can be included, but counted as two sheets.

To qualify for review, submittals must be delivered to the following address:

Attention: Debra Delzell  
Department of Enterprise Services  
Engineering & Architectural Services  
1500 Jefferson, Olympia, WA 98501 (hand delivered or courier)  
P. O. Box 41476, Olympia, Washington, 98504-1476 (Mailed)

**All submittals must be received no later than March 29, 2018, prior to 2:00 PM,** (as per date/time stamped by E&AS.)

For selection process questions please contact Trina Regan, 360.407.7965, [Trina.Regan@des.wa.gov](mailto:Trina.Regan@des.wa.gov).

For project questions please contact the RFQ Project Manager, **Debra Delzell**, **360.407.8786**, **debra.delzell@des.wa.gov**.

NO FAXED, PAPER, OR E-MAILED COPIES WILL BE ACCEPTED.

**Next Steps**

Following the Phase 1 evaluation of these submittals, the consultant selection board will interview top ranked short-listed firms. The ranking is based on evaluation of submitted information (as well as reference checks, when performed with Phase 1) from firms deemed to be the most highly qualified for the required service.

The Phase 2 interview criteria will be provided to the short-listed firms. The top ranking Phase 2 firm will be selected.

Phase II Interviews will be scheduled for the week of **April 9, 2018**, in Olympia, WA.

Firms will be notified of the selection results by no later than April 20, 2018.

The State of Washington is an affirmative action employer. All submittals become the property of the State.

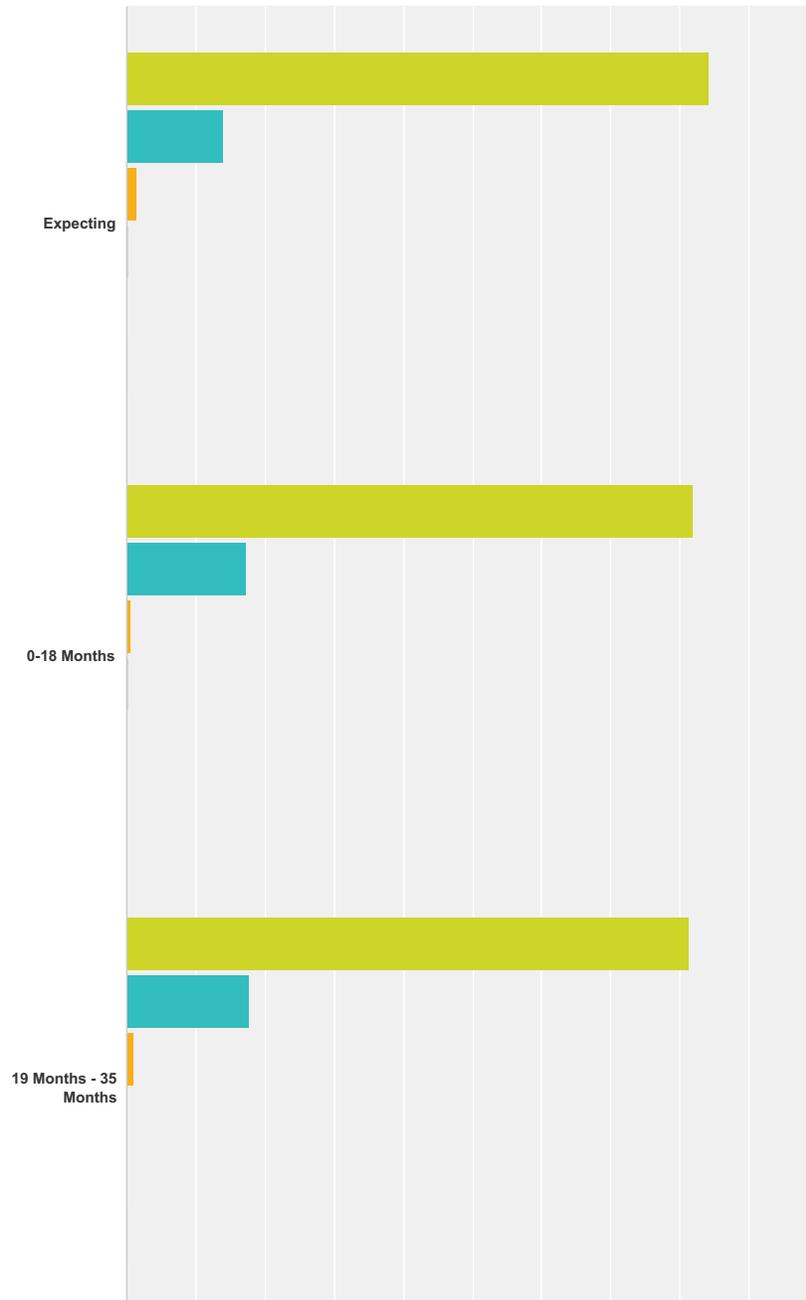
### 7.4 STATE EMPLOYEE CHILD CARE NEED AND CAPACITY SURVEY

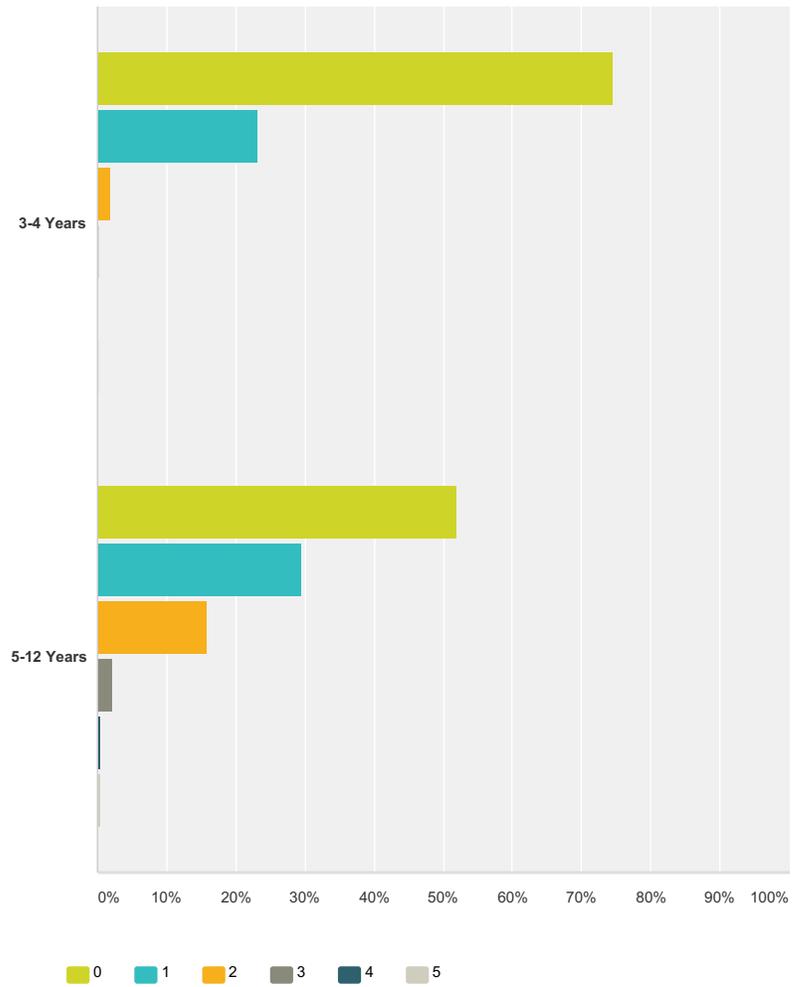
Needs Assessment for Child Care Near Capitol Campus - Survey of State Employees - March 2016

SurveyMonkey

#### Q1 Do you have children ages 0-12, or are you currently expecting a child? If so, how many?

Answered: 4,052 Skipped: 673

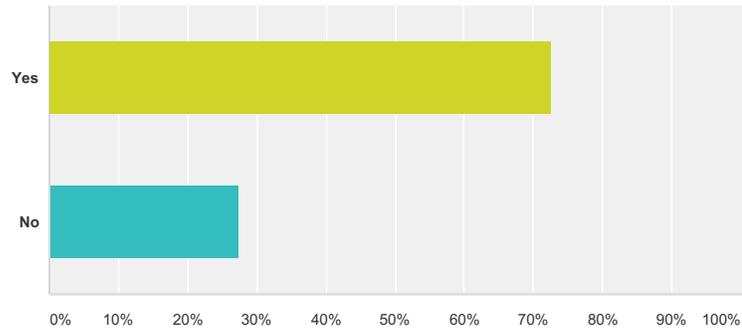




	0	1	2	3	4	5	Total Respondents
Expecting	84.11% 1,911	14.04% 319	1.36% 31	0.26% 6	0.04% 1	0.22% 5	2,272
0-18 Months	81.82% 1,782	17.26% 376	0.60% 13	0.23% 5	0.00% 0	0.09% 2	2,178
19 Months - 35 Months	81.11% 1,773	17.70% 387	0.96% 21	0.09% 2	0.05% 1	0.14% 3	2,186
3-4 Years	74.61% 1,760	23.23% 548	1.91% 45	0.25% 6	0.04% 1	0.13% 3	2,359
5-12 Years	52.00% 1,623	29.41% 918	15.92% 497	2.11% 66	0.38% 12	0.32% 10	3,121

### Q2 If we had a new state-sponsored child care facility near where you work, would you consider taking your children there?

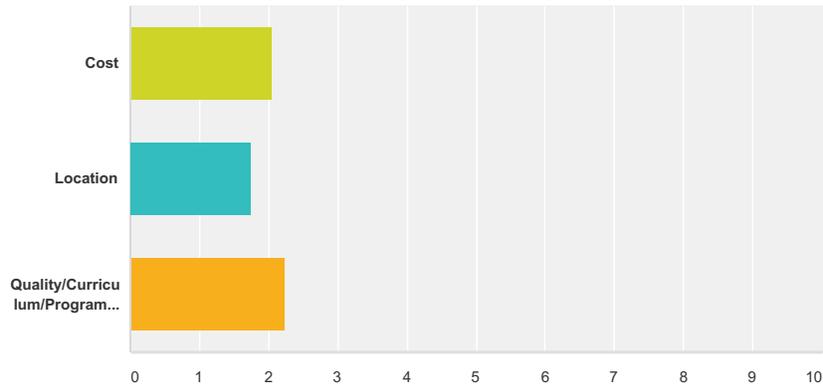
Answered: 4,276 Skipped: 449



Answer Choices	Responses	Count
Yes	72.64%	3,106
No	27.36%	1,170
<b>Total</b>		<b>4,276</b>

### Q3 Please rank the following three factors you consider when choosing a child care:

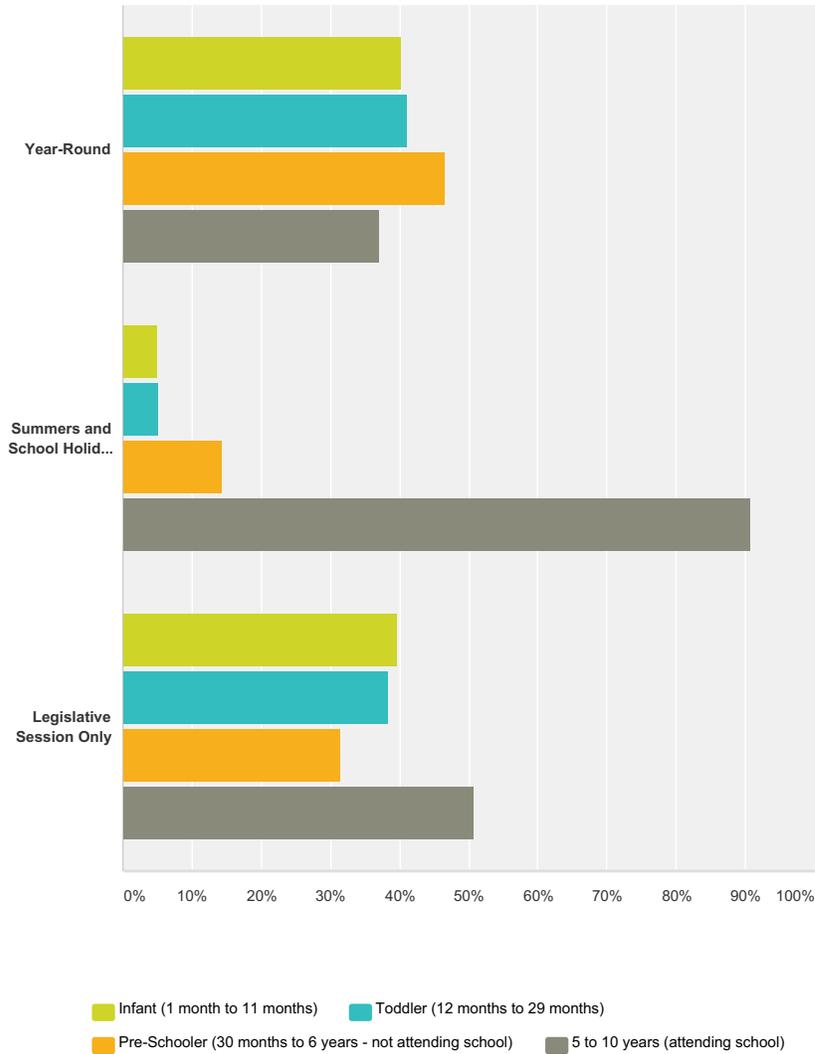
Answered: 4,152 Skipped: 573



	1	2	3	N/A	Total	Score
Cost	28.60% 1,155	28.22% 1,140	25.48% 1,029	17.70% 715	4,039	2.04
Location	15.23% 615	32.66% 1,319	35.34% 1,427	16.77% 677	4,038	1.76
Quality/Curriculum/Program Focus	40.02% 1,647	22.14% 911	20.83% 857	17.01% 700	4,115	2.23

**Q4 What would be the normal pattern of care you need for your children be if they were enrolled in a state-sponsored setting near your office? Please note each child's care and by age.**

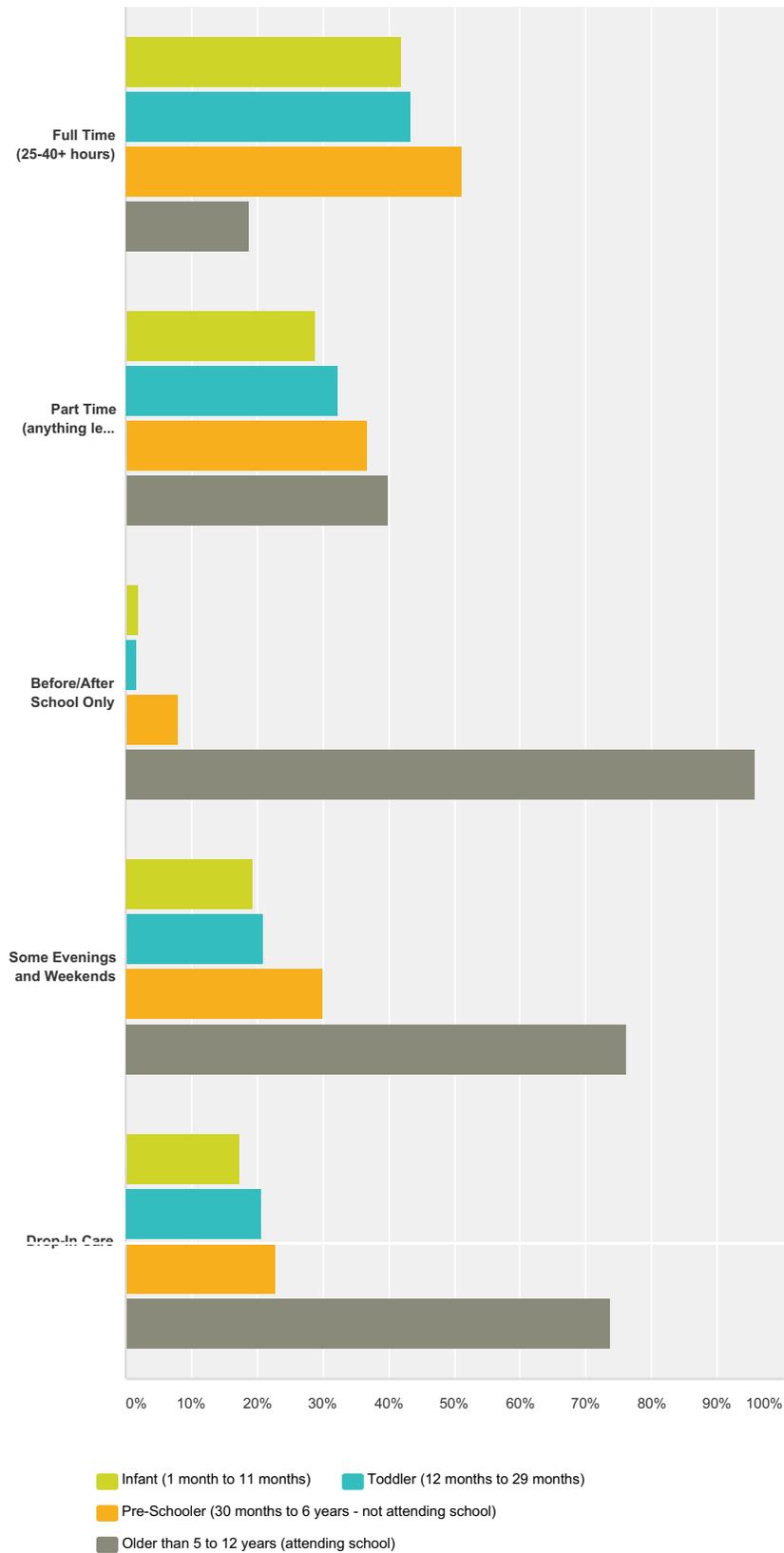
Answered: 2,737 Skipped: 1,988



	Infant (1 month to 11 months)	Toddler (12 months to 29 months)	Pre-Schooler (30 months to 6 years - not attending school)	5 to 10 years (attending school)	Total Respondents
Year-Round	40.31% 911	41.15% 930	46.46% 1,050	37.17% 840	2,260
Summers and School Holidays Only	5.05% 60	5.14% 61	14.49% 172	90.82% 1,078	1,187
Legislative Session Only	39.73% 29	38.36% 28	31.51% 23	50.68% 37	73

**Q5 How much care in a typical week does your family need? Please note each child's care by age.**

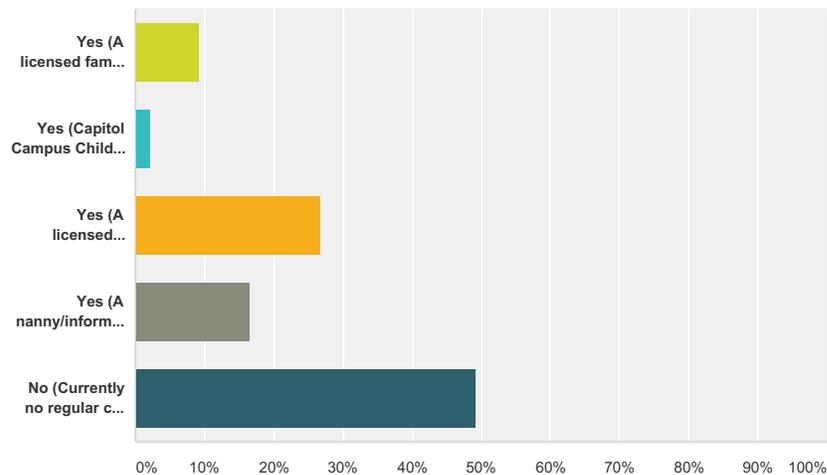
Answered: 2,669 Skipped: 2,056



	Infant (1 month to 11 months)	Toddler (12 months to 29 months)	Pre-Schooler (30 months to 6 years - not attending school)	Older than 5 to 12 years (attending school)	Total Respondents
Full Time (25-40+ hours)	42.00% 654	43.48% 677	51.25% 798	18.88% 294	1,557
Part Time (anything less than 25 hours)	28.81% 155	32.34% 174	36.80% 198	39.78% 214	538
Before/After School Only	1.95% 25	1.72% 22	7.88% 101	95.87% 1,229	1,282
Some Evenings and Weekends	19.49% 53	20.96% 57	30.15% 82	76.10% 207	272
Drop-In Care	17.29% 97	20.68% 116	22.82% 128	73.80% 414	561

**Q6 If you moved your children to a state-sponsored program near your office, would you be leaving a child care program you now use?**

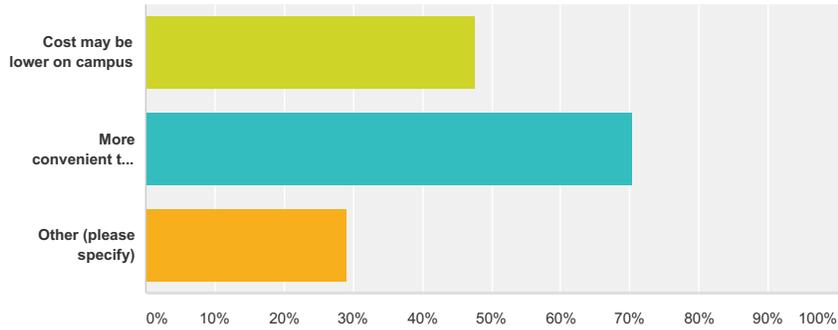
Answered: 3,332 Skipped: 1,393



Answer Choices	Responses
Yes (A licensed family home)	9.27% 309
Yes (Capitol Campus Child Care Center - Perry Street)	2.07% 69
Yes (A licensed center)	26.71% 890
Yes (A nanny/informal care situation)	16.48% 549
No (Currently no regular care needed or used)	49.28% 1,642
<b>Total Respondents: 3,332</b>	

**Q7 If you would be leaving another program, why? (Check all that apply)**

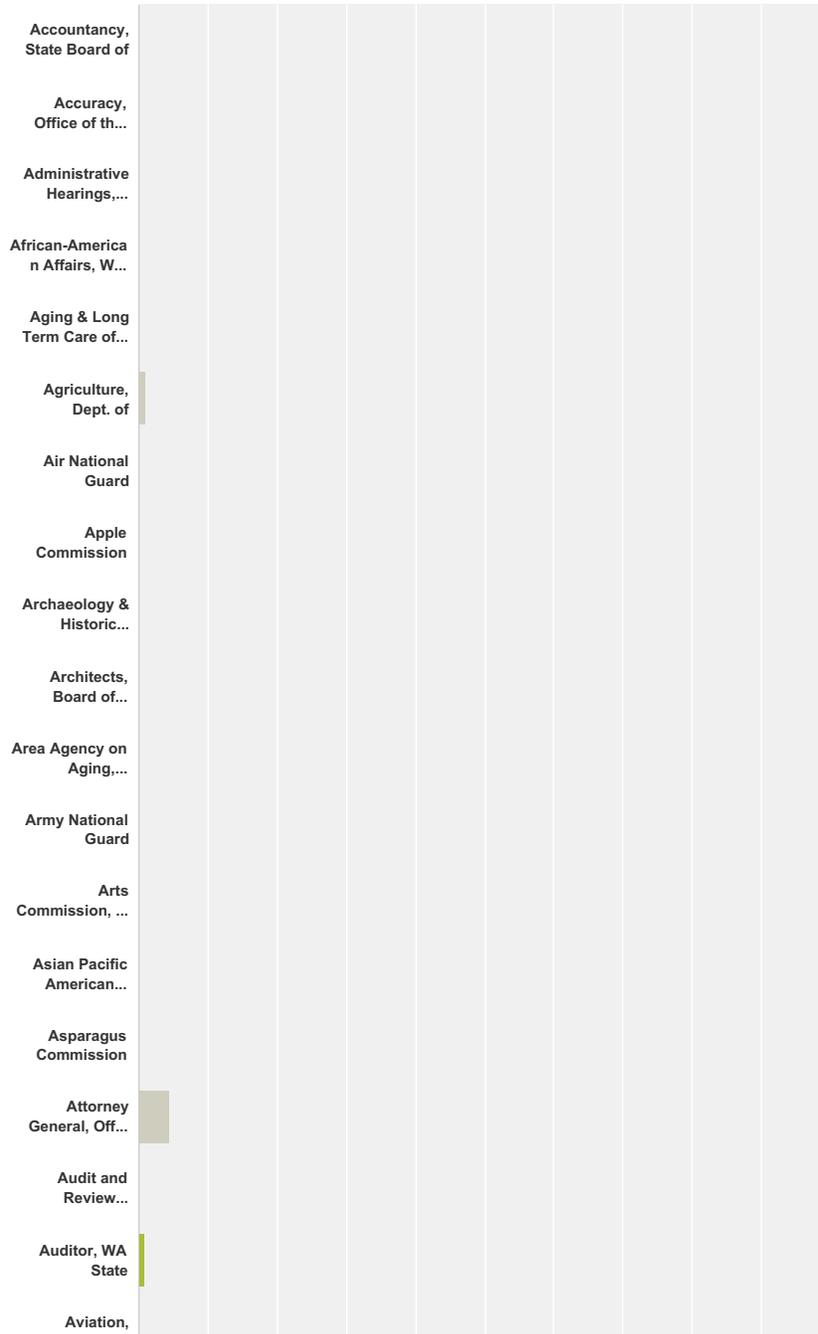
Answered: 2,342 Skipped: 2,383



Answer Choices	Responses
Cost may be lower on campus	47.57% 1,114
More convenient to work	70.28% 1,646
Other (please specify)	29.04% 680
<b>Total Respondents: 2,342</b>	

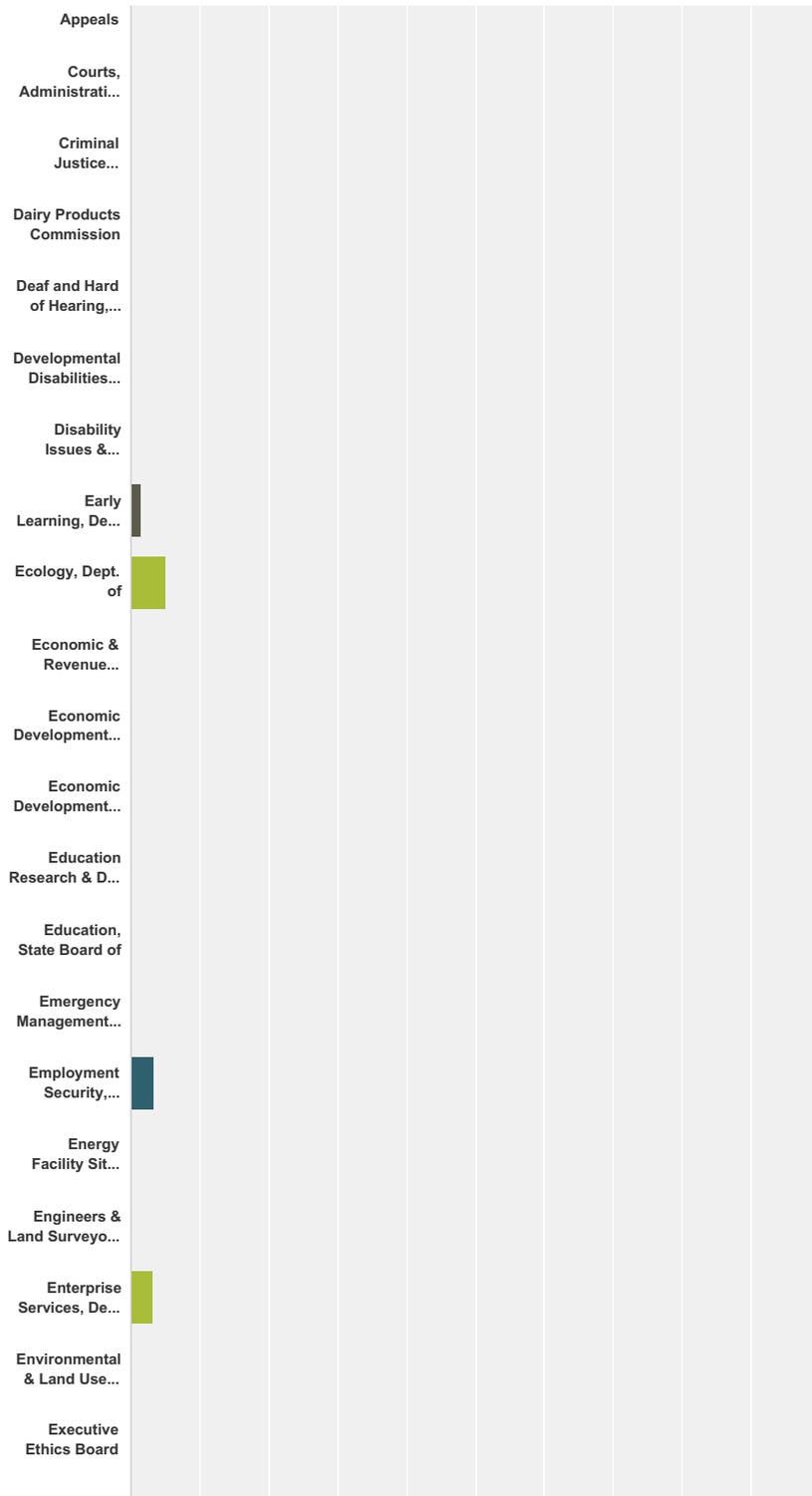
### Q8 (Optional) For what agency do you work?

Answered: 3,032 Skipped: 1,693

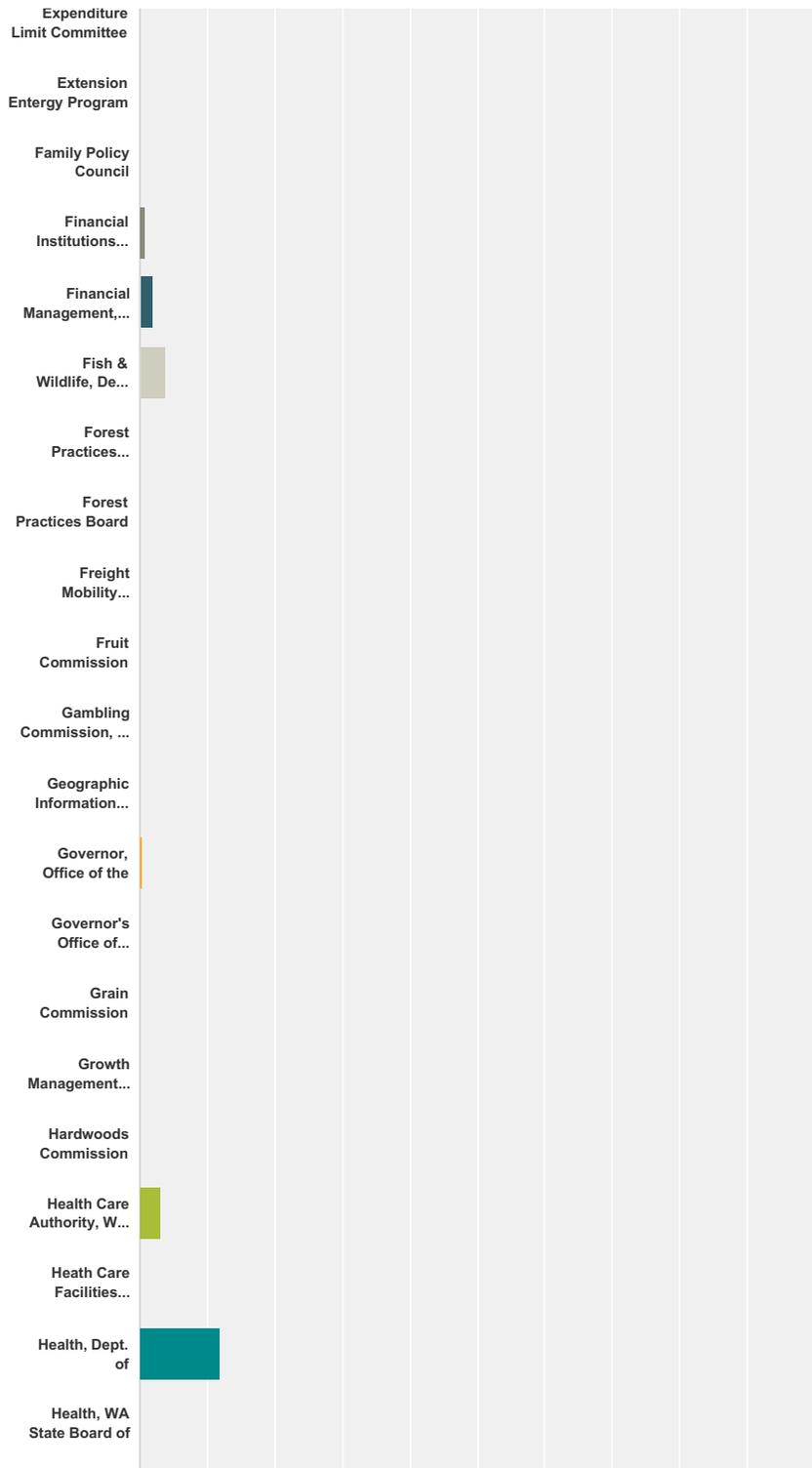


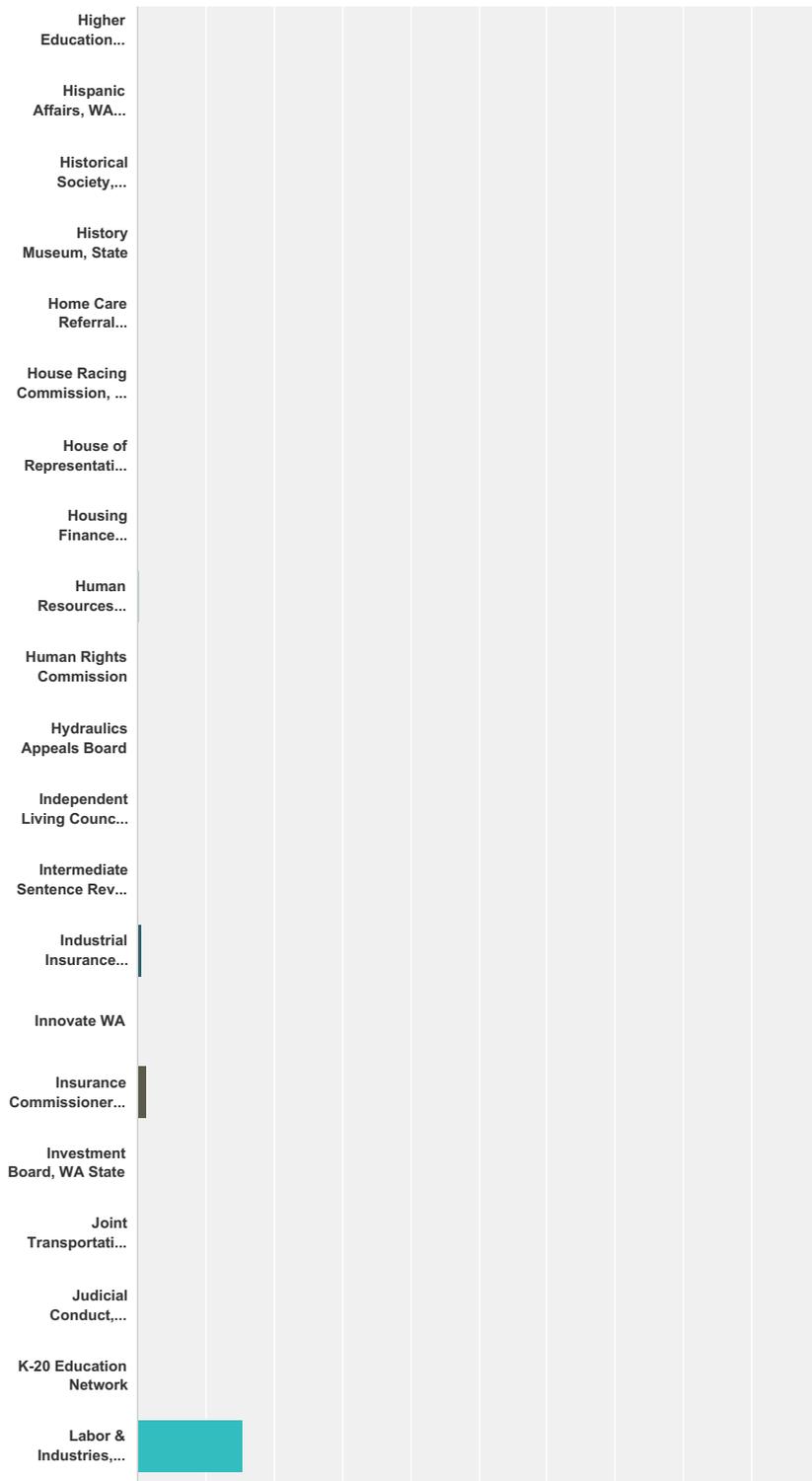
Appendix — State Employee Child Care Need and Capacity Survey

Dept. of...									
Beef Commission									
Beer Commission									
Blind, Dept. of Services ...									
Blind, WA State School...									
Blueberry Commission									
Building Code Council, State									
Caseload Forecast...									
Center for Childhood...									
Chief Information...									
Citizens Commission o...									
Civil Legal Aid, Office of									
Code Reviser Statute Law...									
Columbia River Gorge...									
Combined Fund Drive									
Commerce, Dept. of									
Community & Technical...									
Conservation Commission,...									
Consolidated Technology...									
Corrections, Dept. of									
County Road Administrati...									
Court of									



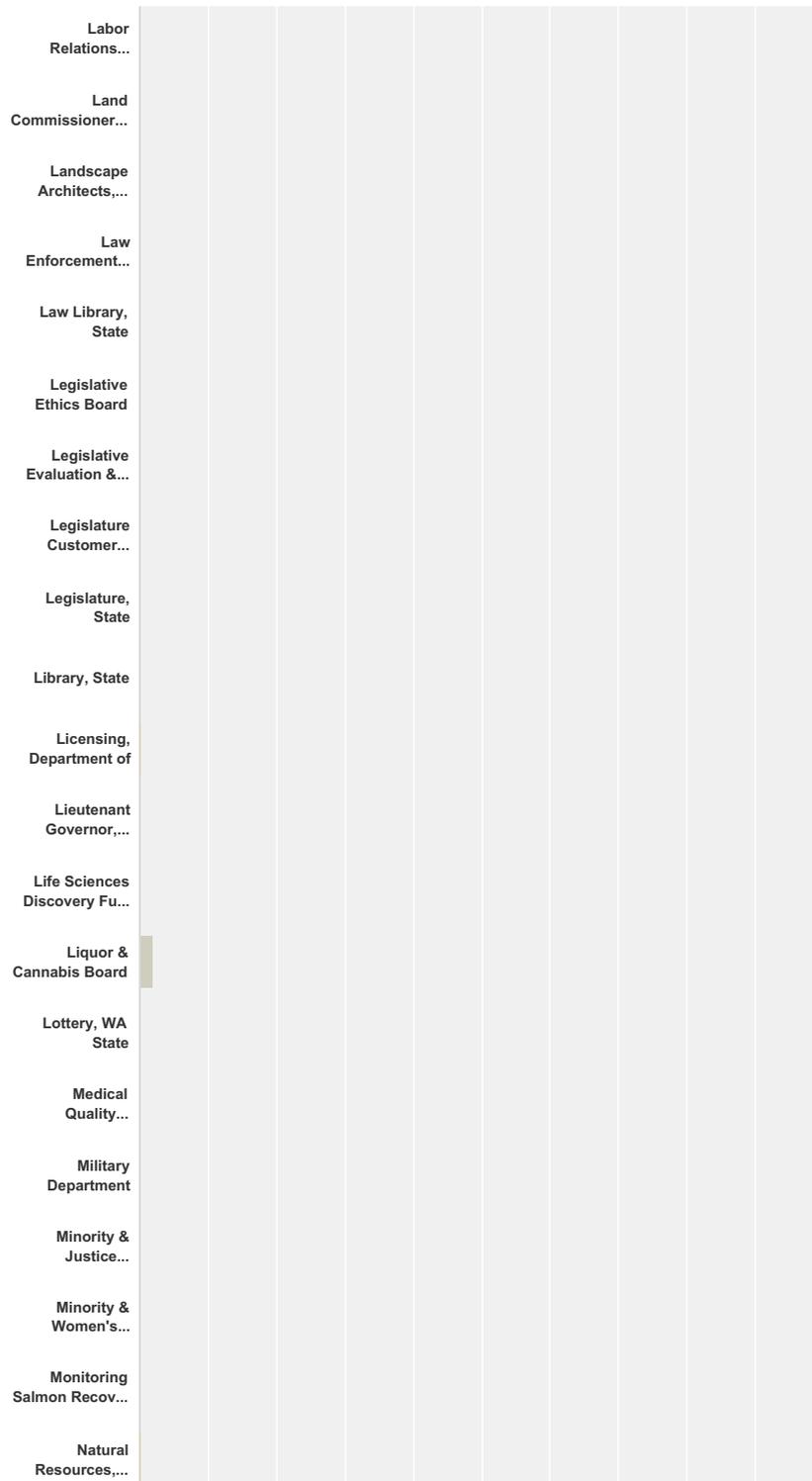
Appendix – State Employee Child Care Need and Capacity Survey





Needs Assessment for Child Care Near Capitol Campus - Survey of State Employees - March 2016

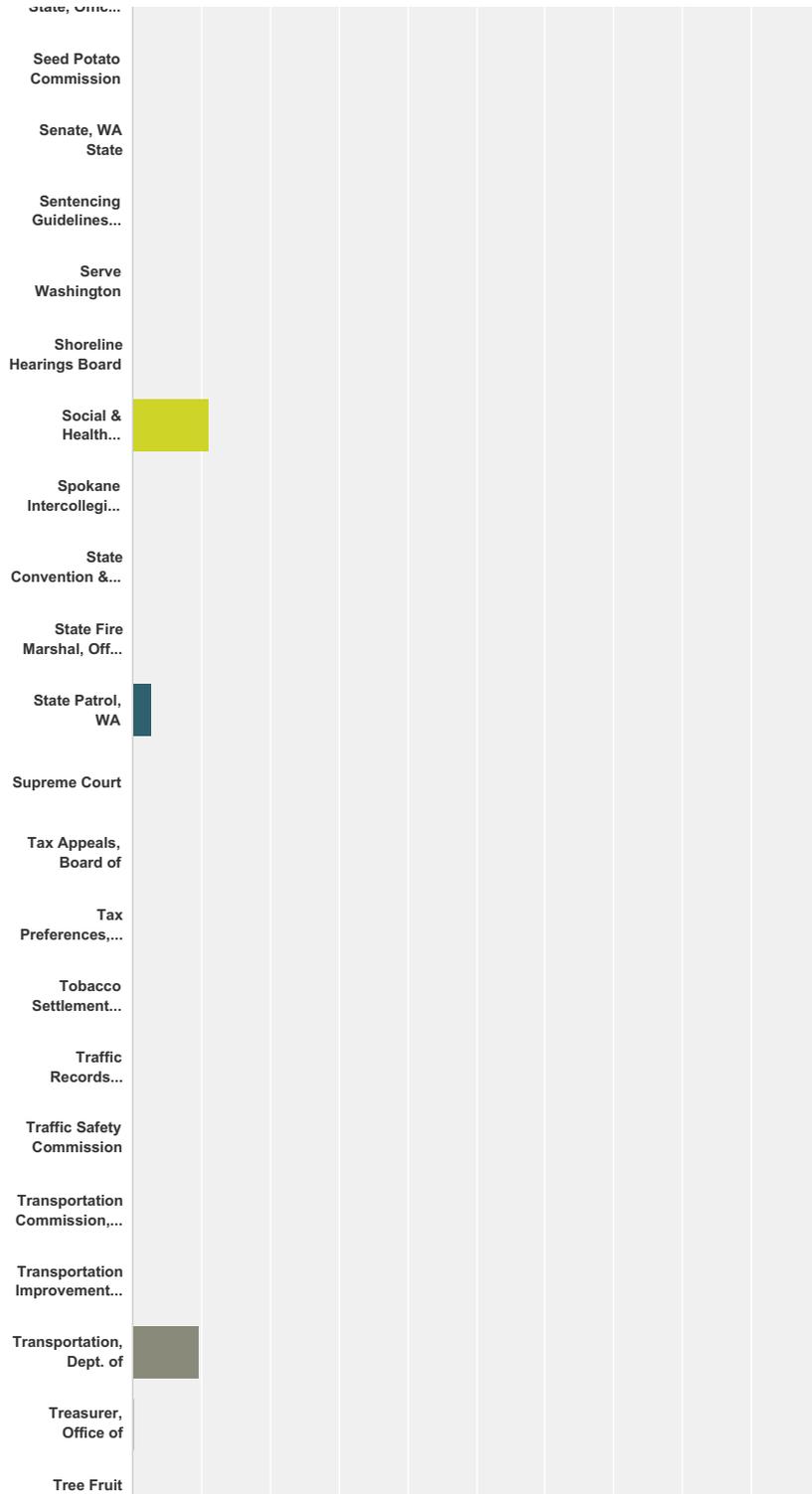
SurveyMonkey



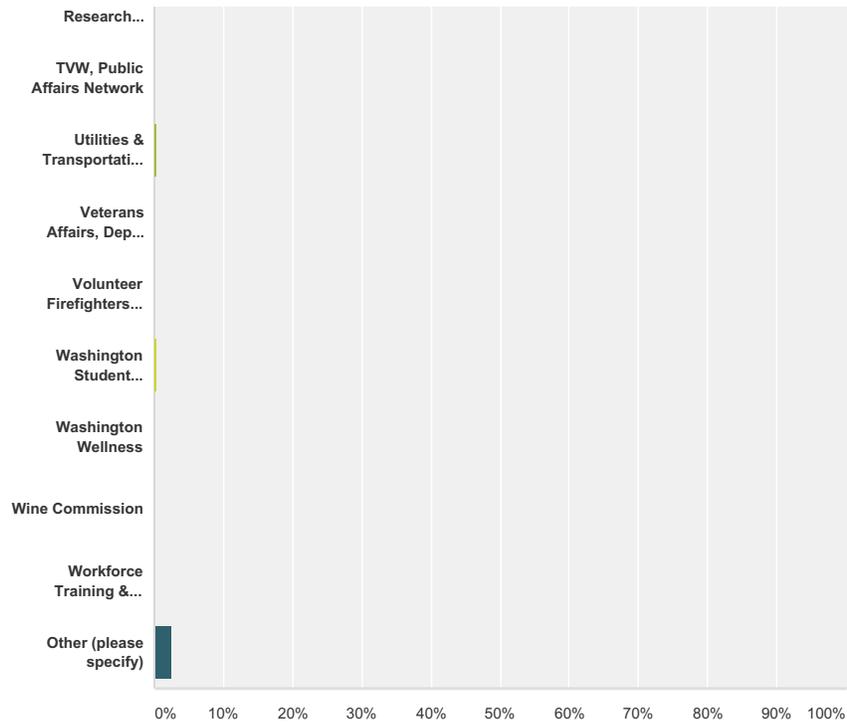
Northwest Cherries									
Northwest Indian...									
Northwest Power &...									
Nursing Care Quality...									
Ombuds, Office of the...									
Ombuds, Office of the Famil...									
Ombuds, Open Government									
Parks & Recreation...									
Pension Policy, Sele...									
Personnel Resources Board									
Pesticide Registration...									
Pharmacy, Board of									
Pilotage Commissioner...									
Pollution Control...									
Pollution Liability...									
Potato Commission									
Productivity Board									
Professional Educator...									
Psychology, Board of									
Public Defense, Off...									
Public Deposit Protection...									

Appendix – State Employee Child Care Need and Capacity Survey

Public Disclosure...										
Public Employees...										
Public Employment...										
Public Instruction,...										
Public Policy, WA State...										
Public Works Board										
Puget Sound Partnership										
Puget Sound Salmon...										
Real Estate Appraiser...										
Real Estate Commission										
Recreation & Conservation...										
Red Raspberry Commission										
Redistricting Commission,...										
Regulatory Innovation &...										
Retirement Systems, Dep...										
Revenue, Dept. of										
Salaries for Elected...										
Salmon Recovery...										
Salmon Recovery...										
School Directors'...										
Secretary of State Office										



Appendix – State Employee Child Care Need and Capacity Survey



Answer Choices	Responses
Accountancy, State Board of	0.10% 3
Accuracy, Office of the State	0.00% 0
Administrative Hearings, Office of	0.00% 0
African-American Affairs, WA State Commission on	0.00% 0
Aging & Long Term Care of Eastern WA	0.00% 0
Agriculture, Dept. of	0.99% 30
Air National Guard	0.00% 0
Apple Commission	0.00% 0
Archaeology & Historic Preservation, Dept. of	0.00% 0
Architects, Board of Registration for	0.00% 0
Area Agency on Aging, Lewis-Mason-Thurston	0.03% 1
Army National Guard	0.00% 0
Arts Commission, WA State	0.07% 2
Asian Pacific American Affairs, State of WA Commission on	0.00% 0
Asparagus Commission	0.03% 1

Appendix – State Employee Child Care Need and Capacity Survey

Attorney General, Office of the	4.32%	131
Audit and Review Committee, Joint Legislative	0.00%	0
Auditor, WA State	0.79%	24
Aviation, Dept. of Transportation	0.00%	0
Beef Commission	0.00%	0
Beer Commission	0.07%	2
Blind, Dept. of Services for the	0.03%	1
Blind, WA State School for the	0.00%	0
Blueberry Commission	0.00%	0
Building Code Council, State	0.00%	0
Caseload Forecast Council, State of WA	0.00%	0
Center for Childhood Deafness & Hearing Loss, WA State	0.00%	0
Chief Information Officer, Office of the	0.00%	0
Citizens Commission on Salaries for Elected Officials, WA	0.00%	0
Civil Legal Aid, Office of	0.00%	0
Code Reviser Statute Law Committee	0.00%	0
Columbia River Gorge Commission	0.00%	0
Combined Fund Drive	0.00%	0
Commerce, Dept. of	2.11%	64
Community & Technical Colleges, State Board for	0.40%	12
Conservation Commission, State	0.10%	3
Consolidated Technology Services	1.95%	59
Corrections, Dept. of	0.16%	5
County Road Administration Board	0.00%	0
Court of Appeals	0.00%	0
Courts, Administrative Office of the	0.00%	0
Criminal Justice Training Commission, WA State	0.00%	0
Dairy Products Commission	0.00%	0
Deaf and Hard of Hearing, Office of the	0.07%	2
Developmental Disabilities Council	0.03%	1
Disability Issues & Employment, Governor's Committee	0.03%	1
Early Learning, Dept. of	1.45%	44
Ecology, Dept. of	4.95%	150
Economic & Revenue Forecast Council	0.03%	1
Economic Development Commission	0.00%	0

Appendix – State Employee Child Care Need and Capacity Survey

Economic Development Finance Authority	0.00%	0
Education Research & Data Center	0.00%	0
Education, State Board of	0.07%	2
Emergency Management Division	0.03%	1
Employment Security, Department of	3.33%	101
Energy Facility Site Evaluation Council	0.00%	0
Engineers & Land Surveyors, Board of Registration for	0.00%	0
Enterprise Services, Dept. of	3.03%	92
Environmental & Land Use Hearings Office	0.00%	0
Executive Ethics Board	0.00%	0
Expenditure Limit Committee	0.00%	0
Extension Energy Program	0.00%	0
Family Policy Council	0.00%	0
Financial Institutions, Dept. of	0.89%	27
Financial Management, Office of	1.78%	54
Fish & Wildlife, Dept. of	3.73%	113
Forest Practices Appeals Board	0.00%	0
Forest Practices Board	0.00%	0
Freight Mobility Strategic Investment Board	0.00%	0
Fruit Commission	0.00%	0
Gambling Commission, WA State	0.00%	0
Geographic Information Council, WA State	0.00%	0
Governor, Office of the	0.43%	13
Governor's Office of Indian Affairs	0.00%	0
Grain Commission	0.00%	0
Growth Management Hearings Board	0.00%	0
Hardwoods Commission	0.00%	0
Health Care Authority, WA State	3.17%	96
Health Care Facilities Authority	0.10%	3
Health, Dept. of	11.87%	360
Health, WA State Board of	0.10%	3
Higher Education Facilities Authority	0.00%	0
Hispanic Affairs, WA State Commission on	0.00%	0
Historical Society, Eastern WA State	0.00%	0
History Museum, State	0.00%	0

Appendix – State Employee Child Care Need and Capacity Survey

Home Care Referral Registry	0.00%	0
House Racing Commission, WA State	0.00%	0
House of Representatives, WA State	0.00%	0
Housing Finance Commission	0.00%	0
Human Resources Director, Office of the State	0.13%	4
Human Rights Commission	0.00%	0
Hydraulics Appeals Board	0.00%	0
Independent Living Council, WA State	0.00%	0
Intermediate Sentence Review Board	0.00%	0
Industrial Insurance Appeals, Board of	0.66%	20
Innovate WA	0.00%	0
Insurance Commissioner, Office of the	1.35%	41
Investment Board, WA State	0.00%	0
Joint Transportation Committee	0.00%	0
Judicial Conduct, Commission on	0.00%	0
K-20 Education Network	0.00%	0
Labor & Industries, Dept. of	15.50%	470
Labor Relations Division	0.00%	0
Land Commissioner, Office of the	0.00%	0
Landscape Architects, Board of Registration for	0.00%	0
Law Enforcement Officers & Fire Fighters' Plan 2 Retirement Board	0.07%	2
Law Library, State	0.00%	0
Legislative Ethics Board	0.00%	0
Legislative Evaluation & Accountability Program Committee	0.00%	0
Legislature Customer Service Center	0.00%	0
Legislature, State	0.00%	0
Library, State	0.00%	0
Licensing, Department of	0.13%	4
Lieutenant Governor, Office of	0.03%	1
Life Sciences Discovery Fund Authority	0.00%	0
Liquor & Cannabis Board	1.81%	55
Lottery, WA State	0.00%	0
Medical Quality Assurance Commission	0.07%	2
Military Department	0.03%	1
Minority & Justice Commission, State	0.00%	0

Appendix – State Employee Child Care Need and Capacity Survey

Minority & Women's Business Enterprises, Office of	0.03%	1
Monitoring Salmon Recovery & Watershed Health, Forum on	0.00%	0
Natural Resources, Dept. of	0.13%	4
Northwest Cherries	0.00%	0
Northwest Indian Fisheries Commission	0.00%	0
Northwest Power & Conservation Council	0.00%	0
Nursing Care Quality Assurance Commission	0.03%	1
Ombuds, Office of the Education	0.00%	0
Ombuds, Office of the Family & Children's	0.00%	0
Ombuds, Open Government	0.00%	0
Parks & Recreation Commission, State	0.69%	21
Pension Policy, Select Committee on	0.00%	0
Personnel Resources Board	0.00%	0
Pesticide Registration, State Commission on	0.00%	0
Pharmacy, Board of	0.00%	0
Pilotage Commissioners, Board of	0.00%	0
Pollution Control Hearings Board	0.00%	0
Pollution Liability Insurance Agency, WA State	0.00%	0
Potato Commission	0.00%	0
Productivity Board	0.00%	0
Professional Educator Standards Board	0.00%	0
Psychology, Board of	0.00%	0
Public Defense, Office of	0.00%	0
Public Deposit Protection Commission	0.00%	0
Public Disclosure Commission	0.00%	0
Public Employees Benefits Board Program	0.00%	0
Public Employment Relations Commission	0.00%	0
Public Instruction, Office of Superintendent of	0.16%	5
Public Policy, WA State Institute for	0.00%	0
Public Works Board	0.00%	0
Puget Sound Partnership	0.00%	0
Puget Sound Salmon Commission	0.00%	0
Real Estate Appraiser Commission	0.00%	0
Real Estate Commission	0.00%	0

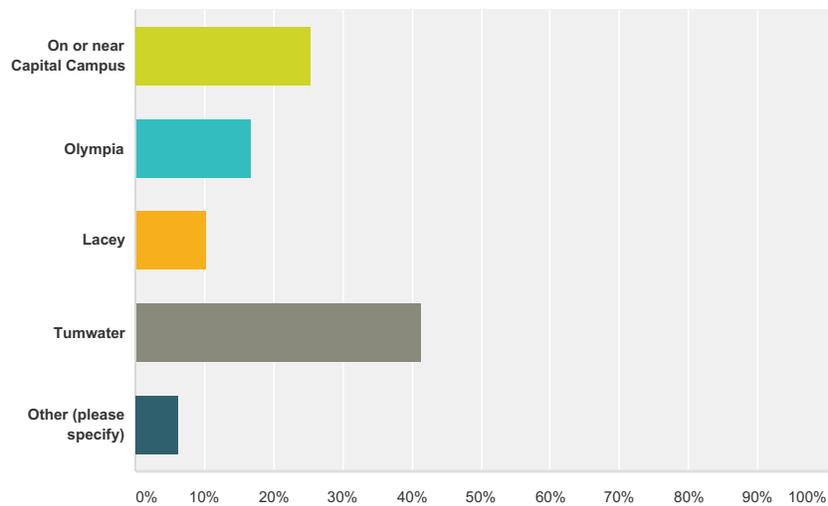
Appendix – State Employee Child Care Need and Capacity Survey

Recreation & Conservation Office	0.26%	8
Red Raspberry Commission	0.00%	0
Redistricting Commission, State	0.00%	0
Regulatory Innovation & Assistance, Governor's Office for	0.00%	0
Retirement Systems, Dept. of	0.00%	0
Revenue, Dept. of	5.47%	166
Salaries for Elected Officials, Citizens Commission on	0.00%	0
Salmon Recovery Funding Board	0.03%	1
Salmon Recovery Office, Governor's	0.00%	0
School Directors' Association, State	0.00%	0
Secretary of State, Office of the	0.03%	1
Seed Potato Commission	0.00%	0
Senate, WA State	0.03%	1
Sentencing Guidelines Commission	0.00%	0
Serve Washington	0.00%	0
Shoreline Hearings Board	0.03%	1
Social & Health Services, Dept. of	11.05%	335
Spokane Intercollegiate Research & Technology Institute	0.00%	0
State Convention & Trade Center	0.00%	0
State Fire Marshal, Office of the	0.07%	2
State Patrol, WA	2.67%	81
Supreme Court	0.00%	0
Tax Appeals, Board of	0.03%	1
Tax Preferences, Citizen Commission for Performance Measurement of	0.00%	0
Tobacco Settlement Authority	0.00%	0
Traffic Records Committee	0.00%	0
Traffic Safety Commission	0.07%	2
Transportation Commission, State	0.00%	0
Transportation Improvement Board	0.00%	0
Transportation, Dept. of	9.53%	289
Treasurer, Office of	0.20%	6
Tree Fruit Research Commission	0.00%	0
TVW, Public Affairs Network	0.00%	0
Utilities & Transportation Commission	0.43%	13

Veterans Affairs, Dept. of	0.00%	0
Volunteer Firefighters & Reserve Officers, Board of	0.00%	0
Washington Student Achievement Council	0.46%	14
Washington Wellness	0.00%	0
Wine Commission	0.00%	0
Workforce Training & Education Coordinating Board	0.10%	3
Other (please specify)	2.44%	74
<b>Total</b>		<b>3,032</b>

### Q9 (Required) In what area of greater Olympia do you work?

Answered: 3,586 Skipped: 1,139



Answer Choices	Responses
On or near Capital Campus	25.57% 917
Olympia	16.65% 597
Lacey	10.18% 365
Tumwater	41.41% 1,485
Other (please specify)	6.19% 222
<b>Total</b>	<b>3,586</b>

## 7.5 CHILD CARE MARKET SURVEY 5 MILE RADIUS

### Jean-Claude Letourneau

---

**From:** Delzell, Debra (DES) <debra.delzell@des.wa.gov>  
**Sent:** Wednesday, April 18, 2018 4:47 PM  
**To:** Jean-Claude Letourneau  
**Subject:** 2018-035 Capitol Campus Child Care Center - Facilities in 5 mile radius

Hi JC,

The information provided below is from Judy Bunkelman on the Facilities within a 5 mile radius.

*Debra Delzell, PE*  
**Department of Enterprise Services**  
Engineering & Architectural Services  
1500 Jefferson St.  
Olympia, WA 98504  
Desk: 360 407-8786 or Cell: 360 688-0706

---

**From:** Bunkelman, Judy (DEL)  
**Sent:** Friday, April 6, 2018 12:34 PM  
**To:** Davis, RaShelle (GOV) <rashelle.davis@gov.wa.gov>  
**Cc:** Delzell, Debra (DES) <debra.delzell@des.wa.gov>  
**Subject:** RE: just fyi

I did some further digging and this is what I found ....know that these number change pretty consistently as people are licensed or close but this is ball park.

I found 38 Centers....1 of which is not yet open as it is in the licensing process. Total capacity of the 37 center currently operating is 2589. These centers vary in their capacity from the low of 16 to the largest at 161. 7 of the centers have capacity over 100; 7 have capacity of 30 or fewer and the rest fall in between. Of the 37 currently open....20 indicate that they take infants under 12 months; 11 accept children starting at 12 months and the others vary between 30 months and 3 years. 15 facilities appear to only accept children preschool and younger (based upon their upper age on their license) and 1 accepts only infants and toddlers.

I found 78 currently open/licensed Family home providers with a total capacity of 815. The capacity of the individual facility varies from 6 to 12 with 48 of them holding a capacity of 12. 15 of the 78 providers are not licensed to care for infants.

---

**From:** Davis, RaShelle (GOV)  
**Sent:** Friday, April 06, 2018 10:45 AM  
**To:** Delzell, Debra (DES)  
**Cc:** Bunkelman, Judy (DEL)  
**Subject:** Re: just fyi

And the total capacity for each.

Sent from my iPhone

On Apr 6, 2018, at 10:44 AM, Davis, RaShelle (GOV) <rashelle.davis@gov.wa.gov> wrote:

Please provide a breakdown by centers and homes.

## 7.6 STATE GOVERNMENT PROVIDED CHILD CARE INQUIRY

**From:** Delzell, Debra (DES) <debra.delzell@des.wa.gov>  
**Sent:** Wednesday, June 20, 2018 4:39 PM  
**To:** Davis, RaShelle (GOV); Bunkelman, Judy (DEL); Masterson, Jennifer (OFM)  
**Cc:** Goddu, Marygrace (DES); Jean-Claude Letourneau; Jamie Elderkin; Walter Schacht  
**Subject:** FW: Daycare Inquiry  
**Attachments:** Request for Information regarding daycare.docx; FW: State sponsored daycare

*Debra Delzell, PE*

**Department of Enterprise Services**  
Engineering & Architectural Services  
1500 Jefferson St.  
Olympia, WA 98504  
Desk: 360 407-8786 or Cell: 360 688-0706

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**From:** Larson, Ann (DES)  
**Sent:** Thursday, May 31, 2018 3:05 PM  
**To:** Frare, Bill (DES) <bill.frare@des.wa.gov>; Delzell, Debra (DES) <debra.delzell@des.wa.gov>; Martin, Carrie R. (DES) <carrie.martin@des.wa.gov>  
**Subject:** FW: Daycare Inquiry

FYI – from Senator Hunt. I’m not sure what he wants me to do with this information. I think it’s an FYI for us.

**Ann Larson** ■ **Director of Government Relations**

DEPARTMENT OF ENTERPRISE SERVICES ■ 1500 JEFFERSON STREET SE  
PO BOX 41401 ■ OLYMPIA, WA 98504  
[www.des.wa.gov](http://www.des.wa.gov) ■ O 360.407.8275 ■ M 360.485.7145

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**From:** Hunt, Sen. Sam [<mailto:Sam.Hunt@leg.wa.gov>]  
**Sent:** Wednesday, May 30, 2018 2:25 PM  
**To:** Larson, Ann (DES) <[ann.larson@des.wa.gov](mailto:ann.larson@des.wa.gov)>  
**Subject:** FW: Daycare Inquiry

Ann, Here is information on state day care from the Council of State Governments West. It looks like we are once again ahead of the pack!

Sam Hunt

---

**From:** Jennifer L. Schanze <[jschanze@csg.org](mailto:jschanze@csg.org)>  
**Sent:** Wednesday, May 30, 2018 1:35 PM  
**To:** Edgar Ruiz <[erui@cs.org](mailto:erui@cs.org)>; Sam Hunt ([huntsam@comcast.net](mailto:huntsam@comcast.net)) <[huntsam@comcast.net](mailto:huntsam@comcast.net)>; Hunt, Sen. Sam <[Sam.Hunt@leg.wa.gov](mailto:Sam.Hunt@leg.wa.gov)>  
**Subject:** RE: Daycare Inquiry

Senator Hunt,

The attachment has been updated to reflect all 13 Western state’s responses to your inquiry.

Let me know if you have any questions or require additional information.

Kind regards,

**Jennifer Schanze**  
Director of Operations, CSG West  
916-553-4423

---

**From:** Edgar Ruiz  
**Sent:** Tuesday, May 29, 2018 4:13 PM  
**To:** Sam Hunt ([huntsam@comcast.net](mailto:huntsam@comcast.net)) <[huntsam@comcast.net](mailto:huntsam@comcast.net)>; Hunt, Sen. Sam <[Sam.Hunt@leg.wa.gov](mailto:Sam.Hunt@leg.wa.gov)>  
**Cc:** Jennifer L. Schanze <[jschanze@csg.org](mailto:jschanze@csg.org)>  
**Subject:** Daycare Inquiry

Senator Hunt,

I hope you are doing well and that you had a good Memorial Day weekend.

Per your inquiry about daycare services offered by Western legislatures, we surveyed the members of our Legislative Services Agency & Research Directors (LSA/RD) with the following questions:

- Does your state provide physical daycare space for state employees and/or legislators at/near the capitol?
- And/or is there drop-in daycare for constituents coming to capitol to deal with legislative business?

Attached for your review are responses from 10 of our thirteen Western states. **As you will see, the only legislature in our region that provides daycare services is Alaska.** We are awaiting responses from a couple of more states, however, we thought we could send you his information now.

Let us know if you have any questions or require additional information. Have a great week.

Edgar Ruiz  
Director, The Council of State Governments West (CSG West)  
1107 Ninth Street, Suite 730  
Sacramento, CA 95814  
Tel: (916) 553-4423  
Fax: (916) 446-5760  
Email: [eruiz@csg.org](mailto:eruiz@csg.org)

**From:** Hunt, Sam <sam.hunt@leg.wa.gov>  
**Sent:** Wednesday, May 30, 2018 2:29 PM  
**To:** Larson, Ann (DES)  
**Subject:** FW: State sponsored daycare

Here is some information from NCSL.

---

**From:** Jennifer Palmer <Jennifer.Palmer@ncsl.org>  
**Sent:** Tuesday, May 15, 2018 2:30 PM  
**To:** Hunt, Sen. Sam <Sam.Hunt@leg.wa.gov>  
**Cc:** Mark Quiner <Mark.Quiner@ncsl.org>  
**Subject:** RE: State sponsored daycare

Hi Senator Hunt,

Thanks for reaching out to NCSL with your request.

At least two states – Alaska and Connecticut offer onsite *child care specifically for legislators*.

- **Alaska** – The Discovery Preschool at the Capitol Complex (established in 2009 by the Legislature) provides infant, toddler and preschool-aged child care for legislators, legislative staff, state employees, city employees and the general public (in order of priority). More about the program [here](#).
- **Connecticut** – The Capitol Child Development Center was established by the General Assembly in 1988. Services are prioritized for legislative, executive and judicial state employees but the center also serves the general public when space is available. You can learn more about the program [here](#). In addition, CT ST § 17b-739 allows the state to set aside space for child care if there is a demonstrated need of at least 30 children whose parents are state employees in a particular state building.

At least three states – Pennsylvania, Texas and West Virginia offer *child care for state employees* in or near state buildings:

- **Texas:** [Capitol Complex Child Care Center](#)
  - Open to the public but children of state employees given first preference.
- **Pennsylvania:** [Labor and Industry Child Care Center](#)
  - Open to children who have a parent, grandparent, aunt/uncle or legal guardian employed by the state.
- **West Virginia:** [West Virginia Public Employees Day Care at the Capitol Complex](#)

Based on my research and review of the links above, it does not appear that any of these child care centers allow for drop-in care for the children of visitors.

Lastly, several other states have initiatives that help increase *access to child care for state employees* (although not necessarily as a state employee benefit or through an on-site center), though I'm not sure that is the information you are looking for. If you'd like more info on those types of initiatives, please let me know.

Please let me know if I can be of any other help or answer any other questions.

Best,

Jennifer Palmer, MPA  
Research Analyst II | Children & Families Program  
National Conference of State Legislatures  
7700 East First Place, Denver, 80230  
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**From:** Hunt, Sen. Sam [<mailto:Sam.Hunt@leg.wa.gov>]  
**Sent:** Friday, May 11, 2018 2:07 PM  
**To:** Mark Quiner <[Mark.Quiner@ncsl.org](mailto:Mark.Quiner@ncsl.org)>  
**Subject:** State sponsored daycare

Mark, Washington is in the early stages of planning construction of a major childcare facility on our capitol campus. Do you have information other states that provide daycare? The primary focus will be for children of state employees. But I am also wondering if any of the centers provide “drop-in” services for people who come to the capitol during legislative sessions and how they manage that, including costs/charges.

Thank you,

### *Senator Sam Hunt*

Democrat--22nd District  
Olympia, Lacey, Tumwater, and Northern Thurston County  
405 Legislative Building  
Olympia, WA 98504-0422  
(360) 786-7642

[My Homepage](#)

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Education

Ways and Means



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## **Which states provide daycare space and/or drop in care for constituents?**

### **Alaska**

Provides space to a contractor to run a daycare center for infant to pre-kindergarten kids in one of our legislative buildings. It is not drop-in, but there are session-only spots that are required to be kept open to accommodate Legislators and legislative staff. There are also city, private sector and state employee kids that attend the daycare.

The legislature pays for the maintenance, janitorial, and utilities. The contractor is responsible for all other expenses and operating costs and no money is exchanged between the contractor and the legislature.

More info contact: Jessica Geary at 907-465-6622 or [Jessica.geary@akleg.gov](mailto:Jessica.geary@akleg.gov)

### **Arizona**

The answer to both questions is no ...there once was a state affiliated daycare center near the Capitol, but it closed in 2008.

### **California**

Our CalHR Web site has a list of state sponsored day care locations:  
<http://www.calhr.ca.gov/benefits/Pages/state-sponsored-child-care-centers.aspx>

No drop-in daycare for constituents.

### **Colorado**

No and no. :)

### **Hawaii**

No to both.

### **Idaho**

We don't provide daycare space for members/staff/constituents in the Statehouse. ("We" meaning LSO and the Legislature.) Nor does the executive branch, although I understand some of the state colleges/universities provide daycare services on their campuses.



## Montana

We do not provide physical daycare space for state employees and/or legislators at/near the capitol, but we did try one session to gather a listing of daycares near the capitol that understood legislator hours. It was not widely used, but we still try to have some names available.

There is no drop-in daycare for constituents coming to capitol to deal with legislative business. Even if we wanted to, we do not have any space, much less appropriate space for kids.

## Nevada

Nevada's Legislature does not provide childcare space near the capitol. There is no drop-in care provided or offered either.

We thought about creating an on-site child care facility back in the early 2000s, but the demand never reached the level that we think it would have required to make it work.

Here is the statute that was enacted by the 2001 Legislature:

### **NRS 218F.320 Establishment of on-site child care facility.**

1. The Legislative Counsel Bureau may contract for the establishment of an on-site child care facility for children of employees of the Legislative Department. No money appropriated to the Legislative Fund or the Legislative Counsel Bureau may be used to pay the cost of establishing and operating the facility.

2. All employees of the child care facility shall be deemed employees of the State for the purposes of NRS 41.0305 to 41.039, inclusive.

3. The Legislative Counsel Bureau may use the property described in NRS 331.135 for a child care facility established pursuant to this section.

4. As used in this section, "on-site child care facility" has the meaning ascribed to it in NRS 432A.0275.

(Added to NRS by 2001, 3200; A 2011, 3241)—(Substituted in revision for NRS 218.657)



### **New Mexico**

Answer to both questions is 'no'.

### **Oregon**

While the State of Oregon has looked at the issue, the answer is “no” to both questions. The main reason is a lack of space in the building.

### **Utah**

The answer to both questions is no.

### **Washington**

About 20 years ago, a group of House and Senate staff looked into providing daycare near the capitol, but that effort did not lead to any changes. At that time, there was a large facility within half a mile. The state did not operate the center or provide daycare for employees. It was simply an option located near the capitol. That center has since closed when the site was repurposed for a state office building.

There are some state agencies – not the Legislature – with infant-at-work programs.

### **Wyoming**

Wyoming does not offer any daycare services at or near the Capitol Complex for legislators or state employees. It's a good idea though!

## 7.7 CHILD CARE TRANSPORTATION METRICS STUDY

*DRAFT***TECHNICAL MEMORANDUM****Project:** Capitol Campus Child Care Center**Subject:** Preliminary Traffic and Parking Metrics**Date:** May 16, 2018**Authors:** Marni C. Heffron, P.E., P.T.O.E.

This memorandum provides preliminary traffic and parking information for use in the predesign assessment of the Capitol Campus Child Care Center site alternatives. It provides information related to site traffic, parking demand, site access and other transportation considerations. The information is provided for a child care center that ranges in size from 150 to 200 students.

**Trip Generation**

The child care center is expected to generate between 119 and 158 vehicle trips during the morning and afternoon peak hours based on rates in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*<sup>1</sup>. This includes trips generated by parents as well as staff during the peak hour. Data obtained from the existing Capitol Campus Child Care Center (with 72 students on the survey day) had about 70% of the students dropped off during the AM peak hour and 85% of the students picked up in the afternoon peak hour. The rates based on national data likely assume that some parents drop off more than one child and/or use a different mode of transportation other than a vehicle, which are also likely to occur at the Capitol Campus. Therefore, the trip values below are appropriate for use in planning for this site.

Table 1. Trip Generation for Childcare Center

	Morning Peak Hour (7:30 to 8:30 A.M.)			Afternoon Peak Hour (4:30 to 5:30 P.M.)		
	In	Out	Total	In	Out	Total
Trip generation Rates (trips per student) <sup>a</sup>	53%	47%	0.79	47%	53%	0.79
Vehicle Trips for 150 Students	63	56	119	56	63	119
Vehicle Trips for 200 Students	84	74	158	74	84	158

2. Source: Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10<sup>th</sup> Edition*, September 2017. Trip rates are for a Day Care Center (Land Use Code 565) and are based on total enrollment.

<sup>1</sup> ITE, 2017.

## Parking Demand

Peak parking demand for a daycare is estimated to be 0.24 vehicles per student based on studies of 39 daycares in ITE's *Parking Generation*.<sup>2</sup> This rate reflects the peak parking demand inclusive of parent and employee vehicles. The proposed daycare would require 36 to 48 parking spaces.

For comparison, statewide guidance for parent pick-up/drop-off areas at elementary schools prescribe 1.2 to 2.0 linear feet of curb space per student to accommodate the peak afternoon pick-up. At that rate, the proposed daycare would require 400 linear feet of curb length, which is equivalent to 20 to 22 parking spaces. This length would accommodate about one-third of the peak hour trips, which is reasonable given that daycares do not have a specific start or end time. Additional spaces would be needed for staff.

## Site Access and Circulation Considerations

The number of trips generated by the daycare is relatively small and should not pose any issues at the sites being evaluated. Driveways should be located away from adjacent intersections where left turns could be blocked by a signal queue.

Most of the on-site parking will be for short-term drop-off and pick-up activity, and involve loading children into and out of vehicles. If possible, the stalls used for this function should be wide enough to fully open doors (e.g., no compact spaces) and be located to minimize backing maneuvers that may cross pedestrian paths. Options that provide for one-way circulation are typically preferred to those that require a turn-around or three-point turn to exit.

One or more of the site options is located adjacent to existing buildings and/or parking garages. Those garage facilities may be able to support drop-off and pick-up activities if spaces can be conveniently accessed by foot from the daycare. Garage operations should also be evaluated to determine how they can accommodate employees who work off-site and do not have keycard access to the garage.

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<sup>2</sup> ITE, 2010.

## 7.8 CHILD CARE CAPACITY RECOVERY UNEVEN ACROSS WASHINGTON



FOR IMMEDIATE RELEASE

CONTACT: Karen Sampson  
Director of Data and Evaluation  
253-533-6808  
  
Marcia Jacobs  
Communications & Marketing Mgr.  
253-533-6794  
253-905-9271 (cell)

### CHILD CARE AWARE OF WASHINGTON RELEASES CHILD CARE DATA FOR EVERY COUNTY IN STATE – CHILD CARE CAPACITY RECOVERY UNEVEN ACROSS WASHINGTON

TACOMA, WA – Aug. 14, 2018 – Child Care Aware of Washington’s newest data show that while statewide child care capacity is nearing pre-Great Recession levels, the recovery has not been even across the state. Twenty of Washington’s 39 counties still have less licensed child care capacity than they did five years ago, reducing access to child care for families in many regions of the state. **Of the 20 counties with lower capacity, more than half experienced double-digit declines.** **With approximately 60% of all Washington’s children under age six living in families where all adults work, declines in licensed child care capacity can negatively impact our state’s economy.** **Reduced child care capacity has been linked to decreasing rates of maternal employment, reduced choice for families seeking child care, and increased reliance on other forms of child care, including a reliance on unlicensed child care, which can sometimes be unsafe for infants, toddlers and young children.**

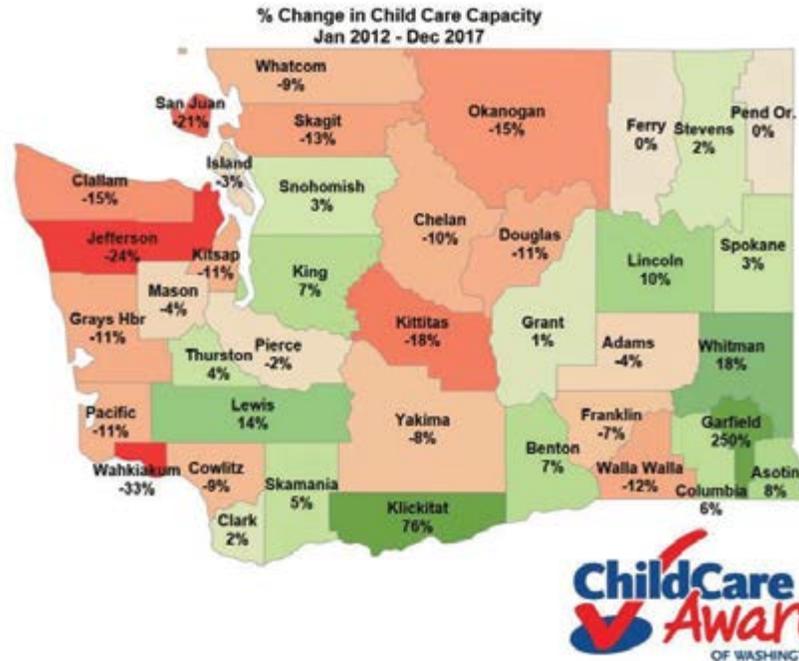
“It’s clear that communities benefit in multiple ways when there is high-quality child care available to all families seeking care. Several areas of our state would benefit from increased licensed child care capacity,” said Robin Lester, Chief Executive Officer at Child Care Aware of Washington.

Child Care Aware of Washington’s [“2017 Data Report: Trends, Child Care Supply, Cost of Care & Demand for Referrals”](#) shows the six counties with the biggest child care capacity declines from 2012 to 2017 were Wahkiakum, Jefferson, San Juan, Kittitas, Okanogan and Clallam Counties, each showing a decline of between 15 and 33 percent. Smaller counties tend to have more volatility in their capacity because the opening or closing

-more-



of one child care program can have a big impact on the availability of care.



Although, Washington’s child care capacity was 1% higher at the end of 2017 compared to 2012, much of the growth was concentrated in high-population counties, offsetting many smaller counties that have seen declines in child care capacity. Additionally, the estimated number of children under age 10 living in Washington increased more than 5% during the same period.

Washington’s licensed child care system is a key component of our state’s economy. Right now, the system is in crisis with child care supply dwindling in many areas, family costs for care surpassing the cost of annual tuition at state colleges, and child care professionals continuing to be underpaid to the point where they must rely on public assistance.

Washington ranks 3<sup>rd</sup> in the nation for least affordable child care for an infant in a family child care program, and 7<sup>th</sup> least affordable for care of an infant in a child care center. Our state also ranks 4<sup>th</sup> in the nation for least

-more-



affordable care of a toddler in a family child care program and 7<sup>th</sup> for care of a toddler in a center. This is the 5<sup>th</sup> year in a row Washington has ranked among the top 10 least affordable states for child care, according to the 2017 “Parents and the High Cost of Child Care Report” from Child Care Aware of America. This means the average cost to have an infant in a child care center consumes 15.4% of the median income for a married couple and a daunting 51.5% of the median income for a single mother.

Solving Washington’s child care crisis requires increased public, business and philanthropic investment in child care and early learning programs. Child Care Aware of Washington advocates for increased investment at both the state and federal levels. In addition to working to continuously improve child care throughout Washington we also work with child care providers to help them manage the business side of their programs with our online shared business services portal [Washington Child Care Business Edge](#).

Child Care Aware of Washington tracks child care supply, demand and costs statewide and in **every county**. Our data reports are available here: <http://www.childcarenet.org/about-us/data/>. They provide an important glimpse into the state of child care in Washington, and include demographic information about each county, such as the percentage of children living in poverty, child care workforce wages and the average cost of child care.

Child Care Aware of Washington is a non-profit, 501 (c) (3) organization dedicated to connecting families to local, high-quality, licensed child care and early learning programs, and to supporting providers who deliver high-quality care. As a statewide network of six regional agencies, we work side-by-side with child care providers, offering professional development services and higher education scholarships to help them integrate research-based, best practices into their programs. We are committed to ensuring that each and every child in Washington has access to the quality care and early learning they need to succeed in school and life. For more information, please visit our website at <http://wa.childcareaware.org> and follow us on Facebook at <https://www.facebook.com/Child-Care-Aware-of-Washington-149636987661/> and on Twitter @childcarewa.

-end-

## 7.9 CHILD CARE IN THURSTON COUNTY



# Child Care in Thurston County



January 2018

### Child Care Aware of Washington

Child Care Aware of Washington provides thorough and independent information and support:

- For families seeking quality child care
- For child care programs seeking to improve quality and
- For effective policymaking

Since 1989, our regional member programs and statewide Family Center have enhanced the quality of child care and helped families by:

- Delivering training, technical assistance, & consultation to child care providers
- Supplying families with consumer education & referrals for child care

(formerly the Washington State Child Care Resource & Referral Network)

### Thurston County

is served locally by  
**Child Care Aware of Olympic Peninsula**

a program of  
Child Care Action Council

PO Box 446  
Olympia, WA 98507

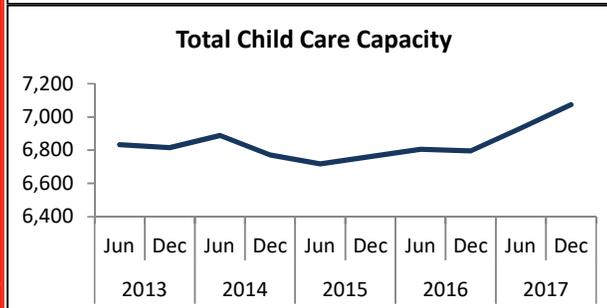
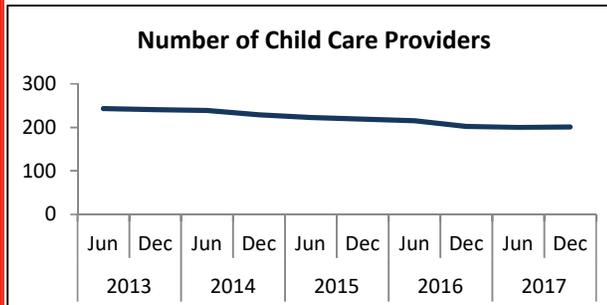
<http://www.ccacwa.org/>

800.845.0956

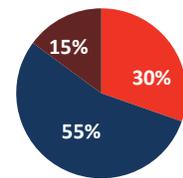
### Trends in Child Care

In most parts of Washington, the number of child care providers and capacity for children declined several years ago, but since 2013 the number of providers has become more stable.

In Thurston County, the number of child care providers has dropped from 243 with capacity for 6834 children in 2013, to 201 providers with capacity for 7074 children in December of 2017.\*

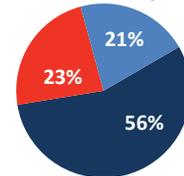


### Child Care Provider Type



- Centers
- Family Child Care
- School Age Only

### State Subsidy



- Accept all ages
- Do not accept
- Accept school age only

### Early Achievers

Early Achievers is Washington's **Quality Rating and Improvement System (QRIS)**, which gives training, technical assistance, coaching, awards, scholarships, and other benefits to child care providers **to improve the quality of their care.**

### Statewide, 3,921 child care providers participate in Early Achievers.

Approximately 72% of licensed child care providers in Thurston County are enrolled in Early Achievers. Early Achievers provides families with valuable child care program quality information so they can make informed child care choices.

### Early Achievers (QRIS) Participation

Total	133
Child Care Centers	49
Family Child Care	76
Head Start & State Preschool Sites	8
Enrollment as of	3/8/18

**Child Care Aware of Washington County Profiles** **January 2018**

**Demographics**

**Population<sup>1</sup>**

Total Population in 2017	276,900
Change since 2013	16,800
Children under 5 yrs	15,914
Children under 15 yrs	50,323
K-12 Enrollment <sup>2</sup>	43,031

**Economics**

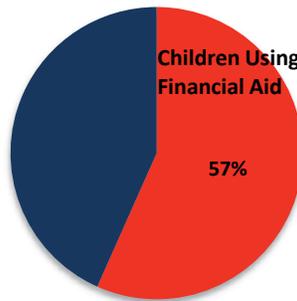
% of children under 18 living in poverty <sup>3</sup>	12%
<b>% of children under 6 w/ all parents working<sup>4</sup></b>	<b>53.4 to 61.6%</b>
Median Household Income <sup>1</sup>	\$61,676
Unemployment Rate <sup>5</sup>	4.3%

**Helping Families Find Child Care in 2017**

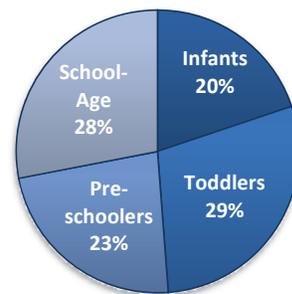
In 2017, Child Care Aware of Washington programs helped 14,456 families find child care providers matching their unique needs.

In Thurston County alone, we helped 889 families with 1237 children in need of child care to search for matching providers 1198 times.

**Children Using Subsidies**



**Referral Demand by Child Age**



**Compensation in 2014**

Comparison of Average Annual Salary/Income <sup>6</sup>	
Child Care Center Teacher	\$24,900
Child Care Center Director	\$30,288
Family Child Care Provider (Gross Earnings)	\$42,191
K-12 Teacher (Statewide) <sup>7</sup>	\$58,821

**Contact Child Care Aware of Washington**  
 1001 Pacific Avenue Suite 400  
 Tacoma, WA 98402  
 253.533.6805

**Monthly Cost of Child Care in 2017**

Centers	Median Cost	75th Percentile Cost	State Subsidy Rate	Median Cost as a % of Median Income
<b>Infant</b>	\$997	\$1,083	\$827	<b>19%</b>
<b>Toddler</b>	\$867	\$974	\$710	<b>17%</b>
<b>Preschool</b>	\$769	\$867	\$620	<b>15%</b>
School Age	\$494	\$563	\$607	10%

Family Child Care	Median Cost	75th Percentile Cost	State Subsidy Rate	Median Cost as a % of Median Income
Infant	\$750	\$849	\$722	15%
Toddler	\$702	\$777	\$628	14%
Preschool	\$628	\$696	\$589	12%
School Age	\$433	\$542	\$555	8%

Data Sources:

Most data is from Child Care Aware of Washington. More data and full citations are available at <http://wa.childcareaware.org>.

\*Includes licensed child care (centers and family child care) and exempt school-age programs only

<sup>1</sup> Washington State Office of Financial Management, 2016

<sup>2</sup> Office of the Superintendent Public Instruction, October Enrollment Report, 2016-2017

<sup>3</sup> U.S. Census Bureau Small Area Income and Poverty Estimates, 2015

<sup>4</sup> U.S. Census Bureau American Community Survey, 2015

<sup>5</sup> Washington State Employment Security Department; U.S. BLS, Local Area Unemployment Statistics, 2016 (not seasonally-adjusted)

<sup>6</sup> Department of Early Learning & Washington State University, Washington State 2015 Child Care Survey

Note: Child care provider income is regional data, not county-specific. Thurston County is in DEL Region 6 which includes: Clallam, Clark, Cowlitz, Grays Hbr, Jefferson, Klickitat, Lewis, Mason, Pacific, Skamania, Thurston, Wahkiakum.

<sup>7</sup> Office of the Superintendent Public Instruction, Historical Comparison of Statewide School District Personnel, 2016-2017

**For more information, go to <http://wa.childcareaware.org>**

## 7.10 LASTING IMPACT OF EMPLOYER-SPONSORED CHILD CARE CENTERS SURVEY



# THE LASTING IMPACT OF EMPLOYER-SPONSORED CHILD CARE CENTERS

*The Lasting Impact of Employer-Sponsored Child Care Centers* offers valuable data about child care as a powerful organizational strategy. Conducted by **Horizons Workforce Consulting®** along with Russell Matthews, PhD, assistant professor of psychology at Bowling Green State University, the study looked at responses from 3,100 parents, at nearly 200 organizations, all of whom had children at **Bright Horizons®** employer-sponsored child care centers. Findings were additionally supplemented with data from Horizons Workforce Consulting's own proprietary survey database of child care needs assessment studies of more than 100,000 respondents over the past fifteen years.

*"I can't say enough about the employer-sponsored child care. It is a big reason I came back to work. I don't think I could have come back without it."*



Employer-sponsored child care centers support organizations by solving employees' child care challenges. By providing high-quality, affordable, and conveniently located care, employers eliminate a significant source of worry, stress, and distraction, and as a result benefit from engaged and committed employees who are willing and able to put in their best performances. The following data highlight the broad impact child care centers have on employers and their organizations.

### PRODUCTIVITY

- 95% of respondents say employer-sponsored child care enables them to concentrate on the job
- 93% say it enables them to meet job expectations
- 87% of respondents say access to child care enhances their productivity
- 79% say it enables them to volunteer for things not formally required of their job

**More than one in seven** respondents indicate that they have turned down or not pursued a potential job change in order to maintain access to an employer-sponsored child care center. Of those who turned down a job:



Respondents are **85% less likely** to have seriously considered leaving their employer due to child care difficulties in the last six months compared to control group parents.\*

\*Control group represents respondents from Horizons Workforce Consulting's proprietary survey database of child care needs assessment studies with more than 100,000 respondents over the past fifteen years.

*“This is what I have always wanted to find in a workplace, and it is rare, but very beneficial. It not only gives me a better feeling about my employer, but eases my mind on many levels.”*



### RECRUITMENT

- 84% of respondents who had children when they started at their organization say employer-sponsored child care was important in their decision to join the company
- More than half of respondents who did not have children when they started at their organization say the availability of child care was important in their decision to join the company
- 96% of respondents are likely to recommend their employers to other working parents

### RETENTION

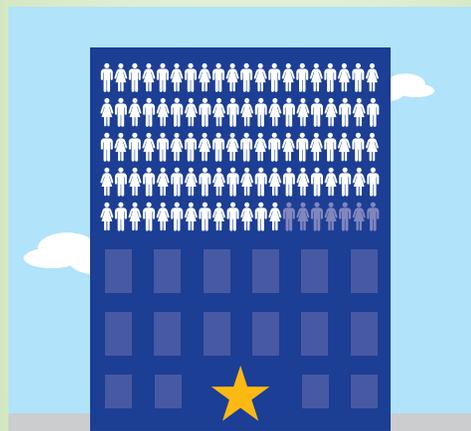
- 92% of respondents say that employer-sponsored child care would be important in considering a job change
- 90% of respondents indicate that employer-sponsored child care makes them more likely to continue to work for their organization
- 88% of respondents indicate that it was important in their decision to return to work after the birth or adoption of a child
- 82% of male respondents note the center's importance in their return to work

### WELL-BEING & STRESS

- 95% of respondents say employer-sponsored child care positively impacts their ability to balance their work and family responsibilities
- 92% of respondents agree that it positively impacts their overall well-being
- 91% agree that it helps them to manage their stress levels

### JOB SATISFACTION & ENGAGEMENT

- 95% of respondents say employer-sponsored child care provides them with added flexibility at work
- 85% say it is important to their job satisfaction
- 76% of respondents rank it as the best or among the best employer benefit (excluding healthcare)



**93% of respondents agree** that access to employer-sponsored child care makes their employer an “Employer of Choice”



*A Bright Horizons Solution at Work*

### ABOUT HORIZONS WORKFORCE CONSULTING®

Horizons Workforce Consulting partners with employers across industries to increase the effectiveness of their people strategies. To learn more about this study or other studies, please contact Horizons Workforce Consulting at 800-453-9383 or [clientservices@brighthorizons.com](mailto:clientservices@brighthorizons.com).

[www.brighthorizons.com/solutionsatwork](http://www.brighthorizons.com/solutionsatwork)

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## 7.11 INTERNATIONAL JOURNAL OF ADVANCE RESEARCH AND DEVELOPMENT STUDY

Gaidhani Shilpa; International Journal of Advance Research and Development



(Volume3, Issue3)

Available online at: [www.ijarnd.com](http://www.ijarnd.com)

# Employer-Sponsored Childcare Program: A New Fringe Benefit

Shilpa Gaidhani

Assistant Professor, Balaji Institute of Modern Management, Pune, Maharashtra

### ABSTRACT

Nowadays employers are in search of new fringe benefits, they can provide to their employees. In March 2017, Prime Minister Narendra Modi had assent some amendments in Maternity Benefit Act. He had not only revised paid maternity leaves from 12 weeks to 26 weeks but also made it mandate for companies having more than 50 employees should have their own childcare centers inside the campus or near-site. The employer-sponsored daycare facility is the new fringe benefit provided by organizations to their employees.

The purpose of my study is to study the issues parents are facing in childcare. The focus of my work is to find out the impact of employer-sponsored childcare facility on employees and employer. Also, I have studied few organizational cases in this paper.

My research work is based on secondary data. Very little research work is available on this topic. So I got very less literature to review. After reading few articles, research papers and reports, I came to the conclusion that every parent of small kids is facing issues in childcare. Many organizations which are providing this facility have experienced growth in productivity and employees who are availing this facility have improved their performance.

**Keywords:** Employer-Sponsored Childcare, On-site Daycare, Fringe Benefits.

### 1. INTRODUCTION

The employer-sponsored childcare is in term with the practice where parents are allowed to bring babies to their organizations. There are three types of employer-sponsored childcare centers: Onsite Childcare, Offsite childcare, and Consortium childcare center. Productivity specialists raised a question on this practice. They feel that it could lead to favoritism of employees. Few people are saying it could give birth to rivalry and misunderstanding at the workplace. The reason behind this is that employees who do not have their babies resent the perception of coddled working parents.

In this modern era, 30-40% employees in an organization are women. Near about 80% women get pregnant in their entire lifecycle of career. It becomes very much difficult for women to join back an organization after giving birth to a child. Employer-sponsored Childcare facility is usually availed by women employees and the reason behind it is clear.

It becomes very much difficult for single parents to leave their child at home or other childcare centers. They prefer to join organizations which provide employer-sponsored childcare facility.

This paper discusses the benefits of employer-sponsored childcare facility to employees and employer.

### 2. SIGNIFICANCE

One of the important goals of the organization is to attract, hire and retain the most competent employees. Employers are trying to provide benefits that will attract competent employees and produce a return on their investments. With the diverse demographics of the employees, employers are faced with the challenge of providing benefits that are attractive to their target demographics. From last few decades, there has been an increase in single-parent households, dual income households, and the number of women entering the workforce. Fifty years ago, just 34 percent of married couples with children younger than six were dual income households; today the figure is almost 60 percent (McIntyre, 2000). With the increase of women employees and double income households, there are many families in need of childcare. There has also been an increase in childcare expenses over the last years, and employees are in search of affordable childcare. Employers identified the need for affordable childcare, and have found creative ideas to provide a facility of childcare that is affordable, accessible and available to employees (Oekerman, 1997). One of the advantages that employers are giving in response to this need is on-site childcare. By providing employer-sponsored childcare such as onsite daycare,

*Gaidhani Shilpa; International Journal of Advance Research and Development*

employers are setting themselves apart from their competitors. An on-site childcare facility is one that is funded by the organization and the company usually pays for the start-up cost and portions of the ongoing cost (Oekerman 1997, Miller 1984)

It is estimated that organization loses nearly 3 billion dollars due to childcare-related absences (Harper, Densmore & Motwani, 2001). Those who support employer-sponsored childcare claim that it has increased the ability to attract employees, lowered absenteeism, improved employee attitudes, generated favorable publicity about the employer, and improved community relations (Miller, 1984). Miller (1984) also stated that critics of on-site childcare argue that there is not enough documentation of savings available for the cost associated with starting and operating an on-site childcare center. Nevertheless, with an increase in single-parent households, there is definitely a way to attract women and a diverse workforce. Yet, there are not many employers that have taken the initiative to include this as one of their benefits.

I am interested in learning about the advantages of employer-sponsored childcare. Some of the challenges organizations are facing are high turnover and absenteeism. I want to research if this will be an attractive benefit for the companies to offer. I am also interested in finding out the return on investment associated with employer-sponsored childcare, as well as other benefits that are not easily measured. I am interested in knowing the pros and cons of employer-sponsored childcare.

I hope to discover solid evidence that employer-sponsored childcare is effective in attracting and retaining qualified employees.

### 3. PURPOSE

In this paper, I will explore whether employer-sponsored childcare has any impact on a performance of employee and employer in order to make recommendations to organizations that do not provide employer-sponsored childcare benefits.

### 4. SCOPE

This paper will explore if employer-sponsored childcare has any effect on employees. I am going to be looking at organizations that have successfully implemented this program and how it has changed their bottom line. There are few people who believe that the absence of a childcare was not the leading cause of absenteeism, but the sickness of a child was more likely to lead to higher absenteeism (Miller, 1984). For the purpose of this research, I will focus on employer-sponsored childcare benefits from the employees' point of view, and how it is valued by employees. I am focusing on childcare where employers are directly involved in the process.

### 5. OBJECTIVES

- To study the issues parents are facing in childcare.
- To study the impact of employer-sponsored childcare facility on an employee.
- To study the impact of employer-sponsored childcare facility on an employer.

### 6. LITERATURE REVIEW

This section will review the literature on the impact of employer-sponsored childcare on employees. This section will begin with a brief overview of employer-sponsored childcare and then provide research on some of the problems identified by employees. Research on the effects of employer-sponsored childcare on retention, recruitment, absenteeism, and productivity is presented. Findings from studies on employers' commitment are covered in this session.

#### 6.1 Issues Affecting Employees in Childcare

Contrary to popular belief, organization's on-site Childcare is an old phenomenon. Evidence has proved that employer-sponsored childcare extends at least as far back as the Civil War when on-site childcare was offered to the women who sewed for soldiers (Miller, 1984, McIntyre, 2000). When the country experienced a labor shortage in the 90s, organizations were compelled to provide benefits like on-site childcare to encourage nonworking women to join the workforce (Keyser & Hartley, 2002, Connelley, Degraff, and Willis, 2004). As a large number of women entered the workforce in the 70s, the idea of on-site childcare expanded to hospitals, government, and private companies (McIntyre, 2000). In 2000, it was estimated that approximately 80 % of children six and under were spending an average of 40 hours weekly in some type of non-parental care (Marshall, 2004 as cited in Spencer & Burnett-Murphy, 2006). Quality daycare is still a major concern for most of the parents today (Keyser & Hartley, 2002).

##### 6.1.1 Childcare Crisis

Childcare is listed as one of the major crisis's that organizations, government, and human resource department are faced with (Zampetti, 1990, Duncan, Edwards, Reynolds & Alldred, 2004). On-site childcare is still lagging in its growth and it has not grown as much as anticipated (Oekerman, 1997). Nevertheless, the demand for childcare has increased significantly, with the increase of women employee (Keyser & Hartley, 2002). It is also projected that over 85% of the workforce in the next five years will be working parents, and there has been a significant increase in the number of single parents' households in recent years (Keyser & Hartley, 2002). Employees are often faced with the challenge of finding quality childcare that is also convenient (Durekas, 2009). Employers, on the other hand, are faced with the challenge of developing a childcare program that will work effectively for all employees, given the diversity in today's workforce (Zampetti, 1990). A survey conducted in 2000 showed that only nine percent of the 1000 companies with 100 or more employees' survey had on-site childcare (McIntyre 2000). While this number is significantly greater than 20 years ago, still this lags behind the demand created by the approximately nine million families with children under 6 years old that are in the workforce (McIntyre, 2000, Oekerman, 1997).

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Childcare-related issues can disturb an employee from working with full concentration and has led to organizations losing millions of dollars due to absenteeism, decreases in productivity, high turnover, and increased training costs (Oekerman, 1997). Some of the problems stated by parents about childcare centers are cost, quality, availability and flexibility (Oekerman, 1997; Keyser & Hartley, 2002). Research has shown that childcare issues can lead to stress, lack of motivation and loyalty, less productivity, unofficial absences and accidents of the employees (Connelley, Degraff, and Willis, 2004; Oekerman, 1997). Researchers feel that the issues created by childcare crisis can be removed or reduced by the organizations providing on-site childcare facility (Connelley, Degraff, and Willis, 2004). Supporters of on-site childcare stated that this program can positively influence parents' behavior towards work, improve the well-being of children, and positively influence parents' attitudes towards their work (Milkovich, 1976).

**6.1.2 Cost**

The number of parents who are experiencing childcare crisis has significantly increased over the years (Durekas, 2009). The cost of childcare is significantly more and low income and single parents cannot afford childcare (Harper, Densmore & Motwani, 1993). Parents who are having more than one kid are often faced with the challenge of finding childcare centers that do not cost more than the monthly income of one of the parents (Harper, Densmore & Motwani, 1993). With the current economic state and the increasing cost of childcare program, the affordability of childcare has created a struggle for many parents (Durekas, 2009). **Lack of quality and affordable childcare serves as a major hurdle for women returning back to the work (Skinner & Finch, 2006).** Many families take informal childcare options, by using family members, however, while this method is cost-effective, some researchers believe that it is not as reliable as a formalized childcare facility (Hughes & Gary, 2005). On-site childcare is advantageous to employees; organizations offer charges that are lesser than what other childcare facilities charge in the community (Harper, Densmore & Motwani, 1993). Organizations usually pay for the start-up and operating cost, thereby minimizing the overall cost to employees (Oekerman, 1997; Miller 1984).

**6.1.3 Quality**

Parents are interested in childcare facilities that are of superior quality, to make sure the growth and development of their children (Abraham & Bowdidge, 1990, Sphacer & Bennett-Murphy, 2006). **The quality of on-site childcare is viewed by organizations as a driving force in attracting and retaining deserving candidates (Miller, 1984).** Employees are attracted to such organization, because of the convenience and peace of mind that on-site childcare offers. Employees are confident that their company will hire competent staff that will deliver quality education to their children (Durekas, 2009). Parents are demanding superior quality daycare from organizations, and organizations which fail to provide such option will seem less attractive to the workforce (Langland-Orban & Malsbary, 1990). Some organizations are giving a response to the demand of offering quality on-site childcare benefits to their employees, by gaining accreditation from nationally recognized institutions and boards (Oekerman, 1997).

**6.1.4 Flexibility**

**With the increase in single-parent households, mostly run by mothers, single mothers find on-site childcare is an important tool in assisting them to maintain work-life balance (Schandl, 1992).** On-site childcare centers save parents time and provide flexibility because parents do not have to drive to separate locations during their commute to work thus saving their time (Oekerman, 1997; McIntyre, 2000).

**6.2 The Lasting Impact of Employer-Sponsored Child Care Centers gives valuable data about child-care as an organizational strategy.**

Horizons Workforce Consulting along with Russell Matthews, Ph.D., assistant professor of psychology at Bowling Green State University conducted a study. At nearly 200 organizations, 3,100 responses from parents were studied; all those parents had children at Bright Horizon's employer-sponsored child care centers. Findings were supplemented with data from Horizons Workforce Consultant's own proprietary survey database of child-care needs assessment studies of more than 1, 00,000 respondents over the past 15 years.

**6.2.1 RECRUITMENT**

84% of respondents who had children when they started at their organization	Employer-sponsored child care was important in their decision to join the company
More than half of respondents who did not have children when they started at their organization	The availability of child care was important in their decision to join the company
<b>96% of respondents</b>	<b>To recommend their employers to other working parents.</b>

**6.2.2 RETENTION**

<b>92% of respondents</b>	<b>Employer-sponsored child care would be important in considering a job change</b>
90% of respondents	Employer-sponsored child care makes them more likely to continue to work for their organization
<b>88% of respondents</b>	<b>It was important in their decision to return to work after the birth or adoption of a child</b>
82% of male respondents	Noted the center's importance in their return to work

**6.2.3 WELL-BEING & STRESS**

95% of respondents	Employer-sponsored child care positively impacts their ability to balance their work and family responsibilities
92% of respondents	Agree that it positively impacts their overall well-being
91% of respondents	It helps them to manage their stress levels

**6.2.4 PRODUCTIVITY**

95% of respondents	Employer-sponsored child care enables them to concentrate on the job
93%	It enables them to meet job expectations
87% of respondents	Access to child care enhances their productivity
79%	It enables them to volunteer for things not formally required of their job.

**6.2.5 JOB SATISFACTION & ENGAGEMENT**

95% of respondents	Employer-sponsored child care provides them with added flexibility at work.
85%	It is important to their job satisfaction
76% of respondents	Rank it as the best or among the best employer benefit (excluding healthcare)

**6.3 Impact of employer-sponsored child-care program on employer****6.3.1 Recruitment**

Researchers agreed that on-site Childcare is a good idea of attracting qualified and diverse workforces (Connelley, Degraff, and Willis, 2004). Quite often, organizations that offer on-site childcare are on the top of the list of "Best Place to Work", which make such organizations attractive to job seekers (Durekas, 2009). Publicity about a company offering on-site childcare has made organizations more fascinating to employees and organizations are being contacted by potential employees, thus saving the company money in recruiting advertisements (Oekerman, 1997). **On-site childcare has led to employers saving money in recruiting and having a large pool of applicants to choose from. According to Connelley, Degraff, and Willis (2004) employer-sponsored childcare act as a straight incentive for females to enter the labor market, but it also has the ability to attract and retain fathers of small kids who seek to facilitate their wives' employment or who are single parents.**

Few companies believe that without on-site childcare, they wouldn't be able to compete in a tight labor market, especially when it comes to recruitment of female employees in the high-tech industry (McIntyre, 2000, Schandl, 1992). These employers believe that on-site Childcare is a significant tool for recruiting and retaining high-tech employees (McIntyre, 2000).

**1.3.2 Retention**

There are many organizations which are benefited from higher retention and performance due to on-site childcare (Connelley, Degraff, and Willis, 2004). One such company is Abbott Laboratories which provide on-site daycare facility has retention rate three times higher than the norm (Kiger, 2005). Knowing that their child is very close to a safe and secure facility, leads to the motivation for parents to remain with an organization (Friedman, 1986 as cited in Oekerman).

Organizations such as Procter & Gamble has taken steps by opening a 24X7 childcare facility to accommodate night shift workers that are unable to leave their kids at home and Trout Blue Chelan Inc, has taken the initiative to run an on-site childcare facility outside the normal business hours (McIntyre, 2000). According to the manager of Procter & Gamble, their new facility is a demonstration of their commitment to their employees and has served as an incentive for employees to remain with the company (Leask, 1999). A study of internal medicine residency program shows that programs that offer employer-sponsored child care may have higher board exam pass rates than programs that do not (Atsawarungruangkit 2015). A North Carolina-based study of manufacturing facilities indicate workers place a high value on on-site child care centers, even if they do not have children (Connelly 2004). Organizations which provide employer-sponsored childcare are starting to see their employees rejecting offers from other organizations, and companies are starting to view on-site childcare as a way to remain competitive in the future (Connelley, Degraff, and Willis, 2004, Zampetti, 1991).

**6.3.3 Productivity**

Researchers believe that childcare-related problems can bring about stress that affects the overall productivity of an employee (Hartley & Kelsey, 2002). **Studies also show that organizations which offered on-site childcare are experiencing an improvement in productivity (Leask 1999, Zampetti, 1991). Management in such companies believes that employer-sponsored Childcare creates an environment in which employees can focus their task at hand, alleviate those concerns that serve as a distraction, and affect productivity (Zampetti, 1991). Employer-sponsored childcare has led to increases in productivity because employees can now fully**

concentrate on their work because they trust that their child is been taken care by competent staff (Leask 1999; Zampetti, 1991). A study of on-site child care at research universities suggests the possible increase in employee productivity (Feeney 2014).

#### **6.3.4 Absenteeism**

In 1990, The National Child Care Survey stated that 15% of all working mothers left her job due to child care problems (Hofferth, Bayfield, Deich, & Holcomb, 1991 as cited in Oekerman, 1997). Employers lose millions of dollars every year due to absenteeism caused by childcare related problems (Hartley & Kelsey, 2002). By providing on-site childcare, employers will take the benefits of decrease absenteeism in the organization as a whole (Hartley & Kelsey, 2002).

In some cases, onsite childcare has also encouraged women employees to return to work sooner after the birth of a child, because of the company's infant daycare (Aschbacher, & Burud, 1989 as cited in Oekerman 1997, Leask 1999). Women are more comfortable having their infant closer to their job, than leaving them in a childcare somewhere across town (Oekerman, 1997). She explained that parents are more secured because if there is a problem or concern, they are only a few feet away from their little ones. Others said that employers' flexibility has an even huge impact on absenteeism as compare to on-site childcare (Miller, 1984). A study of a hospital-based on-site child care suggests possible reductions in absenteeism (Gullekson 2014). However, early studies of on-site child care find both positive effects and lack of effects, positive or negative, on employee absenteeism, performance, and job satisfaction (Goff 1990, Kossek 1992, Ezra 1996, Barcnas-Frausto 2009, Gullekson 2014).

#### **6.3.5 Enable Employers to Gain Wage Savings**

Childcare at workplace helps the employers to gain savings. In the book Kids at Work, the Value of Employer-Sponsored On-site Child Care Centers wrote by authors Deborah S. DeGraff, Rachel A. Willis, and Rachel Connelly, some employer-sponsored childcare programs are studied. Having interviewed over 1000 employees, the research has found that on-site daycare is affordable and also profitable. Researchers have estimated that there have been \$150,000 and \$250,000 savings in two firms that rendered on-site daycare in wages (Sorensen, 2005)

### **6.4 Impact of an employer-sponsored childcare center on employees**

#### **6.4.1 It Is a Money Saving Activity of the Parent**

Parents are often not able to take their kids to private child-care centers. It may be either because the place is filled up or they may charge high fees. These huge fees may not be affordable to parents who have a low-income bracket. In order for child-care centers to reach high insurance liability costs, they tend to increase their fees making it hardly affordable for parents. Offering childcare service at the workplace may help workers to have a secure and safe place to care for their children. In such places, they do not pay a dime or pay a jolly little fee that is affordable for them.

#### **6.4.2 There Is Usually an Early Return to Work for Mothers**

Having workplace childcare services allow new mothers to return to work early. After giving birth to a child, mothers who experience the benefits of the workplace childcare always return to work earlier than those who do not have this facility. These mothers take the advantage that their children are close to them. Hence, they are able to take care of them. It helps to improve the productivity of companies because mothers will be able to proceed with their work properly.

#### **6.4.3 It Is Good for Morale**

Working in a place where you can see your child anytime increases the morale of the parent. In some organizations with this service, another employee may watch over the baby if the parent has a business meeting. It may also have an effect on the baby. As Karissa Thacker, a psychologist in the field of management from New York, says "Space is essential as having projects to occupy children. Without having an appropriate attention and care to the surrounding, the child is more likely to act badly". It depicts that when a child experiences external care apart from the one by his parent, it may grow better. Sue Thom-John says that a child being in a retail environment has an added advantage.

### **6.5 CASE STUDIES**

#### **6.5.1 Ujjivan financial services**

Ujjivan has set an example of how a small-scale organization can turn into a strong organization, by promoting best employee-friendly programs despite having space constraints. In association with non-profit organization Parinaam Foundation, they work with underprivileged and under-served families with a vision to create impactful change. They work together holistically to provide programs in the areas of healthcare, education, community development, agriculture, and livelihood.

For their huge goal of making woman professionals powerful, it was very much difficult to find solutions to achieve longevity in the work life of women. With the growing need for organizations, it was important for employers to retain skilled and talented employees and provide alternative solutions for leaving their job after maternity. Ujjivan was one of the first companies from the micro-finance domain to provide an 'Onsite child-care center' at their premises. In association with Founding Years (who run KLAY), Ujjivan inaugurated the 'Elaine-Marie Crèche' on June 16, 2016. This onsite childcare facility, which is open to all its

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employees, operates from Monday to Friday and two Saturdays in a month. This childcare facility has a full-time Center Manager and Nanny, to care for the children.

Internal studies show that all the employees who are availing this facility are happy with this initiative. Ujjivan was one of the very few companies where admission of infants was also actively sought; highlighting the low turnaround time for mothers to return to work. Currently, the childcare center is operating at a 70 % occupancy and 100 % of the users claimed that the childcare had benefited their lives positively and boosted their careers. ([www.klavschools.com](http://www.klavschools.com))

#### 6.4.2 ITC Info tech

ITC Info tech helps its employees identify their true potential through various training and development programs. The company builds an innovation-friendly people culture and empowers each and every employee to be its brand ambassador.

It is known for being an equal opportunities employer; their gender diversity initiatives include maternity benefits, supervised night commutation facility etc. But the main driver for this initiative is offering quality childcare to empower employees to strive for a 'work-life' balance-especially for new parents and young employees.

An internal study has shown a trend of rising attrition from new mothers after maternity leave with the most compelling reason being the challenge of leaving newborns and young children, with untrained maids at home. Considering the requirement was to address the issue of losing skilled talent and providing employee friendly solution to all employees so that they can work stress-free; an onsite childcare Centre seemed the most efficient in addressing these concerns. ITC in association with Founding Years (who run KLAY) to open an Onsite Centre at Guntur, in 2013; one at Bangalore for ITC Info tech, since 2016. Both the centers are maintained within the campus.

With most of the workforce being from various states of India, availability of family support system for new parents working with ITC Info tech is a challenge. So, the onsite model of daycare provides relief to the working parents by offering supportive nurturing care for their kids. This initiative has also tangibly made a positive impact and helped ITC Info tech retain skilled and experienced talent. And work-life balance is a parameter which has the highest score on internal 'employee satisfaction surveys' conducted. ([www.klavschools.com](http://www.klavschools.com))

#### 6.4.3 FLIPKART

Flipkart is India's largest e-commerce marketplace with over 60% market share of mobile commerce, has always looked into innovative new age solutions for its young employees, as 85% of its 8,000 strong employees belong to 'Gen Y' with an average age of 29 years. They have launched their Childcare Policy to create a strong support system for employees, most of who come from nuclear families and are new parents. This aim at making the work-life balance easier for working parents and also facilitate easy return to work for new mothers after their maternity break.

To help employees with quality Childcare facilities, Flip kart has tied up with one of the leading childcare service provider chains of India, KLAY, at its Bangalore center. This allows employees of Flip kart to admit children up to the age of four at their centers and avail of a 50 percent subsidy on the fee. Thus, Flip kart has set the standards for new industries or start-ups with a young crowd. Employees of Flip kart now get an annual benefit of up to Rs.1 Lac per child, enrolled at a childcare center.

Among the best innovative practices adopted by Flip kart is tying up with childcare facilities at different locations, helping employees to choose sites that are more convenient to them, instead of traveling far off to an onsite crèche in office. From flexible work environment, career breaks, work from home options to offering subsidized innovative childcare-Flip kart continues to strive to empower its employees to achieve a sustained work-life balance.

Flip kart employees are happy with this facility and their co-operative and friendly teachers and support staff. For them, an environment ensuring hygiene, safety and providing a nurturing environment for children with purposeful play-based activities daily is a boon indeed. And they ensure the child is always in safe hands and their cognitive development is ensured with well-researched activities that they provide. ([www.klavschools.com](http://www.klavschools.com))

#### 6.4.4 SHRIRAM SPANDHANA

As one of the Bangalore's, Premium Luxury Apartments. The apartment complex with all the state-of-art amenities, a big complex located in the Domlur area outside Embassy Golf Links Business Park. At **Shriram Spandhana**, the visitors must turn into tenants and tenants turn buyers into a highly competitive residential welfare association industry where this is a choice to purchase flats. Shriram Spandhana continually strives to meet the needs of its working tenants as well as potential tenants entering their child-rearing years. Their excellent club-house and overall quality of life required an in-house childcare centers says Karthik Sundaram, VP, Shriram Spandhana Owners Association.

Offer full-service daycare services, Nursery, and KG program and an after-school program to its tenants at the key club house location.

##### Benefits:

- Enhanced potential tenant competitiveness.
- **Strengthened culture** by providing quality care for the children of its tenants.

##### Return on Investment

Shriram Spandhana began this initiative by building a brand new **onsite child care center** developed and operated by Your Kids 'R' Our Kids in Bangalore. The positive results have gotten them new tenants and the center has a wait list for the first month.

**6.4.5 AMARCHAND & MANGALDAS & SURESH A. SHROFF & Co. (AMSS)**

Award-winning law firm AMSS has earned a reputation as an innovative, technology-driven, forward-thinking organization. The firm employs more than 470 attorneys providing a full range of services to domestic and international clients all over the world. AMSS practice areas include corporate and finance, intellectual property, litigation, and tax. AMSS operates on several core values: collegiality, teamwork, firm loyalty, diversity, individual satisfaction, fairness, and professional development. Commitment to the whole employee is embedded in the fiber of the firm, which has provided child care for its employees since 2010. Yet, AMSS actively pursued strategies for extending **work/life benefits** for its entire employee population, not only to remain an employer of choice but to evolve their work/life program and continue to showcase their core values.

AMSS previously researched the possibility of providing child care; at the moment there a lot of young mothers and mothers-to-be. The project was always in the pipeline, but now was an opportune moment to do, considering that AMSS has a sufficient number to make it workable. Launching a premium day care facility for the children of its working mothers in a bid to support and facilitate work-life balance. They hired **Your Kids ‘R’ Our Kids** Consulting Practice to evaluate what type of child care would best suit their employee population — both attorneys and staff. AMSS determined that a full-service center at its Delhi location was the best choice. When it opened in January 2010, The **YKROK Child Care center** was the first of its kind in India, and AMSS is the only and first law firms in the country to offer an on-site full-service child care center.

**Benefits:**

- Increased recruitment, retention, and advancement of working parents.
- Extended the firm’s commitment to its diverse work-force.
- Established the firm as an employer of choice and solidified their reputation in the legal industry.
- Gained recognition, including being named Best Legal Companies to Work For in India” list, best law firms for women list, and Forbes “Business of the Year”.

**6.4.6 Random Cases**

Offering childcare program can improve the quality of applicants and the frequency at which vacancies in an organization can be filled. It enabled Akamai in the United States and Mind tree in India to recruit and retain highly qualified and skilled software engineers, enables Borusan in Turkey to work toward building a gender-diverse employees in a mostly male-dominated manufacturing industry, allows organizations such as Schön Klinik Neustadt in Germany to hire staff for their 24/7 operations, and helps MAS Kreeda Al Safi-Madaba and Martur recruit females in locations where it is not common for mothers to enter formal employment.

Textile producer Nalt Enterprise in Vietnam estimates that it costs 85% of a factory worker’s annual salary to replace that worker. Providing childcare at Nalt reduced employee turnover by one third. Similarly, car component producer Martur in Turkey estimates that it takes eight months for a new production worker to be fully productive. In Martur’s team-centered environment, a new employee’s lower productivity reduces the productivity of the whole line. At Martur, giving childcare-related benefits reduced staff turnover by approximately 15%. The Bank of Tokyo-Mitsubishi UFJ, Ltd. in Japan realized a more than four-fold increase in the retention of new mothers and saved an estimated 5,000 million Japanese yen (\$45 million) in employee turnover related costs by offering initiatives such as maternity leave extension.

MAS Kreeda Al Safi-Madaba, absences because of sick leave fell by 9% in the first 9 months after a workplace childcare was started. Farm employees at Afrifresh in South Africa have reported greater peace of mind and ability to concentrate on their work knowing that their children are out of harm’s way and cared for in the company’s on-site childcare. A plant manager at Pandurata Alimentos Ltd. (Bauducco) in Brazil has noted that childcare facility has led to a reduction in accident rates as employees are more focused and at ease knowing that their children are safe.

**7. METHODS FOR COLLECTING AND ANALYZING LITERATURE**

This conceptual paper is based solely on a review and analysis of research and data from the literature. Several methods were used to collect and analyze the literature.

First, research was conducted using the Google search engine. Terms such as ‘employer-sponsored childcare’ and ‘Onsite Daycare’ were used and a limited amount of information was found. Information on child-care programs that make sense by Janet H. Marler and Cathy A. Enz proved promising. The most helpful piece of literature was Erin L. Kelly’s work.

Second, websites of agencies which provide childcare facility to different organizations were reviewed. The articles were retrieved and reviewed. Other terms were searched and sorted in the same manner.

Third, I met the director of childcare centers as well as parents who are availing this facility at the workplace.

**8. DATA COLLECTION AND DATA SOURCES FOR FUTURE RESEARCH**

This is a conceptual paper that is based solely on a review of the literature on the topic of an employer-sponsored childcare facility. For future research, a quantitative study would be conducted to obtain data on the employee’s performance who are getting employer-sponsored childcare facility. A quantitative method would be used because the research question would be a casual one. The procedures for conducting research would be to create a valid instrument that measures the performance of employees who are getting employer-sponsored childcare facility. That survey has been validated, and if it could be obtained, would be a good instrument for a future study. The sample population to be studied would be employees whose company is providing childcare

facility and employees whose organization is not providing this facility. The sample size would be 30-50 participants because it would be difficult getting a larger number of participants in a timely manner. For ethical reasons, participants will be asked to read and sign a consent form stating that they willingly participated in the study and that any answers provided will be used as data and compiled into a report. The participants will also be informed that participation in the survey is completely confidential and voluntary and they are free to leave at any time.

## 9. DATA ANALYSIS STRATEGIES FOR FUTURE RESEARCH

Since future research will rely on a survey, strategies for data analysis would be to separate the surveys from those who are getting employer-sponsored childcare facility and who are not getting this facility. If the questions from the survey use a likert scale it will be easier to analyze the data. The responses to each question will be tallied in an excel spread sheet. Responses from parents who are getting this facility will be placed in a separate spreadsheet from the other respondents. From the responses, conclusions will be made about whether employees who are getting this facility are more satisfied than the employees who are not getting this facility.

## 10. FINDINGS FROM LITERATURE

Literature was useful for understanding the topic for this conceptual paper. The literature enabled me to fulfill my following objectives:

- i. Parents are facing issues related to childcare crisis, cost, flexibility, transportation, security, and quality.
- ii. Both employers and employees are impacted by employer-sponsored childcare facility.
  - a. This facility helps organizations to retain good employees.
  - b. Employees prefer to join organizations which provide childcare facility. Employer-sponsored childcare facility improves recruitment.
  - c. This facility also improves productivity.
  - d. Absenteeism rate decreases.
  - e. It helps to improve the morale of employees.
  - f. It helps to reduce employee stress.
- iii. There are very few organizations which are providing childcare facility. From available case studies, both employees and employers are happy with these new fringe benefits.

## 11. CONCLUSION

The findings led me to draw conclusions that there is a limited number of organizations providing childcare facility. But the organizations which are providing this facility have experienced growth in production and improvement in employee performance.

Though there are few disadvantages of this facility, the benefits of employer-sponsored childcare facility are enormous.

From The literature review, I can conclude that the organizations which are providing these fringe benefits are experiencing a positive impact on recruitment, retention, production, and absenteeism and employee morale.

In coming years, it is going to be unavoidable to provide childcare facility if they want to survive in competition.

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- [15] <https://www.klayschools.com/case-study/small-and-mighty/ujjivan/> at 10:30 am on 12<sup>th</sup> March 2018
- [16] <https://careertrend.com/13360444/benefits-of-a-day-care-in-the-workplace>
- [17] <https://childcarecouncil.com/wp-content/uploads/2014/07/Why-Should-Employers-Care-ECLC.pdf>
- [18] <https://www.msf.gov.sg/media-room/Pages/Statistics-on-workplace-childcare-centres.aspx>

## 7.12 EXCERPT FROM 2016 NATIONAL STUDY OF EMPLOYERS

### NATIONAL STUDY OF EMPLOYERS

#### INTRODUCTION

The **National Study of Employers** (NSE) is the most comprehensive and far-reaching study of the practices, policies, programs and benefits provided by U.S. employers to better achieve organizational and individual goals by addressing the changing realities of today's workforce and workplace. The NSE, originally conducted by the Families and Work Institute (FWI) and now a study of the Society for Human Resource Management (SHRM), is based on the Families and Work Institute's landmark **1998 Business Work-Life Study** (BWLS)<sup>1</sup> and has been conducted five additional times since the BWLS survey was completed (2005, 2008, 2012, 2014 and 2016), enabling comparisons over time in our reports.

Although there are similar surveys by employer membership organizations, consulting firms and government agencies, the NSE is notable in that it is the only study of employers in the United States that comprehensively assesses a broad array of programs, policies and benefits designed to address the changing needs of employees among a *nationally representative* group of employers.

The 2016 NSE sample includes 920 employers with 50 or more employees — 78% are for-profit employers and 22% are nonprofit organizations; 38% operate at only one location, while 62% have operations at more than one location.

FWI designed the questionnaire, and Harris Poll conducted the interviews on behalf of FWI. The results of the survey are being released by SHRM as an integral part of the When Work Works initiative. [More information on the initiative is available at [WhenWorkWorks.org](http://WhenWorkWorks.org).]

The BWLS and NSE questionnaires were developed to parallel FWI's (and now SHRM's) ongoing **National Study of the Changing Workforce** (NSCW), which surveys large representative samples of employees in the U.S. labor force and enables us to ask complimentary questions of employers and employees. Specifically, in the NSCW, we identify the components of **effective workplaces**<sup>2</sup> as consisting of job challenge and learning opportunities; job autonomy; supervisor task support; climate of respect and trust; satisfaction with earnings, benefits and opportunities for advancement; and work-life fit, including workplace flexibility. We find that employees in more effective and flexible workplaces are more likely than other employees to have:

- greater engagement in their jobs;
- higher levels of job satisfaction;
- stronger intentions to remain with their employers;
- less negative and stressful spillover from job to home;
- less negative spillover from home to job; and
- better mental health.

*Specifically, in the NSCW, we identify the components of effective workplaces as consisting of job challenge and learning opportunities; job autonomy; supervisor task support; climate of respect and trust; satisfaction with earnings, benefits and opportunities for advancement; and work-life fit, including workplace flexibility.*

NATIONAL STUDY OF EMPLOYERS

In addition, employees in more effective and flexible workplaces are also more likely than other employees to indicate:

- being in excellent overall physical health;
- a low frequency of minor health problems and sleep problems;
- no indicators of depression; and
- a low general stress level.

These findings reveal that both employers and employees can benefit from effective and flexible workplaces. Employees benefit from having higher quality jobs and more supportive workplaces that are less likely to negatively affect their personal and family lives, while employers benefit from having more engaged employees, higher retention and potentially lower health care costs.

The NSE enables us to assess the extent to which businesses are providing a number of the factors we have identified as components of effective workplaces and predictive of workers' productivity and well-being, especially flexibility.

NATIONAL STUDY OF EMPLOYERS

**Table 7: Percentage of Employers Allowing Employees to Take ...**

	<b>Job-protected paid days off, such as sick or personal leave, to care for the following people if they were ill</b>	<b>Unpaid, job-protected leave to care for the following people if they had a serious health condition</b>
An employee’s legally married spouse	92%	86%
An employee’s parents or step-parents	90%	85%
An employee’s child or step-child of any age	90%	85%
An employee’s dependents under 18 years old who are not his or her child (e.g., a grandchild, niece/nephew, etc. being raised by the employee)	85%	78%
An employee’s domestic partner	78%	74%
The parents of an employee’s spouse/partner	76%	69%
An employee’s sibling	64%	57%
It depends on the situation.	52%	53%
Extended family members under 18 (e.g. a niece/nephew)	42%	38%
Extended family members over 18 (e.g., aunts, uncles, cousins)	38%	34%
Friends or community members unrelated to the employee by blood or marriage	27%	20%
None of the above	2%	4%

Source: National Study of Employers (2016)

**CHILD CARE ASSISTANCE**

**Overall Prevalence**

Employers are most likely to provide Dependent Care Assistance Plans (56%) and Child Care Resource and Referral (41%). These options are less costly than other options such as offering child care at or near the worksite, which is provided by only 7% of employers (Table 8).

**Small versus Large Employers**

Large employers are significantly more likely to offer five of the seven child care options studied:

- Access to information to help locate child care in the community (Child Care Resource and Referral)
- Child care at or near the worksite

NATIONAL STUDY OF EMPLOYERS

- Payment for child care with vouchers or other subsidies that have direct costs for the company
- Dependent Care Assistance Plans (DCAPs) that help employees pay for child care with pre-tax dollars
- Sick care for the children of employees

These differences are not only statistically significant, but also generally fairly large. For example, 61% of large employers provide Child Care Resource and Referral (CCR&R) compared with 37% of small employers; and 76% of large employers offer DCAPs compared with 49% of small employers. All of the initiatives for which there are differences cost employers' time and expertise to administer (such as DCAPs) or money (onsite or near the worksite child care, vouchers and CCR&R), so it is no surprise that large employers are more likely to provide them.

**Table 8: Child Care Assistance**

Does your organization provide ...	Total Sample Answering "Yes"	"Yes" by Employer Size		
		Small (50 to 99 employees)	Sig.	Large (1,000 or more employees)
Access to information to help locate child care in the community (Child Care Resource and Referral)?	41%	37%	***	61%
Child care at or near the worksite?	7%	5%	***	20%
Payment for child care with vouchers or other subsidies that have direct costs to the organization?	2%	1%	**	8%
Dependent Care Assistance Plans (DCAPs) that help employees pay for child care with pre-tax dollars?	56%	49%	***	76%
Child care for school-age children on vacation?	3%	3%	NS	9%
Back-up or emergency care for employees when their regular child care arrangements fall apart?	5%	4%	NS	9%
Sick care for the children of employees?	4%	3%	**	10%

Source: National Study of Employers (2016)

Sample sizes for employers overall range between 915 and 917. Sample sizes for comparisons of small and large employers range from 485-487 for small employers and 79-80 for large employers.

Statistical significance: \*\*\* = p < .001; \*\* = p < .01; ns = not significant.

Statistically significant differences are shaded in green.

NATIONAL STUDY OF EMPLOYERS

**Trends from 2005 to 2016**

Seven child care option questions were included in both the 2012 and 2016 questionnaires (Table 9). There has been no change in prevalence over that four-year period.

**Table 9: Child Care Assistance from 2012 to 2016**

Does your organization provide ...	2012	Sig.	2016
Access to information to help locate child care in the community (Child Care Resource and Referral)?	38%	NS	41%
Child care at or near the worksite?	7%	NS	7%
Payment for child care with vouchers or other subsidies that have direct costs to the organization?	2%	NS	2%
Dependent Care Assistance Plans (DCAPs) that help employees pay for child care with pre-tax dollars?	62%	NS	56%
Child care for school-age children on vacation?	2%	NS	3%
Back-up or emergency care for employees when their regular child care arrangements fall apart?	3%	NS	5%
Sick care for the children of employees?	3%	NS	4%

Source: National Study of Employers (2016)  
 Sample sizes range within survey year from 775-779 for 2012 and 635-637 for 2016.  
 Only the % responding “Yes” is reported for each option.  
 Statistical significance: \*\*\* = p < .001; \*\* = p < .01; ns = not significant.

Over the past 11 years, only two types of child care assistance have been provided by more than 9% of employers: DCAPs and CCR&R (Figure 5). There has been a small, but fairly steady, increase in the prevalence of CCR&R, rising from 34% of employers in 2005 to 41% by 2016. DCAPs had a sudden increase between 2008 and 2012 (from 46% to 62%), perhaps because they were a low cost way to provide child care support to employees during the height of the recession. Though the reduction from 61% in 2014 to 56% in 2016 just falls short of the cutoff for statistical significance for this report, it may indicate that the use of CCR&R is declining.

*Over the past 11 years, only two types of child care assistance have been provided by more than 9% of employers: DCAPs and CCR&R.*

NATIONAL STUDY OF EMPLOYERS

Figure 5: Child Care Assistance from 2005 to 2016 (PART 1)

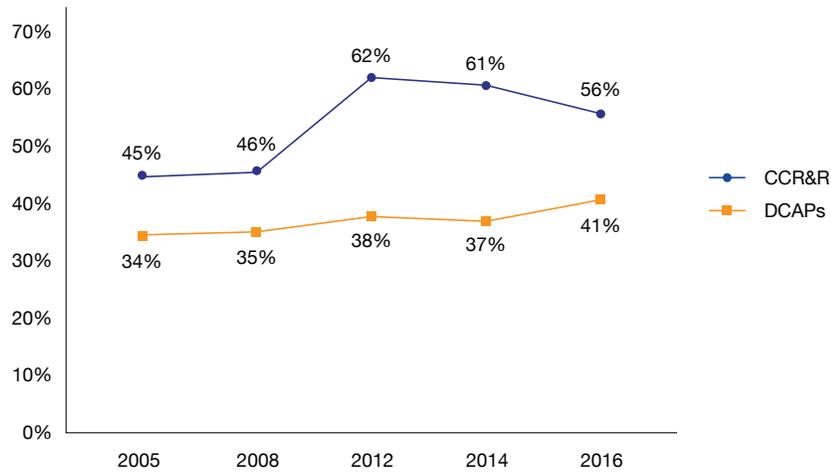
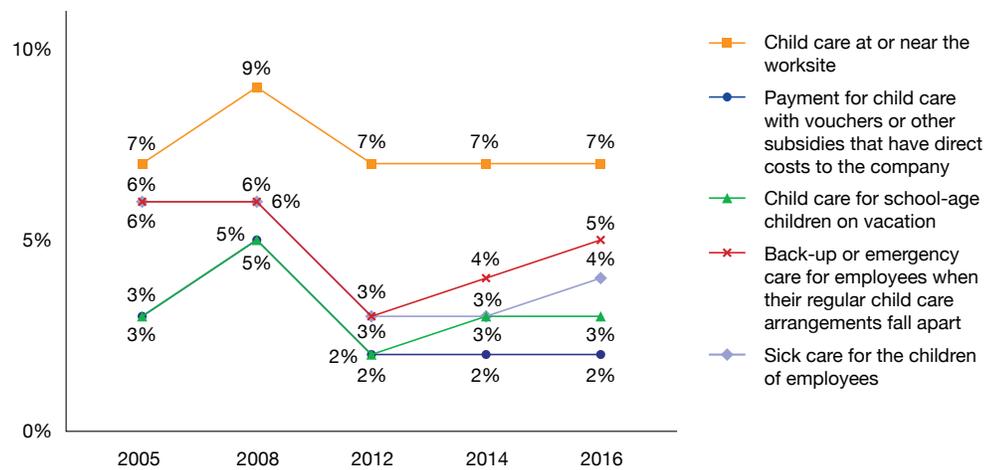


Figure 5: Child Care Assistance from 2005 to 2016 (PART 2)



Source: National Study of Employers (2016)

**7.13 COMPARABLE FACILITY BENCHMARKING STUDY**

**CAPITOL CAMPUS CHILD CARE CENTER  
COMPARABLE PROJECT RESULTS**

**PROJECT DELIVERY ANALYSTS, LLC**

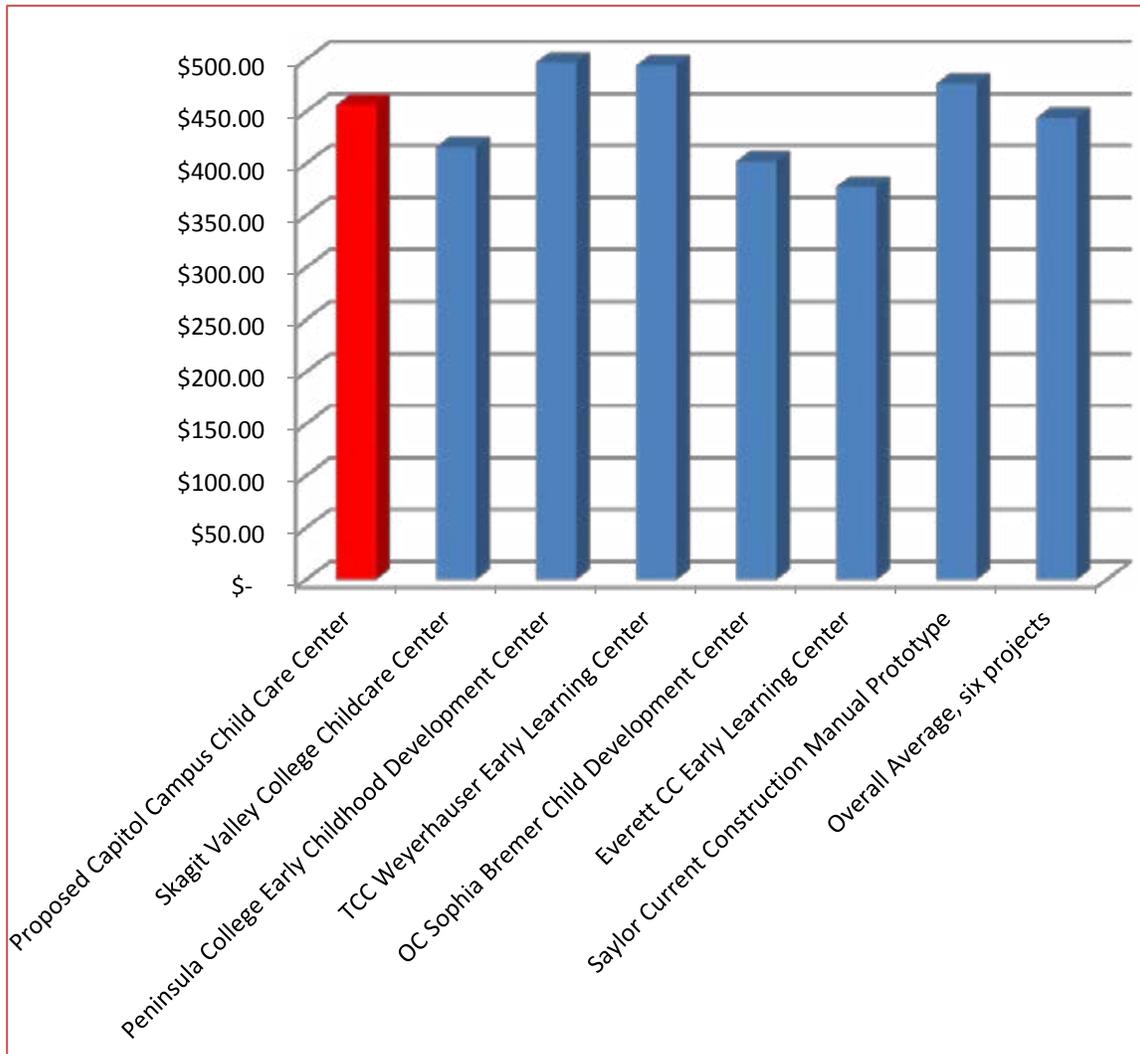
9001 Springwood Avenue NE, Bainbridge Island, WA 98110

Date: 5/23/2018

<b>Project :</b> Capitol Campus Child Care Center	<b>Duration:</b> 14 months
<b>Project Location:</b> Olympia, WA	<b>Gross Square Footage:</b> 16000-18000
<b>Mid-Point Date:</b> July, 2020	<b>Architect:</b> Schacht Aslani Architects

				Building Const. Cost per SF	Site Construction Cost per Bldg. SF	Total Cost per Sq Foot, Corrected to Olympia 2018	Total Cost per Sq Foot, Escalated to July, 2020
Project	Comments	Bid date	GSF	when bid	when bid		
<i>PD Level Child Care Center</i>	<i>Predesign</i>	<i>Present</i>	<i>16-18,000</i>			\$ 350.00	\$ 385.00
<i>Site Prep</i>	<i>Surface Park 50 stalls</i>					\$ 35.00	\$ 38.50
<i>Site Improvements</i>	<i>Landscape and play</i>					\$ 30.00	\$ 33.00
						\$ 415.00	\$ 456.50
1 Skagit Valley College Childcare Center	SAA, CDC & PDA	Dec-14	4,320	\$ 250.00		\$ 287.95	\$ 316.74
Site Prep and Utilities	Competitive Bids;				\$ 42.94	\$ 49.46	\$ 54.41
Site Improvements	Kirtley Cole inputs				\$ 35.32	\$ 40.68	\$ 44.75
						\$ 378.09	\$ 415.90
2 Peninsula College Early Childhood Development Center	SAA & CDC	Dec-15	42,000	\$ 354.26		\$ 393.96	\$ 433.35
Site Prep	Pile foundations				\$ 35.43	\$ 39.40	\$ 43.33
Site Improvements	Allied Health mixed in				\$ 16.75	\$ 18.62	\$ 20.48
						\$ 451.98	\$ 497.17
3 TCC Weyerhauser Early Learning Center	CDC and McGranahan	Jan-07	13,730	\$ 265.94		\$ 357.36	\$ 393.09
Site Prep	Pease Constr.				\$ 49.50	\$ 66.52	\$ 73.17
Site Improvements					\$ 19.01	\$ 25.55	\$ 28.10
						\$ 449.42	\$ 494.36
4 OC Sophia Bremer Child Development Center	CDC & RFM	Oct-09	12,500	\$ 245.79		\$ 330.28	\$ 363.30
Site Prep	Serpanok Constr.				\$ 12.71	\$ 17.08	\$ 18.79
Site Improvements					\$ 13.49	\$ 18.13	\$ 19.95
						\$ 365.49	\$ 402.04
5 Everett CC Early Learning Center	CDC & Environ. Works	Aug-07	4,120	\$ 190.22		\$ 255.61	\$ 281.17
Site Prep	Mortenson SD estimate				\$ 26.19	\$ 35.19	\$ 38.71
Site Improvements	Remodel				\$ 39.18	\$ 52.65	\$ 57.92
						\$ 343.46	\$ 377.80
6 Saylor Current Construction Manual Prototype	Elementary school	Jan-18	43,000	\$ 365.00		\$ 372.30	\$ 409.53
Site prep	Prototypical				\$ 35.00	\$ 35.70	\$ 39.27
Site improvements					\$ 25.00	\$ 25.50	\$ 28.05
						\$ 433.50	\$ 476.85
7 Overall Average, six projects	Building		14,945 SF			\$ 332.91	\$ 366.20
	Site Prep					\$ 40.56	\$ 44.61
	Site Improvements					\$ 30.19	\$ 33.21
	Total					\$ 403.66	\$ 444.02

## CAPITOL CAMPUS CHILD CARE CENTER COMPARABLE PROJECT RESULTS



Construction Costs per Gross SF, including sitework, adjusted to July 2020

## 7.14 HISTORY OF THE CAPITOL CAMPUS CHILD CARE CENTER (5C'S)

### Washington State Department of Enterprise Services

#### History of Capitol Campus State Employee Child Care--Olympia

December 13, 2013

- 1984 Legislation passed (RCW 41.04.370) recognizing that on-site child care for employees of public and private organizations is a worthwhile pursuit...authority given to establish a demonstration project for state employees. GA directed to identify space in state-owned or state-leased buildings in the Olympia area for use as day care centers for the children of state employees. DOP to contract with one or more providers to operate child care facilities.
- 1985 \$90,000 was appropriated to DOP for the state employees' pilot day care project. The money was spent to remodel an existing GA-owned building at 531 East 15<sup>th</sup> in Olympia.
- 1986 January 6, 1986. Marijke Deutscher opened the ABC Capitol Campus Children's Center at 531 East 15<sup>th</sup> in Olympia. The center was 1,440 square feet and was licensed for 29 children.
- 1987 The legislature appropriated \$450,000 to GA to build another child care facility in Olympia.
- 1989 January 2, 1989. The newly built child care center at 1514 South Cherry (across the street from the first center) opened as an addition to the ABC Capitol Campus Children's Center. ABC was licensed for 99 children total.
- 1993 Redd Enterprises ran the Capitol Campus Child Care Center from January, 1993 through August, 1996.
- 1993 RCW 41.04.370 was modified, removing reference to the "demonstration project." GA is charged with providing assistance to state agencies in identifying suitable space for childcare centers and with establishing a rental rate for these spaces. DOP's responsibility is to develop policies and procedures for state agencies to address employee childcare needs.
- 1994 Office of Financial Management includes guidelines on contracting for childcare services in the State of Washington Policies, Regulations and Procedures, (4.3.11.1.1-6).
- 1996 "Washington State Employee Child Care Policies and Procedures" completed by Department of Personnel in September 1996.

Child Care  
December 13, 2013

- 1996 Child Care Alliance, Inc., run by Pam Grigsby Jones, took over the contract to run the two centers, under a lease running from September, 1996 through June, 1999.
- 1999 The child care lease was amended effective January 1, 1999, removing 531 – 15<sup>th</sup> Avenue from the lease. The child care center then operated from one building, 1514 South Cherry.
- 1999 The lease between GA and DOP was renewed for the time period, July 1, 1999 through June 30, 2002. The rent began to be split evenly and charged by GA to twenty Thurston County agencies, in order to support the center and make it viable to remain in business.
- 2002 DOP and GA applied for and received a DSHS Child Care Facility Grant in the final amount of \$227,500. Various improvements to the facility were made between June 2002 and June 2005, including new playground equipment, site improvements, fencing and ground cover, security improvements to the building (a new card key system, buzzer/intercom system, classroom cameras, exterior lighting), and new kitchen appliances, office furniture and other classroom furniture.
- 2006 Parents with children in the center formed a non-profit foundation, Capitol Campus Child Care Parent Foundation, to run the child care center. Pam Jones decided not to pursue renewal of the contract. The parents from the center formed a non-profit child care center parent foundation with the intent to contract with a licensed provider and manage the contract. GA leased the facility to DOP on a lease beginning July 1, 2006. Twenty state agencies continued to pay the rent to cover GA maintenance and operating expenses. DOP contracted with the parent foundation for operation of the center and the parent foundation contracted with a private vendor, Lots of Tender Loving Care, LLC.
- 2008 Capitol Campus Child Care Center relocated to 232 Perry Street in West Olympia in July, 2008. The building at 1514 Cherry was demolished to make the site available for the construction of the 1500 Jefferson Street Building. The Perry Street Building was purchased and renovated by GA prior to the Child Care's occupancy. A qualified management agreement was put in place between Department of Personnel and the Capitol Campus Child Care Center Parent Foundation.
- 2013 The qualified management agreement was renewed, now between Department of Enterprise Services and the Capitol Campus Child Care Center Parent Foundation. The term of the agreement runs from January 1, 2013 through December 31, 2019. A second agreement for operating the center is between the Parent Foundation and 5C's Child Care Centers, a Washington nonprofit corporation.

Child Care  
December 13, 2013

2013 December. The Capitol Campus Child Care Center is licensed for 87 children; by policy they take only 83 due to the classroom sizes and adult to child ratios. They have 25 staff, including 13 full-time, 10 part-time and 2 substitutes.

### **RCW 41.04.370-385 Child Care**

RCW 41.04.370: The legislature recognizes that supporting child care for employees of public and private organizations is a worthwhile pursuit. To further the goals of affordable, accessible, and quality child care for working parents, the legislature intends to provide for the development of self-supporting child care programs for employees of state government.

RCW 41.04.375: An agency may identify space they wish to use for child care facilities or they may request assistance from the \*department of general administration in identifying the availability of suitable space in state-owned or state-leased buildings for use as child care centers for the children of state employees.

When suitable space is identified in state-owned or state-leased buildings, the \*department of general administration shall establish a rental rate for organizations to pay for the space used by persons who are not state employees.

RCW 41.04.380: When suitable space is determined to be available, either agencies or organizations of state employees may contract with one or more providers to operate child care facilities.

Subject to the approval of the director of financial management, suitable space for child care centers may be provided to organizations of state employees without charge or at reduced charge for rent or services solely for the purpose of reducing employee child care costs.

RCW 41.04.382: In order to qualify for services under RCW [41.04.380](#), state employee child care organizations shall be organized as nonprofit under chapter [24.03](#) RCW.

RCW 41.04.385: The legislature finds that (1) demographic, economic, and social trends underlie a critical and increasing demand for child care in the state of Washington; (2) working parents and their children benefit when the employees' child care needs have been resolved; (3) the state of Washington should serve as a model employer by creating a supportive atmosphere, to the extent feasible, in which its employees may meet their child care needs; and (4) the state of Washington should encourage the development of partnerships between state agencies, state employees, state employee labor organizations, and private employers to expand the availability of affordable quality child care. The legislature finds further that resolving employee child care concerns not only benefits the employees and their children, but may benefit the employer by reducing absenteeism, increasing employee productivity, improving morale, and enhancing the employer's position in recruiting and retaining employees. Therefore, the legislature declares that it is the policy of the state of Washington to assist state employees by creating a supportive atmosphere in which they may meet their child care needs. Policies and procedures for state agencies to address employee child care needs will be the responsibility of the director of enterprise services in consultation with the director of the department of early learning and state employee representatives.

7.15 5C'S AGREEMENTS

DES Agreement No. K1284

**MANAGEMENT AGREEMENT  
BETWEEN  
STATE OF WASHINGTON, DEPARTMENT OF ENTERPRISE SERVICES  
AND  
CAPITOL CAMPUS CHILD CARE CENTER PARENT FOUNDATION**

This MANAGEMENT AGREEMENT (Agreement) for the operation and management of the child care facility (Facility) located at 232 Perry Street NW, Olympia, Washington 98502, and Lots 4 and 5, adjacent to 232 Perry Street NW, Olympia, Washington 98502, is made and entered into by and between the State of Washington, Department of Enterprise Services (DES), and the Capitol Campus Child Care Center Parent Foundation (Parent Foundation).

**RECITALS**

WHEREAS, DES is a State agency organized under RCW 43.19;

WHEREAS, DES is authorized to establish a child care facility pursuant to RCW 41.04.370-.385;

WHEREAS, DES is the owner of the Facility;

WHEREAS, DES will make the Facility available to Parent Foundation on the terms described herein, including agreeing to provide the Facility rent free and to be responsible for certain specified maintenance obligations;

WHEREAS, Parent Foundation is an organization of State employees formed for the purpose of contracting with one or more providers to operate a child care facility, pursuant to RCW 41.04.380;

WHEREAS, Parent Foundation is a nonprofit corporation organized under RCW 24.03;

WHEREAS, Parent Foundation desires to contract with DES to operate and manage the Facility and to subcontract its responsibilities hereunder with a provider to operate and manage the Facility as a child care facility, and

WHEREAS, DES and Parent Foundation intend and agree that this Agreement shall constitute a qualified management agreement made pursuant to and in accordance with Revenue Procedure 97-13.

**AGREEMENT**

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, and subject to the conditions hereinafter set forth, DES and Parent Foundation hereby agree as follows:

**ARTICLE I  
RESPONSIBILITY AND MANAGEMENT OF REAL PROPERTY**

**Section 1.01 Lease of Certain Real Property for the Sole Purpose of Providing a Child Care Facility**

- a. DES is the owner of certain real property legally described as:

Lots 1, 2, & 3, Block 31, Woodruff's Addition to Olympia, recorded in Volume 3 of Plats, pages 40 and 41, TOGETHER WITH the East 10 feet of vacated Perry Street adjoining on the West.

Commonly known as: 232 Perry Street NW Olympia,  
WA 98502

And:

Lots 4 and 5, Block 31, Woodruff's addition to Olympia recorded in Volume 3 of Plats, Page 40 and 41, TOGETHER WITH the east 10 feet of vacated Perry Street adjoining in the West. In Thurston County, Washington.

Commonly known as: Adjacent to 232 Perry Street NW Olympia,  
WA 98502

- b. The premises shall be used by Parent Foundation for the purpose of operating and managing the Facility. No rent shall be charged and the maintenance responsibilities are as specified in this Agreement.
- c. Parent Foundation shall pay for water, sewer, storm water, natural gas, and electricity, together with all janitorial service (to include rest room supplies, carpet and floor cleaning, as required, etc.). DES shall pay for garbage collection, recycling and will provide light bulbs and tubes.
- d. Parent Foundation shall reimburse DES for damages caused to the premises by its employees, contractors, subcontractors, licensees, invitees, clients, and agents. Parent Foundation shall not be responsible for normal wear and tear of the premises.
- e. Parent Foundation shall not use the Facility for anything other than a child care facility without the prior written permission of DES. No pets or other animals shall be kept, housed, or brought into the Facility for any purpose with the exception of guide dogs and service animals as required by employees and visitors and dogs required for law enforcement or security purposes. No smoking shall be permitted in the building or within twenty-five (25) feet of the building. Furthermore, in using the Facility, it is expressly agreed that Parent Foundation, and/or its subcontractors, shall comply with all applicable federal, state, and local laws, ordinances, regulations, and environmental requirements. Parent Foundation hereby agrees to hold the State of Washington (State) harmless from claims or suits resulting from Parent Foundation's failure to comply with such requirements.

## DES Agreement No. K1284

- f. Parent Foundation shall not keep on or about the Facility for use, disposal, treatment, generation, storage, or sale any substances which are hazardous, toxic, harmful, or dangerous, and/or which are subject to regulation as hazardous or toxic, dangerous, or as a pollutant by any federal, state, or local law, regulation, statute, or ordinance (collectively referred to herein as "hazardous substances"). Notwithstanding the foregoing, Parent Foundation may keep for use in the Facility substances suitable to and commonly used for cleaning and/or maintenance of the Facility. Parent Foundation shall be fully liable to the State, and shall indemnify, defend, and hold harmless the State and its officials and employees, with respect to any and all damages, costs, fees (including attorney fees and costs), civil and criminal penalties, or clean-up costs assessed against or imposed as a result of Parent Foundation's use, disposal, generation, storage, or sale of hazardous substances or that of Parent Foundation's employees, agents, or invitees.
- g. DES shall be responsible for the following described items: landscape maintenance (excluding supply of the wood chips for the play area), snow and ice removal of sidewalks and steps, repair of plumbing, walls, heating and air conditioning systems, doors, gates, roof, water heaters, electrical, smoke detectors and replacement batteries, quarterly fire extinguisher inspection and maintenance, pest control (provided Parent Foundation and its invitees didn't bring said pests into the building), pesticide treatments for lawns and trees, and replacement of all air filters.
- h. DES shall maintain the Facility in good repair and tenantable condition, except in case of damage arising from the negligence of Parent Foundation's clients, agents, or employees. For the purposes of so maintaining the Facility, DES reserves the right at reasonable times to enter and inspect the Facility and to make any necessary repairs to the building.
- i. DES shall respond to emergent maintenance and repair issues within four (4) hours and non-emergent issues within twenty-four (24) hours.
- j. It is mutually understood and agreed that each party to this Agreement shall be responsible for injury to persons or damage to property resulting from negligence on the part of itself, its employees, its agents, or its officers. Neither party assumes any responsibility to the other party for the consequences of any act or omission of any third party.
- k. It is mutually understood and agreed that in the event the Facility is destroyed or damaged by fire, earthquake, or other casualty so as to render the Facility unfit for occupancy, Parent Foundation may terminate this Agreement. In the event said Facility is partially destroyed by any of the aforesaid agencies, the portion of the damaged Facility shall be vacated in order to allow the Facility to be restored to its former condition.
- l. DES reserves the right to limit Parent Foundation's access to the premises during natural disasters, fire, or other emergencies as necessary for Parent Foundation's health and safety.
- m. During the term of this Agreement, Parent Foundation shall have the right to make alterations and construct or install improvements, additions, and structures in or upon the premises (the "Alterations") subject to DES's prior written approval, which shall not be unreasonably withheld. To request said approval, Parent Foundation shall complete and submit to DES its request in writing. Parent Foundation shall cause plans and specifications to be developed at its sole cost and expense for DES's prior written approval which shall not be unreasonably withheld. DES shall have the first right to provide such services. At DES's option, Parent Foundation shall remove said alterations upon expiration or earlier termination of this Agreement at Parent Foundation's sole cost and expense.

## **ARTICLE II OPERATIONS**

It is understood and agreed between the parties that Parent Foundation may enter into a qualified management agreement with 5C's Child Care Centers (5C's), or another qualified child care provider, for the day-to-day management and operation of the Facility. 5C's is a nonprofit entity formed pursuant to RCW 24.03. If Parent Foundation does enter into a qualified management agreement with a qualified child care provider for the day-to-day management and operation of the Facility, Parent Foundation may delegate any and all responsibilities under this Agreement to its subcontractor. Once delegated, satisfactory performance of obligations in this Agreement by the Parent Foundation subcontractor shall satisfy any obligation on the part of Parent Foundation and Parent Foundation shall have no separate obligation to perform.

Any party Parent Foundation enters into an agreement with to provide child care shall be considered a "subcontractor" under this Agreement.

## **ARTICLE III FINANCIAL AFFAIRS AND MANAGEMENT**

### **Section 3.01 Records, Documents, and Reports**

Parent Foundation, or its subcontractor(s), shall maintain books, records, documents, and other evidence and accounting procedures and practices (records) which sufficiently and properly reflect all direct and indirect costs of any nature expended in the performance of this Agreement. These records shall be subject at all reasonable times to inspection, review, or audit by DES, Office of the State Auditor, federal auditors, or any other group or organization authorized by state or federal law regardless of where physically maintained. Parent Foundation, or its subcontractor(s), shall retain all such records and other material relevant to this Agreement for six (6) years after the expiration or termination of this Agreement, and the Office of the State Auditor, federal auditors, and any persons duly authorized by Parent Foundation or by state or federal law shall have full access to and the right to examine such materials during this period. Records and other material relevant to matters in litigation related to this Agreement shall be kept for one (1) year following the termination of litigation, including all appeals if the litigation has not terminated within five (5) years from the date of expiration or termination of this Agreement.

Parent Foundation, or its subcontractors, shall maintain a bookkeeping system which provides necessary information for a fiscal audit. The system shall record all direct and indirect costs of the child care program separately from other programs or services provided by Parent Foundation, and/or its subcontractor(s). An acceptable minimum for a bookkeeping system includes: (a) cash receipt book or journal, (b) cash disbursement or check register, and (c) general ledger.

### **Section 3.02 Taxes and Other Expenses**

It is mutually understood that all payments accrued on account of payroll taxes, unemployment contributions, any other taxes, insurance, or other expenses for Parent Foundation or its staff will be the sole liability of Parent Foundation.

### **Section 3.03 Independent Capacity of Parent Foundation**

The parties intend that an independent contractual relationship will be created by this Agreement. Parent Foundation and its employees or agents performing under this Agreement are not employees or agents of DES with regard to the performance of the duties and responsibilities set forth herein. Parent Foundation will not hold itself out as nor claim to be an officer or employee of DES or of the State by reason hereof, nor

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will Parent Foundation make any claim of right, privilege, or benefit which would accrue to such employee under law, or state or federal retirement benefit laws. Parent Foundation shall not in any way contract on behalf of or in the name of DES or any other State agency.

**Section 3.04 Access to Facilities**

DES, the Office of the State Auditor, federal auditors, and any persons duly authorized by state or federal law shall have the right to access, examine, and inspect any site where any phase of the program is being conducted, controlled, or advanced in any way. Such sites may include the home office, any branch office, or other locations of Parent Foundation or any subcontractor of Parent Foundation. Parent Foundation, and/or its subcontractor(s), shall maintain all records and accounts in such a way as to facilitate the audit and examination. Access shall be at all reasonable times during the record retention period and at no cost to the authorized entity.

**Section 3.05 Reporting**

Parent Foundation, or its subcontractor(s), shall submit an annual status report to DES on Agreement activities, accomplishments, and finances by March 30 of every year addressing the prior year's operations. These reports shall include, but not be limited to:

- Results from all fire, health, and safety inspections, Department of Social and Health Services inspections, and any other relevant information, including copies of such reports and actions taken by Parent Foundation, and/or its subcontractor(s), to correct deficiencies, if any, found by such inspections;
- Action taken or required on any of State-owned appliances, equipment, fixtures, and supplies;
- Proposed actions or needs, such as rate increases, etc., anticipated for the next reporting period; and
- Financial records including: income and expense reports and monthly budget documents.

**Section 3.06 Service Rates Charged**

Parent Foundation may set tuition rates or approve changes to tuition rates as it deems appropriate. Rate for children of persons who are not state employees shall comply with RCW 41.04.375 and the Office of Financial Management's (OFM) State Administrative and Accounting Manual (SAAM) 70.70.50.f.

**Section 3.07 Budget**

Parent Foundation, or its subcontractor(s), shall maintain a budget with reasonable tuition rates which also services any debt associated with operation of the Facility.

Parent Foundation agrees to require any subcontractor it hires to include in its budget payment of fixed fee compensation to subcontractor for the cost of services provided to the Facility by the director of the Facility and by any person having an ownership interest in the subcontractor's business. For this purpose, "fixed fee compensation" means a stated dollar amount for services rendered during a specified period of time, such as \$5,000 per month.

**Section 3.08 Staff Pay**

Parent Foundation, or its subcontractor(s), shall determine the salaries and benefits payable to each employee. All salaries shall be no less than the applicable minimum wage.

**ARTICLE IV  
OPERATION OF FACILITY**

**Section 4.01 State-Furnished Equipment**

The appliances, equipment, fixtures, and supplies listed in Exhibit A, *State-Furnished Equipment List*, were purchased by DES or other State agencies, either directly or through a grant, and are the property of the State. Parent Foundation, or its subcontractor(s), acknowledges that it has no ownership rights to or interest in the appliances, equipment, fixtures, or supplies either during the term of this Agreement or upon its expiration or termination.

Parent Foundation, or its subcontractor(s), shall be responsible for any loss or damage to property of the State in the possession of Parent Foundation, or its subcontractor(s), which results from the negligence of Parent Foundation, or its subcontractor(s).

Any property of the State furnished to Parent Foundation, and/or its subcontractor(s), shall, unless otherwise provided herein or approved by DES's Contract Manager in writing, be used only for the performance of this Agreement and shall remain at the Facility.

Upon termination of this Agreement, all appliances, fixtures, and equipment, including any appliances, fixtures, and/or equipment replaced during occupancy, shall become the property of the State so long as the State continues to provide a state subsidized day care. If the State, for any reason, does not provide for a state subsidized day care, appliances and/or equipment replaced during the term of this Agreement shall become the property of Parent Foundation if Parent Foundation continues to operate a day care. Should neither party wish to operate a day care upon termination of this Agreement, the parties shall meet to discuss ownership of the replaced appliances and/or equipment taking into account when such equipment or appliance was purchased, the needs of the parties with regard to that equipment, and any other purpose which might reasonably be considered with regard to the parties' needs.

Parent Foundation shall be responsible for supplying and maintaining play area wood chips after the initial installation by DES.

**Section 4.02 Maintenance and Ownership of Appliances, Equipment, and Fixtures**

Parent Foundation, or its subcontractor(s), shall be responsible for all expenses, maintenance, and operation of all appliances, equipment, fixtures, and supplies installed at the Facility including those listed in Exhibit A, *State-Furnished Equipment List*, for operating the Facility. Unless otherwise agreed to in writing, all repairs and replacement costs for such appliances, equipment, and fixtures shall be the sole responsibility of Parent Foundation, or its subcontractor(s), during the terms of this Agreement.

Replacement of any of the equipment initially provided by the State shall be the property of:

- the State if the State continues to operate a state subsidized day care;
- Parent Foundation if Parent Foundation continues to operate a day care and the State no longer provides a state subsidized day care.

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Should neither party wish to operate a day care upon termination of this Agreement, the parties shall meet to discuss ownership of the replaced appliances and/or equipment taking into account when such equipment or appliance was purchased, the needs of the parties with regard to that equipment, and any other purpose which might reasonably be considered with regard to the parties' needs.

Parent Foundation, and/or its subcontractor(s) shall, within thirty (30) days of termination, assign title to any assets it obtained with grant monies from DES or any other State agency.

#### **Section 4.03 Eligibility for Services**

The Facility must offer child care services to employees of the State, in recognition of the State rent subsidy. However, in order to support the Facility business and financial solvency needs, Facility slots may be offered to children of non-parents/guardians only if there are no children of Washington State employees available or on the waiting list for the slots.

#### **Section 4.04 Operating Hours**

Parent Foundation, or its subcontractor(s), must ensure that the Facility will be open, at a minimum, from 6:45 a.m. through 6:15 p.m., local time, Monday through Friday, except for holidays observed by the State and any required in-service staff days.

Parent Foundation, or its subcontractor(s), may, without previous notification or approval by DES, vary the operating hours of the Facility due to inclement weather. Facility closures due to inclement weather are at the discretion of Parent Foundation, and/or its subcontractor(s). Such variance must be communicated to parents through a local radio station announcement. A sign must be posted at the Facility identifying the particular radio station(s) to listen for such announcement.

#### **Section 4.05 Meals**

Parent Foundation, or its subcontractor(s), will provide appropriate meals and snacks in accordance with the applicable state rules and regulations.

#### **Section 4.06 Staffing**

Parent Foundation, or its subcontractor(s), shall ensure that staff filling the director, program supervisor, and lead child care worker positions meet the position requirements in WAC 170-295, *Minimum licensing requirements for child care centers*.

#### **Section 4.07 Staff Background Checks**

Parent Foundation, or its subcontractor(s), must conduct background checks of all employees and agents who will be on-site at the Facility at any time in accordance with WAC 170-295. Such checks must be reasonable, thorough, and timely to ensure the safety and well being of all children in the care of Parent Foundation, and/or its subcontractor(s). Additionally, background checks must include contact with appropriate law enforcement organizations.

### **ARTICLE V TERM OF AGREEMENT**

This Agreement shall be effective from January 1, 2013, through December 31, 2019.

**ARTICLE VI  
TERMINATION**

It is mutually understood and agreed by and between DES and Parent Foundation that this Agreement may be canceled and terminated by either party provided that written notice of such cancellation and termination shall have been given at least one hundred eighty (180) days prior to the effective date thereof.

**ARTICLE VII  
INSURANCE**

**Section 7.01 Coverage Requirements for Parent Foundation Insurance**

Parent Foundation shall, without cost or expense to the State or any agency thereof, procure and maintain during the entire term of this Agreement the following insurance issued by an insurance company or companies authorized to do business within the State. Insurance is to be placed with a carrier that has a Best's rating of A- or better. Any exception must be approved by the Risk Manager for the State by submitting a copy of the contract and insurance before contract acceptance.

- a. Comprehensive general liability insurance covering all claims with respect to injuries or damages to persons or property sustained in, on, or about the Facility and the appurtenances thereto, or as a result of the operation or management of this Agreement, with limits of liability (which limits shall be adjusted as the parties may from time-to-time agree upon) no less than the following:

Bodily Injury Liability:

One Million Dollars each occurrence	(\$1,000,000)
Two Million Dollars aggregate	(\$2,000,000)

Property Damage Liability:

One Million Dollars each occurrence	(\$1,000,000)
Two Million Dollars aggregate	(\$2,000,000)

- b. Adequate insurance coverage for replacement value of all fixtures, equipment, and personal property and real property therein, in the event of fire, theft, vandalism, or any other cause whatsoever.
- c. Accident insurance for children, recommended limits as follows:
  - Ten Thousand Dollars (\$10,000) principal sum in the event of an accidental death
  - Ten Thousand Dollars (\$10,000) principal sum in the event of accidental Dismemberment
  - Twenty Thousand Dollars (\$20,000) maximum for medical
  - One Thousand Dollars (\$1,000) maximum for dental

Such limits may be achieved through the use of an umbrella insurance policy otherwise meeting the requirements of Section 7.02.

**Section 7.02 Policy Requirements of Parent Foundation's Insurance**

The policies required under this section shall name the State of Washington, Department of Enterprise Services, as additional insured. Parent Foundation shall provide DES with a certificate of insurance and a copy of

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the policy obtained by Parent Foundation herewith. All policies of insurance described in this section shall:

- a. Be written as primary policies not contributing with coverage that the State may carry;
- b. Contain an endorsement providing that such insurance may not be materially changed, amended, or canceled with respect to the State except after forty-five (45) days' prior written notice from the insurer to DES;
- c. Contain an endorsement expressly waiving any right of subrogation by the insurance company against the State and the State's officers, agents, and employees; and
- d. Provide that the insurance proceeds of any loss will be payable notwithstanding any act or negligence of Parent Foundation which might otherwise result in a forfeiture of said insurance.

**Section 7.03 Insurance Requirements of Subcontractor(s) of Parent Foundation Who Are Hired to Provide Child Care Services**

Any subcontractor(s) of Parent Foundation shall, at its sole cost and expense, procure and maintain during the term of the Agreement the following insurance issued by an insurance company(ies) authorized to do business in the State. Insurance is to be placed with a carrier that has a Best's rating of A- or better.

- a. Comprehensive general liability insurance covering all claims with respect to injuries or damages to persons or property sustained in, on, or about the Facility and the appurtenances thereto, with liability limits (which limits shall be adjusted as the parties may from time-to-time agree upon in advance and in writing) no less than the following:
  - Bodily Injury Liability:
    - (1) One million dollars (\$1,000,000) for each occurrence
    - (2) Two million dollars (\$2,000,000) aggregate
  - Sexual Abuse or Molestation Liability:
    - (1) One million dollars (\$1,000,000) for each occurrence
  - Property Damage Liability:
    - (1) One million dollars (\$1,000,000) for each occurrence
    - (2) Two million dollars (\$2,000,000) aggregate
- b. Adequate insurance coverage for replacement value of all fixtures, equipment, and personal property and real property therein, in the event of fire, theft, vandalism, or any other cause whatsoever.
- c. Accident insurance for children, with limits as follows:
  - Ten thousand dollars (\$10,000) principal sum in the event of an accidental death
  - Ten thousand dollars (\$10,000) principal sum in the event of an accidental dismemberment
  - Twenty thousand dollars (\$20,000) maximum for medical
  - One thousand dollars (\$1,000) maximum for dental
- d. Automobile Liability. In the event that services delivered pursuant to this Agreement involve the use of vehicles, either owned or un-owned by 5C's, automobile liability insurance shall be

required. The minimum limit for automobile liability is:

- One million dollars (\$1,000,000) per occurrence, using a Combined Single Limit for bodily injury and property damage

The insurance policies required herein shall name the State of Washington, Department of Enterprise Services, as additional insured. Subcontractor(s) shall provide Parent Foundation with a certificate of insurance and a copy of the policy obtained by the subcontractor(s) in accordance herewith. Parent Foundation, then, is required to provide DES with said certificates. All policies of insurance described herein shall:

- Be written as primary policies not contributing with coverage that the State may carry;
- Contain an endorsement providing that such insurance may not be materially changed, amended, or canceled with respect to the State except after forty-five (45) days' prior written notice from the insurer to the subcontractor;
- Contain an endorsement expressly waiving any right of subrogation by the insurance company against the State and the State's officers, agents, and employees; and
- Provide that the insurance proceeds of any loss will be payable notwithstanding any act of negligence of the subcontractor(s) which might otherwise result in a forfeiture of said insurance.

Additionally, subcontractor(s) shall comply with RCW 43.215.535, *Day care insurance*, and may elect to apply for insurance provided pursuant to RCW 48.88, *Day care services – joint underwriting association*.

#### Section 7.04 Industrial Insurance Coverage

Parent Foundation, or its subcontractor(s), shall comply with the provisions of RCW Title 51, *Industrial insurance*.

### ARTICLE VIII LICENSING AND ACCREDITATION

Parent Foundation, or its subcontractor(s), shall comply with all applicable local, state, and federal licensing, accreditation, and registration requirements/standards necessary for the performance of this Agreement.

### ARTICLE IX SUBCONTRACTOR REGISTRATION

Parent Foundation shall require its subcontractor(s) to complete registration with Department of Revenue, Department of Labor and Industries New Account Division, and Employment Security Tax Administration by having filed a master business application prior to the execution of this Agreement and to pay any taxes, fees, or deposits required by the State as a condition of providing services under this Agreement. Parent Foundation shall require its subcontractor(s) to provide Parent Foundation with its Washington Unified Business Identifier (UBI) number and its Washington Department of Revenue tax account number, and, if applicable, its Labor and Industries account number and its Unemployment Insurance tax number, if registration with these agencies occurred prior to January 2, 1987. Required information will be provided prior to any subcontractor(s) commencing services under this Agreement.

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## **ARTICLE X HOLD HARMLESS**

Parent Foundation, and/or its subcontractor(s), shall each, to the fullest extent permitted by law, indemnify, defend, and hold harmless DES and other agencies of the State and all officials and employees of the State, from and against all claims arising out of or resulting from Parent Foundation's, and/or its subcontractor(s'), respective actions in the performance of this Agreement. "Claim" means any financial loss, claim, suit, action, damage, or expense, including but not limited to attorneys' fees attributable to bodily injury, sickness, disease, or death, or injury to or destruction of tangible property including loss of use resulting therefrom.

## **ARTICLE XI LEGAL ASSURANCES**

### **Section 11.01 Amendments**

The parties may, by mutual written agreement, amend the terms of this Agreement at any time during its life. No modification, amendment, alteration, addition, or waiver of any section or condition of this Agreement shall be effective or binding unless it is in writing and signed by an authorized representative of both parties.

### **Section 11.02 Safeguarding of Client Information**

Parent Foundation, and/or its subcontractor(s), including employees and agents thereof, shall not use or disclose any information concerning a Facility benefit recipient or client for any purpose not directly connected with Parent Foundation's, and/or its subcontractor(s'), responsibilities under this Agreement without the prior written consent of the benefit recipient or client, his/her responsible parent or guardian, or as otherwise provided by law.

### **Section 11.03 Timely Notice of Deficiency, Opportunity to Cure, and Waiver**

Should DES determine that it believes Parent Foundation is in default or breach of this Agreement, DES may, within sixty (60) days of discovering such issue, provide notice in writing to Parent Foundation. Upon receiving such notice and before DES takes any formal action to address the issue, Parent Foundation shall have reasonable time and reasonable opportunity to cure such alleged default or breach.

If DES fails to notify Parent Foundation that DES believes that Parent Foundation is in default or breach of this Agreement within sixty (60) days of DES discovering such issue, DES will have waived the ability to raise the compliance issue at a later time.

Waiver of any default or breach shall not be deemed to be a waiver of any subsequent default or breach. Any waiver shall not be construed to be as modification of the terms of this Agreement unless stated to be such in writing signed by an authorized representative of DES.

### **Section 11.04 Nondiscrimination**

- a. **Nondiscrimination in Employment:** Parent Foundation, and/or its subcontractor(s), shall not discriminate against any employee or applicant for employment because of race, color, sex, ethnicity, religion, national origin, creed, marital status, age, sexual orientation, or presence of any sensory, mental, or physical handicap.

- b. Parent Foundation, and/or its subcontractor(s), shall ensure that employees are employed and treated without discrimination because of race, color, sex, ethnicity, religion, national origin, creed, marital status, age, sexual orientation, or presence of any sensory, mental, or physical handicap in all areas of employment including, but not limited to: hiring, upgrading, demotion, or transfer, recruitment or selection for training, including apprenticeships and volunteers.
- c. Nondiscrimination in Services: Parent Foundation, and/or its subcontractor(s), shall not, on the grounds of race, color, sex, ethnicity, religion, national origin, creed, marital status, age, sexual orientation, or presence of any sensory, mental, or physical handicap:
  - (1) Deny an individual any services or other benefits provided under this Agreement;
  - (2) Provide any service(s) or other benefit(s) to an individual which is different or is provided in a different manner from those provided to others under this Agreement;
  - (3) Subject an individual to segregation or separate treatment in any manner related to the receipt of any service(s) or other benefit(s) provided under this Agreement;
  - (4) Deny any individual an opportunity to participate in any program provided under this Agreement, through the provision of services or otherwise, to afford an opportunity to do so which is different from that afforded others under this Agreement. Parent Foundation, and/or its subcontractor(s), in determining (a) the types of services or other benefits to be provided, or (b) the class of individuals to whom, or the situation in which, such services or other benefits will be provided, or (c) the class of individuals to be afforded any opportunity to participate in any services or other benefits, will not utilize criteria or methods of administration which have the effect of subjecting individuals to discrimination because of race, color, sex, ethnicity, religion, national origin, creed, marital status, age, sexual orientation, or presence of any sensory, mental, or physical handicap or have the effect of defeating or substantially impairing accomplishment of the objectives of this Agreement in respect to individuals of a particular age, race, color, ethnicity, religion, national origin, creed, marital status, sexual orientation, or presence of any sensory, mental, or physical handicap.

**Section 11.05 Conformance**

Parent Foundation, and/or its subcontractor(s), must conform to all applicable federal, state, and local statutes, ordinances, and regulations. In the event that any term of this Agreement is found to be inconsistent with any applicable federal or state statute or regulation, this Agreement will be deemed to be amended to conform to such statute or regulation.

**Section 11.06 Severability**

If any provision of this Agreement or any provision of any document incorporated by reference shall be held invalid, such invalidity shall not affect the other provisions of this Agreement which can be given effect without the invalid provision, and to this end the provisions of this Agreement are declared to be severable.

**Section 11.07 Assurances**

DES and Parent Foundation agree that all activity pursuant to this Agreement will be in accordance with all applicable current or future federal, state, or local laws, rules, and regulations.

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**Section 11.08 Disputes**

Except as otherwise provided in this Agreement, when a dispute arises between the parties and it cannot be resolved by direct negotiation, the parties agree to participate in mediation in good faith. The mediator shall be chosen by agreement of the parties. If the parties cannot agree on a mediator, the parties shall use a mediation service that selects the mediator for the parties. Nothing in this Agreement shall be construed to limit the parties' choice of a mutually acceptable alternative resolution method such as a disputes hearing, a Dispute Resolution Board, or arbitration. If the parties' good faith mediation fails, this paragraph shall not be construed to limit the parties' ability to take lawful court action.

**Section 11.09 Governing Law**

This Agreement shall be construed and interpreted in accordance with the laws of the State of Washington and the venue of any action brought hereunder shall be in the Superior Court for Thurston County.

**Section 11.10 Entire Agreement**

This Agreement sets forth the entire agreement between the parties. Any understandings, agreements, representations, or warranties not contained in this Agreement, or a written amendment hereto, shall not be binding on either party.

**ARTICLE XII  
MISCELLANEOUS PROVISIONS**

**Section 12.01 Compliance with State/Federal Laws**

Parent Foundation is responsible for complying with all applicable provisions of the Americans With Disabilities Act of 1990 (43 U.S.C. §§ 12101-12213) and the Washington State Law Against Discrimination, RCW 49.60, as well as the regulations adopted there under, with respect to the Facility and this Agreement.

**Section 12.02 No Guarantees**

It is understood that no guarantees, express or implied, representations, promises, or statements have been made by DES unless endorsed herein in writing. And it is further understood that this Agreement shall not be valid and binding upon the State unless the same has been approved by the Director of Department of Enterprise Services of the State, or his or her designee and approved as to form by the Office of the Attorney General. Any amendment or modification of this Agreement must be in writing and signed by both parties.

**Section 12.03 Captions**

The captions and paragraph headings hereof are inserted for convenience purposes only and shall not be deemed to limit or expand the meaning of any paragraph.

**Section 12.04 Vacation of Premises by Parent Foundation**

Parent Foundation shall return all keys, card-keys, and other access devices to DES upon vacating the Premises. Parent Foundation also agrees to remove all phone and data wiring installed by Parent Foundation

during its tenancy, leaving the Premises in as good a condition as when it entered upon.

**Section 12.05 Notices**

Wherever in this Agreement written notices are to be given or made, they will be sent by certified mail to the address listed below unless a different address shall be designated in writing and delivered to the other party.

- a. Notice to the State of Washington, Department of Enterprise Services, shall be delivered or sent as follows:  
 Department of Enterprise Services  
 Division of Facilities  
 PO Box 41011  
 Olympia, WA 98504-1011  
 ATTN: Asset Management
  
- b. Notice to the Capitol Campus Child Care Center Parent Foundation shall be delivered or sent as follows:  
 Capitol Campus Child Care Center Parent Foundation  
 232 Perry Street NW  
 Olympia, WA 98502  
 ATTN: President, Board of Directors of Parent Foundation

IT WITNESS WHEREOF, the parties have executed this Agreement.

PARENT FOUNDATION:

DES:

Capitol Campus Child Care Center  
Parent Foundation

State of Washington  
Department of Enterprise Services

By: Markus B. O'Neill

By: Joyce Turner

Name: Markus B. O'Neill

Name: Joyce Turner

Title: Parent Foundation President

Title: Director

Date: 12-19-12

Date: 1-7-13

**MANAGEMENT AGREEMENT  
BETWEEN  
CAPITOL CAMPUS CHILD CARE CENTER PARENT FOUNDATION  
AND  
5C'S CHILD CARE CENTERS**

This MANAGEMENT AGREEMENT (Agreement) for the operation and management of the child care facility (Facility) located at 232 Perry Street NW, Olympia, Washington 98502, and Lots 4 and 5, adjacent to 232 Perry Street NW, Olympia, Washington 98502, is made and entered into by and between the Capitol Campus Child Care Center Parent Foundation (Parent Foundation) and 5C's Child Care Centers, a Washington nonprofit corporation (5C's).

**RECITALS**

WHEREAS, the State of Washington, Department of Enterprise Services (DES) is the owner of and responsible for the Facility;

WHEREAS, Parent Foundation is an organization of State employees formed for the purpose of contracting with one or more providers to operate a child care facility, pursuant to RCW 41.04.380;

WHEREAS, DES and Parent Foundation have entered into a management agreement for the operation and management of the Facility;

WHEREAS, Parent Foundation desires to subcontract with a child care provider to provide the day-to-day operation and management of the Facility;

WHEREAS, Parent Foundation has chosen, through this Agreement, to subcontract with 5C's to provide day-to-day operation and management of the Facility;

WHEREAS, Parent Foundation is a Washington nonprofit corporation organized under RCW 24.03;

WHEREAS, 5C's is a Washington nonprofit corporation organized under RCW 24.03; and

WHEREAS, Parent Foundation and 5C's intend and agree that this Agreement shall constitute a qualified management agreement made pursuant to and in accordance with Revenue Procedure 97-13.

**AGREEMENT**

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, and subject to the conditions hereinafter set forth, Parent Foundation and 5C's hereby agree as follows:

**ARTICLE I  
TERM OF AGREEMENT**

Subject to its other provisions, the period of performance of this Agreement shall commence on January 1, 2013, and be completed on December 31, 2019, unless terminated sooner as provided herein. This Agreement may be extended on a year-to-year basis by mutual written agreement by the parties.

**ARTICLE II  
TERMINATION**

**Section 2.01 Termination for Cause**

Parent Foundation may, in its sole discretion, terminate this Agreement without penalty and without prior notice should 5C's or its officers, employees, or agents endanger the health, safety, or security of the children enrolled in the Facility necessitating the revocation of 5C's license, WAC 170-295-0100(3), *When can my license application be denied and when can my license be suspended or revoked?*, or for any other action which causes suspension or cancellation of 5C's right to serve as a child care provider.

**Section 2.02 Termination for Convenience**

Either party may terminate this Agreement without penalty with one hundred eighty (180) days' written notice to the other party.

**ARTICLE III  
COMPENSATION**

**Section 3.01 Staff Compensation**

5C's shall determine the salaries and benefits payable to each employee. All salaries shall be no less than the applicable minimum wage. 5C's and Parent Foundation acknowledge a mutual desire to improve compensation and benefits for employees and shall consult regarding that objective.

**Section 3.02 Director Compensation**

5C's is required to include in its budget payment of fixed fee compensation for the cost of services provided to the Facility by the director of the Facility and by any person having an ownership interest in 5C's. For this purpose, "fixed fee compensation" means a stated dollar amount for services rendered during a specified period of time, such as \$5,000 per month.

**ARTICLE IV  
FINANCIAL AFFAIRS AND MANAGEMENT**

**Section 4.01 Records, Documents, and Reports**

5C's shall maintain books, records, documents, and other evidence and accounting procedures and practices which sufficiently and properly reflect all direct and indirect costs of any nature expended in the performance of this Agreement (Records). These Records shall be subject at all reasonable times to inspection, review, or audit by a Parent Foundation representative and other personnel duly authorized by Parent Foundation, DES, the Office of the State Auditor, or federal or state law regardless of where physically maintained. 5C's shall retain all Records and other material relevant to this Agreement for six (6) years after the expiration or termination of this Agreement, and the Office of the State Auditor, federal auditors, and any persons duly authorized by Parent Foundation or by state or federal law shall have full access to and the right to examine such materials during this period. Records and other material relevant to matters in litigation related to this Agreement shall be kept for one (1) year following the termination of litigation, including all appeals if the litigation has not terminated within five (5) years from the date of expiration or termination of this Agreement.

5C's shall maintain a bookkeeping system which provides necessary information for a fiscal audit. The system shall record all direct and indirect costs of the child care program separately from other programs or services provided by 5C's. An acceptable minimum for a bookkeeping system includes: (a) cash receipt book or journal, (b) cash disbursement or check register, and (c) general ledger.

5C's hereby authorizes Parent Foundation to receive directly from Department of Social and Health Services (DSHS) and other regulatory entities all reports, records, and information relating to 5C's, its employees and agents, the Facility, and all aspects of the operation.

**Section 4.02 Subcontracting**

Parent Foundation places substantial reliance upon the personal experience, judgment, and qualifications of the members and managers of 5C's in entering into this Agreement. 5C's shall not subcontract any of the management or operational services performed under this Agreement, except for accounting, bookkeeping, and janitorial services, without approval by Parent Foundation, which shall not unreasonably be withheld.

**Section 4.03 Taxes**

It is mutually agreed and understood that all payments accrued on account of payroll taxes, unemployment contributions, any other taxes, insurance, or other expenses for 5C's staff to be the sole liability of 5C's.

**Section 4.04 Use of Name Prohibited**

5C's shall not in any way contract on behalf of or in the name of Capitol Campus Child Care Center Parent Foundation. Nor shall 5C's release any information pamphlets, notices, press releases, research reports, or similar public notices concerning this Agreement without obtaining the prior written approval of Parent Foundation.

**Section 4.05 Independent Capacity of 5C's**

The parties intend that an independent contractual relationship will be created by this Agreement. 5C's

and its employees or agents performing under this Agreement are not employees or agents of Parent Foundation. 5C's will not hold itself out as nor claim to be an officer or employee of Parent Foundation or of the State by reason hereof, nor will 5C's make any claim of right, privilege, or benefit which would accrue to such employee under law, or state or federal retirement benefit laws. Conduct and control of the work will be solely with 5C's.

**Section 4.06 Access to Facilities**

Parent Foundation, DES, the Office of the State Auditor, federal auditors, and any persons duly authorized by state or federal law shall have the right to access, examine, and inspect any site where any phase of the program is being conducted, controlled, or advanced in any way. Such sites may include the home office, any branch office, or other locations of 5C's. 5C's shall maintain its records and accounts in such a way as to facilitate the audit and examination. Access shall be at all reasonable times during the record retention period and at no cost to Parent Foundation.

**Section 4.07 Parent Meetings**

5C's will schedule, organize, and participate in parent meetings in conjunction with Parent Foundation.

**Section 4.08 Reporting**

5C's shall provide Parent Foundation with quarterly status report(s) and annual status reports on Agreement activities, accomplishments, and finances. This report shall include, but not be limited to:

- Results from all fire, health, and safety inspections, DSHS inspections, and any other relevant information, including copies of such reports and actions taken by 5C's to correct deficiencies, if any, found by such inspections;
- Action taken or required on any of Parent Foundation-owned appliances, equipment, and supplies;
- Proposed actions or needs, such as rate increases, etc., anticipated for the next reporting period; and
- Financial records including: income and expense reports and monthly budget documents.

The quarterly reports must be submitted quarterly on the following schedule:

- July through September due on October 15
- October through December due on January 15
- January through March due on April 15
- April through June due on July 15

The annual report must be submitted to Parent Foundation and DES by March 30 of every year.

**Section 4.09 Service Rates Charged**

5C's may propose increases to the tuition rates. Such proposed increase(s) must be submitted in writing to Parent Foundation not less than sixty (60) days prior to the proposed effective date, and must include a justification for the rate increase(s). Parent Foundation will notify 5C's in writing of its approval or disapproval of the rate increase(s).

The monthly rate for children of non-State employees shall be higher than that for the children of State employees. Currently and for the past several years, there has been a waiting list for children of State employees to enroll in the Facility. If 5C's plans to enroll children of non-State employees, an appropriate rate shall be agreed upon by the parties, in compliance with RCW 41.04.375 and the Office of Financial Management's (OFM) State Administrative and Accounting Manual (SAAM) 70.70.50.f.

#### Section 4.10 Budget Approval

The goal of Parent Foundation and 5C's is to maintain a budget with reasonable tuition rates which also services the 5C's debt associated with operation of the Facility. Parent Foundation and 5C's will endeavor to reach an agreement on a budget annually. If a new budget agreement cannot be reached, then either party may terminate the Agreement with sixty (60) days' written notice. If neither party elects to terminate the Agreement, then 5C's may operate under its proposed budget; however, 5C's may not increase tuition rates without Parent Foundation approval.

#### Section 4.11 Funds in Excess of Operating Expenses

5C's will not operate the Facility on a for-profit basis. 5C's shall allocate any funds in excess of operating expenses as follows:

- a. **To Operating Reserve.** Operating reserve is funds set aside to pay for 5C's expenses that are not specifically identified in the budget, i.e., unanticipated expenses. Operating Reserve shall not exceed \$25,000.
- b. **To Transition Fund.** The Transition Fund is intended to be available to Parent Foundation to facilitate the transition to a new contractor in the event the Agreement between 5C's and Parent Foundation is terminated.

## ARTICLE V OPERATION OF FACILITY

#### Section 5.01 Management Agreement

5C's must abide by all terms and conditions of the Management Agreement entered into between Parent Foundation and DES for the Facility located at 232 Perry Street NW, Olympia, Washington 98502, and Lots 4 and 5, adjacent to 232 Perry Street NW, Olympia, Washington 98502. The Management Agreement is attached hereto as Exhibit A (Management Agreement). If 5C's fails to comply with the Management Agreement such failure may result in the termination of this Agreement for cause.

5C's shall pay for the following expenses related to the Management Agreement including, but not limited to: water, sewer, and storm water, natural gas, electricity, supply of the wood chips for the play area, and janitorial service (to include restroom supplies, carpet and window cleaning, as required, etc.). 5C's is also responsible for all expenses related to maintenance and operation of the appliances and/or equipment installed at the Facility.

5C's must notify DES immediately upon the discovery of a major facilities issue (such as storm damage, water pipes breaking, etc.), at (360) 725-0000, to effect immediate repairs to avoid further damage.

#### **Section 5.02 State-Furnished Equipment**

The appliances, equipment, and supplies listed in Exhibit B, *State-Furnished Equipment List*, as amended and attached hereto, were purchased by DES or other State agencies, either directly or through a grant, and are the property of the State. 5C's acknowledges that it has no ownership rights to or interest in the appliances, equipment, or supplies either during the term of this Agreement or upon its expiration or termination. All State-owned property will be returned to DES in like condition to that in which it was furnished to 5C's, normal wear and tear excepted.

5C's shall be responsible for any loss or damage to property of DES in the possession of 5C's which results from the negligence of 5C's. If any State-owned property is damaged or destroyed, 5C's shall notify Parent Foundation and DES and shall take all reasonable steps to protect that property from further damage.

Any property of the State furnished to 5C's shall, unless otherwise provided herein or approved by Parent Foundation and DES's Contract Manager in writing, be used only for the performance of this Agreement and shall remain on the Facility premises.

All reference to 5C's under this section shall include any employees or agents.

#### **Section 5.03 Maintenance and Ownership of Appliances and Equipment**

5C's shall be responsible for all expenses, maintenance, and operation of all appliances, equipment, and supplies installed at the Facility and listed in Exhibit B, *State-Furnished Equipment List*, for operating the Facility. Unless otherwise agreed to in writing, all repairs and replacement costs for such appliances and equipment shall be the sole responsibility of 5C's during the terms of this Agreement.

Any replacement or additional equipment shall remain the property of the State, if State funds are used to acquire them. Upon termination of the agreement between DES and Parent Foundation, ownership of replacement equipment acquired through Parent Foundation's or 5C's funds shall be as specified in the agreement between DES and Parent Foundation.

5C's shall, within thirty (30) days of termination, assign title to any assets it obtained with grant monies to Parent Foundation or to DES, as specified in the agreement between DES and Parent Foundation.

#### **Section 5.04 Eligibility for Services**

The Facility must offer child care services to employees of the State, in recognition of the State rent subsidy. However, in order to support the Facility business and financial solvency needs, Facility slots may be offered to children of non-parents/guardians of Washington State employees only if there are no children of Washington State employees available or on the waiting list for the slots.

#### **Section 5.05 Operating Hours**

5C's must ensure that the Facility will be open, at a minimum, from 6:45 a.m. through 6:15 p.m., local time, Monday through Friday, except for holidays observed by the State and any required in-service staff days.

5C's may, without previous notification or approval by Parent Foundation, vary the operating hours of the Facility due to inclement weather. Facility closures due to inclement weather are at the discretion of 5C's. Such variance must be communicated to parents through a local radio station announcement. A sign must be posted at the Facility identifying the particular radio station(s) to listen for such announcement.

**Section 5.06 Meals**

5C's will provide appropriate meals and snacks in accordance with the applicable state rules and regulations.

**Section 5.07 Staffing**

5C's shall ensure that staff filling the director, program supervisor, and lead child care worker positions meet the position requirements in WAC 170-295, *Minimum licensing requirements for child care centers*. 5C's must notify Parent Foundation of director and program supervisor staffing changes within ten (10) business days of such changes.

**Section 5.08 Staff Background Checks**

5C's must conduct background checks of all employees and agents who will be on-site at the Facility at any time in accordance with WAC 170-295. Such checks must be reasonable, thorough, and timely to ensure the safety and well being of all children in the care of 5C's. Additionally, background checks must include contact with appropriate law enforcement organizations.

**ARTICLE VI  
LICENSING AND INSURANCE**

**Section 6.01 Insurance**

5C's shall, at its sole cost and expense, procure and maintain during the term of the Agreement the following insurance issued by an insurance company(ies) authorized to do business in the State. Insurance is to be placed with a carrier that has a Best's rating of A- or better.

- a. Comprehensive general liability insurance covering all claims with respect to injuries or damages to persons or property sustained in, on, or about the Facility and the appurtenances thereto, with limits of liability (which limits shall be adjusted as the parties may from time-to-time agree upon in advance and in writing) no less than the following:
  - Bodily Injury Liability:
    - (1) One million dollars (\$1,000,000) for each occurrence
    - (2) Two million dollars (\$2,000,000) aggregate
  - Sexual Abuse or Molestation Liability:
    - (1) One million dollars (\$1,000,000) for each occurrence
  - Property Damage Liability:
    - (1) One million dollars (\$1,000,000) for each occurrence
    - (2) Two million dollars (\$2,000,000) aggregate
- b. Adequate insurance coverage for replacement value of all fixtures, equipment, and personal property therein, in the event of fire, theft, vandalism, or any other cause whatsoever.
- c. Accident insurance for children, with limits as follows:

- Ten Thousand Dollars (\$10,000) principal sum in the event of an accidental death
  - Ten Thousand Dollars (\$10,000) principal sum in the event of accidental dismemberment
  - Twenty Thousand Dollars (\$20,000) maximum for medical
  - One Thousand Dollars (\$1,000) maximum for dental
- d. Automobile Liability. In the event that services delivered pursuant to this Agreement involve the use of vehicles, either owned or un-owned by 5C's, automobile liability insurance shall be required. The minimum limit for automobile liability is:
- One million dollars (\$1,000,000) per occurrence, using a Combined Single Limit for bodily injury and property damage

The insurance policies required herein shall name the State of Washington, Department of Enterprise Services, as additional insured. 5C's shall provide Parent Foundation with a certificate of insurance and a copy of the policy obtained by 5C's in accordance herewith. All policies of insurance described herein shall:

- Be written as primary policies not contributing with coverage that the State may carry;
- Contain an endorsement providing that such insurance may not be materially changed, amended, or canceled with respect to the State except after forty-five (45) days' prior written notice from the insurer to 5C's;
- Contain an endorsement expressly waiving any right of subrogation by the insurance company against the State and the State's officers, agents, and employees;
- Provide that the insurance proceeds of any loss will be payable notwithstanding any act or negligence of 5C's which might otherwise result in a forfeiture of said insurance.

Additionally, 5C's shall comply with RCW 43.215.535, *Day care insurance*, and may participate in RCW 48.88, *Day care services—joint underwriting association*.

#### **Section 6.02 Industrial Insurance Coverage**

5C's shall comply with the provisions of RCW Title 51, *Industrial Insurance*. If 5C's fails to provide industrial insurance coverage or fails to pay premiums or penalties on behalf of its employees as may be required by law, Parent Foundation may collect from 5C's the full amount payable to the Industrial Insurance accident fund. Parent Foundation may:

- Deduct the amount owed by 5C's to the industrial insurance accident fund from the amount payable to 5C's by Parent Foundation under this Agreement; and
- Transmit the deducted amount to the Department of Labor and Industries (L&I), Division of Insurance Services.

This provision does not waive any of L&I's right to collect from 5C's.

#### **Section 6.03 Directors' and Officers' Insurance**

5C's agrees that directors' and officers' insurance is a direct cost associated with Facility operations. As such, 5C's shall budget and pay for this insurance with funds from tuition, annual fees, or Parent Foundation membership fees.

#### **Section 6.04 Licensing and Accreditation**

5C's shall comply with all applicable local, state, and federal licensing, accreditation, and registration requirements/standards necessary for the performance of this Agreement.

#### **Section 6.05 5C's Registration**

5C's agrees to complete registration with the Department of Revenue, Department of Labor and Industries New Account Division, and Employment Security Tax Administration by having filed a master business application prior to the execution of this Agreement and to pay any taxes, fees, or deposits required by the State as a condition of providing services under this Agreement. 5C's will provide Parent Foundation with its Washington Unified Business Identifier (UBI) number and its Washington Department of Revenue tax account number, and, if applicable, its Labor and Industries account number and its Unemployment Insurance tax number, if registration with these agencies occurred prior to January 2, 1987. Required information will be provided prior to 5C's commencing services under this Agreement.

### **ARTICLE VII HOLD HARMLESS**

Parent Foundation and 5C's shall each, to the fullest extent permitted by law, indemnify, defend, and hold harmless the agencies of the State and all officials and employees of the State, from and against all claims arising out of or resulting from respective actions of Parent Foundation and/or 5C's in the performance of this Agreement. "Claim" means any financial loss, claim, suit, action, damage, or expense, including but not limited to attorneys' fees attributable to bodily injury, sickness, disease, or death, or injury to or destruction of tangible property including loss of use resulting therefrom.

### **ARTICLE VIII LEGAL ASSURANCES**

#### **Section 8.01 Amendments**

The parties may, by mutual written agreement, amend the terms of this Agreement at any time during its life. No modification, amendment, alteration, addition, or waiver of any section or condition of this Agreement shall be effective or binding unless it is in writing and signed by an authorized representative of both parties.

#### **Section 8.02 Safeguarding of Client Information**

5C's, including its employees and agents, shall not use or disclose any information concerning a Facility benefit recipient or client for any purpose not directly connected with 5C's responsibilities under this Agreement without the prior written consent of the benefit recipient or client, his/her responsible parent or guardian, or as otherwise provided by law.

**Section 8.03 Waiver**

Waiver of any default or breach shall not be deemed to be a waiver of any subsequent default or breach. Any waiver shall not be construed to be as modification of the terms of this Agreement unless stated to be such in writing signed by an authorized representative of Parent Foundation.

**Section 8.04 Nondiscrimination**

- a. **Nondiscrimination in Employment:** 5C's shall not discriminate against any employee or applicant for employment because of race, color, sex, ethnicity, religion, national origin, creed, marital status, age, sexual orientation, or presence of any sensory, mental, or physical handicap.
- b. 5C's shall ensure that employees are employed and treated without discrimination because of race, color, sex, ethnicity, religion, national origin, creed, marital status, age, sexual orientation, or presence of any sensory, mental, or physical handicap in all areas of employment including, but not limited to: hiring, upgrading, demotion, or transfer, recruitment or selection for training, including apprenticeships and volunteers.
- c. **Nondiscrimination in Services:** 5C's shall not, on the grounds of race, color, sex, ethnicity, religion, national origin, creed, marital status, age, sexual orientation, or presence of any sensory, mental, or physical handicap:
  - (1) Deny an individual any services or other benefits provided under this Agreement;
  - (2) Provide any service(s) or other benefit(s) to an individual which is different or is provided in a different manner from those provided to others under this Agreement;
  - (3) Subject an individual to segregation or separate treatment in any manner related to the receipt of any service(s) or other benefit(s) provided under this Agreement;
  - (4) Deny any individual an opportunity to participate in any program provided under this Agreement, through the provision of services or otherwise, to afford an opportunity to do so which is different from that afforded others under this Agreement. 5C's in determining (a) the types of services or other benefits to be provided, or (b) the class of individuals to whom, or the situation in which, such services or other benefits will be provided, or (c) the class of individuals to be afforded any opportunity to participate in any services or other benefits, will not utilize criteria or methods of administration which have the effect of subjecting individuals to discrimination because of race, color, sex, ethnicity, religion, national origin, creed, marital status, age, sexual orientation, or presence of any sensory, mental, or physical handicap or have the effect of defeating or substantially impairing accomplishment of the objectives of this Agreement in respect to individuals of a particular age, race, color, ethnicity, religion, national origin, creed, marital status, sexual orientation, or presence of any sensory, mental, or physical handicap.

**Section 8.05 Conformance**

5C's must conform to all applicable federal, state, and local statutes, ordinances, and regulations. In the event that any term of this Agreement is found to be inconsistent with any applicable federal or state statute or regulation, this Agreement will be deemed to be amended to conform to such statute or regulation.

**Section 8.06 Severability**

If any provision of this Agreement or any provision of any document incorporated by reference shall be held invalid, such invalidity shall not affect the other provisions of this Agreement which can be given effect without the invalid provision, and to this end the provisions of this Agreement are declared to be severable.

#### **Section 8.07 Assurances**

Parent Foundation and 5C's agree that all activity pursuant to this Agreement will be in accordance with all applicable current or future federal, state, or local laws, rules, and regulations.

#### **Section 8.08 Disputes**

Except as otherwise provided in this Agreement, when a dispute arises between the parties and it cannot be resolved by direct negotiation, the parties agree to participate in mediation in good faith. The mediator shall be chosen by agreement of the parties. If the parties cannot agree on a mediator, the parties shall use a mediation service that selects the mediator for the parties. Nothing in this Agreement shall be construed to limit the parties' choice of a mutually acceptable alternative resolution method such as a disputes hearing, a Dispute Resolution Board, or arbitration. If the parties' good faith mediation fails, this paragraph shall not be construed to limit the parties' ability to take lawful court action.

#### **Section 8.09 Transition – End of Agreement**

Upon conclusion of this Agreement, either by expiration, or termination, 5C's shall make arrangements to conclude its finances with regard to the operation of the Facility as soon as is practicable. This shall include repayment of any outstanding balance of start-up funds borrowed and invested by 5C's. 5C's shall then cause an accounting of all funds in excess of operating expenses to be prepared, if any, and shall identify funds designated as Operating Reserve and Transition Fund. All such funds shall become the property of Parent Foundation as of the date of termination and shall be delivered to Parent Foundation as soon as is practicable.

5C's agrees to fully cooperate with Parent Foundation and the successor contractor(s), if any, in all aspects of transitioning the work within the scope of this Agreement to the successor contractor(s), including, but not limited to:

- Transferring of all State-owned appliances, equipment, and supplies;
- Leaving the Facility in a clean and organized manner;
- Providing access to the Facility during regular Facility hours for enrollment purposes; and
- Ensuring uninterrupted services provided to the customers of the Facility.

Parent Foundation may purchase 5C's-owned equipment used in the operation of the Facility from 5C's at the end of the Agreement at a rate to be negotiated.

#### **Section 8.10 Governing Law**

This Agreement shall be construed and interpreted in accordance with the laws of the State of Washington and the venue of any action brought hereunder shall be in the Superior Court for Thurston County.

**Section 8.11 Entire Agreement**

This Agreement sets forth the entire agreement between the parties. Any understandings, agreements, representations, or warranties not contained in this Agreement, or a written amendment hereto, shall not be binding on either party.

The parties acknowledge and accept the terms and condition of this Agreement.

**PARENT FOUNDATION:**

**5C's:**

Capitol Campus Child Care Center  
Parent Foundation

5C's Child Care Centers

By: Marlee B. O'Neill

By: Tina Rogers

Name: Marlee B. O'Neill

Name: Tina Rogers

Title: Parent Foundation President

Title: Director

Date: 12-18-12

Date: 18 Dec. 2012

5C's Tax ID No.: 26-3952548

5C's UBI No.: 602-872-480

## 7.16 5C'S BUDGET

**From:** Tina Rogers <trogers5cs@yahoo.com>  
**Sent:** Thursday, September 13, 2018 3:59 PM  
**To:** Jean-Claude Letourneau  
**Subject:** Re: RE: RE: RE: 2018 Budget

Reasons for fluctuation:

We offer a 7% discount to families with 2 full time children  
Staff discounts (staff pay 50% of tuition rate) We offer childcare to three staff at one time  
State subsidized kids are at a lower rate than current tuition. We average five DSHS kids

I've always heard that a reasonable number for preparing a childcare budget is at 80% capacity.  
We have been doing this a long time and I feel comfortable preparing our budget with the actual projections for the next year. We know what our current #'s are and how many pregnant parents we have so we can get a fairly accurate estimate of numbers for each classroom. We will usually go with one or two children less/classroom with our estimates to cover the fluctuation that occur all the time.

*Tina Rogers*  
*Director*  
*Capitol Campus Child Care Center*

On Thursday, September 13, 2018, 2:47:17 PM PDT, Jean-Claude Letourneau <[jc@saarch.com](mailto:jc@saarch.com)> wrote:

Tina,

This is great, thank you. I think I just have one more question. At this current enrollment, I get \$930k in income compared with \$872k on the budget. Do you experience a dip in the summer, or just it just vary unpredictably? I'm wondering how to account for utilization rate of the classroom throughout the year. Do you have a percentage or rate that you use for budgeting that assumes some level less than 100% occupied classrooms all of the time?

Thanks again.

**Jean-Claude Letourneau, AIA**  
Principal

**schacht | aslani architects**

(206) 443-3448  
[www.saarch.com](http://www.saarch.com)

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**From:** Tina Rogers <[trogers5cs@yahoo.com](mailto:trogers5cs@yahoo.com)>  
**Sent:** Thursday, September 13, 2018 2:01 PM  
**To:** Jean-Claude Letourneau <[jc@saarch.com](mailto:jc@saarch.com)>  
**Subject:** Re: RE: RE: 2018 Budget

Jean-Claude,

Tuition is income only

Following are the number of children currently enrolled in each classroom. There are more kids enrolled in a classroom than the total number the room is licensed for due to part time schedules. Numbers change monthly.

Infants: FT 5 MWF 3 T/TH 2

Wobblers: FT 8 T/TH 1

Todd I: FT 9 MWF 3 T/TH 3

Todd II: FT 10 MWF: 1 T/TH 1

Preschool: FT 17 MWF 1 T/TH 3

Pre-K 14 MWF 3 T/TH 1

Staff:

Director: 1

Assistant Director: 0

Program Supervisor 1/2 time

Financial Officer 3/4 time

Lead: 9 7 are FT and 2 PT

Assistants: 4 FT

Support staff: 14 One FT, most 15-25 hrs/week

Cook: 1 FT

Wages:

Lead: \$12-\$17 average: \$14.36

Assistant: \$12.75-\$14.50 average \$13.44

Support: \$11.50-\$13 average: \$11.80

Cook: \$12.50-\$14.50 average: \$13.50

Sub: \$14

Staff incentives: This category covers staff recognition, staff appreciation (we give gift cards at Thanksgiving) and our annual Holiday Dinner

Hope this helps!

Tina

*Tina Rogers*  
*Director*  
*Capitol Campus Child Care Center*

On Thursday, September 13, 2018, 8:31:21 AM PDT, Jean-Claude Letourneau <[jc@saarch.com](mailto:jc@saarch.com)> wrote:

Hi Tina, thank you so much! I do have a few questions after looking over the budget:

- Income is children's tuition only, I assume, I have the number of children you are licensed for (87) and understand from your previous email that you have 83 children enrolled. \$871,834 income/83 children is an average cost of \$10,504 per year or \$875 per month. Does this sound right? Can

you provide me the rates per age group? Since I have the breakdown of number of children in each age group, I could do the math from there.

- I have written down that there are 13 staff, but I think that is teachers in classrooms only. What are the positions and number of each position that makes up your 'Payroll Expenses Salary & Wages'.
  - Director
  - Administrative assistant?
  - Lead teachers?
  - Assistant teachers?
  - Other?
  
- Also, what goes into 'employee incentives'. When building our budget, it is helpful to know what this is and how it is calculated so I can prorate it for our size facility.

Thanks, I think that is it - and I hope this isn't too much effort!

-JC

**Jean-Claude Letourneau, AIA**  
Principal

**schacht | aslani architects**

(206) 443-3448  
[www.saarch.com](http://www.saarch.com)

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**From:** Tina Rogers <[trogers5cs@yahoo.com](mailto:trogers5cs@yahoo.com)>  
**Sent:** Wednesday, September 12, 2018 5:02 PM  
**To:** Jean-Claude Letourneau <[jc@saarch.com](mailto:jc@saarch.com)>  
**Subject:** Fw: RE: 2018 Budget

Let me know if this will work.

Thanks,

Tina

3:59 PM  
09/12/18  
Cash Basis

**5Cs Child Care Centers**  
**2018 Budget**  
January through December 2018

	Jan - Dec 18
Ordinary Income/Expense	
Income	871,834.00
Expense	
Professional Fees	10,000.00
Bank Service Charges	25.00
Dues and Subscriptions	285.00
Employee Incentives	3,000.00
Equipment	2,000.00
Insurance	6,825.00
Licenses and Fees	1,100.00
Maintenance/Repairs/Janitorial	18,500.00
Mgmt/Board/Parent Expenses	700.00
Payroll Expenses Salary & Wages	707,714.00
Employee Benefits	50,000.00
Supplies	54,000.00
Telephone/Web Fees	5,150.00
Training-Staff	1,500.00
Utilities	12,360.00
<b>Total Expense</b>	<b>873,159.00</b>
<b>Net Ordinary Income</b>	<b>-1,325.00</b>
Other Income/Expense	
Other Income	
Early Achiever	0.00
In Kind - Rent	84,000.00
Interest Income	135.00
<b>Total Other Income</b>	<b>84,135.00</b>
Other Expense	
In Kind Rent	84,000.00
<b>Total Other Expense</b>	<b>84,000.00</b>
<b>Net Other Income</b>	<b>135.00</b>
<b>Net Income</b>	<b>-1,190.00</b>

## 7.17 COST OF 5C'S FACILITY

**From:** Delzell, Debra (DES) <debra.delzell@des.wa.gov>  
**Sent:** Wednesday, October 24, 2018 4:27 PM  
**To:** Jamie Elderkin; Jean-Claude Letourneau  
**Subject:** FW: CC Child Care Predesign Response Matrix  
**Attachments:** NEWS\_Work starts on Capitol Day Care .doc; Perry St Day Care Center WO's.xlsx

A bit more info on 5Cs.

*Debra Delzell, PE*  
**Department of Enterprise Services**  
Engineering & Architectural Services  
1500 Jefferson St.  
Olympia, WA 98504  
Desk: 360 407-8786 or Cell: 360 688-0706

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**From:** Robinson, Valerie Gore (DES)  
**Sent:** Wednesday, October 24, 2018 4:21 PM  
**To:** Delzell, Debra (DES) <debra.delzell@des.wa.gov>  
**Cc:** Witt, Ronell (DES) <ronell.witt@des.wa.gov>  
**Subject:** RE: CC Child Care Predesign Response Matrix

I've also asked Kelly to pull a CAMS report to make sure I haven't missed anything.

I believe that the 5 C is the child care provider who is contracted with the Parent Committee.

Funny all of the documents I find refer to the asset as the "Capitol Campus Child Care"~

The COP 179-51-1 for the Building was \$2,020,000 (Purchase of Asset and Renovation)

The COP 179-146-1 for the Land Purchase of the Parking site was \$125,000 and we put \$201,321 into making it a Parking Lot.

In 13-15 2014-283 we hired Keithly Barber to do an HVAC Recommissioning for \$5,242.

I've also found where we put \$33,300 into getting the place ready for occupancy in 2008.

Project 2018-767 NW 2018-767 is funded for \$183,000 with \$4,000 spent to date.

The State-owned building at 232 Perry Street is occupied by the Capitol Campus Child Care Center, which is licensed for 87 full-time children. This 7,000 square foot residential structure was built in 1950 and purchased by the state in 2015. It requires building system upgrades to the HVAC, lighting and structure to address health and safety, building settling and water intrusion.

**2017-2019**

The child care building at 232 Perry Street requires upgrades to the HVAC system, lighting and structure, including the building control system, including conversion of the campus building controls system to allow more efficient temperature control, as well as corrections to the outside economizer pressure relief system. The classrooms often experience inconsistent and uncomfortable temperatures to be remedied. Exterior lighting needs to be increased for the safety of staff, parents and children. The age of the structure, especially the subfloor, which is uneven from settling.

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**From:** Delzell, Debra (DES)  
**Sent:** Tuesday, October 23, 2018 1:39 PM  
**To:** Robinson, Valerie Gore (DES) <[valerie.robinson@des.wa.gov](mailto:valerie.robinson@des.wa.gov)>  
**Subject:** FW: CC Child Care Predesign Response Matrix

Val

Do you have any recollection regarding the cost of purchasing the 5C facility . . . and the cost of the improvements?  
Ronell found the information below. I would like to know if \$2.006 is the total cost for the building or just the purchase price?

Thanks,

*Debra Delzell, PE*  
**Department of Enterprise Services**  
Engineering & Architectural Services  
1500 Jefferson St.  
Olympia, WA 98504  
Desk: 360 407-8786 or Cell: 360 688-0706

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**From:** Witt, Ronell (DES)  
**Sent:** Tuesday, October 23, 2018 1:36 PM  
**To:** Delzell, Debra (DES) <[debra.delzell@des.wa.gov](mailto:debra.delzell@des.wa.gov)>  
**Subject:** RE: CC Child Care Predesign Response Matrix

I believe this is was the total, but I'm not sure. Val might know.

---

**From:** Delzell, Debra (DES)  
**Sent:** Tuesday, October 23, 2018 1:34 PM  
**To:** Witt, Ronell (DES) <[ronell.witt@des.wa.gov](mailto:ronell.witt@des.wa.gov)>  
**Subject:** RE: CC Child Care Predesign Response Matrix

Ronell  
Is this the price for purchasing the property? Do we know how much the renovation work was?

This is a printer friendly version of an article from the The Olympian.

Published April 28, 2008

## Work starts on Capitol day care

Adam Wilson

Orange spray paint in the front yard marks where a new wheelchair-accessible ramp will lead from Perry Street to the doors of the Capitol Campus Child Care Center.

The doors are new, too. A former 1950s nursing home across the street from Garfield Elementary School is being remodeled to house the 82-child center.

The project on Olympia's west side is some of the first saw-and-hammer work in a \$260 million project to build three state office buildings on the east side of the Capitol Campus.

Charged with maintaining the dignified appearance of the campus, a group of high-ranking state officials gave its blessing to the basic design of the new buildings and to the purchase of extra property, including the Perry Street site.

New headquarters for the Department of Information Services and the Washington State Patrol, and a hall for the state's major computer systems, are included in the project that will take up the block on 14th Avenue and Jefferson Street.

The offices will mean another 300 cars a day using that intersection, which is near the entrance of the East Plaza Garage used by state workers, according to a state-paid analysis. To deal with the added traffic, the state plans to convert the intersection to a roundabout.

"I hope the traffic engineers work on this one really hard. That is going to be a very interesting traffic circle," said Public Lands Commissioner Doug Sutherland, a member of the capitol committee.

He noted large tour buses and delivery trucks, which would have to navigate the turn, frequently visit the campus.

Department of Information Services Director Gary Robinson and contracted designers said the roundabout will be wider than others in Olympia to accommodate trucks, while also allowing people to walk across the intersection.

The capitol committee's approval clears the way for Robinson's department to seek approval next month from the state treasurer to issue the \$260 million in bonds needed to pay for the project.

### **New child care**

In the meantime, crews are working to get the new home of the child care center ready by the end of June.

Its current home near 14th Avenue is scheduled to be torn down to make way for the larger offices.

"It looks like it's as close as you can get to a new building in a remodel," said Mary Sue Wilson, who heads the center's parents board, which runs the center and will lease the new building.

The 7,000-square-foot building was purchased for \$700,000.

The Legislature included the funds in the budget this year. Taxpayers are also footing the \$1.2 million bill to bring it up to standards.

This is a printer friendly version of an article from the The Olympian.  
Published January 23, 2011

Page 1

That includes new sidewalks, windows, siding and playgrounds outside and new lighting, wiring and plumbing inside.

"New everything, basically," said Vicki Poitra, who is managing the project for the Department of General Administration.

### **Changes**

The project includes such considerations as placing changing tables so child care workers can use them and still keep an eye on all the infants and toddlers in the room, she noted.

It increases the capacity of the child care, which has a waiting list, by six children.

But Wilson and her fellow parents have never wanted to move to Olympia's west side.

Their current location opens immediately onto ramps to Interstate 5 — convenient for state employees who drop off children before work in Lacey and Tumwater.

And the current site is near large offices such as the Department of Social and Health Services, of which there are none in west Olympia.

### **Likely permanent**

Although parents had hoped the move would be temporary, the fact the state is purchasing the building likely means its permanent, Wilson said.

"We know there wasn't an unlimited number of options, and time is short. We wish there was an option that would have allowed us to stay closer to Capitol Campus."

The State Capitol Committee approved purchasing two blocks of land that may serve as the location of a second child care center in the future, however.

Using another \$2.4 million included in the latest budget, the state will buy the southern half of the block that includes Centennial Park along Union Avenue.

The land is across the street from the Department of Natural Resources, on the northern border of the Capitol Campus, noted Tom Evans, a planner for General Administration.

"We consider all of these parcels to be in the strategic interests of the state," he said.

Construction on the new offices is scheduled to be finished by February 2010.

## 7.18 RIGHT-SIZED OLD IBM SITE DEVELOPMENT OPTION

### ADVANTAGES

1. A child care center would take advantage of a smaller scale site that other capitol campus projects may not be able to utilize.
2. This use is an appropriate gateway building for the transition from neighborhood to campus. The site naturally has a strong connection to the campus and access through a green space is safe and desirable for children. There is no requirement to cross the street and a large parking lot would not likely be required on the site due to the convenient entry to the plaza parking garage.
3. Lower overall cost due to the smaller size of the building. The escalated total is estimated to be \$8,337,000.
4. The scale of the smaller building appropriately fits the size of the site, allowing for an adequately sized outdoor play area on the preferred south side of the site. All classrooms would have direct access to the play area and multidirectional sources of daylight.
5. Most trees along Maple Park Avenue and on the north end of the site could remain in place.

### DISADVANTAGES

1. 21 surface parking spaces from the capitol campus parking count will be displaced and not be replaced. There is also only enough room on the site to allow for parent drop-off parking spaces. Staff parking will be accommodated in the plaza garage or elsewhere on campus. There is very little street parking in the area.
2. Site constraints limit the footprint area of potential development in the same manner as a two-story building on this site.
3. Street improvements per public works standards are anticipated on Capitol Way and Maple Park Ave including sidewalks, landscaping, and trees.
4. The city does not allow entry to a parking lot along Capitol Way because it is classified as an arterial street. Complicating vehicle access to the site, Maple Park Avenue is a one-way street and does not have enough room to accommodate multiple driveways.
5. Development on this site would require a one-time city traffic impact fee of \$25 per gross square foot (GSF), or about \$263,000 for a 10,500 GSF facility.
6. Site conditions that increase development complexity and cost:
  - There is a 10-foot elevation drop from south to north with a noticeable low are in the northeast corner, requiring significant fill for the play yard and potentially a retaining wall to transition to adjacent areas.
7. Net-zero energy is not feasible due to significant shading on the site:
  - Between Maple Park Avenue's boulevard trees and the Employment Security Department building, the large portion of the site is shaded between September and March. Access to the sun is even more difficult for a single-story building than it would be for a two-story one.
8. A six classroom facility could serve between 72 and 96 children, significantly below the desired capacity.

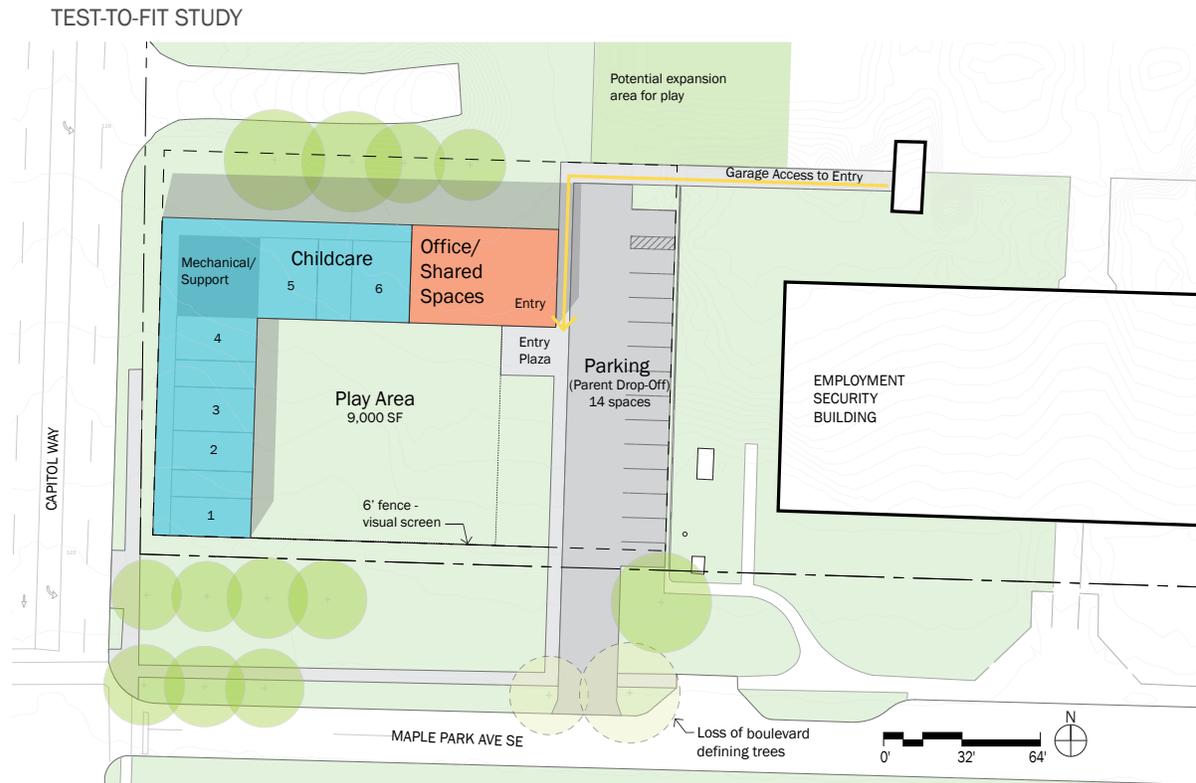


Figure 7-1 Test-to-fit diagram for single story 6 classroom child care

SPACE ALLOCATION TABLE

84 CHILDREN 6 CLASSROOMS		units	sf/units	space sub-total	max. children	min. staff	totals	% of net	notes	
<b>childcare</b>										
infant (or toddler) classroom	2	500	1,000	16	4	4,895	67%	notes	400 sf min; infant clsrms could double as toddler room at 500 SF	
toddler classroom	2	600	1,200	28	4				500 sf min	
pre-school classroom	2	800	1,600	40	4				700 sf min	
infant/toddler toilet & diaper changing	4	30	120							
pre-school restroom	1	100	100							
pre-school restroom (access outdoors)	1	50	50							
shared art & project room	1	200	200							
shared play nooks	1	75	75						outside the classroom reading, imaginative play, physical play (circulation areas)	
shared laundry room & storage	1	100	100							
kitchen & pantry	1	350	350							
bottles/kitchenette	2	50	100							
							<b>2,400</b>	<b>33%</b>		
<b>offices &amp; shared spaces</b>										
reception / program assistant	1	150	150		1					
director's office	1	100	100		1					
program assistant office	-	50	-		-					
observation rooms / staff offices	3	100	300						1 per 2 classrooms; up to(4) staff per shared observation rm, staff lesson plans, parental/therapist observation	
resource/conference/break room	1	250	250							
work room	1	250	250							
multipurpose space	1	500	500						contiguous with reception area; all staff meetings, movement, STEM, parent/educator events & one-on-one	
classroom/training room	1	600	600						DEL, state-wide agencies	
parent rooms	1	50	50						private 1 on 1 conversations, and lactation rooms	
car seat & stroller storage	1	200	200							
							<b>7,295</b>	<b>100%</b>		
<b>building support spaces</b>										
storage (accessed from outdoors)	1	50	50							
central storage	1	100	100							
family restroom	1	50	50							
gender neutral restrooms	1	100	100							
mechanical	1	500	500							
janitor's closet	1	50	50							
waste and recycling room	1	100	100							
water services room	1	100	100							
electrical & telecommunications	1	120	120							
circulation, entry areas	16%		1,167							
structure & walls	11%		802							
							<b>10,435</b>			
<b>GROSS SQUARE FEET</b>										
<b>EFFICIENCY</b>								<b>70%</b>		

STATE OF WASHINGTON		
AGENCY / INSTITUTION PROJECT COST SUMMARY		
Agency	State of Washington Capitol Campus	
Project Name	Capitol Campus Child Care Center	
OFM Project Number	18-035	

Contact Information		
Name	schacht   aslani architects	
Phone Number	206-443-3448	
Email	<a href="mailto:jc@saarch.com">jc@saarch.com</a>	

Statistics			
Gross Square Feet	10,435	MACC per Square Foot	\$471
Usable Square Feet	7,300	Escalated MACC per Square Foot	\$501
Space Efficiency	70.0%	A/E Fee Class	B
Construction Type	Day care facilities	A/E Fee Percentage	8.70%
Remodel	No	Projected Life of Asset (Years)	50 years
Additional Project Details			
Alternative Public Works Project	Yes	Art Requirement Applies	Yes
Inflation Rate	3.12%	Higher Ed Institution	No
<a href="#">Sales Tax Rate %</a>	8.80%	Location Used for Tax Rate	Olympia
Contingency Rate	5%		
Base Month	June-18		
Project Administered By	DES		

Schedule			
Predesign Start	May-18	Predesign End	October-18
Design Start	July-19	Design End	December-19
Construction Start	January-20	Construction End	January-21
Construction Duration	12 Months		

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Project Cost Estimate			
Total Project	<b>\$9,461,274</b>	Total Project Escalated	<b>\$10,023,041</b>
		Rounded Escalated Total	<b>\$10,023,000</b>

STATE OF WASHINGTON		
AGENCY / INSTITUTION PROJECT COST SUMMARY		
Agency	State of Washington Capitol Campus	
Project Name	Capitol Campus Child Care Center	
OFM Project Number	18-035	

### Cost Estimate Summary

Acquisition			
<b>Acquisition Subtotal</b>	<b>\$0</b>	<b>Acquisition Subtotal Escalated</b>	<b>\$0</b>

Consultant Services			
Predesign Services	\$0		
A/E Basic Design Services	\$325,052		
Extra Services	\$181,000		
Other Services	\$249,038		
Design Services Contingency	\$37,755		
<b>Consultant Services Subtotal</b>	<b>\$792,845</b>	<b>Consultant Services Subtotal Escalated</b>	<b>\$832,327</b>

Construction			
GC/CM Risk Contingency	\$257,394		
GC/CM or D/B Costs	\$524,311		
Construction Contingencies	\$495,944	Construction Contingencies Escalated	\$528,776
Maximum Allowable Construction Cost (MACC)	\$4,918,887	Maximum Allowable Construction Cost (MACC) Escalated	\$5,222,901
Sales Tax	\$545,295	Sales Tax Escalated	\$579,492
<b>Construction Subtotal</b>	<b>\$6,741,832</b>	<b>Construction Subtotal Escalated</b>	<b>\$7,164,624</b>

Equipment			
Equipment	\$262,500		
Sales Tax	\$23,100		
Non-Taxable Items	\$0		
<b>Equipment Subtotal</b>	<b>\$285,600</b>	<b>Equipment Subtotal Escalated</b>	<b>\$304,508</b>

Artwork			
<b>Artwork Subtotal</b>	<b>\$26,115</b>	<b>Artwork Subtotal Escalated</b>	<b>\$26,115</b>

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
<b>Project Administration Subtotal</b>	<b>\$0</b>	<b>Project Administration Subtotal Escalated</b>	<b>\$0</b>

Other Costs			
<b>Other Costs Subtotal</b>	<b>\$1,614,884</b>	<b>Other Costs Subtotal Escalated</b>	<b>\$1,695,467</b>

Project Cost Estimate			
Total Project	<b>\$9,461,274</b>	Total Project Escalated	<b>\$10,023,041</b>
		Rounded Escalated Total	<b>\$10,023,000</b>

**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				
<b>ACQUISITION TOTAL</b>	<b>\$0</b>	<b>NA</b>	<b>\$0</b>	

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**Cost Estimate Details**

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
<b>1) Pre-Schematic Design Services</b>				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$0</b>	<b>1.0338</b>	<b>\$0</b>	Escalated to Design Start
<b>2) Construction Documents</b>				
A/E Basic Design Services	\$325,052			69% of A/E Basic Services
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$325,052</b>	<b>1.0405</b>	<b>\$338,217</b>	Escalated to Mid-Design
<b>3) Extra Services</b>				
Civil Design (Above Basic Svcs)	\$20,000			
Geotechnical Investigation	\$15,000			
Commissioning	\$5,000			
Site Survey	\$7,500			
Testing	\$0			
LEED Services	\$25,000			
Voice/Data Consultant	\$10,000			
Value Engineering	\$0			
Constructability Review	\$0			
Environmental Mitigation (EIS)	\$0			
Landscape Consultant	\$45,000			
Kitchen consultant	\$5,000			
Acoustic Consultant	\$3,500			
audio-visual & security consultant	\$10,000			
ELCCA & LCCA	\$15,000			
Interior design	\$5,000			
Solar PV Design	\$5,000			
Arborist	\$5,000			
Roof/wall envelope consultant	\$5,000			
<b>Sub TOTAL</b>	<b>\$181,000</b>	<b>1.0405</b>	<b>\$188,331</b>	Escalated to Mid-Design
<b>4) Other Services</b>				
Bid/Construction/Closeout	\$146,038			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Commissioning	\$17,000			
Civil Design (above BS)	\$10,000			
Geotechnical on-site	\$15,000			
Testing	\$25,000			
LEED Services	\$7,500			
Voice/Data consultant	\$3,500			
Landscape Consultant	\$7,500			

audio-visual & security consultant	\$2,500			
Roof/wall envelope inspection	\$15,000			
<b>Sub TOTAL</b>	<b>\$249,038</b>	<b>1.0662</b>	<b>\$265,525</b>	Escalated to Mid-Const.
<b>5) Design Services Contingency</b>				
Design Services Contingency	\$37,755			
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$37,755</b>	<b>1.0662</b>	<b>\$40,254</b>	Escalated to Mid-Const.
<b>CONSULTANT SERVICES TOTAL</b>	<b>\$792,845</b>		<b>\$832,327</b>	

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Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
<b>1) Site Work</b>				
G10 - Site Preparation	\$246,604			
G20 - Site Improvements	\$235,882			
G30 - Site Mechanical Utilities	\$343,101			
G40 - Site Electrical Utilities	\$235,882			
G60 - Other Site Construction	\$264,699			
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$1,326,168</b>	<b>1.0499</b>	<b>\$1,392,344</b>	
<b>2) Related Project Costs</b>				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$0</b>	<b>1.0499</b>	<b>\$0</b>	
<b>3) Facility Construction</b>				
A10 - Foundations	\$220,971			
A20 - Basement Construction	\$0			
B10 - Superstructure	\$248,592			
B20 - Exterior Closure	\$344,936			
B30 - Roofing	\$285,384			
C10 - Interior Construction	\$277,650			
C20 - Stairs	\$0			
C30 - Interior Finishes	\$390,014			
D10 - Conveying	\$0			
D20 - Plumbing Systems	\$291,019			
D30 - HVAC Systems	\$552,427			
D40 - Fire Protection Systems	\$74,578			
D50 - Electrical Systems	\$561,598			
F10 - Special Construction	\$0			
F20 - Selective Demolition	\$0			
General Conditions	\$345,550			
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$3,592,719</b>	<b>1.0662</b>	<b>\$3,830,557</b>	
<b>4) Maximum Allowable Construction Cost</b>				
<b>MACC Sub TOTAL</b>	<b>\$4,918,887</b>		<b>\$5,222,901</b>	

<b>5) GCCM Risk Contingency</b>			
GCCM Risk Contingency	\$257,394		
Other			
Insert Row Here			
<b>Sub TOTAL</b>	<b>\$257,394</b>	<b>1.0662</b>	<b>\$274,434</b>
<b>6) GCCM or Design Build Costs</b>			
GCCM Fee	\$270,263		
Bid General Conditions			
GCCM Preconstruction Services	\$81,079		
Insurance, Bonds & Insurance	\$172,969		
<b>Sub TOTAL</b>	<b>\$524,311</b>	<b>1.0662</b>	<b>\$559,021</b>
<b>7) Construction Contingency</b>			
Allowance for Change Orders	\$245,944		
Additional Site Demolition	\$250,000		Estimated for unknown geotechnical and utility conditions
Insert Row Here			
<b>Sub TOTAL</b>	<b>\$495,944</b>	<b>1.0662</b>	<b>\$528,776</b>
<b>8) Non-Taxable Items</b>			
Other			
Insert Row Here			
<b>Sub TOTAL</b>	<b>\$0</b>	<b>1.0662</b>	<b>\$0</b>
<b>Sales Tax</b>			
<b>Sub TOTAL</b>	<b>\$545,295</b>		<b>\$579,492</b>
<b>CONSTRUCTION CONTRACTS TOTAL</b>	<b>\$6,741,832</b>		<b>\$7,164,624</b>

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**Cost Estimate Details**

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
E10 - Equipment				
E20 - Furnishings				
F10 - Special Construction				
75 KW Solar PV Array	\$262,500			Solar PV Array-Net Zero Energy (\$3.5/W)
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$262,500</b>	<b>1.0662</b>	<b>\$279,878</b>	
<b>1) Non Taxable Items</b>				
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$0</b>	<b>1.0662</b>	<b>\$0</b>	
<b>Sales Tax</b>				
<b>Sub TOTAL</b>	<b>\$23,100</b>		<b>\$24,630</b>	
<b>EQUIPMENT TOTAL</b>	<b>\$285,600</b>		<b>\$304,508</b>	

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<b>Cost Estimate Details</b>
------------------------------

Artwork				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
Project Artwork	\$26,115			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				
<b>ARTWORK TOTAL</b>	<b>\$26,115</b>	<b>NA</b>	<b>\$26,115</b>	

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**Cost Estimate Details**

Project Management				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$0			
Additional Services				
Other				
Insert Row Here				
<b>PROJECT MANAGEMENT TOTAL</b>	<b>\$0</b>	<b>1.0662</b>	<b>\$0</b>	

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**Cost Estimate Details**

Other Costs				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
Mitigation Costs				
Hazardous Material Remediation/Removal				
Historic and Archeological Mitigation				
LEED Registration & plaques	\$1,000			
Plan Check & Building Permit	\$50,000			
Traffic Impact Fees	\$253,884			\$24.33/GSF
DES B&G Support	\$100,000			Estimated maintenance support during demolition, design, and construction.
ATG Fees	\$35,000			Estimated legal support for D/B Procurement
DES Campus Security Fees	\$25,000			Estimated security support.
DES ETS and WaTech Fees	\$25,000			Estimates IT support.
DES EA&S Fees	\$0			Not required, if COP or other alternative funding. Otherwise, use \$245,000.
DES Finance Fee (1.25%)	\$0			Deleted by OFM
City Mitigation/Impact Fees & Charges	\$1,125,000			Estimated mitigation and impacts fees (i.e. Water, Sewer, Stormwater, Parking, etc. and other unforeseen costs attributable by project).
<b>OTHER COSTS TOTAL</b>	<b>\$1,614,884</b>	<b>1.0499</b>	<b>\$1,695,467</b>	

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<b>C-100(2018) Additional Notes</b>
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<b>Tab A. Acquisition</b>
<i>Insert Row Here</i>

<b>Tab B. Consultant Services</b>
<i>Insert Row Here</i>

<b>Tab C. Construction Contracts</b>
Items in red added to Predesign Study C-100 per discusion within OFM - B Frare 11/30/2019
<i>Insert Row Here</i>

<b>Tab D. Equipment</b>
<i>Insert Row Here</i>

<b>Tab E. Artwork</b>
<i>Insert Row Here</i>

<b>Tab F. Project Management</b>
<i>Insert Row Here</i>

<b>Tab G. Other Costs</b>
Items in red added to Predesign Study C-100 per discusion within OFM - B Frare 11/30/2019
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## 7.19 DESIGN TEAM NARRATIVES



### CAPITOL CAMPUS CHILDCARE CENTER STRUCTURAL BASIS OF DESIGN

#### SUMMARY

Structural system included in the preliminary concept and the cost estimate is primarily conventional wood framed construction. This is expected to be the least cost for a single-story building with classroom program.

#### BASIC SYSTEMS

##### Foundations

A geotechnical study is needed to determine the appropriate foundation systems. The cost estimate assumes that soil improvements will be required and includes an allowance for such. The cost of the foundations is a significant variable and the estimate may or may not cover the improvements needed.

##### Floor

The floor is a reinforced slab on ground with plumbing beneath the slab and moisture protection. The basement water service room will be cast-in-place concrete.

##### Structural Framing

The floor level of the building will be nearly 6'-0" below the elevation at the southwest corner of the property. Partial height concrete retaining walls are expected on the south and west side of the building. On top of the walls will be light-framed shear walls. Building is likely to be conventional wood framed roof with engineered wood joists, glu-laminated beams, and plywood. The roof will be supported on wood stud shear walls and posts. Design studies may include the use of structural insulated panels, CLT, and other sustainable materials.

#### BUILDING ISSUES

##### Geotechnical and Foundations

It is likely there will be special foundations or soil improvements, so a geotechnical study will be needed as early as possible to assist with cost estimating when the project proceeds into design. The Helen Sommers Building, completed in 2017 and located two blocks to the west, has foundations placed on rammed aggregate piers with soil pressure of 6,000 psf. The need for piers under the foundations indicates poor soil conditions. There is a potential for poor soils at the Pros Arts block. This may be mitigated with rammed aggregate piers or pile foundations. It is also possible that foundations can be supported on over excavated and compacted backfill due to the relatively light weight of a one-story structure.

**Reid Middleton**

728 134th Street SW - Suite 200  
 Everett, WA 98204  
 Ph: (425) 741-3800  
 Fax: (425) 741-3900

Client: Schacht/Aslani Architects Sheet 1 of 4  
 Project: Capitol Campus Design by: DCY  
Child Care Center Pre-Design Date: 07/16/18  
Site & Utility Narratives Checked by: \_\_\_\_\_  
 Project No. 212018.007

The following is the civil utilities section to be included in the overall report.

## EXISTING SITE AND UTILITY CONDITIONS

### Existing Site Condition and Topo:

The proposed site is located at the city block that is bordered by 11th Avenue SE on the south, Washington Street SE on the west, Union Avenue SE on the north, and Franklin Street SE on the east. The northern half of the block is Centennial Park. The southern half of the block is occupied by two small buildings and a parking lot. The two buildings are located at the southwest quarter, and the parking lot occupies the southeastern quarter of the block. The developed portion of the site slopes from west to east in general, with the parking lot portion sloping from southwest to northeast.

### Water System:

The project site is served by the City of Olympia water system. Around the site, 6-inch water mains are available on Union Avenue SE and 11th Avenue SE. A 2-inch PVC water main on Franklin Street SE connects the two 6-inch mains on Union and 11th Avenues. These water mains are connected to a large-scale city water grid. However, the project site is located on the south edge of a water pressure zone. The 6-inch water main on 11th Avenue SE is a dead-end line to its own water pressure zone.

Water service to the smaller building on site is provided by the 6-inch main on Union Avenue SE through a 1-inch line on Washington Street. Water service to the larger building is provided directly from the 6-inch main on 11th Avenue SE. There is not an existing fire hydrant on the project site. There is a fire hydrant south of the site in the median of 11th Avenue. City records indicate the static water pressure on the site is approximately 60 pounds per square inch (psi). No data of fire flow at 20 psi residual is available at this point.

### Sanitary Sewer System:

Sanitary sewer service to the project site is provided by the City of Olympia. An existing 8-inch-diameter public sewer main runs north along Washington Street SE. A 15-inch-diameter sewer main is available on Franklin Street SE. The 8-inch main on Washington Street SE is a combined sewer main of stormwater and sanitary sewer. These sewer mains are clay pipes approximately 7 to 8 feet deep.

Schacht/Aslani Architects  
Capitol Campus Child Care Center Pre-Design  
File No. 212018.007  
July 16, 2018  
Page 2 of 4

The smaller building on site is served by the 8-inch combined sewer main on Washington Street SE. Sanitary sewer service to the larger building is provided by the public sewer main on Franklin Street SE.

**Stormwater System:**

Public stormwater mains around the site are owned and operated by the City of Olympia. On Washington Street SE, there is an 8-inch combined sewer main of stormwater and sanitary sewer. A dedicated 21-inch storm main system runs north along Franklin Street SE and east along Union Avenue SE. The dedicated storm system eventually discharges to Moxlie Creek located east of the site near Plum Street. Moxlie Creek is a flow control exempt water body according to information provided by the City of Olympia, which means stormwater detention is not required for areas that drain to Moxlie Creek.

Because the project site slopes from Washington Street SE to Franklin Street SE, storm runoff from the ground of the developed part of the project site flows in sheet-flow form to the east and is collected by catch basins along the east edge of the parking lot. The collected water is conveyed through underground pipes to the dedicated stormwater main on Franklin Street SE. It is not clear at this point how storm runoff from the building roofs is collected or to where the runoff is conveyed. There are neither detention nor water quality facilities on site.

**Natural Gas System:**

Natural gas mains are available on both Washington Street SE and Franklin Street SE. Gas services to both existing buildings on site are connected to the gas main on Washington Street SE.

**PROPOSED DEVELOPMENTS**

The proposed developments include an L-shape building along Washington Street SE and 11th Avenue SE, a parking lot on the north side of the development, and a triangle play area adjacent to the building. The parking lot also connects Washington Street SE and Franklin Street SE. A walkway is proposed along the south edge of the parking lot.

**Earthwork and Site Improvements:**

Existing buildings and parking areas will be demolished and removed. The site will be regraded for easy accesses to the new building, the play areas, and the parking lot. New driveways on Washington Street SE and Franklin Street SE will be created.

The parking lot will likely be paved with asphalt concrete. Extruded concrete curbs or cast-in-place concrete curbs will be installed along the north limits of the parking lot. On the south side of the parking lot, there will be a concrete sidewalk.



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The project construction activities will likely damage most of the street sidewalks along Washington Street SE and 11th Avenue SE. A portion of the existing sidewalk on Franklin Street SE, from 11th Avenue SE to the north construction limit, will likely be damaged as well. Replacement of these sidewalks is anticipated.

#### **Water System:**

The fire flow rate of 20 psi residual is not unknown at this point. Provided that the project site is located at the south edge of a water pressure zone and the 6-inch main on 11th Avenue SE is a dead-end line to this pressure zone, a new water main on Washington Street SE is likely needed for fire protection, according to the City of Olympia. The new water main will need to be 6 inches in diameter minimum and connect to water mains on 11th Avenue SE and Union Avenue SE to complete a loop. A half-street overlay is required for the water main installation.

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's fire sprinkler system. These water services can be provided from the existing 6-inch main on 11th Avenue SE or the new water main on Washington Street SE. Two additional fire hydrants will be required to provide adequate coverage of the new building.

It is recommended that a flow test be conducted to determine the available fire flow capacity of the existing 6-inch water main on 11th Avenue SE during the design phase. If the flow test results in insufficient capacity for the proposed building, it is recommended that the design team work with the fire department and the City of Olympia to formulate a best solution for the project.

#### **Sanitary Sewer System:**

An 8-inch sewer main is available on Washington Street SE, while there is a 15-inch sewer main in Franklin Street SE. Given the size and depth of these sewer mains, the proposed building should have no problem to be served by a gravity sewer service. The gravity side sewer can be connected to the sewer main on Franklin Street SE or to Washington Street depending on the plumbing stub-outs number, locations, and depths.

#### **Stormwater System:**

Storm runoff from the proposed project site will be collected by an underground drainage system and conveyed to the dedicated storm system within Franklin Street. Detention is not required because the dedicated City stormwater system discharges to Moxlie Creek, a flow control exempt water body. Water quality treatment is not required for storm runoff from the building roof since it is considered a non-pollution generating surface (if the roof material is properly selected).

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Water quality treatment is required for any pollutant-generating impervious areas such as driveways, loading dock, and parking lot.

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 as much as practically allowed.

Although it is an option if necessary, the City of Olympia suggested the project avoid the 8-inch combined sewer main for stormwater discharges. The city has been trying to separate storm and sanitary sewers. And DES has been trying to do the same thing at the Capitol Campus.

**Natural Gas System:**

Natural gas mains are available on both Washington Street SE and Franklin Street SE. Gas service to the new building can be provided from one of these gas mains.



**CAPITOL CAMPUS  
CHILD CARE CENTER PRE-DESIGN**

Job#: 21-2018-007

Created: 07/16/2018

Updated: 08/02/2018

Calc By: DCY

Check By: RF

**OPTION 2 - WITH DROP-OFF PARKING ONLY  
OPINION OF PROBABLE CONSTRUCTION COSTS**

**PRELIMINARY**

H:\21Cp\18\007 Capitol Campus Childcare Center Predesign Study\Cost &amp; Quant\Option 2 -Childcare Center -080218.xlsx\Summary

**ESTIMATE SUMMARY**

<b>Item No.</b>	<b>Description</b>		<b>Current Amount</b>	<b>Previous Estimate</b>	<b>Change</b>
1.0	TEMPORARY EROSION CONTROL		\$23,300	\$23,300	\$0
2.0	UTILITY & SITE DEMOLITION		\$83,700	\$105,300	-\$21,600
3.0	EARTHWORK		\$107,600	\$123,000	-\$15,400
4.0	WATER SYSTEM		\$113,600	\$115,900	-\$2,300
5.0	SANITARY SEWER SYSTEM		\$57,800	\$65,300	-\$7,500
6.0	STORM DRAINAGE		\$143,900	\$204,800	-\$60,900
7.0	SITE PAVING & IMPROVEMENTS		\$93,000	\$227,000	-\$134,000
8.0	NATURAL GAS TRENCH		\$3,700	\$3,700	\$0
<b>SUBTOTAL</b>			<b>\$626,600</b>	<b>\$868,300</b>	<b>-\$241,700</b>
	Design contingency	25%	\$156,650	\$260,490	-\$103,840
<b>CONSTRUCTION SUBTOTAL</b>			<b>\$783,000</b>	<b>\$1,129,000</b>	<b>-\$346,000</b>
	General conditions			By Schacht Aslani	
	General contractor's OH & P			By Schacht Aslani	
	Construction Contingency			By Schacht Aslani	
	Sales Tax - <b>not included</b>				
<b>TOTAL CURRENT CONSTRUCTION COST</b>			<b>\$783,000</b>	<b>\$1,129,000</b>	<b>-\$346,000</b>

**Notes & Assumptions:**

1. Assumed on-site materials are not contaminated. Site cleanup & mitigation is not included.
2. Assumed native soil is not suitable for utility trench backfill.
3. Site Gas Trench includes only cost for trench excavation and backfill. Design and installation of natural gas line is not included. Natural gas lines are usually designed and installed by the gas company.
4. Soft costs such as design, permitting, and construction administration fees are not included.
5. Assumed backflow protection for building fire sprinkler system located inside the building.
6. Assumed native soil is not suitable for structural fill .
7. Building and structural demolition is not included.
8. Landscape and irrigation improvements are not included.
9. Child play equipment and site furnitures are not included.
10. Play Area paving is not included.
11. Assumed native soil is suitable for fill in landscaping areas.
12. Fence at Play Area is not included.

## Capital Campus Childcare Center Play Area and Site Landscaping

### Centennial Park Improvements

The existing park has old building foundation walls and other potentially dangerous obstacles that will be removed for public safety. Several existing large bigleaf maple and alder trees are in close proximity to the Landmark conifer and are negatively impacting its canopy. These trees will be removed though the stumps may be left in place to reduce the impact to the scope of the project. Some minor regrading and clearing of weeds and placement of mulch will make the park appear more safe and appealing, but no major renovation or access improvements are proposed.

### Site Frontage

The new driveway locations, utility work and sidewalk replacements will impact the existing frontage planter areas which will need to be restored. The City may require new street trees be provided.

### Building Perimeter

Plant beds between the sidewalks and building façade will include shrubs and groundcovers to create a buffer and screening zone. The entry will include a plaza gathering zone that provides a transition space where parents and children can pause and interact with colleagues on their way in and out. This will also provide a space to encourage children to stop rather than run into the parking area or the street.

### Parking Lot

Parking lot islands and buffer areas with trees and shrubs will be provided per code. Since the parking lot is sloping to meet the approximately 10 foot grade difference from west down to the east, rockery walls may be necessary to protect the rootzone of the landmark tree.

Egress ramps and stairs will be required to exit the playground at its Eastern edge to get down approximately 10 feet to the lower parking lot elevation. There is the potential to integrate this exit path with terraced walls and with building emergency egress routes.

### Play Area

The outdoor play area will provide age-appropriate play environments and structures tailored to infants, toddlers and Pre-kindergarten children to meet the Department of Early Learning requirements. Every classroom will have a direct connection out to the play area. The site will be designed to meet the requirements of special needs populations and will be accessible from all classrooms.

### Design to meet physical development goals

Hard surface paths for riding tricycles will double as access paths to different play spaces. Shade trees and planted areas will be included in the site design to allow children to interact with natural elements as part of their developmental growth. For the younger children, elements such as a small grass mound provides large motor development; a cluster of ornamental grasses creates a maze to navigate. For the older children play equipment provides opportunities for upper body development, spinning and sliding for sensory experiences.

## Capital Campus Childcare Center Play Area and Site Landscaping

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Design for different modes of learning

Sensory learning will be encouraged through the use of a variety of plants that have different textures, colors, scents, movement in the wind.

Kinesthetic motion learning will be incorporated by open spaces to run, paths for trikes, play equipment for climbing.

Personal exploration will be encouraged by intimate gathering spaces that provide safe areas for a couple of children to interact and feel the sense of prospect and refuge while still allowing for teacher supervision.

Large group social interactions can occur in a story circle or amphitheater type seating area for a class to gather for more teacher directed learning.

Loose parts play and experimentation can occur in sand play, water play, gardening areas located to allow for teacher supervision and easy clean up.

**Capital Campus Childcare Center**

**Estimate of Probable Cost - landscape and site design - Minimal Parking Option**

<b>Date:</b>	8/21/2018				
<b>Phase:</b>	Master Plan				
ITEM	UNIT	COST	QTY	SUBTOTAL	TOTAL
<b>Frontage Planters</b>	SF	\$ 6.50	5500	\$ 35,750.00	
<b>Building Perimeter Planters &amp; Plaza</b>	SF	\$ 8.50	4000	\$ 34,000.00	
<b>Parking Lot Islands</b>	SF	\$ 8.50	800	\$ 6,800.00	
<b>Bioretention Planter</b>	SF	\$ 9.00	1000	\$ 9,000.00	
<b>Restore &amp; plant slope</b>	SF	\$ 2.00	9000	\$ 18,000.00	
<b>Centennial Park Improvements</b>	SF	\$ 5.00	5000	\$ 25,000.00	
<b>Children's Play Area improvements</b>	SF	\$ 15.00	12000	\$ 180,000.00	
<b>Children's Play Area Equipment</b>	LS	\$ 120,000.00	1	\$ 120,000.00	
					<b>\$ 428,550.00</b>

Exclusions: sidewalks, driveways, site walls, parking lot curbs and paving, utilities, lighting

## basis of mechanical design narrative

July 23, 2018

<b>PROJECT</b>	Washington State Capitol Campus Child Care Center
<b>PHASE</b>	Pre-Design

### SUMMARY OF WORK

The proposed mechanical systems are intended to contribute to the goal of creating a net zero energy child care facility that meets the Washington State Department of Enterprise Services Facilities Design Guidelines & Construction Standards. The onsite energy generation to achieve a net zero energy project is understood to be based on a 120kW photovoltaic array located on the roof. It is estimated that an array of this size will produce approximately 120,000-130,000 kWh/year of electricity during an average year with the solar radiation available in Olympia. Priority space on the roof will have to be maintained for the PV array, and the careful coordination with other rooftop equipment such as heat pump condensing units and rooftop fans will need to be considered to prevent shading of the PV panels. If the current building size of 18,750 square feet is assumed, this would support an energy use intensity (EUI) of 23 kBtu/ft<sup>2</sup>-yr of site energy.

For educational facilities, including child care, the current energy code prescribes dedicated outdoor air systems (DOAS) which deliver 100 percent outdoor air without requiring operation of the heating and cooling system fans for ventilation air delivery. Heating and cooling is provided with systems independent of the ventilation provided by the DOAS equipment to minimize energy consumed by HVAC fans. Plumbing systems are also intended to meet or exceed current standards for water and energy conservation. Fire protection shall include automatic sprinkler coverage throughout the building with provisions for readily accessible systems for inspection and maintenance.

### CODES, STANDARDS, AND REFERENCES

Applicable codes and standards include the following:

- Washington State Energy Code
- International Mechanical Code
- Uniform Plumbing Code
- International Building Code
- NFPA-13, Installation of Sprinkler Systems
- NFPA-90A, Installation of Air Conditioning and Ventilating Systems
- NFPA-101, Life Safety Code
- ASHRAE Standard 52, Air-Cleaning Devices used in General Ventilation for Removing Particulate Matter.
- ASHRAE Standard 62, Ventilation for Acceptable Indoor Air Quality.
- Department of Labor, OSHA, Occupational Safety and Health Standards.



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- Seismic Restraint Manual Guidelines for Mechanical Systems, 1991. Published by Sheet Metal and Air Conditioning Contractors National Association (SMACNA).
- Department of Enterprise Services, Facility Design Guidelines & Construction Standards
- AABC Associated Air Balance Council
- ADC Air Diffusion Council
- AGA American Gas Association
- AMCA Air Moving and Conditioning Association
- ANSI American National Standards Institute
- ARI Air-Conditioning and Refrigeration Institute
- ASHRAE American Society of Heating, Refrigerating and Air-Conditioning Engineers
- ASME American Society of Mechanical Engineers
- ASTM American Society for Testing and Materials
- CISPI Cast Iron Soil Pipe Institute
- CS Commercial Standards
- DOE Department of Energy
- EPA Environmental Protection Agency
- FM Factory Mutual
- IAPMO International Association of Plumbing and Mechanical Officials
- MSS Manufacturers Standardization Society of the Valves and Fittings Industry
- NEC National Electrical Code
- NEMA National Electrical Manufacturers Association
- NFPA National Fire Protection Association
- PDI Plumbing and Drainage Institute
- SMACNA Sheet Metal and Air Conditioning Contractors National Association
- UL Underwriters' Laboratories
- WISHA Washington Industrial Safety and Health Agency

Design Temperatures per Energy Code

Outdoor air temp	17°F for heating 85°F db for cooling	Washington State Energy Code
Indoor air temp	72°F or lower for heating 75°F or higher for cooling	Washington State Energy Code

**Site Utilities**

Utilities: The mechanical systems will be connected to water, sewer, and storm drain services designed by the civil engineer. Connection will be at 5'-0" outside of the building. A non-potable cold water stub will be provided by civil for connection to site irrigation systems provided by landscaping contractor.

Water Service: The entering water size for the facility is estimated at 2 inches. Coordination with the City of Olympia Water Utility will be completed at the design development phase to determine water backflow requirements for domestic service. The domestic service entrance and fire water service entrance will be located in a mechanical room on the east end of the building.

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## **FIRE PROTECTION**

**Fire Sprinkler System:** Fire Protection will be required and the double detector backflow device will be located within the building. A fire riser room with exterior access is proposed in a mechanical room on the east end of the building. Quick response heads will be provided throughout the building, and intermediate temperature rated heads will be used in mechanical/electrical spaces. A dry sprinkler system will be required at portions of the building that are subject to freezing. Sprinkler heads located in ceilings will be concealed type. Exposed heads will be provided with protective devices.

**FDC:** A building mounted fire department connection will be mounted on the exterior of the fire riser room or outside the building as coordinated with the local Fire Marshall, and an electric alarm bell will be utilized to indicate water flow in the fire sprinklers.

## **PLUMBING SYSTEM**

**Piping:** In accordance with the DES Facility Design Guidelines, the domestic water system will be Type L copper for above ground and wrapped Type K copper for underground piping. The waste and vent system will be hubless cast iron with heavy-duty shielded couplings utilized for underground fittings. Condensate piping from indoor cooling coils will be copper. Rainleaders and overflow rainleaders will be hubless cast iron if roof drains are routed inside the building. Valves 2" and smaller will be ball valves and larger than 2" will be gate or butterfly valves. Shut off valves will be provided above lay in ceilings or behind access doors where located above hard ceilings or behind walls. Reduced pressure backflow assemblies will be accessible at a maximum height of 5' above the floor. Piping and systems routing through mechanical spaces will be held as high as possible to provide clear and unobstructed access through the space.

**Domestic Water Heating:** The domestic water heating system is proposed as a hybrid heat pump water heater with sufficient storage to serve the domestic hot water needs of the building. Re-circulation loops will be provided on domestic hot water systems. Multiple water heaters may be needed to serve the building load, but will all be centrally located in the main mechanical room. Heat pump water heaters will be located in mechanical spaces and be ducted outdoors to provide source heat. Point of use thermostatic mixing valves will be provided at all lavatories and sink locations accessible to any of the children. A separate high temperature water heating system will be provided for the kitchen fixtures. Thermostatic mixing valves will be provided on fixtures not requiring the high temperature water where served by high temperature kitchen water heaters.

**Plumbing Fixtures:** ADA standards for accessibility will be met for all fixtures and trim in required locations. Water conservation standards as set forth in the plumbing code will be met. Valves will be provided throughout the facility for proper maintenance and servicing of equipment. Fixture heights will be in compliance with WAC 170-295-5100 to accommodate the age groups to be served in this facility. Flush valves and faucet activation will be reviewed with the DES project manager during design to determine appropriate deviations from the DES standards for a child care facility.

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1. Flushing Fixtures: Water closets will be low flow and ADA compliant as necessary to match the building program. Water closets will be vitreous china throughout the building.
2. Lavatories: Faucets will be low flow and provided with thermostatic mixing valves. Lavatory basins will be vitreous china with drop-in or wall hung mounting to match architectural design.
3. Classroom Sinks: Faucets will be low flow and provided with thermostatic mixing valves. Sink basins will be vitreous china with drop-in or wall hung mounting to match architectural design.
4. Kitchen Fixtures: Manual faucets will be provided at 3-compartment sink and handwashing sinks.
5. Drains: Floor drains will be provided in all restrooms and custodial closets with mop sinks. Floor sinks or floor drains will be provided in the kitchen and all mechanical rooms for condensate, air vents, system drain down and relief valves.
6. Laundry Fixtures: Manual faucets will be provided at utility sinks in laundry areas.
7. Janitor Sinks: Floor mounted service sinks will be provided in custodial rooms.
8. Trap Primers: Tailpiece trap primers located on sinks will be used throughout the project except where not feasible, and then automatic trap primers will be provided.
9. Hose bibs: Hose bibs will be provided in group toilet rooms and at each janitor sink.
10. Grease Interceptor: Requirements are to be confirmed with the AHJ by designer, but it is anticipated the 3-compartment sink in the kitchen will require a grease interceptor. An exterior hydromechanical unit is proposed to make it accessible to maintain.

#### **HEATING VENTILATION AND AIR CONDITIONING (HVAC)**

Heating/Cooling: Space conditioning will be provided via air-source heat pumps configured as a variable refrigerant flow (VRF) system. This system consists of multiple rooftop mounted outdoor heat pump units combined to serve indoor fan coil units or cassette style units. Refrigerant is routed between outdoor units and indoor units to optimize heat recovery between zones while satisfying individual zone requirements. Indoor units will be ceiling mounted cassettes for single room zones, and ducted units for multi-room zones. Each indoor unit is capable of operating separately with individual temperature control. VRF equipment will only operate when a zone requires heating or cooling to satisfy temperature setpoint. Each classroom will be provided with its own temperature sensor for individual temperature control. All other zoning will be reviewed with the DES project manager. All air handling plenums and ductwork will be constructed in accordance with S.M.A.C.N.A. standards. Combination fire-smoke dampers will be provided at all duct-penetrations through fire-separations. Grilles, registers, diffusers, volume dampers, and other ductwork accessories will be provided as required to achieve satisfactory system operation. Generally, the building will be provided with a traditional overhead mixing system. Supply air will be introduced at the ceiling level with overhead diffusers or side wall grilles. In full cooling, supply air will be introduced at 55F. In heating, supply air will be introduced at 85-90F. In both heating and cooling, air will be mixed with temperature room air before reaching the occupants.

DOAS Air Handler: Indoor air handling equipment consisting of a 100% outdoor air unit with heat recovery will be configured as Dedicated Outdoor Air Systems (DOAS) to provide appropriate levels of ventilation air to occupied spaces. Air handler will be custom built and will

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consist of double wall steel casing, dx cooling coils, motorized damper/actuators, stainless steel drain pans, MERV 13 final filters, and high efficiency ECM motors on supply/exhaust fans. In general, the air handler will utilize direct drive plug fans. Where airflow allows, multiple fans will be used in parallel or in a “fan array”. If a single fan fails, the air handler will continue to run utilizing the other fans for redundancy. The multiple fans will also reduce the size of the fan/motors and will be easier to replace. Airflow measuring stations will be used on the air handler to verify ventilation air volumes.

**Ventilation Air:** Indoor air handling equipment consisting of 100% outdoor air units with heat recovery will be configured as Dedicated Outdoor Air Systems (DOAS) to provide appropriate levels of ventilation air to occupied spaces. Ventilation air is provided by bringing outside air through a 90 percent effective energy recovery heat exchanger capable of both sensible and latent heat transfer. Energy is transferred between the building exhaust air and ventilation air to precondition the incoming air to minimize energy consumption. In addition, carbon dioxide levels will be monitored in densely occupied spaces to implement demand control ventilation (DCV) to reduce outside air during times of low occupancy. Variable air volume terminal units will be provided to each HVAC zone to vary ventilation to each zone based on occupancy or carbon dioxide levels in zone with DCV. VAV box dampers will be closed when rooms are not occupied. Ventilation air will be supplied directly to spaces from the DOAS air distribution system. Low wall returns will be provided in the childcare classroom spaces to improve thermal comfort by reducing stratification, drawing warm air to the low occupied zone.

**Exhaust Air:** The building exhaust air will be routed through the DOAS heat exchanger to minimize energy consumption. Toilet rooms, changing areas, custodial closets, kitchenettes, and workrooms shall all be provided with code required exhaust air to maintain proper indoor air quality. A Type-I hood is anticipated for the cook stove in the kitchen, and will be served by a dedicated upblast rooftop fan and grease duct system. Make-up air to the kitchen hood will be provided via transfer from adjacent spaces to minimize energy use.

**Refrigerant Piping:** VRF refrigerant piping will be Type ACR hard drawn, wrought copper fittings, with brazed joints. Refrigerant used in the VRF systems shall be R410a.

**Communication/IT Rooms:** Ductless split system units will be provided for air conditioning to these spaces.

**HVAC Equipment Locations:** The DOAS air handler will be located in the main mechanical room. VRF fan coil units will be located either in attics or above accessible ceilings to facilitate filter changes. Exhaust fans serving kitchen hoods will be on the roof, with all other fans located inside the building. Equipment will be oriented in mechanical spaces to maintain unobstructed walk-ways and manufacturer recommended clearances. VRF and DOAS condensing units will be located on the roof.

**Testing, Adjusting and Balancing:** Contractor will be required to hire an independent Balancing Agency (holding current certification from the National Environmental Balancing Bureau or from the Associated Air Balance Council) subject to approval by the Owner. The following systems will be balanced.

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- Supply and Return Air Systems
- Exhaust Air Systems
- Ventilation Systems
- Domestic Hot Water

Building Management System (BMS): Direct digital controls shall be provided as required to meet the DES general integrated automation requirements. The mechanical systems in the buildings will be controlled and monitored by BMS. In addition to controlling the mechanical equipment the BMS will monitor and control other systems in the building. Remote monitoring and control shall be provided to integrate the new building with the existing Capitol Campus control system based on Johnson Controls ADS/ADX Metasys user interface. The primary features included in the BMS and systems monitored or controlled are identified in the following lists. The VRF system control will be integrated through a BACnet gateway to the Metasys system.

System features include:

- Building Temperature Control
- Building Ventilation Control
- On-Site Computer for Local Operator Interface
- On-Site Modem for System Communication with Off-Site Operator Stations
- Graphic System Interface for Intuitive Operator Control
- Centralized Scheduling of Equipment Operation
- Optimum Equipment Start Control for Occupied Periods
- Trend Logging of Controlled and Monitored Points
- Low Voltage System Wiring Routed in Metal Raceway
- Operator Interface to Allow for Global Freeze Protection Override
- Operator Interface to Allow for Global Air Handling System Emergency Shutdown

Systems Monitored and/or Controlled:

- Control and Monitor all Air Handlers (DOAS units)
- Control and Monitor all VAV boxes
- Control and Monitor all Exhaust Fans
- Control and Monitor all Domestic Water Heating Equipment
- Control and Monitor all VRF System Equipment (Scheduling, Setpoint Adjustment, and VRF Faults)
- Control and Monitor all Pumps
- Control and Monitor all Motorized Dampers
- Monitor Outside Air Temperature
- Monitor Building Power Consumption
- Monitor Electrical Service Phase Failure
- Monitor MDF/IDF Rooms
- Control Exterior Lighting
- Monitor Building Intrusion Alarm System (General Alarm)
- Monitor Building Fire Alarm System (General Alarm)
- Control Fire Alarm Shutdown of Heating and Ventilating Equipment
- Receptacle controls



mechanical cost opinion

**Job Name**  
Capitol Campus Child Care Center



**BASIS OF OPINION** Pre-Design **PREPARED BY** Brian Cannon, PE **DATE** July 31, 2018  
**JOB NUMBER** 18105 **CHECKED BY** Brian Cannon, PE **OVERHEAD & PROFIT** 20%

description	quantity		material cost		labor cost		engineering opinion		
	number	unit	unit cost	total	unit cost	total	subtotal	OH&P	total
<b>DIVISION 21</b>									
<b>SECTION 211000 AUTOMATIC FIRE SUPPRESSION SYSTEMS</b>									
Automatic Fire Suppression Systems	18,740	SF	2.25	42,165	2.80	52,472	94,637	18,927	113,564
<b>Subtotal Division 21</b>				42,165		52,472	94,637	18,927	113,564

mechanical cost opinion

**Job Name**  
Capitol Campus Child Care Center



**BASIS OF OPINION** Pre-Design **PREPARED BY** Brian Cannon, PE **DATE** July 31, 2018  
**JOB NUMBER** 18105 **CHECKED BY** Brian Cannon, PE **OVERHEAD & PROFIT** 20%

description	quantity		material cost		labor cost		engineering opinion		
	number	unit	unit cost	total	unit cost	total	subtotal	OH&P	total
<b>DIVISION 22</b>									
<b>SECTION 221116 DOMESTIC WATER SYSTEM</b>									
Domestic Water Systems	18,740	SF	3.87	72,512	1.94	36,262	108,774	21,755	130,529
<b>SECTION 222123 PLUMBING PUMPS</b>									
Plumbing Pumps	18,740	SF	.10	1,874	.07	1,312	3,186	637	3,823
<b>SECTION 221300 SOIL, WASTE, VENT AND STORM DRAINAGE PIPING</b>									
Soil, Waste, Vent and Storm Drainage Piping	18,740	SF	2.40	44,976	1.55	29,047	74,023	14,805	88,828
<b>SECTION 223000 PLUMBING EQUIPMENT</b>									
Plumbing Equipment	18,740	SF	1.80	33,732	.60	11,244	44,976	8,995	53,971
<b>SECTION 224000 PLUMBING FIXTURES</b>									
Plumbing Fixtures									
Water Closets, wall mounted	18	EA	1,550.00	27,900	700.00	12,600	40,500	8,100	48,600
Lavs	18	EA	985.00	17,730	600.00	10,800	28,530	5,706	34,236
Sinks	32	EA	1,100.00	35,200	600.00	19,200	54,400	10,880	65,280
3-Comp Sink	1	EA	4,000.00	4,000	600.00	600	4,600	920	5,520
Eyewash Stations	1	EA	600.00	600	600.00	600	1,200	240	1,440
Mop Sinks	1	EA	700.00	700	600.00	600	1,300	260	1,560
Drinking fountain	1	EA	1,500.00	1,500	600.00	600	2,100	420	2,520
Hose bibb, Interior and Exterior	5	EA	350.00	1,750	250.00	1,250	3,000	600	3,600
Misc. to be determined	3	EA	1,100.00	3,300	600.00	1,800	5,100	1,020	6,120
<b>Subtotal Division 22</b>				245,774		125,915	371,689	74,338	446,026

mechanical cost opinion



Job Name

Capitol Campus Child Care Center

BASIS OF OPINION Pre-Design

PREPARED BY Brian Cannon, PE

DATE July 31, 2018

JOB NUMBER 18105

CHECKED BY Brian Cannon, PE

OVERHEAD & PROFIT 20%

description	quantity		material cost		labor cost		engineering opinion		
	number	unit	unit cost	total	unit cost	total	subtotal	OH&P	total
<b>DIVISION 23</b>									
<b>SECTION 230500 GENERAL PROVISIONS</b>									
General Provisions	1	LS	58,185.70	58,186			58,186	11,637	69,823
<b>SECTION 230700 MECHANICAL INSULATION</b>									
Mechanical Insulation	18,740	SF	1.40	26,236	1.90	35,606	61,842	12,368	74,210
<b>SECTION 230800 COMMISSIONING SUPPORT</b>									
Commissioning Support	18,740	SF			.11	2,061	2,061	412	2,474
<b>SECTION 230810 SYSTEMS TRAINING</b>									
Systems Training	18,740	SF	.02	375	.02	375	750	150	900
<b>SECTION 230820 SYSTEM O&amp;M MANUALS</b>									
System O&M Manuals	18,740	SF	.02	375	.05	937	1,312	262	1,574
<b>SECTION 230900 AUTOMATIC TEMPERATURE CONTROLS</b>									
Automatic Temperature Controls	18,740	SF	3.50	65,590	2.75	51,535	117,125	23,425	140,550
<b>SECTION 232300 REFRIGERANT PIPING SYSTEMS</b>									
Refrigerant Piping	18,740	SF	.80	14,992	1.50	28,110	43,102	8,620	51,722
<b>SECTION 233100 AIR DISTRIBUTION</b>									
Air Distribution	18,740	SF	1.50	28,110	5.00	93,700	121,810	24,362	146,172
<b>SECTION 233400 AIR DISTRIBUTION EQUIPMENT</b>									
90% Effective DOAS & Exhaust Fans	18,740	SF	4.80	89,952	.95	17,803	107,755	21,551	129,306
<b>SECTION 233700 AIR DEVICES</b>									
Air Devices	18,740	SF	1.20	22,488	.30	5,622	28,110	5,622	33,732

mechanical cost opinion



Job Name

Capitol Campus Child Care Center

BASIS OF OPINION Pre-Design

PREPARED BY Brian Cannon, PE

DATE July 31, 2018

JOB NUMBER 18105

CHECKED BY Brian Cannon, PE

OVERHEAD & PROFIT 20%

description	quantity		material cost		labor cost		engineering opinion		
	number	unit	unit cost	total	unit cost	total	subtotal	OH&P	total
<b>SECTION 234100 FILTERS</b>									
Filters, Panel Type, Spare	40	MCFM	25.00	1,000			1,000	200	1,200
<b>SECTION 238100 PACKAGED HVAC EQUIPMENT</b>									
Variable Refrigerant Flow System	1	LS	145,000.00	145,000	16,000.00	16,000	161,000	32,200	193,200
<b>SECTION 238200 TERMINAL HEAT TRANSFER EQUIPMENT</b>									
Electric Unit Heater, Commercial, 1500 W	2	EA	1,050.00	2,100	260.00	520	2,620	524	3,144
<b>Subtotal Division 23</b>				454,403		252,269	706,673	141,335	848,007
<b>Total Mechanical (Division 21, 22, 23)</b>				742,342		430,656	1,172,998	234,600	1,407,598

## basis of security design narrative

July 16, 2018

**PROJECT** Washington State Capitol Campus  
Child Care Center

**PHASE** Pre-Design

### SUMMARY OF WORK

The security systems will be integrated to support the safety and security of students, staff and building. Care will be taken throughout the design process to ensure that the systems specified will be maintainable, flexible and meet the needs of the Owner.

### CODES, STANDARDS, AND REFERENCES

The security connectivity and cabling infrastructure, and pathways and spaces shall be designed in conformance with the following codes, standards and references. Publications shall be latest issue and addenda:

- National Electric Code
- National Electric Safety Code
- International Building Code
- International Fire Code
- TIA-568.0-D: Generic Telecommunications Cabling for Customer Premises
- TIA-568-C.1: Commercial Building Telecommunications Cabling
- TIA-568-C.2: Balanced Twisted-Pair Telecommunications Cabling and Components
- TIA-568.3-D: Optical Fiber Cabling Components
- TIA-569-D: Commercial Building Standard for Telecommunications Pathways and Spaces
- TIA-606-B: The Administration Standard for the Telecommunications Infrastructure of Commercial Building
- TIA-607-B: Generic Telecommunications Bonding and Grounding (Earthing) For Customer Premises
- TIA-862-A: Building Automation Systems Cabling
- BICSI 001-2009: Information Transport Systems Design Standard for K-12 Educational Institutions
- ANSI/NECA/BICSI 568-2006, Standard for Installing Commercial Building Telecommunications Cabling
- BICSI Electronic Safety and Security Design Reference Manual
- BICSI Telecommunications Distribution Methods Manual
- DES Design Guidelines and Construction Standards

### ELECTRONIC SECURITY SYSTEMS

#### Pathways

Building pathways will be designed in compliance with ANSI/TIA-569-B Commercial Building Standard for Telecommunications Pathways and Spaces.

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t 206.448.3376 w hargis.biz

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Pathways for security devices will consist of a flush mount 4-11/16" x 4-11/16" x 2-1/8" recessed back box or larger with typically a single gang mud-ring and a minimum 3/4-inch conduit stubbed up above the accessible ceiling space.

The primary pathways for routing cabling to security panels will consist of open cabling support system consisting of j-hooks above the accessible ceiling mounted on threaded rod supports.

Conduit pathways will be utilized in areas without accessible ceilings or where the spaces are open to structure. The conduit pathway will be designed such that no section of conduit shall be longer than 100 feet between pull points and the pathway will not contain more than two 90-degree bends between pull points. For conduits with an internal diameter of 2 inches or less, the inside radius of a bend in conduit shall be at least 6 times the internal diameter. For conduits with an internal diameter of more than 2 inches, the inside radius of a bend in conduit shall be at least 10 times the internal diameter. Conduits will be sized based on the fill specifications identified in the ANSI/TIA-569-B standard.

### **Intrusion Detection**

The design will include reliable intrusion detection and transmit an intrusion alarm condition to the Owner's monitoring agency. The intrusion detection system will include a control panel, keypads, motion sensors, magnetic door contacts, cabling, and all other necessary equipment. The intrusion detection system will monitor exterior doors, interior areas of the building including corridors and ground level offices and classrooms and other areas with valuable equipment attractive to theft.

Magnetic door contacts will be installed on all exterior doors to monitor the status of the building perimeter. Motion sensors will be dual technology with passive infrared and microwave motion sensors surface mounted on walls and ceilings.

Separate security zones will be created allowing the Owner to disarm areas of the building while keeping the remainder of the building armed and supervised. Manual arming and disarming of individual zones or the entire system will be accomplished using wall mounted entry keypads at the locations selected by the Owner. The zoning requirements will be coordinated with the Owner during the upcoming design phases.

The supervisory panel will be surface mounted and located in the Telecommunications Room. The intrusion detection system will be monitored constantly via Ethernet, radio, cellular or a dial up digital communicator.

### **Access Control System**

The design will include electronic access controlled doors at various locations to permit entry to restricted interior spaces or the building after hours, and to support a building-wide "Lockdown."

The system will include proximity-based card readers at specified door locations. To gain access when the building is locked, a user will present a valid credential in range of the proximity reader, which will release the electronic access controlled doors hardware.

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security pre-design

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The exterior electronic access controlled doors will be controlled either by time clock, by direct control at the control panel, or using a web-based client to allow entry during scheduled and non-scheduled times.

The system will also include a “Lockdown” function that will immediately lock electronically controlled doors to deny access during an emergency. Egress from the building will not be affected during a lockdown situation. The lockdown button(s) will be located in an area easily accessible by resident staff. The button will be a large red button with appropriate signage and protective cover. The access controlled doors will permit entry during a locked condition upon presentation of a valid credential.

### **Security Video System**

The security video system design will include video monitoring and recording of interior and exterior activities within the building and on campus per the Owners existing standards. The security video system will be IP-based with cameras, server-based Video Management Software (VMS), and an unshielded twisted pair (UTP) and optical fiber structured cabling system per the owner’s standards and based on coordination with the owner during the design phase. The security video system will include exterior cameras mounted on the building and/or on parking lot light poles.

The security video system may include a mix of pan tilt zoom (PTZ), megapixel dome and omni-directional cameras. The cameras will be mounted in Plexiglas dome style enclosures suitable for the environment in which they are installed. The cameras will have wide dynamic range capabilities with day/night capabilities that automatically adjust from color during the day to black and white during low light conditions. The cameras will be configured with masking so that cameras are recording only on specified movement patterns. The cameras will be native IP cameras with a standard RJ-45 style 8-position, 8-conductor modular port for direct attachment to the Category 6 horizontal structured cabling infrastructure. In locations where the horizontal cabling length exceeds the limit of 90 meters, the cameras will be connected using optical fiber cabling. The cameras will capture and transmit live images directly over an IP network, enabling authorized users to locally or remotely view, store, and manage video over standard IP-based network infrastructure and the Internet. The cameras shall be powered by an IEEE 802.3af(at) compliant Power over Ethernet (PoE) switch over the horizontal cabling and will not require 120v power at the camera.

The PTZ cameras will include software that allows an operator to view, control and programs the cameras using a standard web browser. Access privileges can be defined by administrators to prevent unauthorized users from viewing restricted cameras.

The megapixel cameras will support high definition with resolutions to meet the application. Higher megapixel camera can view a far larger area than the standard definition camera and will allow operators to pick out details in a scene and to zoom in on particular areas while retaining image integrity. The higher megapixel cameras would be used to provide coverage to the larger exterior spaces like parking lots.

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The management of the security video system will be from an Owner-furnished server sized appropriately based on manufacturer’s recommendations. The server will be configured with a Video Management Software (VMS). The VMS will provide a graphical user interface (GUI) that enables the operator to manage the retrieval and storage of the video images. The VMS will support collecting forensic evidence by allowing the operator to retrieve video corresponding to a given time or event. The server-based system will be scalable to support additional cameras and storage requirements.

**END OF DOCUMENT**

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## basis of telecommunications design narrative

July 16, 2018

**PROJECT** Washington State Capitol Campus  
Child Care Center

**PHASE** Pre-Design

### SUMMARY OF WORK

The telecommunications system will be a structured cabling system to support Wide Area Network (WAN) and Local Area Network (LAN) transport of voice (analog and Voice-Over-IP), data, wireless and streaming video applications. The structured cabling system shall enable the transport of data, telephony, intercom, clock, audio visual, security, building automation, and other Internet Protocol (IP) applications to be converged onto a common cabling and network infrastructure.

### CODES, STANDARDS, AND REFERENCES

The telecommunications connectivity and cabling infrastructure, and pathways and spaces will be designed in conformance with the following codes, standards and references. Publications shall be latest issue and addenda:

- National Electric Code
- National Electric Safety Code
- International Building Code
- International Fire Code
- TIA-568.0-D: Generic Telecommunications Cabling for Customer Premises
- TIA-568-C.1: Commercial Building Telecommunications Cabling
- TIA-568-C.2: Balanced Twisted-Pair Telecommunications Cabling and Components
- TIA-568.3-D: Optical Fiber Cabling Components
- TIA-568-C.4: Broadband Coaxial Cabling and Components Standard
- TIA-569-D: Commercial Building Standard for Telecommunications Pathways and Spaces
- TIA-606-B: The Administration Standard for the Telecommunications Infrastructure of Commercial Building
- TIA-607-B: Generic Telecommunications Bonding and Grounding (Earthing) For Customer Premises
- TIA/EIA-758-B: Customer Owned Outside Plant Telecommunications Cabling
- TIA-862-A: Building Automation Systems Cabling
- BICSI 001-2009: Information Transport Systems Design Standard for K-12 Educational Institutions
- ANSI/NECA/BICSI 568-2006, Standard for Installing Commercial Building Telecommunications Cabling
- TIA-942: Telecommunications Infrastructure Standard for Data Centers
- ANSI/BICSI 002-2011, Data Center Design and Implementation Best Practices
- BICSI Electronic Safety and Security Design Reference Manual
- BICSI Information Technology Systems Installation Methods Manual

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t 206.448.3376 w hargis.biz

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- BICSI Network Design Reference Manual
- BICSI Outside Plant Design Reference Manual
- BICSI Telecommunications Distribution Methods Manual
- BICSI Wireless Design Reference Manual
- DES Design Guidelines and Construction Standards

## **TELECOMMUNICATIONS SYSTEMS**

### **Telecommunication Rooms and Spaces**

The Equipment Room (ER) will be a dedicated space designed for the termination of horizontal station cabling, backbone cabling and demarcation extension cabling. The ER shall also provide space and infrastructure for the installation, configuration and administration of mission critical telecommunications and systems equipment. The space shall be a minimum of 120 square feet in size.

The ER will contain the Main Cross-Connect (MC) /Main Distribution Frame (MDF) which serves as the central cross-connection facility in the hierarchical star backbone topology and provides a location for connecting network equipment to the telecommunications cabling infrastructure.

The MC/MDF will also house the main control panels and power supplies for the fire alarm, emergency responder radio equipment, intrusion detection, access control and intercom clock systems. The MC/MDF will also facilitate the terminating hardware for extension of campus backbone cabling, service providers cabling, equipment and WAN connections. The service entrance facilities will consist of a minimum of two (2) 4" conduits for extension of campus copper and optical fiber backbone, one (1) 4" conduit to the local telephone service location and one (1) 4" conduit for cable television service.

The MC/MDF will be equipped with fire retardant plywood backboard, EIA standard 19" equipment racks, and server rack/enclosures for rack mounted telecommunications equipment and connecting hardware. There will be rack mounted horizontal and vertical cable management, and overhead ladder tray to support the installation, and maintenance of the equipment and cabling.

The MC/MDF will be a secured space equipped with a dedicated environmental control system with dedicated thermostat to monitor and maintain acceptable temperature and humidity levels on a 24 hours-per-day, 365 days-per-year basis.

Dedicated non-switched, AC power receptacles will be provided to each equipment rack in the MC/MDF and 120V/20A convenience duplex outlets will be placed on each wall. The power receptacles will be on power panels dedicated for technology computing loads and the panels will be equipped with transient voltage surge suppression.

The Horizontal Cross-Connect (HC)/ Intermediate Distribution Frame (IDF) serves as the cross-connect between the horizontal cabling serving a given area of the building and the backbone infrastructure connecting the MC/MDF.

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The typical size of a HC/IDF will be a minimum of 80 square feet in size. Each room will contain 19-inch wide equipment racks and plywood backboards for mounting network equipment, patch panels and cable management. The equipment racks will also be equipped with vertical and horizontal cable management panels and shelves to support mounting of uninterruptible power supplies, and network equipment.

The HC/IDF will be a secured space equipped with an exhaust fan with dedicated thermostat to monitor and assist in maintaining an acceptable temperature on a 24 hours-per-day, 365 days-per-year basis.

Dedicated non-switched, AC power receptacles will be provided to each equipment rack in the HC/IDF. In addition, 120V/20A convenience duplex outlets will be placed on each wall of the TR. The power receptacles will be on power panels dedicated for technology computing loads. The power panels will have transient voltage surge suppression.

The MC/MDF and HC/IDF rooms will be located to ensure that the length of any horizontal cabling does not exceed 90 meters in length.

The HC/IDF rooms will have a Telecommunications Grounding Busbar (TGB) to provide grounding and bonding to the equipment located in the space. The TGB will be bonded to the Telecommunications Main Grounding Busbar (TMGB) located in the MC/MDF through the Telecommunications Bonding Backbone (TBB). The TMGB will be bonded to the building electrical service grounding electrode and to the building steel with a minimum of 3/0 bonding conductor.

#### **Structured Cabling Infrastructure**

The topology of the structured cabling infrastructure will be a hierarchical star with optical fiber and 100-ohm balanced twisted-pair backbone cabling installed between the HC/IDF and the MC/MDF and horizontal cabling from the workstation devices to a HC/IDF. Optical fiber and copper cabling will be plenum-rated where required by code.

The 100-ohm balanced twisted-pair backbone cabling installed from the MC/MDF to each HC/IDF will consist of a multi-pair unshielded twisted-pair (UTP) cable to support voice and legacy applications. The intrabuilding UTP backbone cabling will be multi-pair Category 3 cable constructed of 24 AWG unshielded twisted pair solid copper conductors. The interbuilding UTP cabling will be multi-pair cable constructed with a water blocking compound, and aluminum protective sheath housed within an UV resistant outside plant jacket. Interbuilding UTP backbone cabling will terminate on building entrance protection terminal blocks mounted on the plywood backboard.

The optical fiber backbone cabling will consist of laser optimized 50/125 micron multimode optical fiber cabling, and zero water peak singlemode optical fiber cabling. The optical cabling will support legacy optical fiber Ethernet applications, current 1 Gigabit (GB) and 10GB Ethernet and future 40GB and 100GB applications. The optical fiber cabling will be terminated, mounted to adapter panels and installed in rack mounted optical fiber cabinets for connections to the servers or switches.

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Interbuilding 50/125 micron multimode and singlemode optical fiber cabling will be an indoor/outdoor rated loose tube cable design with dry water blocking compound in an outside plant distribution jacket. Intra-building optical fiber backbone cabling will be tight buffered distribution construction.

The horizontal cabling from each workstation device will route directly to a Telecommunications Room, maintaining a maximum length no greater than 90 meters between terminations and service loops. Splicing and transition points shall be prohibited throughout the infrastructure. The horizontal cables installed from each telecommunications outlet to the MC/MDF or one of the HC/IDF locations will be 100 ohm, 4-pair, Category 6 unshielded twisted pair (UTP) cabling as defined in ANSI/TIA – 568-C Standard.

Horizontal cabling will terminate at the telecommunications outlet in a telecommunications device consisting of a Category 6, 8-position 8-conductor modular jack. The device will typically be installed in flush mount faceplate containing one or more telecommunications devices.

At the TR the horizontal cable will terminate on a rack mounted Category 6 modular 24 and 48-port patch panels. The patch panel shall consist of 8-position, 8-conductor modules with 110 IDC connections on the back of the patch panel. The patch panels will be mounted in EIA standard 19" racks located in the MC/MDF or HC/IDF.

The structured cabling system shall include Category 6 horizontal cabling to Wireless Access Point (WAP) locations throughout the building to support wireless LAN applications. At WAP locations, the horizontal cabling will be terminated on 8-position, 8-conductor modular plugs for the direct attachment to the WAP in accordance with TIA-862-A Building Automation Systems Cabling Standard.

The classrooms, administrative offices, conference rooms, and support areas will include telecommunications outlets with the quantities of devices based on the programming requirements of the spaces.

Telecommunication devices will be specified to support mechanical and electrical systems, and specialty low-voltage systems including, but limited to intrusion detection, access control, intercom, clocks, digital signage, audio visual, and fire alarm.

### **Pathways**

Building pathways will be designed in compliance with ANSI/TIA-569-B Commercial Building Standard for Telecommunications Pathways and Spaces.

Pathways for work area devices will consist of a flush mount 4-11/16" x 4-11/16" x 2-1/8" recessed back box or larger with a single gang mud-ring and a minimum 1-inch conduit stubbed up above the accessible ceiling space.

The primary pathways for routing cabling to telecommunications rooms will consist of cable tray pathways above the accessible ceiling in corridors. The cable tray will be a welded steel wire



electrical cost opinion

Capitol Campus Child Care Center  
Washington State



**BASIS OF OPINION** Pre-Design      **PREPARED BY** Patrick S      **DATE** July 16, 2018  
**JOB NUMBER** 18-105      **CHECKED BY** Patrick S      **OVERHEAD & PROFIT** 15%

description	quantity		material cost		labor cost		engineering opinion		
	number	unit	unit cost	total	unit cost	total	subtotal	OH&P	total
<b>DIVISION 27</b>									
<b>LOW-VOLTAGE SYSTEMS - DIVISIONS 27</b>									
General Provisions (Submittals, Mobilization, Permits)	18,740	SF	.05	937	.15	2,811	3,748	562.20	4,310
Basic Materials and Methods (Consumables, Small Tools, Equip Rental, Grounding, Identification, etc.)	18,740	SF	.10	1,874	.30	5,622	7,496	1,124.40	8,620
Raceway, Cabling Supports and Outlet Boxes	18,740	SF	.75	14,055	.50	9,370	23,425	3,514	26,939
<b>SECTION 271100 TELECOMMUNICATION DISTRIBUTION SYSTEM</b>									
Telecommunications Distribution System [plenum]		SF	2.35		1.62				
Telecommunications Distribution System [non-plenum]	18,740	SF	1.50	28,110	1.62	30,359	58,469	8,770	67,239
Telecommunications Rooms - MC	1	EA	8,500.00	8,500	2,275.00	2,275	10,775	1,616	12,391
Telecommunications Rooms - HC	1	EA	6,000.00	6,000	1,950.00	1,950	7,950	1,193	9,143
Backbone Cabling - Copper & Optical Fiber	16,450	LF	3.00	49,350	1.35	22,208	71,558	10,734	82,291
<b>Subtotal Low-Voltage Systems (Divisions 27)</b>							183,420	27,513	210,933

electrical cost opinion

Capitol Campus Child Care Center  
Washington State



**BASIS OF OPINION** Pre-Design      **PREPARED BY** Patrick S      **DATE** July 16, 2018  
**JOB NUMBER** 18-105      **CHECKED BY** Patrick S      **OVERHEAD & PROFIT** 15%

description	quantity		material cost		labor cost		engineering opinion		
	number	unit	unit cost	total	unit cost	total	subtotal	OH&P	total
<b>DIVISION 28</b>									
<b>LIFE SAFETY &amp; SECURITY SYSTEMS - DIVISIONS 28</b>									
General Provisions (Submittals, Mobilization, Permits)	18,740	SF	.03	562	.10	1,874	2,436	365.43	2,802
Basic Materials and Methods (Consumables, Small Tools, Equip Rental, Grounding, Identification, etc.)	18,740	SF	.06	1,124	.20	3,748	4,872	730.86	5,603
Raceway, Cabling Supports and Outlet Boxes	18,740	SF	.30	5,622	.15	2,811	8,433	1,265	9,698
<b>SECTION 281300 ACCESS CONTROL SYSTEM</b>									
Access Control System	18,740	SF	.45	8,433	.20	3,748	12,181	1,827	14,008
<b>SECTION 281600 INTRUSION DETECTION SYSTEM</b>									
Intrusion Detection System	18,740	SF	.25	4,685	.15	2,811	7,496	1,124	8,620
<b>SECTION 282300 SECURITY VIDEO SYSTEM</b>									
Security Video System	18,740	SF	.95	17,803	.25	4,685	22,488	3,373	25,861
<b>Subtotal Life Safety &amp; Security Systems (Divisions 28)</b>							57,907	8,686	66,593

## CAPITOL CAMPUS CHILD CARE

### ELECTRICAL STUDY

October 02, 2018

By Jake Meulink, PE Tres West Engineers

This study is intended to describe the work required for electrical, telecom, security, and fire alarm to build an 18,750 square-foot (SF) child care facility located on a 50,000 square-foot plot of land in Olympia, WA. This child care facility will include 6,160 square feet of office space and 12,560 square feet of child care space. This site is currently and is to remain part of the Capitol Campus, includes a 12,000 square-foot play area, and a parking lot with 40 parking stalls. The existing Centennial Park is to remain on the North side of the lot adjacent to Union Ave SE. This project is intended to be a Net-Zero site. It is assumed that this project will pursue LEED Gold. Further details are provided below.

Capitol Campus Child Care Facility Proposed Site Plan:



### CODES AND REGULATIONS:

Current codes below are based on the latest adopted codes and standards.

1. 2015 International Building Code (IBC) with State Adopted Amendments
2. 2015 International Fire Code (IFC) with State Adopted Amendments
3. 2017 National Electrical Code (NEC) with State Adopted Amendments

Capitol Campus Child Care Electrical Study  
By Jake Meulink, PE Tres West Engineers

4. 2015 Washington State Energy Code (WSEC) with City Adopted Amendments
5. Washington Administrative Code (WAC)
6. Revised Code of Washington (RCW)
7. Olympia Municipal Code
8. NFPA 70E
9. American Disabilities Act
10. IEEE 1584
11. 2006 Capitol Campus Master Plan

With new code updates every three years, construction of the Capitol Campus (CC) Childcare facility may need to comply with 2018 versions of the IBC, IFC, WSEC depending on local state adoption.

**EXISTING ELECTRICAL SYSTEM:**

There are (2) existing services serving the proposed site, (1) single-phase service feeding the Charter School Commission from an overhead pole-mounted transformer and (1) 208Y/120V three-phase service feeding the Professional Arts Building from (3) 37.5 kVA overhead pole-mounted transformers. At least (1) service would be removed as part of this project and a new service would need to be coordinated with the Capitol Campus distribution system based on the load requirements of the new building (See Electrical Distribution section of this report).



There is an existing optional standby generator on-site that will be removed as part of this project.

**EXISTING COMMUNICATION SYSTEM:**

There are (2) telecom services entering the property, (1) for each individual building. The existing telephone boxes are located on the exterior of each building.

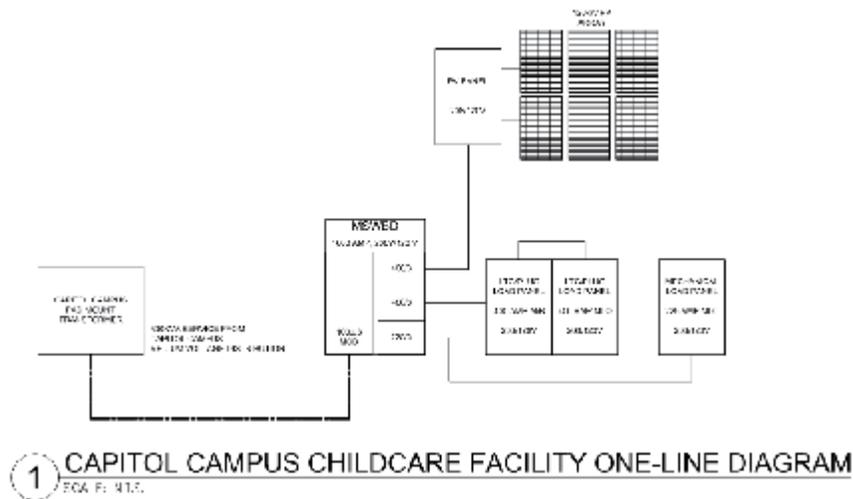
Capitol Campus Child Care Electrical Study  
 By Jake Meulink, PE Tres West Engineers

**ELECTRICAL DISTRIBUTION:**

The Capitol Campus owns and provides the medium-voltage distribution to the Capitol Campus buildings. PSE owns the high-voltage distribution system that feeds the Capitol Campus medium-voltage system. A new service will have to be sized and specified and the medium-voltage equipment and installation will be provided as part of this project. The existing overhead lines feeding the existing service shall be replaced with underground service conductors on the primary side of the buildings service. Underground service conductors shall span the block between Washington and Franklin Streets.

The office space, child-care space, and site is to be served from a single 500kVA, 208Y/120V three-phase service provided by the Capitol Campus medium-voltage distribution system utilizing a pad-mounted transformer to be located on-site. The service size is calculated based off of 20VA/SF at 18,750SF. From the pad-mounted transformer, underground service conductors will feed a service entrance rated 1,000A switchboard. The switchboard will feed (2) 400A branch panels for lighting loads and plug loads and (1) 225A panel for mechanical loads.

It is assumed there will be (1) main electrical room in a central location and a satellite electrical closet in the child care wing. The main electrical room will include IDF equipment to serve both office and child care areas.



**PHOTOVOLTAIC SYSTEM:**

A 120kW array photovoltaic (PV) system is to be installed on the roof of the child care facility. This will require (480) 4’x6’ solar panels and 11,520SF of roof space. The PV system will supply back into the main switchboard through a reverse current rated circuit breaker. See one-line diagram above. PSE shall be coordinated with in order to determine whether reverse metering is required to verify that the PV system isn’t supplying too much power back through the system.

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By Jake Meulink, PE Tres West Engineers

**PANELBOARDS:**

Panelboards will be dead front type and door-in-door construction with lockable latch fasteners on all doors. Panels should have a minimum of 20% spare breakers for lighting panels and 25% spare breakers for plug load panels.

Surge protection devices (SPD) should be provided on the Academic Building main service switchboard and any branch circuit panelboards with dedicated circuits that have isolated grounding provisions.

**TRANSFORMERS:**

All transformers shall comply with the latest energy efficiency standards as determined by local and national code including the 2016 Department of Energy Efficiency standards. High efficiency K-rated transformers may be required for harmonics as determined by the Capitol Campus.

Medium-voltage primary pad-mount transformer will need to be coordinated with the Capitol Campus medium-voltage distribution system standards.

**WIRING DEVICES:**

Controlled receptacles shall be provided in private offices, open offices, conference rooms, print and/or copy rooms, break rooms, individual workstations and classrooms. At least 50 percent of all 120V, 15- and 20-amp receptacles in these spaces shall be controlled and labeled per NEC.

In general, self-grounding devices should be specification grade. Tamper-proof receptacles are to be provided in all areas accessible to children per NEC. It is recommended that all receptacles be tamper proof for safety.

Special NEMA rated receptacles will be coordinated with equipment to be installed.

**EQUIPMENT COORDINATION:**

The electrical requirements for equipment shall be coordinated based on the room data sheets and equipment lists provided by the architect. Specific spaces and equipment are as follows:

Laundry Room:

- Washer and Dryer
- Dryer Exhaust

Bottles/Kitchenette

- Refrigerator
- It is anticipated that the bottle washing and sterilization will be by hand and no dishwasher is being provided.

Kitchen

- Stove with ventilation hood
- Commercial refrigerator and freezer
- Commercial dishwasher
- Microwave

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**HVAC AND PLUMBING COORDINATION:**

Electrical requirements for HVAC and plumbing equipment shall be coordinated with the mechanical and plumbing consultant.

**ADDITIONAL EFFICIENCY PACKAGE OPTIONS:**

The Child Care Facility will include additional efficiency packages as required by WSEC Section C406. Options range from more efficient HVAC (see report provided by Hargis Engineers), reduced lighting power, enhanced envelope performance. The full list is comprised of 8 options. These options will need to be coordinated with the Predesign Team and Owner to determine which requirements the complete realization will comply with.

**ARC FLASH STUDY:**

Arc flash studies using IEEE 1584 calculation methods complying with NFPA 70E should be performed for all switchboards and panelboards.

**LIGHTING:**

The lighting design shall comply with the Non-Residential Energy Code (NREC) portion of the WSEC. Interior lighting shall maximize the use of LED systems. LED fixtures shall be selected from the Lighting Design Lab LED Qualified Products List including fixtures vetted by Design Light Consortium or Energy Star. Standard fixture voltages to be 120V with 4000K color temperature for interior fixtures and 5000K for exterior.

Site lighting shall be pole-mounted full cutoff LED fixtures. Full-cutoff is a requirement to achieve the light trespass credit for LEED v4. It is anticipated that the SS Credit Light Trespass will be pursued as part of this project. The site will most likely be classified as a LZ2 MLO lighting zone. MLO lighting zones are defined in the LEED v4 reference guide.

Light level foot-candles should be measured and provided per IESNA light level standards. Digital Addressable Drivers shall be provided so the LED fixture efficiency can be increased and the reduced lighting power option for the WSEC and the individual controls option can be more easily achieved for LEED certification.

In order to increase fixture efficiency, the digital addressable drivers can be used to adjust the brightness of each fixture through the system lighting control panel user interface based on the following timeline:

Timeline:	%Light Fixture Brightness
First 2 years	80%
Year 3	90%
Year 5	95%
Years 7-10	100%

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The driver and LEDs will have a rated lumen-maintenance life that is defined by IESNA LM-80. Decreasing the fixture output using the digital addressable drivers will allow the fixture to provide better light for longer periods of time. At the very least, the power consumption of the fixture is reduced by whatever the fixture is set at. These settings are user defined based on values entered in the lighting control software located on a web-based server or on a local machine accessible to the facility operator. Training to the maintenance staff will be provided as part of this project.

### **LIGHTING CONTROL:**

All lighting controls shall meet the requirements of the WSEC. Lighting controls shall increase energy saving opportunities by including daylight harvesting via daylight sensors and occupancy/vacancy sensors. Daylight harvesting will control two zones of daylight as determined by vertical fenestration height. Fixtures within daylight zones will automatically dim according to daylight sensed. Occupancy sensors in all spaces other than restrooms, stairwells, and parking garages shall operate as vacancy sensors. Fixtures controlled by these sensors will only be energized if manually activated.

The control system shall be a low-voltage system by Crestron, Lutron, Wattstopper, or equal approved by the Capitol Campus.

The following is an example of lighting control functionality within specific spaces. Final control should be coordinated with Capitol Campus standards.

Classroom lighting (Toddler/Preschool):

- Multi-zone dimming or 4-button switch depending on classroom function
- Occupancy sensors
- Daylight harvesting at perimeter locations
- Single-zone dimmer switches in Shared Art Room.

Conference room controls:

- Multi-zone dimming for conference room depending on function
- AV, lighting control interface
- Occupancy sensors
- Daylight harvesting at perimeter locations

Office room controls:

- Multi-zone dimming for conference room depending on function
- Occupancy sensors
- Daylight harvesting at perimeter locations

Hallway / Common Areas:

- Timeclock controls
- Over-ride switch of timeclock zones
- Daylight harvesting at perimeter locations (where required)

Restrooms:

- Occupancy sensors

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Egress Lighting:

- Battery backup to be provided in fixtures that are providing required egress lighting. Egress lighting to turn on to 100% output upon loss of normal power.

CC Child Care Facility staff will be provided training for any lighting control system installed as part of this project.

**METERING:**

No metering required per WSEC C409 as building is less than 50,000SF unless requested by Capitol Campus. If metering is provided, the demand response credit can be pursued under LEED v4 (Up to 2 points available).

**TELECOMMUNICATION SERVICES:**

Power for a new Main Distribution Frame (MDF) will be provided within the main electrical room. Provisions (conduit stub-ups) are to be provided so that local telecom utilities can install infrastructure as requested by the Capitol Campus with so that high-speed internet can be provided to the child care staff. These provisions will be placed in locations as coordinated with the local telecom utilities. A grounding bus bar will be provided for the connection to the building grounding system via #6 copper conductors.

**LEED CERTIFICATION:**

It is anticipated that as part of this project LEED v4 Gold will be pursued as this is going to be a net-zero building. The credits that will be pursued will be decided as part of the integrative design process.

**AUDIO VISUAL:**

Audio Visual systems shall be provided in the following areas as requested by the Capitol Campus Child Care Facility Staff:

Preschool Classrooms

- Audio and Visual
- Built-in speakers

Entry/Lobby/Reception

- Visual only
- Video Display

Resource/Conference

- Audio and Visual
- Projector/TV

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### **FIRE ALARM:**

The CC Child Care Facility will be protected throughout with an automatic fire alarm system in accordance with code and Capitol Campus Standards. The fire alarm panel should be located in the main electrical room and connected to the campus network. The system shall include all City of Olympia Fire Code requirements and shall include at a minimum, corridor smoke detection, room detection (where required), voice alarm throughout for fire and emergency broadcast, and visual notification. Remote annunciation and voice control should be provided at the building main entrance.

### **FIRST RESPONDER ANTENNA SYSTEM (FRAS):**

The FRAS design shall meet all required code elements governing FRAS systems. The minimum signal level shall be -95dB with 95% coverage per code, or as directed by the AHJ. The design will be for a minimum of 2-hour battery back-up of FRAS systems. Confirmation is required for emergency battery auxiliary power with the AHJ. Coordinate all infrastructure requirements not provided by FRAS installer. The system shall include antennas, repeaters, coaxial cabling and a head end served by emergency power connected to the generator as a NEC 700 system for “Emergency Responders” communication.

### **COST OPINION:**

The estimated cost of construction for electrical, telecommunications, fire alarm, and photovoltaic array is a total of \$1,203,984. Please see the attached Cost Estimate for further details.











**7.20 ROOM DATA SHEETS AND LAYOUTS**

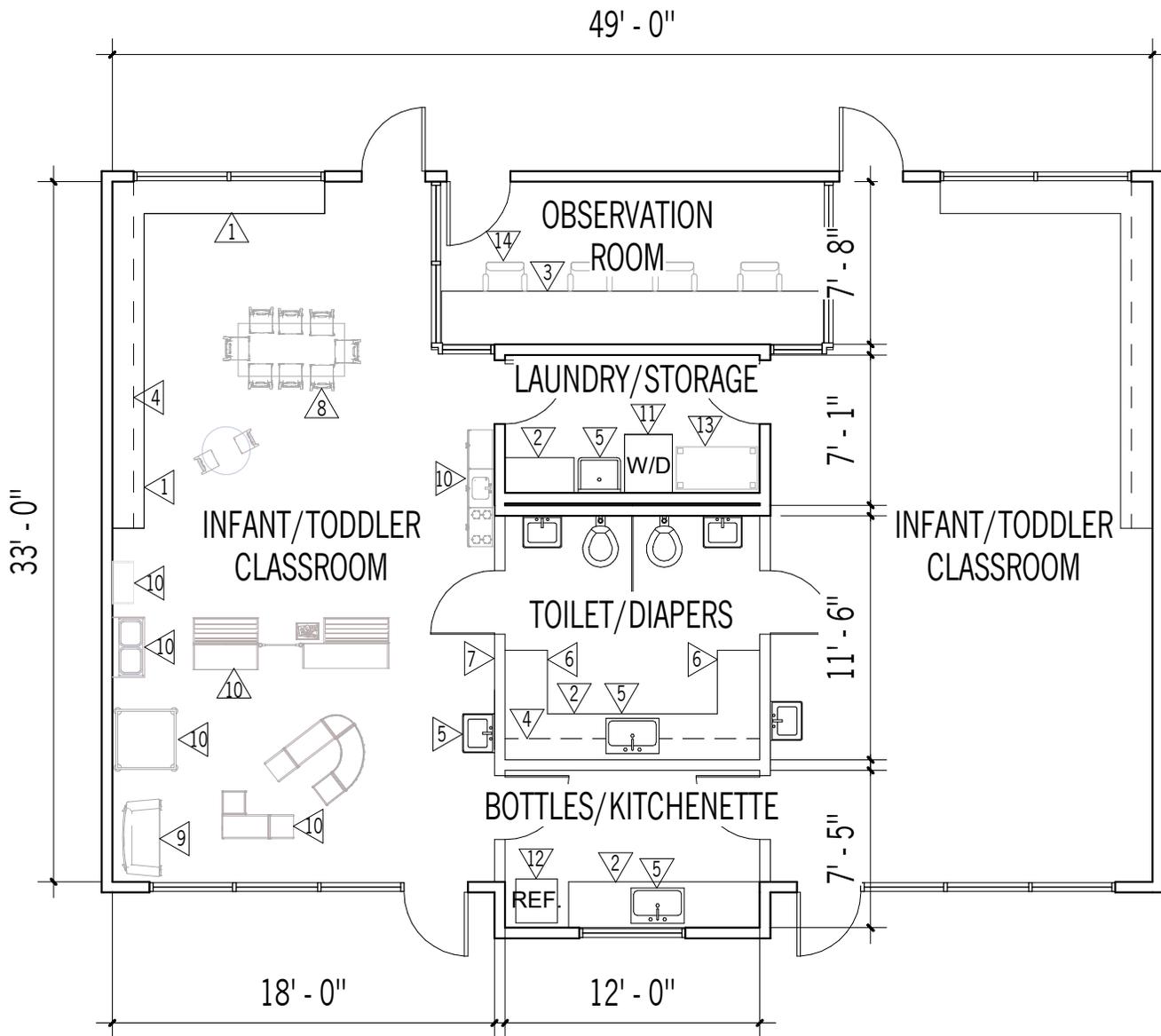
<b>Room Name</b>	<b>Infant/Toddler Classroom</b>
<b>Space Classification</b>	Childcare
<b>Quantity</b>	8
<b>Assignable Area</b>	550 SF
<b>Function</b>	Classroom space meeting licensing requirements for infant and toddler age groups
<b>Occupants</b>	14 toddlers or 8 infants per classroom maximum 2 staff minimum
<b>Adjacency</b>	Another infant/toddler classroom Shared toilet/washer/dryer/storage/bottle prep kitchenette
<b>Finishes</b>	
Floor	Linoleum sheet flooring
Walls	GWB, painted
Ceiling	ACT
<b>Ceiling Height</b>	10' minimum
<b>Plumbing</b>	Handwashing sink
<b>HVAC</b>	TBD
<b>Lighting</b>	Dimmer/LED, daylighting (maximized)
<b>Electrical Power</b>	TBD
<b>Information Technology</b>	TBD
<b>Fixed Equipment</b>	Individual storage cubbies for each child, shelving, base cabinets (drawers & shelving) with countertops, upper cabinets, whiteboard, tackboard
<b>Loose Equipment</b>	Tables, chairs, soft seating, play equipment, area rugs
<b>Other Requirements</b>	Direct access from classroom to outdoors Overhang for dry area outside Learning materials and equipment visible/accessible to children (WAC 2018) Allow space for a child to have privacy while supervised by teacher (WAC 2018) Windows looking into corridor

<b>Room Name</b>	<b>Observation Rooms &amp; Staff Offices</b>
<b>Space Classification</b>	Office & shared spaces
<b>Quantity</b>	5.5
<b>Assignable Area</b>	150 SF
<b>Function</b>	Staff lesson planning, parent and therapist observation
<b>Occupants</b>	up to 4 staff
<b>Adjacency</b>	1 shared between 2 classrooms
<b>Finishes</b>	
Floor	Carpet
Walls	GWB, painted
Ceiling	ACT
<b>Ceiling Height</b>	10' minimum
<b>Plumbing</b>	N/A
<b>HVAC</b>	TBD
<b>Lighting</b>	TBD
<b>Electrical Power</b>	Power for laptops, small devices
<b>Information Technology</b>	Wireless internet, TBD
<b>Fixed Equipment</b>	Countertops at desk height
<b>Loose Equipment</b>	Task chairs, mobile file cabinets, etc.
<b>Other Requirements</b>	One way glazing for view from observation room into classroom Microphones in classroom for audio observation recommended

<b>Room Name</b>	<b>Infant/Toddler Toilet &amp; Diaper Changing Rooms</b>
<b>Space Classification</b>	Childcare
<b>Quantity</b>	4
<b>Assignable Area</b>	140 SF
<b>Function</b>	Infant/toddler toilet and diaper changing area
<b>Occupants</b>	up to 4
<b>Adjacency</b>	One shared between two infant/toddler classrooms
<b>Finishes</b>	
Floor	Linoleum sheet flooring (easily cleanable, moisture resistant per WAC 2018)
Walls	GWB, painted
Ceiling	ACT
<b>Ceiling Height</b>	8' minimum
<b>Plumbing</b>	2 toilets, 3 sinks
<b>HVAC</b>	Exhaust fan, TBD
<b>Lighting</b>	TBD
<b>Electrical Power</b>	TBD
<b>Information Technology</b>	TBD
<b>Fixed Equipment</b>	Diaper changing table, base cabinets with countertops, upper cabinets
<b>Loose Equipment</b>	
<b>Other Requirements</b>	1 toilet and sink for every 15 children over 18 months (WAC 2018) Visibility of class while changing diapers (WAC 2018) Toilets and sinks must be appropriate height/size for children (WAC 2018) Privacy must be provided for children to demonstrate need for it while toileting (WAC 2018)

<b>Room Name</b>	<b>Laundry Room &amp; Storage</b>
<b>Space Classification</b>	Childcare
<b>Quantity</b>	4
<b>Assignable Area</b>	80 SF
<b>Function</b>	Laundry and storage
<b>Occupants</b>	1-2
<b>Adjacency</b>	One shared between two infant/toddler classrooms
<b>Finishes</b>	
Floor	Linoleum sheet flooring
Walls	GWB, painted
Ceiling	ACT
<b>Ceiling Height</b>	8' min.
<b>Plumbing</b>	Clothes washing machine, sink
<b>HVAC</b>	Dryer exhaust/TBD
<b>Lighting</b>	TBD
<b>Electrical Power</b>	TBD
<b>Information Technology</b>	TBD
<b>Fixed Equipment</b>	Base cabinets with countertops
<b>Loose Equipment</b>	Washer/dryer, cot storage rack
<b>Other Requirements</b>	

<b>Room Name</b>	<b>Bottles / Kitchenette</b>
<b>Space Classification</b>	Childcare
<b>Quantity</b>	4
<b>Assignable Area</b>	85 SF
<b>Function</b>	Bottle washing, sterilization, and milk refrigeration
<b>Occupants</b>	1-2
<b>Adjacency</b>	One shared between two infant/toddler classrooms
<b>Finishes</b>	
Floor	Linoleum sheet flooring
Walls	GWB, painted
Ceiling	ACT
<b>Ceiling Height</b>	8' – 10'
<b>Plumbing</b>	Sink
<b>HVAC</b>	TBD
<b>Lighting</b>	TBD
<b>Electrical Power</b>	TBD
<b>Information Technology</b>	TBD
<b>Fixed Equipment</b>	Base cabinets with countertops, upper cabinets
<b>Loose Equipment</b>	Refrigerator
<b>Other Requirements</b>	Physically separated from diaper changing area (WAC 2018)



**FIXED REQUIREMENTS**

- △1 cubbies with countertops
- △2 base cabinets with countertops
- △3 countertop at desk height
- △4 upper cabinets
- △5 sink
- △6 diaper changing pad over base cabinets
- △7 half height wall & door

**LOOSE REQUIREMENTS**

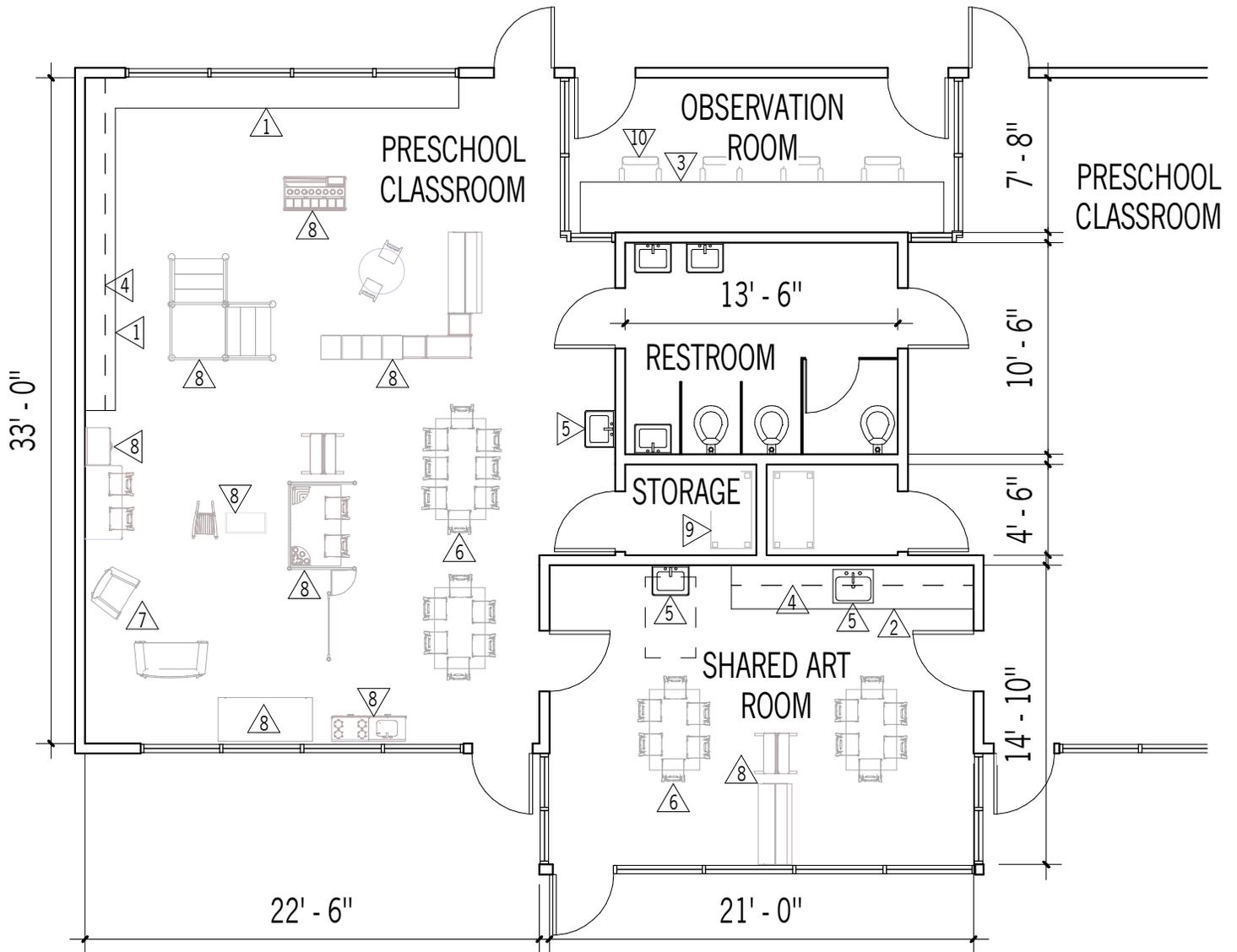
- △8 tables & chairs
- △9 soft seating
- △10 play equipment
- △11 washer/dryer
- △12 refrigerator
- △13 cot storage
- △14 task chairs

<b>Room Name</b>	<b>Preschool Classroom</b>
<b>Space Classification</b>	Childcare
<b>Quantity</b>	3
<b>Assignable Area</b>	790 SF
<b>Function</b>	Classroom space
<b>Occupants</b>	20 children per classroom maximum 2 staff maximum
<b>Adjacency</b>	Another preschool classroom Shared observation room, restroom, storage, art room
<b>Finishes</b>	
Floor	Linoleum sheet flooring
Walls	GWB, painted
Ceiling	ACT
<b>Ceiling Height</b>	10' minimum
<b>Plumbing</b>	Handwashing sink
<b>HVAC</b>	TBD
<b>Lighting</b>	LED, daylighting (maximized)
<b>Electrical Power</b>	TBD, built in speakers
<b>Information Technology</b>	TBD
<b>Fixed Equipment</b>	Individual storage cubbies each child, shelving, base cabinets (drawers & shelving) with countertops, upper cabinets, whiteboard, tackboard
<b>Loose Equipment</b>	Tables, chairs, soft seating, play equipment, area rugs
<b>Other Requirements</b>	Direct access from classroom to outdoors Overhang for dry area outside Learning materials and equipment visible/ accessible to children (WAC 2018) Allow space for a child to have privacy while supervised by teacher (WAC 2018) Windows looking into corridor

<b>Room Name</b>	<b>Shared Art Room</b>
<b>Space Classification</b>	Childcare
<b>Quantity</b>	1
<b>Assignable Area</b>	315 SF
<b>Function</b>	Preschool art room
<b>Occupants</b>	up to 20 children
<b>Adjacency</b>	Preschool classrooms
<b>Finishes</b>	
Floor	Linoleum sheet flooring
Walls	GWB, painted
Ceiling	ACT
<b>Ceiling Height</b>	10' minimum
<b>Plumbing</b>	1 handwashing sink, 1 deep basin sink with gooseneck faucet and plaster trap
<b>HVAC</b>	TBD
<b>Lighting</b>	Daylighting, TBD
<b>Electrical Power</b>	TBD
<b>Information Technology</b>	TBD
<b>Fixed Equipment</b>	Base cabinets with countertops
<b>Loose Equipment</b>	Tables, chairs, easels, art supply station
<b>Other Requirements</b>	

<b>Room Name</b>	<b>Preschool Restroom</b>
<b>Space Classification</b>	Childcare
<b>Quantity</b>	1.5
<b>Assignable Area</b>	140 SF
<b>Function</b>	Preschool toilet
<b>Occupants</b>	up to 3
<b>Adjacency</b>	One shared between two preschool classrooms
<b>Finishes</b>	
Floor	Linoleum sheet flooring (easily cleanable, moisture resistant per WAC 2018)
Walls	GWB, painted
Ceiling	ACT
<b>Ceiling Height</b>	8' minimum
<b>Plumbing</b>	3 toilets, 3 sinks
<b>HVAC</b>	Exhaust fan, TBD
<b>Lighting</b>	TBD
<b>Electrical Power</b>	TBD
<b>Information Technology</b>	TBD
<b>Fixed Equipment</b>	
<b>Loose Equipment</b>	
<b>Other Requirements</b>	1 toilet and sink for every 15 children over 18 months (WAC 2018) Toilets and sinks must be appropriate height/size for children (WAC 2018) Privacy must be provided for children to demonstrate need for it while toileting (WAC 2018)

<b>Room Name</b>	<b>Preschool Restroom (Access Outdoors)</b>
<b>Space Classification</b>	Childcare
<b>Quantity</b>	1
<b>Assignable Area</b>	50 SF
<b>Function</b>	Preschool toilet
<b>Occupants</b>	1
<b>Adjacency</b>	Outdoor play area
<b>Finishes</b>	
Floor	Sealed concrete
Walls	GWB, painted
Ceiling	GWB, painted
<b>Ceiling Height</b>	8' minimum
<b>Plumbing</b>	Toilet, sink
<b>HVAC</b>	Ventilation/TBD
<b>Lighting</b>	TBD
<b>Electrical Power</b>	TBD
<b>Information Technology</b>	TBD
<b>Fixed Equipment</b>	
<b>Loose Equipment</b>	
<b>Other Requirements</b>	Toilets and sinks must be appropriate height/ size for children (WAC 2018)

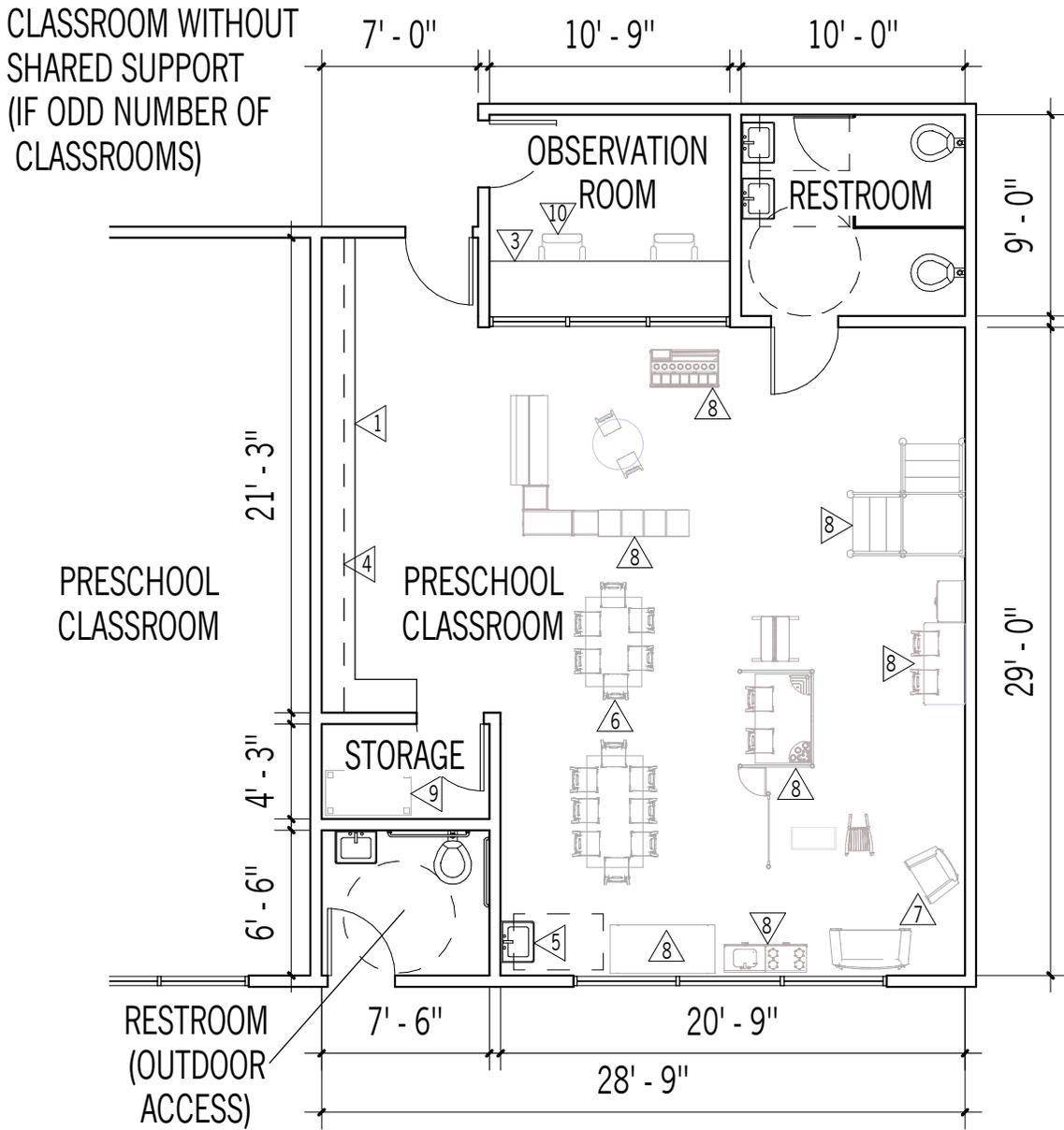


**FIXED REQUIREMENTS**

- ① cubbies with countertops
- ② base cabinets with countertops
- ③ countertop at desk height
- ④ upper cabinets
- ⑤ sink

**LOOSE REQUIREMENTS**

- ⑥ tables & chairs
- ⑦ soft seating
- ⑧ play equipment
- ⑨ cot storage
- ⑩ task chairs



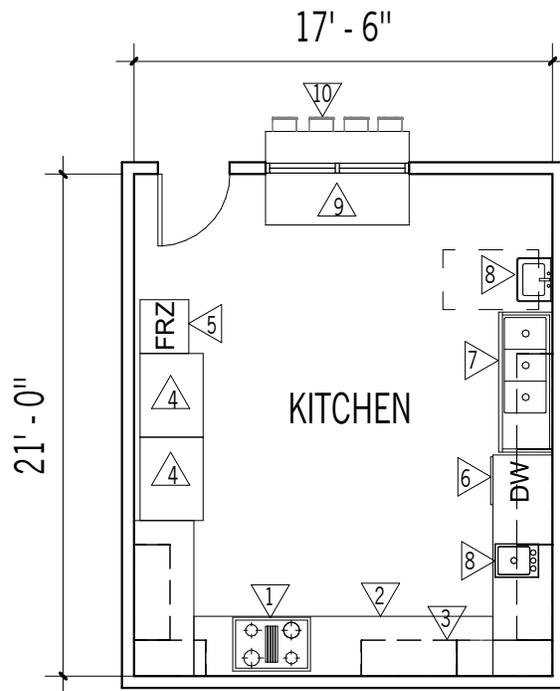
**FIXED REQUIREMENTS**

- ① cubbies with countertops
- ② base cabinets with countertops
- ③ countertop at desk height
- ④ upper cabinets
- ⑤ sink

**LOOSE REQUIREMENTS**

- ⑥ tables & chairs
- ⑦ soft seating
- ⑧ play equipment
- ⑨ cot storage
- ⑩ task chairs

<b>Room Name</b>	<b>Kitchen &amp; Pantry</b>
<b>Space Classification</b>	Childcare
<b>Quantity</b>	1
<b>Assignable Area</b>	450 SF
<b>Function</b>	Prepare meals for children following USDA food program
<b>Occupants</b>	2-4
<b>Adjacency</b>	Classrooms Exterior door for deliveries
<b>Finishes</b>	
Floor	Linoleum sheet flooring
Walls	Stainless steel, FRP & GWB, painted
Ceiling	ACT
<b>Ceiling Height</b>	10'
<b>Plumbing</b>	3 compartment sink for disinfection of handwash items, handwash sink, dishwasher, ice maker, grease interceptor
<b>HVAC</b>	Exhaust hood
<b>Lighting</b>	TBD, under-cabinet lighting
<b>Electrical Power</b>	Electric appliances, TBD
<b>Information Technology</b>	TBD
<b>Fixed Equipment</b>	Stove with exhaust hood Commercial refrigerator, freezer, dishwasher Counter outside kitchen area for children to observe cooking Tack board; trash, recycling & compost containers
<b>Loose Equipment</b>	Stainless steel prep tables Microwave Stainless steel racks in pantry
<b>Other Requirements</b>	Comply with department of health Washington State Food and Beverage Workers' Manual (WAC 2018) Food must be obtained from an approved source licensed and inspected by the local health jurisdiction, WDA, or USDA (WAC 2018) Kitchen must have a properly maintained and vented range hood, exhaust fan, or operable window (WAC 2018)

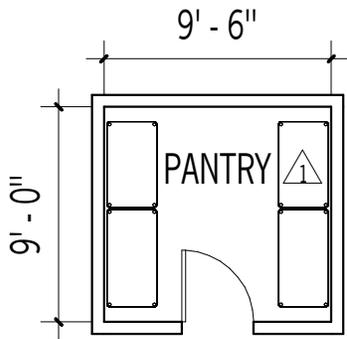


**FIXED REQUIREMENTS**

- △1 stove with exhaust hood
- △2 base cabinets with countertops
- △3 upper cabinets
- △4 refrigerator
- △5 freezer
- △6 dishwasher
- △7 3 compartment sink
- △8 sink
- △9 observation counter

**LOOSE REQUIREMENTS**

- △10 chairs

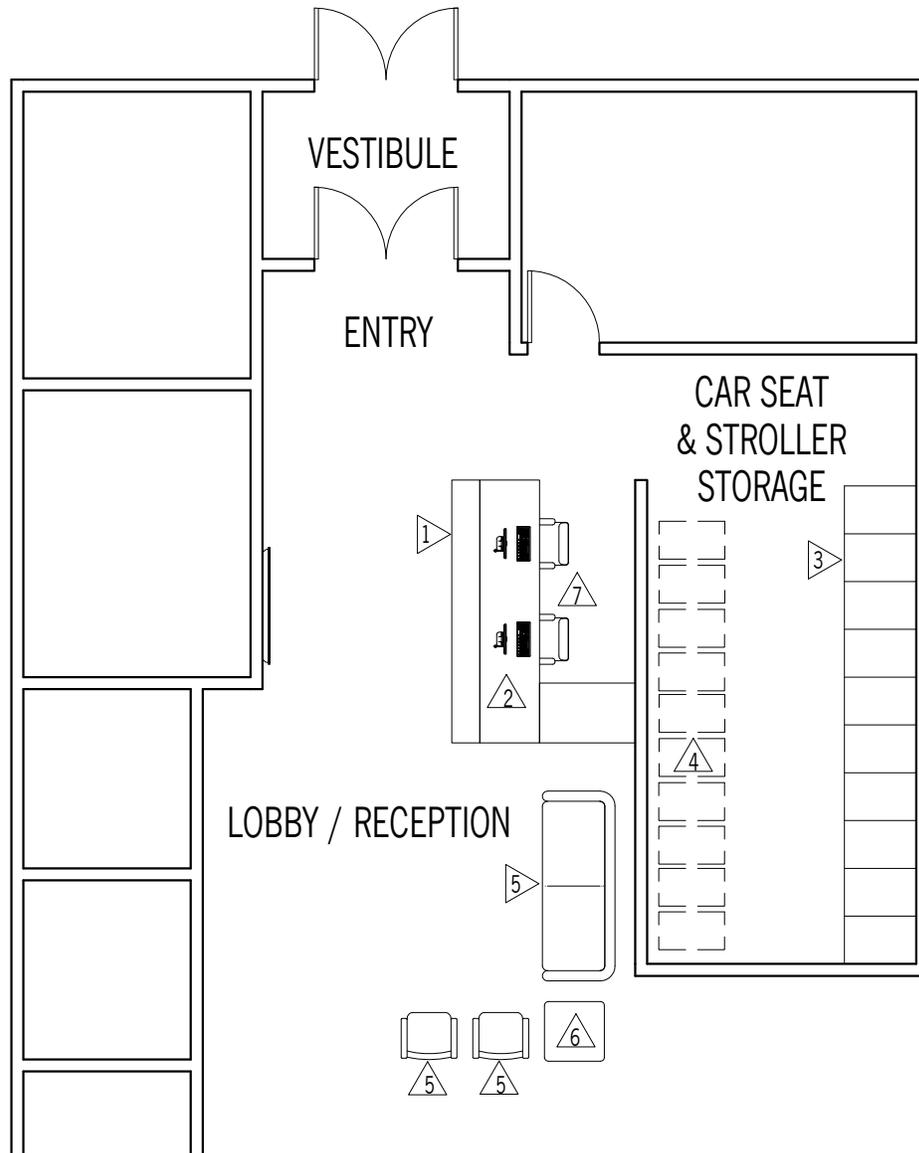


FIXED REQUIREMENTS

LOOSE REQUIREMENTS

 stainless steel racks

<b>Room Name</b>	<b>Entry / Lobby / Reception</b>
<b>Space Classification</b>	Office & shared spaces
<b>Quantity</b>	1
<b>Assignable Area</b>	
<b>Function</b>	Secured entry for parent/child drop-off/pick-up, check-in, orientation, reception for events
<b>Occupants</b>	
<b>Adjacency</b>	Director's office, multipurpose room, restrooms
<b>Finishes</b>	
Floor	Densified and polished concrete
Walls	GWB, painted
Ceiling	Linear wood
<b>Ceiling Height</b>	10' minimum
<b>Plumbing</b>	TBD
<b>HVAC</b>	TBD
<b>Lighting</b>	TBD
<b>Electrical Power</b>	Near work stations for computers and other devices At seating area
<b>Information Technology</b>	2 telephones, 2 computers, flatscreen TV in lobby, digital access control from lobby to classrooms, security cameras at entry
<b>Fixed Equipment</b>	Check in counter, work station for reception
<b>Loose Equipment</b>	Chairs, file cabinet under desktop, soft seating & tables at waiting area, digital check-in station
<b>Other Requirements</b>	Storage for strollers and car seats (300 SF) Secured storage for children's personal items



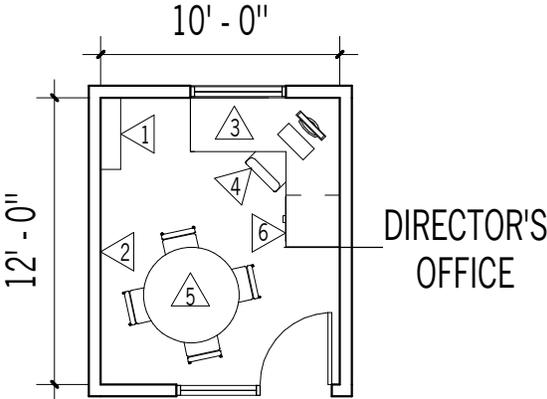
**FIXED REQUIREMENTS**

- △1 check-in counter
- △2 reception work station
- △3 car seat cubby storage  
(40) 2'x2'x3' deep

**LOOSE REQUIREMENTS**

- △4 space for strollers
- △5 soft seating
- △6 end table
- △7 task chairs

<b>Room Name</b>	<b>Director's Office</b>
<b>Space Classification</b>	Office & shared spaces
<b>Quantity</b>	1
<b>Assignable Area</b>	120 SF
<b>Function</b>	Staff office
<b>Occupants</b>	1
<b>Adjacency</b>	Entry/lobby
<b>Finishes</b>	
Floor	Carpet tile
Walls	GWB, painted
Ceiling	ACT
<b>Ceiling Height</b>	8' minimum
<b>Plumbing</b>	N/A
<b>HVAC</b>	TBD
<b>Lighting</b>	Daylighting, task lighting
<b>Electrical Power</b>	Near work station for computer
<b>Information Technology</b>	Telephone, computer, copier, fax machine
<b>Fixed Equipment</b>	Book shelves, whiteboard
<b>Loose Equipment</b>	Desk, 2 monitors, chair, guest chairs, file cabinet under desktop, standard file cabinet
<b>Other Requirements</b>	Soundproof Operable window to exterior preferred Blinds for privacy View of front doors, entry, lobby



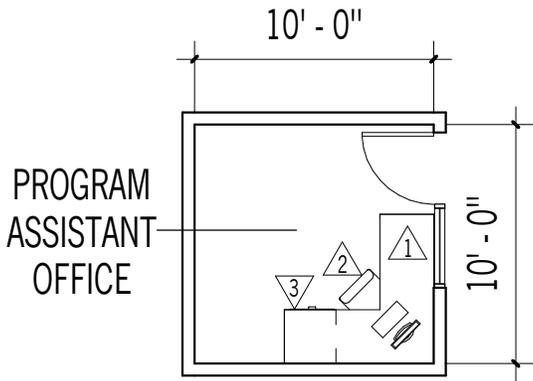
FIXED REQUIREMENTS

- △1 book shelves
- △2 whiteboard

LOOSE REQUIREMENTS

- △3 desk
- △4 task chair
- △5 guest chairs and table
- △6 file cabinet

<b>Room Name</b>	<b>Program Assistant Office</b>
<b>Space Classification</b>	Office & shared spaces
<b>Quantity</b>	1
<b>Assignable Area</b>	100 SF
<b>Function</b>	Office work for supporting childcare
<b>Occupants</b>	1
<b>Adjacency</b>	Reception desk, director's office
<b>Finishes</b>	
Floor	Carpet tile
Walls	GWB, painted
Ceiling	ACT
<b>Ceiling Height</b>	8' minimum
<b>Plumbing</b>	N/A
<b>HVAC</b>	TBD
<b>Lighting</b>	Daylighting, task lighting
<b>Electrical Power</b>	Near work station for computers
<b>Information Technology</b>	Telephone, computer
<b>Fixed Equipment</b>	
<b>Loose Equipment</b>	Desks, monitor, computer, chairs, file cabinets under desktop
<b>Other Requirements</b>	

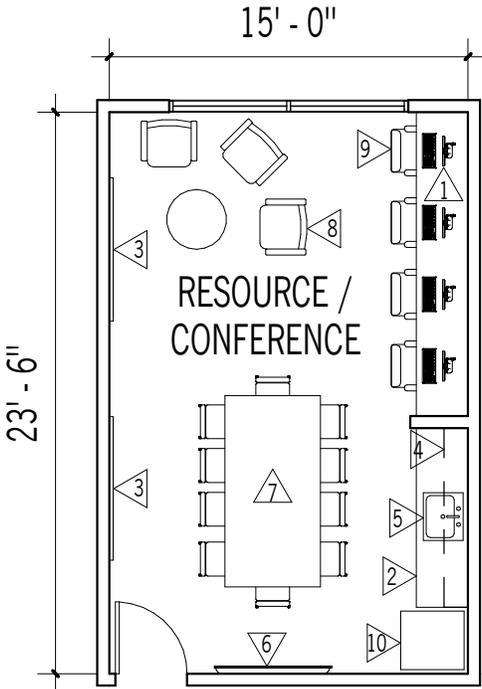


FIXED REQUIREMENTS

LOOSE REQUIREMENTS

- △1 desk
- △2 task chair
- △3 file cabinet

<b>Room Name</b>	<b>Resource / Conference / Break Room</b>
<b>Space Classification</b>	Office & shared spaces
<b>Quantity</b>	1
<b>Assignable Area</b>	350 SF
<b>Function</b>	Break room, library resources, small meetings, social hub
<b>Occupants</b>	10-15
<b>Adjacency</b>	Centrally located
<b>Finishes</b>	
Floor	Linoleum sheet flooring
Walls	GWB, painted
Ceiling	ACT
<b>Ceiling Height</b>	10'
<b>Plumbing</b>	Sink
<b>HVAC</b>	TBD
<b>Lighting</b>	TBD, daylighting
<b>Electrical Power</b>	Projector/TV, computer stations
<b>Information Technology</b>	Computers, wireless
<b>Fixed Equipment</b>	Shelving, base cabinets with countertop, upper cabinets, whiteboard, tackboard, projection screen/TV
<b>Loose Equipment</b>	Table and chairs, soft seating and end tables, under-counter refrigerator, microwave
<b>Other Requirements</b>	



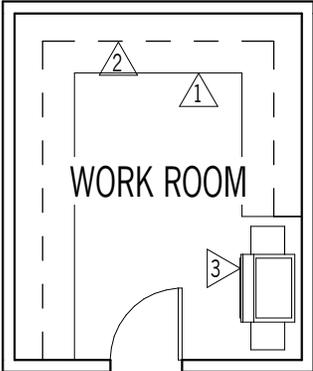
FIXED REQUIREMENTS

- △1 touchdown workstations
- △2 base cabinets with countertops
- △3 whiteboard
- △4 upper cabinets
- △5 sink
- △6 TV

LOOSE REQUIREMENTS

- △7 table and chairs
- △8 soft seating / low conferencing
- △9 task chairs
- △10 refrigerator

<b>Room Name</b>	<b>Work Room</b>
<b>Space Classification</b>	Office & shared spaces
<b>Quantity</b>	1
<b>Assignable Area</b>	175 SF
<b>Function</b>	Space for making copies & prints, storage of office supplies, general layout area
<b>Occupants</b>	2
<b>Adjacency</b>	Reception, offices
<b>Finishes</b>	
Floor	Linoleum sheet flooring
Walls	GWB, painted
Ceiling	ACT
<b>Ceiling Height</b>	10'
<b>Plumbing</b>	N/A
<b>HVAC</b>	Even temp control, proper exhaust for copy machine
<b>Lighting</b>	TBD
<b>Electrical Power</b>	Power for copier, printers, other equipment
<b>Information Technology</b>	
<b>Fixed Equipment</b>	Shelving, base cabinets with countertop, upper cabinets
<b>Loose Equipment</b>	Copy machine, printer(s)
<b>Other Requirements</b>	



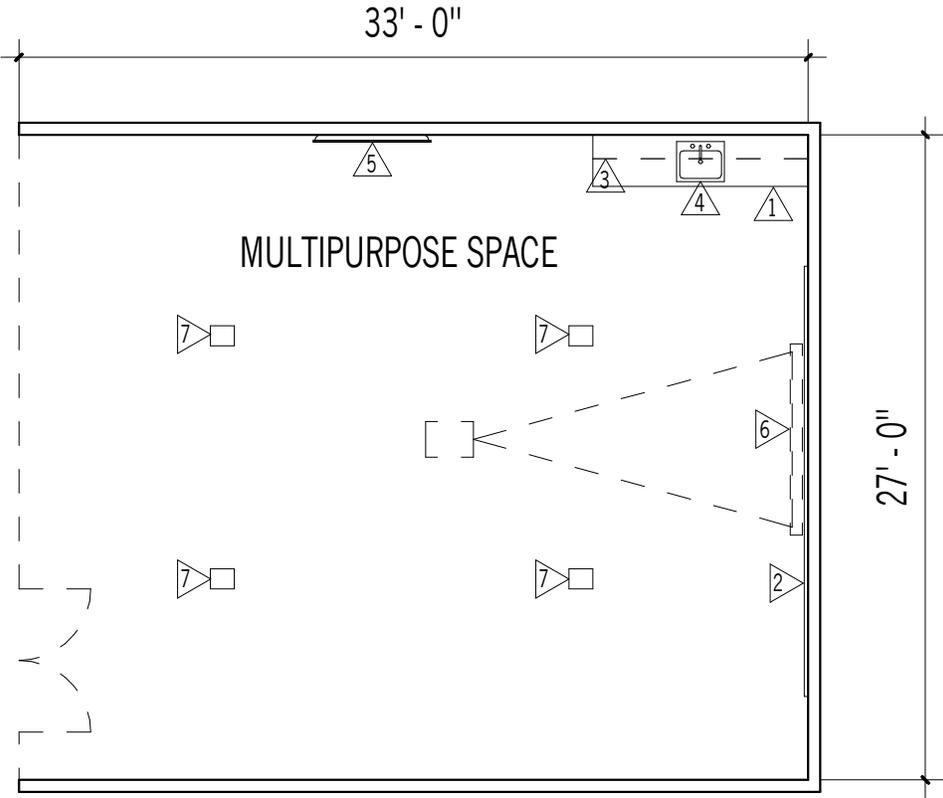
FIXED REQUIREMENTS

- △1 base cabinets with countertops
- △2 upper cabinets

LOOSE REQUIREMENTS

- △3 copy machine

<b>Room Name</b>	<b>Multipurpose Space</b>
<b>Space Classification</b>	Office & shared spaces
<b>Quantity</b>	1
<b>Assignable Area</b>	900 SF
<b>Function</b>	All staff meetings, children movement, parent/educator events
<b>Occupants</b>	30
<b>Adjacency</b>	Reception, lobby, parent rooms, restrooms, central storage
<b>Finishes</b>	
Floor	Densified and polished concrete
Walls	GWB, painted
Ceiling	ACT
<b>Ceiling Height</b>	10'-12'
<b>Plumbing</b>	Sink
<b>HVAC</b>	TBD
<b>Lighting</b>	LED/dimmable, ability to have lights off near screen and on in other parts of the room
<b>Electrical Power</b>	Projector, LCD TV's, power jacks in floor
<b>Information Technology</b>	Telephone, computers, wireless
<b>Fixed Equipment</b>	Whiteboard, countertop, projection screen
<b>Loose Equipment</b>	Tables, chairs
<b>Other Requirements</b>	Direct adjacency or open to lobby/reception area

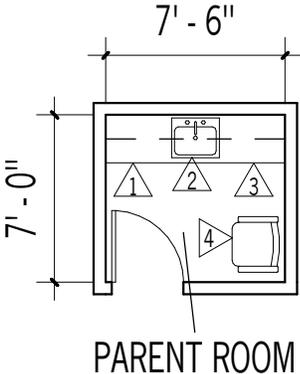


FIXED REQUIREMENTS

- ① base cabinets with countertops
- ② whiteboard
- ③ upper cabinets
- ④ sink
- ⑤ digital flatscreen
- ⑥ projector and screen
- ⑦ floor power & data boxes

LOOSE REQUIREMENTS

<b>Room Name</b>	<b>Parent / Lactation Rooms</b>
<b>Space Classification</b>	Office & shared spaces
<b>Quantity</b>	3
<b>Assignable Area</b>	50 SF
<b>Function</b>	Private one-on-one conversations Lactations rooms
<b>Occupants</b>	1-2
<b>Adjacency</b>	Lobby, multipurpose room
<b>Finishes</b>	
Floor	Carpet
Walls	GWB, painted
Ceiling	ACT
<b>Ceiling Height</b>	10'
<b>Plumbing</b>	Sink
<b>HVAC</b>	TBD
<b>Lighting</b>	TBD
<b>Electrical Power</b>	Power outlets
<b>Information Technology</b>	Telephone, wireless internet
<b>Fixed Equipment</b>	Base cabinets with countertop, upper cabinets
<b>Loose Equipment</b>	Under-counter refrigerator, soft seating
<b>Other Requirements</b>	Acoustical separation important User-operated deadbolts for privacy with "in use" indicator



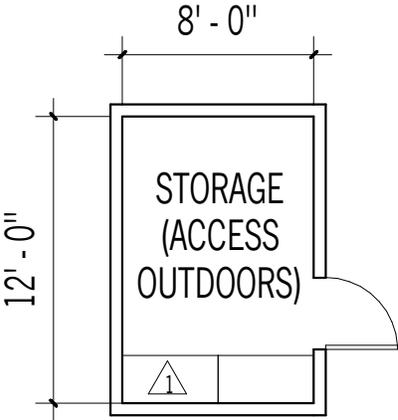
FIXED REQUIREMENTS

- △1 base and upper cabinets with countertops
- △2 sink

LOOSE REQUIREMENTS

- △3 under-counter refrigerator
- △4 soft chair with arm rests

<b>Room Name</b>	<b>Storage - Outdoor Access</b>
<b>Space Classification</b>	Support space
<b>Quantity</b>	1
<b>Assignable Area</b>	100 SF
<b>Function</b>	Equipment storage
<b>Occupants</b>	none
<b>Adjacency</b>	Classrooms, play area
<b>Finishes</b>	
Floor	Sealed concrete
Walls	GWB, painted; wall protection
Ceiling	ACT
<b>Ceiling Height</b>	10'
<b>Plumbing</b>	N/A
<b>HVAC</b>	TBD
<b>Lighting</b>	TBD
<b>Electrical Power</b>	Power outlets
<b>Information Technology</b>	N/A
<b>Fixed Equipment</b>	Shelving
<b>Loose Equipment</b>	
<b>Other Requirements</b>	

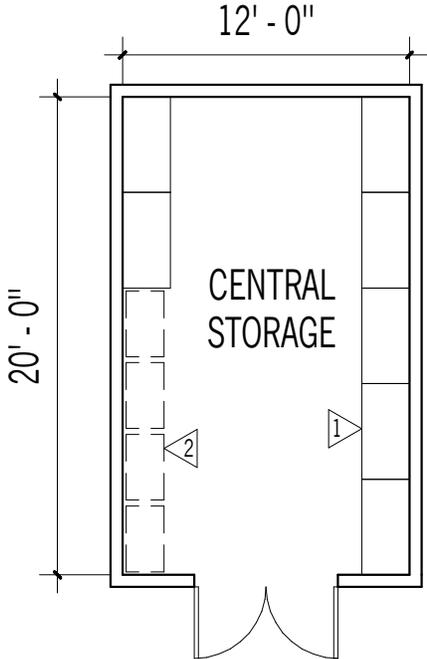


FIXED REQUIREMENTS

△ shelving

LOOSE REQUIREMENTS

<b>Room Name</b>	<b>Central Storage</b>
<b>Space Classification</b>	Support space
<b>Quantity</b>	1
<b>Assignable Area</b>	250 SF
<b>Function</b>	Store educational materials, equipment, tables and chairs for multipurpose room
<b>Occupants</b>	none
<b>Adjacency</b>	Classrooms, multipurpose room
<b>Finishes</b>	
Floor	Sealed concrete
Walls	GWB, painted; wall protection
Ceiling	GWB, painted
<b>Ceiling Height</b>	10'
<b>Plumbing</b>	N/A
<b>HVAC</b>	TBD
<b>Lighting</b>	TBD
<b>Electrical Power</b>	Power outlets
<b>Information Technology</b>	N/A
<b>Fixed Equipment</b>	Shelving
<b>Loose Equipment</b>	
<b>Other Requirements</b>	



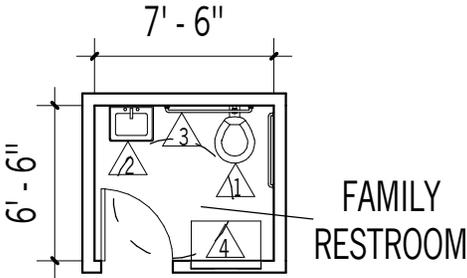
FIXED REQUIREMENTS

△ shelving

LOOSE REQUIREMENTS

△ tables and chairs storage

<b>Room Name</b>	<b>Family Restroom</b>
<b>Space Classification</b>	Support space
<b>Quantity</b>	2
<b>Assignable Area</b>	50 SF
<b>Function</b>	Restroom
<b>Occupants</b>	1-2
<b>Adjacency</b>	Lobby
<b>Finishes</b>	
Floor	Linoleum sheet flooring
Walls	GWB, painted
Ceiling	ACT
<b>Ceiling Height</b>	8'
<b>Plumbing</b>	Sink, toilet
<b>HVAC</b>	TBD
<b>Lighting</b>	TBD
<b>Electrical Power</b>	Power outlets
<b>Information Technology</b>	N/A
<b>Fixed Equipment</b>	Toilet, sinks, grab bars, mirror, changing table, accessories
<b>Loose Equipment</b>	
<b>Other Requirements</b>	

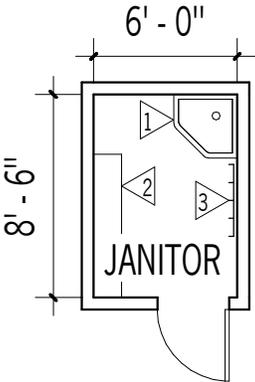


FIXED REQUIREMENTS

- △1 toilet
- △2 sink
- △3 grab bars
- △4 changing table

LOOSE REQUIREMENTS

<b>Room Name</b>	<b>Janitor</b>
<b>Space Classification</b>	Support space
<b>Quantity</b>	1
<b>Assignable Area</b>	50 SF
<b>Function</b>	Store cleaning supplies and equipment, clean mopping equipment
<b>Occupants</b>	none
<b>Adjacency</b>	Classrooms & kitchen
<b>Finishes</b>	
Floor	VCT/sheet goods
Walls	GWB, painted; wall protection
Ceiling	GWB, painted
<b>Ceiling Height</b>	8'
<b>Plumbing</b>	Floor mounted mop sink
<b>HVAC</b>	TBD, exhaust for cleaning supplies
<b>Lighting</b>	TBD
<b>Electrical Power</b>	Power outlets
<b>Information Technology</b>	N/A
<b>Fixed Equipment</b>	Shelving, mop/broom hooks
<b>Loose Equipment</b>	
<b>Other Requirements</b>	

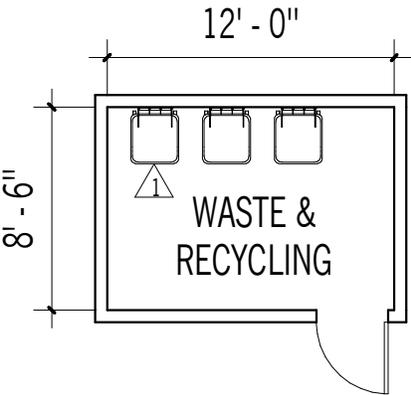


FIXED REQUIREMENTS

- △1 mop sink
- △2 shelving
- △3 mop/broom hooks

LOOSE REQUIREMENTS

<b>Room Name</b>	<b>Waste &amp; Recycling Room</b>
<b>Space Classification</b>	Support space
<b>Quantity</b>	1
<b>Assignable Area</b>	100 SF
<b>Function</b>	Waste and recycling organization
<b>Occupants</b>	none
<b>Adjacency</b>	Outdoors
<b>Finishes</b>	
Floor	Sealed concrete
Walls	GWB, painted
Ceiling	ACT
<b>Ceiling Height</b>	10'
<b>Plumbing</b>	Floor drain
<b>HVAC</b>	ventilation, TBD
<b>Lighting</b>	TBD
<b>Electrical Power</b>	TBD
<b>Information Technology</b>	N/A
<b>Fixed Equipment</b>	
<b>Loose Equipment</b>	Waste and recycling receptacles
<b>Other Requirements</b>	



FIXED REQUIREMENTS

 waste and recycling receptacles

LOOSE REQUIREMENTS

## **7.21 OUTLINE SPECIFICATIONS**

### 00 GENERAL REQUIREMENTS

#### 00.1 SUMMARY OF WORK

Demolition and asbestos abatement of the existing one-story buildings; ProArts and State Farm buildings.

Construction of a not-to-exceed 19,023 gross square feet child care building. The proposal is a 13-foot tall, 1-story building.

The program consists of 8 toddler/infant, 3 preschool classrooms, and support spaces.

Site work will include a parking lot, sidewalks, street frontage landscape improvements, an entry plaza, a site retaining wall to support a level children’s play yard and allow the site parking to follow the natural contours of the site.

### G10 SITE PREPARATION

#### G10.1 DEMOLITION

Demolish existing buildings and parking lot. Protection of existing trees.

### G20 SITE IMPROVEMENTS

#### G20.1 PAVING, PLANT MATERIAL, AND IRRIGATION

Paving: Cast-in-place concrete for pathways, main entry plaza.

Plant Material: The majority of plants will be native (indigenous) or adapted (introduced) plants that require less irrigation once established. The plants will be predominantly low maintenance and drought tolerant. Plant beds will be covered with a thick layer of organic mulch to retain moisture for the plant roots below and reduce irrigation needs.

### G30 SITE UTILITIES

Per Civil Narrative

### A10 FOUNDATIONS

Per structural narrative.

#### A10.1 FOUNDATIONS

The foundations are unpredictable until a geotechnical study is performed. If there are poor soils, they may be mitigated with rammed aggregate piers or pile foundations. Because it is a one-story structure, it may also be possible that foundations can be supported on overexcavated and compacted structural backfill.

### B10 SUPERSTRUCTURE

Per structural narrative.

#### B10.1 ROOF FRAMING

#### B10.3 LATERAL FORCE RESISTING SYSTEM

#### B10.4 SHORING/RETAINING WALLS

B20 EXTERIOR CLOSURE

Work includes: Concrete Formwork, Cast-in Place Concrete, Concrete Finishing, Fire-Retardant Wood Treatment, Pressure Treated Wood Treatment, Bituminous Dampproofing, Bentonite Waterproofing, Water Repellents & Anti-Graffiti Coatings, Rigid Insulation, Batt and Blanket Insulation, Below-Grade Vapor Retarders, Water and Air Barriers, Hardie panel siding, Painting, Firestopping, and Joint Sealants, Exterior Sun Control Devices.

## B20.1 OPAQUE WALLS

70 % opaque wall area: opaque area to consist of painted Hardie panel siding over fiberglass z-furring girts, continuous R-10 mineral rockwool insulation, self-adhered weather barrier sheet weather and air barrier system, over exterior sheathing and wood studs.

## B20.2 GLAZING

30% glazing area: 50% painted anodized aluminum curtain wall, 50% storefront system. All south, east and west facing exposures to be protected with integral aluminum curtainwall sunscreen systems. Glazing to be 1" insulated, starphire clear (low-iron), argon filled, with low-E coating, PPG Solarban 70XL.

B30 ROOFING

## B30.1 ROOF COVERINGS

Flat roof: Fully-adhered TPO roof on ¼" gypsum cover board. Slope minimum ¼" per foot to drain to sump pan and roof/overflow drains. Main roof drains to be tight-lined to localized rain gardens. Single-ply membrane over tapered rigid insulation, sloped to roof and overflow drains. Roof access via roof hatches (no roof mounted mech equip.). Fall protection anchors with lifeline system. Membrane walking mats.

Sloped roof: Prefinished standing seam metal roof panels over self-adhering rubber-modified asphalt sheet on 2:12 slope.

## B30.2 ROOF OPENINGS

5% of roof over flat roof to be thermally broken insulated translucent fiberglass sandwich panel skylights, Kalwall s-line or similar product.

## B30.3 ROOF ACCESSORIES

Roof access ladder, aluminum fixed wall ladder

Roof hatch, with retractable stair

Lifeline fall protection system and associated structural supports.

Prefinished sheet metal flashing and trim.

C10 INTERIOR CONSTRUCTION

Work Includes: Gypsum Board Shaft Wall Systems, Acoustical Wall Construction, Non-Structural Metal Framing, Ceiling Suspension System for Gypsum Wallboard, Isolated Ceiling Construction, Cementitious Backing Boards, Gypsum Sheathing

## C10.1 INTERIOR WALL FRAMING

Wood stud construction, with acoustic partition walls between classrooms, between restroom core and adjacent classroom and/or office space, and around mechanical and electrical rooms.

Systems include both fire rated and non-fire rated conditions.

Installation of water resistant gypsum wall board in toilet rooms and janitor closets and cementitious backing board behind ceramic tile. Installation of impact resistant gypsum wallboard at finish surface of corridor walls (to 4-foot height).

#### C10.2 FLOORS

Linoleum sheet flooring, carpet tile, sealed concrete, densified and polished concrete. See room data sheets for specific locations.

#### C20 STAIRS

##### C20.1 STAIRS

No stairs are anticipated in one story construction.

#### C30 INTERIOR FINISHES

Work Includes: Acoustical Ceilings, Metal Acoustical Ceiling Suspension Assemblies, Linear Wood Ceilings, Fiberglass Sanitary Paneling, Acoustic Room Components, Painting, Special Coating for Ferrous Metals, Finish Carpentry and Millwork, Custom Casework, and Wood Paneling.

See Room Data Sheets for locations and space allocation table for areas.

##### C30.1 GENERAL

VOCS:

Provide formaldehyde-free products and low or no VOC products.

##### C30.2 FLOORS

Work Includes: Densified and Polished Concrete Finishing, Ceramic Tiling, Resilient Base & Accessories, Linoleum Sheet Flooring, Tile Carpeting.

##### C30.3 WALLS

GWB wall finish levels:

Level 5 > Walls adjacent to windows, skylights, and in hallways.

Level 4> All other walls in instructional spaces and offices

##### LEVEL 3 > STORAGE AND UTILITY ROOMS

Wall Base: Rubber base unless noted otherwise

##### LOBBY & PUBLIC/CIRCULATION SPACES:

Painted gypsum wall board, typical. Abuse resistant GWB to 8' AFF, and abrasion resistant skim coat to 8' AFF.

##### CLASSROOMS/OFFICES

Painted gypsum wall board, typical.

##### RESTROOMS

Full height ceramic tile at wet walls over cementitious wall board, ceramic tile base throughout.

##### JANITORS CLOSETS

Full height FRP over moisture resistant GWB.

STORAGE AREAS/UTILITY ROOMS

Painted gypsum wallboard.

C30.4 CEILINGS

Linear wood ceilings with black scrim and acoustic batt insulation above scrim in lobby.

Acoustic ceiling tile and GWB over metal ceiling suspension assemblies.

See Room Data Sheets for specific locations.

C30.5 DOORS AND FRAMES

GENERAL

Hollow metal frames with stained 3-ply wood veneer solid wood core doors with transparent finish, sidelight and continuous transom at all classrooms and offices.

Hollow Metal Frames with interior glazing to be used at all entries to classroom spaces and offices. Assume 50 SF for each door (5' wide by 10' tall). At classroom/hallway walls, assume 120 SF hollow metal frames & glazing (15 wide by 7.5' tall (30" to 10' AFF).

C30.6 CASEWORK

Base and upper cabinets with drawers, doors, and plastic laminate countertops located per room layouts. Open cubbies for children's clothing and shoes at classrooms to be constructed of all-hardwood core panel plywood (solid grade 1/16" Birch laminations) for exposed edge detailing (eg. ApplePly or equiv.) with plastic laminate surfacing (ends and tops).

D10 CONVEYING SYSTEMS

Not applicable: one-story construction.

D20 PLUMBING SYSTEMS

See Plumbing Narrative

D30 HVAC SYSTEMS

See Mechanical Narrative

D40 FIRE PROTECTION SYSTEMS

See Fire Protection Systems Narrative

D50 ELECTRICAL SYSTEMS

See Electrical Systems Narrative

E10 EQUIPMENT

COMMERCIAL KITCHEN EQUIPMENT AND APPLIANCES

F10 SPECIAL CONSTRUCTION

N/A

## 7.22 LEED SCORECARD

### LEED v4 for BD+C: New Construction and Major Renovation Project Checklist - GOLD target



Project Name: Capital Campus Child Care Center  
Date: 7/27/2018

Y	?	N	Credit	Integrative Process	1
<b>7 9 0 Location and Transportation</b>					
			Credit	LEED for Neighborhood Development Location	16
			Credit	Sensitive Land Protection	1
			Credit	High Priority Site	2
			Credit	Surrounding Density and Diverse Uses	5
			Credit	Access to Quality Transit	5
			Credit	Bicycle Facilities	1
			Credit	Reduced Parking Footprint	1
			Credit	Green Vehicles	1
<b>4 6 0 Sustainable Sites</b>					
			Prereq	Construction Activity Pollution Prevention	Required
			Credit	Site Assessment	1
			Credit	Site Development - Protect or Restore Habitat	2
			Credit	Open Space	1
			Credit	Rainwater Management	3
			Credit	Heat Island Reduction	2
			Credit	Light Pollution Reduction	1
<b>4 5 2 Water Efficiency</b>					
			Prereq	Outdoor Water Use Reduction	Required
			Prereq	Indoor Water Use Reduction	Required
			Prereq	Building-Level Water Metering	Required
			Credit	Outdoor Water Use Reduction	2
			Credit	Indoor Water Use Reduction	6
			Credit	Cooling Tower Water Use	2
			Credit	Water Metering	1
<b>29 4 0 Energy and Atmosphere</b>					
			Prereq	Fundamental Commissioning and Verification	Required
			Prereq	Minimum Energy Performance	Required
			Prereq	Building-Level Energy Metering	Required
			Prereq	Fundamental Refrigerant Management	Required
			Credit	Enhanced Commissioning	6
			Credit	Optimize Energy Performance	18
			Credit	Advanced Energy Metering	1
			Credit	Demand Response	2
			Credit	Renewable Energy Production	3
			Credit	Enhanced Refrigerant Management	1
			Credit	Green Power and Carbon Offsets	2
<b>2 8 3 Materials and Resources</b>					
			Prereq	Storage and Collection of Recyclables	Required
			Prereq	Construction and Demolition Waste Management Planning	Required
			Credit	Building Life-Cycle Impact Reduction	5
			Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
			Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
			Credit	Building Product Disclosure and Optimization - Material Ingredients	2
			Credit	Construction and Demolition Waste Management	2
<b>14 2 0 Indoor Environmental Quality</b>					
			Prereq	Minimum Indoor Air Quality Performance	Required
			Prereq	Environmental Tobacco Smoke Control	Required
			Credit	Enhanced Indoor Air Quality Strategies	2
			Credit	Low-Emitting Materials	3
			Credit	Construction Indoor Air Quality Management Plan	1
			Credit	Indoor Air Quality Assessment	2
			Credit	Thermal Comfort	1
			Credit	Interior Lighting	2
			Credit	Daylight	3
			Credit	Quality Views	1
			Credit	Acoustic Performance	1
<b>4 2 0 Innovation</b>					
			Credit	Innovation	6
			Credit	LEED Accredited Professional	5
			Credit		1
<b>1 3 0 Regional Priority</b>					
			Credit	Regional Priority: Specific Credit	4
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1
<b>66</b>	<b>39</b>	<b>5</b>	<b>TOTALS</b>	<b>Possible Points: 110</b>	
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110					

7.23 COST ESTIMATE

<b>PROJECT: Capitol Campus Child Care Center</b>		<b>PROJECT DELIVERY ANALYSTS, LLC</b>					
<b>Address:</b> 11th Ave SE @ Washington St SE, Olympia, WA		9001 Springwood Ave. NE, Bainbridge Island, WA 98110					
<b>Pre-Design Cost Summary</b>							
<b>Page No.:</b> SUMMARY SHEET		<b>Estimate By:</b> WPJ		<b>Const. Duration (mos):</b> 12			
<b>Date:</b> 08/16/18		19,023 SF		50,000 SITE-SF			
		19,023 SF		19,023 SF			
ITEM	DESCRIPTION	BUILDING		SITEWORK		LINE TOTALS	
		COST	\$ / SF	COST	\$ / SF	COST	\$ / SF
<b>DIRECT HARD COSTS</b>							
1.	Building Demolitions	\$ 0	\$ 0.00	\$ 116,207	\$ 2.32	\$ 116,207	\$ 6.11
2.	Sitework: Earthwork, Site Demo, Prep	\$ 0	\$ 0.00	\$ 240,352	\$ 4.81	\$ 240,352	\$ 12.63
3.	Site Improvements	\$ 0	\$ 0.00	\$ 248,181	\$ 4.96	\$ 248,181	\$ 13.05
4.	Site Civil and Mechanical	\$ 0	\$ 0.00	\$ 357,280	\$ 7.15	\$ 357,280	\$ 18.78
5.	Site Electrical	\$ 0	\$ 0.00	\$ 225,210	\$ 4.50	\$ 225,210	\$ 11.84
6.	Other - Outdoor Play	\$ 0	\$ 0.00	\$ 336,000	\$ 6.72	\$ 336,000	\$ 17.66
7.	Foundation and Basement Construction	\$ 418,781	\$ 22.01	\$ 0	\$ 0.00	\$ 418,781	\$ 22.01
8.	Vertical Structure	\$ 83,608	\$ 4.40	\$ 0	\$ 0.00	\$ 83,608	\$ 4.40
9.	Floor and Roof Structure	\$ 241,714	\$ 12.71	\$ 0	\$ 0.00	\$ 241,714	\$ 12.71
10.	Exterior Closure	\$ 593,874	\$ 31.22	\$ 0	\$ 0.00	\$ 593,874	\$ 31.22
11.	Roofing and Waterproofing	\$ 491,451	\$ 25.83	\$ 0	\$ 0.00	\$ 491,451	\$ 25.83
12.	Interior Construction	\$ 478,047	\$ 25.13	\$ 0	\$ 0.00	\$ 478,047	\$ 25.13
13.	Stairs / Ladder	\$ 0	\$ 0.00	\$ 0	\$ 0.00	\$ 0	\$ 0.00
14.	Interior Finishes	\$ 300,610	\$ 15.80	\$ 0	\$ 0.00	\$ 300,610	\$ 15.80
15.	Fixed Equipment & Specialties	\$ 155,949	\$ 8.20	\$ 0	\$ 0.00	\$ 155,949	\$ 8.20
16.	Furnishings & Casework	\$ 237,587	\$ 12.49	\$ 0	\$ 0.00	\$ 237,587	\$ 12.49
17.	Conveying Systems	\$ 0	\$ 0.00	\$ 0	\$ 0.00	\$ 0	\$ 0.00
18.	Fire Protection	\$ 127,755	\$ 6.72	\$ 0	\$ 0.00	\$ 127,755	\$ 6.72
19.	Plumbing	\$ 501,067	\$ 26.34	\$ 0	\$ 0.00	\$ 501,067	\$ 26.34
20.	HVAC	\$ 948,367	\$ 49.85	\$ 0	\$ 0.00	\$ 948,367	\$ 49.85
21.	Electrical	\$ 966,972	\$ 50.83	\$ 0	\$ 0.00	\$ 966,972	\$ 50.83
<b>DIRECT SUBTOTALS</b>		<b>\$ 5,545,783</b>	<b>\$ 291.53</b>	<b>\$ 1,523,229</b>	<b>\$ 30.46</b>	<b>\$ 7,069,012</b>	<b>\$ 371.60</b>
<b>INDIRECT HARD COSTS</b>							
22.	General Conditions @ 8%	\$ 443,663	\$ 23.32	\$ 121,858	\$ 2.44	\$ 565,521	\$ 29.73
23.	Trade Contractor Bonds @ 1.5%	\$ 83,187	\$ 4.37	\$ 22,848	\$ 0.46	\$ 106,035	\$ 5.57
24.	Trade Contractor Fee @ 4%	\$ 242,905	\$ 12.77	\$ 66,717	\$ 1.33	\$ 309,623	\$ 16.28
25.	Estimating contingency above @ 12%	\$ 0	\$ 0.00	\$ 0	\$ 0.00	\$ 0	\$ 0.00
<b>INDIRECT SUBTOTALS</b>		<b>\$ 769,755</b>	<b>\$ 40.46</b>	<b>\$ 211,424</b>	<b>\$ 4.23</b>	<b>\$ 981,179</b>	<b>\$ 51.58</b>
<b>CONSTRUCTION TOTAL 2018 DOLLARS</b>		<b>\$ 6,316,000</b>	<b>\$ 331.99</b>	<b>\$ 1,735,000</b>	<b>\$ 34.69</b>	<b>\$ 8,050,000</b>	<b>\$ 423.18</b>
<b>ESCALATED TO 7/2020 @ 5% ANNUAL</b>		<b>\$ 6,947,600</b>	<b>\$ 365.22</b>	<b>\$ 1,908,500</b>	<b>\$ 38.17</b>	<b>\$ 8,856,100</b>	<b>\$ 465.55</b>
<b>SPECIFIC QUALIFICATIONS AND EXCLUSIONS:</b>							
1.	Handling and disposal of hazardous soils.						
2.	Utility meters and fees, if any, are by Owner						
3.	Project is net-zero ready; cost of 100 kW solar array is part of Owner Budget						
4.	General conditions cost per month, for information: \$ 47,127						
5.	See C-100 project budget sheet for Design / Build Contractor mark ups.						
6.	Washington State Sales Tax, and other soft costs, excluded.						



<b>PROJECT:</b> Capitol Campus Child Care Facility		<b>PROJECT DELIVERY ANALYSTS, LLC</b>							
<b>Address:</b> 11th Ave SE @ Washington St SE, Olympia, WA		9001 Springwood Avenue NE, Bainbridge Island, WA 98110							
<b>PD to TVE Cost Comparison</b>									
<b>Page No.:</b>	SUMMARY SHEET	19,023 SF	18,740 SF	19,023 SF	<b>Estimate By:</b> WPJ				
<b>Date:</b>	16-Aug-18								
ITEM	DESCRIPTION	PRE-DESIGN ESTIMATE		TARGET VALUE ESTIMATE		DELTA			COMMENTS
		COST	\$ / SF	COST	\$ / SF	COST	\$ / SF	PCT	
<b>DIRECT HARD COSTS</b>									
1.	Building Demolitions	\$ 116,207	\$ 6.11	\$ 93,700	\$ 5.00	\$ 22,507	\$ 1.11	24.0%	Abatement included
2.	Sitework: Earthwork, Site Demo	\$ 240,352	\$ 12.63	\$ 337,320	\$ 18.00	\$ (96,968)	\$ (5.10)	-28.7%	
3.	Site Improvements	\$ 248,181	\$ 13.05	\$ 304,525	\$ 16.25	\$ (56,344)	\$ (2.96)	-18.5%	Street sidewalk included
4.	Site Civil and Mechanical	\$ 357,280	\$ 18.78	\$ 149,920	\$ 8.00	\$ 207,360	\$ 10.90	138.3%	
5.	Site Electrical	\$ 225,210	\$ 11.84	\$ 93,700	\$ 5.00	\$ 131,510	\$ 6.91	140.4%	Undergrounding of O/H electrical
6.	Other - Outdoor Play	\$ 336,000	\$ 17.66	\$ 243,620	\$ 13.00	\$ 92,380	\$ 4.86	37.9%	
7.	Foundation and Basement Construction	\$ 418,781	\$ 22.01	\$ 468,500	\$ 25.00	\$ (49,719)	\$ (2.61)	-10.6%	Tucked under space not used
8.	Vertical Structure	\$ 83,608	\$ 4.40	\$ 74,960	\$ 4.00	\$ 8,648	\$ 0.45	11.5%	Dimensional posts
9.	Floor and Roof Structure	\$ 241,714	\$ 12.71	\$ 337,320	\$ 18.00	\$ (95,606)	\$ (5.03)	-28.3%	
10.	Exterior Closure	\$ 593,874	\$ 31.22	\$ 937,000	\$ 50.00	\$ (343,126)	\$ (18.04)	-36.6%	Story height and flat roof design
11.	Roofing and Waterproofing	\$ 491,451	\$ 25.83	\$ 318,580	\$ 17.00	\$ 172,871	\$ 9.09	54.3%	Skylights
12.	Interior Construction	\$ 478,047	\$ 25.13	\$ 374,800	\$ 20.00	\$ 103,247	\$ 5.43	27.5%	Density of partitions / GSF
13.	Stairs / Ladder	\$ 0	\$ 0.00	\$ 0	\$ 0.00	\$ 0	\$ 0.00		
14.	Interior Finishes	\$ 300,610	\$ 15.80	\$ 374,800	\$ 20.00	\$ (74,190)	\$ (3.90)	-19.8%	Lot of open to structure ceilings
15.	Fixed Equipment & Specialties	\$ 155,949	\$ 8.20	\$ 112,440	\$ 6.00	\$ 43,509	\$ 2.29	38.7%	Commercial kitchen
16.	Furnishings & Casework	\$ 237,587	\$ 12.49	\$ 224,880	\$ 12.00	\$ 12,707	\$ 0.67	5.7%	
17.	Conveying Systems	\$ 0	\$ 0.00	\$ 0	\$ 0.00	\$ 0	\$ 0.00		
18.	Fire Protection	\$ 127,755	\$ 6.72	\$ 93,700	\$ 5.00	\$ 34,055	\$ 1.79	36.3%	
19.	Plumbing	\$ 501,067	\$ 26.34	\$ 468,500	\$ 25.00	\$ 32,567	\$ 1.71	7.0%	
20.	HVAC	\$ 948,367	\$ 49.85	\$ 1,311,800	\$ 70.00	\$ (363,433)	\$ (19.10)	-27.7%	Open controls spec, no geothermal
21.	Electrical	\$ 966,972	\$ 50.83	\$ 749,600	\$ 40.00	\$ 217,372	\$ 11.43	29.0%	Backbone cabling for telecom
<b>DIRECT SUBTOTALS</b>		<b>\$ 7,069,012</b>	<b>\$ 371.60</b>	<b>\$ 7,069,665</b>	<b>\$ 377.25</b>	<b>\$ (653)</b>	<b>\$ (0.11)</b>	<b>0.0%</b>	
<b>INDIRECT HARD COSTS</b>									
21.	General Conditions @ 8%	\$ 565,521	\$ 29.73	\$ 565,573	\$ 30.18	\$ (52)	\$ (0.00)	0.0%	Percentage of the subtotal
22.	Trade Contractor Bonds @ 1.5%	\$ 106,035	\$ 5.57	\$ 114,529	\$ 6.11	\$ (8,493)	\$ (0.45)	-7.4%	
23.	Trade Contractor Fee @ 4%	\$ 309,623	\$ 16.28	\$ 309,991	\$ 16.54	\$ (368)	\$ (0.02)	-0.1%	
24.	Estimating contingency above	\$ 0	\$ 0.00	\$ 0	\$ 0.00	\$ 0	\$ 0.00		Contingency is rolled in to Directs
24.	Escalation - not included	\$ 0	\$ 0.00	\$ 0	\$ 0.00	\$ 0	\$ 0.00	0.0%	
<b>INDIRECT SUBTOTALS</b>		<b>\$ 981,179</b>	<b>\$ 51.58</b>	<b>\$ 990,092</b>	<b>\$ 52.83</b>	<b>\$ (8,914)</b>	<b>\$ (0.47)</b>	<b>-0.9%</b>	
<b>GRAND TOTALS</b>		<b>\$ 8,050,000</b>	<b>\$ 423.18</b>	<b>\$ 8,059,757</b>	<b>\$ 430.08</b>	<b>\$ (9,567)</b>	<b>\$ (0.58)</b>	<b>-0.1%</b>	
<b>Overview:</b>									
1.	Architural changes to percentage of opaque / translucent, share of curtainwall to storefront, amount of skylight, and building height have been made.								
2.	Civil revised to include retaining wall in favor of the slope Options from yesterday.								
3.	Architectural and structural categories tracked fairly closely to target.								
4.	Exterior closure is under budget, before adjusting for contingency.								
5.	SAA confirmed no overlap in Division 27 estimates between Hargis and Tres West								
6.	Site electrical includes a pad mount transformer. Our understanding is this needs to be a construction cost, not a soft cost.								
7.	Site electrical includes undergrounding of the medium voltage along the frontages.								
8.	Frontage sidewalk and planter replacements are included as part of site improvements.								
9.	VE changes to 1) change siding material to Hardie, and 2) change roof framing system to stick built, are incorporated.								
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15.									
16.									

<b>PROJECT:</b> Capitol Campus Child Care Facility		<b>PROJECT DELIVERY ANALYSTS, LLC</b>							
<b>Address:</b> 11th Ave SE @ Washington St SE, Olympia, WA		9001 Springwood Avenue NE, Bainbridge Island, WA 98110							
<b>Draft Final to Draft Cost Comparison</b>									
<b>Page No.:</b>	SUMMARY SHEET	19,023 SF	19,023 SF	19,023 SF	<b>Estimate By:</b> WPJ				
<b>Date:</b>	16-Aug-18								
ITEM	DESCRIPTION	FINAL ESTIMATE		DRAFT ESTIMATE 7/27/18		DELTA			COMMENTS
		COST	\$ / SF	COST	\$ / SF	COST	\$ / SF	PCT	
<b>DIRECT HARD COSTS</b>									
1.	Building Demolitions	\$ 116,207	\$ 6.11	\$ 103,756	\$ 5.45	\$ 12,451	\$ 0.65	12.0%	No net change; 12% contingency rolled in
2.	Sitework: Earthwork, Site Demo	\$ 240,352	\$ 12.63	\$ 251,600	\$ 13.23	\$ (11,248)	\$ (0.59)	-4.5%	
3.	Site Improvements	\$ 248,181	\$ 13.05	\$ 367,750	\$ 19.33	\$ (119,569)	\$ (6.29)	-32.5%	Civil Option 2
4.	Site Civil and Mechanical	\$ 357,280	\$ 18.78	\$ 389,700	\$ 20.49	\$ (32,420)	\$ (1.70)	-8.3%	
5.	Site Electrical	\$ 225,210	\$ 11.84	\$ 216,480	\$ 11.38	\$ 8,730	\$ 0.46	4.0%	Added site lighting
6.	Other - Outdoor Play	\$ 336,000	\$ 17.66	\$ 300,000	\$ 15.77	\$ 36,000	\$ 1.89	12.0%	
7.	Foundation and Basement Construction	\$ 418,781	\$ 22.01	\$ 373,912	\$ 19.66	\$ 44,869	\$ 2.36	12.0%	
8.	Vertical Structure	\$ 83,608	\$ 4.40	\$ 48,964	\$ 2.57	\$ 34,643	\$ 1.82	70.8%	Posts height reduced
9.	Floor and Roof Structure	\$ 241,714	\$ 12.71	\$ 349,460	\$ 18.37	\$ (107,746)	\$ (5.66)	-30.8%	Stick built in lieu of heavy timber
10.	Exterior Closure	\$ 593,874	\$ 31.22	\$ 904,532	\$ 47.55	\$ (310,658)	\$ (16.33)	-34.3%	Wall height, percent opaque, storefront
11.	Roofing and Waterproofing	\$ 491,451	\$ 25.83	\$ 535,775	\$ 28.16	\$ (44,324)	\$ (2.33)	-8.3%	Lesser skylight area
12.	Interior Construction	\$ 478,047	\$ 25.13	\$ 447,889	\$ 23.54	\$ 30,158	\$ 1.59	6.7%	Story height reduced
13.	Stairs / Ladder	\$ 0	\$ 0.00	\$ 0	\$ 0.00	\$ 0	\$ 0.00		
14.	Interior Finishes	\$ 300,610	\$ 15.80	\$ 260,779	\$ 13.71	\$ 39,831	\$ 2.09	15.3%	Bit less wall painting
15.	Fixed Equipment & Specialties	\$ 155,949	\$ 8.20	\$ 139,240	\$ 7.32	\$ 16,709	\$ 0.88	12.0%	
16.	Furnishings & Casework	\$ 237,587	\$ 12.49	\$ 220,731	\$ 11.60	\$ 16,856	\$ 0.89	7.6%	Less window coverings
17.	Conveying Systems	\$ 0	\$ 0.00	\$ 0	\$ 0.00	\$ 0	\$ 0.00		
18.	Fire Protection	\$ 127,755	\$ 6.72	\$ 114,067	\$ 6.00	\$ 13,688	\$ 0.72	12.0%	
19.	Plumbing	\$ 501,067	\$ 26.34	\$ 431,344	\$ 22.67	\$ 69,723	\$ 3.67	16.2%	Increase to domestic water system
20.	HVAC	\$ 948,367	\$ 49.85	\$ 846,756	\$ 44.51	\$ 101,611	\$ 5.34	12.0%	No change
21.	Electrical	\$ 966,972	\$ 50.83	\$ 846,852	\$ 44.52	\$ 120,120	\$ 6.31	14.2%	Added backbone cabling to Div 27
<b>DIRECT SUBTOTALS</b>		<b>\$ 7,069,012</b>	<b>\$ 371.60</b>	<b>\$ 7,149,587</b>	<b>\$ 375.84</b>	<b>\$ (80,575)</b>	<b>\$ (4.24)</b>	<b>-1.1%</b>	<b>Including 12% contingency</b>
<b>INDIRECT HARD COSTS</b>									
21.	General Conditions @ 8%	\$ 565,521	\$ 29.73	\$ 571,967	\$ 30.07	\$ (6,446)	\$ (0.34)	-1.1%	Percentage of the subtotal
22.	Trade Contractor Bonds @ 1.5%	\$ 106,035	\$ 5.57	\$ 107,244	\$ 5.64	\$ (1,209)	\$ (0.06)	-1.1%	
23.	Trade Contractor Fee @ 4%	\$ 309,623	\$ 16.28	\$ 313,152	\$ 16.46	\$ (3,529)	\$ (0.19)	-1.1%	
24.	Estimating contingency @ 12%	\$ 0	\$ 0.00	\$ 977,034	\$ 51.36	\$ (977,034)	\$ (51.36)		Contingency rolled into line items
24.	Escalation - not included	\$ 0	\$ 0.00	\$ 0	\$ 0.00	\$ 0	\$ 0.00	0.0%	
<b>INDIRECT SUBTOTALS</b>		<b>\$ 981,179</b>	<b>\$ 51.58</b>	<b>\$ 1,969,397</b>	<b>\$ 103.53</b>	<b>\$ (988,218)</b>	<b>\$ (51.95)</b>	<b>-50.2%</b>	
<b>GRAND TOTALS</b>		<b>\$ 8,050,000</b>	<b>\$ 423.18</b>	<b>\$ 9,119,000</b>	<b>\$ 479.37</b>	<b>\$ (1,068,793)</b>	<b>\$ (56.18)</b>	<b>-11.7%</b>	
<b>Overview:</b>									
1.	See previous comparison to TVE for commentary.								
2.	Since estimating contingency of 12% was rolled into the line items in the Final column, then any increase of more than 12% is a direct increase.								
3.	A change of less than 12% indicates a direct cost reduction. A exact 12.0% increase means no net change.								
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Building		Detailed Cost Breakdown	
<b>AREAS:</b>			
Enclosed			
Main Level.....	18,823	SF	
Basement Water Services Room.....	200	SF	5'-0" x 40'-0"
	<b>Subtotal</b>	<b>19,023</b>	SF Per program
Covered	2,909 SF @ 0% value	0	SF Covered not counted toward GSF
	<b>Total GSF</b>	<b>19,023</b>	SF
<b>CONTROL QUANTITIES:</b>			
Number of Levels.....	1	EA	Ratio to Gross Area
Gross Area.....	19,023	SF	1.000
Covered Area.....	2,909	SF	0.153
<b>PERIMETER LENGTHS:</b>			
North elevation.....	239.25	LF	<b>HEIGHTS:</b>
East elevation.....	156.00	LF	Underside soffit: 12'-0" A.F.F.
South elevation.....	239.25	LF	Top of beam: 12'-0"
West elevation.....	156.00	LF	Top of parapet: 13'-0"
Articulations / bump outs.....	40.00	LF	Basement: (8'-0") below
Total Perimeter.....	<b>830.50</b>	LF	

No.	Component Description	Quantity	U/M	Unit Cost	Extension
<b>7.</b>	<b>Foundation and Basement Construction</b>				
	Soil improvement allowance.....	19,023	SF	\$ 6.00	\$ 114,138
	Strip footings at exterior walls 2' x 1-6".....	96.9	CY	\$ 450.00	\$ 43,601
	Pad footings 4'x4'x1' at interior posts.....	21.6	CY	\$ 500.00	\$ 10,811
	Concrete slab on grade 4" thick over 6" gravel.....	18,823	SF	\$ 5.50	\$ 103,527
	Slab reinforcing #3 @ 18" oc.....	14,117	LB	\$ 1.10	\$ 15,529
	Underslab vapor barrier, incl 10% laps.....	20,705	SF	\$ 0.50	\$ 10,353
	Basement mechanical walls, assume 8" concrete.....	720	SF	\$ 24.00	\$ 17,280
	Below grade foundation wall, assume 6' high, at southeast perimeter	960	SF	\$ 28.00	\$ 26,880
	Foundation wall footing premium.....	160	LF	\$ 20.00	\$ 3,200
	Footing Reinforcing steel at 80#/CY.....	5.7	Tons	\$ 2,000.00	\$ 11,377
	Wall reinforcing steel @125 # / CY.....	2.6	Tons	\$ 2,000.00	\$ 5,211
	Foundation rigid insulation R10.....	3,322	SF	\$ 2.50	\$ 8,305
	Foundation drainage - see civil estimate.....	0	LF	\$ -	\$ 0
	Foundation wall waterproofing.....	1,680	SF	\$ 4.00	\$ 2,500
	Housekeeping pads for mechanical, both floors.....	100	SF	\$ 12.00	\$ 1,200
	Design / estimating contingency.....	12%	PCT	\$ 373,912	\$ 44,869
	<b>Subtotal:</b>				<b>\$ 418,781</b>
<b>8.</b>	<b>Vertical Structure</b>				
	Dimensional posts 6" x 6" DF #2.....	2,444	BF	\$ 5.50	\$ 13,439
	Hold downs at bottoms of posts.....	68	EA	\$ 22.00	\$ 1,493
	Misc steel column and post connectors.....	5.0%	PCT	\$ 14,933	\$ 747
	Interior corridor bearing wall plywood and blocking.....	1,950	SF	\$ 4.00	\$ 7,800
	Interior bearing walls - framing, plywood, blocking, complete	1,000	SF	\$ 10.00	\$ 10,000
	GLB headers at exterior wall window openings.....	389	LF	\$ 33.00	\$ 12,822
	Plywood shear layer at exterior framed walls, CDX 15/32".....	7,253	SF	\$ 3.30	\$ 23,934
	Certified wood premium on plywood and dimensional only.....	8%	PCT	\$ 55,174	\$ 4,414
	Design / estimating contingency.....	12%	PCT	\$ 74,650	\$ 8,958
	<b>Subtotal:</b>				<b>\$ 83,608</b>
<b>9.</b>	<b>Floor and Roof Structure</b>				
	Elevated Main Level over basement water service room				
	Steel beams W8x10.....	330	LBS	\$ 3.50	\$ 1,155
	Metal decking 3" x 20 ga.....	200	SF	\$ 6.00	\$ 1,200

No.	Component Description	Quantity	U/M	Unit Cost	Extension
	Steel detailing and freight, small job.....	25%	PCT	\$ 2,355.00	\$ 589
	Concrete topping 2-1/2".....	200	SF	\$ 4.00	\$ 800
	<i>Elevated level framing costs per SF, for info.....</i>	1	SF	\$ 18.72	\$ 0
	Glu lam beams 6-3/4 x 24 GLB for support, allow 120 LF.....	1,701	BF	\$ 6.00	\$ 10,206
	Red Built 18" joists at 24" o.c.....	10,866	LF	\$ 8.00	\$ 86,928
	(2) 2x8 outriggers @ 24" oc at eaves per Lund sketch.....	3,879	BF	\$ 4.50	\$ 17,454
	Bridging and blocking per Red Built rep.....	25%	PCT	\$ 97,134	\$ 24,284
	Red Built engineering and freight.....	10%	PCT	\$ 97,134	\$ 9,713
	Roof sheathing, 19/32" plywood.....	21,732	SF	\$ 2.30	\$ 49,984
	Roof fall protection anchor blocking and steel plate (40 BF each)	12	EA	\$ 450.00	\$ 5,400
	Fascia board, assume 5/4" x 12".....	1,038	BF	\$ 4.25	\$ 4,412
	Certified wood premium on dimensional framing.....	8%	PCT	\$ 46,150	\$ 3,692
	<i>Roof framing cost per SF, for info only.....</i>	1	RFSF	\$ 9.76	\$ 0
	Design / estimating contingency.....	12%	PCT	\$ 215,816	\$ 25,898
<b>Subtotal:</b>					<b>\$ 241,714</b>

**10. Exterior Closure**

Exterior doors, frames and hardware -

Exit doors Hollow Metal from MEP, 3x7-10 HMxHM, insulated.....	4	LEAF	\$ 1,350.00	\$ 5,400
Exit doors Glass x Aluminum from classrooms.....	11	EA	\$ 1,500.00	\$ 16,500
Entry doors, frames Glass x Aluminum Entrances.....	1	PR	\$ 3,500.00	\$ 3,500
Field paint exterior hollow metal doors.....	4	EA	\$ 150.00	\$ 600
Key card access hardware.....	4	EA	\$ 1,200.00	\$ 4,800
Panic hardware sets per code.....	11	EA	\$ 500.00	\$ 5,500
ADA door operators with power assist.....	1	EA	\$ 3,500.00	\$ 3,500

Windows and glazing -

Curtainwall, dual glazed, insulated, low e.....	1,554	SF	\$ 90.00	\$ 139,877	
Storefront system, dual glazed, insulated.....	1,554	SF	\$ 55.00	\$ 85,480	
Integral aluminum sunscreen system: south, east, west.....	1,654	SF	\$ 50.00	\$ 82,688	
Hardie siding o/rock wool o/Z girts o/WAB o GYP o/WS, & int gwb.....	1,813	SF	\$ 24.00	\$ 43,517	
Hardie panel o/ rock wool o/Z girts o/WAB o GYP o/WS, & int gwb.....	5,440	SF	\$ 19.00	\$ 103,353	
Metal louvers at mechanical rooms.....	80	SF	\$ 75.00	\$ 6,000	
Fiber cement panel at roof structure overhangs.....	2,909	SF	\$ 6.50	\$ 18,909	
Field paint Hardie siding and soffit.....	10,162	SF	\$ 0.80	\$ 8,130	
Weatherseal exterior exposed beams and columns.....	1,661	SSF	\$ 1.50	\$ 2,492	
<i>Ratio of glazing to total walls area, for information.....</i>	30%	PCT	\$ -	\$ 0	
Design / estimating contingency.....	12%	PCT	\$ 530,245	\$ 63,629	
<b>Subtotal:</b>					<b>\$ 593,874</b>

**11. Roofing, Skylights and Waterproofing**

Fully adhered TPO roof.....	21,732	SF	\$ 7.00	\$ 152,124	
1/2" cover board.....	21,732	SF	\$ 0.50	\$ 10,866	
Membrane walking mats at 5%.....	1,087	SF	\$ 12.00	\$ 13,039	
Rigid insulation tapered.....	21,732	SF	\$ 6.00	\$ 130,392	
Kalwall s-line translucent skylights at 5% area.....	1,087	SF	\$ 85.00	\$ 92,361	
Painted sheet metal fascia.....	831	SF	\$ 10.00	\$ 8,305	
Internal drains, see plumbing.....	0	EA	\$ -	\$ 0	
Roof hatch with retractable stair.....	1	EA	\$ 2,500.00	\$ 2,500	
Roof access ladder, aluminum, fixed.....	15	VLF	\$ 85.00	\$ 1,275	
Fall protection anchors with lifeline.....	12	EA	\$ 600.00	\$ 7,200	
General sheet metal allowance.....	5.0%	PCT	\$ 262,490	\$ 13,125	
Caulking and sealants.....	19,023	GSF	\$ 0.40	\$ 7,609	
Design / estimating contingency.....	12%	PCT	\$ 438,796	\$ 52,656	
<b>Subtotal:</b>					<b>\$ 491,451</b>

**12. Interior Construction**

Interior Partitions and GWB -

No.	Component Description	Quantity	U/M	Unit Cost	Extension
	Interior partition, GWB each side, WS, batts, acoustic.....	16,617	SF	\$ 11.50	\$ 191,096
	Interior partition GWB each side, 2x6 WS, demising.....	1,755	SF	\$ 9.50	\$ 16,673
	Interior partition, GWB each side, WS, half height.....	368	SF	\$ 10.00	\$ 3,680
	Premium for level 5 gwb finish as specified.....	1,000	SF	\$ 2.50	\$ 2,500
	Premium for water resistant gwb as specified.....	2,100	SF	\$ 0.50	\$ 1,050
	Premium for impact resistant gwb as specified.....	3,240	SF	\$ 2.00	\$ 6,480
	<b>Interior Doors -</b>				
	Interior passage doors 3070 WD or HM x HM frame, with hdwr....	67	EA	\$ 1,300.00	\$ 87,100
	Interior paired doors 6080 HMxHM, with hdw.....	1	PR	\$ 2,200.00	\$ 2,200
	Interior vestibule doors, 6070 glass x aluminum.....	1	PR	\$ 3,500.00	\$ 3,500
	Add acoustical hardware at acoustically rated groups.....	13	EA	\$ 400.00	\$ 5,200
	ADA door operator at interior vestibules .....	1	EA	\$ 3,500.00	\$ 3,500
	Panic hardware sets per schedule - see exterior.....	0	EA	\$ 500.00	\$ 0
	Card reader access control hardware.....	6	EA	\$ 1,200.00	\$ 7,200
	Ceiling access doors allow.....	4	EA	\$ 350.00	\$ 1,400
	<b>Interior Glazing -</b>				
	HM relite glazing at entries to CRs and Offices 50 SF / EA	650	SF	\$ 45.00	\$ 29,250
	HM frames and glazing at CR / hallway walls, 120 SF (15' x 7.5') E	1320	SF	\$ 45.00	\$ 59,400
	Interior vestibule wall, assume glass x HM, tempered	132	SF	\$ 50.00	\$ 6,600
	Design / estimating contingency.....	12%	PCT	\$ 426,828	\$ 51,219
<b>Subtotal:</b>					<b>\$ 478,047</b>
<b>13. Stairs - no work</b>					
<b>Subtotal:</b>					<b>\$ 0</b>
<b>14. Interior Finishes - Floors, Walls, Ceilings</b>					
	<b>Flooring -</b>				
	Polished and sealed concrete at 1st level, sealed, color.....	1,560	SF	\$ 3.75	\$ 5,850
	Acid wash and clean prior to polishing and sealing.....	1,560	SF	\$ 0.75	\$ 1,170
	Sealed concrete at mech spaces and storage.....	500	SF	\$ 1.00	\$ 500
	VCT at Janitor.....	55	SF	\$ 3.00	\$ 165
	Carpet tile.....	2,305	SF	\$ 4.67	\$ 10,754
	Linoleum sheet flooring with 10% waste.....	10,703	SF	\$ 4.44	\$ 47,569
	Circulation and entry, unpgprogrammed, assume linoleum.....	2,701	SF	\$ 4.44	\$ 12,002
	<b>Bases -</b>				
	Rubber base, 4".....	2,826	LF	\$ 2.50	\$ 7,066
	<b>Walls -</b>				
	Ceramic tile at restrooms, to +7'.....	1,001	SF	\$ 11.00	\$ 11,011
	Stainless wainscote at Kitchen.....	238	SF	\$ 25.00	\$ 5,950
	Wall protection at Central Storage.....	1,064	SF	\$ 5.00	\$ 5,320
	Paint inside face of exterior wall.....	7,253	SF	\$ 0.65	\$ 4,714
	Paint interior walls, both faces.....	37,480	SF	\$ 0.65	\$ 24,362
	Paint or stain interior doors and frames.....	69	EA	\$ 100.00	\$ 6,900
	<b>Ceilings -</b>				
	Suspended acoustical ceilings, scrub able where needed.....	14,445	SF	\$ 6.00	\$ 86,669
	GWB ceilings with paint.....	300	SF	\$ 8.50	\$ 2,550
	Linear wood ceilings at Entry, Lobby / Reception.....	660	SF	\$ 25.00	\$ 16,500
	Exposed structure elsewhere - stained.....	3,418	SF	\$ 0.90	\$ 3,076
	Selective ACPs mounted to roof decking 20% of exposed structur	684	SF	\$ 20.00	\$ 13,673
	<b>Misc painting scope -</b>				
	Touch up and punch list.....	40	MH	\$ 65.00	\$ 2,600
	Design / estimating contingency.....	12%	PCT	\$ 268,402	\$ 32,208
<b>Subtotal:</b>					<b>\$ 300,610</b>
<b>15. Fixed Equipment and Specialties</b>					
	Bathroom partitions.....	12	EA	\$ 1,750.00	\$ 21,000
	Urinal screen.....	0	EA	\$ 500.00	\$ 0
	Bathroom accessories Gender Neutral Public RR.....	2	RMS	\$ 2,500.00	\$ 5,000

No.	Component Description	Quantity	U/M	Unit Cost	Extension
	Bathroom accessories Preschool / Toddler RR.....	7	RMS	\$ 2,300.00	\$ 16,100
	Bathroom accessories Family RR.....	2	EA	\$ 1,700.00	\$ 3,400
	Restroom signage and misc signs.....	1	LS	\$ 3,000.00	\$ 3,000
	Exterior signage near entry door.....	1	LS	\$ 4,000.00	\$ 4,000
	Whiteboards.....	256	SF	\$ 25.00	\$ 6,400
	Tackboards Forbo.....	80	SF	\$ 18.00	\$ 1,440
	Storage shelving - Storage, Janitor.....	34	LF	\$ 125.00	\$ 4,250
	<b>Kitchen equipment</b>				
	Food prep stove, commercial grade.....	1	EA	\$ 7,000.00	\$ 7,000
	Exhaust hood, stainless steel.....	1	EA	\$ 8,000.00	\$ 8,000
	Dry chemical fire protection at hood.....	1	EA	\$ 3,500.00	\$ 3,500
	Refrigerators, commercial, reach in.....	2	EA	\$ 6,000.00	\$ 12,000
	Freezer, commercial grade, stand up.....	1	EA	\$ 8,000.00	\$ 8,000
	Dishwasher, commercial, stainless.....	1	EA	\$ 6,500.00	\$ 6,500
	3-compartment sink - see plumbing.....	0	EA	\$ 4,600.00	\$ 0
	Hand sink - see plumbing.....	0	EA	\$ 1,700.00	\$ 0
	Freight and installation of equipment.....	15%	PCT	\$ 45,000	\$ 6,750
	Base cabinet with stainless steel counter incl installation.....	27	LF	\$ 500.00	\$ 13,500
	Upper cabinet including installation.....	21	LF	\$ 200.00	\$ 4,200
	<i>Kitchen equipment cost per NSF, for information:</i>	1	NSF	\$ 188.98	\$ 0
	<b>Projection equipment:</b>				
	Projection screens, ceiling mounted, motorized.....	2	EA	\$ 2,000.00	\$ 4,000
	Ceiling mounts for projector (projector by Owner).....	2	EA	\$ 400.00	\$ 800
	Flat panel TV's - assume by Owner.....	0	EA	\$ -	\$ 0
	<b>Laundry equipment:</b>				
	Commercial washer and dryer FOIO.....	0	PRS	\$ -	\$ 0
	Fire extinguisher cabinets - allowance.....	2	EA	\$ 200.00	\$ 400
	Design / estimating contingency.....	12%	PCT	\$ 139,240	\$ 16,709
<b>Subtotal:</b>					<b>\$ 155,949</b>
<b>16. Furnishings and Casework</b>					
	Walk off mats.....	66	SF	\$ 25.00	\$ 1,650
	Window coverings - manual roller shades @ south, east, west	1,654	SF	\$ 13.00	\$ 21,499
	<b>Casework:</b>				
	Base cabinets.....	201	LF	\$ 225.00	\$ 45,113
	Upper cabinets.....	245	LF	\$ 140.00	\$ 34,300
	Cubbies, open, with countertop listed below.....	280	LF	\$ 165.00	\$ 46,200
	Counter only at desk height.....	119	LF	\$ 135.00	\$ 16,065
	Reception desk.....	15	LF	\$ 500.00	\$ 7,500
	Car seat cubbies.....	20	LF	\$ 200.00	\$ 4,000
	P lam counters over base units listed above.....	1,216	SF	\$ 25.00	\$ 30,400
	Book shelving, wall mounted.....	9	LF	\$ 45.00	\$ 405
	<b>Millwork -</b>				
	Window sills.....	250	LF	\$ 20.00	\$ 5,000
	Wood handrail at each side of interior stair, 2" dia, with bracket	0	LF	\$ 50.00	\$ 0
	Cane rail below main stair.....	0	LF	\$ 50.00	\$ 0
	Design / estimating contingency.....	12%	PCT	\$ 212,131	\$ 25,456
<b>Subtotal:</b>					<b>\$ 237,587</b>
<b>17. Conveying Systems</b>					
	No work.....	0	EA	\$ -	\$ 0
<b>Subtotal:</b>					<b>\$ 0</b>
<b>18. Fire Protection - see Hargis estimate</b>					
	<b>Fire protection system -</b>				
	Sprinkler svc entrance - PIV, FDC - see civil estimate.....	0	EA	\$ -	\$ 0
	Dry chemical system at kitchen hood - see equipment est	0	EA	\$ -	\$ 0
	Enclosed area.....	18,823	SF	\$ 5.05	\$ 95,056

No.	Component Description	Quantity	U/M	Unit Cost	Extension
	FP OH+P.....	20%	PCT	\$ 95,056.15	\$ 19,011
	Design / estimating contingency.....	12%	PCT	\$ 114,067	\$ 13,688
<b>Subtotal:</b>					<b>\$ 127,755</b>
<b>19.</b>	<b>Plumbing - see Hargis estimate</b>				
	Domestic water systems.....	18,823	SF	\$ 5.81	\$ 109,362
	Plumbing pumps.....	18,823	SF	\$ 0.17	\$ 3,200
	Plumbing equipment (HW heaters, expansion tank).....	18,823	SF	\$ 2.40	\$ 45,175
	Plumbing fixtures:				
	Water closets, wall mount.....	18	FU	\$ 2,250.00	\$ 40,500
	Lavs.....	18	FU	\$ 1,585.00	\$ 28,530
	Sinks.....	32	FU	\$ 1,700.00	\$ 54,400
	3-compartment sink (Kitchen).....	1	FU	\$ 4,600.00	\$ 4,600
	Eyewash station.....	1	FU	\$ 1,200.00	\$ 1,200
	Mop sinks.....	1	FU	\$ 1,300.00	\$ 1,300
	Drinking fountain.....	1	FU	\$ 2,100.00	\$ 2,100
	Hose bibb, interior and exterior.....	5	FU	\$ 600.00	\$ 3,000
	Misc, TBD.....	3	FU	\$ 1,700.00	\$ 5,100
	Sanitary waste, vent and storm drain piping.....	18,823	SF	\$ 3.95	\$ 74,351
	MC OH+P.....	20%	PCT	\$ 372,818	\$ 74,564
	Design / estimating contingency.....	12%	PCT	\$ 447,381	\$ 53,686
<b>Subtotal:</b>					<b>\$ 501,067</b>
<b>20.</b>	<b>HVAC- see Hargis estimate</b>				
	Mechanical general provisions.....	1	LS	\$ 55,000.00	\$ 55,000
	Mechanical insulation.....	18,823	SF	\$ 3.30	\$ 62,116
	Commissioning support.....	18,823	SF	\$ 0.11	\$ 2,071
	Systems training.....	18,823	SF	\$ 0.04	\$ 753
	Systems O+M manuals.....	18,823	SF	\$ 0.07	\$ 1,318
	Refrigerant piping.....	18,823	SF	\$ 2.30	\$ 43,293
	Air distribution.....	18,823	SF	\$ 6.50	\$ 122,350
	Air distribution equipment: DOAS and Exhaust Fans.....	18,823	SF	\$ 5.75	\$ 108,232
	Air devices.....	18,823	SF	\$ 1.50	\$ 28,235
	Filters, spare.....	40	MCFM	\$ 25.00	\$ 1,000
	Packaged HVAC equipment - variable refrigerant flow system.....	1	LS	\$ 161,000.00	\$ 161,000
	Terminal heat transfer equipment - electric unit heater.....	2	EA	\$ 1,310.00	\$ 2,620
	Auto temperature controls.....	18,823	SF	\$ 6.25	\$ 117,644
	MC OH+P.....	20%	PCT	\$ 705,630	\$ 141,126
	Commissioning - by Owner agent.....	0%	PCT	\$ -	\$ 0
	Design / estimating contingency.....	12%	PCT	\$ 846,756	\$ 101,611
<b>Subtotal:</b>					<b>\$ 948,367</b>
<b>21.</b>	<b>Electrical</b>				
	<b>Building Electrical - see Tres West</b>				
	Electrical power distribution.....	18,823	SF	\$ 2.35	\$ 44,234
	Equipment connections.....	18,823	SF	\$ 1.59	\$ 29,929
	Wiring devices.....	18,823	SF	\$ 1.83	\$ 34,446
	Raceways, boxes, grounding.....	18,823	SF	\$ 4.00	\$ 75,292
	Panelboards.....	4	EA	\$ 5,800.00	\$ 23,200
	Lighting.....	18,823	SF	\$ 8.50	\$ 159,996
	Lighting controls.....	18,823	SF	\$ 2.50	\$ 47,058
	Photovoltaic Array - not included, Owner budget.....	100	KW	\$ -	\$ 0
	EC OH+P Building Electrical Divisions.....	12%	PCT	\$ 414,154	\$ 49,698
	<b>Building Communication Systems - see Tres West</b>				
	Fire alarm system.....	18,823	SF	\$ 2.00	\$ 37,646
	First responder antenna system (battery head end).....	18,823	SF	\$ 2.25	\$ 42,352
	Audio visual.....	18,823	SF	\$ 1.50	\$ 28,235
	EC OH+P Building Communication Division.....	12%	PCT	\$ 108,232	\$ 12,988

No.	Component Description	Quantity	U/M	Unit Cost	Extension
<b>Building Communication Systems - see Hargis</b>					
	General provisions.....	18,823	SF	\$ 0.20	\$ 3,765
	Basic materials and methods.....	18,823	SF	\$ 0.40	\$ 7,529
	Raceways, cable support, and outlet boxes.....	18,823	SF	\$ 1.25	\$ 23,529
	Telecommunication distribution system.....	18,823	SF	\$ 3.12	\$ 58,728
	Telecommunication rooms - MC.....	1	EA	\$ 10,775.00	\$ 10,775
	Telecommunication rooms - HC.....	1	EA	\$ 7,950.00	\$ 7,950
	Backbone cabling - copper and optical fiber.....	16,450	LF	\$ 4.35	\$ 71,558
	EC OH+P Building Communication Division.....	15%	PCT	\$ 183,833	\$ 27,575
<b>Building Security Systems - see Hargis</b>					
	General provisions.....	18,823	SF	\$ 0.13	\$ 2,447
	Basic materials and methods.....	18,823	SF	\$ 0.26	\$ 4,894
	Raceways, cable support, and outlet boxes.....	18,823	SF	\$ 0.45	\$ 8,470
	Access control system.....	18,823	SF	\$ 0.65	\$ 12,235
	Intrusion detection system.....	18,823	SF	\$ 0.40	\$ 7,529
	Security video system.....	18,823	SF	\$ 1.20	\$ 22,588
	EC OH+P Security Division.....	15%	PCT	\$ 58,163.07	\$ 8,724
	Design / estimating contingency.....	12%	PCT	\$ 863,368	\$ 103,604
<b>Subtotal:</b>					<b>\$ 966,972</b>
<b>SITWORK - SEE SEPARATE ESTIMATES</b>					
<b>Total Direct Costs</b>					<b>\$ 5,545,783</b>

<b>Sitework</b>		<b>Detailed Cost Breakdown</b>			
<b>AREAS:</b>					
Overall lot area:	50,000	SiteSF	1.15	Acres	
Building footprints	-18,823	SF		Main level of new building	
Subtotal outdoor areas:	<b>31,177</b>	SF	0.72	Acres	
Paving areas	8,000	SF		Parking, on-site walks	
Landscaped areas	#REF!	SF		Planters, islands, play, slope	
Subtotal assigned outdoor area	<b>#REF!</b>	SF			
Remaining site area	#REF!	SF		Native, misc	

No.	Component Description	Quantity	U/M	Unit Cost	Extension
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**SITWORK:**

**1. Building Demolitions per PDA**

ProArts Building					
	Building demolition 1.5 story building.....	7,920	SF	\$ 7.00	\$ 55,440
	Foundation removals.....	5,280	SF	\$ 3.00	\$ 15,840
	Hazardous material abatement - floor tile, taping mud	7,920	SF	\$ 1.00	\$ 7,920
	Disconnect utility services and cap.....	4	EA	\$ 1,000.00	\$ 4,000
State Farm Insurance Building					
	Building demolition.....	1,596	SF	\$ 7.00	\$ 11,172
	Foundation removals.....	1,596	SF	\$ 3.00	\$ 4,788
	Hazardous material abatement - not tested.....	1,596	SF	\$ 1.00	\$ 1,596
	Disconnect utility services and cap.....	3	EA	\$ 1,000.00	\$ 3,000
	Design / estimating contingency.....	12%	PCT	\$ 103,756	\$ 12,451
<b>Subtotal:</b>					<b>\$ 116,207</b>

**2. Earthwork / Site Demo / Prep - see Reid Middleton**

	Temp Erosion and Sediment Control.....	1.15	Acre	\$ 20,299	\$ 23,300
	Utility, paving and site demo (including city sidewalk).....	1	LS	\$ 83,700	\$ 83,700
	Earthwork.....	1	LS	\$ 107,600	\$ 107,600
	Design / estimating contingency.....	12%	PCT	\$ 214,600	\$ 25,752
<b>Subtotal:</b>					<b>\$ 240,352</b>

**3. Site Improvements**

Paving and Hardscape - see Reid Middleton					
	Asphalt concrete including base.....	5,000	SF	\$ 3.50	\$ 17,500
	CIP vertical curb.....	170	LF	\$ 20.00	\$ 3,400
	Concrete driveway.....	1	EA	\$ 2,500.00	\$ 2,500
	Striping and Signage.....	1	EA	\$ 2,500.00	\$ 2,500
Pedestrian Paving per R-M					
	4" concrete sidewalk on CSBC, on site.....	3,000	SF	\$ 7.50	\$ 22,500
	Street sidewalk.....	3,800	SF	\$ 7.50	\$ 28,500
Site Development per R-M					
	Retaining wall footing.....	52	LF	\$ 25.00	\$ 1,300
	Retaining wall.....	350	SF	\$ 28.00	\$ 9,800
	Retaining wall footing drain.....	52	LF	\$ 20.00	\$ 1,040
	Concrete stairs.....	1	EA	\$ 4,000.00	\$ 4,000
	Handrails.....	0	LS	\$ 2,400.00	\$ 0
	Rockery retaining wall.....	0	SF	\$ 25.00	\$ 0
Landscape and Irrigation per Cascade Design					
	Frontage planters.....	5,500	SF	\$ 6.50	\$ 35,750
	Building Perimeter Planters & Plaza.....	4,000	SF	\$ 8.50	\$ 34,000
	Parking Lot Islands.....	800	SF	\$ 8.50	\$ 6,800
	Bioretention planter.....	1,000	SF	\$ 9.00	\$ 9,000
	Restore and plant slope.....	9,000	SF	\$ 2.00	\$ 18,000
	Centennial Park Improvements.....	5,000	SF	\$ 5.00	\$ 25,000
	Design / estimating contingency.....	12%	PCT	\$ 221,590	\$ 26,591

No.	Component Description	Quantity	U/M	Unit Cost	Extension
<b>Subtotal:</b>					<b>\$ 248,181</b>
<b>4.</b>	<b>Site Civil / Mechanical Utilities - see Reid Middleton</b>				
	Water Supply and Distribution Systems.....	1	LS	\$ 113,600	\$ 113,600
	Sanitary Sewer Systems including grease interceptor.....	1	LS	\$ 57,800	\$ 57,800
	Storm Drainage including water quality vault allow.....	1	LS	\$ 143,900	\$ 143,900
	Fuel Distribution				
	Natural gas trench and backfill.....	50	CY	\$ 74.00	\$ 3,700
	Design / estimating contingency.....	12%	PCT	\$ 319,000	\$ 38,280
<b>Subtotal:</b>					<b>\$ 357,280</b>
<b>5.</b>	<b>Site Electrical - see Tres West</b>				
	Site Power				
	Mobilization, permit and fees.....	1	LS	\$ 15,000.00	\$ 15,000
	Electrical service equipment - transformer and conductors	1	LS	\$ 45,000.00	\$ 45,000
	Electrical demo - generator and two building services	1	LS	\$ 14,000.00	\$ 14,000
	EC OH+P Building Electrical Divisions.....	12%	PCT	\$ 74,000	\$ 8,880
	Site Lighting				
	Add five fixtures per Tres West message.....	5	EA	\$ 3,250.00	\$ 16,250
	EC OH+P Building Electrical Divisions.....	12%	PCT	\$ 16,250	\$ 1,950
	Right of Way Improvement				
	RoW overhead to underground conversion - not incl.....	1	LS	\$ 100,000.00	\$ 100,000
	EC OH+P included above.....	0%	PCT	\$ -	\$ 0
	Design / estimating contingency.....	12%	PCT	\$ 201,080	\$ 24,130
<b>Subtotal:</b>					<b>\$ 225,210</b>
<b>6.</b>	<b>Other - Outdoor Play - see Cascade Design</b>				
	Children's play area improvements.....	12,000	SF	\$ 15.00	\$ 180,000
	Children's play area equipment.....	1	LS	\$ 120,000.00	\$ 120,000
	Design / estimating contingency.....	12%	PCT	\$ 300,000	\$ 36,000
<b>Subtotal:</b>					<b>\$ 336,000</b>
<b>Total Sitework</b>					<b>\$ 1,523,229</b>

check: \$ -

## DESIGN / ESTIMATE REVIEW NOTES

**Project:** *Capitol Campus Child Care Center*

**Date:** *8/16/18*

Sort codes: 1=standard qualifications; 2=specific qualifications; 3=assumptions; 4=exclusions; 5=inclusions;  
6=value engineering; 7=constructability / buildability; 8=added from prior estimate; 9=questions

Sort code	#	Spec	Date	Item
1	1			The direct construction costs are done in today's dollars for Olympia area. Note that escalation is shown below the line, based upon two years at 5% annual.
1	2			Building room signage included for code compliance. Other signage is included as noted.
1	3			The estimate is based upon floor plan, site plan, outline spec and room data sheets by SAA, received 7-16-18.
2	4			Design / estimating contingency is included at 12% for pre-design level, new construction, and our early familiarity with the project.
2	5			An independent commissioning agent is to be supplied by the Owner, if desired. Estimate includes labor to assist in the commissioning process.
3	6			Interior partitions were assumed full height to an average of +12' based attaching to underside of roof sheathing.
3	7			PDA used a revised main floor area of 18,823 SF, plus a 200 SF water services room in the basement. The sub estimates used 18,740 SF, which was correct at the time. Where the sub estimates were expressed in a cost / SF, PDA used the current gross area times the subconsultant's suggested unit cost per SF.
3	8			Civil estimate assumes on-site material is not contaminated. No environmental clean up included.
4	9			Washer and dryer are considered loose equipment by Owner per the room data sheets.
4	10			Photovoltaic array is assumed as an Owner cost on the C-100, category D. Equipment.
5	11			PDA included a premium for FCS certified lumber on the dimension and sheathing per our previous project. Confirm
5	19			No window coverings noted per outline spec or in room data sheets. PDA assumed manual roller shades at east, south and west facing exteriors.
5	20			Entry vestibule (second set of paired doors) added to interior construction category; drawing update to follow.
6	21		1-Aug	Estimate includes 30% glazing area with half curtainwall and half storefront.
8	22		1-Aug	Architectural changes have been made as requested - wall heights; percentage opaque to translucent; amount of skylight area; use of storefront. Also, on site electrical - add five site lights and take out undergrounding of existing RoW overhead power.
8	23		3-Aug	Retaining wall and paving added back into final estimate, as compared to Options 1 and 2 received yesterday.
8	4		3-Aug	Estimating contingency is rolled into the line items since the draft level. Thus, when comparing to the draft line item, any increase over 12% reflects a direct cost increase; an increase less than 12% is a net savings, and 12.0% exactly is no direct change.

PDA

Central Campus Child Care Center PD estimate 8 16 18 8/16/2018 1:07 PM

**DESIGN / ESTIMATE REVIEW NOTES****Project:** *Capitol Campus Child Care Center***Date:** **8/16/18**Sort codes: 1=standard qualifications; 2=specific qualifications; 3=assumptions; 4=exclusions; 5=inclusions;  
6=value engineering; 7=constructability / buildability; 8=added from prior estimate; 9=questions

Sort code	#	Spec	Date	Item
8	25		16-Aug	Final post-Owner meeting estimate changed back to civil Option 2 with Drop Off Parking only, and updated landscape estimate.
	26		16-Aug	VE items to 1) replace brick and metal siding with Hardie panel and 2) change roof framing from heavy timber to stick built, were incorporated as directed by SAA per the memo to the Owner.
				End of Section

**7.24 C-100**

STATE OF WASHINGTON		
AGENCY / INSTITUTION PROJECT COST SUMMARY		
Agency	State of Washington Capitol Campus	
Project Name	Capitol Child Care Center - Proarts Site	
OFM Project Number	40000030	

Contact Information	
Name	B. Frare, DES and Schacht   Aslani Architects
Phone Number	360/407.8239
Email	<a href="mailto:bill.frare@des.wa.gov">bill.frare@des.wa.gov</a>

Statistics			
Gross Square Feet	19,023	MACC per Square Foot	\$423
Usable Square Feet	13,325	Escalated MACC per Square Foot	\$450
Space Efficiency	70.0%	A/E Fee Class	B
Construction Type	Day care facilities	A/E Fee Percentage	8.20%
Remodel	No	Projected Life of Asset (Years)	50 years
Additional Project Details			
Alternative Public Works Project	Yes	Art Requirement Applies	Yes
Inflation Rate	3.12%	Higher Ed Institution	No
<a href="#">Sales Tax Rate %</a>	8.80%	Location Used for Tax Rate	Olympia
Contingency Rate	5%		
Base Month	June-18		
Project Administered By	DES		

Schedule			
Predesign Start	May-18	Predesign End	October-18
Design Start	July-19	Design End	December-19
Construction Start	January-20	Construction End	January-21
Construction Duration	12 Months		

Green cells must be filled in by user

Project Cost Estimate			
Total Project	<b>\$15,025,577</b>	Total Project Escalated	<b>\$15,876,771</b>
		Rounded Escalated Total	<b>\$15,877,000</b>

STATE OF WASHINGTON		
AGENCY / INSTITUTION PROJECT COST SUMMARY		
Agency	State of Washington Capitol Campus	
Project Name	Capitol Child Care Center - Proarts Site	
OFM Project Number	40000030	

### Cost Estimate Summary

Acquisition			
<b>Acquisition Subtotal</b>	<b>\$1,095,000</b>	<b>Acquisition Subtotal Escalated</b>	<b>\$1,095,000</b>

Consultant Services			
Pre-design Services	\$0		
A/E Basic Design Services	\$492,398		
Extra Services	\$234,500		
Other Services	\$351,222		
Design Services Contingency	\$53,906		
<b>Consultant Services Subtotal</b>	<b>\$1,132,026</b>	<b>Consultant Services Subtotal Escalated</b>	<b>\$1,188,287</b>

Construction			
GC/CM Risk Contingency	\$428,018		
GC/CM or D/B Costs	\$871,873		
Construction Contingencies	\$652,509	Construction Contingencies Escalated	\$695,705
Maximum Allowable Construction Cost (MACC)	\$8,050,171	Maximum Allowable Construction Cost (MACC) Escalated	\$8,558,810
Sales Tax	\$880,226	Sales Tax Escalated	\$936,361
<b>Construction Subtotal</b>	<b>\$10,882,797</b>	<b>Construction Subtotal Escalated</b>	<b>\$11,576,820</b>

Equipment			
Equipment	\$420,000		
Sales Tax	\$36,960		
Non-Taxable Items	\$0		
<b>Equipment Subtotal</b>	<b>\$456,960</b>	<b>Equipment Subtotal Escalated</b>	<b>\$487,211</b>

Artwork			
<b>Artwork Subtotal</b>	<b>\$42,794</b>	<b>Artwork Subtotal Escalated</b>	<b>\$42,794</b>

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
<b>Project Administration Subtotal</b>	<b>\$0</b>	<b>Project Administration Subtotal Escalated</b>	<b>\$0</b>

Other Costs			
<b>Other Costs Subtotal</b>	<b>\$1,416,000</b>	<b>Other Costs Subtotal Escalated</b>	<b>\$1,486,659</b>

Project Cost Estimate			
Total Project	<b>\$15,025,577</b>	Total Project Escalated	<b>\$15,876,771</b>
		Rounded Escalated Total	<b>\$15,877,000</b>

**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				
Outstanding Debt Service - State Farm Site	\$260,000			Projected as of 3/15/2019
Outstanding Debt Service - ProArts Site	\$835,000			Projected as of 3/15/2019
<b>ACQUISITION TOTAL</b>	<b>\$1,095,000</b>	NA	<b>\$1,095,000</b>	

Green cells must be filled in by user

**Cost Estimate Details**

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
<b>1) Pre-Schematic Design Services</b>				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$0</b>	<b>1.0338</b>	<b>\$0</b>	Escalated to Design Start
<b>2) Construction Documents</b>				
A/E Basic Design Services	\$492,398			69% of A/E Basic Services
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$492,398</b>	<b>1.0405</b>	<b>\$512,340</b>	Escalated to Mid-Design
<b>3) Extra Services</b>				
Civil Design (Above Basic Svcs)	\$25,000			
Geotechnical Investigation	\$15,000			
Commissioning	\$7,500			
Site Survey	\$10,000			
Testing	\$0			
LEED Services	\$35,000			
Voice/Data Consultant	\$15,000			
Value Engineering	\$0			
Constructability Review	\$0			
Environmental Mitigation (EIS)	\$0			
Landscape Consultant	\$60,000			
Kitchen consultant	\$5,000			
Acoustic Consultant	\$5,000			
audio-visual & security consultant	\$12,000			
ELCCA & LCCA	\$20,000			
Interior design	\$5,000			
Solar PV Design	\$5,000			
Arborist	\$5,000			
Roof/wall envelope consultant	\$10,000			
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$234,500</b>	<b>1.0405</b>	<b>\$243,998</b>	Escalated to Mid-Design
<b>4) Other Services</b>				
Bid/Construction/Closeout	\$221,222			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Commissioning	\$25,000			
Civil Design (above BS)	\$10,000			
Geotechnical on-site	\$15,000			
Testing	\$35,000			
LEED Services	\$10,000			
Voice/Data consultant	\$5,000			
Landscape Consultant	\$7,500			

audio-visual & security consultant	\$2,500			
Roof/wall envelope inspection	\$20,000			
<b>Sub TOTAL</b>	<b>\$351,222</b>	<b>1.0662</b>	<b>\$374,474</b>	Escalated to Mid-Const.
<b>5) Design Services Contingency</b>				
Design Services Contingency	\$53,906			
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$53,906</b>	<b>1.0662</b>	<b>\$57,475</b>	Escalated to Mid-Const.
<b>CONSULTANT SERVICES TOTAL</b>	<b>\$1,132,026</b>		<b>\$1,188,287</b>	

Green cells must be filled in by user

**Cost Estimate Details**

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
<b>1) Site Work</b>				
G10 - Site Preparation	\$254,484			
G20 - Site Improvements	\$262,773			
G30 - Site Mechanical Utilities	\$378,287			
G40 - Site Electrical Utilities	\$238,452			
G60 - Other Site Construction	\$355,756			
<b>Sub TOTAL</b>	<b>\$1,489,752</b>	<b>1.0499</b>	<b>\$1,564,091</b>	
<b>2) Related Project Costs</b>				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$0</b>	<b>1.0499</b>	<b>\$0</b>	
<b>3) Facility Construction</b>				
A10 - Foundations	\$443,404			
A20 - Basement Construction	\$0			
B10 - Superstructure	\$344,450			
B20 - Exterior Closure	\$628,792			
B30 - Roofing	\$520,347			
C10 - Interior Construction	\$506,155			
C20 - Stairs	\$0			
C30 - Interior Finishes	\$734,960			
D10 - Conveying	\$0			
D20 - Plumbing Systems	\$530,528			
D30 - HVAC Systems	\$1,004,128			
D40 - Fire Protection Systems	\$135,267			
D50 - Electrical Systems	\$1,023,827			
F10 - Special Construction	\$0			
F20 - Selective Demolition	\$123,040			
General Conditions	\$565,521			
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$6,560,419</b>	<b>1.0662</b>	<b>\$6,994,719</b>	
<b>4) Maximum Allowable Construction Cost</b>				
<b>MACC Sub TOTAL</b>	<b>\$8,050,171</b>		<b>\$8,558,810</b>	

<b>5) GCCM Risk Contingency</b>			
GCCM Risk Contingency	\$428,018		
Other			
Insert Row Here			
<b>Sub TOTAL</b>	<b>\$428,018</b>	<b>1.0662</b>	<b>\$456,353</b>
<b>6) GCCM or Design Build Costs</b>			
GCCM Fee	\$449,419		
Bid General Conditions			
GCCM Preconstruction Services	\$134,826		
Insurance, Bonds & B+O Tax	\$287,628		
<b>Sub TOTAL</b>	<b>\$871,873</b>	<b>1.0662</b>	<b>\$929,591</b>
<b>7) Construction Contingency</b>			
Allowance for Change Orders	\$402,509		
Additional Site Demolition	\$250,000		Estimated for unknown geotechnical and utility conditions
Insert Row Here			
<b>Sub TOTAL</b>	<b>\$652,509</b>	<b>1.0662</b>	<b>\$695,705</b>
<b>8) Non-Taxable Items</b>			
Other			
Insert Row Here			
<b>Sub TOTAL</b>	<b>\$0</b>	<b>1.0662</b>	<b>\$0</b>
<b>Sales Tax</b>			
<b>Sub TOTAL</b>	<b>\$880,226</b>		<b>\$936,361</b>
<b>CONSTRUCTION CONTRACTS TOTAL</b>	<b>\$10,882,797</b>		<b>\$11,576,820</b>

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**Cost Estimate Details**

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
E10 - Equipment				
E20 - Furnishings				
F10 - Special Construction				
120 KW Solar PV Array	\$420,000			Solar PV Array-Net Zero Energy (\$3.5/W)
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$420,000</b>	<b>1.0662</b>	<b>\$447,804</b>	
<b>1) Non Taxable Items</b>				
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$0</b>	<b>1.0662</b>	<b>\$0</b>	
<b>Sales Tax</b>				
<b>Sub TOTAL</b>	<b>\$36,960</b>		<b>\$39,407</b>	
<b>EQUIPMENT TOTAL</b>	<b>\$456,960</b>		<b>\$487,211</b>	

Green cells must be filled in by user

**Cost Estimate Details**

Artwork				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
Project Artwork	\$42,794			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				
<b>ARTWORK TOTAL</b>	<b>\$42,794</b>	<b>NA</b>	<b>\$42,794</b>	

Green cells must be filled in by user

**Cost Estimate Details**

Project Management				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$0			
Additional Services				
<b>PROJECT MANAGEMENT TOTAL</b>	<b>\$0</b>	<b>1.0662</b>	<b>\$0</b>	

Green cells must be filled in by user

**Cost Estimate Details**

Other Costs				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
Mitigation Costs				
Hazardous Material Remediation/Removal				
Historic and Archeological Mitigation				
LEED Registration & plaques	\$1,000			
Plan Check & Building Permit	\$80,000			City of Olympia
Traffic Impact Fees	\$25,000			\$3.82/GSF (less exist GSF)
DES B&G Support	\$100,000			Estimated maintenance support during demolition, design, and construction.
ATG Fees	\$35,000			Estimated legal support for D/B Procurement
DES Campus Security Fees	\$25,000			Estimated security support.
DES ETS and WaTech Fees	\$25,000			Estimates IT support.
DES EA&S Fees	\$0			Not required, If COP or other alternative funding.
DES Finance Fee (1.25%)	\$0			Otherwise, use \$245,000.
City Mitigation/Impact Fees & Charges	\$1,125,000			Deleted by OFM
				Estimated mitigation and impacts fees (i.e. Water, Sewer, Stormwater, Parking, etc. and other unforeseen costs attributable by project).
<b>OTHER COSTS TOTAL</b>	<b>\$1,416,000</b>	<b>1.0499</b>	<b>\$1,486,659</b>	

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<b>C-100(2018) Additional Notes</b>
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<b>Tab A. Acquisition</b>
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Items in red added to Predesign Study C-100 per discusion within OFM - B Frare 11/30/2019
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<i>Insert Row Here</i>

<b>Tab B. Consultant Services</b>
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<i>Insert Row Here</i>

<b>Tab C. Construction Contracts</b>
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Items in red added to Predesign Study C-100 per discusion within OFM - B Frare 11/30/2019
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<i>Insert Row Here</i>

<b>Tab D. Equipment</b>
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<i>Insert Row Here</i>

<b>Tab E. Artwork</b>
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<i>Insert Row Here</i>

<b>Tab F. Project Management</b>
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<i>Insert Row Here</i>

<b>Tab G. Other Costs</b>
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Items in red added to Predesign Study C-100 per discusion within OFM - B Frare 11/30/2019
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STATE OF WASHINGTON AGENCY / INSTITUTION PROJECT COST SUMMARY		
Agency	State of Washington Capitol Campus	
Project Name	Capitol Campus Child Care Center - Old IBM Site	
OFM Project Number	18-035	

Contact Information		
Name	schacht   aslani architects	
Phone Number	206-443-3448	
Email	<a href="mailto:ic@saarch.com">ic@saarch.com</a>	

Statistics			
Gross Square Feet	20,253	MACC per Square Foot	\$419
Usable Square Feet	13,325	Escalated MACC per Square Foot	\$445
Space Efficiency	65.8%	A/E Fee Class	B
Construction Type	Day care facilities	A/E Fee Percentage	8.14%
Remodel	No	Projected Life of Asset (Years)	50 years

Additional Project Details			
Alternative Public Works Project	Yes	Art Requirement Applies	Yes
Inflation Rate	3.12%	Higher Ed Institution	No
<a href="#">Sales Tax Rate %</a>	8.80%	Location Used for Tax Rate	Olympia
Contingency Rate	5%		
Base Month	June-18		
Project Administered By	DES		

Schedule			
Predesign Start	May-18	Predesign End	October-18
Design Start	July-19	Design End	December-19
Construction Start	January-20	Construction End	January-21
Construction Duration	12 Months		

Green cells must be filled in by user

Project Cost Estimate			
Total Project	<b>\$15,008,350</b>	Total Project Escalated	<b>\$15,923,901</b>
		Rounded Escalated Total	<b>\$15,924,000</b>

STATE OF WASHINGTON		
AGENCY / INSTITUTION PROJECT COST SUMMARY		
Agency	State of Washington Capitol Campus	
Project Name	Capitol Campus Child Care Center - Old IBM Site	
OFM Project Number	18-035	

### Cost Estimate Summary

Acquisition			
<b>Acquisition Subtotal</b>	<b>\$0</b>	<b>Acquisition Subtotal Escalated</b>	<b>\$0</b>

Consultant Services			
Predesign Services	\$0		
A/E Basic Design Services	\$514,002		
Extra Services	\$234,500		
Other Services	\$360,928		
Design Services Contingency	\$55,472		
<b>Consultant Services Subtotal</b>	<b>\$1,164,902</b>	<b>Consultant Services Subtotal Escalated</b>	<b>\$1,222,783</b>

Construction			
GC/CM Risk Contingency	\$454,217		
GC/CM or D/B Costs	\$925,240		
Construction Contingencies	\$673,880		
Maximum Allowable Construction Cost (MACC)	\$8,477,596		
Sales Tax	\$926,722		
<b>Construction Subtotal</b>	<b>\$11,457,655</b>		

Equipment			
Equipment	\$420,000		
Sales Tax	\$36,960		
Non-Taxable Items	\$0		
<b>Equipment Subtotal</b>	<b>\$456,960</b>	<b>Equipment Subtotal Escalated</b>	<b>\$487,211</b>

Artwork			
<b>Artwork Subtotal</b>	<b>\$45,079</b>	<b>Artwork Subtotal Escalated</b>	<b>\$45,079</b>

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
<b>Project Administration Subtotal</b>	<b>\$0</b>	<b>Project Administration Subtotal Escalated</b>	<b>\$0</b>

Other Costs			
<b>Other Costs Subtotal</b>	<b>\$1,883,755</b>	<b>Other Costs Subtotal Escalated</b>	<b>\$1,977,755</b>

Project Cost Estimate			
Total Project	<b>\$15,008,350</b>	Total Project Escalated	<b>\$15,923,901</b>
		Rounded Escalated Total	<b>\$15,924,000</b>

**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				
Insert Row Here				
<b>ACQUISITION TOTAL</b>	<b>\$0</b>	<b>NA</b>	<b>\$0</b>	

Green cells must be filled in by user

**Cost Estimate Details**

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
<b>1) Pre-Schematic Design Services</b>				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$0</b>	<b>1.0338</b>	<b>\$0</b>	Escalated to Design Start
<b>2) Construction Documents</b>				
A/E Basic Design Services	\$514,002			69% of A/E Basic Services
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$514,002</b>	<b>1.0405</b>	<b>\$534,819</b>	Escalated to Mid-Design
<b>3) Extra Services</b>				
Civil Design (Above Basic Svcs)	\$25,000			
Geotechnical Investigation	\$15,000			
Commissioning	\$7,500			
Site Survey	\$10,000			
Testing	\$0			
LEED Services	\$35,000			
Voice/Data Consultant	\$15,000			
Value Engineering	\$0			
Constructability Review	\$0			
Environmental Mitigation (EIS)	\$0			
Landscape Consultant	\$60,000			
Kitchen consultant	\$5,000			
Acoustic Consultant	\$5,000			
audio-visual & security consultant	\$12,000			
ELCCA & LCCA	\$20,000			
Interior design	\$5,000			
Solar PV Design	\$5,000			
Arborist	\$5,000			
Roof/wall envelope consultant	\$10,000			
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$234,500</b>	<b>1.0405</b>	<b>\$243,998</b>	Escalated to Mid-Design
<b>4) Other Services</b>				
Bid/Construction/Closeout	\$230,928			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Commissioning	\$25,000			
Civil Design (above BS)	\$10,000			
Geotechnical on-site	\$15,000			
Testing	\$35,000			
LEED Services	\$10,000			
Voice/Data consultant	\$5,000			
Landscape Consultant	\$7,500			

audio-visual & security consultant	\$2,500			
Roof/wall envelope inspection	\$20,000			
<b>Sub TOTAL</b>	<b>\$360,928</b>	<b>1.0662</b>	<b>\$384,822</b>	Escalated to Mid-Const.
<b>5) Design Services Contingency</b>				
Design Services Contingency	\$55,472			
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$55,472</b>	<b>1.0662</b>	<b>\$59,144</b>	Escalated to Mid-Const.
<b>CONSULTANT SERVICES TOTAL</b>	<b>\$1,164,902</b>		<b>\$1,222,783</b>	

Green cells must be filled in by user

**Cost Estimate Details**

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
<b>1) Site Work</b>				
G10 - Site Preparation	\$246,604			
G20 - Site Improvements	\$235,882			
G30 - Site Mechanical Utilities	\$342,101			
G40 - Site Electrical Utilities	\$235,882			
G60 - Other Site Construction	\$353,823			
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$1,414,292</b>	<b>1.0499</b>	<b>\$1,484,866</b>	
<b>2) Related Project Costs</b>				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$0</b>	<b>1.0499</b>	<b>\$0</b>	
<b>3) Facility Construction</b>				
A10 - Foundations	\$428,876			
A20 - Basement Construction	\$0			
B10 - Superstructure	\$482,486			
B20 - Exterior Closure	\$669,476			
B30 - Roofing	\$553,894			
C10 - Interior Construction	\$538,883			
C20 - Stairs	\$42,888			
C30 - Interior Finishes	\$756,967			
D10 - Conveying	\$117,941			
D20 - Plumbing Systems	\$564,830			
D30 - HVAC Systems	\$1,072,191			
D40 - Fire Protection Systems	\$144,746			
D50 - Electrical Systems	\$1,089,989			
F10 - Special Construction	\$0			
F20 - Selective Demolition	\$0			
General Conditions	\$600,137			
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$7,063,304</b>	<b>1.0662</b>	<b>\$7,530,895</b>	
<b>4) Maximum Allowable Construction Cost</b>				
<b>MACC Sub TOTAL</b>	<b>\$8,477,596</b>		<b>\$9,015,761</b>	

<b>5) GCCM Risk Contingency</b>				
GCCM Risk Contingency	\$454,217			
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$454,217</b>	<b>1.0662</b>	<b>\$484,287</b>	
<b>6) GCCM or Design Build Costs</b>				
GCCM Fee	\$476,928			
Bid General Conditions				
GCCM Preconstruction Services	\$143,078			
Insurance, Bonds & B+O Tax	\$305,234			
<b>Sub TOTAL</b>	<b>\$925,240</b>	<b>1.0662</b>	<b>\$986,491</b>	
<b>7) Construction Contingency</b>				
Allowance for Change Orders	\$423,880			
<b>Additional Site Demolition</b>	<b>\$250,000</b>			<b>Estimated for unknown geotechnical and utility conditions</b>
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$673,880</b>	<b>1.0662</b>	<b>\$718,491</b>	
<b>8) Non-Taxable Items</b>				
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$0</b>	<b>1.0662</b>	<b>\$0</b>	
<b>Sales Tax</b>				
<b>Sub TOTAL</b>	<b>\$926,722</b>		<b>\$986,043</b>	
<b>CONSTRUCTION CONTRACTS TOTAL</b>	<b>\$11,457,655</b>		<b>\$12,191,073</b>	

Green cells must be filled in by user

**Cost Estimate Details**

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
E10 - Equipment				
E20 - Furnishings				
F10 - Special Construction				
120 KW Solar PV Array	\$420,000			Solar PV Array-Net Zero Energy (\$3.5/W)
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$420,000</b>	<b>1.0662</b>	<b>\$447,804</b>	
<b>1) Non Taxable Items</b>				
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$0</b>	<b>1.0662</b>	<b>\$0</b>	
<b>Sales Tax</b>				
<b>Sub TOTAL</b>	<b>\$36,960</b>		<b>\$39,407</b>	
<b>EQUIPMENT TOTAL</b>	<b>\$456,960</b>		<b>\$487,211</b>	

Green cells must be filled in by user

**Cost Estimate Details**

Artwork				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
Project Artwork	\$45,079			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				
<b>ARTWORK TOTAL</b>	<b>\$45,079</b>	<b>NA</b>	<b>\$45,079</b>	

Green cells must be filled in by user

**Cost Estimate Details**

Project Management				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$0			
Additional Services				
<b>PROJECT MANAGEMENT TOTAL</b>	<b>\$0</b>	<b>1.0662</b>	<b>\$0</b>	

Green cells must be filled in by user

**Cost Estimate Details**

Other Costs				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
Mitigation Costs				
Hazardous Material Remediation/Removal				
Historic and Archeological Mitigation				
LEED Registration & plaques	\$1,000			
Plan Check & Building Permit	\$80,000			City of Olympia
Traffic Impact Fees	\$492,755			\$24.33/GSF
DES B&G Support	\$100,000			Estimated maintenance support during demolition, design, and construction.
ATG Fees	\$35,000			Estimated legal support for D/B Procurement
DES Campus Security Fees	\$25,000			Estimated security support.
DES ETS and WaTech Fees	\$25,000			Estimates IT support.
DES EA&S Fees	\$0			Not required, If COP or other alternate funding. Otherwise, use \$245,000.
DES Finance Fee (1.25%)	\$0			Deleted by OFM
City Mitigation/Impact Fees & Charges	\$1,125,000			Estimated mitigation and impacts fees (i.e. Water, Sewer, Stormwater, Parking, etc. and other unforeseen costs attributable by project).
<b>OTHER COSTS TOTAL</b>	<b>\$1,883,755</b>	<b>1.0499</b>	<b>\$1,977,755</b>	

Green cells must be filled in by user

<b>C-100(2018)</b> <b>Additional Notes</b>
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<b>Tab A. Acquisition</b>
<i>Insert Row Here</i>

<b>Tab B. Consultant Services</b>
<i>Insert Row Here</i>

<b>Tab C. Construction Contracts</b>
Items in red added to Predesign Study C-100 per discusion within OFM - B Frare 11/30/2019
<i>Insert Row Here</i>

<b>Tab D. Equipment</b>
<i>Insert Row Here</i>

<b>Tab E. Artwork</b>
<i>Insert Row Here</i>

<b>Tab F. Project Management</b>
<i>Insert Row Here</i>

<b>Tab G. Other Costs</b>
Items in red added to Predesign Study C-100 per discusion within OFM - B Frare 11/30/2019
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7.25 LIFE CYCLE COST MODELS

**Ownership Option 1 Information Sheet**

\* Requires a user input Green Cell = Value can be entered by user. Yellow Cell = Calculated value.

\* **Project Description**  
 New construction of 19,023 SF single story Child Care Center on ProArts site, 11th Ave @ Franklin St in downtown Olympia, and related sitework. Includes full net zero energy - 120 kV photovoltaic system.

\* **Construction or Purchase/Remodel** Construction

\* **Project Location** Olympia Market Area = Thurston County

\* **Statistics**

Gross Sq Ft	19,023
Usable Sq Ft	13,325
Space Efficiency	70%
Estimated Acres Needed	2.00
MACC Cost per Sq Ft	\$423.18
Estimated Total Project Costs per Sq Ft	\$592.45
Escalated MACC Cost per Sq Ft	\$449.00
Escalated Total Project Costs per Sq Ft	\$628.61

\* **Move In Date** 1/1/2021

\* **Interim Lease Information**

Interim Lease Information	Start Date
Lease Start Date	
Length of Lease (in months)	
Square Feet (holdover/temp lease)	
Lease Rate- Full Serviced (\$/SF/Year)	
One Time Costs (if double move)	

Construction Cost Estimates (See Capital Budget System For Detail)				
	Known Costs	Estimated Costs	Cost to Use	
<b>Acquisition Costs Total</b>	\$ 1,095,000	\$ -	\$ 1,095,000	
<b>Consultant Services</b>				
A & E Fee Percentage (if services not specified)		8.09% Std		8.09%
Pre-Schematic Design services	\$ -			
Construction Documents	\$ 492,398			
Extra Services	\$ 234,500			
Other Services	\$ 351,222			
Design Services Contingency	\$ 53,906			
<b>Consultant Services Total</b>	\$ 1,132,026	\$ 650,930	\$ 1,132,026	
<b>Construction Contracts</b>				
Site Work	\$ 1,489,752			
Related Project Costs	\$ -			
Facility Construction	\$ 6,560,419			
<b>MACC SubTotal</b>	\$ 8,050,171	\$ 8,046,729	\$ 8,050,171	
Construction Contingency (5% default)	\$ 652,509	\$ 402,509	\$ 652,509	
Non Taxable Items	\$ 1,299,891		\$ 1,299,891	
Sales Tax	\$ 880,226		\$ 880,226	
<b>Construction Additional Items Total</b>	\$ 2,832,626	\$ 402,509	\$ 2,832,626	
<b>Equipment</b>				
Equipment	\$ 420,000			
Non Taxable Items	\$ -			
Sales Tax	\$ 36,960			
<b>Equipment Total</b>	\$ 456,960		\$ 456,960	
<b>Art Work Total</b>	\$ 42,794	\$ 40,251	\$ 42,794	
<b>Other Costs</b>				
City Utility Fees, B&G, ATG, CTS, Campus Security	\$ 1,310,000			
Plan check and permit fees; LEED registration	\$ 81,000			
Traffic impact fees	\$ 25,000			
<b>Other Costs Total</b>	\$ 1,416,000		\$ 1,416,000	
<b>Project Management Total</b>	\$ -		\$ -	
<b>Grand Total Project Cost</b>	\$ 15,025,577	\$ 9,140,418	\$ 15,025,577	

A & E

MACC

Construction One Time Project Costs		
One Time Costs	Estimate	Calculated
Moving Vendor and Supplies	\$ 5,330	\$ -
Other (not covered in construction)		
<b>Total</b>	<b>\$ 5,330</b>	<b>\$ 5,330</b>

\$205 / Person in FY09

Ongoing Building Costs					
Added Services	New Building Operating Costs	Known Cost /GSF/ 2021	Estimated Cost /GSF/ 2021	Total Cost / Year	Cost / Month
<input checked="" type="checkbox"/>	Energy (Electricity, Natural Gas)	\$ 0.16	\$ 1.19	\$ 3,044	\$ 254
<input checked="" type="checkbox"/>	Janitorial Services	-	\$ 1.41	\$ 26,812	\$ 2,234
<input checked="" type="checkbox"/>	Utilities (Water, Sewer, & Garbage)	-	\$ 0.63	\$ 12,043	\$ 1,004
<input checked="" type="checkbox"/>	Grounds	-	\$ 0.12	\$ 2,272	\$ 189
<input checked="" type="checkbox"/>	Pest Control	-	\$ 0.05	\$ 909	\$ 76
<input checked="" type="checkbox"/>	Security	-	\$ 0.12	\$ 2,272	\$ 189
<input checked="" type="checkbox"/>	Maintenance and Repair	-	\$ 5.57	\$ 105,886	\$ 8,824
<input checked="" type="checkbox"/>	Management	-	\$ 0.68	\$ 12,952	\$ 1,079
<input checked="" type="checkbox"/>	Road Clearance	-	\$ 0.10	\$ 1,818	\$ 151
<input checked="" type="checkbox"/>	Telecom	-	\$ -	\$ -	\$ -
	Additional Parking	-	\$ -	\$ -	\$ -
	Other	-	\$ -	\$ -	\$ -
	<b>Total Operating Costs</b>	<b>\$ 0.16</b>	<b>\$ 9.87</b>	<b>\$ 168,008</b>	<b>\$ 14,001</b>

**Ownership Option 2 Information Sheet**

\* *Requires a user input* Green Cell = Value can be entered by user. Yellow Cell = Calculated value.

<b>Project Description</b>	New construction of 19,023 SF single story Child Care Center on ProArts site (11th Ave @ Franklin St in downtown Olympia, and related sitework. Includes net zero energy capable, PV panels not included.
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<b>Construction or Purchase/Remodel</b>	Construction
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<b>Project Location</b>	Olympia	Market Area = Thurston County
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<b>Statistics</b>	
Gross Sq Ft	19,023
Usable Sq Ft	13,325
Space Efficiency	70%
Estimated Acres Needed	2.00
MACC Cost per Sq Ft	\$423.18
Estimated Total Project Costs per Sq Ft	\$650.02
Escalated MACC Cost per Sq Ft	\$449.00
Escalated Total Project Costs per Sq Ft	\$689.68

<b>Move In Date</b>	1/1/2021
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<b>Interim Lease Information</b>	<b>Start Date</b>
Lease Start Date	
Length of Lease (in months)	
Square Feet (holdover/temp lease)	
Lease Rate- Full Serviced (\$/SF/Year)	
One Time Costs (if double move)	

Construction Cost Estimates (See Capital Budget System For Detail)					
	Known Costs	Estimated Costs	Cost to Use		
<b>Acquisition Costs Total</b>	\$ 1,095,000	\$ -	\$ -	\$ 1,095,000	
<b>Consultant Services</b>					
A & E Fee Percentage (if services not specified)		8.09% Std			8.09%
Pre-Schematic Design services	\$ -				
Construction Documents	\$ 492,398				
Extra Services	\$ 234,500				
Other Services	\$ 351,222				
Design Services Contingency	\$ 53,906				
<b>Consultant Services Total</b>	\$ 1,132,026	\$ 650,930	\$ -	\$ 1,132,026	
<b>Construction Contracts</b>					
Site Work	\$ 1,489,752				
Related Project Costs	\$ -				
Facility Construction	\$ 6,560,419				
<b>MACC SubTotal</b>	\$ 8,050,171	\$ 8,046,729	\$ -	\$ 8,050,171	
Construction Contingency (5% default)	\$ 652,509	\$ 652,509	\$ -	\$ 652,509	
Non Taxable Items	\$ 1,299,891		\$ -	\$ 1,299,891	
Sales Tax	\$ 880,226		\$ -	\$ 880,226	
<b>Construction Additional Items Total</b>	\$ 2,832,626	\$ 2,832,626	\$ -	\$ 2,832,626	
<b>Equipment</b>					
Equipment	\$ -				
Non Taxable Items	\$ -				
Sales Tax	\$ -				
<b>Equipment Total</b>	\$ -		\$ -	\$ -	
<b>Art Work Total</b>	\$ 42,794	\$ 40,251	\$ -	\$ 42,794	
<b>Other Costs</b>					
City Utility Fees, B&G, ATG, CTS, Campus Security	\$ 1,310,000				
Plan check and permit fees; LEED registration	\$ 81,000				
Traffic impact fees	\$ 25,000				
<b>Other Costs Total</b>	\$ 1,416,000		\$ -	\$ 1,416,000	
<b>Project Management Total</b>	\$ -		\$ -	\$ -	
<b>Grand Total Project Cost</b>	\$ -	\$ -	\$ -	\$ 14,568,617	

Construction One Time Project Costs		
One Time Costs	Estimate	Calculated
Moving Vendor and Supplies	\$ 5,330	\$ -
Other (not covered in construction)		
<b>Total</b>	<b>\$ 5,330</b>	<b>\$ 5,330</b>

\$205 / Person in FY09

Ongoing Building Costs						
Added Services	New Building Operating Costs	Known Cost /GSF/ 2021	Estimated Cost /GSF/ 2021	Total Cost / Year	Cost / Month	
<input checked="" type="checkbox"/>	Energy (Electricity, Natural Gas)	\$ 0.98	\$ 1.19	\$ 18,643	\$ 1,554	
<input checked="" type="checkbox"/>	Janitorial Services	-	1.41	\$ 26,812	\$ 2,234	
<input checked="" type="checkbox"/>	Utilities (Water, Sewer, & Garbage)	-	0.63	\$ 12,043	\$ 1,004	
<input checked="" type="checkbox"/>	Grounds	-	0.12	\$ 2,272	\$ 189	
<input checked="" type="checkbox"/>	Pest Control	-	0.05	\$ 909	\$ 76	
<input checked="" type="checkbox"/>	Security	-	0.12	\$ 2,272	\$ 189	
<input checked="" type="checkbox"/>	Maintenance and Repair	-	5.57	\$ 105,886	\$ 8,824	
<input checked="" type="checkbox"/>	Management	-	0.68	\$ 12,952	\$ 1,079	
<input checked="" type="checkbox"/>	Road Clearance	-	0.10	\$ 1,818	\$ 151	
<input checked="" type="checkbox"/>	Telecom	-	-	\$ -	\$ -	
	Additional Parking	-	-	\$ -	\$ -	
	Other	-	-	\$ -	\$ -	
	<b>Total Operating Costs</b>	<b>\$ 0.98</b>	<b>\$ 9.87</b>	<b>\$ 183,607</b>	<b>\$ 15,301</b>	

**Life Cycle Cost Analysis - Project Summary**

<b>Agency</b>	State of Washington Capitol Campus
<b>Project Title</b>	Capitol Campus Child Care Center, OFM #18-035
<b>Existing Description</b>	No applicable existing facility. New construction is intended to satisfy a presently unaddressed need.
<b>Lease Option 1 Description</b>	
<b>Lease Option 2 Description</b>	
<b>1. ProArts NZE Description</b>	New construction of 19,023 SF single story Child Care Center on ProArts site, 11th Ave @ Franklin St in downtown Olympia, and related sitework. Includes full net zero energy - 120 kV photovoltaic system.
<b>2. ProArts NZE Capable Description</b>	New construction of 19,023 SF single story Child Care Center on ProArts site (11th Ave @ Franklin St in downtown Olympia, and related sitework. Includes net zero energy capable, PV panels not included.
<b>Ownership Option 3</b>	

<b>Lease Options Information</b>	<b>Existing Lease</b>	<b>Lease Option 1</b>	<b>Lease Option 2</b>
Total Rentable Square Feet	-	-	-
Annual Lease Cost (Initial Term of Lease)	\$ -	\$ -	\$ -
Full Service Cost/SF (Initial Term of Lease)	\$ -	\$ -	\$ -
Occupancy Date	n/a		
Project Initial Costs	n/a	\$ -	\$ -
Person's Relocating	-	-	-
RSF/Person Calculated			

<b>Ownership Information</b>	<b>Ownership 1</b>	<b>Ownership 2</b>	<b>Ownership 3</b>
Total Gross Square Feet	19,023	19,023	-
Total Rentable Square Feet	13,325	13,325	-
Occupancy Date	1/1/2021	1/1/2021	
Initial Project Costs	\$ 5,330	\$ 5,330	\$ -
Est. Construction TPC (\$/GSF)	\$ 629	\$ 690	\$ -
RSF/Person Calculated	-	-	-

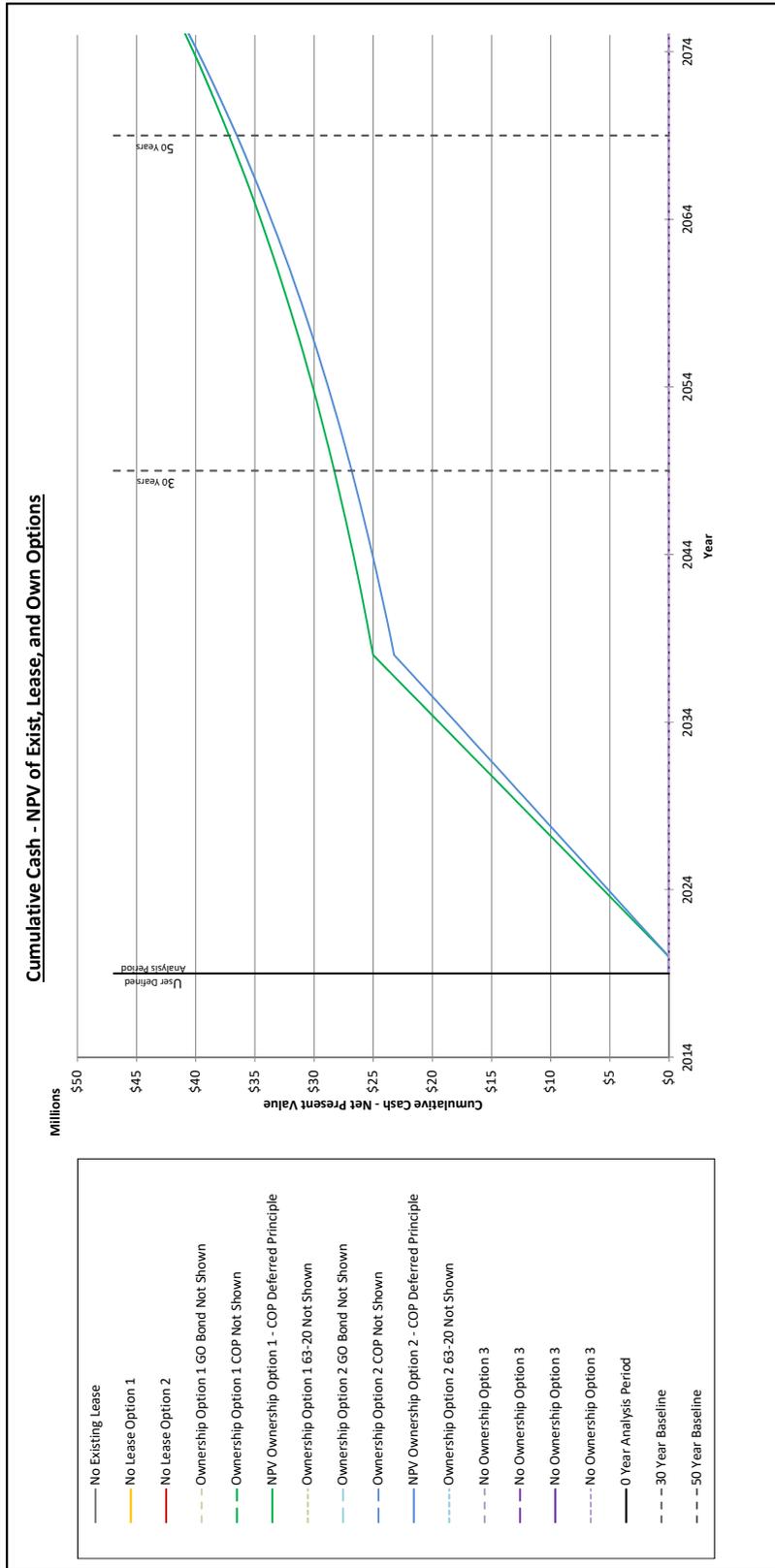
Financial Analysis of Options

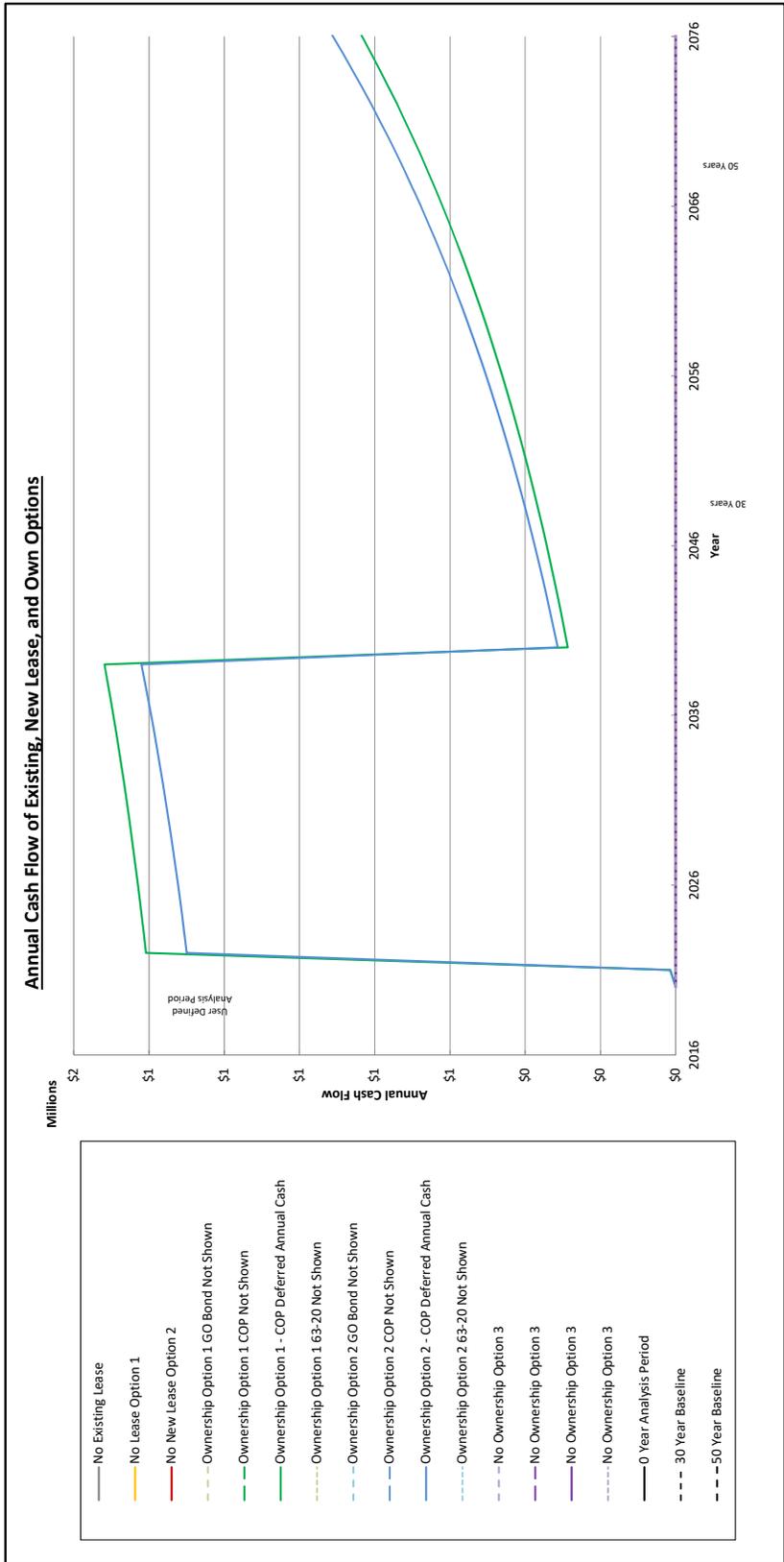
Years	Display Option?	Yes		No		Yes		No		Yes		No	
		Existing Lease		Lease 1		Lease 2		GO Bond		COP		GO Bond	
		Current	63-20	Current	63-20	Current	63-20	COP	63-20	COP	63-20	COP	63-20
0		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Years	Financial Comparisons	Existing Lease		Lease 1		Lease 2		Ownership 1		Ownership 2		Ownership 3	
		Current		Current		Current		GO Bond		COP		GO Bond	
		Current	63-20	Current	63-20	Current	63-20	COP	63-20	COP	63-20	COP	63-20
30	30 Year Cumulative Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	30 Year Net Present Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Lowest Cost Option (30 Years)												

Years	Financial Comparisons	Existing Lease		Lease 1		Lease 2		Ownership 1		Ownership 2		Ownership 3	
		Current		Current		Current		GO Bond		COP		GO Bond	
		Current	63-20	Current	63-20	Current	63-20	COP	63-20	COP	63-20	COP	63-20
50	50 Year Cumulative Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	50 Year Net Present Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Lowest Cost Option (50 Years)												

\* - Defers payment on principle for 2 years while the building is being constructed. See instructions on Capitalized Interest.





**Financial Assumptions**

Date of Life Cycle Cost Analysis:	1/16/2019
Analysis Period Start Date	1/2/2019
User Input Years of Analysis	0

All assumptions subject to change to reflect updated costs and conditions.

	Lease Options		Ownership Option 1			Ownership Option 2			Ownership Option 3			
	Existing Lease	Lease Option 1	Lease Option 2	GO Bond	COP	63-20	GO Bond	COP	63-20	GO Bond	COP	63-20
Inflation / Interest Rate	3.006%	3.006%	3.006%	3.160%	3.510%	3.710%	3.160%	3.510%	3.710%	3.160%	3.510%	3.710%
Discount Rate	0.441%	0.441%	0.441%	0.441%	0.441%	0.441%	0.441%	0.441%	0.441%	0.441%	0.441%	0.441%
Length of Financing	N/A	N/A	N/A	20	20	20	20	20	20	20	20	20

See Financial Assumptions tab for more detailed information  
 COP Deferred and 63-20 Financing defer the payment on principle until construction completion.

**New Lease Assumptions**

Real Estate Transaction fees are 2.5% of the lease for the first 5 years and 1.25% for each year thereafter in the initial term of the lease.  
 Tenant Improvements are typically estimated at \$15 per rentable square foot.  
 IT Infrastructure is typically estimated at \$350 per person.  
 Furniture costs are typically estimated at \$500 per person and do not include new workstations.  
 Moving Vendor and Supplies are typically estimated at \$205 per person.

**Default Ownership Options Assumptions**

Assumes a 2 month lease to move-in overlap period for outfitting building and relocation.  
 Assumes surface parking.  
 The floor plate of the construction option office building is 19,023 gross square feet.  
 The estimated total project cost for construction is \$592.20 per square foot.  
 See the Capital Construction Defaults tab for more construction assumptions.

**Ownership Option 1 Information Sheet**

\* *Requires a user input* Green Cell = Value can be entered by user. Yellow Cell = Calculated value.

\* **Project Description**  
 New construction of 20,253 SF two story Child Care Center on Old IBM site, on Maple Park Ave at Capitol Way, and related sitework. Includes full net zero energy - 120 kV photovoltaic system.

\* **Construction or Purchase/Remodel** Construction

\* **Project Location** Olympia Market Area = Thurston County

\* **Statistics**

Gross Sq Ft	20,253
Usable Sq Ft	13,325
Space Efficiency	66%
Estimated Acres Needed	1.00
MACC Cost per Sq Ft	\$418.58
Estimated Total Project Costs per Sq Ft	\$586.02
Escalated MACC Cost per Sq Ft	\$444.13
Escalated Total Project Costs per Sq Ft	\$621.78

\* **Move In Date** 1/1/2021

\* **Interim Lease Information**

<b>Lease Start Date</b>	<b>Start Date</b>
Length of Lease (in months)	
Square Feet (holdover/temp lease)	
Lease Rate- Full Serviced (\$/SF/Year)	
One Time Costs (if double move)	

Construction Cost Estimates (See Capital Budget System For Detail)				
	Known Costs	Estimated Costs	Cost to Use	
<b>Acquisition Costs Total</b>	\$ -	\$ -	\$ -	-
<b>Consultant Services</b>				
A & E Fee Percentage (if services not specified)		8.03% Std		8.03%
Pre-Schematic Design services	\$ -			
Construction Documents	\$ 514,002			
Extra Services	\$ 234,500			
Other Services	\$ 360,928			
Design Services Contingency	\$ 55,472			
<b>Consultant Services Total</b>	\$ 1,164,902	\$ 680,629	\$ 1,164,902	
<b>Construction Contracts</b>				
Site Work	\$ 1,414,292			
Related Project Costs	\$ -			
Facility Construction	\$ 7,063,304			
<b>MACC SubTotal</b>	\$ 8,477,595	\$ 8,486,007	\$ 8,477,595	
Construction Contingency (5% default)	\$ 673,880	\$ 423,880	\$ 673,880	
Non Taxable Items	\$ 1,379,457		\$ 1,379,457	
Sales Tax	\$ 926,722		\$ 926,722	
<b>Construction Additional Items Total</b>	\$ 2,980,059	\$ 423,880	\$ 2,980,059	
<b>Equipment</b>				
Equipment	\$ 420,000			
Non Taxable Items	\$ -			
Sales Tax	\$ 36,960			
<b>Equipment Total</b>	\$ 456,960		\$ 456,960	
<b>Art Work Total</b>	\$ 45,079	\$ 42,388	\$ 45,079	
<b>Other Costs</b>				
City Utility Fees, B&G, ATG, CTS, Campus Security	\$ 1,310,000			
Plan check and permit fees, LEED fee	\$ 81,000			
Traffic impact fees	\$ 492,755			
<b>Other Costs Total</b>	\$ 1,883,755		\$ 1,883,755	
<b>Project Management Total</b>			\$ -	
<b>Grand Total Project Cost</b>	\$ 15,008,350	\$ 9,632,903	\$ 15,008,350	

Construction One Time Project Costs		
One Time Costs	Estimate	Calculated
Moving Vendor and Supplies	\$ 5,330	\$ -
Other (not covered in construction)		
<b>Total</b>	<b>\$ 5,330</b>	<b>\$ 5,330</b>

\$205 / Person in FY09

Ongoing Building Costs						
Added Services	New Building Operating Costs	Known Cost /GSF/ 2021	Estimated Cost /GSF/ 2021	Total Cost / Year	Cost / Month	
<input checked="" type="checkbox"/>	Energy (Electricity, Natural Gas)	\$ 0.40	\$ 1.19	\$ 8,101	\$ 675	
<input checked="" type="checkbox"/>	Janitorial Services	-	\$ 1.41	\$ 28,546	\$ 2,379	
<input checked="" type="checkbox"/>	Utilities (Water, Sewer, & Garbage)	-	\$ 0.63	\$ 12,822	\$ 1,068	
<input checked="" type="checkbox"/>	Grounds	-	\$ 0.12	\$ 2,419	\$ 202	
<input checked="" type="checkbox"/>	Pest Control	-	\$ 0.05	\$ 968	\$ 81	
<input checked="" type="checkbox"/>	Security	-	\$ 0.12	\$ 2,419	\$ 202	
<input checked="" type="checkbox"/>	Maintenance and Repair	-	\$ 5.57	\$ 112,733	\$ 9,394	
<input checked="" type="checkbox"/>	Management	-	\$ 0.68	\$ 13,789	\$ 1,149	
<input checked="" type="checkbox"/>	Road Clearance	-	\$ 0.10	\$ 1,935	\$ 161	
<input checked="" type="checkbox"/>	Telecom	-	\$ -	\$ -	\$ -	
	Additional Parking	-	\$ -	\$ -	\$ -	
	Other	-	\$ -	\$ -	\$ -	
	<b>Total Operating Costs</b>	<b>\$ 0.40</b>	<b>\$ 9.87</b>	<b>\$ 183,732</b>	<b>\$ 15,311</b>	

**Ownership Option 2 Information Sheet**

= Calculated value.

Green Cell = Value can be entered by user. Yellow Cell = Calculated value.

\* Requires a user input

**Project Description**  
 New construction of 20,253 SF two story Child Care Center on Old IBM site, on Maple Park Ave at Capitol Way, and related sitework. Includes net zero energy capable; PV panels not included.

**Construction or Purchase/Remodel** Construction

**Project Location** Olympia Market Area = Thurston County

**Statistics**

Gross Sq Ft	20,253
Usable Sq Ft	13,325
Space Efficiency	66%
Estimated Acres Needed	1.00
MACC Cost per Sq Ft	\$418.58
Estimated Total Project Costs per Sq Ft	\$586.02
Escalated MACC Cost per Sq Ft	\$444.13
Escalated Total Project Costs per Sq Ft	\$621.78

**Move In Date** 1/1/2021

**Interim Lease Information**

Lease Start Date	Start Date
Length of Lease (in months)	
Square Feet (holdover/temp lease)	
Lease Rate- Full Serviced (\$/SF/Year)	
One Time Costs (if double move)	

Construction Cost Estimates (See Capital Budget System For Detail)					
	Acquisition Costs Total	Known Costs	Estimated Costs	Cost to Use	
	\$ -	\$ -	\$ -	\$ -	-
<b>Consultant Services</b>					
A & E Fee Percentage (if services not specified)			8.03% Std		8.03%
Pre-Schematic Design services	\$ -	\$ -			
Construction Documents	\$ 514,002				
Extra Services	\$ 234,500				
Other Services	\$ 360,928				
Design Services Contingency	\$ 55,472				
<b>Consultant Services Total</b>	\$ 1,164,902	\$ 1,164,902	\$ 680,629	\$ 1,164,902	
<b>Construction Contracts</b>					
Site Work	\$ 1,414,292				
Related Project Costs	\$ -				
Facility Construction	\$ 7,063,304				
<b>MACC SubTotal</b>	\$ 8,477,595	\$ 8,477,595	\$ 8,486,007	\$ 8,477,595	
Construction Contingency (5% default)	\$ 673,880	\$ 673,880	\$ 673,880	\$ 673,880	
Non Taxable Items	\$ 1,379,457	\$ 1,379,457	\$ 1,379,457	\$ 1,379,457	
Sales Tax	\$ 926,722	\$ 926,722	\$ 926,722	\$ 926,722	
<b>Construction Additional Items Total</b>	\$ 2,980,059	\$ 2,980,059	\$ 2,980,059	\$ 2,980,059	
<b>Equipment</b>					
Equipment	\$ -	\$ -			
Non Taxable Items	\$ -	\$ -			
Sales Tax	\$ -	\$ -			
<b>Equipment Total</b>	\$ -	\$ -		\$ -	
<b>Art Work Total</b>	\$ 45,079	\$ 45,079	\$ 42,388	\$ 45,079	
<b>Other Costs</b>					
City Utility Fees, B&G, ATG, CTS, Campus Security	\$ 1,310,000				
Plan check and permit fees, LEED fee	\$ 81,000				
Traffic impact fees	\$ 492,755				
<b>Other Costs Total</b>	\$ 1,883,755	\$ 1,883,755		\$ 1,883,755	
<b>Project Management Total</b>	\$ -	\$ -		\$ -	
<b>Grand Total Project Cost</b>	\$ -	\$ -	\$ -	\$ 14,551,390	

A & E

MACC

Construction One Time Project Costs		
One Time Costs	Estimate	Calculated
Moving Vendor and Supplies	\$ 5,330	\$ -
Other (not covered in construction)		
<b>Total</b>	<b>\$ 5,330</b>	<b>\$ 5,330</b>

\$205 / Person in FY09

Ongoing Building Costs						
Added Services	New Building Operating Costs	Known Cost /GSF/ 2021	Estimated Cost /GSF/ 2021	Total Cost / Year	Cost / Month	
<input checked="" type="checkbox"/>	Energy (Electricity, Natural Gas)	\$ 0.98	\$ 1.19	\$ 19,848	\$ 1,654	
<input checked="" type="checkbox"/>	Janitorial Services	-	\$ 1.41	\$ 28,546	\$ 2,379	
<input checked="" type="checkbox"/>	Utilities (Water, Sewer, & Garbage)	-	\$ 0.63	\$ 12,822	\$ 1,068	
<input checked="" type="checkbox"/>	Grounds	-	\$ 0.12	\$ 2,419	\$ 202	
<input checked="" type="checkbox"/>	Pest Control	-	\$ 0.05	\$ 968	\$ 81	
<input checked="" type="checkbox"/>	Security	-	\$ 0.12	\$ 2,419	\$ 202	
<input checked="" type="checkbox"/>	Maintenance and Repair	-	\$ 5.57	\$ 112,733	\$ 9,394	
<input checked="" type="checkbox"/>	Management	-	\$ 0.68	\$ 13,789	\$ 1,149	
<input checked="" type="checkbox"/>	Road Clearance	-	\$ 0.10	\$ 1,935	\$ 161	
<input checked="" type="checkbox"/>	Telecom	-	\$ -	\$ -	\$ -	
	Additional Parking	-	\$ -	\$ -	\$ -	
	Other	-	\$ -	\$ -	\$ -	
	<b>Total Operating Costs</b>	<b>\$ 0.98</b>	<b>\$ 9.87</b>	<b>\$ 195,479</b>	<b>\$ 16,290</b>	

**Life Cycle Cost Analysis - Project Summary**

<b>Agency</b>	State of Washington Capitol Campus
<b>Project Title</b>	Capitol Campus Child Care Center, OFM #18-035
<b>Existing Description</b>	No applicable existing facility. New construction is intended to satisfy a presently unaddressed need.
<b>Lease Option 1 Description</b>	
<b>Lease Option 2 Description</b>	
<b>1. Old IBM NZE Description</b>	New construction of 20,253 SF two story Child Care Center on Old IBM site, on Maple Park Ave at Capitol Way, and related sitework. Includes full net zero energy - 120 kV photovoltaic system.
<b>2. Old IBM NZE Capable Description</b>	New construction of 20,253 SF two story Child Care Center on Old IBM site, on Maple Park Ave at Capitol Way, and related sitework. Includes net zero energy capable; PV panels not included.
<b>Ownership Option 3</b>	

<b>Lease Options Information</b>	<b>Existing Lease</b>	<b>Lease Option 1</b>	<b>Lease Option 2</b>
Total Rentable Square Feet	-	-	-
Annual Lease Cost (Initial Term of Lease)	\$ -	\$ -	\$ -
Full Service Cost/SF (Initial Term of Lease)	\$ -	\$ -	\$ -
Occupancy Date	n/a		
Project Initial Costs	n/a	\$ -	\$ -
Persons Relocating	-	-	-
RSF/Person Calculated			

<b>Ownership Information</b>	<b>Ownership 1</b>	<b>Ownership 2</b>	<b>Ownership 3</b>
Total Gross Square Feet	20,253	20,253	-
Total Rentable Square Feet	13,325	13,325	-
Occupancy Date	1/1/2021	1/1/2021	
Initial Project Costs	\$ 5,330	\$ 5,330	\$ -
Est Construction TPC (\$/GSF)	\$ 622	\$ 622	\$ -
RSF/Person Calculated	-	-	-

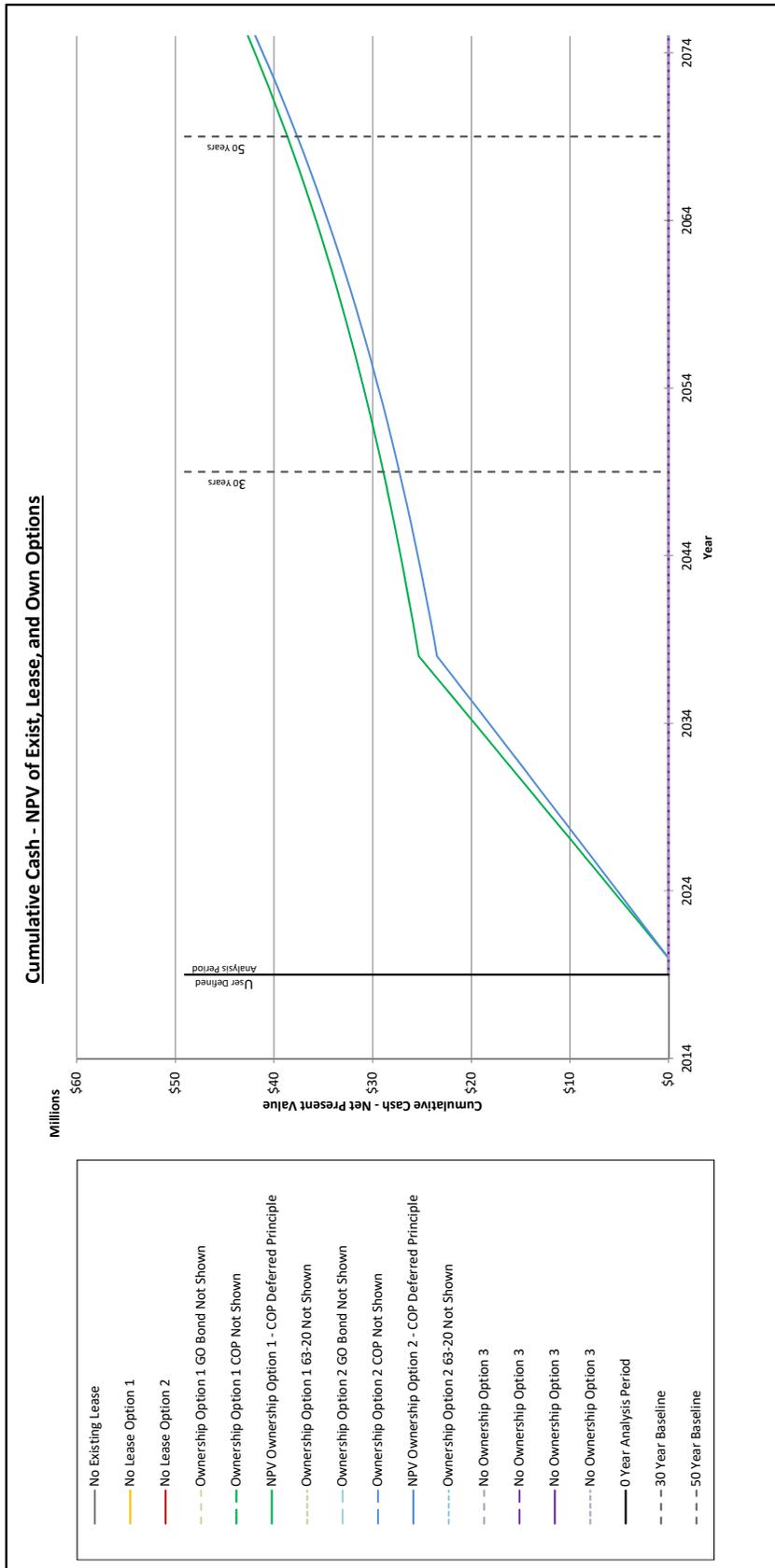
Financial Analysis of Options

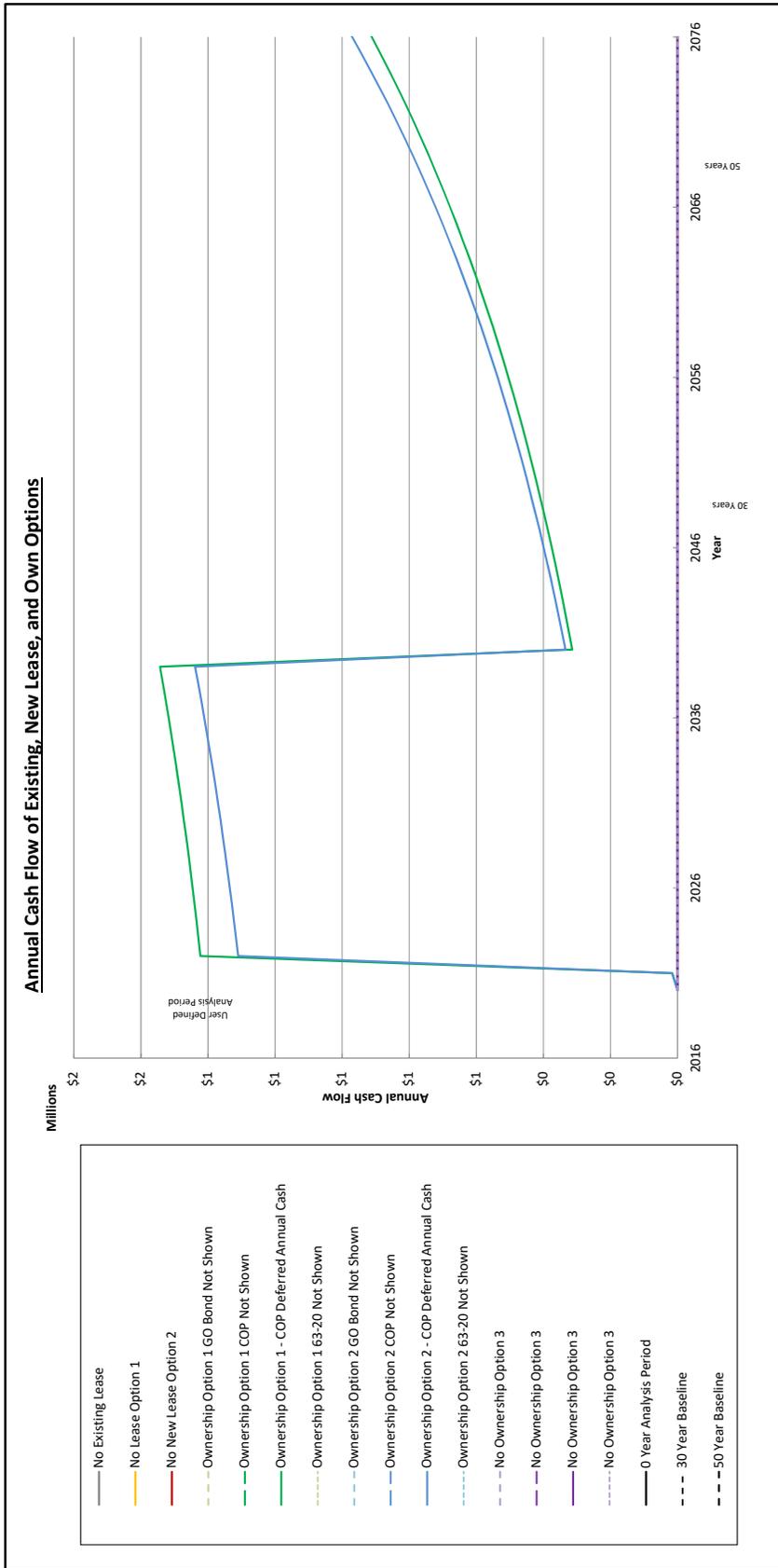
Years	Display Option?	Yes		Lease 1		Lease 2		No		Yes		No		Ownership 1		Ownership 2		No		Yes		No		Ownership 3		
		Existing Lease	Current	Current	Current	Current	Current	GO Bond	GO Bond	COP	COP Deferred*	63-20	GO Bond	GO Bond	COP	COP Deferred	63-20	GO Bond	GO Bond	COP	COP Deferred	63-20	GO Bond	GO Bond	COP	COP Deferred
0		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Years	Financial Comparisons	Existing Lease		Lease 1		Lease 2		Ownership 1		Ownership 2		Ownership 3													
		Current	Current	Current	Current	Current	Current	GO Bond	GO Bond	COP	COP Deferred*	63-20	GO Bond	GO Bond	COP	COP Deferred	63-20	GO Bond	GO Bond	COP	COP Deferred	63-20			
30	30 Year Cumulative Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	30 Year Net Present Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Lowest Cost Option (30 Years)																								

Years	Financial Comparisons	Existing Lease		Lease 1		Lease 2		Ownership 1		Ownership 2		Ownership 3													
		Current	Current	Current	Current	Current	Current	GO Bond	GO Bond	COP	COP Deferred*	63-20	GO Bond	GO Bond	COP	COP Deferred	63-20	GO Bond	GO Bond	COP	COP Deferred	63-20			
50	50 Year Cumulative Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	50 Year Net Present Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Lowest Cost Option (50 Years)																								

\* - Defers payment on principle for 2 years while the building is being constructed. See instructions on Capitalized Interest.





**Financial Assumptions**

Date of Life Cycle Cost Analysis:	1/16/2019
Analysis Period Start Date	1/7/2019
User Input Years of Analysis	0

All assumptions subject to change to reflect updated costs and conditions.

	Lease Options			Ownership Option 1			Ownership Option 2			Ownership Option 3		
	Existing Lease	Lease Option 1	Lease Option 2	GO Bond	COP	63-20	GO Bond	COP	63-20	GO Bond	COP	63-20
Inflation / Interest Rate	3.006%	3.006%	3.006%	3.160%	3.510%	3.710%	3.160%	3.510%	3.710%	3.160%	3.510%	3.710%
Discount Rate	0.441%	0.441%	0.441%	0.441%	0.441%	0.441%	0.441%	0.441%	0.441%	0.441%	0.441%	0.441%
Length of Financing	N/A	N/A	N/A	20	20	20	20	20	20	20	20	20

See Financial Assumptions tab for more detailed information

COP Deferred and 63-20 Financing defer the payment on principle until construction completion.

**New Lease Assumptions**

Real Estate Transaction fees are 2.5% of the lease for the first 5 years and 1.25% for each year thereafter in the initial term of the lease.

Tenant Improvements are typically estimated at \$15 per rentable square foot.

IT Infrastructure is typically estimated at \$350 per person.

Furniture costs are typically estimated at \$500 per person and do not include new workstations.

Moving Vendor and Supplies are typically estimated at \$205 per person.

**Default Ownership Options Assumptions**

Assumes a 2 month lease to move-in overlap period for outfitting building and relocation.

Assumes surface parking.

The floor plate of the construction option office building is 12,000 gross square feet.

The estimated total project cost for construction is \$586.60 per square foot.

See the Capital Construction Defaults tab for more construction assumptions.

**7.26 OPERATING BUDGET WORKSHEETS**

CAPITOL CAMPUS  
 CHILD CARE CENTER  
 PREDESIGN

10/24/2018  
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**PROPOSED OPERATING BUDGET**

	Prof. Staff			
GSF	Children	FTE	rental rate*	
19,023	148	25	\$ 35.63	

**Ordinary Income/Expense Statement**

<b>Income</b>		<b>\$ 2,137,532</b>
Tuition**	\$ 1,459,743	
Rent (in-kind rent)	\$ 677,789	
<b>Expense</b>		<b>\$ 2,130,463</b>
Facility Rent (GSF x rental rate)	\$ 677,789	
Operations, Maintenance, Utilities, etc. (per OFM stds.)	\$ 172,261	
Payroll Expenses Wages, L&I, taxes, FICA/Medicare	\$ 1,088,264	
Net payroll	\$ 991,654	
State L&I	\$ 8,840	
State unemployment tax (UTA, 1.1%)	\$ 10,908	
Federal unemployment tax (FUTA)	\$ 1,000	
FICA/Medicare (7.65%)	\$ 75,862	
Employee Benefits	\$ 54,945	
Miscellaneous Expenses	\$ 137,203	
Professional Fees	\$ 11,000	
Bank Service Charges	\$ 28	
Dues and Subscriptions	\$ 503	
Employee Incentives	\$ 3,300	
Equipment	\$ 3,552	
Insurance	\$ 11,884	
Licenses and Fees	\$ 1,924	
Mgmt/Board/Parent Expenses	\$ 1,220	
Supplies	\$ 94,024	
Training-Staff	\$ 9,768	
<b>Funds in excess of operating expenses</b>		<b>\$ 7,070</b>
Operating reserve	\$ 7,070	
<b>Profit/loss</b>		<b>\$0</b>

\*Thurston County lease rate per OFM life cycle model

\*\*assumes 80% utilization rate for planning purposes - adjusts for tuition discounts, DSHS subsidies & classroom vacancy)

CAPITOL CAMPUS  
CHILD CARE CENTER  
PREDESIGN

10/24/2018  
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**PROPOSED TUITION INCOME**

Ages	Classroom	Children	Ratio	Min. Staff
1 - 11m Infants	4	32	1/4	8
12 -29 m Toddlers	4	56	1/7	8
30 m - 6 yrs Pre-school	3	60	0.10	6
	11	148		22

5C's Tuition 2018	Full-Time	M-W-F	T-TH
Infants	\$1,136	\$752	\$583
Toddlers	\$1,017	\$681	\$519
Preschool	\$983	\$674	\$508

Tuition escalated to 2021	Full-Time	M-W-F	T-TH
Infants	\$1,262	\$835	\$648
Toddlers	\$1,130	\$757	\$577
Preschool	\$1,092	\$749	\$564

Age group	Full-Time	M-W-F	T-TH	children	monthly income 100%	annual income 100%	budgeted income* 80%
Infants	16	10	6	32	\$ 32,359	\$ 388,302	\$ 310,642
Toddlers	42	7	7	56	\$ 56,786	\$ 681,433	\$ 545,146
Preschool	54	3	3	60	\$ 62,912	\$ 754,943	\$ 603,955
<b>totals</b>	<b>112</b>	<b>20</b>	<b>16</b>	<b>148</b>	<b>\$ 152,057</b>	<b>\$ 1,824,679</b>	<b>\$ 1,459,743</b>

\*discounted for budgeting purposes due to multiple child discounts, employee discounts, DSHS subsidized, and classroom vacancy

CAPITOL CAMPUS  
 CHILD CARE CENTER  
 PREDESIGN

10/24/2018  
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**PROPOSED OPERATIONS & MAINTENANCE BUDGET**

	facility GSF	\$/GSF/YR	monthly expense	annual expense
<b>Operations &amp; Maintenance</b>	<b>19,023</b>	<b>\$ 9.06</b>	<b>\$ 14,355</b>	<b>\$ 172,261</b>
* energy (elect., nat. gas) - NZE		\$ 0.16	\$ 254	\$ 3,044
* janitorial services		\$ 1.41	\$ 2,235	\$ 26,822
* utilities (water/sewer)		\$ 0.63	\$ 999	\$ 11,984
* Grounds		\$ 0.12	\$ 190	\$ 2,283
* Pest Control		\$ 0.05	\$ 79	\$ 951
* Security		\$ 0.12	\$ 190	\$ 2,283
* Maintenance & Repair		\$ 5.57	\$ 8,830	\$ 105,958
* Management		\$ 0.68	\$ 1,078	\$ 12,936
** Telecommunications/phone		\$ 0.32	\$ 500	\$ 6,000

\* OFM Life Cycle Cost Model rates

\*\* 5C rate

CAPITOL CAMPUS  
CHILD CARE CENTER  
PREDESIGN

10/24/2018  
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**PROPOSED COMPENSATION**

Proposed CC Child Care Center - 11 classrooms, 148 children							2080
Position	Hourly Rate	2021 Salaries	# of positions	Time	FTE	Hours per Year	Salaries per Positions
Director*	\$ 28.56	\$ 59,404	1	1	1	2,080	\$ 59,404
Program Supervisor*	\$ 22.82	\$ 47,465	1	1	1	2,080	\$ 47,465
CFO	\$ 31.25	\$ 65,000	1	1	1	2,080	\$ 65,000
lead teacher*	\$ 20.31	\$ 42,249	11	1	11	22,880	\$ 464,743
assistant teacher*	\$ 14.22	\$ 29,587	11	1	11	22,880	\$ 325,455
support staff	\$ 14.22	\$ 29,587	0	1	0	0	\$ -
cook	\$ 14.22	\$ 29,587	1	1	1	2,080	\$ 29,587
* Gov Type - 2012			26		26	54,080	\$ 991,654
<b>Net Payroll</b>							<b>\$ 991,654</b>

**Thurston Co. Average (Region 6) - 2012**

Position	Avg Monthly Income	Avg Annual Income	esc to 2021 -
Director	\$ 2,274	\$ 27,288	\$ 34,987
Program	\$ 2,187	\$ 26,244	\$ 33,649
lead teacher	\$ 1,965	\$ 23,580	\$ 30,233
assistant teacher	\$ 1,607	\$ 19,284	\$ 24,725

**Child Care Center - Government Type - 2012**

Position	Avg Monthly Income	Avg Annual Income	esc to 2021 -
Director	\$ 3,861	\$ 46,332	\$ 59,404
Program			
Supervisor	\$ 3,085	\$ 37,020	\$ 47,465
lead teacher	\$ 2,746	\$ 32,952	\$ 42,249
assistant teacher	\$ 1,923	\$ 23,076	\$ 29,587

**Child Care Center - Non-Profit - 2012**

Position	Avg Monthly Income	Avg Annual Income	esc to 2021 - 2.8%/yr
Director	\$ 2,727	\$ 32,724	\$ 41,957
Program			
Supervisor	\$ 2,646	\$ 31,752	\$ 40,711
lead teacher	\$ 2,238	\$ 26,856	\$ 34,433
assistant teacher	\$ 1,746	\$ 20,952	\$ 26,864

**Child Care Center - For Profit - 2012**

Position	Avg Monthly Income	Avg Annual Income	esc to 2021 - 2.8%/yr
Director	\$ 2,464	\$ 29,568	\$ 37,911
Program			
Supervisor	\$ 2,387	\$ 28,644	\$ 36,726
lead teacher	\$ 2,045	\$ 24,540	\$ 31,464
assistant teacher	\$ 1,688	\$ 20,256	\$ 25,971

CAPITOL CAMPUS  
CHILD CARE CENTER  
PREDESIGN

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TUITION GROWTH WORKSHEET
--------------------------

commence	complete	# of years
2018	2021	3

Interest rate (i), per year*	Years (n)	Compound Rate (1+i) <sup>n</sup>
3.57%	3	11.10%

\* <http://www.in2013dollars.com/Child-care-and-nursery-school/price-inflation>

CAPITOL CAMPUS  
CHILD CARE CENTER  
PREDESIGN

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WAGE GROWTH WORKSHEET
-----------------------

commence	complete	# of years
2012	2021	9

Interest rate (i), per year*	Years (n)	Compound Rate (1+i) <sup>n</sup>
2.80%	9	28.21%

\*year-over-year growth, source:  
<https://www.epi.org/nominal-wage-tracker/>

## 7.27 LETTER FROM DAHP



Allyson Brooks Ph.D., Director  
State Historic Preservation Officer

July 31, 2018

Ms. Jamie Elderkin  
Schacht Aslani Architects  
901 5<sup>th</sup> Avenue, Suite 2720  
Seattle, WA 98164

In future correspondence please refer to:  
Project Tracking Code: 2018-07-05903 - Capitol Campus Child Care Center PreDesign Study  
Re: Professional Arts Building - Determined Eligible

Dear Ms. Elderkin:

Thank you for contacting the State Historic Preservation Officer (SHPO) and the Washington State Department of Archaeology and Historic Preservation (DAHP) regarding the above referenced property. We have determined that the Professional Arts Building is eligible for listing in the National Register of Historic Places. We look forward to consulting further on this project.

These comments are based on the information available at the time of this review and on behalf of the SHPO pursuant to Governor's Executive Order 0505.

Thank you for the opportunity to review and comment. Should you have any questions, please feel free to contact me.

Sincerely,

*Kim Gant*

Kim Gant  
Certified Local Government Coordinator  
360-586-3074  
kim.gant@dahp.wa.gov



Historic Property Professional Arts Building at 208 SE 11th Ave, Olympia, WA

Inventory Report for

**LOCATION SECTION** Field Site No.: OAHF No.  
 Historic Name: Professional Arts Building Common Name: Ero-Arts Building  
 Property Address: 208 SE 11th Ave, Olympia, WA  
 County: Township/Rangew Section 1/4 Sec 1/4 1/4 Sec Quadrangle  
 Twp: 1185022N 23  
 Tax No./Parcel No.: 5508908901 Plot/Block/Lot: 14 and S.W. 1/4, 88 Lot 6, and S.W. 1/4, 1/2 VAC A154, Adj. C of Olympia  
 Comments:  
 Coordinate Reference: Zone: 10 Spatial Type: 2070 Acquisition Code: 1111111111  
 Sequence: 10 Easting: 507590 Northing: 5209200  
 Supplemental Map(s): Acresage: 22

**IDENTIFICATION SECTION** Survey Name:  
 Field Recorder: Shanna Stevenson Date Recorded: 3/20/2009  
 Owner's Name: City of Olympia City/State/Zip: Olympia, WA 98504  
 WA Department of General Administration: PO Box 41015  
 Classification: Building Resource Status: Significance/Inventory  
 Within a District? No Comments:  
 Contributing?  
 National Register Nomination:  
 Local District  
 National Register District/Thematic Nomination Name:



**DESCRIPTION SECTION**  
 Historic Use: Commercial/Trade - Professional  
 Current Use: Commercial/Trade - Professional  
 Plans: ES-3000 No. of Stories: 2  
 Structural System: Concrete - Reinforced Concrete  
 Changes to plan: Initial Changes to interior: Slight Style: Modern  
 Changes to original building: Initial Changes to other:  
 View of North Facade taken: 3/15/2009  
 Photography Neg. No (Roll No./Frame No.):  
 Comments:  
 Form/Type: Commercial

at 208 SE 11th Ave, Olympia, WA

Professional Arts Building

**Historic Property Inventory Report for**

Changes to windows: <u>inset</u>	Other (specify):	Roof Material	Roof Type
Cladding	Foundation	<u>Asphalt/Composition - Built Up</u>	<u>Flat with Fawns</u>
Windows: <u>Ceramic Tile</u>	<u>Concrete - Poured</u>		
Stairs: <u>Ashtar/Cut</u>			

**NARRATIVE SECTION**

Study Unit: Other  
 Health/Medicine  
 Political/Government/Law  
 Commerce

Date Of Construction: 1959-1960  
 Architect: James Stuart & Associates  
 Builder: J.C. Swanson  
 Engineer: James Stuart & Associates

- Property appears to meet criteria for the National Register of Historic Places: Unable to Determine
- Property is located in a potential historic district (National and/or local):
- Property potentially contributes to a historic district (National and/or local):

**Statement of Significance**

The Professional Arts Building was designed by James R. Stuart & Associates of Ballard and built by local Olympia builder J.C. Swanson between 1959 and 1960. Stuart, born in 1917 and a native of Indiana, attended Washington State University and later graduated from the University of Washington School of Architecture. Robert Frisvold and James Stuart were friends at the University of Washington. Stuart served as a pilot in World War II and after his return, soon the war secured his professional license. He later practiced for a time with Fred Cassatt before establishing his own practice in Ballard. Stuart designed many residences in the Seattle area including his own in the Windermere area. His homes were featured in both the 1958 and 1959 Seattle Home Show. He also designed a professional building in Ballard. He resigned several 7-11 Stores as well as the addition to the SAE Fraternity in Seattle. Stuart later worked for the Federal GSA as an architect and inspector before his death on August 7, 1982.

The building was built on a property on which there was originally a house built in 1831. The property was sold on a real estate contract to Robert E. Frisvold and H. Doome Brodie, local attorneys in 1958 and the house was demolished in 1959. Frisvold and Brodie built the professional office building in a partnership with several other tenants including Dr. Frank (Bertha) and Nevel Fulton; Dr. Glenn (Fopmair) and Georgia Lenders; Dr. William F. (Gerrard) and Gailie Royal; and members of Pearson, Vedman, Dimon and Briggs accounting firm. Later the interests in the building were purchased by Frisvold, Schultz, Taylor and Groundwater with Robert Frisvold the majority owner. The Frisvold and Brodie law firm was formerly located in the Capitol Park Building before they built this structure. The building had an open house in the spring of 1960.

At the time the building was built, it would have been adjacent to the then Thurston County Courthouse and convenient for its lawyer tenants. The Thurston County Courthouse was at 11th and Capitol Way until 1977 and still stands although in a dilapidated state. Don Taylor, one of the original tenants and later owner noted that the idea was to construct a modern building since he said many of the buildings in Olympia from the 1930s and 40s looked old. The owners later bought and demolished a house on the southeast corner of the block for parking. Mr. Don Taylor, an original tenant, noted that the building was built with exceptionally strong beams and other elements that allowed it to withstand earthquakes with no damage.

This area of Olympia changed from a residential section of the city to offices and state buildings after the mid 1950s as state government grew and buildings were developed to accommodate growing state government. In the mid-1950s, many headquarters of state offices were leaving Olympia. A lawsuit, Lerner et al. v. Langille, was filed by local Olympia business people. The case, decided by the Washington Supreme Court in 1954, resulted in the return of the headquarters of state agencies to Olympia. That decision spurred the influx of population to Olympia with the growth of state government and redevelopment, particularly on what was to become the East Capitol Campus and other parts of Olympia. The first east campus buildings were built in the early 1960s.

Tenants after the building opened included Brodie & Bercoe, attorneys; Frank M. Fulton, dentist; Glenn Lenders, optometrist; Pearson Vedman-Dimons & Briggs, accountants; and Wm F. Royal, dentist. Other tenants including State Farm Insurance, an early computer firm, and the State of Washington later occupied the building. As the law firm grew they expanded in the area originally occupied by Dr. Fulton and Dr. Royal and Lancers and those areas were converted to office use. The firm was generally a business and tax practice although Don Taylor did criminal work. The law firm of Frisvold, Taylor and Schultz was in the building until it merged with another local Olympia firm and relocated recently. Currently work is being

**Historic Property Inventory Report for**  
**Professional Arts Building**  
 at 208 SE 11th Ave, Olympia, WA

None on the building which still has some professional tenants.

Changes to the building were made for tenant improvements in 1985, 1980, 1983, 1987 and 1989, as far as can be determined, mostly on the interior. The State of Washington purchased the property in 2006.

**Description of Physical Appearance**

The Professional Arts Building is flat-roofed, horizontal structure, located in downtown Olympia on a corner lot surrounded by extensive landscaping on the south and west sides and by paved parking on the north and east sides. The property slopes to the east from street level on the west side. The front facade of the building (south side) has masonry plantings on the street level. A low concrete retaining wall fronts the facade with large yew bushes and boxwood plants. The building is at street level on the west side and is approached by a sidewalk which runs the width of the building and terminates in a flight of stairs on the east side which extends down to the street level. On Washington Street the building has large holly trees in the parking area outside the sidewalk. There are large terraces flanking the stairways as well as mature rhododendrons. The courts of the building have alternating smooth and pebbled concrete surface. The building is 72 and a half feet wide and 120 feet long. The building has 5192 square feet on the main floor and 6,051 in the basement area. The building had both professional offices (nursing) as well as medical laboratory, examining rooms, library, and x-ray and other medical and professional areas in five stories when it was built. Interior finishes were originally carpet, tile and painted walls although later finishes include wood paneling in some offices.

The modern style building is a two-story structure with the front (south) side rising one story with stair and window wells and the north and east sides are two stories. The flat roof is framed with projecting HVAC elements. The roofline has wide eaves and fascia board which are clad in comboid cedar. Distinctive square light fixtures are installed on eaves and on the access areas on the wide eaves. The 'E' shaped building is set on a concrete foundation.

The body of the building is clad in small mosaic tile panels and rusticated sandstone applied in variegated horizontal courses. The building has smooth "glasswell" elements separating the mosaic and sandstone facings which is also used as a filler between bands of windows. The glasswell designation is on the original plans and is a smooth surface material, presumably made of glass in a cream color.

The north elevation slopes from west to east from one and a half to two stories. The facade has two full horizontal bands of narrow, metal windows which leave a side opening eastment sections. There are ten full windows each band along with some smaller windows. The facade has five vertical areas encompassing both bands of windows and about two windows wide clad in the small, earth-toned mosaic tile. Between the mosaic tile sections are sections of glasswell of various widths.

The east elevation slopes downward from south to north. The building is at a two-story height here. There are three full height sections of mosaic tile cladding between the bands of windows and on the southeast corner the building has full-height cladding of the rusticated sandstone courses. There are three bands of windows. The horizontal window bank extends the full height of the building. There are three vertically sectioned metal framed windows with lower section that opens outward. Toppling the windows is a glasswell section and below the full windows is another glasswell section with a band of three rectangular windows. A glasswell section extends below each window to the base of the building. To the left of the window bank is a plain glass entry door for the first floor. It is surrounded by a full height mosaic tile section. To the left of the door is a full height two-section window element with the same detailing as the one on the north east corner flanked by another full height mosaic element. To the south is another three-window bank with similar detailing to the one on the northeast corner, although because of the elevation, the lower windows have a slimmer section of glasswell below them to the ground level on this facade. The southeast corner of this facade is clad in the earth-toned, rusticated sandstone courses. A concrete walkway and stairs leads from 11th Avenue to the entry level on this facade. There is a "Professional Arts Building" sign on the south mosaic element.

The west elevation has three entry points, one below ground level. The northwest corner continues the rusticated sandstone courses cladding. The office entry, reached by a low flight of concrete steps on the northwest corner has a wood door (the original plans show a plastic glass, aluminum-framed door) with three metal framed windows to the right of the door. They have lower opening elements. The doorway and windows have glasswell above them in segmented areas to match the divisions of the windows and door. Two of the windows have glasswell below them. A distinctive wrought iron railing with metal rectangles in a variegated pattern surrounds the stairwell of concrete which reaches to an entry door and plate glass window, an extension of the top floor windows. The windows are framed by the mosaic tile. A mosaic tile section is broken by another vertical window on the first floor and three horizontal windows in the stairwell. The southwest entry has a entry reached from street level with a wooden door (shown as a plate glass door on the original plans) and is flanked by two vertical, metal, frame windows which have glasswell above and below them. A window well with two horizontal windows (an extension of the upper window bay) is flanked by the distinctive wrought iron railing. To the south the building has the rusticated stone courses cladding.

The south elevation fronting 11th Avenue is the primary elevation and is marked by two deep courtyards which create an 'E' configuration on that facade. Like the other facades, the front is clad in a combination of panels mosaic tile and rusticated sandstone in uneven courses. The sandstone is on the east and west ends of the facade as well as the corner part of the building which forms the center of the 'E'. The west end of the facade has two full length metal frame plate glass windows separated by a narrow mosaic tile section and glass well panels. The windows have a full height mosaic tile section to the east. The east end of the south facade has a full height rusticated sandstone panel on the east end with a bank of two windows which extend full height with smaller horizontal windows below the large vertical openings, separated with glasswell from the upper windows and with glasswell across the top segments of the upper windows. A mosaic tile panel completes the end of the 'E' which wraps around into Court B.

**Historic Property  
Inventory Report for**

**Professional Arts Building**

**at 208 SE 11th Ave, Olympia, WA**

The west facade of Court B has a mosaic tile section adjacent to four panel bays of full-height windows with a metal framed door in the screened bay. There is a window well with similarly segmented horizontal windows separated from the upper level windows and door by glasswork. Glasswork panels top the windows and doors. The window well is encircled by two sections of the decorative wrought iron railing—one around the north window and another around the south two windows. The elevation continues toward the end of the building with a rusticated stone panel, another entry door and then mosaic tile panel (which continues around the side of the building on the south facade). The back of Court B has a mosaic panel, window, a wood framed glass panel entry door and two windows with lower opening element. The doors and windows are topped by similarly segmented glasswork panels. The east facade of Court B has an entry replacement wood door flanked by full-height windows on either side with glasswork panels, segmented to match the windows and door spaces above the panels. The entry is reached over a concrete walkway. Below the bay are three horizontal windows in a window well, similarly segmented to the windows and doors above them separated by the glasswork panels. The window well is encircled by decorative wrought iron railing around the two window sections. A mosaic panel separates the bay from a single window, sandstone panel, another single window and a mosaic tile panel. The courtyard is topped with a corrugated metal canopy extending approximately two-thirds of the way from the back of the courtyard to the front of the building, not shown on the original plans.

The central sandstone element at the front of the building has a large wooden "Professional Arts Building" sign mounted on chevron wood pieces that stand out from the building.

Court A has on its east elevation (from the front of the building) a full height mosaic tile element with a series of four full-height metal framed plate windows with lower opening elements and in the window well, four horizontal windows separated from the main bank of windows with glasswork panels. The window well is encircled by the wrought iron railing. The windows have a sandstone back panel separating them from an entry door and window with similar detailing to the rest of the building. The rear of Court A has three full height windows separating them from a wooden door with a narrow mosaic vertical band. The west elevation of Court A (from the back of the court) has a corner entry door with a large mosaic panel and then rusticated sandstone panel to the front of the building. Towers the rear of the court, below the mosaic panel, is a window well with two oblong windows framed in the mosaic and surrounded by the wrought iron railing. Large year trees obscure this facade.

**Major  
Bibliographic  
References**

Permit file from the City of Olympia including building permits and original architectural drawings from building file.  
Phone interview with Jean Marie Stuart, widow of James Stuart on March 16, 2009. March 18, 2009.  
Phone interview with Don Taylor, March 20, 2009.  
Polk's Olympia City Directory, 1961. Los Angeles. R. L. Polk & Co., Publishers, 1961.  
Olympia Heritage Commission. "A Context Statement on Local History and Mid-twentieth Century Olympia: Modern Architecture, 1915-1975." City of Olympia, April, 2008.

## 7.28 GOOD FAITH INSPECTION

### Good Faith Inspection for Asbestos Containing Materials

**Building Name:** Professional Arts. **Address** Capitol Campus Olympia

**Date of Initial Inspection:** 8/14/2014 **Initial Inspection performed by:** Frank Weeks

#### Scope of work covered by this inspection:

The project is a remodel of the 1<sup>st</sup> floor and Basement of the East wing of the Professional Arts Building

#### Inspection Report

The First floor and Basement of the East wing of the Professional Arts Building were sampled for asbestos containing building materials that may be impacted during project work. The survey identifies floor tile, Sheetrock, joint tape, and joint compound submitted as a layered sample, and brown brittle mastic used for the cove base in the basement as asbestos containing, material. A copy of the lab report is attached.

#### Materials that tested positive for Asbestos:

- Floor tile located on the first floor, - sample # (PA-002, 003, 008)
  - Floor tile located in the basement, - sample # (PA-010)
  - Sheetrock, joint tape, joint compound located in the basement - sample # (PA-009)
  - Brown Brittle mastic used for the cove base in located in the basement – sample # (PA-012)
- All other samples that were taken tested negative for Asbestos.

#### Limitations

The Environmental Services Group maintains an asbestos survey for this section of the building. The survey identifies where asbestos is suspected and known to be contained in building materials. This detailed, specific information is available by contacting the Environmental Services Group at Dept. of Enterprise Services. Additionally, this survey is available for review prior to the start of the project and at any time during the project when questions arise.

During construction, the possibility exists that work may be performed in, on, or in the vicinity of asbestos containing materials. This report has been prepared as an overview of the asbestos containing materials that could be encountered during construction associated with the Professional Arts Building, 1<sup>st</sup> floor and Basement remodel project. If any questions arise in regards to construction materials (i.e., asbestos is suspected), work should stop and these questions referred to the Environmental Services Group of Dept. of Enterprise Services for determination before work proceeds

**Surveyed by:** Frank Weeks

**Date:** 8/14/2014

Dept. of Enterprise Services  
AHERA Building Inspector  
Cert# 147410

7.29 EXCERPT FROM LEVEL 1 ENVIRONMENTAL SITE ASSESSMENT

**LEVEL I  
ENVIRONMENTAL  
SITE ASSESSMENT**

Property  
Pro Arts Building  
State Farm Building  
1067 Parking Lot  
1077 Parking Lot  
Olympia, Washington

Prepared for  
Department of General Administration

July 2008





**PHASE I  
ENVIRONMENTAL SITE ASSESSMENT**

**Pro Art, State Farm & Parking Lots  
Olympia, WA 98501**

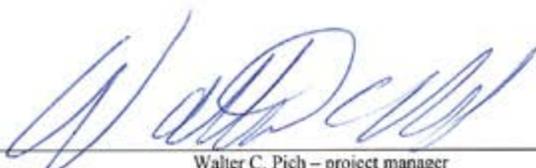
LOCATION: 1067 & 1077 Franklin  
206 11<sup>th</sup> & 1068 Washington  
Olympia, WA 98501

CLIENT: Washington DGA/RES

DATE: July 23<sup>rd</sup>, 2008

PROJECT  
MANAGER: Walt Pich



endorsement   
Walter C. Pich – project manager

project review   
Donna McNeal - president

34004 9th Avenue South, Suite 12, Federal Way, Washington 98003  
Phone: (253) 927-5233 Fax: (253) 924-0323  
www.nowenvironmental.com

## **PHASE I** **ENVIRONMENTAL SITE ASSESSMENT**

**Office Buildings & Parking Lots  
SE Franklin, Washington, 11<sup>th</sup> & Union  
Olympia, Thurston County, WA**

PROJECT: Level I Environmental Site Assessment

BY: Now Environmental Services  
Walter C. Pich - site assessor

CLIENT: State of Washington Division of State Services  
Department of General Administration  
PO Box 41015  
Olympia, WA 98504

CONTRACT: 07/08/2008 Notice to Proceed

CONTACT: Cathy Schilling (360) 902-7285 - phone (360) 586-9088 - fax  
Stefanie Fuller (360) 902-7275 - phone

### EXECUTIVE SUMMARY: Site Reconnaissance

Inspection of the site and adjacent properties did not reveal any environmental problems or hazardous materials that would jeopardize the health of building occupants in current condition. The neighborhood appears environmentally innocuous. Immediately adjacent property is fairly typical of downtown occupation. There are government buildings, office buildings, a church, banks and other commercial outlets and numerous asphalt-paved parking areas. As a general characterization, the region surrounding the subject property is medium density urban land use. The groundwater monitoring well on adjacent park property is a DNR instrumentation well.

### Government Database Search

Sixty-six federal, state, local, tribal and proprietary EDR environmental data bases were reviewed, extending to ASTM maximum specified distances, identifying eighty-four sites/files. Twenty "orphan" sites (not locatable by computer analysis) were also manually located and analyzed. Of the total 104 sites/files seventeen are within 1/8 mile, twenty-six are within ¼ mile and the remaining sixty-one sites lie within one mile of the subject property. Four of these sites have impacted local groundwater but only one site (Shell station on Capitol Way) is situated at a higher elevation. Consequently, it has been established that there is contaminated groundwater in

*Now Environmental Services – DGA/RES Project # 07-03-013 – July, 2008*

*2 office buildings & 2 parking lots @ 1067/1077 Franklin, 206 11<sup>th</sup> & 1068 Washington in Olympia, WA – ESA*

1

the neighborhood. However, there is no evidence that this contamination has migrated beneath the subject property. Continued operation of the buildings and parking lots should not be impacted by this situation. The offsite contamination risk factor, from registered sites in government databases, is low to moderate.

#### Historical Analysis

The historical analysis has not identified environmentally questionable occupation on the subject property. No historic generation of hazardous materials, on the site, has been identified. Likewise, there is no hard evidence of questionable occupational history in the neighborhood. The 1891 Sanborn Fire Insurance Map for Olympia showed there were already ten buildings on the subject property. All ten were either residential dwellings or residential outbuildings. With the exception of a public school to the north and a bakery to the southwest, all adjacent city blocks were either improved with residential structures or, are simply vacant lots. No commercial/industrial buildings were identified until the existing structures were erected in the 1950's.

#### Recommendations & Response Actions

No additional environmental investigation is recommended at this time. Any demolition or remodeling activities on the building will require an invasive/destructive, pre-demolition inspection performed by an AHERA-accredited inspector on a vacated building.

PROJECT  
DESCRIPTION:

The reason for the site assessment is to investigate the environmental status of the property in question, and the associated neighborhood. The key question is whether the site and surrounding areas are free from suspect contamination and imminent potential contamination.

PROPERTY  
LOCATION:

The property in question is located in the city block bounded by Union Avenue SE to the north, 11<sup>th</sup> Avenue SE to the south, Franklin Street SE to the east and Washington Street SE to the west. It is situated in the Southwest Quarter of Section 23, of Township 18 North, Range 2 West of the Willamette Meridian. The mailing addresses of the subject parcel are 206 11<sup>th</sup> Street and 1067 and 1077 Southeast Franklin Street, Olympia, Thurston County, Washington 98501. The Thurston County Assessor lists the subject property as four (4) separate tax parcels, including:

TPID # 55508900601 - large office building (Proart)  
TPID # 55508900700 - small office building (State Farm)  
TPID # 55508900300 - large parking lot  
TPID # 55508900400 - small parking lot

PROPERTY  
DESCRIPTION:

The subject property is comprised of two buildings and two parking lots. Fronting Washington Street, the two buildings occupy the western portion of the property while the two asphalt-paved parking lots occupy the eastern portion of the parcel, which front Franklin Street. The property has a gentle downward slope from the southwest (78 feet) to the northeast (60 feet).

### 7.30 ARBORIST MEMO



Seattle

Project No. TS - 3276

#### Arborist Memo

TO: Brent Chapman  
SITE: Dan Evans Redwood Tree Centennial Park  
RE: Tree Assessment  
DATE: October 12, 2018  
PROJECT ARBORIST: Sean Dugan , Registered Consulting Arborist #457  
ISA Board Certified Master Arborist #PN-5459B  
ISA Qualified Tree Risk Assessor

This memo refers to the inspection of the Dan Evans Redwood tree in Centennial Park by Sean Dugan of Tree Solutions Inc. on July 31<sup>st</sup> 2018. I was asked to assess the tree's health and structure and to report my findings and recommendations. The tree is in an overall good condition. Minimal maintenance is needed to ensure long-term viability including crown cleaning dead material and mulching the area at the base of the tree.

#### Observations and Discussion

I observed the tree previously in 2014. No significant differences were observed between the 2014 assessment and the most recent. I measured the tree to have a diameter of 93 inches across (Photo 1). Sprouts are rising from the base, which is common for the species.



Photo 1. View of the base of the Dan Evans Centennial Park tree.

Dan Evans Tree Centennial Park  
10.12.2018

page 2 of 7

I observed the canopy of the tree to be in good condition with normal foliar density, color, shoot elongation and bed density. Overall, the canopy structure is in good structural condition. I observed a few dead and hanging branches in the canopy. These parts currently present a low risk to the surrounding targets. Removal of these parts is at management's discretion.

I observed the trunk of the tree and did not see any observable issues of concern. I observed the rooting area surrounding the tree and found many structural surface roots (see Photo 2). Some of the roots had limited damage from pedestrian traffic walking over the top. No significant damage was observed.

The soils surround the tree were very compact. This appears to be from pedestrian traffic and the lack of a top soil or ground cover layer. Any rain events that hit the soil can also lead to a surface layer of compaction over time. In my opinion, the entire area below the tree should have a four inch deep layer of woodchip mulch along the soil surface. Any additional improvements made to the site need to consider the large spreading surface root structure of the tree.



Photo 2. View looking down a path to the east of the tree where people walk on surface roots.

**Recommendations**

- Add a four inch deep layer of woodchip mulch on the exposed soil below the tree.
- Prune out dead and hanging branches as deemed necessary to be in accord with the Park management strategy.

Please contact me with any comments or questions after reading this report.

Respectfully,

Sean Dugan, Principal  
Tree Solutions Inc.

**Glossary**

**crown cleaning:** selective pruning to remove one or more of the following parts: dead, diseased, and/or broken branches (ANSI A300)

**DBH or DSH:** diameter at breast or standard height; the diameter of the trunk measured 54 inches (4.5 feet) above grade (Matheny *et al.* 1998)

**ISA:** International Society of Arboriculture

**owner/manager:** the person or entity responsible for tree management or the controlling authority that regulates tree management (ISA 2013)

**structural defects:** flaws, decay, or other faults in the trunk, branches, or root collar of a tree, which may lead to failure (Lilly 2001)

**References**

ANSI A300 (Part 1) – 2008 American National Standards Institute. American National Standard for Tree Care Operations: Tree, Shrub, and Other Woody Plant Maintenance: Standard Practices (Pruning). New York: Tree Care Industry Association, 2008.

Dunster & Associates Environmental Consultants Ltd. Assessing Trees in Urban Areas and the Urban-Rural Interface, US Release 1.0. Silverton: Pacific Northwest Chapter ISA, 2006

Dunster, Julian A., E. Thomas Smiley, Nelda Matheny, and Sharon Lilly. Tree Risk Assessment Manual. Champaign, Illinois: International Society of Arboriculture, 2013

E. Smiley, N. Matheny, S. Lilly. Best Management Practices: TREE RISK ASSESSMENT. ISA 2011.

Lilly, Sharon. Arborists' Certification Study Guide. Champaign, IL: The International Society of Arboriculture, 2001.

Matheny, Nelda and James R. Clark. Trees and Development: A Technical Guide to Preservation of Trees During Land Development. Champaign, IL: International Society of Arboriculture, 1998.

Mattheck, Claus and Helge Breloer, The Body Language of Trees.: A Handbook for Failure Analysis. London: HMSO, 1994.

### **Appendix A - Limits of Assignment**

Unless stated otherwise: 1) information contained in this report covers only those trees that were examined and reflects the condition of those trees at the time of inspection; and 2) the inspection is limited to visual examination of the subject trees without dissection, excavation, probing, climbing, or coring unless explicitly specified. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the subject trees may not arise in the future.

Tree Solutions did not review any reports or perform any tests related to the soil located on the subject property unless outlined in the scope of services. Tree Solutions staff are not and do not claim to be soils experts. An independent inventory and evaluation of the site's soil should be obtained by a qualified professional if an additional understanding of the site's characteristics is needed to make an informed decision.

A **Hazard Tree** is defined as a tree that has been assessed and determined to have characteristics that make it an unacceptable risk for continued retention. A hazard tree, or a hazardous component, exist when the sum of the risk factors equals or exceeds a predetermined threshold of risk. The predetermined threshold for risk and the actions required to reduce the risk below that threshold is established by the risk manager.

As a Qualified Tree Risk Assessor, my job is to provide the risk manager, in most cases the property owner, with technical information required to make informed decisions. The risk manager must make the decision about how to implement the actions required to reduce risk to acceptable levels.

## Appendix B - Methods

I evaluated tree health and structure utilizing visual tree assessment (VTA) methods. The basis behind VTA is the identification of symptoms, which the tree produces in reaction to a weak spot or area of mechanical stress. A tree reacts to mechanical and physiological stresses by growing more vigorously to reinforce weak areas, while depriving less stressed parts (Mattheck & Breloer 1994). An understanding of the uniform stress allows me to make informed judgments about the condition of a tree.

I measured the diameter at standard height (DSH) of each tree, typically at 54 inches above grade. If a tree had multiple stems, I measured each stem individually at standard height and determined a single-stem equivalent diameter by taking the average of the stem diameters, as established by the RZC.

I used binoculars to inspect the upper parts of the trees.

Tree health considers crown indicators including foliar density, size, color, stem shoot extensions, decay, and damage. We have adapted our ratings based on the Purdue University Extension Formula Values for health condition. These values are a general representation used to assist in arborists in assigning ratings. Tree health needs to be evaluated on an individual basis and may not always fall entirely into a single category, however, I assigned a single condition rating for ease of clarity.

### Excellent

Perfect specimen with excellent form and vigor, well-balanced crown. Normal to exceeding shoot length on new growth. Leaf size and color normal. Trunk is sound and solid. Root zone undisturbed. No apparent pest problems. Long safe useful life expectancy for the species.

### Good

Imperfect canopy density in few parts of the tree, up to 10 percent of the canopy. Normal to less than ¼ of typical growth rate of shoots and minor deficiency in typical leaf development. Few pest issues or damage, and if they exist they are controllable or tree is reacting appropriately. Normal branch and stem development with healthy growth. Safe useful life expectancy typical for the species.

### Fair

Crown decline and dieback up to 30 percent of the canopy. Leaf color is somewhat chlorotic/necrotic with smaller leaves and “off” coloration. Shoot extensions indicate some stunting and stressed growing conditions. Stress cone crop is clearly visible. Obvious signs of pest problems contributing to a lesser condition. Control might be possible. I found some decay areas in the main stem and branches. Below average safe useful life expectancy

### Poor

Lacking full crown, more than 50 percent decline and dieback, especially affecting larger branches. Stunting of shoots is obvious with little evidence of growth on smaller stems. Leaf size and color reveals overall stress in the plant. Insect or disease infestation may be severe and uncontrollable. Extensive decay or hollows in branches and trunk. Short safe useful life expectancy.

*Tree health condition ratings have been adapted from the Purdue University Extension bulletin FNR-473-W - Tree Appraisal*

**Appendix C - Assumptions & Limiting Conditions**

1. Consultant assumes that any legal description provided to Consultant is correct and that title to property is good and marketable. Consultant assumes no responsibility for legal matters. Consultant assumes all property appraised or evaluated is free and clear, and is under responsible ownership and competent management.
2. Consultant assumes that the property and its use do not violate applicable codes, ordinances, statutes or regulations.
3. Although Consultant has taken care to obtain all information from reliable sources and to verify the data insofar as possible, Consultant does not guarantee and is not responsible for the accuracy of information provided by others.
4. Client may not require Consultant to testify or attend court by reason of any report unless mutually satisfactory contractual arrangements are made, including payment of an additional fee for such Services as described in the Consulting Arborist Agreement.
5. Unless otherwise required by law, possession of this report does not imply right of publication or use for any purpose by any person other than the person to whom it is addressed, without the prior express written consent of the Consultant.
6. Unless otherwise required by law, no part of this report shall be conveyed by any person, including the Client, the public through advertising, public relations, news, sales or other media without the Consultant's prior express written consent.
7. This report and any values expressed herein represent the opinion of the Consultant, and the Consultant's fee is in no way contingent upon the reporting of a specific value, a stipulated result, the occurrence of a subsequent event or upon any finding to be reported.
8. All photographs included in this report were taken by Tree Solutions Inc. during the documented site visit, unless otherwise noted.
9. Sketches, drawings and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys. The reproduction of any information generated by architects, engineers or other consultants and any sketches, drawings or photographs is for the express purpose of coordination and ease of reference only. Inclusion of such information on any drawings or other documents does not constitute a representation by Consultant as to the sufficiency or accuracy of the information.
10. Unless otherwise agreed, (1) information contained in this report covers only the items examined and reflects the condition of the those items at the time of inspection; and (2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, climbing, or coring. Consultant makes no warranty or guarantee, express or implied, that the problems or deficiencies of the plans or property in question may not arise in the future.
11. Loss or alteration of any part of this Agreement invalidates the entire report.

## 7.31 MEMOS

schacht | aslani architects

**memo**

FROM: Schacht Aslani Architects  
 TO: Debra Delzell, Bill Frare, Chris Gizzi, Kevin Dragon  
 SUBJECT: **CC Child Care – Response to CCDAC Recommendations**  
 DATE: 11 October 2018

---

In response to CCDAC's motion at their September 20, 2018 meeting, we evaluated the proposed plan to locate the Capitol Campus Child Care facility on the ProArts site in relation to the development potential of the site identified in the 2017 State Capitol Development Study. CCDAC identified two alternatives to be considered that included (a) planning for a larger facility with the child care facility as a ground floor tenant and (b) planning the child care facility so that it could be expanded to realize the site's development capacity.

Our evaluation indicated that there are significant challenges to implementing either option given the programmatic, technical and budgetary issues, which are described following. We also considered the fact that the ProArts site is part of a full block property, Opportunity Site 12, that was assessed in the 2017 State Capitol Development Study. We observed that substantial development capacity would remain on the overall site after the proposed child care center is constructed.

**ANALYSIS**Option A

Planning for the child care center as a ground floor tenant of a larger building requires identifying the program, budget and schedule for the entire facility. No information related to those requirements is available at this time. A major goal of the Capitol Campus Child Care Center project is to complete the facility so it can be occupied in 2020. Planning, design and construction for a larger facility, even if the program and budget were known, would probably delay occupancy until 2025 or beyond.

Option B

Planning the child care center so that it can be expanded later to maximize the capacity of the site is challenging and may not be feasible. The child care would have to be vacated for a year or more while the expansion is constructed. There is no program for the expansion to guide the planning. Under any circumstances, the child care center would have to include space for stairs, elevators, utility cores, etc. to accommodate potential future uses in a multi-story building. The cost of structural, mechanical and electrical systems, at minimum, would increase. For example, the proposed, light wood-frame structure would have to be upgraded to support future loads and comply with fire-resistive building assembly requirements. However, there is no way to guarantee that the investment in space, systems and materials would meet future building code requirements, which are constantly evolving. It is probably more economical, both in terms of initial and life cycle costs, to construct the child care center as currently proposed and replace it with a larger, multi-use structure after twenty years.

901 Fifth Avenue tel 206 • 443 • 3448  
 Suite 2720 fax 206 • 443 • 3471  
 Seattle, WA 98164 saarch@saarch.com

### **DEVELOPMENT POTENTIAL OF OPPORTUNITY SITE 12**

The ProArts site occupies half of Opportunity Site 12. The 2017 State Capitol Development Study, which evaluated maximum development capacity but did not identify potential uses, included two alternative scenarios for Opportunity Site 12.

- Alternative 12.B: Half block development on the ProArts site for a 148,000 square foot office building with an underground garage with 420 cars.
- Alternative 12.C: Full block development for a 225,000 square foot building with 840 cars.

Developing the child care as currently proposed reserves significant development capacity on the unused, north half of the site. Given the reserve capacity on Opportunity Site 12 and other opportunity sites on campus, the use of the ProArts site for the child care center may not negatively impact future development to meet the state's long-range program needs on the Capitol Campus.

**memo**

FROM: Schacht Aslani Architects  
 TO: CC Child Care Steering Committee  
 SUBJECT: CC Child Care – Project Cost & Next Steps  
 DATE: 10 August 2018

The goals of this memo are to communicate and receive steering committee feedback on the following issues:

- Cost estimating results
- Planning options and potential cost savings
- Life cycle cost options

**cost estimate results**

Based on the predesign level functional and technical program “test-to-fits” of the site and building, the results of the cost estimate indicate we are 5% higher than our target, or approximately \$530,000.

- Compared with our target value estimate, the overage is in the site development costs.
- Estimate is in alignment with two comparable projects on the higher range of cost.

	Cost/GSF	Construction Cost 2018 dollars	Project Cost (from C-100)	Project Cost Escalated (C-100)
1. Predesign Cost Estimate & Project Cost	\$452	\$8,590,000	\$13,070,000	\$13,879,000
2. Target Value Estimate/Budget	\$430	\$8,059,757	\$12,315,000	\$13,087,000
Difference	\$21	\$530,243	\$755,000	\$792,000
	5%			

**differences from comparable projects and cost benchmark**

Our target was based on the most comparable projects we could find - State owned purpose-built child care facilities in the last 10 years. Our target estimate cost (\$430/GSF) was aligned closer to the national average of a prototypical elementary school project.

The cost estimating process resulted in alignment with the two projects on the higher end of the projects we looked at – Peninsula College’s Early Childhood Development Center and Tacoma Community College’s Early Learning Center.

Cost Benchmarking	Cost/GSF
Saylor Construction Manual - elementary school prototype	\$434
Peninsula College - Early Childhood Dev't Ctr	\$452
Tacoma Community College - Early Learning Ctr	\$449

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 Suite 2720 fax 206 • 443 • 3471  
 Seattle, WA 98164 saarch@saarch.com

There are differences between the Proarts/State Farm/Centennial Park site and the comparable projects' sites, which were on existing college campuses that didn't have the site development issues that this site requires. The Proarts site requires:

- City street improvements on three frontages (Washington St, Franklin St, 11th Ave)
- Topography change across the site results in needing a site retaining wall to accommodate play and parking
- Significant parking development
- Undergrounding existing overhead power lines (city requirement)

Also, there are differences in the Capitol Campus Child Care Center's targets that the comparable projects did not have:

- Net-zero energy capable (EO 18-01)
- LEED Gold v4 target is the equivalent of LEED Platinum v2009 (comparable projects were on version 2009, and were either LEED Silver or Gold)

#### **planning options and potential cost savings**

We have identified and explored options to reduce the cost to the target value estimate number.

- Site option 1 – current option carried in the cost estimate (see attached sketch)
- Site option 2 – split drop off parking from staff parking and reduction of play area allows removal of site retaining wall (see attached sketch)
- Site option 3 – keep play yard full size, remove site retaining wall, reduce staff parking (see attached sketch)
- Building option – change exterior building materials from brick masonry and metal wall panel to fiber cement panel (Hardie Board)
- building option – change exposed structure from heavy timber frame (glulams) and exposed roof decking to light gauge framing and dropped acoustic ceilings.
- Performance target – change performance target to 'net-zero capable' by removing solar panels from project budget.

**schacht | aslani architects**

Planning Options	construction cost - 2018 dollars		
	Cost Savings - A	Cost Savings - B	Cost Savings - C
1. Site Option 2 - split parking, no retaining wall, reduced play area	-\$140,392.00		
2. Site Option 3 - reduced parking, no retaining wall		-\$218,456.00	
3. Building - hardie siding replacing metal siding	-\$41,159.00	-\$41,159.00	
4. Building - hardie siding replacing brick masonry	-\$94,538.00	-\$94,538.00	
5. Building - light gauge framing replacing heavy timber structure	-\$69,135.00	-\$69,135.00	
sub-total reduction	-\$345,224.00	-\$423,288.00	\$0.00

Project Budget Reduction	Cost Savings - A	Cost Savings - B	Cost Savings - C
6. Construction cost savings with Proj Budget markups	-\$559,262.88	-\$685,726.56	
7. Omit 120 KW solar array (still in compliance with EO 18-01)	-\$487,211.00		-\$487,211.00
total reduction	-\$1,046,473.88	-\$685,726.56	-\$487,211.00
Approx C-100 Project Cost Estimate (escalated)	\$12,832,526.12	\$13,193,273.44	\$13,391,789.00

### life cycle model options

Once we finalize the construction cost numbers, we will begin the life cycle cost modeling per OFM's requirements. There are some options on how to proceed:

#### Funding and OFM requirements

- The Budget Proviso indicates we need to explore two alternatives on capital campus and/or Heritage Park
- The OFM checklist indicates that a Life Cycle Cost Model should be performed on each alternative explored in the ANALYSIS OF ALTERNATIVES section (including the preferred alt option).
- From the OFM checklist:
  - Describe all alternatives that were considered, including the preferred alternative. Include:
    - A no action alternative.
    - Advantages and disadvantages of each alternative. Please include a high-level summary table with your analysis that compares the alternatives, including the anticipated cost for each alternative.

- Cost estimates for each alternative:*
  - Provide enough information so decision makers have a general understanding of the costs.*
  - Complete OFM's Life Cycle Cost Model (RCW 39.35B.050).*
- Schedule estimates for each alternative. Estimate the start, midpoint and completion dates.*

#### Capitol Campus Alternatives Sites Analysis

As you know, the two alternatives that we are exploring on the capitol campus include:

- Old IBM Site
- Proarts/State Farm/Centennial Park Site (preferred)

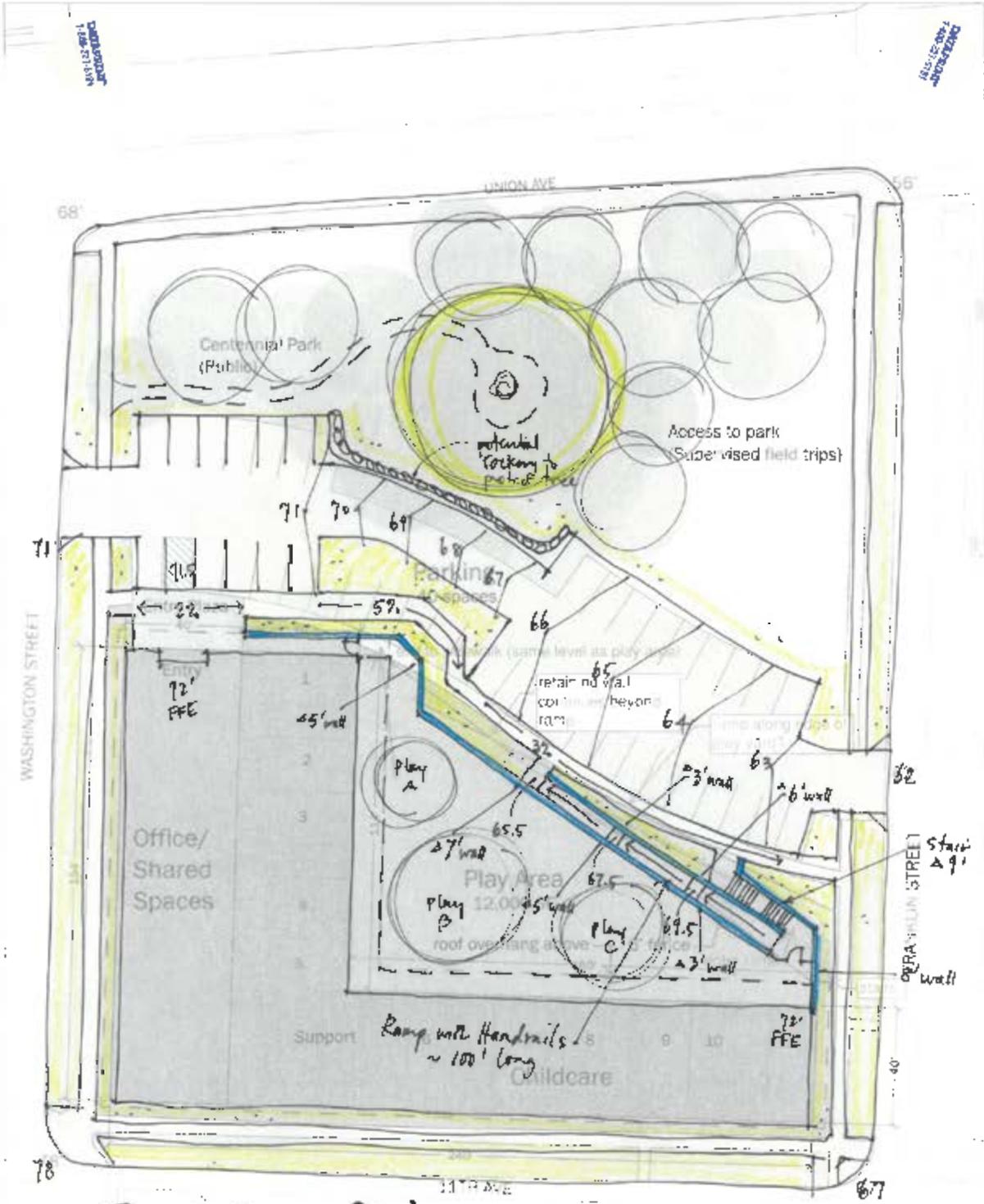
#### OFM Alternatives

- A **'no action alternative'** is indicated as a must do. What would a 'no action alternative' option look like for this project? There is no existing facility on campus that we are replacing where there would be continued operations and maintenance costs.
- A **lease option** could be in 1500 Jefferson, though we are not clear on how to handle the play space. It would either need to be a tenant improvement cost for exterior play space and a lease rate for that space at 1500 Jefferson, or alternatively the play space could be developed across Jefferson St. in the open green space east of Transportation Building.
- A **renovation option** could be done in Pritchard. We have some cost numbers that could be used from the 2017 Development Study, but it is not apples to apples in terms of area (SF). It would clearly indicate a much higher cost.

Do we need to model either a lease option or renovation option if we are already planning to provide life cycle costs on the two alternative sites explored on the capitol campus?

Looking forward to discussing this further with you all!

-END-

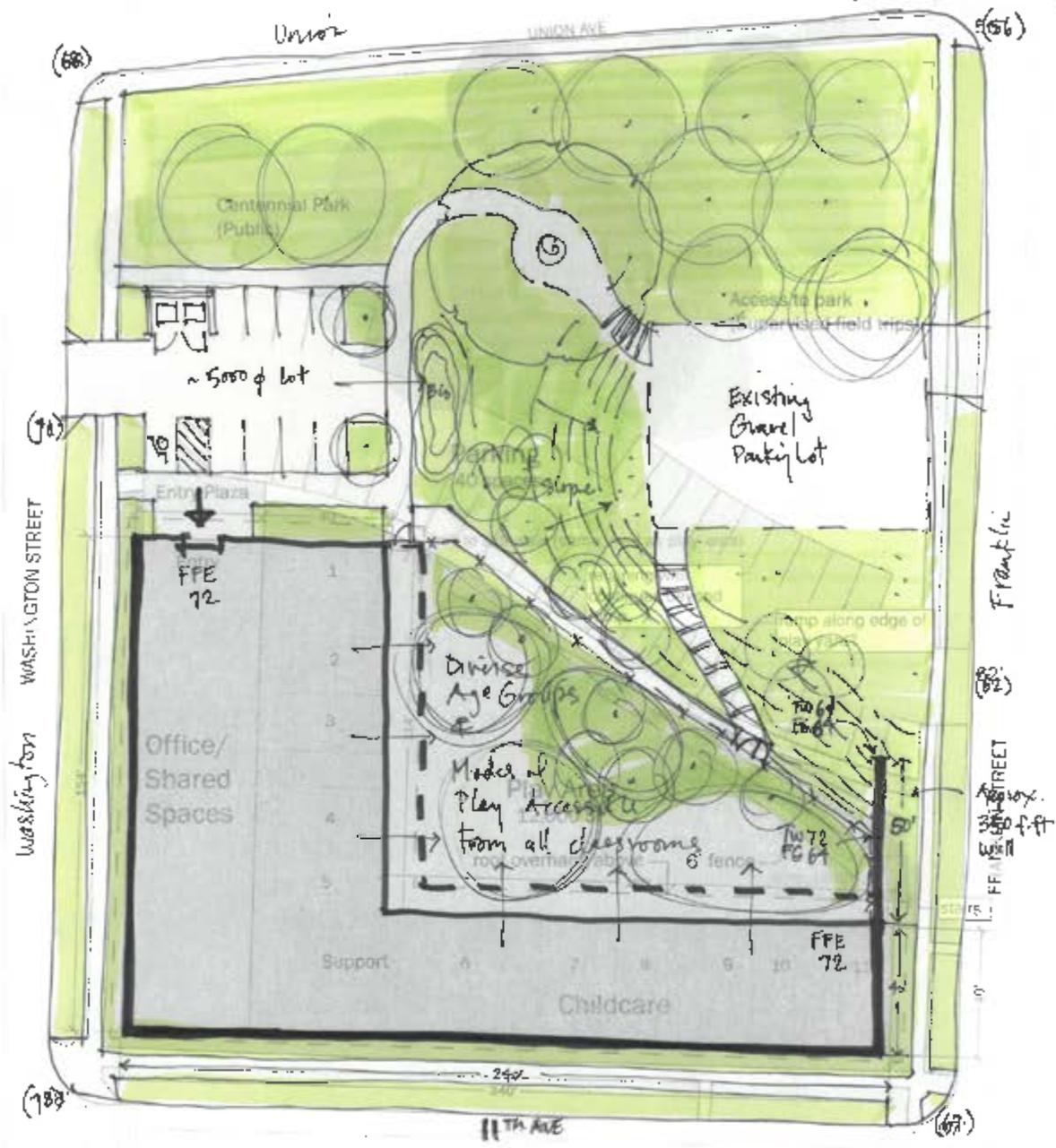


Egress Ramp + Stair  
 Maintains Largest Play Area  
 CBC 7.19.2018



- Drop-off Parking Lot
- Slope to meet grade at existing gravel lot

8-1-2018  
 CDC



- Drop-off Parking Lot
- Slope to meet grade at existing gravel lot

8-1-2018  
 CBC  
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 N

## **memo**

FROM: Schacht Aslani Architects  
TO: CC Child Care Steering Committee  
SUBJECT: CC Child Care – Establishing Target Facility Cost & Size  
DATE: 1 June 2018

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The goals of this memo are to 1) memorialize the space and cost benchmarking that was performed; 2) communicate the differences in program and children served relative to the total project cost and; 3) establish the target facility cost and size for the Predesign Study.

The consultant team is currently evaluating the development constraints and opportunities of the Proarts/State Farm/Centennial Park and Old IBM sites, and the size of the facility is an important component to test the feasibility of the site.

We would like feedback by Monday June 4th for our team to keep working efficiently. We are happy to follow up this memo with a phone call on Monday to discuss as a team, after you've had some time to consider the information presented in the recent workshops and in this memo.

### **I. Space benchmarking**

Six comparable child care facilities were evaluated which resulted in benchmarks that are used as a reference for target space planning.

- An average facility gross square foot (gsf) per child served of 123 gsf/child indicates that a 18,450 gsf facility is needed to serve 150 children.
- An average of 15 children per classroom indicate that 10 classrooms would be needed to serve 150 children, but actual numbers are dependent on the make up of infant, toddler, and pre-k classrooms and their respective maximum class sizes.
- An average facility gross square feet per classroom of 1,863 gsf/classroom results in an 18,630 gsf facility for 10 classrooms.
- Average size of the facilities studied is 10,625 gsf.
- An evaluation of the space types within the child cares indicate that on average 67% of the net square feet are used directly for the child care classrooms and direct support spaces and the remaining 33% were used for offices and shared spaces such as reception, children activity spaces, staff and parent rooms, training space, storage and the like.

901 Fifth Avenue tel 206 • 443 • 3448  
Suite 2720 fax 206 • 443 • 3471  
Seattle, WA 98164 saarch@saarch.com

## II. Cost Benchmarking

Six comparable child care facilities were evaluated which resulted in a recommended direct construction cost of \$415/gsf in today's (2018) dollars. PDA's study is enclosed.

- The average cost of the evaluated facilities was determined to be \$404/gsf in 2018 dollars, with two projects at the \$450/gsf range.
- The recommended \$415/gsf escalated to the anticipated mid-point of construction (July 2020) is \$457/gsf direct construction cost. This is calculated using a current construction market escalation projection of 5% per year for the next few years.
- A 0.67 ratio of direct construction cost to total project cost results in a \$682/gsf total project cost.

## III. Total Project Cost and Facility Size

The following facility size options, corresponding project costs and metrics are estimated per the cost benchmarking exercise.

Facility Size (gsf)	Total Project Cost	Construction Cost	Children Served	Number of Classrooms	gsf per classroom	gsf per child	Total dollars per child
8,100	\$5,525,000	\$3,700,000	50	4	2025	162	\$110,500
14,700	\$10,000,000	\$6,720,000	106	8	1838	139	\$94,600
18,750	\$12,790,000	\$8,570,000	148	11	1705	127	\$86,400

- The desired minimum number of children served of 150 is achieved with 11 classrooms in the 18,750 gross square feet (gsf) and total project cost of \$12,790,000.
- The desired maximum project cost of \$10 million dollars is accomplished with the 14,700 gsf facility serving 106 children.
- The 14,700 gsf facility is closest to the average gsf per classroom space benchmark of 1863 gsf/classroom. The 18,750 gsf facility is more efficient than the benchmark, while the 8,100 gsf facility is less efficient than the benchmark.
- The average gross square foot per child and cost per child is lowest in the largest facility option and closest to the benchmarks of those comparable facilities studied. The smaller the facility is the more expensive it is per child served.
- Enclosed are target space programs illustrating the three options above.

-END-

**CAPITOL CAMPUS CHILD CARE CENTER  
COMPARABLE PROJECT RESULTS**

**PROJECT DELIVERY ANALYSTS, LLC**

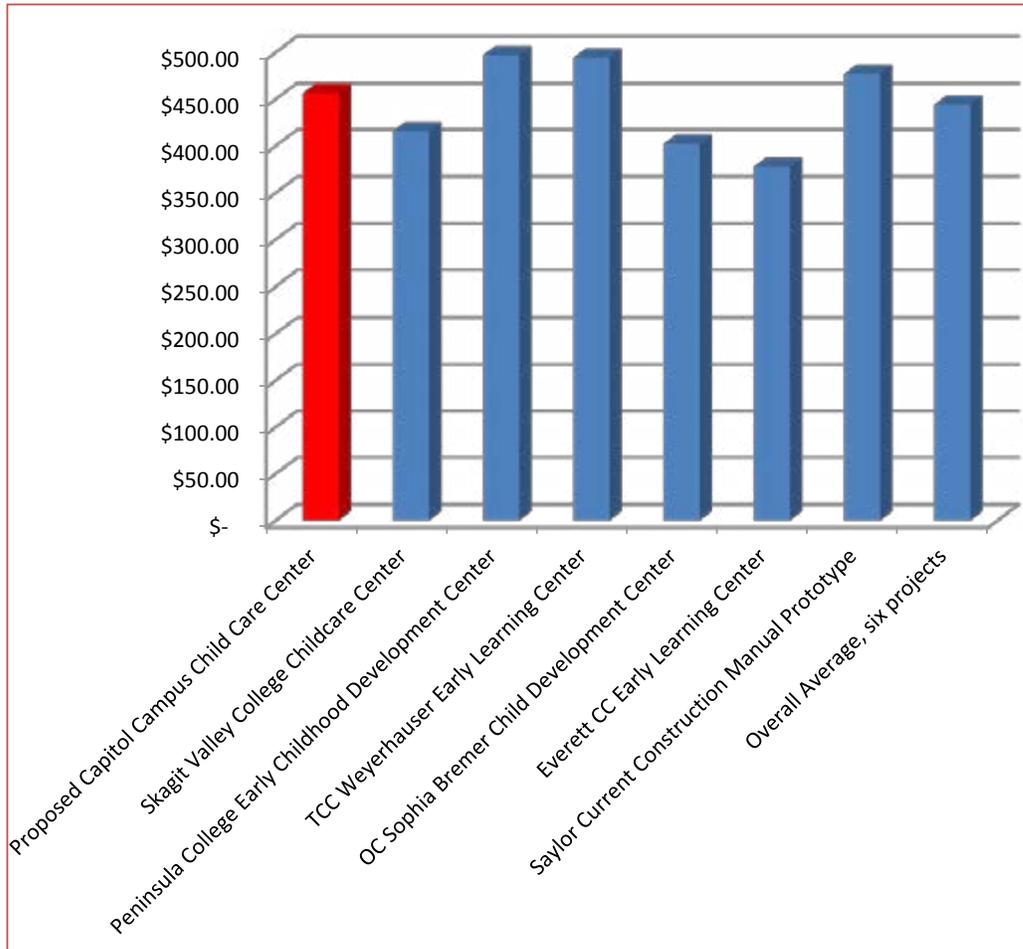
9001 Springwood Avenue NE, Bainbridge Island, WA 98110

Date: 5/23/2018

<b>Project :</b> Capitol Campus Child Care Center	<b>Duration:</b> 14 months
<b>Project Location:</b> Olympia, WA	<b>Gross Square Footage:</b> 16000-18000
<b>Mid-Point Date:</b> July, 2020	<b>Architect:</b> Schacht Aslani Architects

				Building Const.	Site Construction	Total Cost per Sq	Total Cost per Sq
				Cost per SF	Cost per Bldg. SF	Foot, Corrected	Foot, Escalated
Project	Comments	Bid date	GSF	when bid	when bid	to Olympia 2018	to July, 2020
<i>PD Level Child Care Center</i>	<i>Predesign</i>	<i>Present</i>	<i>16-18,000</i>			\$ 350.00	\$ 385.00
<i>Site Prep</i>	<i>Surface Park 50 stalls</i>					\$ 35.00	\$ 38.50
<i>Site Improvements</i>	<i>Landscape and play</i>					\$ 30.00	\$ 33.00
						\$ 415.00	\$ 456.50
1 Skagit Valley College Childcare Center	SAA, CDC & PDA	Dec-14	4,320	\$ 250.00		\$ 287.95	\$ 316.74
Site Prep and Utilities	Competitive Bids;				\$ 42.94	\$ 49.46	\$ 54.41
Site Improvements	Kirtley Cole inputs				\$ 35.32	\$ 40.68	\$ 44.75
						\$ 378.09	\$ 415.90
2 Peninsula College Early Childhood Development Center	SAA & CDC	Dec-15	42,000	\$ 354.26		\$ 393.96	\$ 433.35
Site Prep	Pile foundations				\$ 35.43	\$ 39.40	\$ 43.33
Site Improvements	Allied Health mixed in				\$ 16.75	\$ 18.62	\$ 20.48
						\$ 451.98	\$ 497.17
3 TCC Weyerhaeuser Early Learning Center	CDC and McGranahan	Jan-07	13,730	\$ 265.94		\$ 357.36	\$ 393.09
Site Prep	Pease Constr.				\$ 49.50	\$ 66.52	\$ 73.17
Site Improvements					\$ 19.01	\$ 25.55	\$ 28.10
						\$ 449.42	\$ 494.36
4 OC Sophia Bremer Child Development Center	CDC & RFM	Oct-09	12,500	\$ 245.79		\$ 330.28	\$ 363.30
Site Prep	Serpanok Constr.				\$ 12.71	\$ 17.08	\$ 18.79
Site Improvements					\$ 13.49	\$ 18.13	\$ 19.95
						\$ 365.49	\$ 402.04
5 Everett CC Early Learning Center	CDC & Environ. Works	Aug-07	4,120	\$ 190.22		\$ 255.61	\$ 281.17
Site Prep	Mortenson SD estimate				\$ 26.19	\$ 35.19	\$ 38.71
Site Improvements	Remodel				\$ 39.18	\$ 52.65	\$ 57.92
						\$ 343.46	\$ 377.80
6 Saylor Current Construction Manual Prototype	Elementary school	Jan-18	43,000	\$ 365.00		\$ 372.30	\$ 409.53
Site prep	Prototypical				\$ 35.00	\$ 35.70	\$ 39.27
Site improvements					\$ 25.00	\$ 25.50	\$ 28.05
						\$ 433.50	\$ 476.85
7 Overall Average, six projects	Building		14,945 SF			\$ 332.91	\$ 366.20
	Site Prep					\$ 40.56	\$ 44.61
	Site Improvements					\$ 30.19	\$ 33.21
	Total					\$ 403.66	\$ 444.02

## CAPITOL CAMPUS CHILD CARE CENTER COMPARABLE PROJECT RESULTS



Construction Costs per Gross SF, including sitework, adjusted to July 2020

Appendix – Memos

50 CHILDREN  
4 CLASSROOMS

	units	sf/units	space sub- total	max. children	min. staff	totals	% of net	notes
<b>childcare</b>				50	10	3,390	60%	
infant (or toddler) classroom	2	500	1,000	16	4			400 sf min; infant clsrms could double as toddler room at 500 SF
toddler classroom	1	600	600	14	2			500 sf min
pre-school classroom	1	800	800	20	2			700 sf min
infant/toddler toilet & diaper changing	3	30	90					
pre-school restroom	1.0	100	100					
pre-school restroom (access outdoors)	-	50	-					
shared art & project room	1	200	200					
shared play nooks	1	75	75					outside the classroom reading, imaginative play, physical play (circulation areas)
shared laundry room & storage	1	100	100					
kitchen & pantry	1	350	350					
bottles/kitchenette	1.5	50	75					
<b>offices &amp; shared spaces</b>						2,300	40%	
reception / program assistant	1	150	150		1			
director's office	1	100	100		1			
program assistant office	-	50	-		-			
observation rooms / staff offices	2.0	100	200					1 per 2 classrooms; up to(4) staff per shared observation rm, staff lesson plans, parental/therapist observation
resource/conference/break room	1	250	250					
work room	1	250	250					
multipurpose space	1	500	500					contiguous with reception area; all staff meetings, movement, STEM, parent/educator events & one-on-one
classroom/training room	1	600	600					DEL, state-wide agencies
parent rooms	1	50	50					private 1 on 1 conversations, and lactation rooms
car seat & stroller storage	1	200	200					
<b>NET SQUARE FEET</b>						5,690	100%	
<b>building support spaces</b>						2,446		
storage (accessed from outdoors)	1	50	50					
central storage	1	100	100					
family restroom	1	50	50					
gender neutral restrooms	1	100	100					
mechanical	1	300	300					
janitor's closet	1	35	35					
waste and recycling room	1	75	75					
fire riser room	1	75	75					
electrical & telecommunications	1	125	125					
circulation, entry areas	16%		910					
structure & walls	11%		626					
<b>GROSS SQUARE FEET</b>						8,136		
<b>EFFICIENCY</b>						69.9%		

106 CHILDREN  
8 CLASSROOMS

	units	sf/units	space sub- total	max. children	min. staff	totals	% of net	notes
<b>childcare</b>				106	19	6,820	66%	
infant (or toddler) classroom	3	500	1,500	24	6			400 sf min; infant clsrms could double as toddler room at 500 SF
toddler classroom	3	600	1,800	42	6			500 sf min
pre-school classroom	2	800	1,600	40	4			700 sf min
infant/toddler toilet & diaper changing	6	30	180					
pre-school restroom	1.0	170	170					
pre-school restroom (access outdoors)	1	50	50					
shared art & project room	1	400	400					
shared play nooks	2	150	300					outside the classroom reading, imaginative play, physical play (circulation areas)
shared laundry room & storage	2	110	220					
kitchen & pantry	1	450	450					
bottles/kitchenette	3	50	150					
<b>offices &amp; shared spaces</b>						3,550	34%	
reception / program assistant	1	150	150		1			
director's office	1	100	100		1			
program assistant office	1	100	100		1			
observation rooms / staff offices	4.0	150	600					1 per 2 classrooms; up to(4) staff per shared observation rm, staff lesson plans, parental/therapist observation
resource/conference/break room	1	350	350					
work room	1	350	350					
multipurpose space	1	800	800					contiguous with reception area; all staff meetings, movement, STEM, parent/educator events & one-on-one
classroom/training room	1	700	700					DEL, state-wide agencies
parent rooms	2	50	100					private 1 on 1 conversations, and lactation rooms
car seat & stroller storage	1	300	300					
<b>NET SQUARE FEET</b>						10,370	100%	
<b>building support spaces</b>						4,350		
storage (accessed from outdoors)	-	100	-					
central storage	1	250	250					
family restroom	2	50	100					
gender neutral restrooms	2	150	300					
mechanical	1	400	400					
janitor's closet	1	50	50					
waste and recycling room	1	100	100					
fire riser room	1	100	100					
electrical & telecommunications	1	250	250					
circulation, entry areas	16%		1,659					
structure & walls	11%		1,141					
<b>GROSS SQUARE FEET</b>						14,720		
<b>EFFICIENCY</b>						70.4%		

148 CHILDREN  
11 CLASSROOMS

	units	sf/units	space sub- total	max. children	min. staff	totals	% of net	notes
<b>childcare</b>				148	25	9,065	68%	
infant (or toddler) classroom	4	500	2,000	32	8			400 sf min; infant clsrms could double as toddler room at 500 SF
toddler classroom	4	600	2,400	56	8			500 sf min
pre-school classroom	3	800	2,400	60	6			700 sf min
infant/toddler toilet & diaper changing	8	30	240					
pre-school restroom	1.5	170	255					
pre-school restroom (access outdoors)	1	50	50					
shared art & project room	1	400	400					
shared play nooks	3	150	450					outside the classroom reading, imaginative play, physical play (circulation areas)
shared laundry room & storage	2	110	220					
kitchen & pantry	1	450	450					
bottles/kitchenette	4	50	200					shared between infant/toddler rooms
<b>offices &amp; shared spaces</b>						4,195	32%	
reception / program assistant	1	200	200		1			
director's office	1	120	120		1			
program assistant office	1	100	100		1			
observation rooms / staff offices	5.5	150	825					1 per 2 classrooms; up to(4) staff per shared observation rm, staff lesson plans, parental/therapist observation
resource/conference/break room	1	350	350					
work room	1	350	350					
multipurpose space	1	900	900					contiguous with reception area; all staff meetings, movement, STEM, parent/educator events & one-on-one
classroom/training room	1	900	900					DEL, state-wide agencies
parent rooms	3	50	150					private 1 on 1 conversations, and lactation rooms
car seat & stroller storage	1	300	300					
<b>NET SQUARE FEET</b>						13,260	100%	
<b>building support spaces</b>						5,480		
storage (accessed from outdoors)	1	100	100					
central storage	1	250	250					
family restroom	2	50	100					
gender neutral restrooms	2	200	400					
mechanical	1	500	500					
janitor's closet	1	50	50					
waste and recycling room	1	100	100					
fire riser room	1	100	100					
electrical & telecommunications	1	300	300					
circulation, entry areas	16%		2,122					
structure & walls	11%		1,459					
<b>GROSS SQUARE FEET</b>						18,740		
<b>EFFICIENCY</b>							70.8%	

CAPITOL CAMPUS CHILD CARE CENTER PREDESIGN, PROJECT NUMBER 2018-035

## **KICK-OFF MEETING**

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DATE: 24 APRIL 2018

TIME: 10 – 2:00

LOCATION: DES FA OB3229 W

### **ATTENDEES:**

Office of Governor Jay Inslee: RaShelle Davis, Trudi Inslee

DEL: Judy Bunkelman

DES: Debra Delzell, Marygrace Goddu

Schacht Aslani Architects: J-C Letourneau

Cascade Design Collaborative: Kas Kinkaid

### **MEETING OBJECTIVES:**

- Review process, schedule, and identify stakeholders' engagement strategy
- Visioning and high level goal setting
- Establish site selection criteria for further evaluation

### **ATTACHMENTS:**

- Predesign schedule (updated)
- Proposed meeting schedule (updated)
- CCDAC membership contact list (distributed by Marygrace after the meeting)
- 70.70 Child Care Services for Children of State Employees (meeting handout)

## **MINUTES**

### **A. PREDESIGN PROCESS OVERVIEW**

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#### **REVIEW PREDESIGN SCHEDULE AND PROCESS**

The schedule of meetings and tours were discussed and generally acceptable to all. There were some changes in dates due to aligning schedules. Debra will be getting dates and times out to everyone. Please see attached meeting schedule for update.

#### **IDENTIFY COMPARABLE CHILD CARE FACILITIES FOR TOURS: (DISCUSSION)**

1. Options discussed:
  - Private sector child care: Waldorf and/or Montessori
  - Corporate: Patagonia (operators), PSE, Boeing (on campus but not operators)
  - Public private partnerships examples: (Mentioned for the economics.)
  - Islandwood, Bainbridge Island: (Designed with children)
  - Therapeutic Day Care examples: UW, Childhaven



2. Trudi will not be able to participate in the tours and would like to hear about the take-aways from the team.
3. Directors should be involved in the tours to help facilitate a dialogue about what is working and what doesn't.
4. Partnerships with others should be considered and might include the Early Childhood Education programs at The Evergreen State College or South Puget Sound Community College.

## B. STAKEHOLDERS IDENTIFICATION & ENGAGEMENT STRATEGY

### INTERNAL STAKEHOLDERS

1. The steering committee will include those in attendance at today's meeting representing Office of Governor Jay Inslee, DES and DEL. OFM was not represented today but Jen Masterson should be on the steering committee. Charlotte with DEL was nominated as well.
2. The proposed steering committee is:
  - RaShelle Davis, Office of Governor Jay Inslee
  - Trudi Inslee, Office of Governor Jay Inslee
  - Judy Bunkelman, DEL
  - Charlotte Dedman, DEL
  - Debra Delzell, DES
  - Marygrace Goddu, DES
  - Jen Masterson, OFM

### EXTERNAL STAKEHOLDERS

1. External stakeholders discussed and identified during meeting should include users, operators, Legislators, community members and folks from the current Capitol Campus Child Care Center. Specifically mentioned were:
  - Byron (budget)
  - Someone from WFC (Employee Union)
  - CC collaborative taskforce – employee sponsored child care – 1<sup>st</sup> meeting on July 1<sup>st</sup>
  - South Capitol Neighborhood Park
  - Heritage Park Advisory Committee
  - Early Achievers in Olympia
  - Director from Pullman program at SCL Engineering
2. RaShelle distributed names and email addresses following the meeting and include:
  - Rep. Ruth Kagi [ruth.kagi@leg.wa.gov](mailto:ruth.kagi@leg.wa.gov)
  - Rep. Kristine Reeves [kristine.reeves@leg.wa.gov](mailto:kristine.reeves@leg.wa.gov)
  - Rep. Tom Dent [tom.dent@leg.wa.gov](mailto:tom.dent@leg.wa.gov)
  - Sen. Andy Billig [andy.billig@leg.wa.gov](mailto:andy.billig@leg.wa.gov)
  - Jessyn Farrell [jessyn@civic-ventures.com](mailto:jessyn@civic-ventures.com)

- Karen Hart [khart@seiu925.org](mailto:khart@seiu925.org)
  - Dennis Eagle [dennise@wfse.org](mailto:dennise@wfse.org)
  - Tina Rogers [TRogers5Cs@yahoo.com](mailto:TRogers5Cs@yahoo.com)
  - Lois Martin or rep from the Washington Child Care Association [lamartin1@me.com](mailto:lamartin1@me.com)
  - Jacob Gonzalez [jacob.gonzales@brighthorizons.com](mailto:jacob.gonzales@brighthorizons.com)
  - Allison Krutsinger [allison.Krutsinger@childrensalliance.org](mailto:allison.Krutsinger@childrensalliance.org)
  - Suzie Hanson [shanson@wfs.org](mailto:shanson@wfs.org)
  - Lauren Hipp [lauren@momsrising.org](mailto:lauren@momsrising.org)
  - Kristin Wiggins [kwiggins@readynation.org](mailto:kwiggins@readynation.org)
  - Ryan Pricco [ryan@wa.childcareaware.org](mailto:ryan@wa.childcareaware.org)
    - Judy suggested that Ryan from Child Care Aware can represent the early achievers program as they have the contract for the program.
3. Marygrace Goddu (DES) provided the CCDAC membership and contact information, see attached.
4. Items requiring follow-up as communicated by email after the meeting:
- RaShelle: Judy to forward the contact info for an EA staffer and SPSCC staff.
  - Jen Masterson(OFM) offered other Legislators that represent Olympia—Sen. Hunt, Rep. Doglio, and Rep. Dolan.

#### STRATEGY FOR EXTERNAL STAKEHOLDER ENGAGEMENT

1. It was agreed to that the external stakeholder group will be invited to participate at two meetings on the schedule.
  - Workshop 1 – Functional Programming Meeting
  - Workshop 4 – Alternatives Analysis Presentation
2. Additionally, the following dates are scheduled for engaging with the Capitol Campus Design Advisory Council (CCDAC) and the State Capitol Committee (SCC):
  - 10:00 May 15<sup>th</sup>: The CCDAC provides guidance to the State Capitol Committee and the Director of the Department of Enterprise Services on designs and plans affecting state capitol facilities as they develop. They meet every four months and this date is the only date available during the predesign phase. This meeting occurs early in the schedule, so the strategy will be to bring them up to speed on the project and the discussions thus far.
  - 10:00 June 14<sup>th</sup>: The SCC approves new construction and improvements of public buildings, and the acquisition of real estate at the State Capitol and within Thurston County. Alternatives analysis should be complete and can be shared at this meeting. Feedback should be timely to confirm direction prior to more detailed development of the preferred option.

**C. VISIONING & GOAL-SETTING**

The following records the visioning session on identifying project aspirations, challenges, opportunities and assets.

**ASPIRATIONS**

- No more than \$10 million dollars for 10,000 square feet (project cost)
- 150-200 clients, birth to pre-K, or 5 years old
- Prioritize state employees (will accept the general public if there is room)
- Nature play
- Access with appropriate parking, drop-off, vehicular circulation and security
- Sustainable building: Net-zero energy building and better than minimum LEED Silver
- Exemplary, state-of-the-art spaces
- Use as licensing model (use for DEL trainings)
- Provide additional space for training staff, and parents
- Provide observation rooms for training purposes, special needs screening rooms and parent-child interactions.
- Accommodate special needs; for example, children with autism, trauma and developmental disabilities.
- Provide respite care for parents (drop-in care for evenings and weekends)
- Provide multipurpose swing space for Capitol Campus space needs
- Provide a 50-year facility

**CHALLENGES**

- Timeline for project completion, both design and construction: Predesign schedule of 4 months is tight.
- Reaching agreement on location of the facility.
- Site circulation.
- Schedule of stakeholder engagement is compressed.
- Integrating a child care center onto the Capitol Campus in terms of scale and materials.
- WAC is changing (but should be ready by early May).

**OPPORTUNITIES**

- A state-wide exemplary model (and for other state governments).
- A combined learning center for training benefits the entire State.
- Bringing 'joy' to the Capitol Campus in an otherwise serious environment.
- Archives relocation to a Tumwater site may provide another opportunity site for a renovation.
- Creating a sense of community by providing parent and child interaction during the day.
- A non-partisan endeavor – this is for everyone.

**ASSETS**

- Choose a site that right sizes development opportunity with size of child care center.
- Capitol Campus outdoor space is beautiful.
- Opportunity sites discussion:
  - Opportunity Site #3, Mansion Parking Lot: (Not desirable) Secure but difficult access. The Olmstead plan shows it as a park. A building may obstruct views of the water from the Mansion.
  - Opportunity Site #4, West End of Flag Circle: (Not desirable) Access is difficult and security may be an issue.

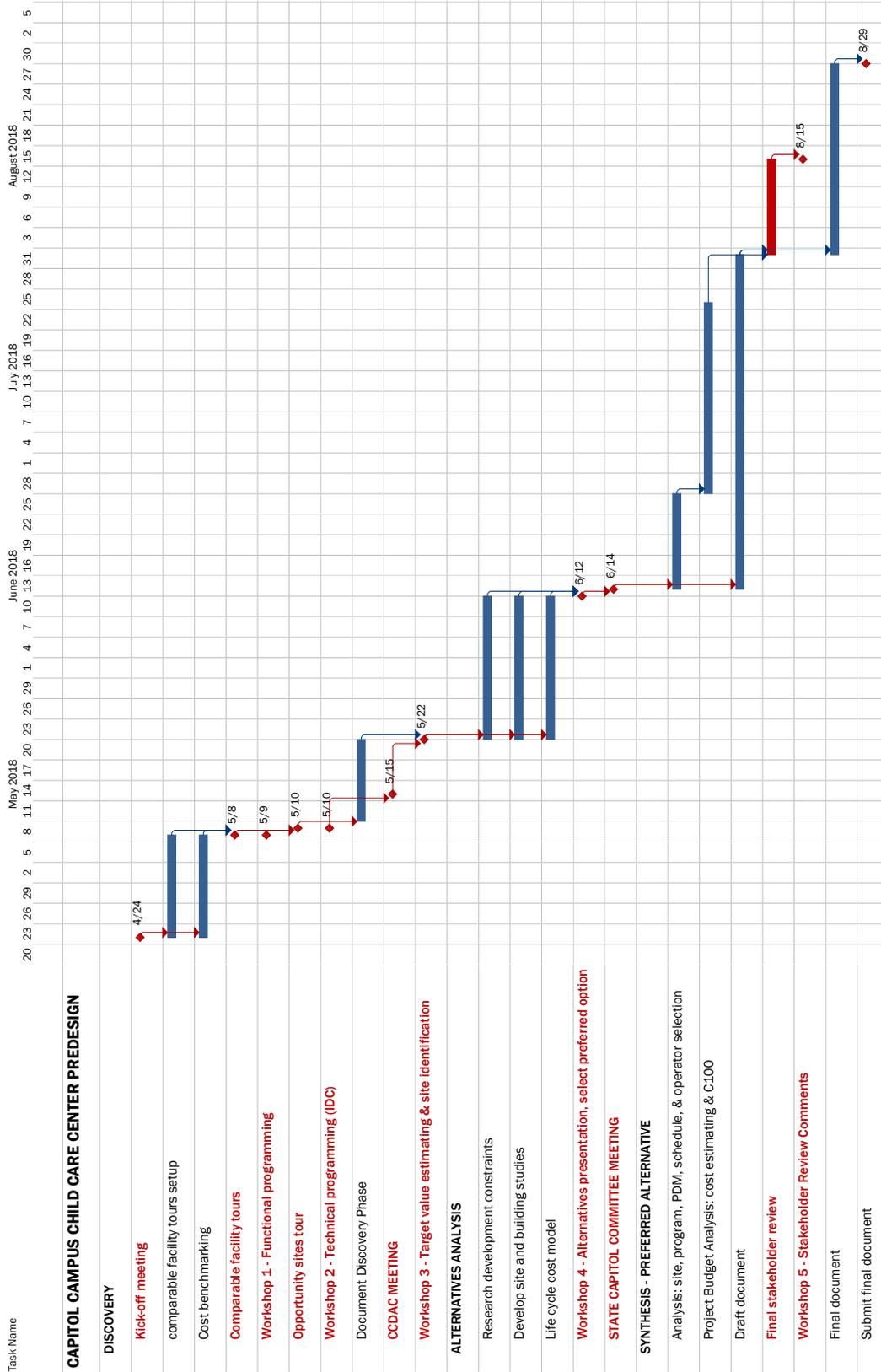
- Opportunity Site #5, Pritchard Building: (Maybe)
  - May be cost prohibitive to renovate entire building up to code.
  - Demolishing stacks would be required to make room for the day care center.
  - Good access to parking and traffic is light (dead ended street)
- Opportunity Site #6, Newhouse Building, Press Houses & Visitors Center: (Not desirable)  
Comments were not recorded.
- Opportunity Site #7, Old IBM Building: (Desirable) Traffic and access to parking are good.  
Development potential seems right sized for a child care center.
- Opportunity Site #8, East of Transportation Building: (Desirable) It is a difficult site due to topography change and it has two busy streets adjacent to it. It has good access to outdoor green space that is shared by the Capitol Campus grounds and secluded with secured edges.
- Opportunity Site #9, 1500 Jefferson: (Maybe) There is vacancy in the building but spread out throughout the building. Wright Runstad & Company is the owner and property management company.
- Opportunity Site #12, Heritage Park: (Maybe)
  - Drop off is challenging
  - Development potential is limited - there is no state owned or leased property adjacent to the park.
  - The west side of park is too far away.
  - The park is not kid friendly.
  - Train tracks sever the connection between the park and the Capitol Campus.

D. OPPORTUNITY SITES WALK

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Debra, Judy, Kas and JC walked the campus to view the opportunity sites.

[End of Minutes]



CAPITOL CAMPUS CHILD CARE CENTER PREDESIGN, PROJECT NUMBER 2018-035

**SCHEDULE OF MEETINGS**

<b>Workshops &amp; Objectives</b>	<b>Date &amp; Time</b>	<b>Stakeholders</b> *steering committee present for all	<b>Consultant Team Members</b> *SAA present for all
<b>Kick-off meeting</b>	<b>Tues April 24<sup>th</sup> 10-12:30</b>		<b>Kas Kinkead/CDC</b>
<ul style="list-style-type: none"> <li>Review process, schedule, and identify stakeholders' engagement strategy</li> <li>Visioning and high level goal setting</li> <li>Establish site selection criteria for further evaluation</li> </ul>			
<b>Comparable facility tours</b>	<b>Tues May 8<sup>th</sup> 12 – 5:00</b>		<b>Kas Kinkead/CDC</b>
<ul style="list-style-type: none"> <li>Starbucks Headquarters - SODO</li> <li>Tacoma Community College</li> </ul>	1:30 3:00		
<b>Workshop 1 – Functional Programming</b>	<b>Wed May 9<sup>th</sup> 10-1:00</b>		<b>Kas Kinkead/CDC</b>
<b>Part A – External Stakeholder input</b>	10-11:00	<b>External Stakeholder group</b>	
<ul style="list-style-type: none"> <li>Solicit input from community</li> </ul>			
<b>Part B - Functional programming</b>	11-1:00		
<ul style="list-style-type: none"> <li>Develop space list &amp; functional performance criteria</li> <li>Develop criteria for outdoor learning environments</li> </ul>			
<b>Workshop 2 – Opportunity Sites Tour &amp; Technical programming</b>	<b>Thur May 10<sup>th</sup></b>		<b>All consultants</b>
<ul style="list-style-type: none"> <li>Walk sites with consultant team</li> <li>Integrated design charrette</li> <li>Establish performance criteria for site &amp; building systems</li> <li>Establish LEED v4 approach</li> </ul>			
<b>CCDAC Meeting</b>	<b>Tues May 15<sup>th</sup> 10-12:00</b>		
<ul style="list-style-type: none"> <li>Update committee on progress</li> </ul>			
<b>Workshop 3 – Target value estimating &amp; site identification</b>	<b>Tues May 22<sup>nd</sup> Time tbd</b>		<b>Cost estimator</b>
<ul style="list-style-type: none"> <li>Establish target value budget</li> <li>Identify sites for alternatives analysis</li> </ul>			

<b>Workshop 4 – Alternatives Analysis presentation</b>	<b>Tues June 12<sup>th</sup> Time tbd</b>	<b>External Stakeholder group</b>	
<ul style="list-style-type: none"> <li>• Present alternatives analysis</li> <li>• Select preferred site for detailed development</li> </ul>			
<b>State Capitol Committee Meeting</b>	<b>Thur June 14<sup>th</sup></b>		
<ul style="list-style-type: none"> <li>• Approval for preferred site for detailed analysis</li> </ul>			
<b>Workshop 5 – Stakeholder Review Comments</b>	<b>Wed Aug 15<sup>th</sup></b>		
<ul style="list-style-type: none"> <li>• Receive comments</li> </ul>			

## CAPITOL CAMPUS DESIGN ADVISORY COMMITTEE 2018 MEMBERSHIP AND CONTACT LIST

<b>CCDAC Chair and Vice-Chair</b> NOMINATED AND ELECTED BY COMMITTEE		
<b>CCDAC Chair</b> Alex Rolluda, AIA	Last Appointed as Chair: February 15, 2018 <b>Term Expires:</b> December 31, 2018	
<b>CCDAC Vice Chair</b> Dan Miles, AIA	Date Appointed as Vice Chair: February 15, 2018 <b>Term Expires:</b> December 31, 2018	
<b>CCDAC- PROFESSIONAL COMMITTEE MEMBERS</b> APPOINTMENT BY DES DIRECTOR PER RCW 43.34.080(2)		
<b>Dennis Haskell, FAIA, LEED AP</b> SRG Partnership 110 Union Street, Suite 300 Seattle, WA 98108 <b>Office:</b> 206-973-1674 <b>Mobile:</b> 206-954-7711 <b>Email:</b> <a href="mailto:dhaskell@srgpartnership.com">dhaskell@srgpartnership.com</a>	First Date of Appointment: January 12, 2004 Last Date of Appointment: September 18, 2014  <b>Term Expires:</b> October 10, 2018 – Extending: December 31, 2018	Urban Planner
<b>Alex Rolluda, AIA</b> Rolluda Architects Inc. 5413 55 <sup>th</sup> Avenue S Seattle, WA 98118 <b>Office:</b> 206-624-4222 <b>Email:</b> <a href="mailto:alex@rolludaarchitects.com">alex@rolludaarchitects.com</a>	First Date of Appointment: February 25, 2009 Last Date of Appointment: September 21, 2015  <b>Term Expires:</b> December 31, 2019	Architect_1
<b>Daniel L. Miles, AIA</b> Bassetti Architect 71 Columbia St, Suite 500 Seattle, WA 98004 <b>Office:</b> 206-340-9500 <b>Mobile:</b> 206-229-5325 <b>Email:</b> <a href="mailto:dmiles@BassettiArch.com">dmiles@BassettiArch.com</a>	First Date of Appointment: June 8, 2017 Last Date of Appointment:  <b>Term Expires:</b> December 31, 2020	Architect_2
<b>Chris Jones – Landscape Architect</b> Walker   Macy 1218 3rd Avenue, Suite 1310 Seattle, WA 98101 <b>Office:</b> 206-582-3874 <b>Mobile:</b> <b>Email:</b> <a href="mailto:cjones@walkermacy.com">cjones@walkermacy.com</a>	First Date of Appointment: December 07, 2017 Last Date of Appointment:  <b>Term Expires:</b> December 31, 2020	Landscape Architect

<b>ELECTED POSITIONS</b> APPOINTMENTS PER RCW 43.34.080(3)	
<b>SECRETARY OF STATE</b> (MEMBERSHIP SPECIFICALLY REFERENCED IN RCW 43.34.080(3))	
<p><b>Office of the Secretary of State</b>  <b>Secretary of State Kim Wyman</b>            250 Legislative Building            416 Sid Snyder Ave. SW, MS 40220            Olympia, WA 98504-0220  <b>Office:</b> 360-902-4151  <b>Email:</b> <a href="mailto:kim.wyman@sos.wa.gov">kim.wyman@sos.wa.gov</a></p> <p><b>Alternate(1):</b> Mark Neary, Assistant Secretary  <b>Office:</b> 360-902-4186  <b>Email:</b> <a href="mailto:mark.neary@sos.wa.gov">mark.neary@sos.wa.gov</a>  <b>Date of Appointment:</b></p> <p><b>Alternate(2):</b> Greg Lane, Deputy Secretary  <b>Office:</b> 360-902-4141  <b>Email:</b> <a href="mailto:greg.lane@sos.wa.gov">greg.lane@sos.wa.gov</a>  <b>Date of Appointment:</b></p>	<p><b>Executive Assistant:</b> Heather Hirota  <b>Office:</b> 360-902-4147  <b>Email:</b> <a href="mailto:Heather.Hirota@sos.wa.gov">Heather.Hirota@sos.wa.gov</a>  <b>FAX:</b> 360-586-5629</p> <p><b>Special Assistant (Facilities):</b> Patrick McDonald  <b>Office:</b> 360-902-4148  <b>Mobile:</b> 360-791-8195  <b>Email:</b> <a href="mailto:patrick.mcdonald@sos.wa.gov">patrick.mcdonald@sos.wa.gov</a></p> <p><b>NOTE:</b> RCW 43.07.020 provides the SOS with the authority to appoint an Assistant SOS and Deputy SOS with the power to perform any act or duty relating to the Office of the Secretary of State.</p>
<b>SENATE</b> (ONE FROM EACH CAUCUS, APPOINTED BY PRESIDENT OF SENATE)	
<p><b>The Honorable Ann Rivers (R)</b>            WA State Senate            405 Legislative Building, MS 40418            Olympia, WA 98504-0418  <b>Email:</b> <a href="mailto:ann.rivers@leg.wa.gov">ann.rivers@leg.wa.gov</a>  <b>Date of Appointment:</b> July 8, 2014</p>	<p><b>Legislative Assistant:</b> Elizabeth Pebley  <b>Office:</b> 360-786-7634  <b>Email:</b> <a href="mailto:Elizabeth.Pebley@leg.wa.gov">Elizabeth.Pebley@leg.wa.gov</a></p> <p><b>NOTE:</b> Member of Senate Ways and Means Committee</p>
<p><b>The Honorable Sam Hunt (D)</b>            WA State Senate            438B Legislative Building, MS 40600            Olympia, WA 98504-0600  <b>Email:</b> <a href="mailto:hunt.sam@leg.wa.gov">hunt.sam@leg.wa.gov</a>  <b>Date of Appointment:</b> June 14, 2002</p>	<p><b>Legislative Assistant:</b> Meagan Arndt  <b>Office:</b> 360-786-7642  <b>Email:</b> <a href="mailto:meagan.arndt@leg.wa.gov">meagan.arndt@leg.wa.gov</a></p> <p><b>NOTE:</b> Member of Senate State Government Committee (Ranking Member)</p>
<b>HOUSE OF REPRESENTATIVES</b> (ONE FROM EACH CAUCUS, APPOINTED BY SPEAKER OF THE HOUSE OF REPRESENTATIVES)	
<p><b>The Honorable Beth Doglio (D)</b>            WA House of Representatives            317 John L. O'Brien Bldg., MS 40600            Olympia, WA 98504  <b>Email:</b> <a href="mailto:beth.doglio@leg.wa.gov">beth.doglio@leg.wa.gov</a>  <b>Date of Appointment:</b> June 21, 2017  <a href="http://housedemocrats.wa.gov/legislators/Beth-Doglio/">http://housedemocrats.wa.gov/legislators/Beth-Doglio/</a></p>	<p><b>Legislative Assistant:</b> Danielle Westbrook  <b>Office:</b> 360-786-7992  <b>Email:</b> <a href="mailto:Danielle.Westbrook@leg.wa.gov">Danielle.Westbrook@leg.wa.gov</a></p> <p><b>NOTE:</b> Member of House Capital Budget Committee (Vice Chair)</p>
<p><b>The Honorable Vicki Kraft (R)</b>            WA House of Representatives            434 John L. O'Brien Bldg., MS 40600            Olympia, WA 98504  <b>Email:</b> <a href="mailto:vicki.kraft@leg.wa.gov">vicki.kraft@leg.wa.gov</a>  <b>Date of Appointment:</b> January, 2017</p>	<p><b>Legislative Assistant:</b> Connor Haggerty  <b>Office:</b> 360-786-7994  <b>Email:</b> <a href="mailto:connor.haggerty@leg.wa.gov">connor.haggerty@leg.wa.gov</a></p> <p><b>NOTE:</b> Member of House Capital Budget Committee</p>

<b>DEPARTMENT OF ENTERPRISE SERVICES 2018 STAFF POSITIONS</b>	
<p><b>Chris Liu, Director</b> 1500 Jefferson Street, MS 41401 Olympia, WA 98504-1401 <b>Office:</b> 360-407-9201 <b>Email:</b> <a href="mailto:chris.liu@des.wa.gov">chris.liu@des.wa.gov</a></p>	<p><b>Executive Assistant:</b> Lindsey Aldridge <b>Office:</b> 360-407-9202 <b>Fax:</b> 360-586-0021 <b>Email:</b> <a href="mailto:lindsey.aldridge@des.wa.gov">lindsey.aldridge@des.wa.gov</a></p>
<p><b>Jeff Canaan, Deputy Director</b> 1500 Jefferson Street, MS 41401 Olympia, WA 98504-1401 <b>Office:</b> 360-407-7910 <b>Email:</b> <a href="mailto:jeff.canaan@des.wa.gov">jeff.canaan@des.wa.gov</a></p>	<p><b>Executive Assistant:</b> Betty Loy <b>Office:</b> 360-407-8059 <b>Fax:</b> 360-586-0021 <b>Email:</b> <a href="mailto:betty.loy@des.wa.gov">betty.loy@des.wa.gov</a></p>
<p><b>Ann Larson, Government Relations Manager</b> 1500 Jefferson Street, MS 41401 Olympia, WA 98504-1401 <b>Office:</b> 360-407-8275 <b>Email:</b> <a href="mailto:ann.larson@des.wa.gov">ann.larson@des.wa.gov</a></p>	<p><b>Executive Assistant:</b> Gabrielle Stilwater <b>Office:</b> 360-407-9143 <b>Fax:</b> 360-586-0021 <b>Email:</b> <a href="mailto:gabrielle.stilwater@des.wa.gov">gabrielle.stilwater@des.wa.gov</a></p>
<p><b>Bill Frare, PE, Assistant Director</b> 1500 Jefferson Street, MS 41476 Olympia, WA 98504-1476 <b>Office:</b> 360-407-8239 <b>Email:</b> <a href="mailto:bill.frare@des.wa.gov">bill.frare@des.wa.gov</a></p>	<p><b>Assistant:</b> Shari Bartell <b>Office:</b> 360-407-9248 <b>Email:</b> <a href="mailto:shari.bartell@des.wa.gov">shari.bartell@des.wa.gov</a></p>
<b>ASSET MANAGEMENT PROGRAM</b>	
<p><b>Kevin Dragon PE, Master Planner</b> 1500 Jefferson Street, MS 41480 Olympia, WA 98504-1480 <b>Office:</b> 360-407-7956 <b>Email:</b> <a href="mailto:kevin.dragon@des.wa.gov">kevin.dragon@des.wa.gov</a></p>	<p><b>Admin. Assistant:</b> Nouk Leap <b>Office:</b> 360-407-9414 <b>Email:</b> <a href="mailto:nouk.leep@des.wa.gov">nouk.leep@des.wa.gov</a></p>
<p><b>Christopher Gizzi, Capitol Campus Architect</b> 1500 Jefferson Street, MS 41480 Olympia, WA 98504-1480 <b>Office:</b> 360-407-9304 <b>Email:</b> <a href="mailto:chris.gizzi@des.wa.gov">chris.gizzi@des.wa.gov</a></p>	<p><b>Admin. Assistant:</b> Nouk Leap <b>Office:</b> 360-407-9414 <b>Email:</b> <a href="mailto:nouk.leep@des.wa.gov">nouk.leep@des.wa.gov</a></p>
<p><b>Rose Hong, Asset Management Program Manager</b> 1500 Jefferson Street, MS 41480 Olympia, WA 98504-1480 <b>Office:</b> 360-407-7954 <b>Email:</b> <a href="mailto:rose.hong@des.wa.gov">rose.hong@des.wa.gov</a></p>	<p><b>Admin. Assistant:</b> Nouk Leap <b>Office:</b> 360-407-9414 <b>Email:</b> <a href="mailto:nouk.leep@des.wa.gov">nouk.leep@des.wa.gov</a></p>

<b>Other Contacts:</b>	
<b>Office of the Code Reviser</b> P.O. Box 40551 Olympia, WA 98504-0551	Calendar posting: <a href="mailto:efilewsr@leg.wa.gov">efilewsr@leg.wa.gov</a>  Questions / Additional assistance contact: Kerry Radcliff (360) 786-6697 or Jennifer Meas (360) 786-6698
<b>Puget Sound Meeting Services</b> Valerie L. Gow, Recording Secretary <a href="mailto:psmsoly@earthlink.net">psmsoly@earthlink.net</a>	
<b>Kevin Pierce, Director</b> Legislative Support Services Legislative Building, Room 102 Olympia, WA 98504 <b>Office:</b> 360-786-7977 <b>Email:</b> <a href="mailto:kevin.pierce@leg.wa.gov">kevin.pierce@leg.wa.gov</a>	
<b>Richard Ramsey</b> Washington State Legislature Senate Ways and Means Committee JA Cherberg Building 300, PO Box 40482 Olympia, WA 98504 <b>Office:</b> 360-786-7412 <b>Email:</b> <a href="mailto:ramsey.richard@leg.wa.gov">ramsey.richard@leg.wa.gov</a>	
<b>Steve Masse</b> Washington State Legislature House Capital Budget Committee 236A John L. O'Brien, PO Box 40600 Olympia, WA 98504-0600 <b>Office:</b> 360-786-7115 <b>Email:</b> <a href="mailto:steve.masse@leg.wa.gov">steve.masse@leg.wa.gov</a>	
<b>Scott Perkins, Facilities Analyst</b> Office of Financial Management, Facilities Oversight 302 Sid Synder Ave SW Olympia, WA 98504 <b>Office:</b> 360-584-2307 <b>Email:</b> <a href="mailto:scott.perkins@ofm.wa.gov">scott.perkins@ofm.wa.gov</a>	

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## 70.70 Child Care Services for Children of State Employees

### 70.70.10

May 1, 1999

#### These policies establish minimum requirements

The purpose of this policy is to establish minimum requirements for the contracting of child care services for state government employees consistent with Chapter [41.04](#) RCW and RCW [43.88.160\(4\)\(c\)](#) as amended by Laws of 1993, Chapter 194.

### 70.70.20

January 1, 2012

#### Identifying suitable space for a child care facility

##### 70.70.20.a

At the request of an organization of state employees interested in establishing a child care facility, an agency may work with the owner of the state-owned or state-leased building it occupies in whole or in part to identify space that is, or can be made, suitable for use as a child care facility.

##### 70.70.20.b

Suitable space is defined as space that is, or, with an identified financial resource, can be made, sufficient to meet licensing requirements as a child care facility. The space must be able to be set aside exclusively for use as a child care facility, including provision for a food preparation area, storage areas sufficient for the program, and restroom and changing facilities. It must be able to be made secure and must be convenient to the place of employment of the state employee parents or guardians of children enrolled in the program.

##### 70.70.30.c

If suitable space cannot be identified in the building, the agency shall work with the Department of Enterprise Services to identify other suitable space. Nothing in this policy precludes agreements between agencies to identify suitable space for a child care facility that would serve employees of two or more agencies

### 70.70.30

January 1, 2012

#### Determining the rental rate for the space

The Department of Enterprise Services shall establish or negotiate the rental rate at which the identified suitable space would be made available for operation of a child care facility, a portion of which may be used by

non-state employees for care of their children.

#### 70.70.40

January 1, 2012

### Child care facility contracting requirements

A contract is required between the owner of a building in which space for a child care facility is to be established and an agency whose employees will use services provided by the child care facility. This contract shall be negotiated by the Department of Enterprise Services (DES), under the provisions of RCW 43.82.010, and shall include, but not be limited to, the following provisions:

- 70.70.40.a DES, in consultation with the agency and an organization of state employees, will identify and specify the renovations and/or modifications to the building needed to support operation of a child care facility and negotiate with the owner of the identified suitable space the lowest price for those renovations or modifications. No moneys shall be committed to renovation or modification of the building until all of the following are complete:
1. A viable business plan for self-supporting operation of the child care facility has been prepared and agreed to by the agency, the organization of state employees, and the child care provider. The business plan should include at a minimum, a definition of the scope of services to be provided, their estimated costs (including any agency subsidy), and a projection of revenues based upon specific assumptions related to total average annual enrollment, fee structure, and proportion of children in care who are not dependents of state employees, if any.
  2. The child care provider commits to meeting all licensing requirements.
  3. Funding for the child care facility has been allocated to the agency for renovation or modification of suitable space in a state-owned building, or the director of the Office of Financial Management (OFM) has approved agency payment of higher lease costs reflecting the cost of renovation or modification to suitable space financed by the owner of a leased building.
  4. The director of the OFM has approved the amount of the subsidy related to operation of the child care facility. Subsidy is defined as the difference between an annual rental rate established as a result of Subsection 70.70.30 and a lower annual rental rate for suitable space made available to the child care provider that is approved by

the director of the OFM. The monthly value of this subsidy for state employees with children in the facility's care equals the annual subsidy divided by twelve months divided by the projected monthly average enrollment of children of state employees.

- 70.70.40.b The owner is obligated to maintain the space in a condition that is safe for use as a child care facility.

### 70.70.50

January 1, 2012

## Child care program contracting requirements

Either an agency or an organization of state employees may contract with a child care provider. A contract with a child care provider shall include, but not be limited to, the following provisions:

- 70.70.50.a The dates and hours that the facility will be open and operating will be stated.
- 70.70.50.b The child care provider will provide reimbursement for repairs of any damage to the facility beyond wear and tear related to normal use of space.
- 70.70.50.c The provider shall be responsible for providing and maintaining equipment, furniture, or appliances in the facility or, if originally provided by the agency, the provider shall replace equipment, furniture and appliances at the termination of the contract. Supplies, program materials, and other related items are the sole responsibility of the child care provider.
- 70.70.50.d The provider shall plan, and accept responsibility, for maintaining adequate security of the children in its care, including keeping the children within the space allocated to the facility.
- 70.70.50.e The agency shall not be responsible for day-to-day management, monitoring, quality control, dispute resolution or other like activities related to the child care provider. These responsibilities shall be assigned to the organization of state employees or to the child care provider, as appropriate.
- 70.70.50.f Rates and the factors affecting them are to be explicitly stated. If the agency is subsidizing facility costs, the monthly rate for children of state employees and others requiring similar care will differ by the size of the average monthly subsidy divided by the projected average number of children of state employees in care each month as assumed in the business plan. No less than quarterly, the provider will reimburse the agency in the amount of the average subsidy times the number of child-months of non-state employee children in care in excess of the projection.
- 70.70.50.g The provider shall carry sufficient insurance and provide indemnification

## 70.70 - Child Care Services for Children of State Employees

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- of the state and the agency from any liability associated with activities of the child care provider.
- 70.70.50.h The provider shall maintain books, records, documents and other evidence of accounting procedures and practices which sufficiently and properly reflect all costs of any nature expended in the performance of the contract. These records shall be subject at all reasonable times to inspection, review, or audit by personnel duly authorized by the agency and the Office of the State Auditor.
- 70.70.50.i The provider shall provide right of access to its facilities to the agency, the Department of Enterprise Services, the organization of state employees, or to any other authorized agent or official of the state of Washington in order to monitor and evaluate performance, compliance, and quality assurance under the contract.

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## 7.32 ESCALATION MEMO

**schacht | aslani architects**

### **memo**

FROM: Walter Schacht  
SUBJECT: **Impact of Escalation and Market Conditions on Construction Costs**  
DATE: 17 October 2018

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Escalation and market conditions have a significant impact on construction costs and project budgets. Some owners use escalation rates in order to adjust their anticipated capital allocations from the past to the present. The accuracy of this method decreases as time and costs accrue between the original capital allocation and the mid-point of construction. A more reliable approach is to prepare a new estimate and budget that reflect the current market.

Rates of escalation and market conditions have increased costs more than many owners have forecasted.

#### ESCALATION

Attached are three documents that identify the impact of escalation on construction costs.

- Andy Cluness's memo provides actual rates of escalation from 2014 to 2018.
- Mortenson's "Cost Index Report for Seattle, Quarter 2," attached, provides a similar view of escalating construction costs and states, "We recommend owners plan on a 6.0% - 8.0% increase in 2018."
- Page 6 of Skanska's "Market Trends and Alerts" for August 2018, attached, identifies national trends. It shows escalation in the Seattle area at 5% or greater for the past six months, and for the next year or two ahead. It states, "Market reaching saturation point, subs and GCs turning down projects on a regular basis. Prices rising significantly, skilled labor is in short supply, schedules starting to lengthen due to labor issues."

#### MARKET CONDITIONS

Market conditions have the potential for a larger impact on construction costs than escalation. Contractors and subcontractors have a significant backlog. In many cases they do not have the resources to bid new work, which reduces competition. They are selective about the projects they pursue in terms of location, client, liability and production opportunities. They are conservative in estimating and unlikely to take significant risks. Recent projects have produced a single bid for structural steel, mechanical and electrical packages, resulting in significant overages.

The impact of market conditions is difficult to assess as part of preparing a construction cost estimate. It differs for each project and/or bid package. Cluness notes that since May 2017 there has been a significant increase in the bids for civil, demolition and abatement, steel, exterior cladding, glazing systems, drywall, mechanical and electrical work, some by as much as 20% - 30% over typical costs. He recommends that current market conditions be covered by a management reserve contingency in the range of 10-15% of the construction cost estimate.

901 Fifth Avenue tel 206•443•3448  
Suite 2720 fax 206•443•3471  
Seattle, WA 98164 saarch@saarch.com



Walter Schacht  
Schacht Aslani Architects

Date October 5<sup>th</sup>, 2018

**2005- 2<sup>nd</sup> Quarter 2008**

- Escalation ranged between 6%- 8% per annum
- Significant Labor Shortages
- Major issues with long lead time
- Single bidder environment was not uncommon

**3<sup>rd</sup> Quarter 2008 – 2011**

- Significant reduction in construction costs
- Increased rise in available general contractors and subcontractors
- Increased competition, projects receiving healthy number of bidders
- Escalation ranged between -3%-0% during this timeframe

**2012 – 2014**

- Labor costs started to increase
- Third quarter 2014, shortage of labor for specific trades
- Escalation ranged between 3%-4% per annum during this time period

**2015- 2018**

- Decreased skilled labor pool
- General Contractors and Subcontractors selective in bidding projects due to operating at maximum capacity
- Single bidder environment on major packages including MEP becoming common practice
- Significant increase in construction costs
- Increase in General Contractors Overhead and Profit
- Escalation ranged between 4.5%-6.5%
- Market Conditions became an additional significant cost on projects ranging from 10% to 15%

**ARC Cost Group Escalation Assessment February 2014 to September 2018 "Excludes Market Conditions"**

<b>Feb 2014 - Sept 2018</b>	<b>Escalation %</b>
Year 1	3.75%
Year 2	4.00%
Year 3	4.50%
Year 4	6.50%
Year 5	6.00%
<b>Compounded Escalation Feb 2014-Sept 2018</b>	<b>24.24%</b>

Yours Sincerely,

Andrew Cluness, President  
ARC Cost Group, LLC

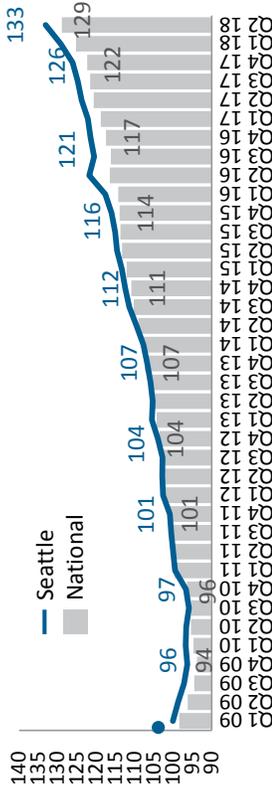
[www.arccostgroup.com](http://www.arccostgroup.com)

ARC Cost Group LLC, 917 Pacific Ave. Suite 505, Tacoma, WA 98402



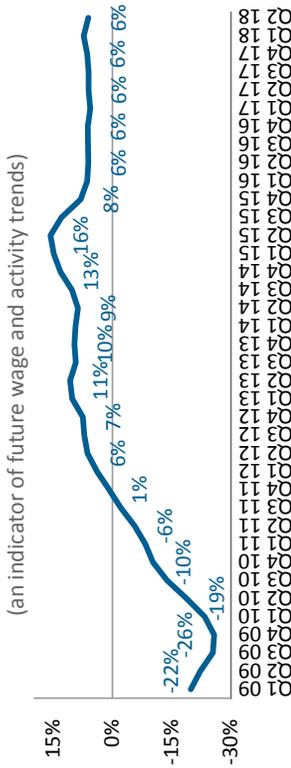
2nd Quarter 2018  
Mortenson Construction Cost Index – Seattle, WA

Overall Construction Cost Index (January 2009 = 100)



Both our Seattle and National cost indexes show an acceleration of growth this year. Seattle's cost index in the latest quarter was up 3% compared to the previous quarter and up a full 7.5% compared to the same quarter a year ago.

Seattle Construction Employment (Year-Over-Year Growth)



Q2 Seattle employment statistics—and revisions made to the 2017 figures—point to a market that is seeing healthy, steady construction growth. This growth in activity is another factor that has supported rising construction costs.

Seattle Building Component Trends (Q2 2018 vs. Q1 2018)

<b>High Growth</b>	<ul style="list-style-type: none"> <li>Roofing System (12.5%)</li> <li>Electrical Systems (9.2%)</li> <li>Carpentry/Millwork (7.8%)</li> <li>Acoustical Ceilings (6.7%)</li> </ul>
<b>Moderate Growth</b>	<ul style="list-style-type: none"> <li>Plumbing Systems (3.5%)</li> <li>Gypsum Board Systems (3.5%)</li> <li>Steel/Metal Decking (2.9%)</li> </ul>
<b>Flat</b>	<ul style="list-style-type: none"> <li>Fire Protection (2.3%)</li> <li>Traction Elevators (2.0%)</li> <li>Flooring/Carpeting (1%)</li> <li>Deck Formwork</li> <li>Aluminum Entrances</li> <li>Earthwork</li> </ul>
Note: All other components (15% of the index) rose 2.3%.	

Seven building categories experienced growth of over 5% in the latest quarter. Steel-related categories were up more modestly this quarter after a large 10% jump in the previous quarter. Tariffs have influenced forward supplier prices in this area.

Advice for Building Owners

Our Seattle cost index is currently matching the growth pattern we are seeing at a national level, which has unfortunately accelerated in the face of tariff uncertainties and healthy economic growth. We recommend owners plan on a 6.0% - 8.0% increase in 2018. However, if tariffs and trade war tensions mitigate, growth could fall back to a more normal 3% - 5% range.

**About this report:** The Mortenson Construction cost index is calculated quarterly by pricing a representative non-residential construction project in Seattle and other geographies throughout the country. Local employment figures are from the Bureau of Labor Statistics.

For a more specific update or questions regarding this report, please contact:



Mark Wagner  
Chief Estimator  
425-497-6611  
Mark.Wagner@mortenson.com



Chuck Haigh  
Director of Project Development  
425-497-6625  
Chuck.Haigh@mortenson.com



## Market Forecast - Predicting Your Local Construction Costs | Q3 - 2018

