



STATE OF WASHINGTON

New Executive Office Building
Washington State Capitol Campus
Project Request Report

State of Washington
Project #03-088
JUNE 2003

APPENDIX

Cost Estimate

Project Request Report
Estimate

NEW EXECUTIVE OFFICE BUILDING
Washington State Capitol Campus
Olympia, Washington
May 19, 2003



Prepared For:



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NEW EXECUTIVE OFFICE BUILDING
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SYSTEMS SUMMARY:	WEST OFFICE	WEST TOTAL	W GARAGE	EAST OFFICE	EAST TOTAL	E GARAGE
FOUNDATION SYSTEMS	\$95,372		\$153,278	\$335,124		\$24,756
SUBSTRUCTURE SYSTEMS	\$0		\$3,883,942	\$765,118		\$501,418
SUPERSTRUCTURE SYSTEMS	\$4,973,379		\$4,283,000	\$3,453,700		\$16,000
EXTERIOR CLOSURE SYSTEMS	\$3,834,927		\$10,000	\$4,056,696		\$10,000
ROOFING SYSTEMS	\$306,855		\$0	\$333,660		\$0
INTERIOR SYSTEMS	\$3,762,706		\$639,123	\$4,102,725		\$183,643
CONVEYING SYSTEMS	\$120,000		\$240,000	\$120,000		\$200,000
MECHANICAL SYSTEMS	\$2,776,644		\$1,972,240	\$3,030,048		\$89,000
ELECTRICAL SYSTEMS	\$2,212,370		\$1,440,400	\$2,396,690		\$80,000
EQUIPMENT SYSTEMS	\$22,693		\$20,000	\$24,205		\$20,000
SITE WORK SYSTEMS	\$615,968		\$3,360	\$498,802		\$2,520
DIRECT COST	\$18,720,913		\$12,645,343	\$19,116,767		\$1,127,337
DIRECT COST	\$18,720,913		\$12,645,343	\$19,116,767		\$1,127,337
ESTIMATING CONTINGENCY 20%	\$3,744,183		\$2,529,069	\$3,823,353		\$225,467
SUBTOTAL	\$22,465,096		\$15,174,411	\$22,940,121		\$1,352,804
GENERAL CONDITIONS 9%	\$2,021,859		\$1,365,697	\$2,064,611		\$121,752
SUBTOTAL	\$24,486,954		\$16,540,108	\$25,004,732		\$1,474,557
HOME OFFICE OVERHEAD 5%	\$1,224,348		\$827,005	\$1,250,237		\$73,728
SUBTOTAL	\$25,711,302		\$17,367,114	\$26,254,968		\$1,548,285
FEE 3%	\$771,339		\$521,013	\$787,649		\$46,449
SUBTOTAL	\$26,482,641		\$17,888,127	\$27,042,617		\$1,594,733
RESTRICTED SITE IMPACT 2%	\$529,653		\$357,763	\$540,852		\$31,895
CONSTRUCTION COST - 2003	\$27,012,294		\$18,245,890	\$27,583,470		\$1,626,628
GCCM IMPACT 7%	\$1,890,861		\$1,277,212	\$1,930,843		\$113,864
SUBTOTAL	\$28,903,154		\$19,523,102	\$29,514,312		\$1,740,492
ESCALATION TO 6/08 7%	\$2,023,221		\$1,366,617	\$2,066,002		\$121,834
TOTAL ANTICIPATED MACC	\$30,926,375	\$51,816,094	\$20,889,719	\$31,580,314	\$33,442,640	\$1,862,326
TOTAL \$/GSF	\$260.32	\$152.22	\$94.27	\$243.68	\$239.56	\$186.23
BUILDING GROSS SQUAREFOOT	118,800	340,400	221,600	129,600	139,600	10,000

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SYSTEM TARGETS:	WEST OFFICE			W GARAGE			EAST OFFICE			E GARAGE		
	COST	\$/GSF	%	COST	\$/GSF	%	COST	\$/GSF	%	COST	\$/GSF	%
FOUNDATION SYSTEMS												
STANDARD FOUNDATION SYSTEMS	95,372	0.80	0.51%	153,278	0.69	1.21%	174,702	1.35	0.91%	12,378	1.24	1.10%
SPECIAL FOUNDATIONS	0	0.00	0.00%	0	0.00	0.00%	160,422	1.24	0.84%	12,378	1.24	1.10%
SUBSTRUCTURE SYSTEMS												
SLAB ON GRADE SYSTEMS	0	0.00	0.00%	223,398	1.01	1.77%	713,118	5.50	3.73%	63,500	6.35	5.63%
SUBSTRUCTURE EXCAVATION	0	0.00	0.00%	2,755,931	12.44	21.79%	0	0.00	0.00%	245,918	24.59	21.81%
SUBSTRUCTURE WALL SYSTEMS/SHORING	0	0.00	0.00%	904,613	4.08	7.15%	52,000	0.40	0.27%	192,000	19.20	17.03%
SUPERSTRUCTURE SYSTEMS												
FLOOR SYSTEMS	3,793,154	31.93	20.26%	4,155,000	18.75	32.86%	2,172,000	16.76	11.36%	0	0.00	0.00%
ROOF SYSTEMS	1,116,225	9.40	5.96%	0	0.00	0.00%	1,217,700	9.40	6.37%	0	0.00	0.00%
STAIR STRUCTURE	64,000	0.54	0.34%	128,000	0.58	1.01%	64,000	0.49	0.33%	16,000	1.60	1.42%
PRE-ENGINEERED SYSTEMS	0	0.00	0.00%	0	0.00	0.00%	0	0.00	0.00%	0	0.00	0.00%
EXTERIOR CLOSURE SYSTEMS												
EXTERIOR WALL SYSTEMS	3,411,932	28.72	18.23%	0	0.00	0.00%	3,607,176	27.83	18.87%	0	0.00	0.00%
EXTERIOR DOOR AND WINDOW SYSTEMS	422,995	3.56	2.26%	10,000	0.05	0.08%	449,520	3.47	2.35%	10,000	1.00	0.89%
EXTERIOR COVER SYSTEMS	0	0.00	0.00%	0	0.00	0.00%	0	0.00	0.00%	0	0.00	0.00%
EXTERIOR DEMOLITION	0	0.00	0.00%	0	0.00	0.00%	0	0.00	0.00%	0	0.00	0.00%
ROOFING SYSTEMS												
ROOF SYSTEMS	306,855	2.58	1.64%	0	0.00	0.00%	333,660	2.57	1.75%	0	0.00	0.00%
ROOF DEMOLITION	0	0.00	0.00%	0	0.00	0.00%	0	0.00	0.00%	0	0.00	0.00%
INTERIOR SYSTEMS												
INTERIOR PARTITION SYSTEMS	1,542,915		8.24%	49,420	0.22	0.39%	0	0.00	0.00%	79,275	7.93	7.03%
INTERIOR FINISH SYSTEMS	1,625,791	13.69	8.68%	589,703	2.66	4.66%	1,771,545	13.67	9.27%	94,368	9.44	8.37%
SPECIALTIES/CASEWORK SYSTEMS	594,000	5.00	3.17%	0	0.00	0.00%	648,000	5.00	3.39%	0	0.00	0.00%
INTERIOR DEMOLITION	0	0.00	0.00%	0	0.00	0.00%	0	0.00	0.00%	10,000	1.00	0.89%
CONVEYING SYSTEMS												
CONVEYING SYSTEMS	120,000	1.01	0.64%	240,000	1.08	1.90%	120,000	0.93	0.63%	200,000	20.00	17.74%
MECHANICAL SYSTEMS												
PLUMBING SYSTEMS	266,400	2.24	1.42%	0	0.00	0.00%	291,600	2.25	1.53%	0	0.00	0.00%
H.V.A.C. SYSTEMS	1,485,000	12.50	7.93%	1,639,840	7.40	12.97%	1,620,000	12.50	8.47%	74,000	7.40	6.56%
FIRE PROTECTION SYSTEMS	219,780	1.85	1.17%	332,400	1.50	2.63%	239,760	1.85	1.25%	15,000	1.50	1.33%
HEAT/COOLING SYSTEMS	746,064	6.28	3.99%	0	0.00	0.00%	813,888	6.28	4.26%	0	0.00	0.00%
MEDICAL/LAB MECHANICAL SYSTEMS	0	0.00	0.00%	0	0.00	0.00%	0	0.00	0.00%	0	0.00	0.00%
MISCELLANEOUS MECHANICAL SYSTEMS	59,400	0.50	0.32%	0	0.00	0.00%	64,800	0.50	0.34%	0	0.00	0.00%
MECHANICAL DEMOLITION	0	0.00	0.00%	0	0.00	0.00%	0	0.00	0.00%	0	0.00	0.00%

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	COST	\$/GSF	%	COST	\$/GSF	%	COST	\$/GSF	%	COST	\$/GSF	%
ELECTRICAL SYSTEMS												
SERVICE AND DISTRIBUTION SYSTEMS	475,200	4.00	2.54%	554,000	2.50	4.38%	518,400	4.00	2.71%	25,000	2.50	2.22%
LIGHTING & POWER SYSTEMS	1,040,100	8.76	5.56%	609,400	2.75	4.82%	1,133,700	8.75	5.93%	42,500	4.25	3.77%
COMMUNICATION SYSTEMS	455,760	3.84	2.43%	0	0.00	0.00%	484,920	3.74	2.54%	0	0.00	0.00%
ALARM SYSTEMS	201,960	1.70	1.08%	277,000	1.25	2.19%	220,320	1.70	1.15%	12,500	1.25	1.11%
EMERGENCY ELECTRICAL SYSTEMS	39,350	0.33	0.21%	0	0.00	0.00%	39,350	0.30	0.21%	0	0.00	0.00%
SPECIAL ELECTRICAL SYSTEMS	0	0.00	0.00%	0	0.00	0.00%	0	0.00	0.00%	0	0.00	0.00%
ELECTRICAL DEMOLITION	0	0.00	0.00%	0	0.00	0.00%	0	0.00	0.00%	0	0.00	0.00%
EQUIPMENT SYSTEMS												
FIXED AND MOVABLE EQUIPMENT SYSTEMS	0	0.00	0.00%	20,000	0.09	0.16%	0	0.00	0.00%	20,000	2.00	1.77%
FURNISHING SYSTEMS	22,693	0.19	0.12%	0	0.00	0.00%	24,205	0.19	0.13%	0	0.00	0.00%
SPECIAL CONSTRUCTION SYSTEMS	0	0.00	0.00%	0	0.00	0.00%	0	0.00	0.00%	0	0.00	0.00%
SITE WORK SYSTEMS												
SITE PREPARATION SYSTEMS	114,368	0.96	0.61%	0	0.00	0.00%	94,792	0.73	0.50%	0	0.00	0.00%
SITE IMPROVEMENT SYSTEMS	196,500	1.65	1.05%	3,360	0.02	0.03%	122,160	0.94	0.64%	2,520	0.25	0.22%
SITE UTILITY SYSTEMS	255,100	2.15	1.36%	0	0.00	0.00%	231,850	1.79	1.21%	0	0.00	0.00%
SPECIAL SITE WORK SYSTEMS	50,000	0.42	0.27%	0	0.00	0.00%	50,000	0.39	0.26%	0	0.00	0.00%
TOTAL DIRECT COST	18,720,913			12,645,343			17,433,587			1,127,337		

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SYSTEM DETAIL			WEST OFFICE		W GARAGE		EAST OFFICE		E GARAGE	
	SYS QTY	UNIT	\$/UNIT	COST	\$/UNIT	COST	\$/UNIT	COST	\$/UNIT	COST
0111	Wall Foundation - Standard Foundation									
	WEST OFFICE	55,400	1.48	82,172						
	W GARAGE	55,400			2.77	153,278				
				82,172		153,278		0		0
0112	Column Foundation			0		0		0		0
0115	Pile Cap									
	EAST OFFICE	43,200					3.71	160,422		
	E GARAGE	43,200						160,422	0.29	12,378
				0		0		160,422		12,378
0116	Grade Beam			0		0		0		0
0118	Foundation Drain									
	WEST OFFICE	1,100	12.00	13,200						
	EAST OFFICE	1,190					12.00	14,280		
				13,200		0		14,280		0
0121	Piling, Augercast									
	EAST OFFICE	43,200					3.71	160,422		
	E GARAGE	43,200						160,422	0.29	12,378
				0		0		160,422		12,378
0122	Caisson			0		0		0		0
0123	Underpinning			0		0		0		0
0124	Dewatering			0		0		0		0
0125	Raft Foundations (Mat Foundation)			0		0		0		0
0126	Other Special Foundation Condition			0		0		0		0
0211	Standard Slab on Grade									
	W GARAGE	55,400				3.87	214,398			
				0			214,398		0	0
0212	Structural Slab on Grade									
	EAST OFFICE	33,200					5.00	166,000		
	E GARAGE	10,000						166,000	5.00	50,000
				0		0		166,000		50,000
0213	Inclined Slab on Grade									
	EAST OFFICE	2,500					186.00	465,000		
	ADA Ramps on Grade - Granite Clad			0		0		465,000		0
0214	Trenches, Pits & Bases									
	W GARAGE	2				4,500.00	9,000			
	EAST OFFICE	0					9,000	4,500.00		13,500
				0				9,000		13,500
0215	Underslab Drainage									
0216	Stair on Grade									
	EAST OFFICE	857					95.82	82,118		
	Monumental Entry - Granite Clad			0		0		82,118		0
0221	Excavation for Substructure & Haul Away									
	W GARAGE	88,475				12.50	1,105,931			

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	SYS QTY	UNIT	\$/UNIT	COST	\$/UNIT	COST	\$/UNIT	COST	\$/UNIT	COST
E GARAGE	11,852	CUYD		0		1,105,931		0	12.50	148,150
0222 Structure Backfill										
WEST GARAGE - None Due to Shoring	0	CUYD								
E GARAGE	4,444	CUYD		0		0		0	22.00	97,768
0223 Substructure Shoring - Perminate TieTieback										
W GARAGE	41,250	SSQFT		0	40.00	1,650,000		0		0
0231 Substructure Wall - 10" Concrete										
W GARAGE	41,250	SQFT			15.43	636,488				
E GARAGE	8,000	SQFT		0		636,488		0	17.50	140,000
0232 Moisture Protection Drain Mat / Protection Board										
W GARAGE	41,250	SQFT			6.50	268,125				
E GARAGE	8,000	SQFT		0		268,125		52,000	6.50	52,000
0233 Basement Wall Insulation				0		0		0		0
0311 Substructure Floor										
W GARAGE	166,200	SQFT		0	25.00	4,155,000		0		0
0312 Upper Floor										
WEST OFFICE	118,800	SQFT	26.67	3,168,396						
EAST OFFICE	86,400	SQFT					25.00	2,160,000		
				3,168,396		0		2,160,000		0
0313 Exterior Balcony				0		0		0		0
0314 Suspended Ramp										
WEST OFFICE										
Entry Stairs (monumental) on supported slab	857	TRDFT	115.82	99,258						
ADA ramp on suspended slab - granite clad	2,500	SQFT	203.00	507,500						
				606,758		0		0		0
0315 Special Floor				0		0		0		0
0316 Pits, Trenches & Curbs (Elevated Floor)										
WEST OFFICE	3	EACH	6,000.00	18,000						
EAST OFFICE	2	EACH					6,000.00	12,000		
				18,000		0		12,000		0
0317 Mechanical Mezzanine W/Roof See 0321				0		0		0		0
0321 Low Slope Roof - Concrete framed										
WEST OFFICE	39,600	RSFT	25.00	990,000						
EAST OFFICE	43,200	RSFT					25.00	1,080,000		
				990,000		0		1,080,000		0
0322 Pitched Roof				0		0		0		0
0324 Special Roof - Mech Penthouse - Steel framed										
WEST OFFICE	9,900	SRFT	12.75	126,225						
EAST OFFICE	10,800	SRFT					12.75	137,700		
				126,225		0		137,700		0
0331 Stair Structure										
WEST OFFICE	8	FLT	8,000.00	64,000						
W GARAGE	16	FLT			8,000.00	128,000				
EAST OFFICE	8	FLT					8,000.00	64,000		
E GARAGE	2	FLT							8,000.00	16,000
				64,000		128,000		64,000		16,000
0332 Ladders				0		0		0		0

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			\$/UNIT	COST	\$/UNIT	COST	\$/UNIT	COST	\$/UNIT	COST
0341 Pre-Engineered Metal Building w/ SOG				0		0		0		0
0342 Space Frame Systems				0		0		0		0
0411 Exterior Wall, Limestone/WP/C Sheathing/2x6/R-19/VB/GWB										
WEST OFFICE	48,206	EWSF	57.00	2,747,742						
Colonnade	16	EACH	30,000.00	480,000						
Mech Penthouse Stucco/Studs/Insul	3,600	EWSF	9.15	32,940						
EAST OFFICE	51,420	EWSF					57.00	2,930,940		
Colonnade	16	EACH					30,000.00	480,000		
Mech Penthouse Stucco/Studs/Insul	3,840	EWSF					9.15	35,136		
				3,260,682		0		3,446,076		0
0412 Exterior Louver & Screen										
WEST OFFICE	2,410	LSFT	50.00	120,500						
EAST OFFICE	2,571	LSFT					50.00	128,550		
				120,500		0		128,550		0
0413 Sun Control Devices (Exterior)				0		0		0		0
0414 Balcony Wall & Handrail, 7 course				0		0		0		0
0415 Exterior Soffit										
WEST OFFICE	4,100	SQFT	7.50	30,750						
EAST OFFICE	4,340	SQFT					7.50	32,550		
				30,750		0		32,550		0
0421 Window										
WEST OFFICE	9,077	WSFT	35.00	317,695						
EAST OFFICE	9,682	WSFT					35.00	338,870		
				317,695		0		338,870		0
0422 Curtain Wall										
WEST OFFICE	1,602	SQFT	50.00	80,100						
EAST OFFICE	1,709	SQFT					50.00	85,450		
				80,100		0		85,450		0
0423 Exterior Door & Frame										
WEST OFFICE	6	LVS	1,200.00	7,200						
W GARAGE-Coiling OH Grill	1	LVS			10,000.00	10,000				
EAST OFFICE	6	LVS					1,200.00	7,200		
E GARAGE-Coiling OH Grill	1	LVS							10,000.00	10,000
	0	0								
	0	0								
				7,200		10,000		7,200		10,000
0423 Store Front										
WEST OFFICE	4	PR	4,500.00	18,000						
EAST OFFICE	4	PR					4,500.00	18,000		
				18,000		0		18,000		0
0424 Storefront				0		0		0		0
0431 Canopy System				0		0		0		0
0432 Covered Walkway System				0		0		0		0
0433 Play Shed System				0		0		0		0
0499 Exterior Demolition				0		0		0		0
0501 Roof Covering										
WEST OFFICE										
Single Ply Office	29,700	RSFT	2.75	81,675						
Copper @ Penthouse	9,900	RSFT	9.50	94,050						
EAST OFFICE										

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	SYS QTY	UNIT	\$/UNIT	COST	\$/UNIT	COST	\$/UNIT	COST	\$/UNIT	COST	
Single Ply Office	32,400	RSFT					2.75	89,100			
Copper @ Penthouse	10,800	RSFT					9.50	102,600			
				175,725		0		191,700		0	
0502 Traffic Topping & Paving Membrane											
WEST OFFICE	2,970	RSFT	4.00	11,880							
EAST OFFICE	3,240	RSFT					4.00	12,960		0	
				11,880		0		12,960		0	
0503 Roof Insulation & Fill											
WEST OFFICE	29,700	RSFT	2.50	74,250							
EAST OFFICE	32,400	RSFT					2.50	81,000		0	
				74,250		0		81,000		0	
0504 Flashing & Trim											
WEST OFFICE	900	LNFT	50.00	45,000							
EAST OFFICE	960	LNFT					50.00	48,000		0	
				45,000		0		48,000		0	
0505 Roof Opening, SKYLIGHT				0		0		0		0	
0599 Roof Covering Demolition				0		0		0		0	
0611 Fixed Partition - Studs 2x GWB/Sound Insulation- CMU @ Garages											
WEST OFFICE	100,980	WSQFT	4.25	429,165							
W GARAGE	3,840	WSQFT			10.50	40,320					
EAST OFFICE	110,160	WSQFT					4.25	468,180			
E GARAGE	6,150	WSQFT							10.50	64,575	
				429,165		40,320		468,180		64,575	
0612 Demountable Partition				0		0		0		0	
0613 Retractable Partition											
WEST OFFICE	5,940	SQFT	45.00	267,300							
EAST OFFICE	6,480	SQFT					45.00	291,600		0	
				267,300		0		291,600		0	
0614 Compartments & Cubicle, Toilet				0		0		0		0	
0615 Interior Balustrades & Screen				0		0		0		0	
0616 Interior Doors & Frames, Hollow Metal											
WEST OFFICE	594	LVS	1,250.00	742,500							
W GARAGE	13	LVS			700.00	9,100					
EAST OFFICE	648	LVS					1,250.00	810,000			
E GARAGE	21	LVS							700.00	14,700	
				742,500		9,100		810,000		14,700	
0617 Interior Relite/Window											
WEST OFFICE	4,158	SQFT	25.00	103,950							
EAST OFFICE	4,536	SQFT					25.00	113,400		0	
				103,950		0		113,400		0	
0621 Wall Finish											
WEST OFFICE	250,166	WFSFT	1.75	437,791							
W GARAGE	44,173	WFSFT			0.45	19,878					
EAST OFFICE	271,740	WFSFT					1.75	475,545			
E GARAGE	14,150	WFSFT							0.45	6,368	
				437,791		19,878		475,545		6,368	
0622 Floor Finish											
WEST OFFICE	118,800	FSQFT	6.00	712,800							
W GARAGE	633	STALLS			25.00	15,825					
EAST OFFICE	129,600	FSQFT					6.00	777,600			
E GARAGE	1	LPSM							3,000.00	3,000	
				712,800		15,825		777,600		3,000	
0623 Ceiling Finish											
WEST OFFICE	118,800	CSQFT	4.00	475,200							
W GARAGE											

Prepared by:
C3MG

C3 Management Group, Inc.
 May 2003

NEW EXECUTIVE OFFICE BUILDING
Washington State Capitol Campus
Project Request Report

SYSTEM DETAIL	SYS QTY	UNIT	WEST OFFICE		W GARAGE		EAST OFFICE		E GARAGE	
			\$/UNIT	COST	\$/UNIT	COST	\$/UNIT	COST	\$/UNIT	COST
Paint	166,200	CSQFT			0.50	83,100				
Security Plaster/Paint 1st lvl	55,400	CSQFT			8.50	470,900				
EAST OFFICE	129,600	CSQFT					4.00	518,400		
E GARAGE									8.50	85,000
Security Plaster/Paint 1st lvl	10,000	CSQFT								85,000
				475,200		554,000		518,400		
0631 General Specialties										
WEST OFFICE	118,800	SQFT	1.50	178,200						
EAST OFFICE	129,600	SQFT					1.50	194,400		0
				178,200		0		194,400		0
0632 Casework/Built-in Fittings										
WEST OFFICE	118,800	SQFT	3.50	415,800						
EAST OFFICE	129,600	SQFT					3.50	453,600		0
				415,800		0		453,600		0
0699 Interior Demolition										
E GARAGE									10,000.00	10,000
Punch into Existing Garage 20x15 Opening	1	LPSM		0		0		0		10,000
0701 Elevator, hydraulic										
WEST OFFICE	6	STOP	20,000.00	120,000						
W GARAGE	12	STOP			20,000.00	240,000				
EAST OFFICE	6	STOP					20,000.00	120,000		
E GARAGE	10	STOP							20,000.00	200,000
				120,000		240,000		120,000		200,000
0702 Moving Stair & Walk				0		0		0		0
0703 Dumbwaiter, electric				0		0		0		0
0704 Pneumatic Tube System				0		0		0		0
0705 Other Conveying System				0		0		0		0
0811 Domestic Water Supply System										
WEST OFFICE	84	FIXT	1,000.00	84,000						
EAST OFFICE	92	FIXT					1,000.00	92,000		0
				84,000		0		92,000		0
0812 Sanitary Waste & Vent System										
WEST OFFICE	84	FIXT	800.00	67,200						
EAST OFFICE	92	FIXT					800.00	73,600		0
				67,200		0		73,600		0
0813 Rainwater Drainage System										
WEST OFFICE	12	DRAINS	1,200.00	14,400						
EAST OFFICE	13	DRAINS					1,200.00	15,600		0
				14,400		0		15,600		0
0814 Plumbing Fixture System										
WEST OFFICE	84	FIXT	1,200.00	100,800						
EAST OFFICE	92	FIXT					1,200.00	110,400		0
				100,800		0		110,400		0
0815 Acid Waste & Vent System				0		0		0		0
0824 Air Distribution System, 1# PSF Office/.65 PSF Garage										
WEST OFFICE	118,800	SQFT	6.50	772,200						
W GARAGE	221,600	SQFT			3.90	864,240				
EAST OFFICE	129,600	SQFT					6.50	842,400		
E GARAGE	10,000	SQFT							3.90	39,000
				772,200		864,240		842,400		39,000
0825 Air Handling Equipment, 1.25 CFM/SF Office/ 1 CFM/SF Garage										
WEST OFFICE	118,800	SQFT	2.50	297,000						
W GARAGE	221,600	SQFT			2.00	443,200				
EAST OFFICE	129,600	SQFT					2.50	324,000		
E GARAGE	10,000	SQFT							2.00	20,000

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SYSTEM DETAIL	SYS QTY	UNIT	WEST OFFICE		W GARAGE		EAST OFFICE		E GARAGE	
			\$/UNIT	COST	\$/UNIT	COST	\$/UNIT	COST	\$/UNIT	COST
				297,000		443,200		324,000		20,000
0826 Controls & Instrumentation, DDC										
WEST OFFICE	118,800	SQFT	3.50	415,800						
W GARAGE	221,600	SQFT			1.50	332,400				
EAST OFFICE	129,600	SQFT					3.50	453,600		
E GARAGE	10,000	SQFT							1.50	15,000
				415,800		332,400		453,600		15,000
0827 System Test & Balance				0		0		0		0
0828 Special Exhaust, Bath				0		0		0		0
0832 Sprinklers, Wet										
WEST OFFICE	118,800	SQFT	1.85	219,780						
W GARAGE	221,600	SQFT			1.50	332,400				
EAST OFFICE	129,600	SQFT					1.85	239,760		
E GARAGE	10,000	SQFT							1.50	15,000
				219,780		332,400		239,760		15,000
0833 Standpipe, Dry				0		0		0		0
0835 Special Fire Protection, Ansul hood				0		0		0		0
0841 Steam/Condensate Distribution				0		0		0		0
0842 Steam/Condensate Equipment				0		0		0		0
0844 Hot Water Supply/Return Distribution										
WEST OFFICE	118,800	GSFT	1.75	207,900						
EAST OFFICE	129,600	GSFT					1.75	226,800		
				207,900		0		226,800		0
0845 Hot Water Supply/Equipment - (2) 2500 MBH										
WEST OFFICE	118,800	GSFT	0.58	68,904						
EAST OFFICE	129,600	GSFT					0.58	75,168		
				68,904		0		75,168		0
0848 Chilled Water Distribution										
WEST OFFICE	118,800	GSFT	1.25	148,500						
EAST OFFICE	129,600	GSFT					1.25	162,000		
				148,500		0		162,000		0
0849 Chilled Water Equipment, 320 Tons										
WEST OFFICE	118,800	GSFT	2.70	320,760						
EAST OFFICE	129,600	GSFT					2.70	349,920		
				320,760		0		349,920		0
0851 Vacuum Systems				0		0		0		0
0852 Evac Systems				0		0		0		0
0853 Oxygen Systems				0		0		0		0
0854 Nitrous Oxide Systems				0		0		0		0
0855 Helium Systems				0		0		0		0
0856 Lab Air Systems				0		0		0		0
0857 Medical Air Systems				0		0		0		0

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Washington State Capitol Campus
Project Request Report

SYSTEM DETAIL				WEST OFFICE		W GARAGE		EAST OFFICE		E GARAGE	
	SYS QTY	UNIT	\$/UNIT	COST	\$/UNIT	COST	\$/UNIT	COST	\$/UNIT	COST	
0858	Deionized Water Systems			0		0		0		0	
0861	Natural Gas System										
	WEST OFFICE	118,800	FPA	0.50	59,400						
	EAST OFFICE	129,600	FPA					0.50	64,800		
					59,400		0		64,800	0	
0862	Compressed Air System			0		0		0		0	
0863	Frost Control System			0		0		0		0	
0864	Humidification System			0		0		0		0	
0865	Fuel Oil System			0		0		0		0	
0866	Heat Recovery System			0		0		0		0	
0899	Mechanical Demolition			0		0		0		0	
0911	Service & Distribution										
	WEST OFFICE	118,800	GSFT	4.00	475,200						
	W GARAGE	221,600	GSFT			2.50	554,000				
	EAST OFFICE	129,600	GSFT					4.00	518,400		
	E GARAGE	10,000	GSFT							2.50 25,000	
					475,200		554,000		518,400	25,000	
0913	Substation			0		0		0		0	
0914	Transformer, 112.5 KVA	INCLUDED		0		0		0		0	
0915	Distribution Switchgear, 200A	INCLUDED		0		0		0		0	
0916	Panel Board	INCLUDED		0		0		0		0	
0917	Motor Control Center			0		0		0		0	
0921	Power Wiring & Devices										
	WEST OFFICE	118,800	GSFT	2.75	326,700						
	W GARAGE	221,600	GSFT			0.25	55,400				
	EAST OFFICE	129,600	GSFT					2.75	356,400		
	E GARAGE	10,000	GSFT							0.25 2,500	
					326,700		55,400		356,400	2,500	
0922	Lighting Wiring & Devices										
	WEST OFFICE	118,800	GSFT	5.50	653,400						
	W GARAGE	221,600	GSFT			2.50	554,000				
	EAST OFFICE	129,600	GSFT					5.50	712,800		
	E GARAGE	10,000	GSFT							4.00 40,000	
					653,400		554,000		712,800	40,000	
0923	Stage Lighting & Controls - w/Stage Equip			0		0		0		0	
0924	Flexible Wiring System			0		0		0		0	
0925	Special Raceway System										
	WEST OFFICE	2,400	LNFT	25.00	60,000						
	EAST OFFICE	2,580	LNFT					25.00	64,500		
					60,000		0		64,500	0	
0926	Grounding System			0		0		0		0	

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SYSTEM DETAIL			WEST OFFICE		W GARAGE		EAST OFFICE		E GARAGE	
	SYS QTY	UNIT	\$/UNIT	COST	\$/UNIT	COST	\$/UNIT	COST	\$/UNIT	COST
0927	Electric Heating System			0		0		0		0
0931	Computer/Data System , \$300 each									
	WEST OFFICE	118,800	1.50	178,200			1.50	194,400		
	EAST OFFICE	129,600						194,400		
				178,200		0				0
0932	Intercommunication System			0		0		0		0
0933	Clock & Intercomm System,			0		0		0		0
0934	Television System									
	WEST OFFICE	118,800	0.45	53,460						
	EAST OFFICE	129,600					0.45	58,320		
				53,460		0		58,320		0
0935	Sound System Allow 3 systems/ 1 per floor									
	WEST OFFICE	3	45,000.00	135,000						
	EAST OFFICE	3					45,000.00	135,000		
				135,000		0		135,000		0
0936	Telephone System									
	WEST OFFICE	118,800	0.75	89,100						
	EAST OFFICE	129,600					0.75	97,200		
				89,100		0		97,200		0
0939	Nurse Call System			0		0		0		0
0941	Fire Alarm System									
	WEST OFFICE	118,800	1.20	142,560						
	W GARAGE	221,600			0.75	166,200				
	EAST OFFICE	129,600					1.20	155,520		
	E GARAGE	10,000							0.75	7,500
				142,560		166,200		155,520		7,500
0944	Security System									
	WEST OFFICE	118,800	0.50	59,400						
	W GARAGE	221,600			0.50	110,800				
	EAST OFFICE	129,600					0.50	64,800		
	E GARAGE	10,000							0.50	5,000
				59,400		110,800		64,800		5,000
0949	Other Alarm System			0		0		0		0
0951	Emergency Generator, Diesel, 100KW									
	WEST OFFICE	1	28,100.00	28,100						
	EAST OFFICE	1					28,100.00	28,100		
				28,100		0		28,100		0
0952	Back-Up Battery System			0		0		0		0
0954	Automatic Transfer Switch/Distribution, 2-pole, 400a									
	WEST OFFICE	2	5,625.00	11,250						
	EAST OFFICE	2					5,625.00	11,250		
				11,250		0		11,250		0
0961	Process Controls			0		0		0		0
0999	Electrical Demolition			0		0		0		0
1111	Built-in Maintenance Equipment			0		0		0		0
1112	Other Special Equipment			0		0		0		0
1113	Food Service Equipment			0		0		0		0

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	SYS QTY	UNIT	\$/UNIT	COST	\$/UNIT	COST	\$/UNIT	COST	\$/UNIT	COST
1114	Stage Equipment			0		0		0		0
1115	Waste Handling Equipment			0		0		0		0
1116	Loading Dock Equipment, Levelor + Bumper									
	W GARAGE	2 EACH			7,500.00	15,000				
	E GARAGE	2 EACH				15,000			7,500.00	15,000
				0		0		0		15,000
1117	Parking Equipment									
	W GARAGE	1 LPSM			5,000.00	5,000				
	E GARAGE	1 LPSM				5,000			5,000.00	5,000
				0		0		0		5,000
1118	Detention Equipment			0		0		0		0
1119	Postal Equipment			0		0		0		0
1121	Artwork			0		0		0		0
1122	Window Treatment, Blinds									
	WEST OFFICE	9,077 SQFT	2.50	22,693						
	EAST OFFICE	9,682 SQFT					2.50	24,205		
				22,693		0		24,205		0
1123	Seating			0		0		0		0
1124	Furniture			0		0		0		0
1125	Rugs, Mats			0		0		0		0
1131	Vault			0		0		0		0
1132	Interior Swimming Pool			0		0		0		0
1133	Modular Prefab Assembly			0		0		0		0
1134	Special Purpose Room			0		0		0		0
1135	Other Special Construction			0		0		0		0
1136	Pre-Engineered Building, w/ SOG			0		0		0		0
1211	Clearing, Light									
	WEST OFFICE	86,400 SQFT	0.12	10,368						
	EAST OFFICE	64,000 SQFT					0.12	7,680		
				10,368		0		7,680		0
1212	Demolition (Site) - Asphalt									
	WEST OFFICE	64,800 SQFT	1.00	64,800						
	Existing Buildings	5,000 SQFT	4.00	20,000						
	EAST OFFICE	16,000 SQFT					1.00	16,000		
				84,800		0		16,000		0
1213	Site Grading - 1" West/5' East									
	WEST OFFICE	3,200 CU YD	6.00	19,200						
	EAST OFFICE	11,852 CU YD					6.00	71,112		
				19,200		0		71,112		0
1213	Export / Import - NONE Estimated									

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			\$/UNIT	COST	\$/UNIT	COST	\$/UNIT	COST	\$/UNIT	COST
				0		0		0		0
1214 Site Shoring				0		0		0		0
1221 Roads & Parking Lots										
W GARAGE	1,920	SQFT			1.75	3,360				
E GARAGE	1,440	SQFT							1.75	2,520
						3,360		0		2,520
1222 Walks, Terraces, Hard Surfaces										
WEST OFFICE	5,400	SQFT	3.50	18,900						
EAST OFFICE	5,760	SQFT					3.50	20,160		
				18,900		0		20,160		0
1223 Site Development										
WEST OFFICE	23,680	SQFT	4.00	94,720						
EAST OFFICE	13,600	SQFT					4.00	54,400		
				94,720		0		54,400		0
1223 Site Development, Benches				0		0		0		0
1224 Landscaping										
WEST OFFICE	23,680	SQFT	3.50	82,880						
EAST OFFICE	13,600	SQFT					3.50	47,600		
				82,880		0		47,600		0
1224 Irrigation				0		0		0		0
1225 Retaining Walls				0		0		0		0
1226 Sport Fields				0		0		0		0
1231 Water Supply & Distribution System										
WEST OFFICE	300	LNFT	30.00	9,000						
EAST OFFICE	300	LNFT					30.00	9,000		
				9,000		0		9,000		0
1232 Storm Drainage System										
WEST OFFICE	1.98	ACRE	50,000.00	99,000						
EAST OFFICE	1.47	ACRE					50,000.00	73,500		
				99,000		0		73,500		0
1233 Sanitary Sewer System, 6"										
WEST OFFICE	400	LNFT	50.00	20,000						
EAST OFFICE	400	LNFT					50.00	20,000		
				20,000		0		20,000		0
1234 Fuel Distribution System										
WEST OFFICE	300	LNFT	20.00	6,000						
EAST OFFICE	300	LNFT					20.00	6,000		
				6,000		0		6,000		0
1235 Electric Distribution System										
WEST OFFICE	500	LNFT	100.00	50,000						
EAST OFFICE	500	LNFT					100.00	50,000		
				50,000		0		50,000		0
1236 Site Lighting System										
WEST OFFICE	12	EACH	3,300.00	39,600						
EAST OFFICE	12	EACH					3,300.00	39,600		
				39,600		0		39,600		0
1237 Service Tunnel System				0		0		0		0
1238 Fire Water Supply & Loop System										
WEST OFFICE	700	LNFT	45.00	31,500						
EAST OFFICE	750	LNFT					45.00	33,750		
				31,500		0		33,750		0

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SYSTEM DETAIL			WEST OFFICE		W GARAGE		EAST OFFICE		E GARAGE		
			SYS QTY	UNIT	\$/UNIT	COST	\$/UNIT	COST	\$/UNIT	COST	\$/UNIT
1238	Hydrants										
				0		0		0		0	
1239	Process System										
				0		0		0		0	
1241	Railroad Work										
				0		0		0		0	
1242	Marine Work										
				0		0		0		0	
1243	Tunneling										
				0		0		0		0	
1248	Off-Site Work - Capitol Way Tie-Ins										
	WEST OFFICE	1	LPSM	50,000.00	50,000						
	EAST OFFICE	1	LPSM					50,000.00	50,000		
					50,000				50,000		0
TOTAL DIRECT COST					18,720,913		12,645,343		19,116,767		1,127,337

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 May 2003

Space Programming

Special points of interest:

- Space Requirements Database
- Building/ Agency Shared Sheets
- Summary Sheet
- Common Areas and Equipment

Near Term Project1
 Space Requirements Programs

How To Read The Near Term Program Database Sheets

The Division represented by each particular program

Item or Employee Classification or Title

Space Code Unique to The Item or Title

The Actual Net Square Feet This Item or Employee Office Requires

The Subtotal number of Employees (FTE) required in 1999, 2001, 2005, 2010 (page one only)

Name and contact information of the lead contact who approved the program

The Total Quantity of Each Item or Employee Required by this Division in The Years 1999, 2001, 2005 and 2010

The Total Number of Net Square Feet For Each Item or Employee During 1999, 2001, 2005, 2010

The total calculations for all pages of the program for this Division, as described at the left of lines 40-51, in the years 1999, 2001, 2005, 2010. (Also includes the additional square footage required for movement in each area, or "Circulation Factor")

The image shows a sample of a database sheet with several columns. Some cells contain numbers, and others contain text. Lines and circles are drawn around specific parts of the table to illustrate the labels provided in the surrounding text.

An Example Of The Data Base

Details

SPACE REQUIREMENTS DATABASE

- The programs read like any common graph; each column has a title at the top which describes the contents of each row. Each row in turn has further description of each item, area or employee in the left hand column.
- The numbers in each row represent the code allotted to each item for programming purposes, the net square foot of space each item requires, the quantities of each item for each year, the net square feet the total number of items combined will require, and notes particular to each item or area (from left to right, in that order).
- Page one represents any Full Time Employees (FTE's) and the office spaces those employees require particular to that Division
- Subsequent pages represent any special areas or equipment needed for the functioning of that Division

BUILDING/ AGENCY SHARED SHEETS

- The Building/ Agency Shared sheets represents areas and equipment that are currently being shared by multiple Divisions

SUMMARY SHEET

- The Summary Sheet provides the total net square footage required by each Division for each year, and calculates the growth between the existing net square footage, and that required in 2005

COMMON AREAS AND EQUIPMENT SHEETS

- The Common Areas and Equipment Sheets are a separate database not to be included with the Space Requirements Database. They represent the areas— such as conference rooms, kitchens, break rooms etc.— which all Divisions have in common.

John Lindstrom

From: Criss Fournier [fournierdesign@centurytel.net]
Sent: Monday, June 02, 2003 8:48 PM
To: John Lindstrom
Cc: cfournier@dlrgroup.com
Subject: Re: New Executive Building

John, how did the meeting go on the 27th?

I have reviewed the square footage numbers on Table 2 page 20 and have some changes to make. See below totals again from program.

You did a great job pulling this all together !

The following is the net useable square footage needed for each Agency if they built their own building. Hope this is what you wanted and it makes sense. if you have any questions please do not hesitate to call at DLR 206 - 461- 6000, I have e-mailed this to my office so we can review if needed. Thank You Criss

O.I.C.			S.T.				
2003	2008	2013	2003	2008	2013	2008	2013
38,293	39,139	38,619	18,349	17,704	16,629		
						shared building	14,163 14,163
If not shared	8,937.5	8,937.5		7,350	7,350		
Total	48,076.5	47,556.5		25,054	23,979		

Break down of added in area to each Agency if not shared

	O.I.C.	S.T.
Lobby	1000	500
Interview Room	200	-
Building Conf. Rm	1400	1400
Building Training RM	800	800
Building Lunchroom	700	680
Mail Room	550	-
Wellness Rm	160	160
Showers	240	240
Computer Rms	400	400
Communication Closets	200	200
Large Storage Rm	1500	1500
25% circulation	1787.5	1470

----- Original Message -----

From: John Lindstrom
To: 'Criss Fournier'
Sent: Monday, June 02, 2003 10:06 AM
Subject: RE: New Executive Building

Criss: The report updates has been moved up to this Thursday. This is to coincide with the Capitol Campus Design Committee for their June 5th meeting. Any updates to the report need to be here no later than noon on Tuesday. JOHN L.

6/4/2003

**SPACE
SUMMARY REPORT**

STATE OF WASHINGTON PROJECT REQUEST REPORT 2003

SPACE REQUIREMENTS	STAFF QUANTITY			NET SQUARE FEET		
	2003	2008	2013	2003	2008	2013
1. O.I.C.	156	165	193	38,293	39,137	38,619
2. STATE TREASURER	58	57	57	18,349	17,291	16,216
3. SHARED BUILDING					14,163	14,163
<hr/>						
TOTAL STAFF	214	222	250			
NSF REQUIRED				56,642	70,591	68,998
<hr/>						
NET AREA FACTOR (NSF Per Person)	229	285	260			
<hr/>						

BUILDING SHARED

Contact: D.J.Marks/Elaine Emans Date: 5/11/2003
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FINAL

Special Area/Equipment	Space Code	NSF	Personnel			Net Square Feet (NSF)			Remarks/Notes
			2003	2008	2013	2003	2008	2013	
1 LOBBY 2 Security Guards Desk 3 Waiting Area 4 Display Area 5	SA	2,000	1	1	1		2,000	2,000	secured doors into indiv. Agencies included in above square footage included in above square footage included in above square footage
6 INTERVIEW ROOM 7	INT1	100		2	2		100	100	adjacent to Lobby
8 BUILDING CONFERENCE RM 9 10 11 12 13 14 15 16 17 18 19 20	SA	1,400		1	1		1,400	1,400	Adjacent to Lobby access by other Elected Officials and authorized Agencies. folding accoustical wall with a closet to store folding wall. Card key to secure a hallway for building agencies access only. see indivi. Agencies report for needs of room
21 22 CONFERENCE ROOMS 23 Conference Room, Seats 12 24 Conference Room, Seats 12 25 Conference Room, Seats 8 26 27 28	CR7 CR5 CR3	336 240 168							See OIC and S.T. programs for all below conference rooms
29 BUILDING LUNCHROOM 30 31 32 33	SA	1,400		1	1		1,400	1,400	Shared by building tenant agencies. Includes a kitchen, two separate coffee/microwave/sink stations
34 Subtotal, This Page: 35 Circulation Factor (percent of square feet): 36 Total Circulation Allowance: 37 Total Square Feet (Personnel):			1	6	6		5,700	5,700	
38 Total Square Feet (Personnel - page 1): 39 Total Square Feet (Special Area/Equipment - page 2 & 3): 40 Total Square Feet (Personnel & Special Area/Equipment):							7,125	7,125	
41 Net Area Factor (NSF/Person): 42 Personnel Growth Rate (between periods): 43 Space Growth Rate (between periods): 44 45						n/a	2,360	2,360	
						n/a	43.1%	0.0%	
						n/a	n/a	0.0%	
							<u>1,425</u>	<u>1,425</u>	
							7,125	7,125	
							<u>14,163</u>	<u>14,163</u>	

Project Request Report 2003

BUILDING SHARED

Contact: D.J.Marks/Elaine Emans Date: 5/11/2003
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FINAL

	<u>Special Area/Equipment</u>	Space Code	NSF	Quantity Required			Net Square Feet (NSF)			Remarks/Notes
				2003	2008	2013	2003	2008	2013	
46	<u>SECURED BUILDING</u>									
47	<u>GENERAL SERVICE/MAIL RM</u>									
48		SA	550		1	1		550	550	
49										
50	<u>WELLNESS/FIRST AIDE RMS</u>	SA	80		4	4		320	320	
51										
52	<u>UNISEX SHOWERS</u>	SA	120		3	3		360	360	
53										
54	<u>BUILDING COMPUTER RM</u>	SA	1,200		1	1		1,200	1,200	400 sq. ft. allowcated to each building agency tenant. Each indiv. area to be indiv. Secured.
55										
56										
57										
58	<u>AGENCY COMMUNICATION</u>									
59	<u>CLOSET</u>	SA	100		4	4		400	400	Future needs will dictate location. Example one per floor. Includes Data, Telephone.
60										
61										
62										
63	<u>BUILDING STORAGE</u>	SA	2,800		1	1		2,800	2,800	Divided caged storage for bldg. and tenants.
64										
65										
66										
67										
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Project Request Report

BUILDING SHARED

Contact: D.J.Marks/Elaine Emans Date: 5/11/2003
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FINAL

Special Area/Equipment	Space Code	NSF	Quantity Required			Net Square Feet (NSF)			Remarks/Notes
			2003	2008	2013	2003	2008	2013	
103 <u>NOTE: ADDITIONAL AREAS</u>									Square footage has not been allocated in this program for these items. For note purpose only.
104									
105									
106									
107 Smoking Area									
108 Outside Eating Area									
109 Secured Bike Storage									
110									
111									
112									
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115									
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151									
152									
153 Subtotal, Page 2 and 3:							5,630	5,630	
154 Circulation Factor (percent of square feet):						25%	25%	25%	25%
155 Total Circulation Allowance:							<u>1,408</u>	<u>1,408</u>	
156 Total Square Feet (Special Area/Equipment):							<u>7,038</u>	<u>7,038</u>	

AGENCY



O.I.C.
Division

Contact: D.J. Marks
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Date: 5/11/203
By: cmf

AGENCY SHARED

FINAL

	SPECIAL AREA/EQUIPMENT	Space Code	NSF	Personnel			Net Square Feet (NSF)			Remarks/Notes	
				2003	2008	2013	2003	2008	2013		
1											
2	SECURED VESTIBULE	SA	140	1	1		140	140		See Building Shared	
3											
4	SECURED RECEPTION	SA	675	1	1		675	675	256	See Building Shared	
5	Receptionist station									included in above count	
6	Reception seating									see Building Shared	
7											
8	CONFERENCE ROOMS										
9	Conference Room, Seats 12	CR7	336	1	1	1	336	336	336	share with S. T. OIC to schedule	
10	Conference Room, Seats 12	CR5	240	1	1	1	240	240	240	share with S.T. OIC to schedule	
11	Conference Room, Seats 8	CR3	168	2	2	2	336	336	336	sharewith S.T. OIC to schedule	
12											
13	TRAINING ROOM	SA	448	1	1		448	448		See Building Shared	
14											
15	INTERVIEW ROOMS										
16		INT1	100	2	2		200	200		See Building Shared	
17											
18	MAIL ROOM										
19	Mail Room/ Imaging Area	SA	460	1	1	1	360	360	460	dedicated /secured with card key	
20	Mail Storage Room	SA	100	1	1	1	100	100	100	dedicated /secured with card key	
21											
22	LUNCH ROOM										
23	Lunch Room	SA	500	1	1		500	500		See Building Shared	
24											
25	COFFEE BARS										
26	Coffee Bars	SA	36	6	5	5	216	180	180		
27											
28											
29											
30	Special Equipment		0								
31	Subtotal, This Page:			18	17	11		3,551	3,515	1,908	
32	Circulation Factor (percent of square feet):						25%	25%	25%	25%	
33	Total Circulation Allowance:							888	879	477	
34	Total Square Feet (Personnel):							4,439	4,394	2,385	
35	Total Square Feet (Personnel - page 1):							4,439	4,394	2,385	
36	Total Square Feet (Special Area/Equipment - page 2):							3,208	3,008	1,510	
37	Total Square Feet (Personnel & Special Area/Equipment):							7,646	7,401	3,895	
38	Net Area Factor (NSF/Person):						n/a	425	435	354	
39	Personnel Growth Rate (between periods):							n/a	-1.1%	-8.3%	
40	Space Growth Rate (between periods):							n/a	-0.6%	-12.0%	
41											
42											

AGENCY

U.I.C.

Division

AGENCY SHARED

SPACE REQUIREMENTS DATABASE

Contact: D.J. Marks
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 Email: djm@oic.wa.gov

Date: 5/11/203
 By: cmf

FINAL

	<u>Special Area/Equipment</u>	Space Code	NSF	Quantity Required			Net Square Feet (NSF)			Remarks/Notes	
				2003	2008	2013	2003	2008	2013		
43	<u>COPY /STORAGE ROOMS</u>										
44	Copy/Supply Rooms	WR1	168	6	6	6	1,008	1,008	1,008	Copiers/printers/faxes storage for paper/area supplies Reduce size for future equip. See Building Shared	
45	Copy/Project/ Supply Roms	WR4	280	1	1		280	280			
46											
47	<u>STORAGE ROOM</u>										
48	Storage Room	SA	100	2	2	2	360	200	200	misc. Agency one per floor	
49											
50	<u>COMPUTER ROOM</u>										
51	Computer Room	SA	450	1	1		450	450		See Building Shared	
52	Computer Repair Room	SA	140	1	1		140	140		See Building Shared	
53											
54	<u>LIBRARY</u>										
55	library Areas	SA	168	1	1		168	168		removed to online in future	
56											
57	<u>FIRST AIDE ROOMS</u>										
58	First Aide Rooms	SA	80	2	2		160	160		See Building Shared	
59											
60	<u>AGENCY STORAGE</u>										
61	Off Site Storage									See Building Shared 3,459 square feet includes Command Center reduce to 1700 square feet w/ building storage added	
62	Building Storage	SA			1						
63											
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93	Subtotal, This Page:							2,566	2,406	1,208	
94	Circulation Factor (percent of square feet):						25%	25%	25%	25%	
95	Total Circulation Allowance:							642	602	302	
96	Total Square Feet (Special Area/Equipment):							3,208	3,008	1,510	

AGENCY



O.I.C.
 Division
 Executive

Contact: D.J.MARKS
 Phone: 360-725-7007
 Fax: 360-586-1223
 Email: djm@oic.wa.gov

Date: 5/11/2003
 By: CMF

FINAL

Employee Classification	Space Code	NSF	Personnel			Net Square Feet (NSF)			Remarks/Notes
			2003	2008	2013	2003	2008	2013	
1 Insurance Commissioner	SA	500	1	1	1	500	500	500	
2 Chief Deputy Commissioner	SA	290	1	1	1	290	290	290	
3 Executive Assistance	PO1	120	2	2	2	240	240	240	
4 Hearing Examiner	PO1	120	1	1	1	120	120	120	
5 Professional	PO1	120			1			120	
6									
7									
8									
9									
10									
11									
12									
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38									
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40									
41 Subtotal, This Page:			5	5	6		1,150	1,150	1,270
42 Circulation Factor (percent of square feet):						50%	50%	50%	50%
43 Total Circulation Allowance:							<u>575</u>	<u>575</u>	<u>635</u>
44 Total Square Feet (Personnel):							1,725	1,725	1,905
45 Total Square Feet (Personnel - page 1):							1,725	1,725	1,905
46 Total Square Feet (Special Area/Equipment - page 2):							<u>805</u>	<u>860</u>	<u>860</u>
47 Total Square Feet (Personnel & Special Area/Equipment):							2,530	2,585	2,765
48 Net Area Factor (NSF/Person):						n/a	506	517	461
49 Personnel Growth Rate (between periods):							n/a	0.0%	3.7%
50 Space Growth Rate (between periods):							n/a	0.4%	1.4%
51									
52									

AGENCY
O.I.C.

SPACE REQUIREMENTS DATABASE

Division
Executive

Contact: D.J. Marks
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Email: djm@oic.wa.gov

Date: 5/11/2003
By: CMF

FINAL

Special Area/Equipment	Space Code	NSF	Quantity Required			Net Square Feet (NSF)			Remarks/Notes	
			2003	2008	2013	2003	2008	2013		
53 Waiting Area										
54 Chair	CSA1	12	2	4	4	24	48	48		
55 End Table	SA	10		2	2		20	20		
56 Antques Cabinet	SA	12	1	1	1	12	12	12		
57 Sofa, Seats 3	CSC1	36	1	1	1	36	36	36		
58 Coat Rack	MIDI	12	1	1	1	12	12	12		
59										
60 Executive Conference Room	SA	560	1	1	1	560	560	560	adjacent the Commissioners office	
61										
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102										
103	Subtotal, This Page:						644	688	688	
104	Circulation Factor (percent of square feet):					25%	25%	25%	25%	
105	Total Circulation Allowance:						<u>161</u>	<u>172</u>	<u>172</u>	
106	Total Square Feet (Special Area/Equipment):						805	860	860	

AGENCY



O.I.C.
Division
Company Supervision

Contact: D.J.Marks
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Date: 5/11/2003
 By: cmf

FINAL

Sections

Employee Classification	Space Code	NSF	Personnel			Net Square Feet (NSF)			Remarks/Notes	
			2003	2008	2013	2003	2008	2013		
1 Divison Administration										
2 Deputy Ins. Com.	SA	250	1	1	1	250	250	250		
3 Special Deputy	SA	145	1	1	1	145	145	145		
4 Admin. Asst. 4	OS5	96	1	1	1	96	96	96		
5 Office Asst. Sr.	OS5	96	2	2	2	192	192	192		
6 **Section Comp. Lic. & Spec. Proj.										
7 Manager WMS3	SA	145	1	1	1	145	145	145		
8 Contractr Employee	OS3	64	10	10	10	640	640	640		
9										
10 ** Section Financial Exam										
11 Life Actuary	SA	145	1	1	1	145	145	145		
12 Field Exam Prof.	OS5	96	6	6	6	576	576	576		
13 Automated Systems Examiners	OS3	64		1	1		64	64		
Professional	OS5	96			2			192		
14 **Section Holding Co.										
15 Asst. Depyuty WMS 3	OS5	96	1	1	1	96	96	96		
16 Analyst 1	OS5	96	1	1	1	96	96	96		
17 Professional	OS5	96			1			96		
18										
19 ** Section Financial Analysis										
20 Chief Fin. Analyst	SA	145	1	1	1	145	145	145		
21 Examiner 4	OS5	96	3	3	3	288	288	288		
22 Examiner 3	OS5	96	1	1	1	96	96	96		
23 Examiner 2	OS5	96	3	3	3	288	288	288		
24 Professional	OS5	96			2			192		
25										
26 **Section Market Conduct Examinatio										
27 Market Conduct Examiner 2	OS3	64		1	1		64	64		
28 Market Conduct Examiner 1	OS3	64		2	2		128	128		
29 Professional	OS5	96			1			96		
30										
31										
32										
33										
34										
35										
36										
37										
38										
39										
40 Subtotal, This Page:			33	37	43		3,198	3,454	4,030	
41 Circulation Factor (percent of square feet):						50%	50%	50%	50%	
42 Total Circulation Allowance:							1,599	1,727	2,015	
43 Total Square Feet (Personnel):							4,797	5,181	6,045	
Total Square Feet (Personnel - page 1):							4,797	5,181	6,045	
Total Square Feet (Special Area/Equipment - page 2):							1,404	1,404	1,284	
Total Square Feet (Personnel & Special Area/Equipment):							6,201	6,585	7,329	
Net Area Factor (NSF/Person):						n/a	188	178	170	
Personnel Growth Rate (between periods):							n/a	2.3%	3.1%	
Space Growth Rate (between periods):							n/a	1.2%	2.2%	

AGENCY

SPACE REQUIREMENTS DATABASE

O.I.C.
Division
Company Supervision

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Date: 5/11/2003
 By: cmf

FINAL

	Special Area/Equipment	Space Code	NSF	Quantity Required			Net Square Feet (NSF)			Remarks/Notes		
				2003	2008	2013	2003	2008	2013			
1												
2												
3	Imaging											
4	workarea	SA	96	1	1		96	96		future combine with Mail Room		
5												
6	File Room	SA	750	1	1	1	750	750	750	future needs will change in room holds 32 file cabinets and tables		
7												
8	Open Space											
9	File Cabinet Vertical 4 Drawer	FVA4	8	8	8	8	64	64	64			
10	File Cabinet, Lateral 4 Drawer	FLA4	10	14	14	14	140	140	140			
11	Storage cabinet 2 door	SCA3	15	3	3	3	45	45	45			
12												
13	Work Area											
14	Work Counter, Access 1 Side	WCA2	14	2	2	2	28	28	28	printer/fax/ area		
15												
16												
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48												
49	Subtotal, This Page:								1,123	1,123	1,027	
50	Circulation Factor (percent of square feet):							25%	25%	25%	25%	
51	Total Circulation Allowance:								<u>281</u>	<u>281</u>	<u>257</u>	
52	Total Square Feet (Special Area/Equipment):								1,404	1,404	1,284	

AGENCY

OIC
Division
Consumer Protection

Contact: D.J. Marks
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 Email: djm@oic.wa.gov

Date: 5/11/2003
 By: cmf

FINAL

Employee Classification	Space Code	NSF	Personnel			Net Square Feet (NSF)			Remarks/Notes
			2003	2008	2013	2003	2008	2013	
1 Division Admin.									
2 Deputy Commissioner	SA	250	1	1	1	250	250	250	
3 Admin. Asst 4	OS5	96	1	1	1	96	96	96	
4									
5 *Unit Consm. Advoc./ Holocaust									
6 Manager WMS 3	PO1	145	1	1	1	145	145	145	
7 Special Project	OS5	96	1	1	1	96	96	96	
8 Admin Asst. 4	OS 5	96	1	1	1	96	96	96	
9 Professional	OS5	96			1			96	
10 Ins Pol & Camp Analyst 2	OS5	96	4	4	4	384	384	384	
11									
12 *Unit Consumer Advocacy P & C									
13 Ins Pol & Camp Analyst 2	OS5	96	1	1	1	96	96	96	
14 Ins Pol & Camp Analyst 1	OS5	96	6	6	6	576	576	576	
15 Professional	OS5	96			2	192	192	192	
16									
17 *Unit Consumer Advocacy L&H									
18 Ins Pol & Camp Analyst 2	OS5	96	1	1	1	96	96	96	
19 Ins Pol & Camp Analyst 1	OS5	96	6	6	6	575	576	576	
20 Professional	OS5	96			2			192	
21									
22 **Section Licensing & Education									
23 MGR WMS 2	PO1	145	1	1	1	145	145	145	
24									
25 *Unit Education									
26 Education MGR	PO1	145	1	1	1	145	145	145	
27									
28 *Unit Licensing									
29 Ins Tech 4	OS5	96	2	2	2	192	192	192	
30 Ins Tech 3	OS5	96	3	3	3	288	288	288	
31 Ins Tech 2	OS5	96	2	4	4	288	384	384	
32 Ins Tech 1	OS5	96	1	1	1	96	96	96	
33 Professional	OS5	96			2				
34									
35 *Unit Investigation/Examinations									
36 MRG WMS 2	PO1	145	1	1	1	145	145	145	
37 Market Conduct Examiner 1	OS5	96	1	1	1	96	96	96	
38 Professional	OS5	96	1	1	1	96	96	96	
39									
40 **Section Clerical									
41 Office Supv. 2	OS5	96	1	1	1	96	96	96	
42 Ins. Tech 1	OS3	64	2	2	2	128	128	128	
43 Ins. Tech 3	OS3	64	1	1	1	64	64	64	
44 Customer Serv. Spec. 2	OS3	64	1	1	1	64	64	64	
45									
46 **Section SHIBA									
47 Health Ins. Adv. 1	OS5	96	2	2	2	192	192	192	
48									
49									
50 Subtotal, This Page:			43	45	52		4,637	4,734	5,022
51 Circulation Factor (percent of square feet):						50%	50%	50%	50%
52 Total Circulation Allowance:							2,319	2,367	2,511
53 Total Square Feet (Personnel):							6,956	7,101	7,533
54 Total Square Feet (Personnel - page 1):							6,956	7,101	7,533
55 Total Square Feet (Special Area/Equipment - page 2):							986	986	986
56 Total Square Feet (Personnel & Special Area/Equipment):							7,942	8,087	8,519
57 Net Area Factor (NSF/Person):						n/a	185	180	164
58 Personnel Growth Rate (between periods):							n/a	0.9%	2.9%
59 Space Growth Rate (between periods):							n/a	0.4%	1.0%
60									
61									

AGENCY

SPACE REQUIREMENTS DATABASE

OIC

Division

Consumer Protection

Contact: D.J. Marks
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Date: 5/11/2003
 By: cmf

FINAL

	Special Area/Equipment	Space Code	NSF	Quantity Required			Net Square Feet (NSF)			Remarks/Notes	
				2003	2008	2013	2003	2008	2013		
62	Open Area										
63	File Cabinet, Lateral 5 Drawer	FLB5	12	12	12	12	144	144	144		
64											
65	Work Area										
66	Work Table, Access 1 Side	WTA1	25	2	2	2	50	50	50	printer/fax work area	
67											
68	File Room	SA	595	1	1	1	595	595	595	future needs will adjust file count	
69											
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111											
112	Subtotal, This Page:							789	789	789	
113	Circulation Factor (percent of square feet):						25%	25%	25%	25%	
114	Total Circulation Allowance:							197	197	197	
115	Total Square Feet (Special Area/Equipment):							986	986	986	

AGENCY



O.I.C.
Division
Rates & Forms

Contact: D.J. Marks
 Phone: 360-725-707
 Fax: 360-586-1223
 Email: djm@oic.wa.gov

Date: 5/11/2003
 By: cmf

FINAL

Employee Classification	Space Code	NSF	Personnel			Net Square Feet (NSF)			Remarks/Notes	
			2003	2008	2013	2003	2008	2013		
1 DivisionAdmin.										
2										
3 Deputy Commissioner	SA	250	1	1	1	250	250	250		
4 Admin. Asst. 4	OS5	96	1	1	1	96	96	96		
5										
6										
7 ** Section Life & Disability										
8 Mang. WMS 2	PO1	145	1	1	1	145	145	145		
9 Ins. Pol. & Comp. Analyst 2	OS5	96	4	4	4	384	384	384		
10 Ins. Pol. & Comp. Analyst 1	OS5	96	1	1	1	96	96	96		
11 Professional	OS5	96			1			96		
12 **Section Healthcare										
13 Mang. WMS 2	PO1	145	1	1	1	145	145	145		
14 Ins. Pol. & Comp. Analyst 2	OS5	96	1	1	1	96	96	96		
15 Ins Pol. Comp. Analyst 1	OS5	96	2	3	3	192	288	288		
16 Professional	OS5	96			2			192		
17 **Section Property & Casualty										
18 Mang. WMS 2	PO1	145	1	1	1	145	145	145		
19 Inc. Pol.&Cop Analyst 1	OS5	96	3	3	3	288	288	288		
20 Professional	OS5	96			1			96		
21										
22 **Section Actuarial Service										
23 Actual Sr.	OS5	96	1	1	1	96	96	96		
24 Actuary Ins. PR Reg	OS5	96	2	2	2	192	192	192		
25 Act. Associate	OS5	96	1	1	1	96	96	96		
26 Act. Analyst 2	OS5	96	2	2	2	192	192	192		
27 Act Analyst 1	OS5	96	2	2	2	192	192	192		
28 Professional	OS5	96			1			96		
29										
30 ** Section Mang. Analyst										
31 Mang. Analyst 3	PO1	145	1	1	1	145	145	145		
32 Ins. Tech. 2	OS5	96	3	3	3	288	288	288		
33										
34										
35										
36										
37										
38										
39										
40 Subtotal, This Page:			28	29	34		3,038	3,134	3,614	
41 Circulation Factor (percent of square feet):						50%	50%	50%	50%	
42 Total Circulation Allowance:							<u>1,519</u>	<u>1,567</u>	<u>1,807</u>	
43 Total Square Feet (Personnel):							4,557	4,701	5,421	
44 Total Square Feet (Personnel - page 1):							4,557	4,701	5,421	
45 Total Square Feet (Special Area/Equipment - page 2):							<u>593</u>	<u>593</u>	<u>473</u>	
46 Total Square Feet (Personnel & Special Area/Equipment):							5,150	5,294	5,894	
47 Net Area Factor (NSF/Person):						n/a	184	183	173	
48 Personnel Growth Rate (between periods):							n/a	0.7%	3.2%	
49 Space Growth Rate (between periods):							n/a	0.6%	2.2%	
50										
51										

AGENCY

SPACE REQUIREMENTS DATABASE

OIC

Division

Rates & Forms

Contact: D.J. Marks
 Phone: 360-725-707
 Fax: 360-586-1223
 Email: djm@oic.wa.gov

Date: 5/11/2003
 By: cmf

FINAL

	<u>Special Area/Equipment</u>	Space Code	NSF	Quantity Required			Net Square Feet (NSF)			Remarks/Notes	
				2003	2008	2013	2003	2008	2013		
52	<u>Open Area</u>										
53	File Cabinet, Vertical 5 Drw Legal	FVB5	9	16	16	16	144	144	144		
54	File Cabinet, Lateral 5 Drawer	FLB5	12	5	5	5	60	60	60		
55	Bookcase, 4 Shelves	BCA4	10	8	8	8	80	80	80	in room now	
56	Bookcase, 6 Shelves	BCA6	10	3	3	3	30	30	30	in room now	
57	Storage Cabinet, 2 Door	SCA2	14	1	1	1	14	14	14	in room now	
58	Work Table	WTA1	25	2	2	2	50	50	50	printer table/ fax	
59											
60	Micro Film Reader/Printer Area	OS5	96	1	1		96	96		future will change equip. needs	
61											
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101											
102	Subtotal, This Page:							474	474	378	
103	Circulation Factor (percent of square feet):						25%	25%	25%	25%	
104	Total Circulation Allowance:							119	119	95	
105	Total Square Feet (Special Area/Equipment):							593	593	473	

AGENCY



U.I.C.

Division
Legal Affairs

Contact: D.J. Marks
Phone: 360-725-707
Fax: 360-586-1223
Email: djm@oic.wa.gov

Date: 5/11/2003
By: cmf

FINAL

Employee Classification	Space Code	NSF	Personnel			Net Square Feet (NSF)			Remarks/Notes
			2003	2008	2013	2003	2008	2013	
1 Division Legal Affairs									
2									
3 Deputy Commissionier	SA	250	1	1	1	250	250	250	
4 Admin. Asst. 4	OS5	96	1	1	1	96	96	96	
5 Attorney	PO1	145	3	3	3	435	435	435	
6 Investigator 4	PO1	145	1	1	1	145	145	145	
7 Paralegal	OS5	96	1	1	1	96	96	96	
8 Professional					1				
9									
10									
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35									
36									
37									
38									
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40									
41 Subtotal, This Page:			7	7	8		1,022	1,022	1,022
42 Circulation Factor (percent of square feet):						50%	50%	50%	50%
43 Total Circulation Allowance:							511	511	511
44 Total Square Feet (Personnel):							1,533	1,533	1,533
45 Total Square Feet (Personnel - page 1):							1,533	1,533	1,533
46 Total Square Feet (Special Area/Equipment - page 2):									
47 Total Square Feet (Personnel & Special Area/Equipment):							1,533	1,533	1,533
48 Net Area Factor (NSF/Person):						n/a	219	219	192
49 Personnel Growth Rate (between periods):							n/a	0.0%	2.7%
50 Space Growth Rate (between periods):							n/a	0.0%	0.0%
51									
52									

AGENCY

U.I.C.

Division

Legal Affairs

SPACE REQUIREMENTS DATABASE

Contact: D.J. Marks
 Phone: 360-725-707
 Fax: 360-586-1223
 Email: djm@oic.wa.gov

Date: 5/11/2003
 By: cmf

FINAL

Special Area/Equipment	Space Code	NSF	Quantity Required			Net Square Feet (NSF)			Remarks/Notes
			2003	2008	2013	2003	2008	2013	
53 None									
54									
55									
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102									
103 Subtotal, This Page:									
104 Circulation Factor (percent of square feet):						25%	25%	25%	25%
105 Total Circulation Allowance:									
106 Total Square Feet (Special Area/Equipment):									

AGENCY



O.I.C.
Division
 Public Affairs

Contact: D.J.Marks
 Phone: 360-725-7007
 Fax: 360-586-1223
 Email: djm@oic.wa.gov

Date: 5/11/2003
 By: cmf

FINAL

Employee Classification	Space Code	NSF	Personnel			Net Square Feet (NSF)			Remarks/Notes	
			2003	2008	2013	2003	2008	2013		
1 Division Admin.										
2 Deputy Commissioner	SA	250	1	1	1	250	250	250		
3 Public Info. Proj. Mgr.	PO1	145	1	1	1	145	145	145		
4 Comm. Outreach Coord.	OS5	96	1	1	1	96	96	96		
5 Public Info. Off 3	OS5	96	1	1	1	96	96	96		
6 Professional	OS5	96			1			96		
7										
8										
9										
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41 Subtotal, This Page:			4	4	5		587	587	683	
42 Circulation Factor (percent of square feet):						50%	50%	50%	50%	
43 Total Circulation Allowance:							294	294	342	
44 Total Square Feet (Personnel):							881	881	1,025	
45 Total Square Feet (Personnel - page 1):							881	881	1,025	
46 Total Square Feet (Special Area/Equipment - page 2):							100	100	100	
47 Total Square Feet (Personnel & Special Area/Equipment):							981	981	1,125	
48 Net Area Factor (NSF/Person):						n/a	245	245	225	
49 Personnel Growth Rate (between periods):							n/a	0.0%	4.6%	
50 Space Growth Rate (between periods):							n/a	0.0%	2.8%	
51										
52										

AGENCY

SPACE REQUIREMENTS DATABASE

OIC
 Division
 Public Affairs

Contact: D.J.Marks
 Phone: 360-725-7007
 Fax: 360-586-1223
 Email: djm@oic.wa.gov

Date: 5/11/2003
 By: cmf

FINAL

Special Area/Equipment	Space Code	NSF	Quantity Required			Net Square Feet (NSF)			Remarks/Notes
			2003	2008	2013	2003	2008	2013	
53 <u>Open Area</u>									
54 Bookcase 4 shelves	BCA4	10	8	8	8	80	80	80	
55									
56									
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102									
103 Subtotal, This Page:							80	80	80
104 Circulation Factor (percent of square feet):						25%	25%	25%	25%
105 Total Circulation Allowance:							20	20	20
106 Total Square Feet (Special Area/Equipment):							100	100	100

AGENCY



O.I.C.
Division
 Operations

Contact: D.J. Marks
 Phone: 360-725-7007
 Fax: 360-586-1223
 Email: djm@oic.wa.gov

Date: 5/11/2003
 By: cmf

FINAL

Employee Classification	Space Code	NSF	Personnel			Net Square Feet (NSF)			Remarks/Notes	
			2003	2008	2013	2003	2008	2013		
1 Division Admin.										
2 Deputy Commissioner	SA	250	1	1	1	250	250	250		
3 Admin. Asst 4	OS5	96	1	1	1	96	96	96		
4										
5 **Section Fiscal										
6 Mang. WMS 3	PO1	145	1	1	1	145	145	145		
7										
8 * Unit Disbursements/Purchasing										
9 Fin. Analyst 5	OS5	96	1	1	1	96	96	96		
10 Fin. Analyst 2	OS5	96	1	1	1	96	96	96		
11 Fin Analyst 1	OS5	96	1	1	1	96	96	96		
Fiscal Tech	OS5	96	1	1	1	96	96	96		
12 Professional	OS5	96			1			96		
13 *Unit Receivables										
14 Fin. Analyst 3	OS5	96	1	1	1	96	96	96		
15										
16										
17 **Section Info. Services										
18 Mang WMS 3	PO1	145	1	1	1	145	145	145		
19 ITS/AS6	OS5	96	3	3	3	288	288	288		
20 ITAS/A5	OS5	96	1	1	1	96	96	96		
21 ITSA/A3	OS5	96	1	1	1	96	96	96		
22 ITS/AS2	OS5	96	1	1	1	96	96	96		
23 Professional	OS5	96			2			192		
24										
25 **Section Human Resources										
26 Mang WMS 2	PO1	145	1	1	1	145	145	145	small conference adjacent	
27 Human Resource Consultant 3	OS5	96	1	1	1	96	96	96		
28 Human Resource Consultant Asst.	OS5	96	1	1	1	96	96	96		
29 Professional	OS5	96			1			96		
30										
31 **Section Facilities										
32 Mang WMS 2	PO1	145	1	1	1	145	145	145		
33 Project Manager	OS5	96	1	1	1	96	96	96		
34										
35 ** Section Public Records										
36 Mang WMS 1	PO1	145	1	1	1	145	145	145		
37 Secretary Lead	OS5	96	1	1	1	96	96	96		
38 Office Asst. Sr.	OS3	64	4	4	4	256	256	256		
39 Professional	OS5	96			1			96		
40										
41 Subtotal, This Page:			26	26	31		2,767	2,767	3,247	
42 Circulation Factor (percent of square feet):						50%	50%	50%	50%	
43 Total Circulation Allowance:							1,384	1,384	1,624	
44 Total Square Feet (Personnel):							4,151	4,151	4,871	
45 Total Square Feet (Personnel - page 1):							4,151	4,151	4,871	
46 Total Square Feet (Special Area/Equipment - page 2):							343	343	223	
47 Total Square Feet (Personnel & Special Area/Equipment):							4,493	4,493	5,093	
48 Net Area Factor (NSF/Person):						n/a	173	173	164	
49 Personnel Growth Rate (between periods):							n/a	0.0%	3.6%	
50 Space Growth Rate (between periods):							n/a	0.0%	2.5%	
51										
52										

AGENCY

SPACE REQUIREMENTS DATABASE

O.I.C.
Division
Operations

Contact: D.J. Marks
 Phone: 360-725-7007
 Fax: 360-586-1223
 Email: djm@oic.wa.gov

Date: 5/11/2003
 By: cmf

FINAL

	Special Area/Equipment	Space Code	NSF	Quantity Required			Net Square Feet (NSF)			Remarks/Notes	
				2003	2008	2013	2003	2008	2013		
53	Open Area										
54	File Cabinet, Lateral 5 Drawer	FLB5	12	4	4	4	48	48	48		
55	Bookcase, 6 Shelves	BCA6	10	2	2	2	20	20	20		
56	Bookcase, 6 Shelves	BCA6	10	11	11	11	110	110	110		
57	Microfilm Reader	SA	96	1	1		96	96		in open area/micro reader future will change needs of area	
58											
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102											
103	Subtotal, This Page:							274	274	178	
104	Circulation Factor (percent of square feet):						25%	25%	25%	25%	
105	Total Circulation Allowance:							<u>69</u>	<u>69</u>	<u>45</u>	
106	Total Square Feet (Special Area/Equipment):							343	343	223	

AGENCY

O.I.C.

Division

Policy & Legislation

Contact: D.J. Marks
 Phone: 360-725-7007
 Fax: 360-586-1223
 Email: djm@oic.wa.gov

Date: 5/11/2003
 By: cmf

FINAL

Employee Classification	Space Code	NSF	Personnel			Net Square Feet (NSF)			Remarks/Notes	
			2003	2008	2013	2003	2008	2013		
1 Division Policy & Legislation										
2										
3 Deputy Commissioner	SA	250	1	1	1	250	250	250		
4 Admin. Asst. 4	OS5	96	1	1	1	96	96	96		
5 Admin. Reg. Analyst	OS5	96	1	1	1	96	96	96		
6 Sr. Health Policy Advisor	OS5	96	1	1	1	96	96	96		
7 Sr. Policy Analyst	OS5	120	1	1	1	120	120	120		
8 Staff Attorney	PO1	145	1	1	1	145	145	145		
9 Sr. Policy Analyst	OS5	96	1	1	1	96	96	96		
10 Rules Coordinator	OS5	120	1	1	1	120	120	120		
11 Leg./Projects	OS5	96	1	1	1	96	96	96		
12 Economic Policy Analyst	OS5	96	1	1	1	96	96	96		
13 Task Force Coordinator WMS	PO1	145		1	1		145	145		
14 Research Analyst 4	OS5	96		1	1		96	96		
15 Professional	OS5	96			2			192		
16										
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39										
40 Subtotal, This Page:			10	12	14		1,211	1,452	1,644	
41 Circulation Factor (percent of square feet):						50%	50%	50%	50%	
42 Total Circulation Allowance:							606	726	822	
43 Total Square Feet (Personnel):							1,817	2,178	2,466	
44 Total Square Feet (Personnel - page 1):							1,817	2,178	2,466	
45 Total Square Feet (Special Area/Equipment - page 2 & 3):										
46 Total Square Feet (Personnel & Special Area/Equipment):							1,817	2,178	2,466	
47 Net Area Factor (NSF/Person):						n/a	182	182	176	
48 Personnel Growth Rate (between periods):							n/a	3.7%	3.1%	
49 Space Growth Rate (between periods):							n/a	3.7%	2.5%	
50										
51										

AGENCY

SPACE REQUIREMENTS DATABASE

OIC

Divison
 Pollicy & Legislation

Contact: D.J. Marks
 Phone: 360-725-7007
 Fax: 360-586-1223
 Email: djm@oic.wa.gov

Date: 5/11/2003
 By: cmf

FINAL

Special Area/Equipment	Space Code	NSF	Quantity Required			Net Square Feet (NSF)			Remarks/Notes
			2003	2008	2013	2003	2008	2013	
52									
53	None								
54									
55									
56									
57									
58									
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SPACE REQUIREMENTS DATABASE

Contact: D.J. Marks
 Phone: 360-725-7007
 Fax: 360-586-1223
 Email: djm@oic.wa.gov

Date: 5/11/2003
 By: cmf

FINAL

Special Area/Equipment	Space Code	NSF	Quantity Required			Net Square Feet (NSF)			Remarks/Notes	
			2003	2008	2013	2003	2008	2013		
108										
109										
110										
111										
112										
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157										
158	Subtotal, Page 2 and 3:									
159	Circulation Factor (percent of square feet):					25%	25%	25%	25%	
160	Total Circulation Allowance:									
161	Total Square Feet (Special Area/Equipment):									

**Office of the Insurance Commissioner
Space Standards Library**

STATE OF WASHINGTON PROJECT REQUEST REPORT 2003

Space Code	Std. NSF	Description	Size (Width)
OS3	64	Open Systems Workstation	8'x8'
OS5	96	Open Systems Workstation	8'X12'
PO1	145	Private Office	Per Building
SA	250	Private Office	Per Building
SA	290	Private Office	Per Building
SA	500	Private Office	
CA1	60	Conference Area (Open), Seats 2	6'x10'
CA2	100	Conference Area (Open), Seats 4	10'x10'
CA3	140	Conference Area (Open), Seats 6	10'x14'
CA4	150	Conference Area (Open), Seats 8	10'x15'
CR1	100	Conference Room, Seats 4	10'x10'
CR2	140	Conference Room, Seats 6	10'x14'
CR3	168	Conference Room, Seats 8	12'x14'
CR5	240	Conference Room, Seats 12	12'x20'
CR7	336	Conference Room, Seats 12	24'x14'
CDR1	168	Conference/Deposition Rm, Seats 6	12'x14'
CDR2	224	Conference/Deposition Rm, Seats 8	16'x14'
CDR3	336	Conference/Deposition Rm, Seats 12	24'x14'
CM1	360	Coffee/Mixed Use Area	
CM2	424	Coffee/ Mixed Use Area, large	
INT1	100	Interview Room	10'x10'
INT2	120	Interview Room	12'x10'
PRJ1	224	Project Room	16'x14'
PRJ2	280	Project Room w/ Media Storage	20'x14'

**Office of the Insurance Commissioner
Space Standards Library**

STATE OF WASHINGTON PROJECT REQUEST REPORT 2003

Space Code	Std. NSF	Description	Size (Width)
WR1	168	Copy/Supply Room, Standard	14'x12'
WR2	192	Copy/Supply Room, Medium	16'x12'
WR3	224	Copy/Supply Room, Large	16'x14'
WR4	280	Project/Storage Room	20'x14'
RA1	63	Reception Area, Seats 2	9'x7'
RA2	108	Reception Area, Seats 4	9'x12'
RA3	144	Reception Area, Seats 6	12'x12'
RA4	292	Reception Area, Seats 8	12'x16'
RA5	304	Reception Area, Seats 12	19'x16'
RR3	144	Reception Room, Seats 6	12'x12'
RR4	192	Reception Room, Seats 8	12'x16'
RR5	304	Reception Room, Seats 12	19'x16'
TR1	728	Training Room, Seats 40	26'x28'
RDCL1	16	Reading Carrel	2'x4'
RDCL2	24	Reading Carrel	2'x6'
TL1	30	Restroom, Small (non ADA)	6'-0"x5'-0"
TL2	50	Restroom, Medium (ADA)	7'-0"x7'-2"
TL3	79	Restroom, with Shower	10'-6"x7'-6"
TL4	139	Restroom, Large	16'-0"x8'-8"
TL5	80	Attorney General Restroom	
BCA2	10	Bookcase, 2 Shelves	36"x15"x30"
BCA3	10	Bookcase, 3 Shelves	36"x15"x42"
BCA4	10	Bookcase, 4 Shelves	36"x15"x54"
BCA5	10	Bookcase, 5 Shelves	36"x15"x66"
BCA6	10	Bookcase, 6 Shelves	36"x15"x78"
BCA7	10	Bookcase, 7 Shelves	36"x15"x90"
BCB2	13	Bookcase, 2 Shelves	48"x15"x30"
BCB3	13	Bookcase, 3 Shelves	48"x15"x42"
BCB4	13	Bookcase, 4 Shelves	48"x15"x54"
BCB5	13	Bookcase, 5 Shelves	48"x15"x66"
BCB6	13	Bookcase, 6 Shelves	48"x15"x78"
BCB7	13	Bookcase, 7 Shelves	48"x15"x90"
BCC2	16	Bookcase, 2 Shelves	60"x15"x30"
BCC3	16	Bookcase, 3 Shelves	60"x15"x42"
BCC4	16	Bookcase, 4 Shelves	60"x15"x54"
BCC5	16	Bookcase, 5 Shelves	60"x15"x66"
BCC6	16	Bookcase, 6 Shelves	60"x15"x78"
BCC7	16	Bookcase, 7 Shelves	60"x15"x90"
CCA1	12	Card Storage Cabinet, 10 Drawer	20"x30"x29"
CCB1	12	Card Storage Cabinet, 20 Drawer	20"x30"x52"

**Office of the Insurance Commissioner
Space Standards Library**

STATE OF WASHINGTON PROJECT REQUEST REPORT 2003

Space Code	Std. NSF	Description	Size (Width)
CTA1	24	Computer Table	48"x30"x27"
CTB1	36	Computer Table	72"x30"x27"
DCA1	15	Data Storage Cabinet	36"x18"x36"
DCA2	15	Data Storage Cabinet	36"x18"x51"
DCA3	15	Data Storage Cabinet	36"x18"x67"
DCA4	15	Data Storage Cabinet	36"x18"x83"
DCB1	18	Data Storage Cabinet	42"x18"x36"
DCB2	18	Data Storage Cabinet	42"x18"x51"
DCB3	18	Data Storage Cabinet	42"x18"x67"
DCB4	18	Data Storage Cabinet	42"x18"x83"
DCC1	20	Data Storage Cabinet	48"x18"x36"
DCC2	20	Data Storage Cabinet	48"x18"x51"
DCC3	20	Data Storage Cabinet	48"x18"x67"
DCC4	20	Data Storage Cabinet	48"x18"x83"
DRA1	15	Data Storage Rack, Rolling	39"x16"x48"
DRB1	9	Shredded Data Rack, Rolling	42"x30"x73"
MCA1	12	Microfiche Storage Cabinet, 10 Drw	20"x30"x29"
MCB1	12	Microfiche Storage Cabinet, 20 Drw	20"x30"x52"
PR1	12	Laser Jet Printer w/stand	30"x34"x54"
PSA1	13	Printer Stand	30"x30"x29"
PSA2	26	Printer Stand, with Receiving Rack	30"x44"x29"
PSB1	20	Printer Stand	48"x30"x29"
PSB2	36	Printer Stand, with Receiving Rack	48"x44"x29"
SM1	40	Service Module	96"x30"x64"
TCA1	11	Tape Storage Cabinet, with Doors	30"x14"x36"
TCA2	11	Tape Storage Cabinet, with Doors	30"x14"x51"
TCA3	11	Tape Storage Cabinet, with Doors	30"x14"x67"
TCA4	11	Tape Storage Cabinet, with Doors	30"x14"x83"
TCB1	13	Tape Storage Cabinet, with Doors	42"x14"x36"
TCB2	13	Tape Storage Cabinet, with Doors	42"x14"x51"
TCB3	13	Tape Storage Cabinet, with Doors	42"x14"x67"
TCB4	13	Tape Storage Cabinet, with Doors	42"x14"x83"
TCC1	15	Tape Storage Cabinet, with Doors	48"x14"x36"
TCC2	15	Tape Storage Cabinet, with Doors	48"x14"x51"
TCC3	15	Tape Storage Cabinet, with Doors	48"x14"x67"
TCC4	15	Tape Storage Cabinet, with Doors	48"x14"x83"
TRA1	11	Tape Storage Rack	36"x14"x73"
TRB1	13	Tape Storage Rack	42"x14"x73"
TRC1	15	Tape Storage Rack	48"x14"x73"

**Office of the Insurance Commissioner
Space Standards Library**

STATE OF WASHINGTON PROJECT REQUEST REPORT 2003

Space Code	Std. NSF	Description	Size (Width)
FLA2	10	File Cabinet, Lateral 2 Drawer	30"x18"x29"
FLA3	10	File Cabinet, Lateral 3 Drawer	30"x18"x42"
FLA4	10	File Cabinet, Lateral 4 Drawer	30"x18"x52"
FLA5	10	File Cabinet, Lateral 5 Drawer	30"x18"x60"
FLB2	12	File Cabinet, Lateral 2 Drawer	36"x18"x29"
FLB3	12	File Cabinet, Lateral 3 Drawer	36"x18"x42"
FLB4	12	File Cabinet, Lateral 4 Drawer	36"x18"x52"
FLB5	12	File Cabinet, Lateral 5 Drawer	36"x18"x60"
FLC2	14	File Cabinet, Lateral 2 Drawer	42"x18"x29"
FLC3	14	File Cabinet, Lateral 3 Drawer	42"x18"x42"
FLC4	14	File Cabinet, Lateral 4 Drawer	42"x18"x52"
FLC5	14	File Cabinet, Lateral 5 Drawer	42"x18"x60"
FLD2	16	File Cabinet, Lateral 2 Drawer	48"x18"x29"
FLD3	16	File Cabinet, Lateral 3 Drawer	48"x18"x42"
FLD4	16	File Cabinet, Lateral 4 Drawer	48"x18"x52"
FLD5	16	File Cabinet, Lateral 5 Drawer	48"x18"x60"
FLSP	0	File Cabinet, Lateral, Special	See Program
FOA1	11	File Cabinet, Open, Letter	36"x12"x80"
FOA2	11	File Cabinet, Open, Letter	36"x12"x90"
FOA3	14	File Cabinet, Open, Letter	48"x12"x80"
FOA4	14	File Cabinet, Open, Letter	48"x12"x90"
FOB1	12	File Cabinet, Open, Legal	36"x15"x80"
FOB2	12	File Cabinet, Open, Legal	36"x15"x90"
FOB3	15	File Cabinet, Open, Legal	48"x15"x80"
FOB4	15	File Cabinet, Open, Legal	48"x15"x90"
FVA2	8	File Cabinet, Vertical 2 Drw Letter	15"x28"29"
FVA3	8	File Cabinet, Vertical 3 Drw Letter	15"x28"42"
FVA4	8	File Cabinet, Vertical 4 Drw Letter	15"x28"52"
FVA5	8	File Cabinet, Vertical 5 Drw Letter	15"x28"60"
FVB2	9	File Cabinet, Vertical 2 Drw Legal	18"x28"29"
FVB3	9	File Cabinet, Vertical 3 Drw Legal	18"x28"42"
FVB4	9	File Cabinet, Vertical 4 Drw Legal	18"x28"52"
FVB5	9	File Cabinet, Vertical 5 Drw Legal	18"x28"60"
FVSP	0	File Cabinet, Vertical, Special	See Program
FWA	10	File Cabinet, Wall Mounted, 1 Drw	24"x16"x13"
FWB	14	File Cabinet, Wall Mounted, 1 Drw	36"x16"x13"
FWC	19	File Cabinet, Wall Mounted, 1 Drw	48"x16"x13"
FR42	20	File Cabinet, Rotary x2 Unit (42"w)	42"x30"x84"
	1.5	Archive/Bankers Box (125lf)	16"x13"x10.5"
PC1	30	Photocopier, Small, with Base	48"x26"
PC2	42	Photocopier, Medium, with Base	60"x36"
PC3	172	Photocopier, Large, with Base	136"x126"

**Office of the Insurance Commissioner
Space Standards Library**

STATE OF WASHINGTON PROJECT REQUEST REPORT 2003

Space Code	Std. NSF	Description	Size (Width)
ISA1	9	Industrial Shelving, Open	36"x12"x72"
ISA2	11	Industrial Shelving, Open	36"x18"x72"
ISA3	12	Industrial Shelving, Open	36"x24"x72"
ISB1	11	Industrial Shelving, Open	42"x12"x72"
ISB2	13	Industrial Shelving, Open	42"x18"x72"
ISB3	14	Industrial Shelving, Open	42"x24"x72"
ISC1	12	Industrial Shelving, Open	48"x12"x72"
ISC2	14	Industrial Shelving, Open	48"x18"x72"
ISC3	16	Industrial Shelving, Open	48"x24"x72"
SCA1	12	Storage Cabinet, 2 Door	36"x12"x72"
SCA2	14	Storage Cabinet, 2 Door	36"x18"x72"
SCA3	15	Storage Cabinet, 2 Door	36"x24"x72"
SCB1	15	Storage Cabinet, 2 Door	42"x12"x72"
SCB2	17	Storage Cabinet, 2 Door	42"x18"x72"
SCB3	20	Storage Cabinet, 2 Door	42"x24"x72"
SCC1	18	Storage Cabinet, 2 Door	48"x12"x72"
SCC2	20	Storage Cabinet, 2 Door	48"x18"x72"
SCC3	22	Storage Cabinet, 2 Door	48"x24"x72"
SSA1	9	Storage Shelving, Closed Back/Ends	36"x12"x72"
SSA2	11	Storage Shelving, Closed Back/Ends	36"x18"x72"
SSA3	12	Storage Shelving, Closed Back/Ends	36"x24"x72"
SSB1	11	Storage Shelving, Closed Back/Ends	42"x12"x72"
SSB2	13	Storage Shelving, Closed Back/Ends	42"x18"x72"
SSB3	14	Storage Shelving, Closed Back/Ends	42"x24"x72"
SSC1	12	Storage Shelving, Closed Back/Ends	48"x12"x72"
SSC2	14	Storage Shelving, Closed Back/Ends	48"x18"x72"
SSC3	16	Storage Shelving, Closed Back/Ends	48"x24"x72"
WCA1	14	Work Counter, Access 1 Side	36"x24"x36"
WCA2	14	Work Counter, Access 1 Side	36"x24"x42"
WCA3	15	Work Counter, Access 1 Side	36"x30"x36"
WCA4	15	Work Counter, Access 1 Side	36"x30"x42"
WCA5	24	Work Counter, Access 1 Side	48"x30"x36"
WCA6	26	Work Counter, Access 1 Side	48"x30"x42"
WCA7	34	Work Counter, Access 1 Side	48"x36"x36"
WCA8	34	Work Counter, Access 1 Side	48"x36"x42"
WCB1	21	Work Counter, Access 2 Sides	36"x24"x36"
WCB2	21	Work Counter, Access 2 Sides	36"x24"x42"
WCB3	23	Work Counter, Access 2 Sides	36"x30"x36"
WCB4	23	Work Counter, Access 2 Sides	36"x30"x42"
WCB5	32	Work Counter, Access 2 Sides	48"x30"x36"
WCB6	32	Work Counter, Access 2 Sides	48"x30"x42"
WCB7	34	Work Counter, Access 2 Sides	48"x36"x36"
WCB8	34	Work Counter, Access 2 Sides	48"x36"x42"

**Office of the Insurance Commissioner
Space Standards Library**

STATE OF WASHINGTON PROJECT REQUEST REPORT 2003

Space Code	Std. NSF	Description	Size (Width)
STA1	30	Drafting Table, Small	60"x30"x29"
STA2	36	Drafting Table, Medium	72"x30"x29"
STA3	46	Drafting Table, Large	84"x36"x29"
STB1	30	Layout Table, Small	60"x36"x29"
STB2	46	Layout Table, Medium	84"x42"x29"
STB3	74	Layout Table, Large	126"x48"x29"
STC1	26	Light Table	48"x42"x29"
WTA1	25	Work Table, Access 1 Side	60"x30"x29"
WTA2	38	Work Table, Access 1 Side/1 End	60"x30"x29"
WTA3	50	Work Table, Access 1 Side/2 Ends	60"x30"x29"
WTA4	75	Work Table, Access All 4 Sides	60"x30"x29"
WTA5	38	Work Table, Access 2 Sides	60"x30"x29"
WTA6	56	Work Table, Access 2 Sides/1 End	60"x30"x29"
WTB1	33	Work Table, Access 1 Side	72"x30"x29"
WTB2	47	Work Table, Access 1 Side/1 End	72"x30"x29"
WTB3	61	Work Table, Access 1 Side/2 Ends	72"x30"x29"
WTB4	88	Work Table, Access All 4 Sides	72"x30"x29"
WTB5	45	Work Table, Access 2 Sides	72"x30"x29"
WTB6	68	Work Table, Access 2 Sides/1 End	72"x30"x29"
MIA1	36	Flat File	54"x36"
MIB1	0	Movable File	See Program
MIC1	18	Vertical Plan Holder	48"x36"
MID1	12	Coat Rack	48"x18"
MIE1	15	Fax Machine	36"x30"
CSA1	12	Chair	33"x33"
CSB1	25	Sofa, Seats 2	66"x33"
CSC1	36	Sofa, Seats 3	96"x33"
CSD1		Not Used	
CSE1	7	Tandem Seat	18"x18"
CSF1	8	Tablet Arm Chair	24"x24"
CSG1	99	Dining Table - Seat 6 each	11'x9'
KEA1	17	Refrigerator	33"x30"
KEB1	26	Kitchen Unit	51"x24"x87"
KEC1	41	Coffee Station	90"x24"
KED1	77	Kitchenette	168"x24"
KEE1	15	Vending Machine	36"x60"
ER	0	Enclosed Room	
NIWS	0	Not In Workstation	
OE	0	Operating Equipment	
Open	0	Open Area	
SE	0	Special Equipment	

AGENCY

STATE TREASURER



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 Email: Elaine@tre.wa.gov

Date: 5/11/2003
 By: cmf

FINAL

Employee Classification	Space Code	NSF	Personnel			Net Square Feet (NSF)			Remarks/Notes
			2003	2008	2013	2003	2008	2013	
1 <u>Adminsitration</u>		0							
2 Deputy Treasurer	SA	250	3	3	3	750	750	750	
3 Professional	OS5	96	1	1	1	96	96	96	
4 Support	OS2	80	1	2	2	80	160	160	
5									
6 <u>Cash Mang. And Warrant Mang.</u>									
7 Management	PO1	145	3	3	3	435	435	435	
8 Professional	OS5	96	10	9	9	960	864	864	
9 Support	OS2	80	1	1	1	80	80	80	
10									
11 <u>Accounting Services</u>									
12 Management	PO1	145	1	1	1	145	145	145	
13 Supervisor	OS5	96	4	4	4	384	384	384	
14 Professional	OS5	96	4	4	4	384	384	384	
15									
16 <u>Information Services</u>									
17 Management	PO1	145	5	5	5	725	725	725	
18 Supervisor	OS5	96	2	2	2	192	192	192	
19 Technical	OS5	96	13	12	12	1,248	1,152	1,152	
20		0							
21 <u>Investments</u>									
22 Professional	OS5	96	4	4	4	384	384	384	
23 Support	OS2	80	1	1	1	80	80	80	
24									
25 <u>Auditor/OST Consultants</u>									
26 Auditor/OST Consultants	OS5	96	3	3	3	288	288	288	
27									
28 <u>Seasonal Positions</u>									
29 Interns	OS2	80	2	2	2	160	160	160	
30									
31									
32									
33									
34									
35									
36									
37									
38									
39									
40 Subtotal, This Page:			58	57	57		6,391	6,279	6,279
41 Subtotal, This Page:						50%	50%	50%	50%
42 Total Circulation Allowance:							<u>3,196</u>	<u>3,140</u>	<u>3,140</u>
43 Total Square Feet (Personnel):							9,587	9,419	9,419
44 Total Square Feet (Personnel - page 1):							9,587	9,419	9,419
45 Total Square Feet (Special Area/Equipment - page 2 & 3):							<u>9,175</u>	<u>8,285</u>	<u>7,210</u>
46 Total Square Feet (Personnel & Special Area/Equipment):							18,762	17,704	16,629
47 Net Area Factor (NSF/Person):						n/a	323	311	292
48 Personnel Growth Rate (between periods):							n/a	-0.3%	0.0%
49 Space Growth Rate (between periods):							n/a	-1.2%	-1.2%
50									
51									

AGENCY

SPACE REQUIREMENTS DATABASE

STATE TREASURER

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 Fax: 360- 902 - 8989
 Email: Elaine@tre.wa.gov

Date: 5/11/2003
 By: cmf

FINAL

	<u>Special Area/Equipment</u>	Space Code	NSF	Quantity Required			Net Square Feet (NSF)			Remarks/Notes
				2003	2008	2013	2003	2008	2013	
52	LOBBY									See Building Sheet
53										
54	SECURED VESTIBULE	SA	140	1	1	1	140	140	140	required for warrant drop deposit box/ locate off of lobby simula to existing layout
55										
56										
57										
58	SECURED RECEPTIONIST									
59	Receptionist Station	OS5	96	1	2	2	96	192	192	adjacent secured vestibule
60	Reception Area Seats 4	RA2	108	1			108			See Building Sheet
61										
62	CONFERENCE ROOM									
63	Conference Room, Seats 12	CR7	336	1	1	1	336	336	336	Share S.T. schedules
64	Conference Room, Seats 12	CR5	240		1	1		240	240	Share S.T. schedules
65	Conference Room, Seats 8	CR3	168	3	2	2	504	336	336	Share S.T. schedules
66										
67	TRAINING ROOMS									
68	Training Rooms	SA	448	1			448			See Building Sheet
69										
70	LUNCH ROOM									
71	Break Rooms	SA	180	2			360			See Building Sheet
72										
73	COFFEE BARS									
74		SA	36	2	3	3	72	108	108	
75	COPY/SUPPLY ROOM									
76	Copy/Supply Room, Standard	WR1	168	3	3	3	504	504	504	
77										
78	STORAGE ROOMS									
79	Supply Room	SA	120	2	2	2	240	240	240	
80	Warrant Storage Room	SA	400	1	1	1	400	400	400	Secured/Dedicated/ large shredder
81	Storage Room	SA	120	1	1	1	120	120	120	
82	Storage Room	SA	120	1	1	1	120	120	120	
83	Storage Room	SA	700	1	1	1	700	700	700	cage storage see Building Sheet
84	Vault Storage	SA	140	1	1	1	140	140	200	combines two in future
85										
86	COMPUTER ROOM									
87	Computer Room	SA	600	1	1		600	600		See Building Sheet
88	Computer Repair Room	SA	120	1	1	2	120	120	240	
89										
90	SPECIAL ROOMS									
91	Warrant Equip. Room	SA	260	1	1	2	260	260	520	special requirements HVAC large one piece equip. double door required
92										
93	Warrant Work Area	SA	330	1	1	1	330	330	330	Includes Secured Warrant counter
94										
95										
96	OPEN AREA									
97	File Cabinet, Vertical 2 Drw Legal	FVB2	8	13	13	13	104	104	104	Files/Bookcases/Storage Cabinets
98	File Cabinet, Vertical 4 Drw Legal	FVB4	9	11	11	11	99	99	99	could be located in enclosed Rms
99	File Cabinet, Vertical 5 Drw Legal	FVB5	9	1	1	1	9	9	9	or some in open as is now
100	File Cabinet, Lateral 2 Drawer	FLA2	10	5	5	5	50	50	50	
101										
102										
103										
104										
105										
106										
107										
108										
109										
110										

AGENCY

SPACE REQUIREMENTS DATABASE

STATE TREASURER

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Date: 5/11/2003
 By: cmf

FINAL

Special Area/Equipment	Space Code	NSF	Quantity Required			Net Square Feet (NSF)			Remarks/Notes		
			2003	2008	2013	2003	2008	2013			
111	OPEN AREA CONTINUE										
112	File Cabinet, Lateral 3 Drawer	FLA3	10	37	37	37	370	370	370		
113	File Cabinet, Lateral 4 Drawer	FLA4	10	43	43	43	430	430	430		
114	File Cabinet, Lateral 5 Drawer	FLA5	10	17	17	17	170	170	170		
115	Bookcase, 4 Shelves	BCA4	10	8	8	8	80	80	80		
116	Bookcase, 6 Shelves	BCA6	10	1	1	1	10	10	10		
117	Storage Cabinet, 2 Door	SCA2	14	30	30	30	420	420	420		
118											
119											
120											
121											
122											
123											
124											
125											
126											
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160											
161	Subtotal, Page 2 and 3:							7,340	6,628	5,768	
162	Circulation Factor (percent of square feet):						25%	25%	25%	25%	
163	Total Circulation Allowance:							<u>1,835</u>	<u>1,657</u>	<u>1,442</u>	
164	Total Square Feet (Special Area/Equipment):							9,175	8,285	7,210	

**STATE TREASURER
Space Standards Library**

STATE OF WASHINGTON PROJECT REPORT 2003

Space Code	Std. NSF	Description	Size (WxDxH)
OS4	80	Open Systems Workstation	8'x10'
OS5	96	Open Systems Workstation	8'X12'
PO1	145	Private Office	Per Building
SA	250	Private Office	Per Building
CA1	60	Conference Area (Open), Seats 2	6'x10'
CA2	100	Conference Area (Open), Seats 4	10'x10'
CA3	140	Conference Area (Open), Seats 6	10'x14'
CA4	150	Conference Area (Open), Seats 8	10'x15'
CR1	100	Conference Room, Seats 4	10'x10'
CR2	140	Conference Room, Seats 6	10'x14'
CR3	168	Conference Room, Seats 8	12'x14'
CR5	240	Conference Room, Seats 12	12'x20'
CR7	336	Conference Room, Seats 12	24'x14'
CDR1	168	Conference/Deposition Rm, Seats 6	12'x14'
CDR2	224	Conference/Deposition Rm, Seats 8	16'x14'
CDR3	336	Conference/Deposition Rm, Seats 12	24'x14'
CM1	360	Coffee/Mixed Use Area	
CM2	424	Coffee/ Mixed Use Area, large	
INT1	100	Interview Room	10'x10'
INT2	120	Interview Room	12'x10'
PRJ1	224	Project Room	16'x14'
PRJ2	280	Project Room w/ Media Storage	20'x14'

STATE TREASURER
Space Standards Library

STATE OF WASHINGTON PROJECT REPORT 2003

Space Code	Std. NSF	Description	Size (WxDxH)
WR1	168	Copy/Supply Room, Standard	14'x12'
WR2	192	Copy/Supply Room, Medium	16'x12'
WR3	224	Copy/Supply Room, Large	16'x14'
WR4	280	Project/Storage Room	20'x14'
RA1	63	Reception Area, Seats 2	9'x7'
RA2	108	Reception Area, Seats 4	9'x12'
RA3	144	Reception Area, Seats 6	12'x12'
RA4	292	Reception Area, Seats 8	12'x16'
RA5	304	Reception Area, Seats 12	19'x16'
RR3	144	Reception Room, Seats 6	12'x12'
RR4	192	Reception Room, Seats 8	12'x16'
RR5	304	Reception Room, Seats 12	19'x16'
TR1	728	Training Room, Seats 40	26'x28'
RDCL1	16	Reading Carrel	2'x4'
RDCL2	24	Reading Carrel	2'x6'
TL1	30	Restroom, Small (non ADA)	6'-0"x5'-0"
TL2	50	Restroom, Medium (ADA)	7'-0"x7'-2"
TL3	79	Restroom, with Shower	10'-6"x7'-6"
TL4	139	Restroom, Large	16'-0"x8'-8"
TL5	80	Attorney General Restroom	
BCA2	10	Bookcase, 2 Shelves	36"x15"x30"
BCA3	10	Bookcase, 3 Shelves	36"x15"x42"
BCA4	10	Bookcase, 4 Shelves	36"x15"x54"
BCA5	10	Bookcase, 5 Shelves	36"x15"x66"
BCA6	10	Bookcase, 6 Shelves	36"x15"x78"
BCA7	10	Bookcase, 7 Shelves	36"x15"x90"
BCB2	13	Bookcase, 2 Shelves	48"x15"x30"
BCB3	13	Bookcase, 3 Shelves	48"x15"x42"
BCB4	13	Bookcase, 4 Shelves	48"x15"x54"
BCB5	13	Bookcase, 5 Shelves	48"x15"x66"
BCB6	13	Bookcase, 6 Shelves	48"x15"x78"
BCB7	13	Bookcase, 7 Shelves	48"x15"x90"
BCC2	16	Bookcase, 2 Shelves	60"x15"x30"
BCC3	16	Bookcase, 3 Shelves	60"x15"x42"
BCC4	16	Bookcase, 4 Shelves	60"x15"x54"
BCC5	16	Bookcase, 5 Shelves	60"x15"x66"
BCC6	16	Bookcase, 6 Shelves	60"x15"x78"
BCC7	16	Bookcase, 7 Shelves	60"x15"x90"
CCA1	12	Card Storage Cabinet, 10 Drawer	20"x30"x29"
CCB1	12	Card Storage Cabinet, 20 Drawer	20"x30"x52"

STATE TREASURER
Space Standards Library

STATE OF WASHINGTON PROJECT REPORT 2003

Space Code	Std. NSF	Description	Size (WxDxH)
CTA1	24	Computer Table	48"x30"x27"
CTB1	36	Computer Table	72"x30"x27"
DCA1	15	Data Storage Cabinet	36"x18"x36"
DCA2	15	Data Storage Cabinet	36"x18"x51"
DCA3	15	Data Storage Cabinet	36"x18"x67"
DCA4	15	Data Storage Cabinet	36"x18"x83"
DCB1	18	Data Storage Cabinet	42"x18"x36"
DCB2	18	Data Storage Cabinet	42"x18"x51"
DCB3	18	Data Storage Cabinet	42"x18"x67"
DCB4	18	Data Storage Cabinet	42"x18"x83"
DCC1	20	Data Storage Cabinet	48"x18"x36"
DCC2	20	Data Storage Cabinet	48"x18"x51"
DCC3	20	Data Storage Cabinet	48"x18"x67"
DCC4	20	Data Storage Cabinet	48"x18"x83"
DRA1	15	Data Storage Rack, Rolling	39"x16"x48"
DRB1	9	Shredded Data Rack, Rolling	42"x30"x73"
MCA1	12	Microfiche Storage Cabinet, 10 Drw	20"x30"x29"
MCB1	12	Microfiche Storage Cabinet, 20 Drw	20"x30"x52"
PR1	12	Laser Jet Printer w/stand	30"x34"x54"
PSA1	13	Printer Stand	30"x30"x29"
PSA2	26	Printer Stand, with Receiving Rack	30"x44"x29"
PSB1	20	Printer Stand	48"x30"x29"
PSB2	36	Printer Stand, with Receiving Rack	48"x44"x29"
SM1	40	Service Module	96"x30"x64"
TCA1	11	Tape Storage Cabinet, with Doors	30"x14"x36"
TCA2	11	Tape Storage Cabinet, with Doors	30"x14"x51"
TCA3	11	Tape Storage Cabinet, with Doors	30"x14"x67"
TCA4	11	Tape Storage Cabinet, with Doors	30"x14"x83"
TCB1	13	Tape Storage Cabinet, with Doors	42"x14"x36"
TCB2	13	Tape Storage Cabinet, with Doors	42"x14"x51"
TCB3	13	Tape Storage Cabinet, with Doors	42"x14"x67"
TCB4	13	Tape Storage Cabinet, with Doors	42"x14"x83"
TCC1	15	Tape Storage Cabinet, with Doors	48"x14"x36"
TCC2	15	Tape Storage Cabinet, with Doors	48"x14"x51"
TCC3	15	Tape Storage Cabinet, with Doors	48"x14"x67"
TCC4	15	Tape Storage Cabinet, with Doors	48"x14"x83"
TRA1	11	Tape Storage Rack	36"x14"x73"
TRB1	13	Tape Storage Rack	42"x14"x73"
TRC1	15	Tape Storage Rack	48"x14"x73"

STATE TREASURER
Space Standards Library

STATE OF WASHINGTON PROJECT REPORT 2003

Space Code	Std. NSF	Description	Size (WxDxH)
FLA2	10	File Cabinet, Lateral 2 Drawer	30"x18"x29"
FLA3	10	File Cabinet, Lateral 3 Drawer	30"x18"x42"
FLA4	10	File Cabinet, Lateral 4 Drawer	30"x18"x52"
FLA5	10	File Cabinet, Lateral 5 Drawer	30"x18"x60"
FLB2	12	File Cabinet, Lateral 2 Drawer	36"x18"x29"
FLB3	12	File Cabinet, Lateral 3 Drawer	36"x18"x42"
FLB4	12	File Cabinet, Lateral 4 Drawer	36"x18"x52"
FLB5	12	File Cabinet, Lateral 5 Drawer	36"x18"x60"
FLC2	14	File Cabinet, Lateral 2 Drawer	42"x18"x29"
FLC3	14	File Cabinet, Lateral 3 Drawer	42"x18"x42"
FLC4	14	File Cabinet, Lateral 4 Drawer	42"x18"x52"
FLC5	14	File Cabinet, Lateral 5 Drawer	42"x18"x60"
FLD2	16	File Cabinet, Lateral 2 Drawer	48"x18"x29"
FLD3	16	File Cabinet, Lateral 3 Drawer	48"x18"x42"
FLD4	16	File Cabinet, Lateral 4 Drawer	48"x18"x52"
FLD5	16	File Cabinet, Lateral 5 Drawer	48"x18"x60"
FLSP	0	File Cabinet, Lateral, Special	See Program
FOA1	11	File Cabinet, Open, Letter	36"x12"x80"
FOA2	11	File Cabinet, Open, Letter	36"x12"x90"
FOA3	14	File Cabinet, Open, Letter	48"x12"x80"
FOA4	14	File Cabinet, Open, Letter	48"x12"x90"
FOB1	12	File Cabinet, Open, Legal	36"x15"x80"
FOB2	12	File Cabinet, Open, Legal	36"x15"x90"
FOB3	15	File Cabinet, Open, Legal	48"x15"x80"
FOB4	15	File Cabinet, Open, Legal	48"x15"x90"
FVA2	8	File Cabinet, Vertical 2 Drw Letter	15"x28"29"
FVA3	8	File Cabinet, Vertical 3 Drw Letter	15"x28"42"
FVA4	8	File Cabinet, Vertical 4 Drw Letter	15"x28"52"
FVA5	8	File Cabinet, Vertical 5 Drw Letter	15"x28"60"
FVB2	9	File Cabinet, Vertical 2 Drw Legal	18"x28"29"
FVB3	9	File Cabinet, Vertical 3 Drw Legal	18"x28"42"
FVB4	9	File Cabinet, Vertical 4 Drw Legal	18"x28"52"
FVB5	9	File Cabinet, Vertical 5 Drw Legal	18"x28"60"
FVSP	0	File Cabinet, Vertical, Special	See Program
FWA	10	File Cabinet, Wall Mounted, 1 Drw	24"x16"x13"
FWB	14	File Cabinet, Wall Mounted, 1 Drw	36"x16"x13"
FWC	19	File Cabinet, Wall Mounted, 1 Drw	48"x16"x13"
FR42	20	File Cabinet, Rotary x2 Unit (42"w)	42"x30"x84"
	1.5	Archive/Bankers Box (125lf)	16"x13"x10.5"
PC1	30	Photocopier, Small, with Base	48"x26"
PC2	42	Photocopier, Medium, with Base	60"x36"
PC3	172	Photocopier, Large, with Base	136"x126"

STATE TREASURER
Space Standards Library

STATE OF WASHINGTON PROJECT REPORT 2003

Space Code	Std. NSF	Description	Size (WxDxH)
ISA1	9	Industrial Shelving, Open	36"x12"x72"
ISA2	11	Industrial Shelving, Open	36"x18"x72"
ISA3	12	Industrial Shelving, Open	36"x24"x72"
ISB1	11	Industrial Shelving, Open	42"x12"x72"
ISB2	13	Industrial Shelving, Open	42"x18"x72"
ISB3	14	Industrial Shelving, Open	42"x24"x72"
ISC1	12	Industrial Shelving, Open	48"x12"x72"
ISC2	14	Industrial Shelving, Open	48"x18"x72"
ISC3	16	Industrial Shelving, Open	48"x24"x72"
SCA1	12	Storage Cabinet, 2 Door	36"x12"x72"
SCA2	14	Storage Cabinet, 2 Door	36"x18"x72"
SCA3	15	Storage Cabinet, 2 Door	36"x24"x72"
SCB1	15	Storage Cabinet, 2 Door	42"x12"x72"
SCB2	17	Storage Cabinet, 2 Door	42"x18"x72"
SCB3	20	Storage Cabinet, 2 Door	42"x24"x72"
SCC1	18	Storage Cabinet, 2 Door	48"x12"x72"
SCC2	20	Storage Cabinet, 2 Door	48"x18"x72"
SCC3	22	Storage Cabinet, 2 Door	48"x24"x72"
SSA1	9	Storage Shelving, Closed Back/Ends	36"x12"x72"
SSA2	11	Storage Shelving, Closed Back/Ends	36"x18"x72"
SSA3	12	Storage Shelving, Closed Back/Ends	36"x24"x72"
SSB1	11	Storage Shelving, Closed Back/Ends	42"x12"x72"
SSB2	13	Storage Shelving, Closed Back/Ends	42"x18"x72"
SSB3	14	Storage Shelving, Closed Back/Ends	42"x24"x72"
SSC1	12	Storage Shelving, Closed Back/Ends	48"x12"x72"
SSC2	14	Storage Shelving, Closed Back/Ends	48"x18"x72"
SSC3	16	Storage Shelving, Closed Back/Ends	48"x24"x72"
WCA1	14	Work Counter, Access 1 Side	36"x24"x36"
WCA2	14	Work Counter, Access 1 Side	36"x24"x42"
WCA3	15	Work Counter, Access 1 Side	36"x30"x36"
WCA4	15	Work Counter, Access 1 Side	36"x30"x42"
WCA5	24	Work Counter, Access 1 Side	48"x30"x36"
WCA6	26	Work Counter, Access 1 Side	48"x30"x42"
WCA7	34	Work Counter, Access 1 Side	48"x36"x36"
WCA8	34	Work Counter, Access 1 Side	48"x36"x42"
WCB1	21	Work Counter, Access 2 Sides	36"x24"x36"
WCB2	21	Work Counter, Access 2 Sides	36"x24"x42"
WCB3	23	Work Counter, Access 2 Sides	36"x30"x36"
WCB4	23	Work Counter, Access 2 Sides	36"x30"x42"
WCB5	32	Work Counter, Access 2 Sides	48"x30"x36"
WCB6	32	Work Counter, Access 2 Sides	48"x30"x42"
WCB7	34	Work Counter, Access 2 Sides	48"x36"x36"
WCB8	34	Work Counter, Access 2 Sides	48"x36"x42"

STATE TREASURER
Space Standards Library

STATE OF WASHINGTON PROJECT REPORT 2003

Space Code	Std. NSF	Description	Size (WxDxH)
STA1	30	Drafting Table, Small	60"x30"x29"
STA2	36	Drafting Table, Medium	72"x30"x29"
STA3	46	Drafting Table, Large	84"x36"x29"
STB1	30	Layout Table, Small	60"x36"x29"
STB2	46	Layout Table, Medium	84"x42"x29"
STB3	74	Layout Table, Large	126"x48"x29"
STC1	26	Light Table	48"x42"x29"
WTA1	25	Work Table, Access 1 Side	60"x30"x29"
WTA2	38	Work Table, Access 1 Side/1 End	60"x30"x29"
WTA3	50	Work Table, Access 1 Side/2 Ends	60"x30"x29"
WTA4	75	Work Table, Access All 4 Sides	60"x30"x29"
WTA5	38	Work Table, Access 2 Sides	60"x30"x29"
WTA6	56	Work Table, Access 2 Sides/1 End	60"x30"x29"
WTB1	33	Work Table, Access 1 Side	72"x30"x29"
WTB2	47	Work Table, Access 1 Side/1 End	72"x30"x29"
WTB3	61	Work Table, Access 1 Side/2 Ends	72"x30"x29"
WTB4	88	Work Table, Access All 4 Sides	72"x30"x29"
WTB5	45	Work Table, Access 2 Sides	72"x30"x29"
WTB6	68	Work Table, Access 2 Sides/1 End	72"x30"x29"
MIA1	36	Flat File	54"x36"
MIB1	0	Movable File	See Program
MIC1	18	Vertical Plan Holder	48"x36"
MID1	12	Coat Rack	48"x18"
MIE1	15	Fax Machine	36"x30"
CSA1	12	Chair	33"x33"
CSB1	25	Sofa, Seats 2	66"x33"
CSC1	36	Sofa, Seats 3	96"x33"
CSD1		Not Used	
CSE1	7	Tandem Seat	18"x18"
CSF1	8	Tablet Arm Chair	24"x24"
CSG1	99	Dining Table - Seat 6 each	11'x9'
KEA1	17	Refrigerator	33"x30"
KEB1	26	Kitchen Unit	51"x24"x87"
KEC1	41	Coffee Station	90"x24"
KED1	77	Kitchenette	168"x24"
KEE1	15	Vending Machine	36"x60"
ER	0	Enclosed Room	
NIWS	0	Not In Workstation	
OE	0	Operating Equipment	
Open	0	Open Area	
SE	0	Special Equipment	

Furniture Summary

FURNITURE SUMMARY REPORT

STATE OF WASHINGTON PROJECT REQUEST REPORT 2003

Furniture/ Equipment Budget Estimates are approximate and were developed on the base price as follows:

\$ 4,800.00 Per workstation, including freight, delivery and installation.

Total workstation count 146

Total cost

\$ 700,800.00

\$ 4,500.00 Per private office, including freight, delivery and installation.

Total private offices count 47

Total cost

\$ 211, 500.00

\$ 16,500.00 Building Conference Room, including freight, delivery, and installation.

\$ 24,000.00 Building Training Room, including freight, delivery, and installation.

\$ 15,000.00 Lobby Area, including freight, delivery, and installation.

\$ 2,600.00 Two Interview Room

\$ 20,000.00 OIC/S.T. Conference Rooms

\$ 1,500.00 Agency Reception seating

\$ 20,000.00 Building Lunchroom

\$ 2,000.00 Wellness Rooms

\$ 180,000.00 Filing, Storage Cabinets, Bookcases, worktables, approximately 360 pieces. Including freight, delivery, installation

Estimated Total

\$ 1,193,900.00

**this does not include copiers, printers, faxes, projectors,
dvd, t.v.'s**

West Campus Outline Specification

SYSTEM FORMAT OUTLINE SPECIFICATIONS

UNIFORMAT

12 Division "Systems" Format

Outline Specifications

State of Washington Office Building for the West Campus

Owner: State of Washington

Architect: BJSS Duarte Bryant

Civil Engineer: Entranco

Landscape Architect: NA

Interior Designer: NA

Structural Engineer: NA

Mechanical Engineer: Hargis Engineers

Electrical Engineer: Hargis Engineers

Cost Estimator: C3 MANAGEMENT GROUP, INCORPORATED

SYSTEM FORMAT OUTLINE SPECIFICATIONS

0.0 GENERAL

BIDDING

The project will be a GCCM process.

FORM OF AGREEMENT/GENERAL CONDITIONS:

Form of Contract: State of Washington Contract format.

Bonds: GC furnish 100% Performance and 100% Labor and Material Bonds.

Retainage: 5%.

**Contractor's
Liability Insurance:** \$1,000,000 each and aggregate minimum.

**Owner's
Liability Insurance:** per General Conditions.

**Property
Insurance:** Owner shall purchase All Risk Builders' Risk.

**Building and
Mechanical Permits
By Owner:** All other permits by Contractor.

Wage Rates: Prevailing Wages

SYSTEM FORMAT OUTLINE SPECIFICATIONS

GENERAL REQUIREMENTS:

Summary of Work: The project will be a new office building located on the West Capitol Campus in Olympia Washington. The building will contain approximately 120,000 gross square feet of office space on three floors. This will be a permanent structure on campus with an expected usable life of 50 to 100 years. Loading and parking space will be provided on levels below the building. Portions of the parking structure will extend to the north beyond the limit of the office-building footprint. The parking structure will contain approximately 450 parking spaces. The first level of the loading and parking structure will be one half level below grade the remaining two levels will be below grade

Estimated Construction

Duration: 22 months.

Anticipated Start

Date: Spring 2006.

Limitations on Site

Use:

Staging area and parking availability is limited on the site. A staging area will be identifies at a location with the area of the capital campus for construction trailers. Materials will need to be located off campus at the contractors choosing. Only limited lay-down space will be possible.

The State will continue to use adjacent office buildings, street network and grounds.

Working Hours and Noise:

No special restrictions.

Codes:

Current Building codes and standards.

SYSTEM FORMAT OUTLINE SPECIFICATIONS

GENERAL REQUIREMENTS (Continued):

Temporary Facility:

Temporary facilities provided by the Contractor. Water, sewer, electric and telephone are installed to site. Extension, meters and connections by the Contractor. Payment for reasonable amounts of water and power shall be by the Owner. Telephone shall be paid by the Contractor.

Protect existing trees with chain link fencing.

Job Office: Contractors shall provide temporary job office.

Site Control: Contractor shall provide a fence completely enclosing the project site.

Telephone with answering machine, computer network connections and FAX shall be provided by Contractor.

Temporary fire protection and barriers by Contractor.

Parking: Not Available on site.

Safety: Contractor's sole responsibility.

FOUNDATIONS

Soils: Glacial till.

Footings & Foundations: Conventional Cast-in-place, reinforced 3000-psi concrete.

Excavation & Backfill:

Excavation as required for project.

Remove excess excavation spoils from the site.

Compact fill:

Against foundation walls, in trenches and below SOG and paving-95%.

General site and against retaining walls-90%.

Landscape areas-80 to 85%.

Dampproofing

Foundation. Drain board and waterproof membrane on primed foundation wall

Drainage: 4" perforated PVC around entire periphery of building.

Wrap filter fabric around drainage fill. Route drain line to sump pit.

SYSTEM FORMAT OUTLINE SPECIFICATIONS

SUBSTRUCTURE

Slab on Grade: Elevator pit and other pads-4" WWR reinforced concrete with reinforced vapor barrier.

SUPERSTRUCTURE

Elevated Floors (office building)

Floor 1 of office building to be cast in-place waffle slab with minimum slab thickness of 8 inches between webs.

Floors 2 and 3 to be poured in place concrete on concrete columns and beams

Roofs:

Prefabricated metal trusses, with metal decking to form mechanical enclosure on.

Concrete plank with topping slab.

Roof Insulation:

Sloped Roof: R-30 rigid.

Flat Roof: R-38 batt insulation.

Stairs:

Interior: Metal pan concrete filled.

SYSTEM FORMAT OUTLINE SPECIFICATIONS

EXTERIOR CLOSURE

Walls:

1-hour rated, cut limestone exterior cladding, cavity wall.

1" air space.

Water proofing membrane on 5/8" composition cement sheathing panels

2 x 6 structural steel studs 16" o.c.

CMU where shown on drawings.

R-19 fiberglass batt insulation.

6-mil polyethylene vapor barrier.

GWB interior.

Exterior Soffits:

¾ inch Portland cement stucco on wire lath

1 ½ " inch Portland cement stucco on security wire lathe at the ceiling of the first parking level.

Doors:

Public entries: Glazed aluminum rim door, 8' ht, with floor closers, bronze thresholds. Panic devices.

Service doors: Hollow metal doors and frames.

Overhead door at garage: Commercial grade, coiling metal, motorized.

Windows: Thermally broken, Bronze, with Solar bronze ¾" insulating glass.

SYSTEM FORMAT OUTLINE SPECIFICATIONS

ROOFING

Roof Coverings:

Flat roofs: Single ply.
Sloped roofs: 22 gauge standing seam copper or tern metal roofing.

INTERIOR CONSTRUCTION

Partitions:

All partitions and shafts shall be 1-hour rated fire resistive construction.

**Typical partition,
Not sound rated:** 5/8" Type "X" gypsum wallboard each side on metal studs
Metal studs at 16" o.c. 2 x 6's at plumbing at shear walls.

Wall between typical rooms

Remainder of

Building: 2 x 6 metal studs with 5/8" Type "X" gypsum wallboard each side, one additional layer on one side, cavity filled with acoustical batt.

Partition at Public

Restrooms: Add one layer on GWB to one side of typical partition.

Shaftwall: 1-hour rated gypsum shaftwall system using C-H metal studs, 1" coreboard, and 5/8" GWB on at least one side of exhaust shafts and elevator hoistway.

Attic Draftstop

Walls: 1/2" GWB one-side on metal studs 16" o.c., located at 60' maximum intervals, with self-closing access doors between compartments.

Interior Doors:

Interior Doors in

Public Areas: 1-3/4" thick solid core panel doors, premium grade, white oak. Stain and varnish finish. Closers at rated doors.

SYSTEM FORMAT OUTLINE SPECIFICATIONS

INTERIOR CONSTRUCTION (Continued)

Access Doors: Allow for total of eight (8) wall or ceiling fire-rated flush metal access doors. 24" x 24", UL labeled, with key operated locks, factory primed, for drywall construction.

Wall Finishes:

Typical: Painted, smooth finish gypsum wallboard. Scrubbable Acrylic latex satin paint in typical rooms. Alkyd enamel in eggshell gloss in lunch, toilet rooms, locker rooms, mechanical and service spaces.

Ceramic Tile:

Toilet room walls: 4-1/4" x 4-1/4" glazed ceramic tile, thinset on water resistant GWB. White colored grout. Surface bullnose at edges, butted joints at inside at corners. Coved ceramic base at all walls.

Cut Limestone Paneling: Foyer / lobby and in main corridor on first floor

Soundsoak acoustical wall panels, 1" fiberglass, fabric covered in large conference rooms and meeting rooms.

4" resilient base at typical offices lower level.

Floor Finishes:

Stone: Main entrance and vestibule.

Sealed Concrete

Slab: Mechanical spaces.

Resilient Flooring: Hallways, storage.

Ceramic Tile: Bathrooms.

Carpet and Pad: At all spaces not listed above. Level loop 32 oz.

Ceiling Finishes:

Wood Ceilings: Lobby and foyer.

Acoustic Lay-In: 2 x 4 at offices, 2 x 2 at conference rooms.

GWB Ceilings: At all spaces not listed above-5/8" Type "X" GWB,

SYSTEM FORMAT OUTLINE SPECIFICATIONS
INTERIOR CONSTRUCTION (Continued)

smooth finish. On resilient channels where below another floor on below or near attic mechanical department.

Casework:

Plastic Laminate Base and Uppers for 50% of total.

Solid Wood Base and Upper for 50% of total

Manufactured stone counter tops at wood casework

Manufactured stone window sills

Plastic Laminate counter tops at Plastic Laminate casework

CONVEYING

2 Hydraulic passenger elevators 3-stop (office building levels)

2 Hydraulic passenger elevators 4-stop (Parking garage levels to ground floor)

1 Hydraulic freight elevator 2-stop (loading dock level to ground floor)

MECHANICAL

Plumbing:

Basic Plumbing

Fixture Count: 35 based upon UPC.

Special Plumbing: 1 eye wash stations.

HVAC:

Basic air system to be rooftop package AHU's with standard ductwork and VAV boxes.

DDC controls.

SYSTEM FORMAT OUTLINE SPECIFICATIONS

Hydraulic hot water system to VAV boxes.

Chilled water-cooling; 50 tons.

The computer room requires a separate HVAC system.

Separate air conditioning for the elevator equipment room(s)

ELECTRICAL

Service & Distribution: x000 AMP service.

Lighting & Power: Standard office grade.

ELECTRICAL (Continued)

Special Electrical:

Telephone:

Fire Alarm System:

Data/Computer Cabling:

Sound System:

Video Security:

Duress Security

SYSTEM FORMAT OUTLINE SPECIFICATIONS

SPECIALITIES AND EQUIPMENT

Film Screen: Built-in video and sound system.

Fire Extinguishers and Cabinets: Provide forty-five (45) recessed cabinets and extinguishers.
Potter-Roemer cabinet with white full glass door.
5# 2A:10B:C extinguishers.

Mirrors: Full width of vanity at public toilet rooms.

Toilet Room Accessories: Typical commercial stainless steel accessories by Bobrick or similar, including grab bar sets.

Lockers: 80 full height, bench.

Toilet Partitions: stone or manufactured stone

Entry Mats: Stainless steel grate walk off mat main entry
Rubber walkoff mats at all other entries

Seating: NA.

SITWORK

Earthwork:

The following are included as part of the work:
Building removal
Clear and grub
Excavation
Fill as required, compacting to 80-85%.
Grading of the site.

Landscaping:

Landscaping at building perimeter to street

SYSTEM FORMAT OUTLINE SPECIFICATIONS

Utilities:

Water, 4" water supply 300lf

8" concrete sanitary sewer, 400lf
Storm sewer connect to existing 400lf

Electrical service-5 KV secondary 500 LF.

Roads & Parking:

Road repairs 3" asphalt/ 8" base typical.

Site Improvements:

Benches.

Sidewalks 4".

END OF OUTLINE SPECIFICATIONS

East Campus Outline Specification

SYSTEM FORMAT OUTLINE SPECIFICATIONS

UNIFORMAT

12 Division "Systems" Format

Outline Specifications

State of Washington Office Building for the East Campus

Owner: State of Washington

Architect: BJSS Duarte Bryant

Civil Engineer: Entranco

Landscape Architect: NA

Interior Designer: NA

Structural Engineer: NA

Mechanical Engineer: Hargis Engineers

Electrical Engineer: Hargis Engineers

Cost Estimator: C3 MANAGEMENT GROUP, INCORPORATED

SYSTEM FORMAT OUTLINE SPECIFICATIONS

0.0 GENERAL

BIDDING

The project will be a GCCM process.

FORM OF AGREEMENT/GENERAL CONDITIONS:

Form of Contract: State of Washington Contract format.

Bonds: GC furnish 100% Performance and 100% Labor and Material Bonds.

Retainage: 5%.

**Contractor's
Liability Insurance:** \$1,000,000 each and aggregate minimum.

**Owner's
Liability Insurance:** per General Conditions.

**Property
Insurance:** Owner shall purchase All Risk Builders' Risk.

**Building and
Mechanical Permits
By Owner:** All other permits by Contractor.

Wage Rates: Prevailing Wages

SYSTEM FORMAT OUTLINE SPECIFICATIONS

GENERAL REQUIREMENTS:

Summary of Work: The project will be a new office building located on the East Capitol Campus in Olympia Washington. The building will contain approximately 140,000 gross square feet of office space on three floors. This will be a permanent structure on campus with an expected usable life of 50 to 100 years. Loading space will be provided adjacent to the building at a lower level. Warehouse space and receiving will be under the building foot print. Parking will be accommodated in the existing parking garage to the east with a pedestrian connection to the new building below grade. A lobby below the first floor will provide access to stairs and elevators to the ground level.

Estimated Construction

Duration: 22 months.

Anticipated Start

Date: Spring 2006.

Limitations on Site

Use:

Contractor staging areas will be available on the site. Limited contractor parking will be available some additional accommodation will be required for heavy use days.

The State will continue to use adjacent office buildings, street network and grounds.

Working Hours and Noise:

No special restrictions.

Codes:

Current Building codes and standards.

SYSTEM FORMAT OUTLINE SPECIFICATIONS

GENERAL REQUIREMENTS (Continued):

Temporary Facility:

Temporary facilities provided by the Contractor. Water, sewer, electric and telephone are installed to site. . Extension, meters and connections by the Contractor. Payment for reasonable amounts of water and power shall be by the Owner. Telephone shall be paid by the Contractor.

Protect existing trees with chain link fencing.

Job Office: Contractors shall provide temporary job office.

Site Control: Contractor shall provide a fence completely enclosing the project site.

Telephone with answering machine, computer network connections and FAX shall be provided by Contractor.

Temporary fire protection and barriers by Contractor.

Parking: Not Available on site.

Safety: Contractor's sole responsibility.

FOUNDATIONS

Soils: Glacial till.

Footings &

Foundations: Conventional Cast-in-place, reinforced 3000-psi concrete.

Foundation placed along the east side of the building will need to be supported on piles to avoid imposing lateral loads on the existing parking garage structure.

Excavation & Backfill:

Excavation as required for project. .

Remove excess excavation spoils from the site.

Compact fill:

Against foundation walls, in trenches and below SOG and paving-95%.

General site and against retaining walls-90%.

Landscape areas-80 to 85%.

Dampproofing

Foundation. Drain board and waterproof membrane on primed foundation wall

Drainage: 4" perforated PVC around entire periphery of building.

SYSTEM FORMAT OUTLINE SPECIFICATIONS

Wrap filter fabric around drainage fill. Route drain line to sump pit.

SUBSTRUCTURE

Slab on Grade: Elevator pit and other pads-4" WWR reinforced concrete with reinforced vapor barrier.

SUPERSTRUCTURE

Elevated Floors (office building)

Floor 1 of office building over receiving areas and basement levels to be poured in-place concrete slab on concrete columns and beams

Floors 2 and 3 to be poured in place concrete slab on concrete columns and beams

Roofs:

Prefabricated metal trusses, with metal decking to form mechanical enclosure on.

Concrete plank with topping slab.

Roof Insulation:

Sloped Roof: R-30 rigid.

Flat Roof: R-38 batt insulation.

Stairs:

Interior: Metal pan concrete filled.

SYSTEM FORMAT OUTLINE SPECIFICATIONS

EXTERIOR CLOSURE

Walls:

1-hour rated, cut limestone exterior cladding, cavity wall.

1" air space.

Water proofing membrane on 5/8" composition cement sheathing panels

2 x 6 structural steel studs 16" o.c.

CMU where shown on drawings.

R-19 fiberglass batt insulation.

6-mil polyethylene vapor barrier.

GWB interior.

Exterior Soffits:

¾ inch Portland cement stucco on wire lath

Doors:

Public entries: Glazed aluminum rim door, 8' ht, with floor closers,
bronze thresholds. Panic devices.

Service doors: Hollow metal doors and frames.

Overhead door at garage: Commercial grade, coiling metal, motorized.

Windows: Thermally broken, Bronze, with Solar bronze ¾"
insulating glass.

ROOFING

Roof Coverings:

Flat roofs: Single ply.

Sloped roofs: 22 gauge standing seam copper or tern metal roofing.

SYSTEM FORMAT OUTLINE SPECIFICATIONS

INTERIOR CONSTRUCTION

Partitions:

All partitions and shafts shall be 1-hour rated fire resistive construction.

Typical partition,

Not sound rated: 5/8" Type "X" gypsum wallboard each side on metal studs

Metal studs at 16" o.c. 2 x 6's at plumbing at shear walls.

Wall between typical rooms

Remainder of

Building: 2 x 6 metal studs with 5/8" Type "X" gypsum wallboard each side, one additional layer on one side, cavity filled with acoustical batt.

Partition at Public

Restrooms: Add one layer on GWB to one side of typical partition.

Shaftwall:

1-hour rated gypsum shaftwall system using C-H metal studs, 1" coreboard, and 5/8" GWB on at least one side of exhaust shafts and elevator hoistway.

Attic Draftstop

Walls: 1/2" GWB one-side on metal studs 16" o.c., located at 60' maximum intervals, with self-closing access doors between compartments.

Interior Doors:

Interior Doors in

Public Areas: 1-3/4" thick solid core panel doors, premium grade, white oak. Stain and varnish finish. Closers at rated doors.

Access Doors:

Allow for total of eight (30) wall or ceiling fire-rated flush metal access doors. 24" x 24", UL labeled, with key operated locks, factory primed, for drywall construction.

Wall Finishes:

Typical:

Painted, smooth finish gypsum wallboard. Scrubbable

SYSTEM FORMAT OUTLINE SPECIFICATIONS

INTERIOR CONSTRUCTION (Continued)

Acrylic latex satin paint in typical rooms. Alkyd enamel in eggshell gloss in lunch, toilet rooms, locker rooms, mechanical and service spaces.

Ceramic Tile:

Toilet room walls: 4-1/4" x 4-1/4" glazed ceramic tile, thinset on water resistant GWB. White colored grout. Surface bullnose at edges, butted joints at inside at corners. Coved ceramic base at all walls.

Cut Limestone Paneling: Foyer / lobby and in main corridor on first floor

Soundsoak acoustical wall panels, 1" fiberglass, fabric covered in large conference rooms and meeting rooms.

4" resilient base at typical offices lower level.

Floor Finishes:

Stone: Main entrance and vestibule.

Sealed Concrete

Slab: Mechanical spaces.

Resilient Flooring: Hallways, storage.

Ceramic Tile: Bathrooms.

Carpet and Pad: At all spaces not listed above. Level loop 32 oz.

Ceiling Finishes:

Wood Ceilings: Lobby and foyer.

Acoustic Lay-In: 2 x 4 at offices, 2 x 2 at conference rooms.

GWB Ceilings: At all spaces not listed above-5/8" Type "X" GWB,

smooth finish. On resilient channels where below another floor on below or near attic mechanical department.

Casework:

Plastic Laminate Base and Uppers for 50% of total.

SYSTEM FORMAT OUTLINE SPECIFICATIONS
INTERIOR CONSTRUCTION (Continued)

Solid Wood Base and Upper for 50% of total

Manufactured stone counter tops at wood casework

Manufactured stone window sills

Plastic Laminate counter tops at Plastic Laminate casework

CONVEYING

2 Hydraulic passenger elevators 3-stop (office building levels)

2 Hydraulic passenger elevators 4-stop (Parking garage levels to ground floor)

1 Hydraulic freight elevator 2-stop (loading dock level to ground floor)

MECHANICAL

Plumbing:

Basic Plumbing

Fixture Count: 35 based upon UPC.

Special Plumbing: 1 eye wash stations.

HVAC:

Basic air system to be rooftop package AHU's with standard ductwork and VAV boxes.

DDC controls.

Hydraulic hot water system to VAV boxes.

Chilled water-cooling; 50 tons.

The computer room requires a separate HVAC system.

SYSTEM FORMAT OUTLINE SPECIFICATIONS

Separate air conditioning for the elevator equipment room(s)

ELECTRICAL

Service & Distribution: x000 AMP service.

Lighting & Power: Standard office grade.

Special Electrical:

Telephone:

Fire Alarm System:

Data/Computer Cabling:

Sound System:

Video Security:

Duress Security

SPECIALITIES AND EQUIPMENT

Film Screen: Built-in video and sound system.

Fire Extinguishers and Cabinets: Provide forty-five (45) recessed cabinets and extinguishers.
Potter-Roemer cabinet with white full glass door.
5# 2A:10B:C extinguishers.

Mirrors: Full width of vanity at public toilet rooms.

Toilet Room Accessories: Typical commercial stainless steel accessories by Bobrick or similar, including grab bar sets.

Lockers: 80 full height, bench.

Toilet Partitions: stone or manufactured stone

SYSTEM FORMAT OUTLINE SPECIFICATIONS
SPECIALITIES AND EQUIPMENT (continued)

Entry Mats: Stainless steel grate walk off mat main entry
Rubber walkoff mats at all other entries

Seating: NA.

SITWORK

Earthwork:

The following are included as part of the work:
Building removal
Clear and grub
Excavation
Fill as required, compacting to 80-85%.
Grading of the site.

Landscaping:

Landscaping at building perimeter to street

Utilities:

Water, 4" water supply 300lf

8" concrete sanitary sewer, 400lf
Storm sewer connect to existing 400lf

Electrical service-5 KV secondary 500 LF.

Roads & Parking:

Road repairs 3" asphalt/ 8" base typical.

Site Improvements:

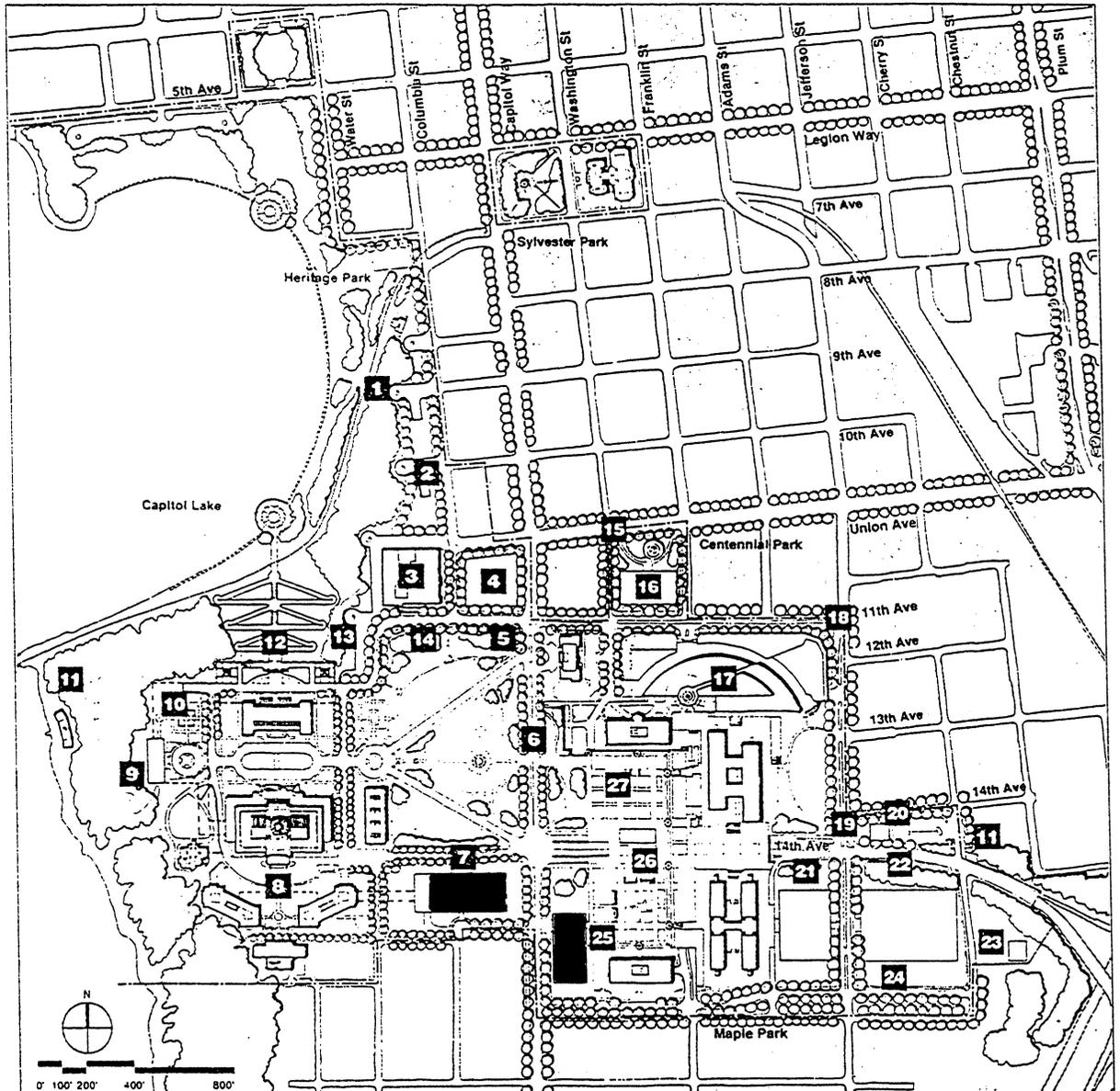
Benches.

Sidewalks 4".

END OF OUTLINE SPECIFICATIONS

1991 Master Plan

CAPITOL CAMPUS DEVELOPMENT PLAN



- | | | |
|---|--|---|
| 1 Heritage Park | 10 West Campus Garage | 20 State Agency Information Center |
| 2 Heritage Park Garage | 11 Native Forest | 21 Washington State Patrol Headquarters |
| 3 General Administration Building and Visitor Center | 12 Temple of Justice Annex and State Law Library | 22 General Office Building |
| 4 Office and Public Activity Building | 13 Removal of Existing Conservatory | 23 Buildings and Grounds Maintenance Facility |
| 5 Capitol Way Improvements | 14 West 11th Avenue Improvements | 24 Maple Park Extension |
| 6 Capitol Lawn Extension, Landscape, Paving and Streetscape | 15 Centennial Park | 25 General Office Building |
| 7 General Office Building | 16 Potential Washington State Capital Museum | 26 Pavilion Building and Exhibit Center |
| 8 Legislative Support and State Library Addition | 17 Natural Resources Building | 27 East Campus Plaza Improvements |
| 9 Conservatory and Interpretive Center | 18 Jefferson Street and 11th Avenue | |
| | 19 Tunnel and 14th Avenue | |

Campus development is intended to retain the character of the original campus plan.

Proposed Facilities

New construction proposed in the Capitol Campus master plan is described in this section. These elements have been grouped under the headings of West Campus and East Campus and are indicated by number on the development plan map on page 49. The specific design of these facilities will be the product of future planning and design review. Departures from the 1982 facilities plan are noted.

The master plan proposes a schedule for new construction on the campus, based upon requirements identified in a 1990 survey. A new construction start is proposed every one or two years through the 20-year period.

WEST CAMPUS

Heritage Park (1)

Develop Heritage Park on Capitol Lake and incorporate this feature within the Capitol Campus boundary. Heritage Park provides a landscaped promenade physically connecting the Capitol Campus to Percival Landing and downtown Olympia, a key element in Wilder and White's original campus plan. Special park features may celebrate Washington's history, ecology and ethnic heritage. The 1982 plan notes the desirability of implementing the promenade to Puget Sound as proposed in the Wilder and White and Olmsted Brothers plans, but stops short of a specific recommendation.

Heritage Park Garage (2)

Build a Heritage Park Garage to provide underground visitor parking for the Capitol Campus with minimal visual impact on the park or the city. This garage represents an opportunity for state and city co-development.

General Administration Building and Visitor Center (3)

Renovate the facade and public areas of the General Administration Building to be more compatible with the architectural style of other West Campus buildings and incorporate a Visitor Center into the building.

Office and Public Activity Building (4)

Build an Office and Public Activity Building to create a gateway to the Capitol Campus at 11th Avenue and Capitol Way. Pedestrian street level activity will be considered on Capitol Way. Parking for visitors and employees will be provided underground. The Dawley Building is to be demolished at that time.

Capitol Way Improvements (5)

Reinforce the intersection of Capitol Way and 11th Avenue as a major gateway to the Capitol Campus through special design treatment. Improve Capitol Way as a tree-lined boulevard along its entire length to enhance the relationship between the East and West campuses and to provide a connection between the Capitol Campus and downtown Olympia. This is another state and city co-development opportunity.

Capitol Lawn Extension, Landscape, Paving and Streetscape (6)

Enhance formal landscape and paving features through improvements to the classically designed campus. Implement a campus landscape, paving and streetscape program. Extend the Capitol lawn to the east side of Capitol Way to create continuity between the East and West campuses. Remove parking from Legislative Circle.

General Office Building (7)

Provide executive offices and support facilities in a General Office Building with underground parking and a secured, underground passageway to the Legislative Building. The height of the building will be limited to the level of the existing Insurance Building to minimize visual impact on nearby residential areas and to be in scale with the Legislative Building grouping. The current Visitor Center, the Institutions Building and Press Houses will be demolished. Columbia Street will be vacated and 15th Avenue closed to through traffic from Columbia to Capitol Way to provide exclusive access to the General Office Building garage and reduce traffic on neighborhood streets. Potential occupants are portions of the staff of the Insurance Commissioner, Secretary of State, State Auditor, State Treasurer and Office of Financial Management.

The 1982 plan proposed a building on a site west of the Legislative Building and the Temple of Justice. The idea was to locate a building to terminate the east/west axis of the Legislative Circle and to represent three branches of government in a single grouping. In the 1991 plan, the location of the Executive Building is moved to a site south of the Capitol lawn at 14th Avenue and Capitol Way. Concerns about locating an Executive Office Building on the proposed 1982 site stemmed from potential traffic problems generated by adding a large number of employees at the far western side of the campus, its relative inaccessibility for visitors, the incompatibility of such a building with the character of the Governor's Mansion, the visual impact of blocking western views from the Legislative Circle, and the potential of overpowering or disrupting the view of the Legislative Building grouping.

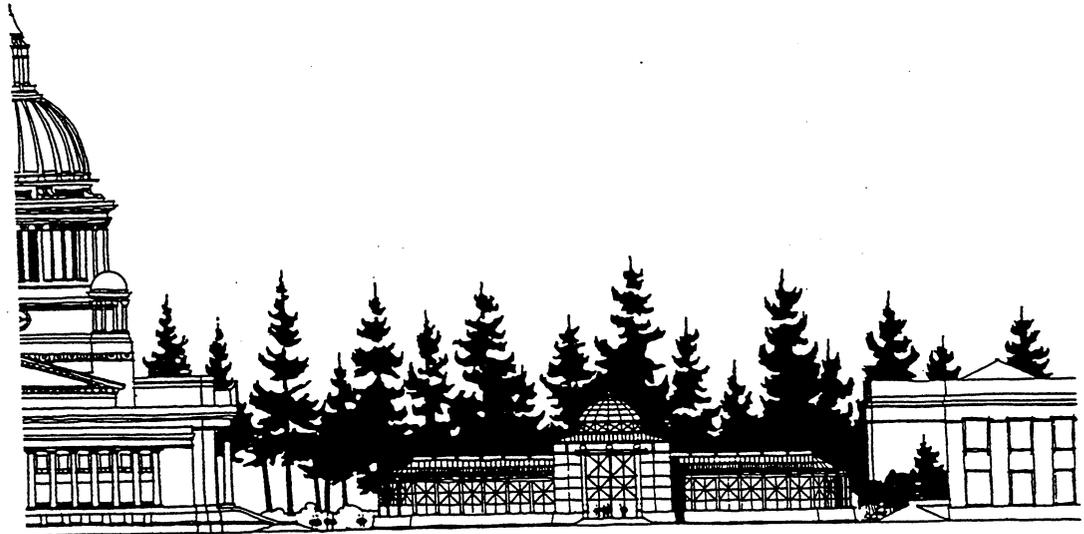
Legislative Support and State Library Addition (8)

Build the Legislative Support and State Library Addition underground with a pedestrian connection to the Legislative Building. This building consolidates Legislative support services and allows the Library to accommodate future growth in one building. Landscaping is proposed to replace existing surface parking.

Conservatory and Interpretive Center (9)

Build a new Conservatory and Interpretive Center west of the Legislative Circle. The Conservatory and Interpretive Center will provide an environmental interpretive center and help visitors experience the state's natural heritage. This feature visually terminates the east/west axis of the Olmsted Brothers plan. Construction of the Conservatory and Interpretive Center allows for removal of the existing Conservatory without losing this visitor attraction on the West Campus. The 1982 plan proposed an East Campus location for the Conservatory.

CONSERVATORY AND INTERPRETIVE CENTER



The new Conservatory Building would visually terminate the east-west axis created by the Olmsted Brothers and add a visitor attraction to the West Campus.

West Campus Garage (10)

Build the underground West Campus Garage west of the Temple of Justice to relieve parking shortages on the West Campus. Connect the Legislative Building, the Temple of Justice and the General Office Building with pedestrian tunnels. Landscape the garage roof with a rose garden reminiscent of the Olmsted Brothers plan, with a new vehicular turn-around in front of the Conservatory and Interpretive Center. Incorporate a helicopter pad into the landscaping. Remove existing surface parking and maintenance storage yard.

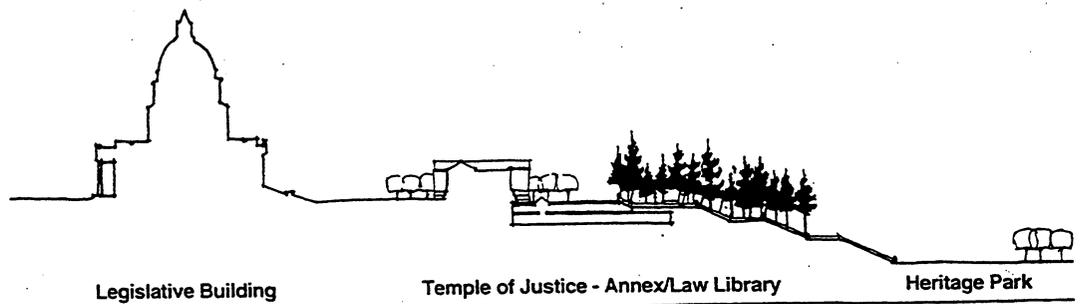
Native Forest (11)

Create and maintain a Native Forest to form an Arboretum on the western edge of the campus and the eastern gateway approach from Interstate 5. The Native Forest will provide a backdrop of indigenous trees and shrubs essential to the concept of the Legislative Building grouping as a "Clearing in the Forest." This is a more extensive planting of evergreens than proposed by the 1982 plan.

Temple of Justice Annex and State Law Library (12)

Build the below-grade Temple of Justice Annex and State Law Library into the bluff north of the existing Temple of Justice and incorporate it into the pedestrian connection to Heritage Park. A pedestrian tunnel connects the Legislative Building and the Temple of Justice. Offices on the north side of the building will have natural light. Landscape treatment on the slope is based on Wilder and White's design concept from 1911.

TEMPLE OF JUSTICE ANNEX



The landscape treatment on the slope is based on Wilder and White's design concept from 1911.

Removal of Existing Conservatory (13)

Remove the existing conservatory to take advantage of views of Capitol Lake, Puget Sound and Olympic Mountains. This will take place after the completion of the new Conservatory and Interpretive Center.

West 11th Avenue Improvements (14)

Widen and smooth the curves of 11th Avenue west of Capitol Way to provide better access to the West Campus Parking Garage.

EAST CAMPUS

Centennial Park (15)

Enhance Centennial Park and its centerpiece, the historic Daniel J. Evans Redwood. Depending on the siting of the Washington State Capital Museum, expand the park to a full block. Acquire and remove existing structures. Provide a bus drop-off for visitors on 11th Avenue.

Potential Washington State Capital Museum (16)

Consider locating the Washington State Capital Museum at Centennial Park on 11th Avenue, between Washington and Franklin streets, as a gateway facility with interpretive exhibits and information for Capitol Campus and Capital City visitors. The 1982 master plan recommended a location for the Washington State Capital Museum in the Old Thurston County Courthouse. The courthouse has been leased to a private developer for office use and is unavailable. The Museum is proposed to be sited at Centennial Park to provide a linkage between downtown and the campus and convenient pedestrian access to the campus. This site's development potential has been enhanced by the design and placement of the Natural Resources Building. The master plan does not make a specific recommendation for the museum, but suggests that Centennial Park and the Dawley property at the northwest corner of 11th Avenue and Capitol Way be considered as sites.

Natural Resources Building (17)

Complete the Natural Resources Building, Phases I and II. Phase I spans Franklin Street and adds a pedestrian bridge across 12th Avenue that connects the Natural Resources Building to the existing East Campus Plaza. Build Phase II and structured parking to the 11th Avenue property line.

Jefferson Street and 11th Avenue (18)

Improve Jefferson Street and 11th Avenue as landscaped boulevards. These landscaped boulevards with planted center medians were proposed in the 1982 plan and signify the perimeter of the Capitol Campus. They direct motor circulation around rather than through the campus. The 1991 plan extends the landscaping on Jefferson south to Maple Park.

Tunnel and 14th Avenue (19)

Create a sense of arrival and ceremonial progression from the eastern gateway to the heart of the Capitol Campus through improvements to the tunnel and intersections along 14th Avenue.

State Agency Information Center (20)

Build a State Agency Information Center as a highly visible structure to provide quick information to motorists about the location of state facilities in the capital region. It will be accessible from Interstate 5 along 14th Avenue and have convenient highway access to off-campus state facilities in Tumwater and Lacey.

Washington State Patrol Headquarters (21)

Build the Washington State Patrol Headquarters within the perimeter park east of the Transportation Building. Planning has already begun on the building, which will house office, criminal laboratory and data-processing facilities for the State Patrol.

General Office Building (22)

Build a General Office Building with underground parking (post 2010) south of 14th Avenue and east of Jefferson Street. An above-grade employee parking facility, maintenance shops and a transit terminal were recommended in the 1982 plan. In response to evolving state needs, the 1991 plan proposes a more intensive development of the area.

Buildings and Grounds Maintenance Facility (23)

Provide a Buildings and Grounds Maintenance Facility that includes a small maintenance shop, offices for the grounds maintenance staff and equipment and material storage.

Maple Park Extension (24)

Extend Maple Park eastward as a neighborhood buffer and to improve access to the East Campus.

General Office Building (25)

Build a General Office Building (post 2010) as a gateway to the campus from the south, on Capitol Way west of the Employment Security Building.

Pavilion Building and Exhibit Center (26)

Develop a Pavilion Building and Exhibit Center on the existing East Campus Plaza Garage oriented from Capitol Way toward the Legislative Building. The location divides the expanse of the East Campus Plaza into two, more intimate, public spaces. This building, proposed in the 1982 plan, provides a gathering place for employees and visitors with meeting rooms, display areas and possible food service.

East Campus Plaza Improvements (27)

Simplify the existing planters on the East Campus Plaza and create more intimately scaled settings. A covered walkway gives human scale to the plaza and provides weather protection. Plantings preserve views of the dome of the Legislative Building and the rotunda of the Natural Resources Building.

Miscellaneous

WEST

Amortization Calculator

You may want to find out [more about this calculator](#), or read the [Frequently Asked Questions \(FAQ\)](#). This calculator was written by [Bret Whissel](#).

Almost any data field on this form may be calculated. Enter the appropriate data in each slot, leaving blank (or zero) the value that you wish to calculate, and then activate "Calculate" to update the page.

 Show Amortization Schedule
Principal: Payments per
Year: Annual
Interest Rate: Number of
Regular
Payments: Balloon
Payment: Payment
Amount: **Principal borrowed:** \$46389562.00**Annual Payments:** 12 **Total Payments:** 300**Annual interest rate:** 6.50% **Periodic interest rate:** 0.5417%**Regular Payment amount:** \$313225.64 **Final Balloon Payment:** \$0.00*Note: the following numbers are estimates. See the amortization schedule for more accurate values.***Total Repaid:** \$93967692.00**Total Interest Paid:** \$47578130.00**Interest as percentage of Principal:** 102.562%

Payment	Principal	Interest	Cum Prin	Cum Int	Prin Bal
1	61948.85	251276.79	61948.85	251276.79	46327613.15
2	62284.40	250941.24	124233.25	502218.03	46265328.75
3	62621.78	250603.86	186855.03	752821.89	46202706.97
4	62960.98	250264.66	249816.01	1003086.55	46139745.99
5	63302.02	249923.62	313118.03	1253010.17	46076443.97
6	63644.90	249580.74	376762.93	1502590.91	46012799.07
7	63989.65	249235.99	440752.58	1751826.90	45948809.42
8	64336.26	248889.38	505088.84	2000716.28	45884473.16
9	64684.74	248540.90	569773.58	2249257.18	45819788.42
10	65035.12	248190.52	634808.70	2497447.70	45754753.30
11	65387.39	247838.25	700196.09	2745285.95	45689365.91
12	65741.57	247484.07	765937.66	2992770.02	45623624.34
<hr/>					
13	66097.67	247127.97	832035.33	3239897.99	45557526.67
14	66455.70	246769.94	898491.03	3486667.93	45491070.97
15	66815.67	246409.97	965306.70	3733077.90	45424255.30
16	67177.59	246048.05	1032484.29	3979125.95	45357077.71

Amortization Calculator

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Almost any data field on this form may be calculated. Enter the appropriate data in each slot, leaving blank (or zero) the value that you wish to calculate, and then activate "Calculate" to update the page.

Calculate

Show Amortization Schedule

Principal:	<input type="text" value="50163960.00"/>	Payments per Year:	<input type="text" value="12"/>
Annual Interest Rate:	<input type="text" value="6.5000"/>	Number of Regular Payments:	<input type="text" value="300"/>
Balloon Payment:	<input type="text"/>	Payment Amount:	<input type="text" value="338710.65"/>

Principal borrowed: \$50163960.00
Annual Payments: 12 **Total Payments:** 300
Annual interest rate: 6.50% **Periodic interest rate:** 0.5417%
Regular Payment amount: \$338710.65 **Final Balloon Payment:** \$0.00
Note: the following numbers are estimates. See the amortization schedule for more accurate values.
Total Repaid: \$101613195.00
Total Interest Paid: \$51449235.00
Interest as percentage of Principal: 102.562%

Payment	Principal	Interest	Cum Prin	Cum Int	Prin Bal
1	66989.20	271721.45	66989.20	271721.45	50096970.80
2	67352.06	271358.59	134341.26	543080.04	50029618.74
3	67716.88	270993.77	202058.14	814073.81	49961901.86
4	68083.68	270626.97	270141.82	1084700.78	49893818.18
5	68452.47	270258.18	338594.29	1354958.96	49825365.71
6	68823.25	269887.40	407417.54	1624846.36	49756542.46
7	69196.05	269514.60	476613.59	1894360.96	49687346.41
8	69570.86	269139.79	546184.45	2163500.75	49617775.55
9	69947.70	268762.95	616132.15	2432263.70	49547827.85
10	70326.58	268384.07	686458.73	2700647.77	49477501.27
11	70707.52	268003.13	757166.25	2968650.90	49406793.75
12	71090.52	267620.13	828256.77	3236271.03	49335703.23
13	71475.59	267235.06	899732.36	3503506.09	49264227.64
14	71862.75	266847.90	971595.11	3770353.99	49192364.89
15	72252.01	266458.64	1043847.12	4036812.63	49120112.88
16	72643.37	266067.28	1116490.49	4302879.91	49047469.51

GARAGE

Amortization Calculator

You may want to find out [more about this calculator](#), or read the [Frequently Asked Questions \(FAQ\)](#). This calculator was written by [Bret Whissel](#).

Almost any data field on this form may be calculated. Enter the appropriate data in each slot, leaving blank (or zero) the value that you wish to calculate, and then activate "Calculate" to update the page.

 Show Amortization Schedule
Principal: Payments per Year: Annual Interest Rate: Number of Regular Payments: Balloon Payment: Payment Amount:

Principal borrowed: \$31334578.00

Annual Payments: 12 **Total Payments:** 300

Annual interest rate: 6.50% **Periodic interest rate:** 0.5417%

Regular Payment amount: \$211573.31 **Final Balloon Payment:** \$0.00

Note: the following numbers are estimates.

Total Repaid: \$63471993.00

Total Interest Paid: \$32137415.00

Interest as percentage of Principal: 102.562%

**Department of General Administration
Office of Capital Programs**

**Area Measurement Method
June 2000 (updated March 2003)**

Description	Example	Includes
Gross (G)	100,000 sq. ft.	Total area of all building floors measured from the outside face of exterior walls, excluding minor protrusions from the face. Gross does <u>not</u> include loading docks, open building attachments, interstitial spaces, unenclosed exterior balconies, and internal parking. Use only the main floor area for any high ceiling spaces such as rotundas, lobbies, gymnasiums, etc. Gross <u>includes</u> any protrusions into these high bay areas such as balconies and mezzanines.
Structural/Vertical (SV)	10,000 sq. ft.	Exterior walls and major vertical penetrations that serve more than one floor of the building such as stair wells, elevator shafts, pipe shafts, vertical duct chases and the like including their surrounding walls and columns.
Rentable (R=G - SV)	90,000 sq. ft.	Total area of all building floors measured from the predominant inside face of exterior walls minus major vertical penetrations and their surrounding walls and columns. Rentable includes minor protrusions from the inside face of exterior walls such as small pilasters and column enclosures. Rentable area is the basis for lease payments.
Core/Circulation (CC)	5,000 sq. ft.	Major corridors, restrooms, lobbies, mechanical and electrical rooms and spaces, custodial closets, building maintenance areas, etc. including their surrounding walls and columns. Includes aisles through open office areas to required fire exits or other core elements such as restrooms that serve <u>multiple</u> tenants. These aisles are assumed to be five feet wide and follow a rectilinear shortest path connection. Other more minor aisles are not part of core and circulation but are considered usable space.
Usable (U = R - CC)	85,000 sq. ft.	All occupiable floor space measured from the predominant inside face of exterior walls minus core/circulation areas and their surrounding walls.
Common (C)	10,000 sq. ft.	Auditoriums, cafeteria kitchens and seating areas, vending areas, conference rooms, lounges, break rooms, etc., measured from the predominant inside face of exterior walls, the office side of Core/Circulation spaces and the centerline of adjacent Usable spaces
Assignable (A = U - C)	75,000 sq. ft.	Total occupiable floor space, including internal circulation, walls, and columns measured from the predominant inside face of exterior walls, the office side of Core/Circulation spaces and the centerline of adjacent Usable and Common spaces. In open office areas, deduct emergency exit aisles to required fire exits. These aisles are counted as Core/Circulation.
Load Factor (LF) = R ÷ A	1.20000	Calculate load factors to five decimal places to ensure accuracy.
Efficiency Factor = U ÷ G	85%	

COMPARISON OF AREA MEASUREMENT DEFINITIONS

DEPARTMENT OF GENERAL ADMINISTRATION (GA)
 BUILDING OWNERS AND MANAGERS ASSOCIATION (BOMA)
 OFFICE OF FINANCIAL MANAGEMENT PREDESIGN INSTRUCTIONS (OFM)

TERM	GA	BOMA
Gross Area	Total area of all building floors measured from the outside face of exterior walls, excluding minor protrusions from the face. Gross does <u>not</u> include loading docks, open building attachments, interstitial spaces, unenclosed balconies, and internal parking. Use only the main floor area for any high ceiling spaces such as rotundas, lobbies, gymnasiums, etc. Gross <u>does</u> include any protrusions into these high bay areas such as balconies and mezzanines.	Called "gross building area"
Structural/Vertical	Exterior walls and major vertical penetrations that serve more than one floor of the building such as stair wells, elevator shafts, pipe shafts, vertical duct chases and the like including their surrounding walls and columns.	Same for vertical penetrations. Structural is inferred from their definition of rentable.
Rentable Area	Total area of all building floors measured from the predominant inside face of exterior walls minus major vertical penetrations and their surrounding walls and columns. Rentable includes minor protrusions from the inside face of exterior walls such as column enclosures.	Same.
Core/Circulation	Major corridors, restrooms, lobbies, mechanical and electrical rooms and spaces, custodial closets, building maintenance areas, etc. including their surrounding walls and columns.	Called "floor common area". They measure from the centerline of the surrounding walls rather than include the total thickness of the surrounding walls.
Usable Area	All occupiable floor space measured from the predominant inside face of exterior walls minus core/circulation areas and their surrounding walls.	Same, but called "floor usable area".
Common Area	Auditoriums, cafeteria seating areas, vending areas, conference rooms, lounges, break rooms, etc., including their surrounding walls, that serve all the tenants in the building.	Same, but called "building common area".
Assignable Area	Total occupiable floor space, including internal circulation, walls, and columns measured from the predominant inside face of exterior walls, the office side of Common and Core/Circulation spaces and the centerline of adjacent assignable spaces.	Not used.

GA's methodology is a simplification of the BOMA method. BOMA's is necessarily more complex because it must apply to very tall buildings where it is not reasonable to expect that the tenant on the fifth floor, for example, should pay a pro-rated share of the core/circulation and/or common spaces on the 82nd floor, and vice-versa. Thus, BOMA establishes a load factor for each floor as well a load factor for the entire building. Rentable area is determined by multiplying the usable area of each floor by both factors.

With the comparatively smaller size of the state's buildings, a single load factor is established which means all the tenants in the building pay for a pro-rated share of all the core/circulation and common spaces within the building. The reasonableness of this approach is further justified because all the tenants in a state-owned building are in the same business (state government). This is not the case in BOMA's privately owned buildings.

OFM's Predesign Manual requires the calculation of three measurements on its C-100 form:

- "Gross Square Feet" as defined by A.I.A. Document D-101. The major difference between A.I.A.'s definition and that used by GA and BOMA is the inclusion of unenclosed but roofed areas, such as covered loading docks, at 50% of their areas.
- "Net Square Feet" as defined by A.I.A. This is the same as GA's and BOMA's "Usable" area.
- "Efficiency" as the ratio of net square feet divided by gross square feet. BOMA does not concern itself with an efficiency calculation. GA's usable divided by gross = efficiency and is expressed as a percentage.