

TACOMA RHODES CENTER
Buildings Assessment
Tacoma, Washington

Prepared by

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for

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State Agreement No. 2007-003 A(1)

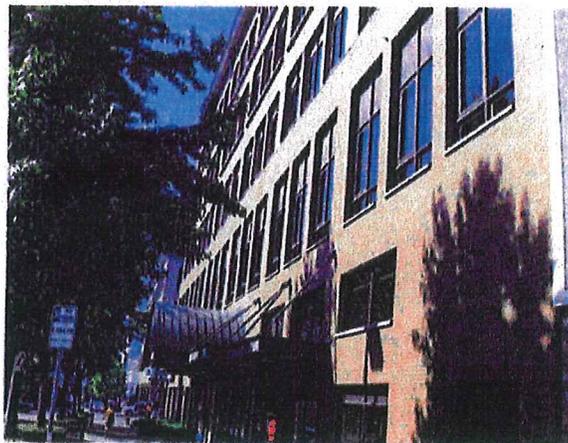


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INTERIOR DESIGN
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Tacoma Rhodes Center

Project #R06224

July 28, 2006

State No. 2007-003 (1)

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TACOMA RHODES CENTER BUILDINGS ASSESSMENT

PROJECT DESCRIPTION AND SCOPE

General Administration has requested BCRA Design and our consultant team to provide a condition assessment of all three Tacoma Rhodes Center buildings located in downtown Tacoma to determine repairs, maintenance and upgrades needed to update the center for potential sale and to determine the code level of renovation work that would trigger a full building code and seismic upgrade of the facilities by the local building code official. The goal of this study is to determine an appropriate budget for repairs and maintenance of the Rhodes Center allowing General Administration to submit a funding request to the State of Washington Legislature. The study identifies items that are in general or obvious need of repair, replacement or renovation and applies probable costs to complete each item. Final design solutions are neither implied nor intended and should be reviewed at the beginning of the design phase.

The Rhodes Center consists of three buildings including the Broadway Building, the Market Street Building and the Market Street Parking Garage. All three buildings are connected at one level by two sky bridges that cross Court C and Market Street. Recommended improvements for the sky bridges are also included within this assessment. The scope of the assessment includes an analysis of the architectural, structural, mechanical and electrical components and a review of interior improvements needed in the building common areas (lobbies, corridors and entry vestibules) and currently vacant tenant spaces to prepare them for prospective tenants. The exterior envelope of the building was reviewed for additional repairs necessary at the exterior walls, windows, doors, and the roof systems.

Our field observation notes and recommendations can be found in the individual assessment matrices contained in this report along with the estimate of projected costs. Also included within these matrices are recommended repair/maintenance items from previous reports for coordination and comparison. The cost of past report items were carried forward and included in the new cost estimate only if it could be determined that the scope of the work could be verified and had not yet been performed. Cost of these items in the new estimate carry the appropriate escalation for the projected start of construction.

It is our understanding that funding for this project will be within the 2007-2009 biennium and that the anticipated start of construction is the winter of 2007. To assist General Administration in their funding request we have prepared a State of Washington Agency/Institution Project Cost Summary (form C-100) from the cost estimate and included within the "COST ESTIMATE" section of this report.



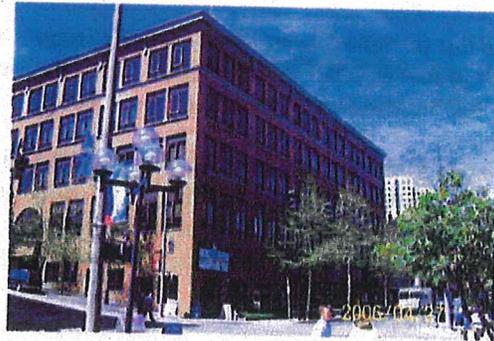
PROJECT INFORMATION

Agency Name: State of Washington, General Administration
 Agency Contact: Yelena Semenova, Senior Architect
 Subject of Assessment: Tacoma Rhodes Center, Tacoma, Washington, 98402

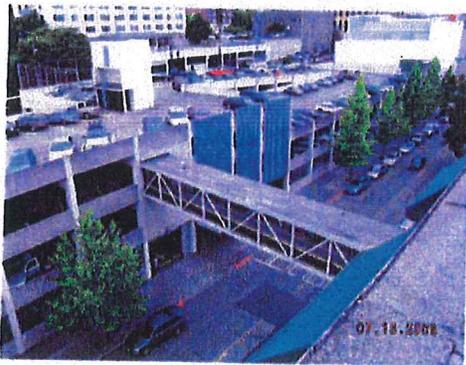
Building	Date of original Construction	Address	Parcel No.	Building Size	Basic Building Dimensions	Major Construction Materials
Broadway Building	1898	950 Broadway Street	2009060080	6 stories and basement 113,189 sf	120' x 165'	Brick masonry exterior walls with wood floors and roof structure
Market Building	Unknown	939 Market Street	2009070084	7 stories 108,000 sf	120' x 150'	South 5 story structure is masonry with wood floors and roof. North 7 story portion is reinforced concrete
Parking Structure	1960	940 Market Street	2009080051	4 levels 550 spaces	120' x 450'	Concrete, double interlocking ramp



Market Building from Market Street



Broadway Building from 11th and Broadway



Market Street Parking Garage from Market Street



Sky Bridge between Market and Broadway Buildings



FULL CODE UPGRADE REVIEW

Building Code: International Building Code 2003 as amended by Washington State Building Code (IBC 2003)

The occupancy for the Broadway Bldg and Market St. Bldg is Group B – Business and the parking garage is Group S-2 – Low-hazard storage

Type of Construction for the two office buildings is Type III – 1 hr. construction.

Type of Construction for the parking garage is Type II – B.

The code states that full compliance with the codes is required when the cost of the remodel, exclusive of foundation work, exceeds 60% of the value of the building.

The value of the building is established by multiplying the square footage of the building by a factor based on Type of Construction and Occupancy Group as published by ICC.

Based on this formula the Broadway Bldg.'s value is \$12,208,214.00 @ 60% = \$7,324,928.00
Remodeling cost estimate is \$4,909,925. The proposed scope of renovation work in this report would not trigger a full building code upgrade of the building.

Based on this formula the Market St. Bldg.'s value is \$8,570,160.00 @ 60% = \$5,142,096.00
Remodeling cost estimate is \$7,287,719. If all recommended upgrades in this report are implemented a full building code upgrade will likely be required. This should be verified with the City of Tacoma's building code official at the time the scope of work is determined. **This report does not include the costs of full code upgrades.**

Based on this formula the Market St. Parking Garage's value is \$12,602,520.00 @ 60% = \$7,561,512.00
Remodeling Cost estimate is \$2,295,040. The proposed scope of renovation work in this report would not trigger a full building code upgrade of the building.

Zone: DDC – Downtown Commercial, no overlay districts.





Rhodes Center Site – 2005 Ariel from City of Tacoma’s web site.

SUSTAINABLE DESIGN NARRATIVE

INTRODUCTION

Sustainable concepts influence and impact the project’s design and construction from the initial site analysis/selection, through programming, goal setting, design, construction, and into the actual occupancy/operation of the building. While the concepts have a wide range of application for a project, the basic tenets of this philosophy can be summarized in just a few generalized ideas:

- Develop a site to minimize the impact of intrusion
- Design a building to be as energy efficient and environmentally friendly as affordable
- Enhance the user’s experience while living/working/studying within the facility

These may seem like simple statements, but the requirements to achieve successful results for each of the above ideas means paying specific attention to all aspects of the project’s development. Additionally, the concepts of sustainable design are not of a nature that any one separate idea can be provided independent



of another. These concepts when applied to a project need to incorporate in an integrated process that involves all disciplines from the beginning to end of the project's useful life.

The Tacoma Rhodes Center (Broadway and Market Buildings) is owned and operated by the State of Washington and the renovation work will be funded as part of the State funding process. As these buildings each comprise over 100,000 SF of floor space, the renovation efforts must meet current Washington State Law requiring design and construction to follow the guidelines of the Leadership in Energy and Environmental Design (LEED) NC Program. **The State Law requires the work target a "Silver" level of sustainable performance.**

LEED SUMMARY

As part of the assessment study that has been completed, a cursory review of the LEED-NC 2.2 Program was conducted to determine the level of performance achievement that might be possible. A brief description of the sustainable opportunities within each of the categories available is provided and preliminary copy of the LEED Checklist is attached following the concluding remarks.

Sustainable Sites

The existing buildings cover the entire ground surface in an inner-city setting. As such points are available for Site Selection, Development Density/Community Connectivity, Alternative Transportation (public and parking) and Heat Island (new roofing) only. No points are applicable relating to stormwater, site disturbance or other ground-related activities.

Water Efficiency

No work has been planned for the potable water system that will result in reductions of use.

Energy & Atmosphere

Although minimal work is planned relating to upgrades for mechanical and electrical building systems anticipated reductions in energy use from these efforts are as indicated and Owner commitment to purchasing available Green Power (through Tacoma Power) has been included. Additionally for the Market Building the Enhanced Refrigerant Management point is available due to CFC/HCFC elimination.

Materials & Resources

The planned work will allow keeping for the majority of the existing building conditions and points should be achievable for Building Reuse as well as Construction Waste Management, Recycled Content and possible Local/Regional Materials. A combined central Recycling Center will be required for placement in the Market Building to serve the entire complex.



Indoor Environmental Quality

Indoor air quality opportunities are focused around the Construction IAQ Management Plan and Low-VOC finishes (sealants, paints, carpets) being used throughout. An Owner commitment will be required to accept points for the Indoor Chemical & Pollutant Source Control maintenance of the entry mats and for the Thermal Comfort occupant survey and action plan.

Innovation in Design

The opportunities for user-defined points will need to be determined as the project design moves forward – two points are anticipated for achievement. Participation by a LEED AP has also been included.

CONCLUSION

The preliminary review of the LEED Checklists indicates that the “Certified” level of sustainable performance may be achievable (approximately 27 points are projected, which can be increased if “maybe” and “Innovation” points can be developed). The renovation work planned for the Center is inadequate to generate sufficient points to reach the required “Silver” performance levels per State Law. This result may require General Administration to apply for an exemption to State Law to allow a reduced LEED achievement level for this project.

END OF BUILDINGS ASSESSMENT



TACOMA RHODES CENTER Mechanical and Electrical Assessment

Broadway Building

Existing Conditions

Fire Protection

The Broadway Building appears to have complete fire sprinkler coverage of the building. A traditional wet pipe sprinkler system serves the majority of the building. A comprehensive analysis of the building to evaluate head locations and verify code-required coverage throughout was not completed, but there did not appear to be any glaring omissions.

Plumbing

Plumbing services appear to have been upgraded as part of the 1999 renovation. Plumbing fixtures are standard commercial quality wall hung fixtures.

The basement experiences flooding from significant groundwater issues. This should be addressed as part of a building upgrade.

Storm Drainage

Storm drainage piping was concealed and could not be physically evaluated without demolition (which was not performed). It does not appear that systematic replacement of the storm drainage system was performed as part of the 1999 renovation. However, discussions with the maintenance staff indicated that they have not experienced any problems with the storm drainage system.

HVAC

A rooftop heat recovery unit was installed as part of the 1999 renovation that serves a majority of the new building. No deficiencies in this system were apparent at the time of evaluation. Water-source heat pumps are still scattered throughout the building, however. They were not replaced as part of the 1999 renovation. These units appear to have been well-maintained, but they are beyond their recommended service life.

It should be noted that this system does not meet modern code requirements. The mechanical rooms are not suitable for use as a plenum space (they have exposed combustible construction). It should also be noted that outside air quantities provided as part of this system should be evaluated. Outside air quantities may need to be increased to meet modern ventilation requirements.



It was noted by the facility staff that adequate capacity is available throughout the building heat pump systems.

Hydronics

The water source heat pump system is served by a hydronics piping and pumping system located in the basement of the building. Base mounted pumps circulate piping throughout the building to the heat pumps.

The boiler and fluid cooler in the Market Building provide heating and cooling capacity for the Broadway Building hydronics system.

The hydronics equipment appears to be the original equipment (approximately 27 years old). Some equipment, such as pump motors, has been replaced as equipment has failed. Generally, the equipment is beyond its recommended service life.

The existing pumping arrangement is a constant volume system with limited pneumatic controls. The distribution piping is the original PVC pipe (approximately 27 years old). There do not appear to be significant leaks or failures in the system. This piping does, however, become brittle over time. Once failures begin, they can compound and cause new failures and can ultimately cause a system failure. This piping should be considered a potential weak point of the system.

Main system piping in the vicinity of the building pumps is steel, and appears to be more deteriorated than was observed for the Market Building. This may be due to increased humidity resulting from exposed ground water. This piping should be replaced, and consideration should be given to improving the ventilation to this area.

Controls

Most of this building has been provided with the Staefa DDC controls system. There were not any apparent major deficiencies at the time of observation.

Power

The power service to the building appears to be generally in useable condition, with adequate capacity to meet the needs of the building.

Lighting

Much of the occupied portion of the building has been upgraded to T-8 fluorescent and metal halide lamps. Some of the building, mostly the storage and unoccupied spaces, still utilize outdated T-12 lamps.



Recommendations

Fire Protection

No major fire protection work is being recommended at this time. It is recommended, however, that the original sprinkler heads be replaced with new heads.

Plumbing

No major plumbing work is being recommended at this time. It is, however, recommended that a sump pump system be installed in the basement to mitigate flooding issues from groundwater intrusion.

Storm Drainage

The storm drainage system appears to be serviceable. No major work is being recommended at this time. In the future, if remodel work is being performed that exposes the storm drainage piping, consideration should be given at that time to replacement of the piping.

HVAC

No major work is being recommended at this time for the heat recovery system that was installed as part of the 1999 renovation.

The heat pump systems have multiple issues (unducted outside air, equipment age) that need to be addressed. Unlike the Market Building, however, the controls of most of these systems have been upgraded and attached to the Staefa system.

For these reasons, it is recommended that incremental upgrades be performed as appropriate to the heat pumps in the Broadway Building. This would include eliminating the use of the mechanical rooms as a plenum return, replacing heat pumps that have not been recently replaced, and upgrading the controls on the units for which this has not already occurred.

Hydronics

The hydronics system should be replaced with new equipment. This will not only allow for continued reliability of the building system, but it will provide opportunities for improved system efficiency. It is recommended that all pumps and localized piping be replaced. An analysis should be performed prior to the start of design to determine the most efficient pumping and piping scheme for the building.

The PVC piping system should be replaced throughout the building. This piping should be considered a potential failure point of the system. Additionally, once this type of system fails, it can be difficult to patch without compounding the failure due to the fact that the piping can become brittle and difficult to work with as it ages.



Controls

It is recommended that the building controls be upgraded as part of the systems upgrades where they have not already been upgraded. Heat pumps not already upgraded should be connected to the Staefa system as the systems are upgraded. The hydronics system should be provided with DDC controls and connected to the Staefa system as part of its upgrade.

Power

No major improvements to the power system are recommended at this time.

Lighting

It is recommended that the occupied areas still utilizing T-12 lamps be retrofitted with T-8 lamps. Unoccupied areas should also be retrofitted, either at this time or as part of a renovation of the space.

END OF MECHANICAL AND ELECTRICAL ASSESSMENT



TACOMA RHODES CENTER Mechanical and Electrical Assessment

Market Building

Existing Conditions

Fire Protection

The Market Building appears to have complete fire sprinkler coverage of the building. A traditional wet pipe sprinkler system serves the majority of the building. The loading dock area is served by a dry sprinkler system. A comprehensive analysis of the building to evaluate head locations and verify code-required coverage throughout was not completed, but there did not appear to be any glaring omissions.

Plumbing

Plumbing fixtures are standard commercial quality wall hung fixtures. Most plumbing piping was concealed and could not be physically evaluated without demolition (which was not performed). It appears that no major upgrades have been performed to the plumbing system. It is old, but has been well-maintained. No major or impending failures are evident.

Storm Drainage

Storm drainage piping was concealed and could not be physically evaluated without demolition (which was not performed). It appears that no major upgrades have been performed to the storm drainage system. It is old, but has been well-maintained. No major or impending failures are evident.

HVAC

Water-source heat pumps are utilized throughout the building for HVAC service. Most heat pumps are located either in distributed mechanical rooms or above ceilings. Some have been recently replaced, but many are original vintage (approximately 27 years old). These units appear to have been well-maintained. They are beyond their recommended service life.

It should be noted that this system does not meet modern code requirements. The mechanical rooms are not suitable for use as a plenum space (they have exposed combustible construction). It should also be noted that outside air quantities provided as part of this system should be



evaluated. Outside air quantities may need to be increased to meet modern ventilation requirements.

Fiber board ductwork is also still in use in a portion of the facility.

It was noted by the facility staff that adequate capacity is available throughout the building heat pump systems. However, increasing ventilation service to spaces to meet current codes will increase the capacity requirements of the heat pumps.

Hydronics

The water source heat pump system is served by a hydronics piping and pumping system located on the main floor of the building. Two base mounted pumps located on the main floor circulate piping throughout the building to the heat pumps. Two additional pumps draw water from this main loop and circulate it through an electric boiler that provides heat to the system. Two other pumps draw water from the main loop and circulate it through a fluid cooler on the roof of the building to reject heat during cooling.

The hydronics equipment appears to be the original equipment (approximately 27 years old). Some equipment, such as pump motors, has been replaced as equipment has failed. Generally, the equipment is beyond its recommended service life.

The existing pumping arrangement is a constant volume system with limited pneumatic controls. Three storage tanks, each of 10,000 gallon capacity, are located in the basement. These tanks are intended to store heated and cooled water during off-peak times so the capacity can be used during peak times.

The distribution piping is the original PVC pipe (approximately 27 years old). There do not appear to be significant leaks or failures in the system. This piping does, however, become brittle over time. Once failures begin, they can compound and cause new failures and can ultimately cause a system failure. This piping should be considered a potential weak point of the system.

The boiler and cooling tower are original vintage. They are beyond their recommended service life. Additionally, the boiler is not located within fire resistive construction, as would be required by modern codes.

It was noted by facility staff that adequate capacity is available in the hydronics system to serve both buildings. Additionally, it was noted by facility staff that tests have been performed previously to disable and isolate the storage tanks during peak conditions, and the hydronics system was able to meet the heating and cooling needs of both buildings. Based on this, it was determined that the storage tanks could be removed without causing heating or cooling deficiencies to the occupied spaces.

Controls

A few spaces have been upgraded to DDC controls and are connected to the Staefa system. Most of the spaces, however, are served by local Honeywell thermostats with no DDC system connection.



The boiler, cooling tower and pumping systems have little or no controls. The pumps appear to operate continuously, and the boiler and tower operate based on local controls. It should be noted that the limitation of the controls (or lack of controls) does not allow for the most efficient operation of the system. A modern control system would allow for variable speed pumping, variable capacity control of the fluid cooler, and other controls options that could increase the efficiency of the system.

Power

The power service to the building appears to be generally in useable condition, with adequate capacity to meet the needs of the building. The switchboards are older, but parts are still available, and it should be serviceable for the next 10 years. Future additional loads can be added to the board based on actual load, and not on the NEC calculated demand, so service capacity will not likely be an issue.

Lighting

Much of the occupied portion of the building has been upgraded to T-8 fluorescent and metal halide lamps. Some of the building, mostly the storage and unoccupied spaces, still utilize outdated T-12 lamps. Emergency lighting is by battery pack, and the exit signage and egress lighting is old and in poor condition.

Recommendations

Fire Protection

It is recommended that sprinkler heads be replaced with new heads.

Plumbing

It is not recommended at this time that systematic replacement of the plumbing system occur. When any substantial remodel is planned for areas with plumbing in the future, it is recommended that piping replacement be considered at that time. However, the systems appear to be functional and do not warrant the remedial work that would be required to access the piping systems for replacement at this time. An allotment for minimal plumbing upgrades is being included in the estimate.

Storm Drainage

It is not recommended at this time that systematic replacement of the storm drainage system occur. When any substantial remodel is planned for areas with plumbing in the future, it is recommended that piping replacement be considered at that time. However, the systems appear



to be functional and do not warrant the remedial work that would be required to access the piping systems for replacement at this time.

HVAC

The heat pump systems have several related and compounding issues (controls, unducted outside air, equipment age, etc.) that need to be addressed. Performing partial upgrades to the heat pumps would not be cost effective due to the fact that each one of these issues impacts the other. To keep from having to address the same issue multiple times, it is recommended that incremental upgrades not be performed. It is recommended that comprehensive upgrades for the heat pumps, involving heat pump replacement, controls upgrades, duct upgrades and outside air ducting, be performed. This will allow for more cost effective and efficient performance of the work. If complete funding is not available, it is recommended that portions of the heat pumps be comprehensively upgraded rather than to incrementally upgrade all units. It is recommended that, if funding is available, replacement of the fiber board with galvanized steel ductwork should be considered.

Hydronics

The hydronics system should be replaced with new equipment. This will not only allow for continued reliability of the building systems, but it will provide opportunities for improved system efficiency. It is recommended that all pumps and localized piping near the pumps be replaced. An analysis should be performed prior to the start of design to determine the most efficient pumping and piping scheme for the building.

The PVC piping system should be replaced throughout the building. This piping should be considered a potential failure point of the system. Additionally, once this type of system fails, it can be difficult to patch without compounding the failure due to the fact that the piping can become brittle and difficult to work with as it ages.

It is also recommended that the boiler and cooling tower be replaced. This is a point of consolidation for the hydronics system. A single failure can cause the entire system to be non-functional. For this reason, along with the age of equipment, it is recommended that this equipment be replaced. As part of this replacement, consideration should be given to replacing the boiler with multiple smaller boilers to allow for some redundancy.

The new boiler will need to be enclosed in fire-resistive construction.

If desired, it appears that the 3 large storage tanks could be removed if this space is desirable for other use.

Controls

It is recommended that the building controls be upgraded as part of the systems upgrades. Heat pumps should be connected to the Staefa system as the systems are upgraded. The hydronics system should be provided with DDC controls and connected to the Staefa system as part of its upgrade.



Power

No major improvements to the power system are recommended at this time.

Lighting

- It is recommended that the occupied areas still utilizing T-12 lamps be retrofitted with T-8 lamps. Unoccupied areas should also be retrofitted, either at this time or as part of a renovation of the space.
- New exit signage and egress fixtures should be installed throughout.

END OF MECHANICAL AND ELECTRICAL ASSESSMENT



BB BROADWAY BUILDING		Field Observations	Recommended Action	Priority	Unit	Estimated Quantity	Fall 2007 Cost	Comments
No.	Building Item Description							
1.0 BUILDING CODE / ACCESSIBILITY								
Previous State Scope Items								
1.01	Add power assisted opener to Broadway Plaza doors and accessible signage	completed					\$0.00	
1.02	Floor 6, rebuild ramp to skybridge to 1:12 Slope and replace handrails	completed					\$0.00	
1.03	Restrooms: 1st, 2nd, and 5th floors	completed					\$0.00	
1.04	Option 1: Remodel as necessary to meet accessibility standards	completed					\$0.00	
1.05	Option 2: Construct on each floor one new unisex facility	completed					\$0.00	
1.06	Restroom: 2nd Floor - add privacy lock and remodel into single occupant facility	completed					\$0.00	
1.07	Restroom: 4th Floor - construct a new unisex accessible restroom	completed					\$0.00	
1.08	Drinking Fountains: add one to each of 1st, Mezz, 2nd, 3rd, and 5th floors	completed					\$0.00	
1.09	Install new signage throughout the building	completed					\$0.00	
1.10	Install accessible public telephones	completed					\$0.00	
1.11	Install visible alarms throughout building	Complete.					\$0.00	
1.12 Additional Scope Items								
1.13	2003 IBC UPGRADES - Potential	Cursory Review	No pre-design action					Full compliance trigger will be determined once cost of upgrades has been assessed.
1.14	3 - Occupancies							
1.15	4 - Special Requirements							
1.16	5 - Heights and Areas							
1.17	6 - Construction Type							
1.18	7 - Fire Resistive Construction							
1.19	8 - Interior Finishes							
1.20	9 - Fire Protection Systems							
1.21	10 - Means of Egress							
1.22	11 - Accessibility							
1.23	12 - Interior Environment							
1.24	14 - Exterior Walls							
1.25	15 - Roof Assemblies							
1.26	16 - Structure - SEE STRUCTURAL							
1.27	20 - Plumbing							

BB BROADWAY BUILDING		Field Observations	Recommended Action	Priority	Unit	Quantity	Fall 2007 Cost	Comments
No.	Building Item Description					Estimated		
1.28	30 - Elevators							
1.29	32 - Public Right-of-Way							
1.30								
1.31	ICc Full Code Compliance Trigger							Review ICc Building Value for Full upgrades.
1.32								
1.33	WSEC - SEE MECH / ELEC.							
2.0 TENANT IMPROVEMENTS								
2.01 Previous State Scope Items								
2.02	1st Floor South Partitions, doors, fittings, wall finishes and floors				sf	6800	\$213,750.00	The square foot area has been revised to reflect current conditions
2.03					allow.	2	\$0.00	
2.04	Two restrooms complete						\$684,000.00	
2.05	Add HVAC units and controls							
2.06								
2.07	3rd Floor North Partitions, doors, fittings, wall finishes and floors	Complete			sf	3500	\$0.00	
2.08					allow.	2	\$0.00	
2.09	Two restrooms complete	Complete					\$0.00	
2.10	Add HVAC units and controls	Complete			sf	3500	\$0.00	
2.11	Electrical panel distribution	Complete			sf	3500	\$0.00	
2.12	Lighting and branch wiring	Complete			sf	3500	\$0.00	
2.13	Communication and security	Complete					\$0.00	
2.14								
2.15 Additional Scope Items								Additional improvements to prepare for future tenants.
2.16	1st Floor South Remove all abandoned piping				sf	6800	\$2,736.00	
2.17	Cut large opening between east & west spaces		Illustrate possibility of renting one large space around mechanical work			9'W x 12'H opening	\$1,425.00	
2.18		Exposed Duct & Pipes			sf	800	\$7,296.00	
2.19	Enclose pipes & ducts @ mezzanine		install exist. Capitals		sf	6800	\$19,380.00	
2.20	Install Light fixtures				sf	4	\$912.00	
2.21	Install capitals on columns				sf	600	\$684.00	
2.22	Remove Carpet	multiply layers	remove material and/or float to level floor		sf	6800	\$34,884.00	
3.0 INTERIOR								Majority of interior demolished and reconstructed as part of 1999 renovation
3.01 Previous State Scope Items								
3.02	Replace skybridge carpeting				sf	400	\$5,192.00	All carpet to be LEED compliant
3.03	Repair Walls - all				sf	150,000	\$171,000.00	Common spaces and toilet rooms only
3.04	Additional Scope Items							
3.05	Masonry in basement	Crumbing masonry	General patch and repair of masonry		sf	4300	\$19,608.00	

BB BROADWAY BUILDING								
No.	Building Item Description	Field Observations	Recommended Action	Priority	Unit	Estimated Quantity	Fall 2007 Cost	Comments
3.05	Basement	Construction debris	Remove		allow		\$912.00	Does not include Hazardous material abatement
3.06	PVC hydronic piping to be replaced						\$9,120.00	
4.0 EXTERIOR ENVELOPE								
4.0 Previous State Scope Items								
4.02	Remove and rebuild cracked and displaced brick at southeast corner						\$0.00	Use 2006 estimat for escalation to 2007
4.03	Selective grinding and pointing of brick						\$48,816.00	
4.04	Clean, prep, and paint sheet metal cornice						\$0.00	
4.05	Sandstone Window Sills - remove loose stone and coat with water repellent sealer		WJE Report: Sills that are badly deteriorated should be replaced with pre-cast concrete sills				\$5,233.00	Verify that work is not duplicated in line item below for exterior brick, sill and cornice repair.
4.06	Clean, prep, and paint the brick on the north, south, and west elevations		WJE Report: Replace all cracked bricks				\$23,203.00	Recommendation added to Previous scope
4.07	Remove and replace window sealant prior to painting		WJE Report: Install new backer rod & sealant.				\$33,648.00	Recommendation added to Previous scope
4.08	Repair exterior brick veneer, sills, and cornices						\$114,000.00	Item includes sill restoration and replacement, brick veneer repairs and cornice repair.
4.09	Recommendation power operated doors					6	\$13,680.00	
4.1 Additional Scope Items								
4.12	Windows: Replace aluminum windows with new aluminum framed, thermally broken insulated windows with low-e coating and tint					(90) 6"x9" (6) 10"x9" (2) 10"x12" (28) 6"x12" (6) 5"x7" (1) 15"x7" arched	\$269,472.00	First and 2nd floor doors at grade levels replaced during 1999 renovation work
4.13	Doors		replace doors at roof access and freight elevator penthouse				\$3,420.00	
4.14	Wall - Stucco	Some cracking and peeling conditions	Clean, repair, prep and paint		sf	5,900	\$14,797.00	
4.15	Wall - Brick veneer - North Wall	4th & 5th floors & portion of penthouse	Evaluate condition of installation		sf	2,750	\$3,135.00	

BB BROADWAY BUILDING								
No.	Building Item Description	Field Observations	Recommended Action	Priority	Unit	Estimated Quantity	Fall 2007 Cost	Comments
	Flashings	Flashing repairs completed along North parapet during 1998 renovation. Bulging and cracks in and around flashing observed. South, East and West parapets were patched at penetrations.	Install new parapet cant and flashing over parapet braces on South, East and West walls. Remove and replace existing metal parapet wall cap flashing at all four walls.		lf	440	\$0.00	Cost of parapet flashing, curbs and cap flashing included in new roofing costs above.
5.10			Replace sealants and caulking		allow.		\$22,800.00	
5.11	Sealants		Extend parapet height to 42"					
5.12	Parapets		Clean, patch and repair glazing and frames		lf	540	\$24,624.00	Owner to verify fall protection requirements during design
5.13	Skylights	None exist at time of report	Provide additional fall protection as required by local codes to complement extended parapet height.		allow.		\$1,710.00	
5.14	Fall Protection		Replace equipment curbs as needed during re-roof		allow.		\$5,700.00	
5.15	Equipment curbs		Replace roof hatch and curb at NE corner of roof		allow.		\$9,120.00	
5.16	Hatches / Scuttles	Existing BUR worn with some moss growth. Flashing weathered and deteriorating	Replace skybridge roof and flashing with single ply roof membrane and new pre-finished metal flashings.		1	5x5'	\$2,736.00	
5.17	Sky Bridge							
5.18								
6.0 STRUCTURAL								
6.01 Previous State Scope Items								
6.02	Investigate Skybridge supports and, if needed, retrofit to accommodate seismic motion	The skybridge is anchored to the Broadway Building and slides at the Market Building					\$9,192.00	Cost for study and investigation only

BB BROADWAY BUILDING		Field Observations	Recommended Action	Priority	Unit	Estimated Quantity	Fall 2007 Cost	Comments
No.	Building Item Description							
6.11	Structural - Lateral	New shear walls between the 1st floor and the foundation (in the crawl space) were added in the latest renovation. Parapet bracing to the north wall was also added in the latest remodel.	Additional 8" concrete shear walls are anticipated to meet current code requirements.		LF	90 ft. in each direction, 180 ft. total	\$693,804.00	Globally we would anticipate that the overall lateral force resisting system for the building does not meet the current requirements for shear walls, and diaphragm connections.
6.12	Structural - Lateral	The wall anchorage forces have doubled in the current code and thus the existing connections need to be upgraded.	Provide additional wall anchorage at 5' o.c around the perimeter of the building at each floor and the roof.		Each	700 through wall anchors	\$223,440.00	
6.13	Structural - Lateral	The diaphragms need to be attached to the exterior brick masonry walls and chords should be provided.	Provide a 4x4x3/8 angle at the perimeter of all floors and roof to attach the diaphragm to the exterior walls and provide the diaphragm chords.		LF	3,420 ft	\$155,952.00	Repairs remaining to meet FEMA? See items noted under "Structural - Lateral"
6.14	FEMA Compliance		See items under "Structural - Lateral"				NA	
6.15	Sky Bridge		Because of the increase in anchorage forces under the current code the upgrade to the anchorage of the skybridge at the Broadway building is anticipated.		allow		\$11,400.00	
6.16								
7.0 MECHANICAL								
7.01 Previous State Scope Items								
7.02	New ventilation system to meet State Codes	Upgrades still needed at heat pump units to comply with code	Duct outside air at units				\$239,400.00	
7.03	Test for air quality and replace fiberglass ductwork	completed					\$0.00	
7.04	Revise filtration system to accommodate 2" media	completed					\$0.00	
7.05	Replace main distribution lines	Old, brittle PVC pipes	Replace		allow		\$25,080.00	
7.06	Replace cooling tower at Market Bldg	Original equipment, inefficient operation	Replace				NA	
7.07	Replace distribution pumps and motors with variable frequency		Replace		9		\$102,600.00	

BB BROADWAY BUILDING									
No.	Building Item Description	Field Observations	Recommended Action	Priority	Unit	Estimated Quantity	Fall 2007 Cost	Comments	
7.08	Replace building controls with "Stata" controls in Market building	Hydronics system not yet upgraded					NA		
7.09	Replace HVAC branch lines	Old, brittle PVC pipes	Replace		84		\$127,680.00		
7.10	Replace older units	Original	Replace		30		\$136,800.00		
7.11	Replace VAV distribution system (Market Building)	Original	Replace		252		NA		
7.12	Replace Fire Sprinkler valves/heads	Original	Replace				\$35,910.00		
7.13									
7.14	Additional Scope Items								
7.15	Upgrade heat pump controls	Some heat pumps not upgraded to DDC	Upgrade		allow		\$51,300.00	Review upgrades to improve overall energy efficiency and performance	
7.16	Plumbing - General	Conditions adequate							
7.17	Roof Drains and Overflows	Drains to be replaced with new roof							
7.18	Basement water leak	water continuously flows across floor	study source & method of control				\$13,680.00	Possible solution trench floor for drain with a sump pump	
7.19									
7.20									
8.0	ELECTRICAL								
8.01	Previous State Scope Items	completed					\$0.00		
8.02	Add branch panels for computer power circuits	completed					\$0.00		
8.03	Conduct load study of the electrical service capacity to determine the impact of future loads on the system	completed					\$0.00		
8.04	Replace T-12 lamps and magnetic ballast				1200		\$136,800.00		
8.05									
8.06	Additional Scope Items								
8.07	Lighting - General								Lighting upgraded with 1999 construction
8.08	Power - General								System adequate
8.09									
9.0	ELEVATORS								
9.01	Previous State Scope Items	3 passenger elev removed in 1999 renovation					\$0.00		
9.02	Add firefighter's recall to all elevators	3 passenger elev removed in 1999 renovation					\$0.00		
9.03	Add door restrictors to passenger elevators	3 passenger elev removed in 1999 renovation					\$0.00		
9.04	Add seismic restraints to all elevators	3 passenger elev removed in 1999 renovation					\$0.00		
9.05	Provide ADA compliant features to passenger elevators	3 passenger elev removed in 1999 renovation					\$0.00		

BB BROADWAY BUILDING									
No.	Building Item Description	Field Observations	Recommended Action	Priority	Unit	Estimated Quantity	Fail 2007 Cost	Comments	
9.06	Full control modernization passenger elevators	3 passenger elev removed in 1999 renovation					\$0.00		
9.07	Installation of a new freight elevator						\$309,584.00		
9.08									
9.09	Additional Scope Items								
9.10									
10.0 ENVIRONMENTAL / HAZMAT									
10.01 Previous State Scope Items									
10.02	Removal of crawl space thermal pipe insulation						\$14,958.00		
10.03	Removal of suspected ACM flooring	Hall to bsm't & 1st T.L.					\$8,151.00	Suspected	
10.04	Removal of suspected roofing material						\$92,811.00	Removal only required if blanket is disturbed by future remodeling	
10.05	Remove woven fire blanket from floor construction through-out building						\$57,000.00	Handled on a case-by-case basis	
10.06	Lead based paint removal						\$0.00		
10.07									
10.03 Additional Scope Items									
10.09	Lead paint removal	Basement & 1st T.L.	Investigate		allow		\$4,560.00	Allowance is for testing and removal of remaining hazardous materials.	
10.10	Asbestos pipe wrap removal	Basement	Investigate		allow		\$12,540.00	Allowance is for testing and removal of remaining hazardous materials.	
10.11	Ground water	water in bsm't	Test for contamination		allow		\$45,600.00	Allowance is for testing and removal of remaining hazardous materials.	
10.12	Asbestos ceiling treatments	Basement & 1st T.L.	Investigate		allow		\$17,100.00	Allowance is for testing and removal of remaining hazardous materials.	
10.13									

KEY: Information and data collected above are from the following sources

- 1996 UPS Recommended Repairs and W.J.E. and Lerch Bates North America Inc. Reports
- State Building System Replacement Plan
- 2006 Additional Scope Items

MB No.	MARKET BUILDING	Field Observations	Recommended Action	Priority	Unit	Estimated Quantity	2007 Est. Cost Est.	Comments
1.0 BUILDING CODE REVIEW								
1.0 Previous State Scope Items								
1.01	Floor 3: add handrails both sides of ramped corridor near elevator						\$5,569.00	Necessary only if space is improved for tenant occupancy and not as storage area.
1.02	Floor 1: construct two new accessible restrooms in place of existing	Completed					\$0.00	Design team questions the need to add unisex restrooms. It appears current toilet restrooms are nearly compliant and will require minimal upgrades.
1.03	Restrooms 3rd and 5th Floors: construct one new unisex restroom on each floor	NA					\$0.00	
1.04	South man's restroom 6th floor: remodel to meet ADA standards	Completed					\$17,592.00	
1.05	South women's restroom 6th floor: remodel partitions and accessories to meet ADA standards						\$0.00	
1.06	Court of Appeals 6th Floor: Alter paw length to provide wheelchair seating spaces.		No Action				\$0.00	Courtroom moved to Broadway Building in 1999 renovation
1.07	Court of Appeals 6th Floor: Install assistive listening devices	NA	No Action				\$0.00	Courtroom moved to Broadway Building in 1999 renovation
1.08	Drinking fountains: add one to each of 4th and 5th floors.						\$29,076.00	
1.09	Install new signage throughout the building						\$51,974.00	
1.10	Install visible alarms throughout the building						\$118,081.00	
1.11	Add 12" handrail extensions to handrails at top of Broadway/Market Building skybridge						\$1,164.00	
1.12	Market Street entry doors: add power assisted opener to one leaf.						\$9,399.00	
1.13								
1.14								
Additional Scope Items								
1.15	2003 IBC UPGRADES - Potential							
1.16	3 Occupancies							
1.17	4 Special Requirements							
1.18	5 Heights and Areas							
1.19	6 - Construction Type							
1.20	7 - Fire Resistive Construction							
1.21	8 - Interior Finishes							
1.22	9 - Fire Protection Systems							
1.23	10 - Means of Egress							

MB No.	MARKET BUILDING Building Item Description	Field Observations	Recommended Action	Priority	Unit	Estimated Quantity	2007 Est. Cost Est	Comments
1.25	11 - Accessibility							
1.26	3rd Floor Elev. Corr.- revise ramp	Current ramp configuration would not lend itself to hand rails					\$3,950.00	
1.27	12 - Interior Environment							
1.28	14 - Exterior Walls							
1.29	15 - Roof Assemblies							
1.30	16 - Structure - SEE STRUCTURAL							
1.31	29 - Plumbing							
1.32	30 - Elevators							
1.33	32 - Public Right-of-Way							
1.34								
1.35	ICC Full Code Compliance Trigger							Review ICC Building Value for full upgrade
1.37	WSEC - SEE MECH / ELEC.							
1.38								
2.00	TENANT IMPROVEMENTS							
2.01	Previous State Scope Items							
2.02								
2.03	1st Floor							
2.04	Paint and install chain link secure storage	See below to remove chain link storage			Lf	5,000	\$130,800.00	Per State direction chain link partitions not required.
2.05	Upgrade lighting and install separate switching with motion sensors						\$4,560.00	
2.06								
2.07	2nd Floor							
2.08	Paint and install chain link secure storage	See below to remove chain link storage			Lf	2,000	\$68,400.00	Per State direction chain link partitions not required.
2.09	Upgrade lighting and install separate switching with motion sensors						\$4,560.00	
2.10								
2.11	6th Floor Vacant Space							
2.12	Replace Carpet and base				sf	2,000	\$11,400.00	
2.13	Replace Suspended Ceiling				sf	2,000	\$6,840.00	
2.14	Paint				sf	2,000	\$1,710.00	
2.15	Minor wall reconfiguration						\$5,700.00	
2.16	HVAC - add return and supply grilles						\$5,130.00	
2.17	Electrical - Add lighting					2.5	\$7,125.00	
2.18								
2.19	7th Floor Office							
2.20	Replace Carpet				sf	350	\$1,895.00	
2.21	Replace Suspended Ceiling				sf	350	\$1,197.00	
2.22	Paint				sf	350	\$599.00	
2.23	HVAC - add return and supply grilles						\$1,710.00	
2.24	Electrical - Add lighting					6	\$17,100.00	
2.25								
2.26	Additional Scope Items							
2.27								

MB No.	Building Item Description	Field Observations	Recommended Action	Priority	Unit	Estimated Quantity	2007 Esc. Cost Est. Co
2.28	Investigate Lighting Problem - SEE ELEC						
2.29							
2.30							
2.31							
3.0	3.0 INTERIOR						
3.02	3.0 Previous State Scope Items						
3.03	Replace Carpeting throughout	See Below for scope area			sf	85,000	\$0.00 Carpet new in 2000 in shell spaces
3.04	Repaint walls throughout	Unit & Quantity revised below			floors	5	\$0.00
3.05	Replace skybridge carpeting	Quantity revised below			sf	650	\$0.00
3.06	Additional Scope Items						
3.07	Replace Carpet - Common Spaces				sf	9,475	\$54,008.00 All carpet installed to be LEED compliant.
3.08	Paint walls in common areas				sf	31,815	\$35,483.00 All paint installed to be LEED compliant.
3.09	Replace skybridge carpet	revised sq. ft. area			sf	760	\$6,065.00
3.10	1st Floor - Exercise room				sf	300	\$342.00
3.11	Paint				sf	120	\$2,699.00
3.12	Mirrors	Mirror broken	Replace & increase no.		sf	620	\$4,948.00 See Electrical
3.13	Improve lighting	Dark interior room					
3.14	Replace carpet						
3.15	1st & 3rd Floor - Bldg. Entry & Lobby						
3.16	Update finishes	Entry areas are very out dated and worn	Remove wainscot and update security desk. Provide some decorative fixtures				\$17,100.00
3.17	Add new lighting	Dark and uninviting	Upgrade Entry finishes to a finish grade better than common area finishes		sf	3,084	\$7,596.00 See Electrical
3.18	Carpet and Paint		Add two single occupancy Toilet Rooms				
3.19	4th Floor Toilet rooms	No toilet Rooms	Provides 1 hr. fire rated 20'x20' room with 2 exits for new boiler		2 rooms		31920
3.20	Boiler room not fire rated		Patch walls from pipe replacement of 5 risers. Each the ht. of building with cuts on each floor				\$14,820.00
3.21	PVC hydronic piping to be replaced						\$9,120.00

MB No.	Building Item Description	Field Observations	Recommended Action	Priority	Unit	Estimated Quantity	2007 Esc. Cost Est	Comments
3.29	Skybridge	Replace ceiling tiles and light fixture lens			sf	760	\$1,733.00	Improvements Needed?
4.0 EXTERIOR ENVELOPE								
4.01 Previous State Scope Items								
4.02	Selective grinding and pointing of brick						\$48,816.00	
4.03	Patch bulging stucco on west elevation						\$2,902.00	
4.04	Clean, prep, and paint the building				sf	34,475	\$76,191.00	
4.05	Remove and replace sealant at windows before painting						\$13,922.00	
4.06	Other Repairs						\$11,400.00	
4.08	Power operated doors - recondition					3	\$6,840.00	
4.09	Sandstone window sills - remove and reform						\$6,749.00	
4.10								
4.11 Additional Scope Items								
4.12	Windows-Steel windows	Steel - single pane windows	Replace to meet State stds. and energy code			9	\$20,520.00	
4.13	Doors - Recondition	Worn and battered doors can see light underneath	Replace or recondition aluminum storefront including weather stripping, threshold and hardware		2 pair		\$3,420.00	
4.14	Vents / Louvers - prep & paint		Repair connection of downspout on east side of building to connect to storm sewer including sidewalk repair.				\$2,280.00	
4.15	Storm Drain @ Sidewalk	Steel cover @ sidewalk - lose and uneven					\$4,560.00	
4.16								
4.17	Canopies - Replace all canvas canopies	Canvas stretched and worn	Replace canvas on existing frames		26		\$11,856.00	
4.18								
4.19	Brick Wall, west side- south portion	Brick in poor condition	Restoration Test		Allow.		\$2,850.00	
4.20								
4.21	Brick Wall, west side- south portion	Based on the recommendation of the restoration test	Remove paint and restore brick		sf	1750	\$4,988.00	
4.22								
4.23								
4.24								
5.0 ROOF								
5.01 Previous State Scope Items								
5.02	Removal of existing built-up roofing membrane (G-plies) and rigid insulation. Install new three ply SBS modified bitumen roofing membrane with 2 1/2 inch polyiso insulation board.				sf	1,900	\$0.00	See new scope item description for replacement of roof below.

MB No.	Building Item Description	Field Observations	Recommended Action	Priority	Unit	Estimated Quantity	2007 Esc. Cost Est.	Comments
5.03								
5.04	Gutters and downspouts - replace				lf	210	\$0.00	Number in with roof replacement. Confirm required number of tie-offs required. Number shown in previous report appears excessive.
5.05	Install fall restraint anchors		Market St. Bridge - Cost to reflect single ply roof membrane, protection board, all flashings and fittings.		sf	700	\$12,734.00	
5.06	Skybridge Roof - demolish and replace				sf	1900	\$233,187.00	Propose single ply roof membrane system in lieu of BUR. New Roof to be LEED compliant
5.07	Additional Scope Items							
	Replace existing roof membrane and insulation system	Existing BUR is worn, pitched and showing signs of deterioration, cracking, bulging and ponding. Low slopes on 7th floor roof contributes to ponding	Remove existing BUR roof and insulation at both upper, lower and penthouse roofs. Install new, fully adhered, single ply roof membrane, insulation board (assume R30 polyiso), cover board, vapor barrier and fittings and flashings.					
5.08	Drains - SEE MECH							
5.10	Overflows - SEE MECH							
5.11	Sylights		Replace small unit skylight on 5th floor roof			1	\$1,140.00	
5.12	Equipment curbs		Replace equipment curbs as needed during roof replacement		allow.		\$9,120.00	
5.13	Hatches / Scuttles		Replace (1) roof hatch at SW corner of 7th floor roof.			1	\$2,850.00	
5.14	Window Washing Davits and Sockets		Provide 4 davits at low roof and 4 davits at high roof for window washing and maintenance equipment			8	\$9,120.00	
5.15								
6.0 STRUCTURAL								
6.0 Previous State Scope Items								
6.02	Investigate skybride supports and, if needed, retrofit to accommodate seismic.						\$9,192.00	Cost is for study and investigation only.
6.03	Collect data on masonry strength and lay-up diaphragm strength and anchorage details	South building exterior walls are unreinforced brick masonry and the diaphragms are straight sheathing.						This reference is to the south building only. The north building is concrete with hollow clay tile walls.

MB No.	Building Item Description	Field Observations	Recommended Action	Priority	Unit	Estimated Quantity	2007 Esc. Cost Est.	Comments
6.04	Analyze the lateral load resisting system for compliance with FEMA 178 and design retrofit							This would be done for any upgrade of the existing building.
6.05	Investigate influence of adjacent buildings	The adjacent building do not have consistent floor to floor heights nor are they the same height.						
6.06	Investigate and design retrofit of all non-structural elements to insure compliance with FEMA 178.						\$30,641.00	Cost for study only.
6.07								
6.08	Additional Scope Items							
6.09	Structural - Gravity	No gravity deficiencies were noted during our walk-through of the buildings.					\$0.00	
6.10	Structural - Lateral	The North Market building is a 7 story concrete frame building with hollow-clay tile infill walls. The hollow-clay tile walls are brittle and are highly susceptible to damage and/or collapse during a seismic event.	Provide new 90' of 8" concrete shear walls in each direction full height.		LF	180	\$853,632.00	
6.11	Structural - Lateral	The existing hollowclay tile walls are backed with metal studs at some levels, however the forces have doubled with the new code.	Review and strengthen metal stud back up walls for exterior hollow-clay tile walls.		SF	30,000	\$273,600.00	
6.12	Structural - Lateral	The forces on the existing parapet braces have doubled with the new code.	Review and strengthen existing parapet braces.		LF	368	\$24,881.00	Provide parapet braces between the existing braces at 4' o.c.

MB No.	MARKET BUILDING Building Item Description	Field Observations	Recommended Action	Priority	Unit	Estimated Quantity	2007 Esc. Cost Est.	Comments
6.13	Structural - Lateral	The South Market Building is a 5 story brick masonry bearing and shear wall building with timber framed floors. The building has solid brick masonry shear walls in the east-west direction that would meet the current code requirements. In the north south direction the building lacks shear walls.	Provide 60' of new 8" concrete shear wall in the north-south direction full height		LF	60		
6.14	Structural - Lateral	The forces for the wall anchorage to the existing diaphragms have doubled with the new code.	Upgrade the existing wall anchorage.		LF	2,340	\$186,732.00	
6.15	Structural - Lateral	The existing diaphragms are not attached to the exterior walls.	Provide 4x4x3/8 angle at the perimeter of the building to attach the diaphragms to the exterior wall and provide the diaphragm chords.		LF	2,340		Repairs remaining to meet FEMA?
6.16	Structural - Lateral	The existing sky bridge is a steel truss with a metal deck and concrete floor structure and roof. It could not be determined which building the bridge is anchored to.	Evaluate the end supports of the existing bridge structure. Modify the connections to prevent damage to the bridge during a seismic event.		Each	\$5,000	\$5,700.00	The cost is for investigation and detailing of new skybridge connections only.
7.01	MECHANICAL Previous State Scope Items							
7.02	New ventilation system to meet State codes	Partial upgrades performed, but the system does not meet life safety code requirements	Upgrade to a fully ducted system. Upsize as required to meet ventilation code requirements.				\$463,980.00	Cost is for replacement if study confirms results.
7.03	Test for air quality and replace fiberglass ductwork	Some fiberglass ductwork still exists	Replace as appropriate throughout building.				\$484,500.00	
7.04	Revise filtration system to accommodate 2" media		This will be corrected as part of the heat pump upgrade.					
7.05	Replace cooling tower and components		Replace				\$86,640.00	
7.06			Original equipment					

10/1/07

MB No.	Building Item Description	Field Observations	Recommended Action	Priority	Unit	Estimated Quantity	2007 Esc. Cost Est.	Comments
7.07	Replace distribution pumps and motors with variable frequency	Original equipment, inefficient operation	Replace			6	\$119,700.00	
7.08	Replace building controls with "Stiefa" controls	Local thermostats, no central energy management	Replace				\$120,840.00	
7.09	Replace HVAC unit branch lines	Old, brittle PVC pipes	Replace			79		
7.10	Replace Heat Pump units	Many old, all need upgraded to accommodate ventilation increases	Replace			79	\$964,800.00	
7.11	Replace older HVAC units		Replace					
7.12	Replace expansion tank		Replace			300 allow	\$26,220.00	
7.13	Replace old sprinkler heads	Original heads	Replace				\$22,800.00	
7.14	Replace upgrade some toilet fixtures	General Allotment						
7.15	Additional Scope Items							
7.16	Replace Boiler	Original equipment, no redundancy	Replace			allow	\$72,960.00	
7.19	Storm water system below 1st floor	Odor and water back up	Investigate source and recommend solutions				\$0.00	Study to determined in design phase
7.20	Water Tank	Tank is not needed	Remove if desired.				\$11,400.00	
7.22								
8.0	ELECTRICAL							
8.01	Previous State Scope Items							
8.02	Conduct load study of the electrical service capacity to determine the impact of future loads on the system	Study to quantify capacity					\$72,960.00	
8.03								
8.04	Building Surveillance							
8.05	Interior lighting: replace T-12s and magnetic ballasts	The first two floors still need upgraded	Upgrade				\$46,600.00	Upgrade new color cameras into Broadway system.
8.06							\$228,000.00	
8.07	Additional Scope Items							
8.08	Lighting - General							
8.09	1st Floor Entry/Lobby	Increase and upgrade Lighting				allow	\$5,700.00	
8.10	Exercise Room	Increase lighting				allow	\$3,420.00	
8.11	3rd Floor Entry/Lobby	Increase and upgrade Lighting				allow	\$5,700.00	
8.12	5th Floor Atrium	Add ceiling Fixtures				allow	\$5,700.00	
8.13	New Exit signage/Egress Lighting					allow	\$57,000.00	
8.14								
8.15								
9.0	ELEVATORS							
9.01	Previous State Scope Items							

MB No.	Building Item Description	Field Observations	Recommended Action	Priority	Unit	Estimated Quantity	2007 Esc. Cost Est.	Comments
9.02	Add/upgrade firefighter's service; passenger and freight elevators	See below					\$0.00	
9.03	Add door restrictors to passenger elevators	See below					\$0.00	
9.04	Provide seismic restraints to all elevators	See below					\$0.00	
9.05	Provide fully accessible passenger elevators	See below					\$0.00	
9.06	Replace controls, door equipment, and fixtures: both passenger elevators	See below					\$0.00	
9.07	Upgrade freight door equipment	See below					\$0.00	
9.08	Upgrade and refurbish 2 passenger and one freight elevator.	This item replaces those above					\$814,052.00	
9.10								
9.11								
9.12								
9.13								
Additional Scope Items								
10.0 ENVIRONMENTAL / HAZMAT								
10.01	Previous State Scope Items							
10.02	Removal of suspected linoleum; 2nd floor storage room.						\$1,856.00	
10.03	Removal of suspected ACM flooring.						\$928.00	
10.04	Removal of suspected roofing material						\$88,171.00	
10.05								
10.06	Additional Scope Items							
10.07	Lead paint removal	Investigate					\$5,700.00	Allowance is for testing and removal of remaining hazardous materials.
10.08	Asbestos pipe wrap removal	Investigate					2280+	Allowance is for testing and removal of remaining hazardous materials.
10.09	2nd floor Storage RM. 204	Investigate & correct pipe coverings			allow		\$0.00	Number included with item above
10.10	Contaminated ground water	Investigate					\$0.00	Number included with Broadway Bldg. figure
10.11	Asbestos ceiling treatments	Investigate					\$10,280.00	Allowance is for testing and removal of remaining hazardous materials.
10.12								
10.13								

KEY: Information and data collected above are from the following sources

- 1596 UPS Recommended Repairs and WJE, and Lerch Bates North America Inc. Reports
- State Building System Replacement Plan
- 2006 Additional Scope Items

PS	MARKET PARKING STRUCTURE	Field Observations	Recommended Action	Priority	Unit	Estimated Quantity	2007 Esc. Cost Est.	Comments
No.	Building Item Description							
1.0 BUILDING CODE REVIEW								
1.01 Previous State Scope Items								
1.02	Tenant area restrooms: gut and reconstruct as two single occupant facilities that meet ADA Standards						\$0.00	work will not be required if tenant space is not upgraded.
1.03	Stripe and sign 7 accessible stalls						\$8,125.00	11 required to meet current barrier free requirements
1.04	Garage / Market Building ramp: new handrails both sides of ramp						\$9,925.00	Verify location
1.05	Upgrade toilet rooms to comply with barrier free accessibility for tenant occupancy						\$0.00	work will not be required if tenant space is not upgraded.
1.03 Additional Scope Items								
1.03	2003 IBC UPGRADES - Potential							See "Elevators" below
1.11	ICBO Full Code Compliance Trigger							Full compliance will not be triggered if all improvements recommended in this report are implemented.
2.0 TENANT IMPROVEMENTS								
2.01 Previous State Scope Items								
2.02	See 1.0 Building Code Review Above						\$0.00	
2.03 Additional Scope Items								
2.04	No additional T-I work at time of this study						\$0.00	
3.0 EXTERIOR ENVELOPE								
3.01 Previous State Scope Items								
3.02	Power wash and touch up painting						\$85,500.00	Improvements Needed?
3.03 Additional Scope Items								
4.0 ROOF / PARKING DECKS								
4.01 Previous State Scope Items								
4.02	Additional coating of long life sealer				sf	594,000		Improvements Needed?
4.03								
4.04								

PS No.	MARKET PARKING STRUCTURE	Building Item Description	Field Observations	Recommended Action	Priority	Unit	Estimated Quantity	2007 Esc. Cost Est.	Comments
4.05		Additional Scope Items							
4.06		Deck Waterproof Coating Systems				allow		\$24,200.00	Cost to study water intrusion source and recommend solutions
5.0 STRUCTURAL									
5.01		Previous State Scope Items						\$21,449.00	Cost for study and investigation
5.02		Investigate corrosion of metal deck	Masonry infill walls at the south end of the garage do not appear to be properly anchored into the structure	Provide wall anchorage connection		LF	360	\$20,520.00	This would be required during any upgrade to the facility
5.03		Collect data on masonry and shear walls	It is anticipated that the current lateral system and design retrofit to insure compliance with FEMA 178	Provide additional 8" concrete shear wall in the north south direction		LF	80	\$210,571.00	Conduct study and address renovation within next 5 years. Cost is for study of last three items
5.04		Analyze the lateral load resisting system and design retrofit to insure compliance with FEMA 178							
5.05		Investigate and design retrofit of all non-structural elements to insure compliance with FEMA 178							
5.06									
5.07 Additional Scope Items									
5.08		Structural - Gravity	Metal corrosion has been slowed but is still occurring	Provide paint coating to metal decking to help prevent further deterioration.		SF	162,000	\$230,850.00	This is a gross square footage of the building.
5.09		Structural - Gravity	Joint Caulking has deteriorated and is allowing water into concealed joints and connections.	Provide caulking of all joints		SF	162,000		This is a gross square footage of the building
5.10		Structural - Lateral	Precast Panel connections are exposed to the elements and continue to deteriorate. I would have expected to see more damage from the Nisqually earthquake than we found.	Provide a coating to the steel connections to prevent deterioration		Each	50	\$4,845.00	Repairs remaining to meet FEMA?
5.11		Structural - Lateral							The skybridge condition was noted in the Market Building Summary.
5.12		FEMA Compliance	See Above						
5.13		Sky Bridge							
6.0 MECHANICAL									
6.01		Previous State Scope Items							
6.02		None stated							
6.03		Additional Scope Items							
6.04		HVAC - General							Review upgrades to improve overall energy efficiency and performance
6.05		Plumbing - General							Improvements Needed?

PS MARKET PARKING STRUCTURE		Field Observations	Recommended Action	Priority	Unit	Estimated Quantity	2007 Esc. Cost Est	Comments
No.	Building Item Description							
6.06	Roof Drains and Overflows							Improvements Needed?
6.07								
6.08								
7.0 ELECTRICAL								
7.01	Previous State Scope Items							
7.02	None stated							
7.03	Additional Scope Items							
7.04	Lighting - General							Review for improved performance and energy efficiency.
7.05	Power - General							Capacity and Expandability of System?
ELEVATORS								
9.01	Previous State Scope Items							
9.02	Add firefighter's recall both elevators						\$0.00	
9.03	Add door restrainers to both elevators						\$0.00	
9.04	Provide seismic restrains to all elevators						\$0.00	
9.05	Make cars fully accessible						\$0.00	
9.06	Upgrade controls, fixtures, and door equipment						\$0.00	
9.07							\$0.00	
9.08	Upgrade 2 elevators including cabs and controls, see WJE Report						\$620,513.00	Assume this is full replacement of elevator cabs, rails and controls.
9.09								
9.10 Additional Scope Items								
9.11								
10.0 ENVIRONMENTAL / HAZMAT								
10.01	Previous State Scope Items							
10.02	Removal of transit panels						\$1,941.00	
10.03	Removal of suspected ACM flooring						\$1,671.00	
10.04	Removal of hydraulic hoists						\$11,264.00	
10.05								
10.06 Additional Scope Items								
10.07	Lead paint removal	Investigate					\$3,420.00	Allowance is for testing and removal of remaining hazardous materials.
10.08	Asbestos pipe wrap removal	Investigate					\$1,710.00	Allowance is for testing and removal of remaining hazardous materials.
10.09								

PS No.	Building Item Description	Field Observations	Recommended Action	Priority	Unit	Estimated Quantity	2007 Esc. Cost Est.	Comments
10.10	Asbestos ceiling treatments	Investigate					\$3,420.00	Allowance is for testing and removal of remaining hazardous materials.
10.11	ACM flooring removal	Investigate					\$2,850.00	Allowance is for testing and removal of remaining hazardous materials.

KEY: Information and data collected above are from the following sources

- 1996 UPS Recommended Repairs and WJE, and Lercr Bates North America Inc. Reports
- State Building System Replacement Plan
- 2006 Additional Scope Items



PROJECT:	Tacoma Rhodes Center	Preliminary Construction Cost Estimate
PROJECT #:	06-0216	
SCOPE:	Building Upgrades & Repairs	
ESTIMATE #:	06-0216-01	
DATE:	July 27, 2006	

Documentation	Date

PROJECT PROFILE		
Off-Site	N/A	sf
On-Site	N/A	sf
Broadway & Market	221,189	sf
Market Garage	189,000	sf

Pro-Cost	
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Estimator	BD
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SUMMARY OF SCOPE		USD	Rate/SF
A	PROJECT TOTAL:	\$ 14,492,684	
A1	Broadway Building Costs	\$ 4,909,925	
A2	Market Building Costs	\$ 7,287,719	
A3	Market Garage Costs	\$ 2,295,040	
TOTAL CONSTRUCTION COSTS:		\$ 14,492,684	

PROJECT SCOPE

Building upgrades and repairs of the Broadway Building, Market Building, and Market Garage.

General

*This estimate is an opinion of probable cost and does not constitute a guaranteed maximum figure
Includes cost escalation to fall 2007
Includes contingency of 10%*



TOTAL BUILDING ESTIMATE

PROJECT:	Tacoma Rhodes Center
PROJECT #:	06-0216
SCOPE:	Building Upgrades & Repairs
ESTIMATE #:	06-0216-01
DATE:	July 27, 2006

PROFILE

Off-Site	N/A	sf
On-Site	N/A	sf
Broadway & Market	221,189	sf
Market Garage	189,000	sf

A

TOTAL BUILDING SUMMARY

Notes:

	Description	TOTAL
A1	TOTAL BUILDING:	
A.1	Foundations	2,850
A.2	Basement Construction	-
A.3	Superstructure	3,253,684
A.4	Exterior Closure	868,677
A.5	Roofing	1,221,345
A.6	Interior Construction	875,094
A.7	Stairs	9,925
A.8	Interior Finishes	397,678
A.9	Conveying	1,744,150
A.10	Plumbing Systems	13,680
A.11	HVAC Systems	2,459,550
A.12	Fire Protection Systems	35,910
A.13	Electrical Systems	580,260
A.14	Special Construction	-
A.15	Selective Demolition	388,192
	SUB-TOTAL BUILDING COSTS:	11,850,994
	Contractor's General Conditions	12.5% 1,481,374
	Contractor's Profit and Overhead	6.0% 799,942
	Performance Bond	1.1% 155,455
	Builder's Risk Insurance	0.45% 63,595
	Liability Insurance	1.00% 141,323
	TOTAL BUILDING COSTS:	\$ 14,492,684



BROADWAY & MARKET BUILDINGS ESTIMATE

PROJECT:	Tacoma Rhodes Center
PROJECT #:	06-0216
SCOPE:	Building Upgrades & Repairs
ESTIMATE #:	06-0216-01
DATE:	July 27, 2006

PROFILE

Off-Site	N/A	sf
On-Site	N/A	sf
Broadway & Market	221,189	sf
Market Garage	189,000	sf

A TOTAL BROADWAY & MARKET BUILDINGS SUMMARY

Notes:

	Description	TOTAL
A1	BROADWAY & MARKET BUILDINGS:	
A.1	Foundations	2,850
A.2	Basement Construction	-
A.3	Superstructure	2,737,872
A.4	Exterior Closure	783,177
A.5	Roofing	610,789
A.6	Interior Construction	875,094
A.7	Stairs	-
A.8	Interior Finishes	389,553
A.9	Conveying	1,123,636
A.10	Plumbing Systems	13,680
A.11	HVAC Systems	2,459,550
A.12	Fire Protection Systems	35,910
A.13	Electrical Systems	580,260
A.14	Special Construction	-
A.15	Selective Demolition	361,916
	SUB-TOTAL BROADWAY & MARKET BUILDING COSTS:	9,974,288
	Contractor's General Conditions 12.5%	1,246,786
	Contractor's Profit and Overhead 6.0%	673,264
	Performance Bond 1.1%	130,838
	Builder's Risk Insurance 0.45%	53,525
	Liability Insurance 1.00%	118,943
	TOTAL BROADWAY & MARKET BUILDING COSTS:	\$ 12,197,644



BROADWAY BUILDING ESTIMATE

PROJECT:	Tacoma Rhodes Center
PROJECT #:	06-0216
SCOPE:	Building Upgrades & Repairs
ESTIMATE #:	06-0216-01
DATE:	July 27, 2006

PROFILE

Off-Site	N/A	sf
On-Site	N/A	sf
Broadway & Market	221,189	sf
Market Garage	189,000	sf

A1 **BROADWAY BUILDING SUMMARY**

Notes:

	Description	TOTAL
A1	BROADWAY BUILDING:	
A1.1	Foundations	2,850
A1.2	Basement Construction	-
A1.3	Superstructure	1,124,430
A1.4	Exterior Closure	565,884
A1.5	Roofing	336,938
A1.6	Interior Construction	330,087
A1.7	Stairs	-
A1.8	Interior Finishes	203,832
A1.9	Conveying	309,584
A1.10	Plumbing Systems	13,680
A1.11	HVAC Systems	682,860
A1.12	Fire Protection Systems	35,910
A1.13	Electrical Systems	156,180
A1.14	Special Construction	-
A1.15	Selective Demolition	252,721
	SUB-TOTAL BROADWAY BUILDING COSTS:	4,014,956
	Contractor's General Conditions	501,870
	Contractor's Profit and Overhead	271,010
	Performance Bond	52,666
	Builder's Risk Insurance	21,545
	Liability Insurance	47,878
	TOTAL BROADWAY BUILDING COSTS:	\$ 4,909,925



BROADWAY BUILDING TAKE-OFF

PROJECT:	Tacoma Rhodes Center
PROJECT #:	06-0216
SCOPE:	Building Upgrades & Repairs
ESTIMATE #:	06-0216-01
DATE:	July 27, 2006

DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT	TOTAL
Profile					
Off-Site	N/A	sf			
On-Site	N/A	sf			
Broadway & Market	221,189	sf			
Market Garage	189,000	sf			

A1 BROADWAY BUILDING

Notes:

DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT	TOTAL
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A1 BROADWAY BUILDING

A1.1 FOUNDATIONS					
Underpinning of existing footing (small segment of the West bearing wall)	Item	1	2,850.00	2,850	
TOTAL FOUNDATIONS					\$ 2,850

A1.2 BASEMENT CONSTRUCTION					
TOTAL BASEMENT CONSTRUCTION					\$ -

A1.3 SUPERSTRUCTURE					
Study and investigation of skybridge structural/seismic	allow	1	9,192.39	9,192	
Investigate and design retrofit of all non-structural elements to ensure compliance with FEMA-178	allow	1	30,641.29	30,641	
8" concrete shear walls	sf	13,365	45.60	609,444	
Footing to shear wall	cy	80	741.00	59,280	
Tie shear walls at floor levels	no	11	2,280.00	25,080	
Provide additional wall anchorage at 5' o.c. around the perimeter of the building at each floor and the roof (through wall anchors)	no	700	319.20	223,440	
Provide 4x4x3/8 angle at the perimeter of all floors and roof to attach the diaphragm to the exterior walls and provide the diaphragm chords	lf	3,420	45.60	155,952	
Upgrade skybridge anchorage	allow	1	11,400.00	11,400	
TOTAL SUPERSTRUCTURE					\$ 1,124,430



BROADWAY BUILDING TAKE-OFF

PROJECT:	Tacoma/Rhodes Center
PROJECT #:	08-0216
SCOPE:	Building Upgrades & Repairs
ESTIMATE #:	08-0216-01
DATE:	July 27, 2006

	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT	TOTAL
A1.4	EXTERIOR CLOSURE					
	Selective grinding and pointing of brick	allow	1	48,815.94	48,816	
	Sandstone window sills - remove and replace with new pre-cast concrete sills as needed	lf	102	51.30	5,233	
	Clean, prep and paint brick on the North, South, and West elevations	allow	1	23,202.83	23,203	
	Remove and replace window backer rod & sealant	allow	1	33,648.32	33,648	
	Repair exterior brick veneer, sills, and cornices	allow	1	114,000.00	114,000	
	Recondition power operated doors	allow	6	2,280.00	13,680	
	Windows: replace aluminum windows with new aluminum framed, thermally broken insulated windows with low-e coating and tint	sf	8,151	33.06	269,472	
	Window gaskets - replace as necessary	allow	1	13,680.00	13,680	
	Doors - replace doors at roof access and freight elevator penthouse	no	2	1,710.00	3,420	
	Stucco Finish - clean, repair, prep, and paint	sf	5,900	2.51	14,797	
	Brick veneer (North wall, 4th & 5th floors & portion of penthouse) - Evaluate condition of installation	sf	2,750	1.14	3,135	
	Misc. brackets & metal fittings - remove items no longer in use	item	1	5,700.00	5,700	
	Steel lintels - scrape and paint	allow	1	11,400.00	11,400	
	Metal canopy @ east entry - scrape and paint rusted areas	allow	1	4,560.00	4,560	
	Mortar Joints - remove plant life growing in brick mortar	allow	1	1,140.00	1,140	
	TOTAL EXTERIOR CLOSURE					\$ 565,884

A1.5	ROOFING					
	Main Roof Replacement: Remove existing roofing, insulation, flashings, drains, and downspouts. Install mechanically adhered single-ply roofing with R-30 insulation, new flashings, roof drains, and downspouts	sf	20,000	13.10	261,995	
	Misc.					
	Sealants - replace all sealants	allow	1	22,800.00	22,800	
	Extend parapets to 42" high	lf	540	45.60	24,624	
	Skylights - clean, patch and repair glazing and frames	allow	1	1,710.00	1,710	



BROADWAY BUILDING TAKE-OFF

PROJECT:	Tacoma Rhodas Center
PROJECT #:	08-0216
SCOPE:	Building Upgrades & Repairs
ESTIMATE #:	08-0216-01
DATE:	July 27, 2008

DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT	TOTAL
Fall protection - provide fall protection anchors	allow	1	5,700.00	5,700	
Equipment curbs - replace as needed	allow	1	9,120.00	9,120	
Roof hatch (5'x5') - replace NE corner roof hatch & curb	no	1	2,736.00	2,736	
Skybridge Roof	sf	400	20.63	8,254	
TOTAL ROOFING					\$ 336,938

A1.6 INTERIOR CONSTRUCTION					
<u>1st Floor South</u>					
Partitions, doors, fittings, wall finishes and floors	item	1	213,750.00	213,750	
Add HVAC units and Controls	allow	1	68,400.00	68,400	
Remove all abandoned piping	allow	1	2,736.00	2,736	
Cut large opening (9'x12') between east & west spaces	item	1	1,425.00	1,425	
Enclose pipes & ducts with GWB enclosure	sf	800	9.12	7,296	
Install capitals on columns	no	4	228.00	912	
Remove carpeting	sf	600	1.14	684	
Make floor level (flooring layers to be removed/floated)	sf	6,800	5.13	34,884	
TOTAL INTERIOR CONSTRUCTION					\$ 330,087

A1.7 STAIRS					
TOTAL STAIRS					\$ -

A1.8 INTERIOR FINISHES					
Replace skybridge carpeting	sf	400	7.98	3,192	
Repaint walls in common spaces and restrooms	item	1	171,000.00	171,000	
General patch and repair of masonry walls in basement	sf	4,300	4.56	19,608	
Clean and remove debris from basement	allow	1	912.00	912	
Patch walls from hydronic pipe replacement of 5 risers. Each the height of building with cuts on each floor	allow	1	9,120.00	9,120	
TOTAL INTERIOR FINISHES					\$ 203,832



BROADWAY BUILDING TAKE-OFF

PROJECT:	Tacoma Rhodes Center
PROJECT #:	06-0216
SCOPE:	Building Upgrades & Repairs
ESTIMATE #/	06-0216-01
DATE:	July 27, 2006

	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT	TOTAL
A1.9	CONVEYING					
	Freight Elevator	item	1	309,584.10	309,584	
	TOTAL CONVEYING					\$ 309,584

A1.10	PLUMBING SYSTEMS					
	Basement sump pit - correct plug/reason for plug	allow	1	13,680.00	13,680	
	TOTAL PLUMBING SYSTEMS					\$ 13,680

A1.11	HVAC SYSTEMS					
	Duct outside air at HVAC units	item	1	239,400.00	239,400	
	Replace main distribution lines	item	1	25,080.00	25,080	
	Replace distribution pumps and motors with variable frequency	no	3	34,200.00	102,600	
	Replace HVAC branch lines	item	1	127,680.00	127,680	
	Replace older units	no	30	4,560.00	136,800	
	Upgrade heat pump controls	item	1	51,300.00	51,300	
	TOTAL HVAC SYSTEMS					\$ 682,860

A1.12	FIRE PROTECTION SYSTEMS					
	Replace fire sprinkler valves and heads	no	252	142.50	35,910	
	TOTAL FIRE PROTECTION SYSTEMS					\$ 35,910

A1.13	ELECTRICAL SYSTEMS					
	1st floor South - Install light fixtures (basic lighting)	sf	6,800	2.85	19,380	
	Replace T-12 lamps and magnetic ballast	no	1,200	114.00	136,800	
	TOTAL ELECTRICAL SYSTEMS					\$ 156,180



BROADWAY BUILDING TAKE-OFF

PROJECT:	Taconnia Rhodes Center
PROJECT #:	06-0216
SCOPE:	Building Upgrades & Repairs
ESTIMATE #:	06-0216-01
DATE:	July 27, 2006

	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT	TOTAL
A1.14	SPECIAL CONSTRUCTION					
	TOTAL SPECIAL CONSTRUCTION					\$ -

	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT	TOTAL
A1.15	SELECTIVE DEMOLITION					
	Remove crawl space thermal pipe insulation	allow	1	14,959.50	14,959	
	Remove suspected ACM flooring @ Hall to basement & 1st T.I.	allow	1	8,150.52	8,151	
	Remove suspected roofing material	allow	1	92,811.32	92,811	
	Remove woven fire blanket from floor construction - Only in event of remodel work that disturbs subfloor	allow	1	57,000.00	57,000	
	Lead paint removal - Basement & 1st South T.I.	allow	1	4,560.00	4,560	
	Asbestos pipe wrap removal - Basement	allow	1	12,540.00	12,540	
	Test ground water in basement for contamination	allow	1	45,600.00	45,600	
	Asbestos ceiling treatment removal	allow	1	17,100.00	17,100	
	TOTAL SELECTIVE DEMOLITION					\$ 252,721

SUB-TOTAL BROADWAY BUILDING COSTS:	\$ 4,014,956
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MARKET BUILDING ESTIMATE

PROJECT:	Tacoma Rhodes Center
PROJECT #:	06-0216
SCOPE:	Building Upgrades & Repairs
ESTIMATE #:	06-0216-01
DATE:	July 27, 2006

PROFILE

Off-Site	N/A	sf
On-Site	N/A	sf
Broadway & Market	221,189	sf
Market Garage	189,000	sf

A2 MARKET BUILDING SUMMARY

Notes:

	Description	TOTAL
A2	MARKET BUILDING:	
A2.1	Foundations	-
A2.2	Basement Construction	-
A2.3	Superstructure	1,613,442
A2.4	Exterior Closure	217,293
A2.5	Roofing	273,851
A2.6	Interior Construction	545,007
A2.7	Stairs	-
A2.8	Interior Finishes	185,721
A2.9	Conveying	814,052
A2.10	Plumbing Systems	-
A2.11	HVAC Systems	1,776,690
A2.12	Fire Protection Systems	-
A2.13	Electrical Systems	424,080
A2.14	Special Construction	-
A2.15	Selective Demolition	109,195
	SUB-TOTAL MARKET BUILDING COSTS:	5,959,331
	Contractor's General Conditions	12.5% 744,916
	Contractor's Profit and Overhead	6.0% 402,255
	Performance Bond	1.1% 78,172
	Builder's Risk Insurance	0.45% 31,979
	Liability Insurance	1.00% 71,065
	TOTAL MARKET BUILDING COSTS:	\$ 7,287,719



MARKET BUILDING TAKE-OFF

PROJECT:	Tacoma Rhodes Center
PROJECT #:	06-0216
SCOPE:	Building Upgrades & Repairs
ESTIMATE #:	06-0216-01
DATE:	July 27, 2006

DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT	TOTAL
Profile					
Off-Site	N/A	sf			
On-Site	N/A	sf			
Broadway & Market		221,189			
Market Garage		189,000			

A2 MARKET BUILDING

Notes:

DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT	TOTAL
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A2 MARKET BUILDING

A2.1 FOUNDATIONS					
TOTAL FOUNDATIONS					\$ -

A2.2 BASEMENT CONSTRUCTION					
TOTAL BASEMENT CONSTRUCTION					\$ -

A2.3 SUPERSTRUCTURE					
Study and Investigation of skybridge structural/seismic	allow	1	9,192.39	9,192	
Investigate and design retrofit of all non-structural elements to ensure compliance with FEMA-178	allow	1	30,641.29	30,641	
8" concrete shear walls	sf	18,720	45.60	853,632	
Footing to shear wall	cy	107	741.00	79,040	
Tie shear walls at floor levels	no	19	2,280.00	43,320	
Review and strengthen metal stud back up walls for exterior hollow-clay tile walls	sf	30,000	9.12	273,600	
Upgrade existing wall anchorage	lf	2,340	79.80	186,732	
Provide 4x4x3/8 angle at the perimeter of all floors and roof to attach the diaphragm to the exterior walls and provide the diaphragm chords	lf	2,340	45.60	106,704	
Review and strengthen existing parapet braces	no	97	256.50	24,881	
Skybridge - Evaluate end supports of the existing structure	allow	1	5,700.00	5,700	
TOTAL SUPERSTRUCTURE					\$ 1,613,442



MARKET BUILDING TAKE-OFF

PROJECT:	Tacoma Rhodes Center
PROJECT #:	06-0216
SCOPE:	Building Upgrades & Repairs
ESTIMATE #:	06-0216-01
DATE:	July 27, 2006

	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT	TOTAL
A2.4	EXTERIOR CLOSURE					
	Selective grinding and pointing of brick	item	1	48,815.94	48,816	
	Patch bulging stucco on west elevation	item	1	2,902.46	2,902	
	Clean, prep, and paint building	item	34,475	2.21	76,191	
	Remove and replace sealant at windows before painting	item	1	13,921.70	13,922	
	Other Repairs	item	1	11,400.00	11,400	
	Power operated doors - recondition	no	3	2,280.00	6,840	
	Sandstone window sills - remove and reform	item	1	6,748.80	6,749	
	Replace steel windows with new to meet code	no	9	2,280.00	20,520	
	Replace or recondition worn doors	pairs	2	1,710.00	3,420	
	Prep and paint Vents and Louvers	allow	1	2,280.00	2,280	
	Repair storm drain cover in sidewalk, reconnect to downspout on East side of building, and repair sidewalk	item	1	4,560.00	4,560	
	Remove and replace canvas canopies - reuse existing frames	no	26	456.00	11,856	
	Brick wall (West side, south portion) - restoration test	allow	1	2,850.00	2,850	
	Brick wall (West side, south portion) - remove paint and restore brick	sf	1,750	2.85	4,988	
	TOTAL EXTERIOR CLOSURE					\$ 217,293

A2.5	ROOFING					
	Main Roof Replacement: Remove existing roofing, insulation, flashings, downspouts. Install fully adhered single-ply roofing with R-30 insulation, new flashings, gutters and downspouts	sf	19,000	12.27	233,187	
	Misc.					
	Skylights - replace small unit skylight on 5th floor roof	item	1	1,140.00	1,140	
	Fall protection - provide fall protection anchors	item	1	5,700.00	5,700	
	Equipment curbs - replace as needed	allow	1	9,120.00	9,120	
	Roof hatch (5'x5') - SW corner of 7th floor roof	no	1	2,850.00	2,850	
	Window washing Davits and Sockets	no	8	1,140.00	9,120	
	Skybridge Roof	sf	700	18.19	12,734	
	TOTAL ROOFING					\$ 273,851



MARKET BUILDING TAKE-OFF

PROJECT:	Tacoma Rhodes Center
PROJECT #:	06-0216
SCOPE:	Building Upgrades & Repairs
ESTIMATE #:	06-0216-01
DATE:	July 27, 2006

	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT	TOTAL
A2.6	INTERIOR CONSTRUCTION					
	Add handrails to both sides of ramped corridor - Floor 3	lf	1	5,568.68	5,569	
	Construct one unisex restroom per floor - Floors 3 and 5	item	1	48,725.94	48,726	
	Remodel women's restroom partitions and accessories to meet ADA standards - 6th floor	item	1	17,591.96	17,592	
	Drinking fountains - 4th & 5th floors	item	1	29,075.70	29,076	
	Install signage throughout building	item	1	51,974.34	51,974	
	Install visible alarms throughout the building	item	1	118,081.31	118,081	
	Add 12" handrail extensions to handrails at top of Broadway/Market Building skybridge	item	1	1,164.36	1,164	
	Market street entry doors: add power assisted opener to one leaf	item	1	9,399.26	9,399	
	Revise Floor 3 corridor ramp to allow installation of handrails	item	1	3,990.00	3,990	
	<u>1st Floor</u>					
	Paint and install chain link secure storage	sf	12,000	11.40	136,800	
	Upgrade lighting and install separate switching with motion sensors	item	1	4,560.00	4,560	
	<u>2nd Floor</u>					
	Paint and install chain link secure storage	sf	6,000	11.40	68,400	
	Upgrade lighting and install separate switching with motion sensors	item	1	4,560.00	4,560	
	<u>6th Floor</u>					
	Replace carpet and base	sf	2,000	5.70	11,400	
	Replace suspended ceiling	sf	2,000	3.42	6,840	
	Paint	sf	2,000	0.86	1,710	
	Minor wall reconfiguration	item	1	5,700.00	5,700	
	HVAC - add return and supply grilles	item	1	5,130.00	5,130	
	Electrical - add lighting	no	25	285.00	7,125	



MARKET BUILDING TAKE-OFF

PROJECT:	Tacoma Rhodes Center
PROJECT #:	06-0210
SCOPE:	Building Upgrades & Repairs
ESTIMATE #:	06-0216-01
DATE:	July 27, 2006

DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT	TOTAL
7th Floor					
Replace carpet and base	sf	350	5.70	1,995	
Replace suspended ceiling	sf	350	3.42	1,197	
Paint	sf	350	1.71	599	
HVAC - add return and supply grilles	item	1	1,710.00	1,710	
Electrical - add lighting	no	6	285.00	1,710	
TOTAL INTERIOR CONSTRUCTION					\$ 545,007

A2.7 STAIRS					
TOTAL STAIRS					\$ -

A2.8 INTERIOR FINISHES					
Replace carpet in common spaces	sf	9,475	5.70	54,008	
Paint walls in common spaces	sf	31,125	1.14	35,483	
1st Floor - Exercise Room					
Paint	sf	300	1.14	342	
Mirrors	sf	120	21.66	2,599	
Replace carpet	sf	620	7.98	4,948	
1st & 3rd Floor - Building Entry & Lobby					
Update finishes - remove wainscot and update security desk	allow	1	17,100.00	17,100	
Painting	sf	3,084	0.86	2,637	
Replace carpet	sf	620	7.98	4,948	
4th Floor Toilet Rooms					
Construct two single occupancy toilet rooms complete	no	2	15,960.00	31,920	



MARKET BUILDING TAKE-OFF

PROJECT:	Tecoma Rhodes Center
PROJECT #:	06-0216
SCOPE:	Building Upgrades & Repairs
ESTIMATE #:	06-0216-01
DATE:	July 27, 2008

DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT	TOTAL
Skybridge					
Replace skybridge carpeting	sf	760	7.98	6,065	
Replace ceiling tiles and light fixture lenses	sf	760	2.28	1,733	
Provide 1 hour fire rated 20'x20' room with 2 exits for new boiler	item	1	14,820.00	14,820	
Patch walls from hydronic pipe replacement of 5 risers. Each the height of building with cuts on each floor	item	1	9,120.00	9,120	
TOTAL INTERIOR FINISHES					\$ 185,721

A2.9 CONVEYING					
Upgrade and refurbish 2 passenger and one freight elevator	item	1	814,052.34	814,052	
TOTAL CONVEYING					\$ 814,052

A2.10 PLUMBING SYSTEMS					
TOTAL PLUMBING SYSTEMS					\$ -

A2.11 HVAC SYSTEMS					
Upgrade ventilation system to a fully ducted system. Upsize as required to meet code	item	1	463,980.00	463,980	
Replace fiberglass ductwork as required	item	1	484,500.00	484,500	
Replace cooling tower and components	item	1	86,640.00	86,640	
Replace distribution pumps and motors with variable frequency	item	1	119,700.00	119,700	
Replace building controls with "Stafa" controls	item	1	120,840.00	120,840	
Replace heat pumps	item	1	364,800.00	364,800	
Replace old sprinkler heads	item	1	26,220.00	26,220	
Replace / upgrade some toilet fixtures	item	1	22,800.00	22,800	
Replace boiler	item	1	72,960.00	72,960	
Remove Water Tanks	item	1	11,400.00	11,400	
Storm drain 1st floor - remove grate, cap, and repair floor	allow	1	2,850.00	2,850	
TOTAL HVAC SYSTEMS					\$ 1,776,690



MARKET BUILDING TAKE-OFF

PROJECT:	Tacoma Rhodes Center
PROJECT #:	06-0216
SCOPE:	Building Upgrades & Repairs
ESTIMATE #:	06-0216-01
DATE:	July 27, 2006

	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT	TOTAL
A2.12	FIRE PROTECTION SYSTEMS					
	TOTAL FIRE PROTECTION SYSTEMS					\$ -

A2.13	ELECTRICAL SYSTEMS					
	Conduct load study of the electrical service capacity to determine the impact of future loads on the system	item	1	72,960.00	72,960	
	Building surveillance - upgrade new color cameras into Broadway system	item	1	45,600.00	45,600	
	Interior lighting: replace T-12's and magnetic ballasts	item	1	228,000.00	228,000	
	1st floor entry/lobby - update lighting	item	1	5,700.00	5,700	
	1st floor exercise - update lighting	item	1	3,420.00	3,420	
	3rd floor entry/lobby - update lighting	item	1	5,700.00	5,700	
	5th floor atrium - Add ceiling fixtures	item	1	5,700.00	5,700	
	New Exit Signage/Egress Lighting	item	1	57,000.00	57,000	
	TOTAL ELECTRICAL SYSTEMS					\$ 424,080

A2.14	SPECIAL CONSTRUCTION					
	TOTAL SPECIAL CONSTRUCTION					\$ -

A2.15	SELECTIVE DEMOLITION					
	Remove suspected linoleum - 2nd floor storage room	allow	1	1,856.23	1,856	
	Remove suspected ACM flooring	allow	1	928.11	928	
	Remove suspected roofing material	allow	1	88,170.75	88,171	
	Lead paint removal	allow	1	5,700.00	5,700	
	Asbestos ceiling treatments	allow	1	10,260.00	10,260	
	Asbestos pipe wrap removal - 2nd floor storage room 204	allow	1	2,280.00	2,280	
	TOTAL SELECTIVE DEMOLITION					\$ 109,195

SUB-TOTAL MARKET BUILDING COSTS:						\$ 5,959,331
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MARKET GARAGE ESTIMATE

PROJECT:	Tacoma Rhodes Center
PROJECT #:	06-0216
SCOPE:	Building Upgrades & Repairs
ESTIMATE #:	06-0216-01
DATE:	July 27, 2006

PROFILE

Off-Site	N/A	sf
On-Site	N/A	sf
Broadway & Market	221,189	sf
Market Garage	189,000	sf

A3 MARKET GARAGE SUMMARY

Notes:

	Description	TOTAL
A3	MARKET GARAGE:	
A3.1	Foundations	-
A3.2	Basement Construction	-
A3.3	Superstructure	515,812
A3.4	Exterior Closure	85,500
A3.5	Roofing	610,556
A3.6	Interior Construction	-
A3.7	Stairs	9,925
A3.8	Interior Finishes	8,125
A3.9	Conveying	620,513
A3.10	Plumbing Systems	-
A3.11	HVAC Systems	-
A3.12	Fire Protection Systems	-
A3.13	Electrical Systems	-
A3.14	Special Construction	-
A3.15	Selective Demolition	26,275
	SUB-TOTAL MARKET GARAGE COSTS:	1,876,708
	Contractor's General Conditions 12.5%	234,588
	Contractor's Profit and Overhead 6.0%	126,678
	Performance Bond 1.1%	24,618
	Builder's Risk Insurance 0.45%	10,071
	Liability Insurance 1.00%	22,380
	TOTAL MARKET GARAGE COSTS:	\$ 2,295,040



MARKET GARAGE TAKE-OFF

PROJECT:	Tacoma Rhodes Center
PROJECT #:	06-0216
SCOPE:	Building Upgrades & Repairs
ESTIMATE #:	06-0216-01
DATE:	July 27, 2006

DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT	TOTAL
Profile					
Off-Site	N/A	sf			
On-Site	N/A	sf			
Broadway & Market		221,189			
Market Garage		189,000			

A3 MARKET GARAGE

Notes:

DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT	TOTAL
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A3 MARKET GARAGE

A3.1 FOUNDATIONS					
TOTAL FOUNDATIONS					\$ -

A3.2 BASEMENT CONSTRUCTION					
TOTAL BASEMENT CONSTRUCTION					\$ -

A3.3 SUPERSTRUCTURE					
Investigate corrosion of metal deck	item	1	21,448.91	21,449	
Provide masonry wall anchorage connection at the south end of the garage	lf	360	57.00	20,520	
8" concrete shear walls	sf	3,840	45.60	175,104	
Footing to shear wall	cy	36	741.00	26,347	
Tie shear walls at floor levels	no	4	2,280.00	9,120	
Investigate and design retrofit of all non-structural elements to insure compliance with FEMA 178	item	1	27,577.16	27,577	
Prep and paint metal decking (to help prevent further rusting)	sf	135,000	1.71	230,850	
Prep and paint steel connections (to prevent rusting)	no	50	96.90	4,845	
TOTAL SUPERSTRUCTURE					\$ 515,812



MARKET GARAGE TAKE-OFF

PROJECT:	Tacoma Rhodes Center
PROJECT #:	06-0216
SCOPE:	Building Upgrades & Repairs
ESTIMATE #:	06-0216-01
DATE:	July 27, 2006

	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT	TOTAL
A3.4	EXTERIOR CLOSURE					
	Power wash and touch up painting	item	1	85,500.00	85,500	
	TOTAL EXTERIOR CLOSURE					\$ 85,500
A3.5	ROOFING					
	Trafficable waterproof coating - top deck	sf	47,250	5.13	242,393	
	Additional coating of long life sealer to decks - lower decks	sf	141,750	2.05	290,871	
	Deck waterproof coating system - Design fee	allow	1	34,200.00	34,200	
	Remove and replace caulking at all joints	sf	189,000	0.23	43,092	
	TOTAL ROOFING					\$ 610,556
A3.6	INTERIOR CONSTRUCTION					
	TOTAL INTERIOR CONSTRUCTION					\$ -
A3.7	STAIRS					
	New handrails on both sides of Garage / Market building ramp	item	1	9,925.09	9,925	
	TOTAL STAIRS					\$ 9,925
A3.8	INTERIOR FINISHES					
	Stripe and sign 7 accessible stalls	item	1	8,125.21	8,125	
	TOTAL INTERIOR FINISHES					\$ 8,125
A3.9	CONVEYING					
	Upgrade 2 elevators including cabs and controls	item	1	620,513.40	620,513	
	TOTAL CONVEYING					\$ 620,513



MARKET GARAGE TAKE-OFF

PROJECT:	Tacoma Rhodes Center
PROJECT #:	06-0216
SCOPE:	Building Upgrades & Repairs
ESTIMATE #:	06-0216-01
DATE:	July 27, 2006

	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT	TOTAL
A3.10	PLUMBING SYSTEMS					
	TOTAL PLUMBING SYSTEMS					\$ -
A3.11	HVAC SYSTEMS					
	TOTAL HVAC SYSTEMS					\$ -
A3.12	FIRE PROTECTION SYSTEMS					
	TOTAL FIRE PROTECTION SYSTEMS					\$ -
A3.13	ELECTRICAL SYSTEMS					
	TOTAL ELECTRICAL SYSTEMS					\$ -
A3.14	SPECIAL CONSTRUCTION					
	TOTAL SPECIAL CONSTRUCTION					\$ -
A3.15	SELECTIVE DEMOLITION					
	Removal of transite panels	allow	1	1,940.60	1,941	
	Removal of suspected ACM Flooring	allow	1	1,670.60	1,671	
	Removal of hydraulic hoists	allow	1	11,263.92	11,264	
	Lead paint removal - Investigate	allow	1	3,420.00	3,420	
	Asbestos pipe wrap removal - Investigate	allow	1	1,710.00	1,710	
	Asbestos ceiling treatment - Investigate	allow	1	3,420.00	3,420	
	ACM flooring removal - Investigate	allow	1	2,850.00	2,850	
	TOTAL SELECTIVE DEMOLITION					\$ 26,275
SUB-TOTAL MARKET GARAGE COSTS:						\$ 1,876,706

STATE OF WASHINGTON
AGENCY/INSTITUTION PROJECT COST SUMMARY

Agency	Division of Facilities, Engineering and Architectural Services
Project Name	Tacoma Rhodes Center Condition Assessment Study
Project Number	2007-003 A (1)

Contact Information

Analysis Date	7/27/2006
Analysis By	BCRA / Pro-Cost
Contact Phone Number	253-627-4367 / 425-562-1181

Statistics	Primary	Secondary	Total
Gross Square Feet	221,189	189,000	410,189
Net Square Feet	155,800	141,750	297,550
Efficiency	70%	75%	73%
Escalated MACC Cost per Sq.Ft.	62	13	39
Building Type	Office Buildings	Parking Structures and Garages	
Is project a remodel?	Yes	Yes	
A/E Fee Class	B	C	
A/E Fee Percentage	9.36%	9.80%	

Schedule	Start Date	End Date
Pre-design (mm-yyyy)		
Design (mm-yyyy)	Jun-2007	Dec-2007
Construction (mm-yyyy)	Dec-2007	Dec-2008
Construction Duration (months)	12	

Cost Summary

Project Phase	Escalated Cost
Project Total	\$25,364,000
Consultant Services	\$2,946,000
Pre-Schematic Design Services	\$0
A/E Basic Design Services	\$1,025,000
A/E Extra Services/Reimbursables	\$1,056,000
Other Services	\$669,000
Design Services Contingency	\$196,000
Construction	\$19,273,000
MACC - Primary	\$13,649,000
MACC - Secondary	\$2,453,000
GC/CM Risk Contingency	\$0
GC/CM or Design Build	\$0
Contingencies	\$1,611,000
Sales Tax	\$1,560,000
Other	\$3,145,000
Acquisition	\$0
Equipment	\$1,603,000
Equipment Tax	\$141,000
Artwork	\$64,000
Agency Project Administration	\$1,333,000
Other	\$4,000

Other Details

Number of C100s Included in Summary	1
Alternative Public Works Project	No
State Construction Inflation Rate	3.00%
Base Month	Mar-2006
Project Administration by	Agency
Project Admin Impact to GA that is NOT included in Project Total	\$0

STATE OF WASHINGTON
AGENCY/INSTITUTION PROJECT COST ESTIMATE

FORM
C-100
 Version 2.8.1
 July 1, 2005

AGENCY: Division of Facilities, Engineering and Architectural Services
 PROJECT NAME: Tacoma Rhodes Center Condition Assessment Study
 PROJECT NUMBER: 2007-003 A (1)
 LOCATION: Tacoma, WA

Analysis Date: 7/27/2006
 Analysis By: BCRA / Pro-Cost
 Contact Phone #: 253-627-4367 / 425-562-1181
 WARNING: Dates are NOT checked when you Paste!

STATISTICS:	Primary	Secondary
Gross Square Feet	221,189	189,000
Net Square Feet	155,800	141,750
Efficiency	70%	75%
Estimated Cost per S.F.	62	13
Building Type	Office Buildings	Parking Structures and Garages
Is project a remodel?	Yes	Yes
A/E Fee Class	B	C
A/E Fee Percentage:	9.36%	9.80%

Project Schedule	Start Date	End Date
1. Predesign (mm-yyyy):		
2. Design (mm-yyyy):	Jun-2007	Dec-2007
3. Construction (mm-yyyy):	Dec-2007	Dec-2008
5. Construction Duration (in Months):	12	
State Construction Inflation Rate:	3.00%	
Base Month:	Mar-2006	

Project Cost Summary	
Primary MACC (escalated):	\$13,649,000
Secondary MACC (escalated):	\$2,453,000
Current Project Total:	\$23,869,746
Escalated Project Total:	\$25,364,000

Contingency Rate:	7.00%
Management Reserve:	3.00%
Tax Rate:	8.80%
Art Requirement Applies:	Yes
Project Admin by GA:	No
Higher Ed. Institution:	No
Alternative Public Works Project:	No

Includes Formula Overrides: No

ITEM	BASE MONTH AMOUNT	FORMULA OVERRIDE	STANDARD FORMULA	ESCALATION FACTOR	ESCALATED COST
A. ACQUISITION COSTS					
1 Purchase/Lease Cost					
2 Appraisal and Closing Costs					
3 Right-of-Way Costs					
4 Offsite Mitigation					
5					
INSERT <--Double-Click Here to Insert a Row					
Total: Acquisition Costs	\$0			1.0000	\$0

B. CONSULTANT SERVICES					
1 Pre-Schematic Design Services					
a. Programming/Site Analysis					
b. Environmental Analysis					
c. Pre-design Study					
d.					
INSERT <--Double-Click Here to Insert a Row					
SubTotal: Pre-Schematic Design Services	\$0			1.0377	\$0
2 Construction Documents					
a. A/E Basic Design Services - Up to Bidding (69%)	\$825,366		\$825,366		
b. A/E Basic Design Services - Secondary (69%)	\$155,162		\$155,162		
SubTotal: Construction Documents	\$980,528			1.0454	\$1,025,000
3 Extra Services					
a. Civil Design (Above Basic Services)	\$20,000				
b. Geotechnical Investigation	\$5,000				
c. Commissioning	\$75,000				
d. Site Survey	\$15,000				
e. Testing	\$25,000				
f. Energy Conservation Report	\$30,000				
g. Voice/Data Consultant	\$300,000				
h. VE Participation & Implementation	\$25,000				
i. Constructability Review Participation	\$25,000				
j. Environmental Mitigation Services (EIS)	\$0				
k. Landscape Consultant	\$5,000				
l. Elevator Consultant	\$40,000				
m. A/E Participation In LEED Process	\$75,000				
n. LEED Energy Modeling	\$20,000				
o. Hazmat Consultant / SEPA Report	\$50,000				
p. Independent Cost and Scheduling	\$60,000				
q. Interior Design Consultant	\$40,000				
r. FF&E Consultant	\$50,000				
s. Specialty Lighting	\$10,000				
t. Acoustical Consultant	\$15,000				
u. Renderings and Models	\$20,000				
v. Record Documents	\$50,000				
w. As-Built Documents	\$50,000				
x. Advertising and Bidding	\$15,000				
y.					
INSERT <--Double-Click Here to Insert a Row					
SubTotal: Extra Services	\$1,010,000			1.0454	\$1,056,000
4 Other Services					

ITEM		BASE MONTH AMOUNT	FORMULA OVERRIDE	STANDARD FORMULA	ESCALATION FACTOR	ESCALATED COST
a.	Bid/Construction/Closeout - 31% of basic services	\$370,818		\$370,818		
b.	Bid/Construction/Closeout - Secondary	\$69,711		\$69,711		
c.	HVAC Balancing	\$25,000				
d.	Commissioning and Training	\$20,000				
e.	Value Analysis / Engineering Study	\$40,000				
f.	Constructibility Review	\$20,000				
g.	Document Printing and Reimbursables	\$80,000				
INSERT	<--Double-Click Here to Insert a Row					
	SubTotal: Other Services	\$625,527			1.0689	\$669,000
5	Design Services Contingency	7.00%	\$183,124	\$183,124		
a.						
INSERT	<--Double-Click Here to Insert a Row					
	SubTotal: Design Services Contingency	\$183,124			1.0689	\$196,000
Total: Consultant Services		\$2,799,179				\$2,946,000
C. CONSTRUCTION CONTRACTS						
1	Site Work					
a.	G10 - Site Preparation					
b.	G20 - Site Improvements					
c.	G30 - Site Mechanical Utilities					
d.	G40 - Site Electrical Utilities					
e.	G60 - Other Site Construction					
f.						
INSERT	<--Double-Click Here to Insert a Row					
	SubTotal: Site Work	\$0			1.0532	\$0
2	Related Project Costs					
a.	Off site improvements					
b.	City Utilities Relocation					
c.	Parking Mitigation					
d.	Stormwater Retention/Detention					
e.	Wetland Mitigation					
f.	LEED Construction, Monitoring and Reporting	\$579,707				
INSERT	<--Double-Click Here to Insert a Row					
	SubTotal: Related Project Costs	\$579,707			1.0532	\$611,000
3A	Facility Construction - Primary					
a.	A10 - Foundations	\$2,850				
b.	A20 - Basement Construction	\$0				
c.	B10 - Superstructure	\$2,737,872				
d.	B20 - Exterior Closure	\$783,177				
e.	B30 - Roofing	\$610,789				
f.	C10 - Interior Construction	\$875,094				
g.	C20 - Stairs	\$0				
h.	C30 - Interior Finishes	\$389,553				
i.	D10 - Conveying	\$1,123,636				
j.	D20 - Plumbing Systems	\$13,680				
k.	D30 - HVAC Systems	\$2,459,560				
l.	D40 - Fire Protection Systems	\$35,910				
m.	D50 - Electrical Systems	\$580,280				
n.	F10 - Special Construction	\$0				
o.	F20 - Selective Demolition	\$381,918				
p.	General Conditions	\$1,246,786				
q.	Profit and Overhead	\$673,264				
r.	Bonds and Insurance	\$303,306				
INSERT	<--Double-Click Here to Insert a Row					
	SubTotal: Facility Construction - Primary	\$12,197,644			1.0689	\$13,038,000
Maximum Allowable Construction Cost (MACC) - Primary		\$12,777,351				\$13,649,000
3B	Facility Construction -Secondary (By Building System)					
a.	A10 - Foundations	\$0				
b.	A20 - Basement Construction	\$0				
c.	B10 - Superstructure	\$515,812				
d.	B20 - Exterior Closure	\$85,500				
e.	B30 - Roofing	\$610,556				
f.	C10 - Interior Construction	\$0				
g.	C20 - Stairs	\$9,925				
h.	C30 - Interior Finishes	\$8,125				
i.	D10 - Conveying	\$620,513				
j.	D20 - Plumbing Systems	\$0				
k.	D30 - HVAC Systems	\$0				
l.	D40 - Fire Protection Systems	\$0				
m.	D50 - Electrical Systems	\$0				
n.	F10 - Special Construction	\$0				
o.	F20 - Selective Demolition	\$26,275				
p.	General Conditions	\$234,588				
q.	Profit and Overhead	\$126,878				
r.	Bonds and Insurance	\$57,060				
INSERT	<--Double-Click Here to Insert a Row					
	SubTotal: Facility Construction -Secondary (By Building System)	\$2,295,040			1.0689	\$2,453,000
Maximum Allowable Construction Cost (MACC) - Secondary		\$2,295,040				\$2,453,000
4	GC/CM Risk Contingency - NOT APPLICABLE					
5	GC/CM or Design Build Costs - NOT APPLICABLE					

ITEM		BASE MONTH AMOUNT	FORMULA OVERRIDE	STANDARD FORMULA	ESCALATION FACTOR	ESCALATED COST
6	Construction Contingencies					
a.	Management Reserve	3.00%		\$452,172		
b.	Allowance for Change Orders	7.00%		\$1,055,087		
c.						
INSERT	<--Double-Click Here to Insert a Row					
	SubTotal: Construction Contingencies				1.0689	\$1,611,000
7	Sales Tax	8.80%		\$1,459,007		
a.						
INSERT	<--Double-Click Here to Insert a Row					
	SubTotal: Sales Tax				1.0689	\$1,560,000
	Total: Construction Contracts					\$18,273,000
D.	EQUIPMENT					
1	E10 - Equipment			\$750,000		
2	E20 - Furnishings			\$750,000		
3	F10 - Special Construction					
4						
INSERT	<--Double-Click Here to Insert a Row					
	SubTotal: Equipment				1.0689	\$1,603,000
99	Sales Tax	8.80%		\$132,000		
100						
INSERT	<--Double-Click Here to Insert a Row					
	SubTotal: Sales Tax				1.0689	\$141,000
	Total: Equipment					\$1,744,000
E.	ARTWORK					
1	Project Artwork			\$63,887		
2	Higher Education Artwork			N/A		
3						
INSERT	<--Double-Click Here to Insert a Row					
	Total: Artwork				1.0000	\$64,000
F.	OTHER COSTS					
1	Mitigation Costs					
2	Hazardous Material Remediation/Removal					
3	LEED Silver Registration / Certification Process			\$3,500		
INSERT	<--Double-Click Here to Insert a Row					
	Total: Other Costs				1.0532	\$4,000
3.	PROJECT MANAGEMENT					
1	Agency Project Management			\$1,332,542		
2						
INSERT	<--Double-Click Here to Insert a Row					
	Total: Project Management				1.0000	\$1,333,000
	GRAND TOTAL					\$25,364,000

NOTES

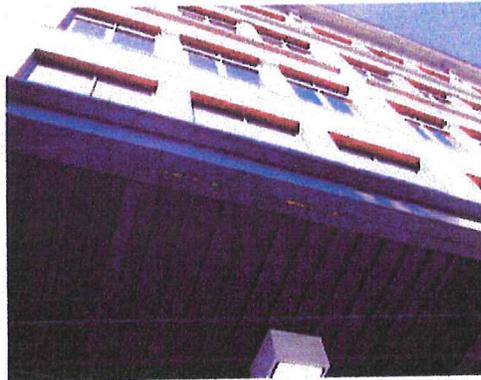
ITEM	BASE MONTH AMOUNT	FORMULA OVERRIDE	STANDARD FORMULA	ESCALATION FACTOR	ESCALATED COST
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APPENDIX A – PHOTOGRAPHS

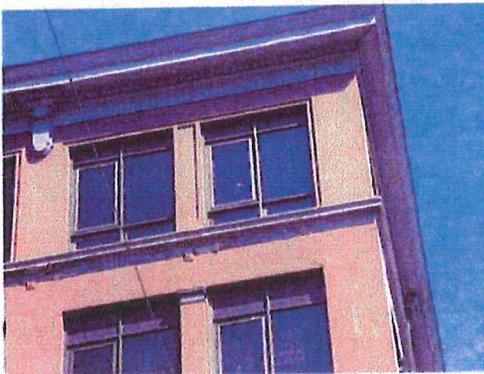
Broadway Building



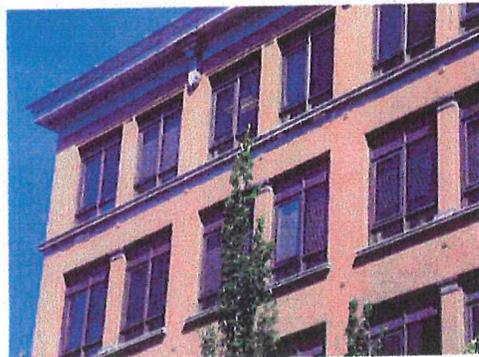
Cornice damage



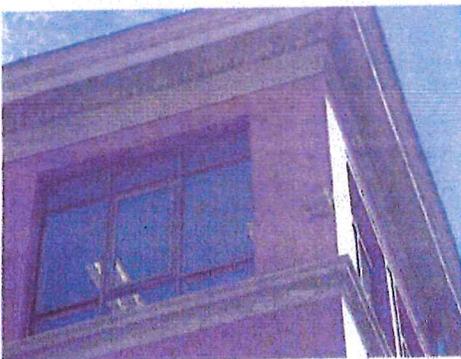
Front Canopy rust



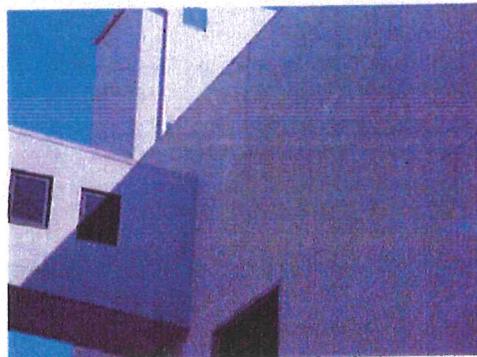
South – East Corner damage



South wall sill condition



Condition of mortar



Stucco – cracked and peeling



Market Building



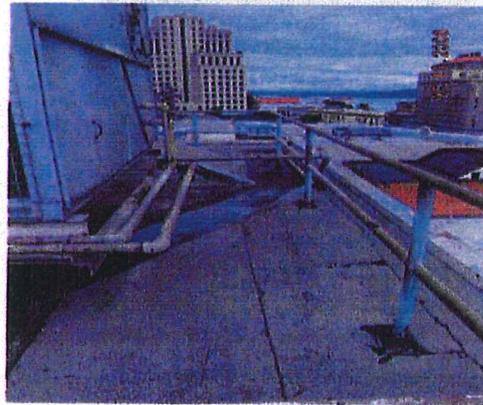
Three 10,000 gallon tanks to be removed – 1st Floor East



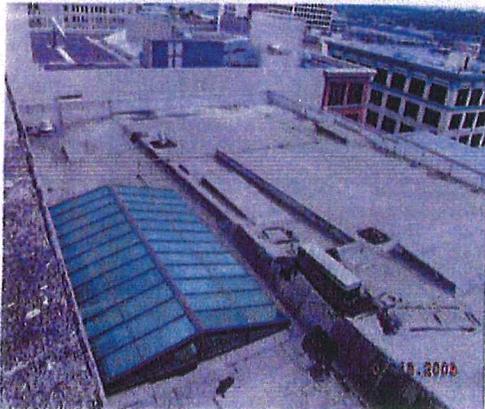
Evidence of water leaks – 1st Floor West



Plugged storm sewer basin inside 1st floor south



Existing BUR roof condition on 7th floor roof



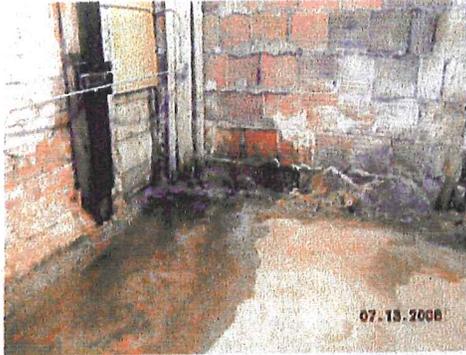
5th floor BUR roof and skylight



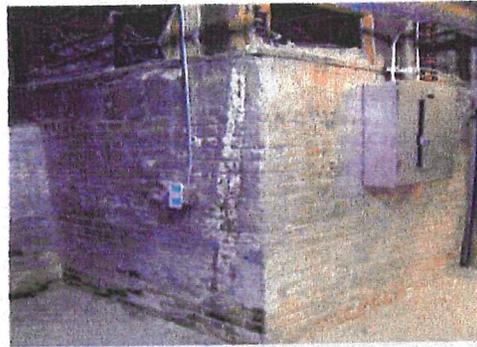
Cooling Tower at 7th floor roof



Broadway Building



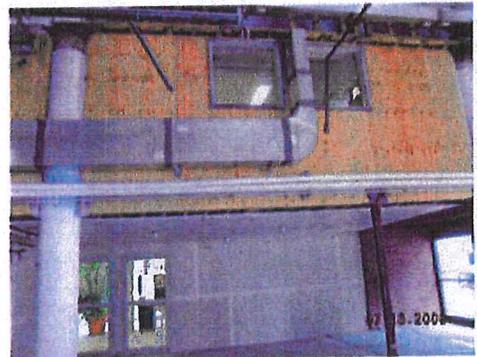
Ground water in basement



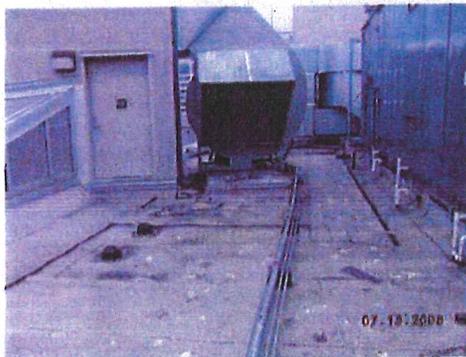
Suspected lead base paint in basement



First Floor – Incomplete West tenant shell space



First floor – Incomplete East tenant shell space



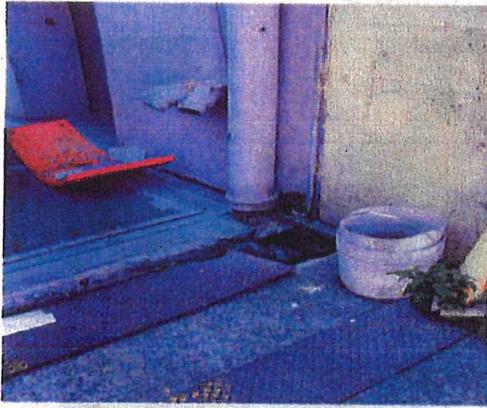
Existing BUR Roof condition



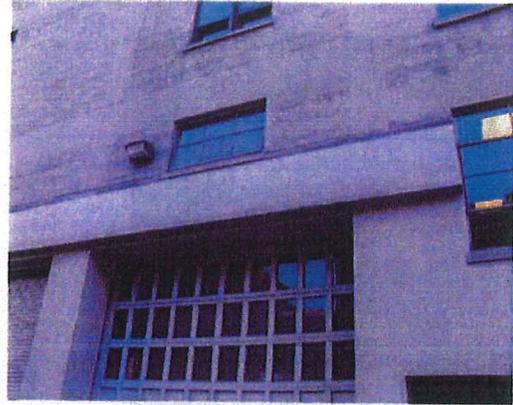
Existing BUR Roof condition



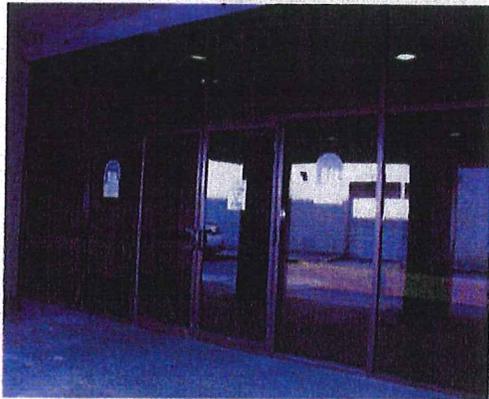
MARKET ST. BUILDING



Storm drain at sidewalk on C-Street



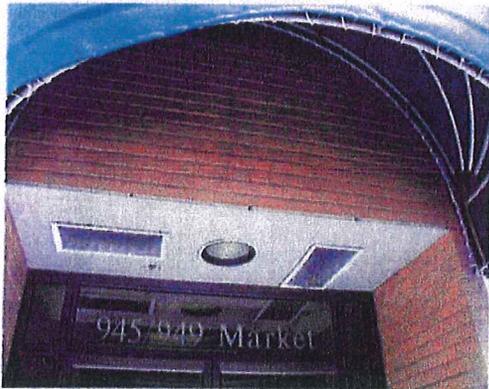
Steel windows to be replaced along C-Street



East Entry aluminum storefront system



Condition of brick on Market St. side south end



Market St. entry doors and canopy



cracked and peeling stucco on Market St. - north end



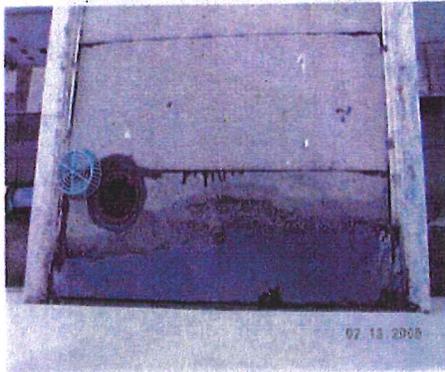
SKY BRIDGES AND MARKET ST. GARAGE



Broadway to Market St. bridge – roof



Market St to Garage bridge – peeling paint



Sky bridge roof condition



Rust at connection of metal garage deck and sky bridge



Garage elevators from 3rd floor



Garage exterior to be cleaned, prepped and painted

