Coleman Building Schematic Design

INTRODUCTION AND COST SUMMARY

DRAWINGS

G001 COVER SHEET
G002 CAMPUS PLANS

ARCHITECTURAL - EXISTING CONDITIONS

A101e SITE PLAN EXISTING CONDITIONS
A200e BASEMENT EXISTING CONDITIONS
A201e FIRST FLOOR EXISTING CONDITIONS
A202e SECOND FLOOR EXISTING CONDITIONS
A211e ROOF EXISTING CONDITIONS PLAN
A301e BUILDING ELEVATIONS EXISTING CONDITIONS
A302e BUILDING ELEVATION EXISTING CONDITIONS
A311e BUILDING SECTIONS EXISTING CONDITIONS

ARCHITECTURAL - DEMOLITION

D201 FIRST FLOOR DEMOLITION PLAN
D202 SECOND FLOOR DEMOLITION PLAN
D211 ROOF LEVEL DEMOLITION PLAN

D301 DEMOLITION BUILDING ELEVATIONS
D302 DEMOLITION BUILDING ELEVATIONS

ARCHITECTURAL - PROPOSED

A201 FIRST FLOOR PROPOSED PLAN
A202 SECOND FLOOR PROPOSED PLAN
A211 ROOF LEVEL PROPOSED PLAN

A301 PROPOSED BUILDING ELEVATIONS
A302 PROPOSED BUILDING ELEVATIONS

SUBCONSULTANT NARRATIVES

STRUCTURAL NARRATIVE - KINGWORKS STRUCTURAL ENGINEERS

MECHANICAL NARRATIVE - METRIX ENGINEERS

ELECTRICAL NARRATIVE - K-ENGINEERS INC.

HAZARDOUS MATERIAL SURVEY REPORT - PBS

COST ESTIMATE - GTQ CONSULTING LLC

Sedro-Woolley Innovation For Tomorrow

SWIFT CENTER

Port of Skagit

August 2021

Coleman Building

The purpose of this study is to investigate the costs for renovation of the Coleman Building into a multi-tenant building focused on research and development of technologies to support innovation and sustainability in a rapidly changing world. In this scenario, the building would be divided into spaces of various sizes to accommodate single person offices as well as larger work studios. The NW Innovation Resource Center would serve as the anchor tenant and common amenities (meeting rooms, break rooms, shower, bike storage) would be shared by all.

Previous Renovation Work
The Coleman Building, built in 1915 (aka Ward No. 4) has been repeatedly updated over the years and was most recently used as classroom and office space by the Sedro-Woolley School District. Consequently, it has many of the systems normally associated with more modern buildings (fire sprinklers, seismic retrofit) but now need renovation or replacement (HVAC and electrical systems). Some elements were replaced without regard for historical precedent, like the aluminum framed windows and the covered walkways which were rebuilt out of steel. These are intended to be replaced to more closely align with the original design.

Scope of Work
Since the Coleman Building Renovation will likely be the first complete renovation project on the SWIFT Center Campus, the goal is to accomplish the work in keeping with the historical design of the original structure with consideration for the practical application of modern materials and methods. Exterior improvements will include reconstruction of the building entry in its historical location, rebuilding of the covered walkway, new historically inspired windows, replacement of the asphalt shingle roofing including all drainage systems, and repair/repainting of exterior stucco. In addition, outdoor patio areas will be added in two areas where the historical "day rooms" were located to replicate those foot prints.

Design Review
The proposed renovation of the Coleman Building is intended to be in conformance with the Design Guidelines for the Center of Innovation and Technology as adopted in 2015. An architectural historian has received these documents on behalf of the Port of Skagit and has found the design to meet or exceed the design guidelines.

Cost Estimating Assumptions
Construction cost estimating has been based on the schematic design drawings included herein. Given the preliminary nature of these documents, a 10% design contingency has been added. Prevailing wage labor rates have been used in the preparation of this estimate. Since the start of construction is yet to be determined, all costs are shown in current dollars as of August 2021.

Schematic Design Estimate Summary

Refer to the more detailed cost estimate at the back of this report for further information.

Hard Cost			
Construction			2,989,102
General Requirements			170,725
General Conditions			369,233
Overhead + Profit	12%		423,487
		Subtotal	3,952,547
Contingency	10%		395,255
		Total Hard Cost $	4,347,802
Soft Costs			
Sales Tax	8.7%		378,259
Permits	1.0%		43,478
A/E Fees	9.0%		391,302
Escalation *			N/A
		Total Soft Cost $	813,039
		Combined Total $	5,160,841

*Estimate presented in current dollars.

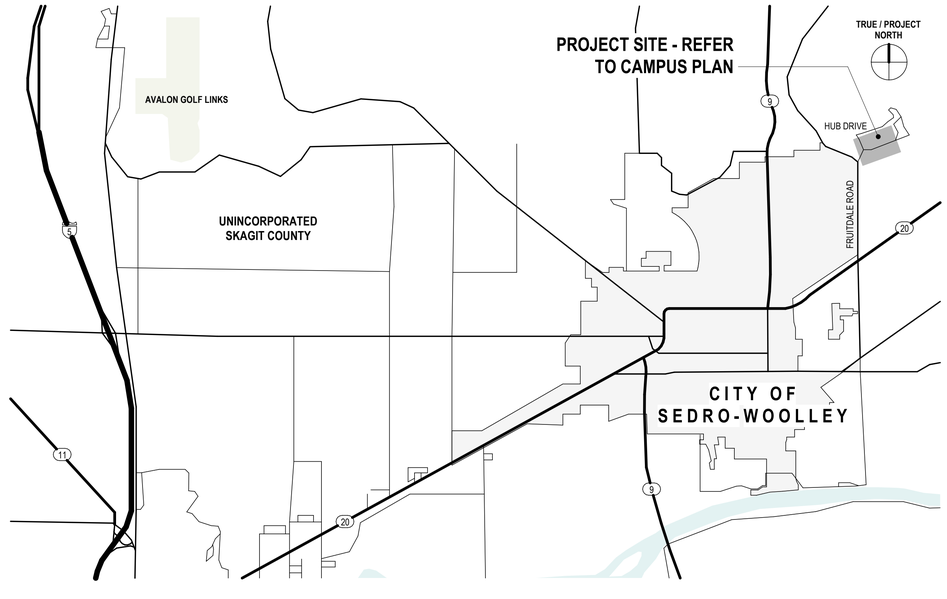
Port of Skagit - SWIFT Center

Coleman Building

Existing View from Northwest

NOTE: THIS IMAGE IS FOR ILLUSTRATIVE PURPOSES ONLY. IT IS NOT TO BE USED FOR DESIGN, PERMITTING, BIDDING, OR CONSTRUCTION.

Vicinity Map



Project Information

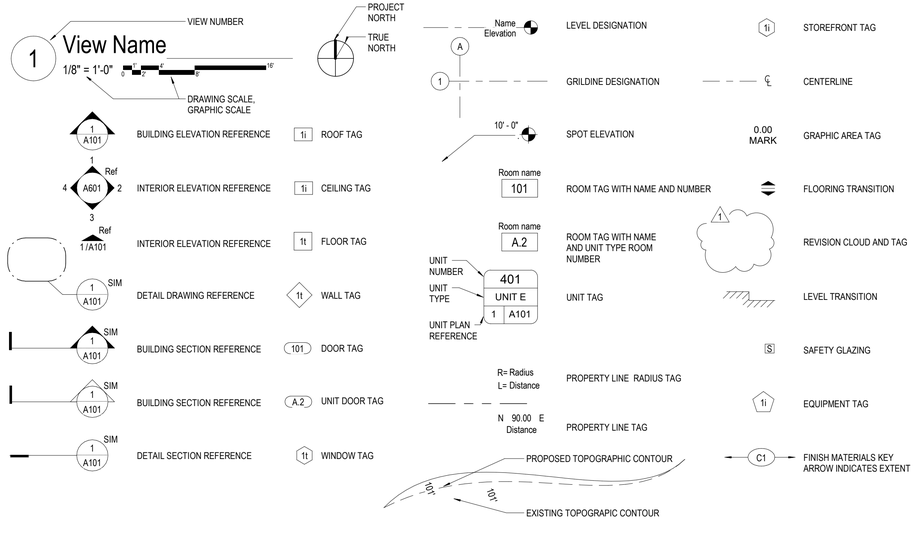
PROJECT DATA

SITE ADDRESS*:	COLEMAN BUILDING - 1801 HUB DRIVE *NOTE: ALL ADDRESSES ARE SEDRO-WOOLLEY, WA 98284 BUILDING ADDRESS PART OF THE SWIFT CENTER (SEDRO-WOOLLEY INNOVATION FOR TOMORROW), THE FORMER STATE-OWNED NORTHERN STATE HOSPITAL CAMPUS.
PARCEL NUMBER:	SKAGIT COUNTY ID NO. P38607 (PARCEL A), P39356 (PARCEL B), P100646 (PARCEL C), P100632 (PARCEL D)
LEGAL DESCRIPTION:	PARCELS (NOTED ABOVE) LEGAL DESCRIPTIONS ARE FULLY DESCRIBED IN TRANSFER AGREEMENT BETWEEN DEPARTMENT OF ENTERPRISE SERVICES FOR THE STATE OF WASHINGTON AND THE PORT OF SKAGIT COUNTY, AND CAN ALSO BE FOUND AT THE OFFICE OF THE SKAGIT COUNTY ASSESSOR
PROJECT DESCRIPTION:	RENOVATION AND REHABILITATION OF COLEMAN BUILDING.
DEFERRED PERMIT SUBMITTALS:	TBD
ZONING:	CITY OF SEDRO-WOOLLEY, PUBLIC (P) - REFER TO SWMC 17.32

BUILDING CODE REQUIREMENTS

CODES*:	INTERNATIONAL BUILDING CODE (IBC), 2018 EDITION INTERNATIONAL EXISTING BUILDING CODE (IEBC), 2018 EDITION INTERNATIONAL MECHANICAL CODE (IMC), 2018 EDITION INTERNATIONAL FUEL GAS CODE (IFGC), 2018 EDITION INTERNATIONAL FIRE CODE (IFC), 2018 EDITION UNIFORM PLUMBING CODE (UPC), 2018 EDITION WASHINGTON ADMINISTRATIVE CODE (WAC) CHAPTER 296-46b, NATIONAL ELECTRIC CODE (NEC), 2017 WASHINGTON STATE ENERGY CODE (WSEC), 2018 EDITION *NOTE: ALL CODES ARE SUBSEQUENTLY MODIFIED BY WASHINGTON ADMINISTRATIVE CODE (WAC) AMENDMENTS
SELECTED CODE / APPROACH:	IEBC, PRESCRIPTIVE COMPLIANCE METHOD (IEBC 301.1.1)
OCCUPANCY CLASSIFICATION:	BUSINESS (B), TYPICAL
CONSTRUCTION TYPE:	VARIOUS
FIRE PROTECTION:	N/A
ALLOWABLE HEIGHT AND AREA:	N/A
AREA SUMMARY:	N/A
PARKING COUNT:	N/A

Architectural Symbols



Drawing Index

GENERAL

G001 COVER SHEET
G002 CAMPUS PLANS

ARCHITECTURAL - EXISTING CONDITIONS

A101e SITE PLAN EXISTING CONDITIONS
A200e BASEMENT EXISTING CONDITIONS
A201e FIRST FLOOR EXISTING CONDITIONS
A202e SECOND FLOOR EXISTING CONDITIONS
A211e ROOF EXISTING CONDITIONS PLAN
A301e BUILDING ELEVATIONS EXISTING CONDITIONS
A302e BUILDING ELEVATION EXISTING CONDITIONS
A311e BUILDING SECTIONS EXISTING CONDITIONS

ARCHITECTURAL - DEMOLITION

D201 FIRST FLOOR DEMOLITION PLAN
D202 SECOND FLOOR DEMOLITION PLAN
D211 ROOF LEVEL DEMOLITION PLAN

D301 DEMOLITION BUILDING ELEVATIONS
D302 DEMOLITION BUILDING ELEVATIONS

ARCHITECTURAL - PROPOSED

A201 FIRST FLOOR PROPOSED PLAN
A202 SECOND FLOOR PROPOSED PLAN
A211 ROOF LEVEL PROPOSED PLAN

A301 PROPOSED BUILDING ELEVATIONS
A302 PROPOSED BUILDING ELEVATIONS

Project Team

CLIENT:
PORT OF SKAGIT
15400 AIRPORT DRIVE
BURLINGTON, WA 98233
T 360 757 0011
HEATHER ROGERSON
HEATHERR@PORTOFSKAGIT.COM

ARCHITECT:
RMC ARCHITECTS, PLLC
1223 RAILROAD AVENUE
BELLINGHAM, WA 98225
T 360 676 7733
JEFF MCCLURE
JEFF.M@RMCARCHITECTS.COM
JASON WILLIARD
JASON.W@RMCARCHITECTS.COM

STRUCTURAL ENGINEER:
KINGWORKS STRUCTURAL ENGINEERS
600 DUPONT STREET, STE. B
BELLINGHAM, WA 98225
T 360-714-8260
ATTENTION: JACK KING
jack@king-works.com

ELECTRICAL ENGINEER:
K ENGINEERS INC.
208 3RD STREET
LYNDEN, WA 98264
T 360-353-4757
ATTENTION: STEVE TEVELDE
stevetevelde@k-engineers.com

MECHANICAL ENGINEER:
METRIX ENGINEERING
METRIX ENGINEERS, LLC
227 WILLIAMS AVENUE S
RENTON, WA 98057
T 425-336-2822
ATTENTION: BRADY BELL
bradyb@metrixeng.com

COST ESTIMATING:
GTQ CONSULTING
BELLINGHAM WA

HAZARDOUS MATERIALS:
PBS ENGINEERING AND ENVIRONMENTAL
SEATTLE WA

RMC ARCHITECTS

RMC Architects, PLLC • 1223 Railroad Avenue• Bellingham, WA 98225
P:360.676.7733 • F:360.738.0448 • rmc@rmcarchitects.com

Port of Skagit - SWIFT Center

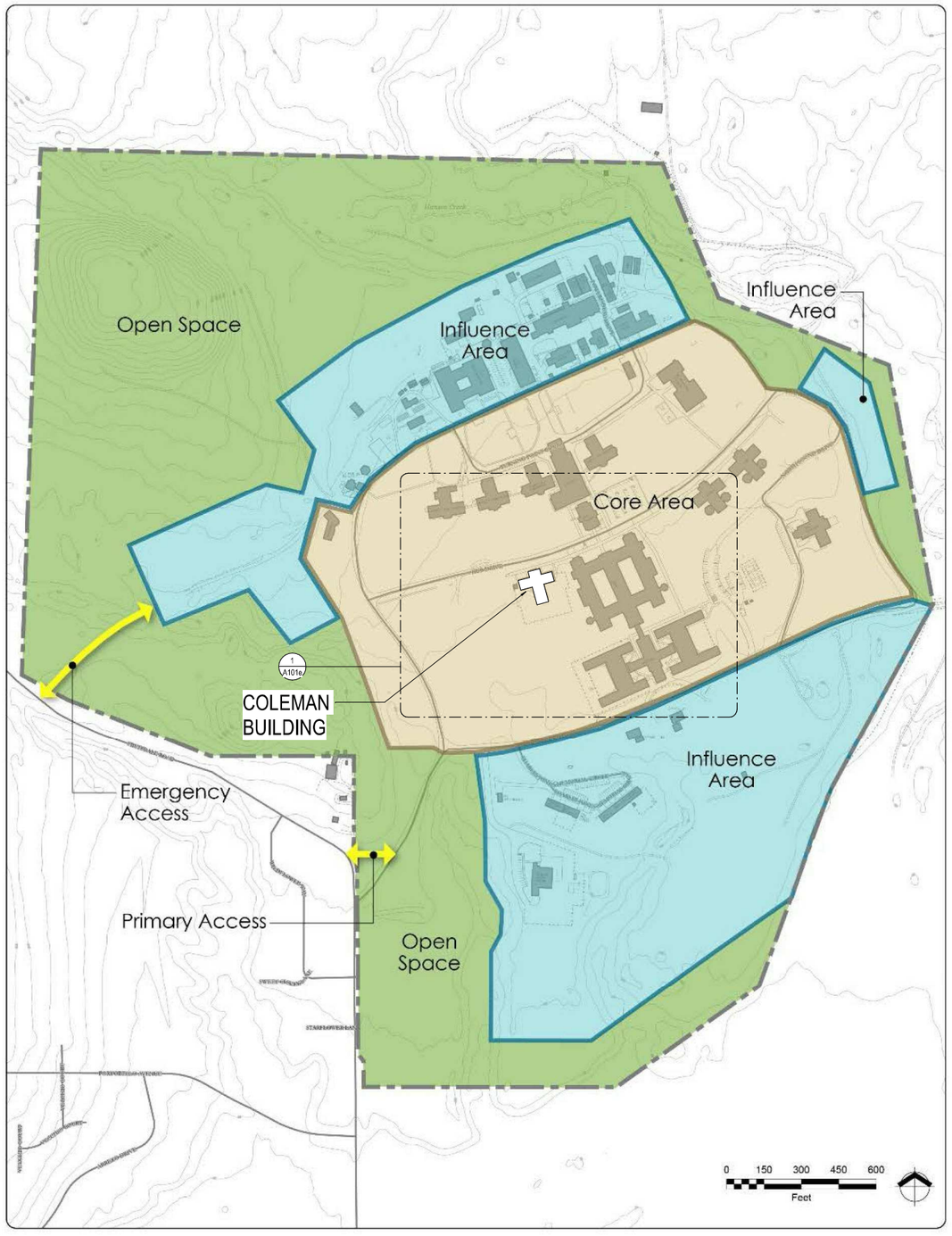
Swift Center EDA Grant - Coleman Building

Northern State Hospital Campus
Sedro-Woolley, WA 98284

Job No: 2117 Date: 2021-08-10
File No: 2117 Coleman Building.rvt
Drawn By: JW/AMC
Checked By: JMcClure
Issued for: Schematic Design

COVER SHEET

G001



2 Existing Campus Plan

1 Proposed Campus Plan

RMC ARCHITECTS
RMC Architects, PLLC · 1223 Railroad Avenue · Bellingham, WA 98225
P:360.676.7733 · F:360.738.0448 · rmc@rmcarchitects.com

Port of Skagit - SWIFT Center

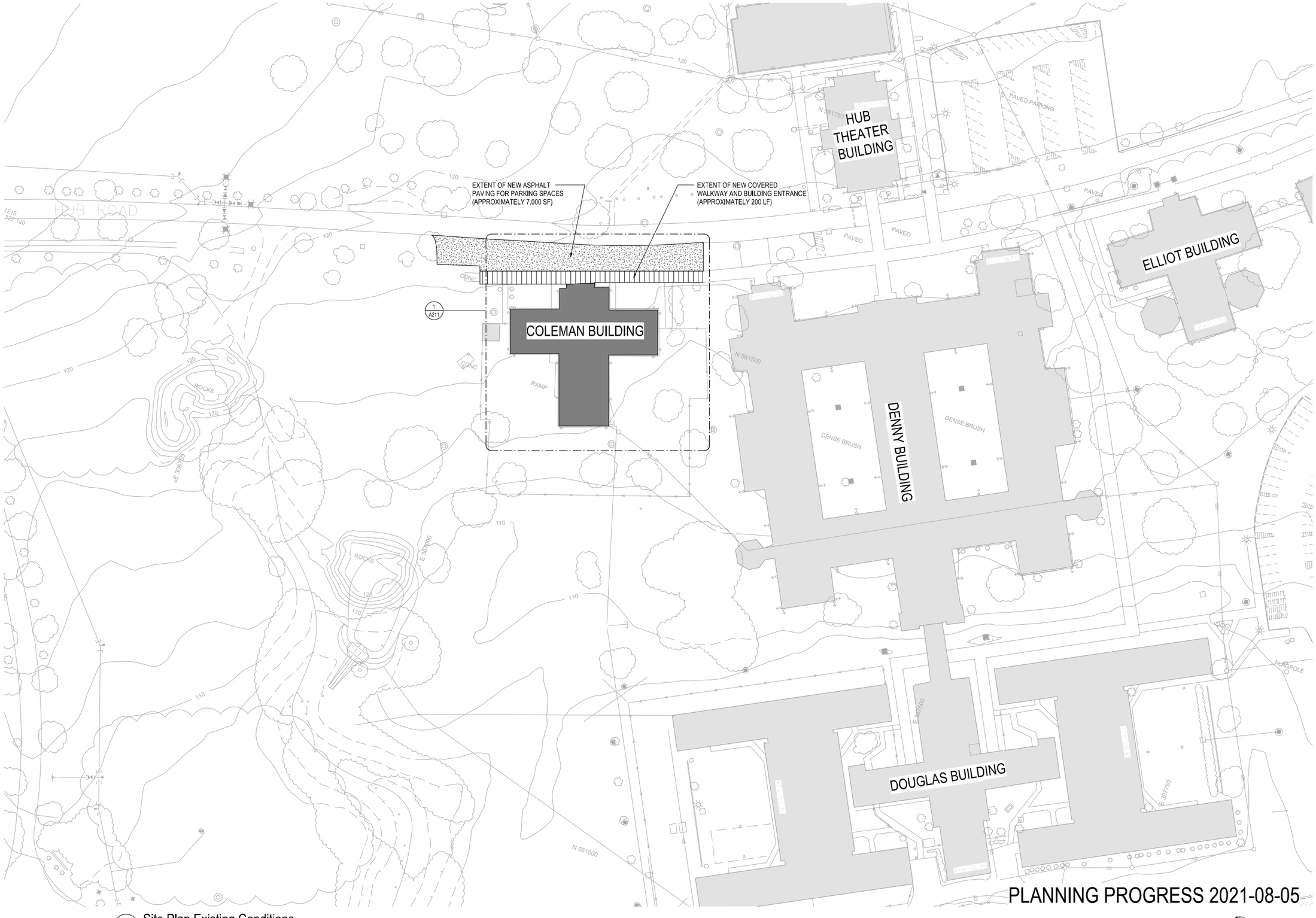
Swift Center EDA Grant - Coleman Building

Northern State Hospital Campus
Sedro-Woolley, WA 98284

Job No: 2117 Date: 2021-08-05
File No: 2117 Coleman Building.rvt
Drawn By: Author
Checked By: Checker
Issued for: Schematic Report Draft

CAMPUS PLANS

G002



1 Site Plan Existing Conditions
1" = 40'-0"

PLANNING PROGRESS 2021-08-05

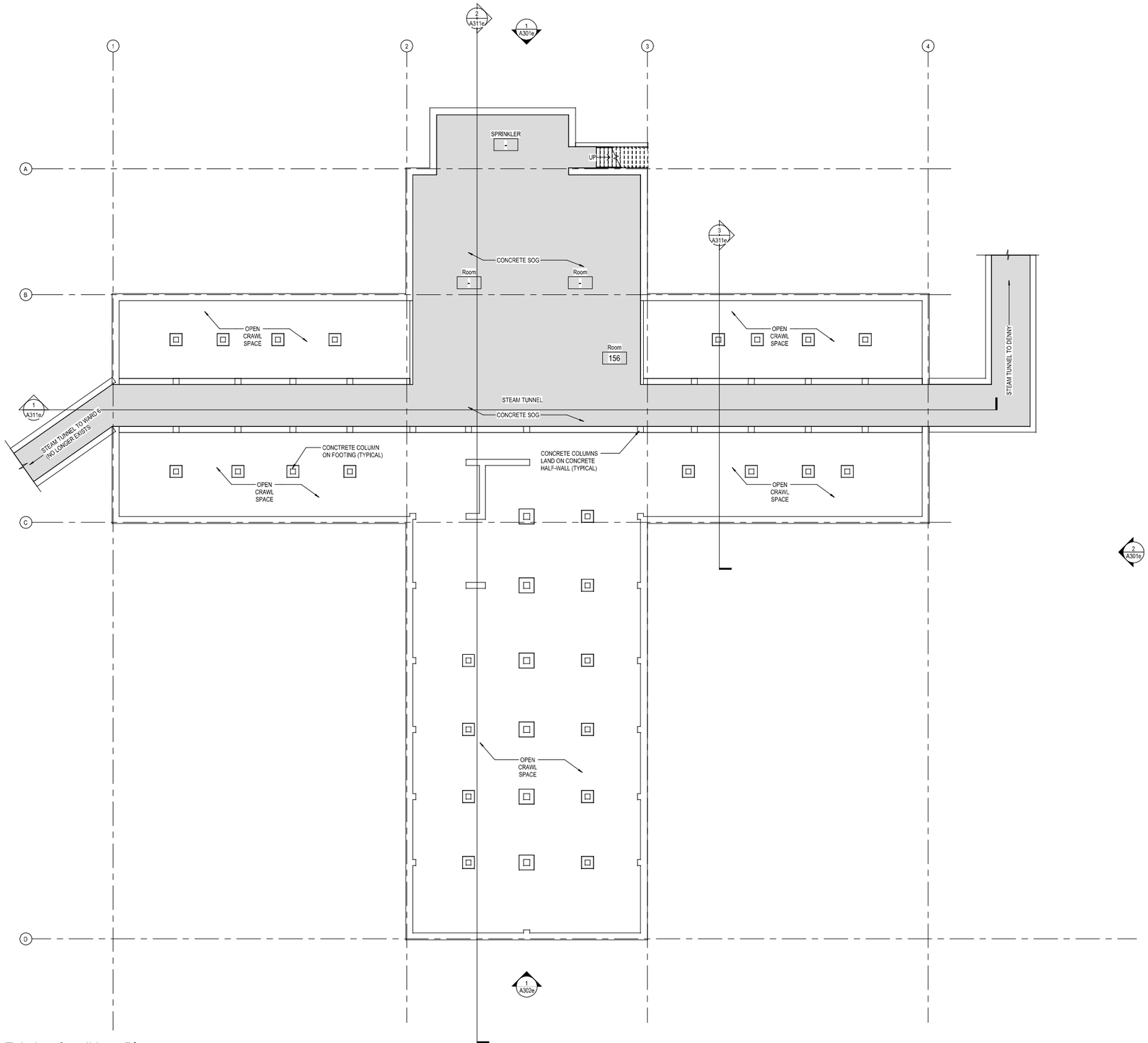
RMC ARCHITECTS
RMC Architects, PLLC • 1203 Railroad Avenue• Bellingham, WA 98225
P.360.676.7733 • F.360.734.1446 • rmc@rmcarchitects.com

Port of Skagit - SWIFT Center
Swift Center EDA Grant - Coleman Building
Northern State Hospital Campus
Sedro-Woolley, WA 98284

Job No: 2117 Date: 2021-08-05
File No: 2117 Coleman Building.rvt
Drawn By: JW/AMC
Checked By: JMcClure
Issued for: Schematic Report Draft

SITE PLAN EXISTING CONDITIONS

A101e



1 Basement Existing Conditions Plan

1/8" = 1'-0"

PLANNING PROGRESS 2021-08-05

RMC ARCHITECTS

RMC Architects, PLLC 1223 Railroad Avenue Bellingham, WA 98225
P:360.676.7733 • F:360.738.0448 • rmc@rmcarchitects.com

Port of Skagit - SWIFT Center

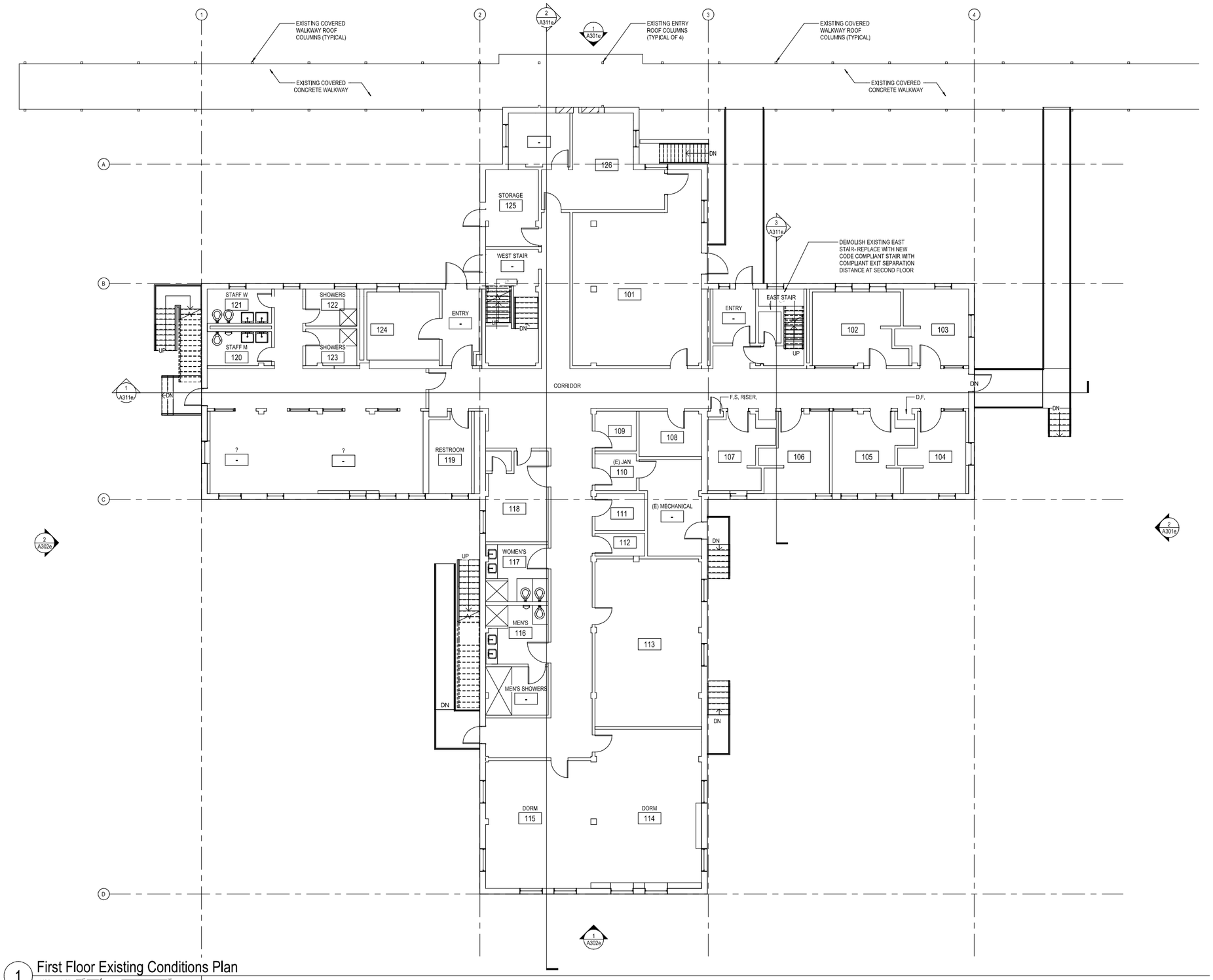
Swift Center EDA Grant - Coleman Building

Northern State Hospital Campus
Sedro-Woolley, WA 98284

Job No:	2117 Date: 2021-08-05
File No:	2117 Coleman Building.rvt
Drawn By:	JW/AMC
Checked By:	JMcClure
Issued for:	Schematic Report Draft

BASEMENT EXISTING CONDITIONS

A200e



1 First Floor Existing Conditions Plan

1/8" = 1'-0"

PLANNING PROGRESS 2021-08-05

RMC ARCHITECTS
RMC Architects, PLLC • 1223 Railroad Avenue• Bellingham, WA 98225
P:360.676.7733 • F:360.738.0448 • rmc@rmcarchitects.com

Port of Skagit - SWIFT Center

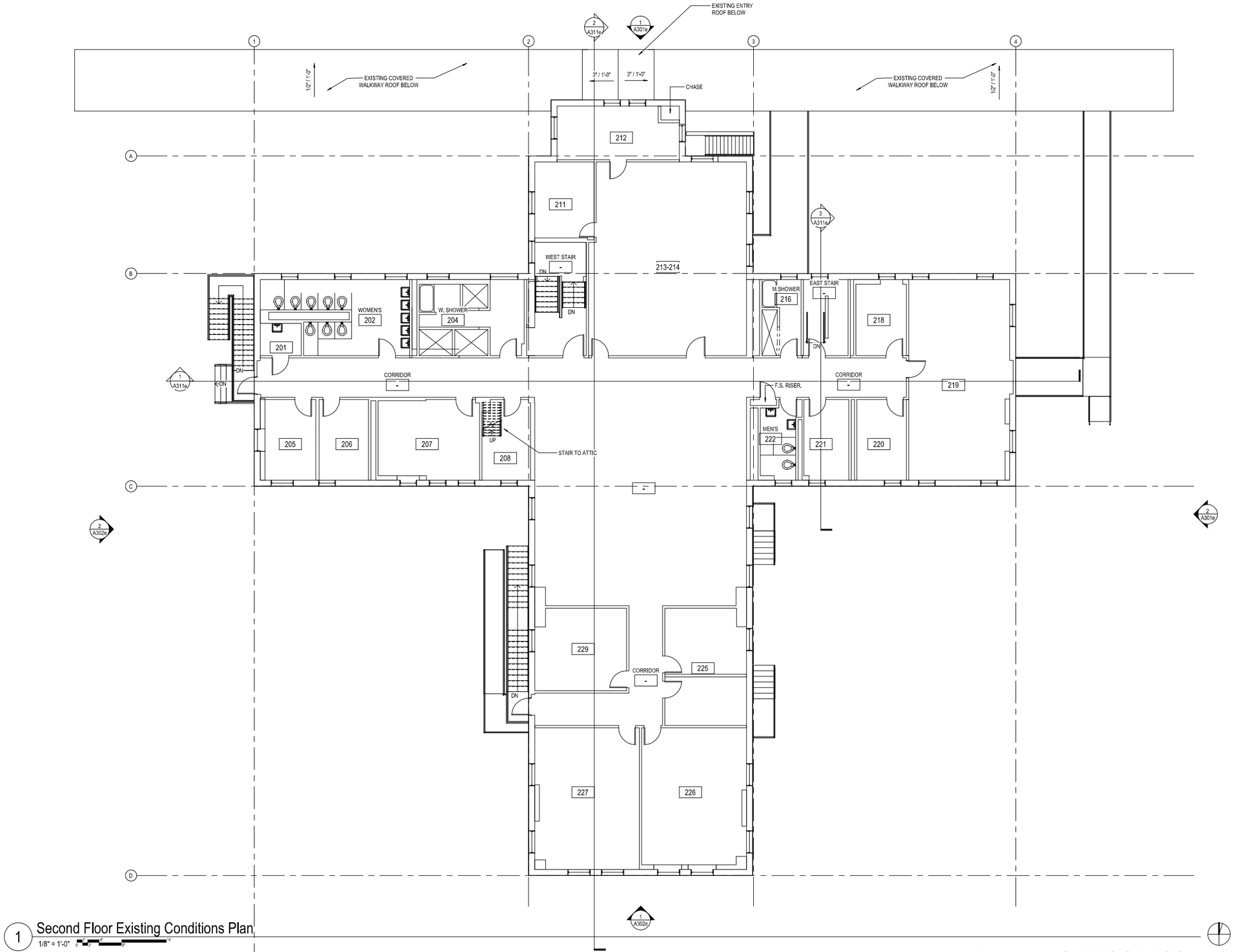
Swift Center EDA Grant - Coleman Building

Northern State Hospital Campus
Sedro-Woolley, WA 98284

Job No: 2117 Date: 2021-08-05
File No: 2117 Coleman Building.rvt
Drawn By: JW/AMC
Checked By: JMcClure
Issued for: Schematic Report Draft

FIRST FLOOR EXISTING CONDITIONS

A201e



1 Second Floor Existing Conditions Plan
1/8" = 1'-0"

PLANNING PROGRESS 2021-08-05

RMC ARCHITECTS
RMC Architects, PLLC • 1223 Railroad Avenue• Bellingham, WA 98225
P:360.676.7733 • F:360.738.0448 • rmc@rmcarchitects.com

Port of Skagit - SWIFT Center

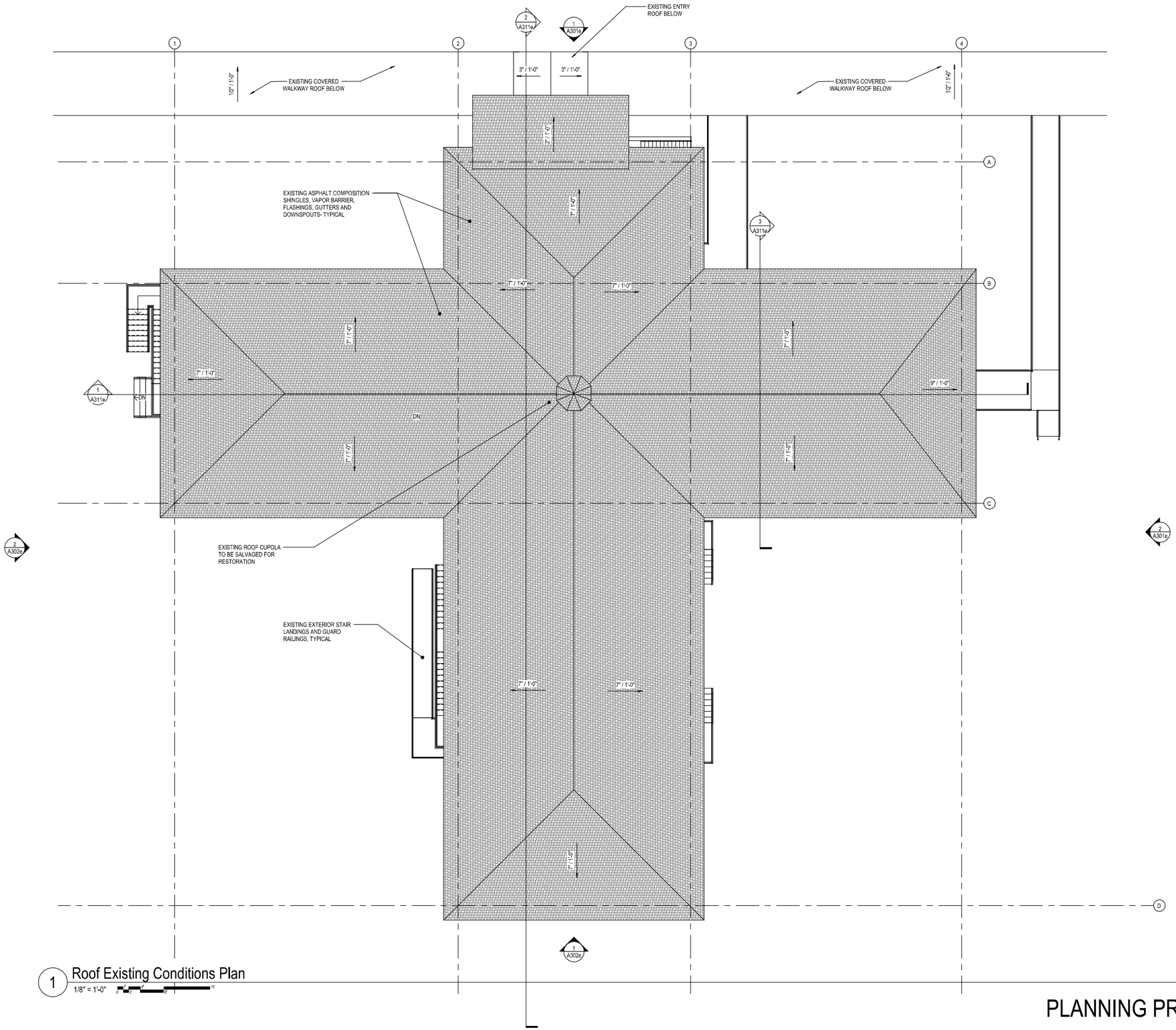
Swift Center EDA Grant - Coleman Building

Northern State Hospital Campus
Sedro-Woolley, WA 98284

Job No: 2117 Date: 2021-08-05
File No: 2117 Coleman Building.rvt
Drawn By: JW/AMC
Checked By: JMcClure
Issued for: Schematic Report Draft

SECOND FLOOR EXISTING CONDITIONS

A202e



1 Roof Existing Conditions Plan

1/8" = 1'-0"

PLANNING PROGRESS 2021-08-05

RMC ARCHITECTS

RMC Architects, PLLC • 1223 Railroad Avenue• Bellingham, WA 98225
P:360.676.7733 • F:360.738.0448 • rmc@rmcarchitects.com

Port of Skagit - SWIFT Center

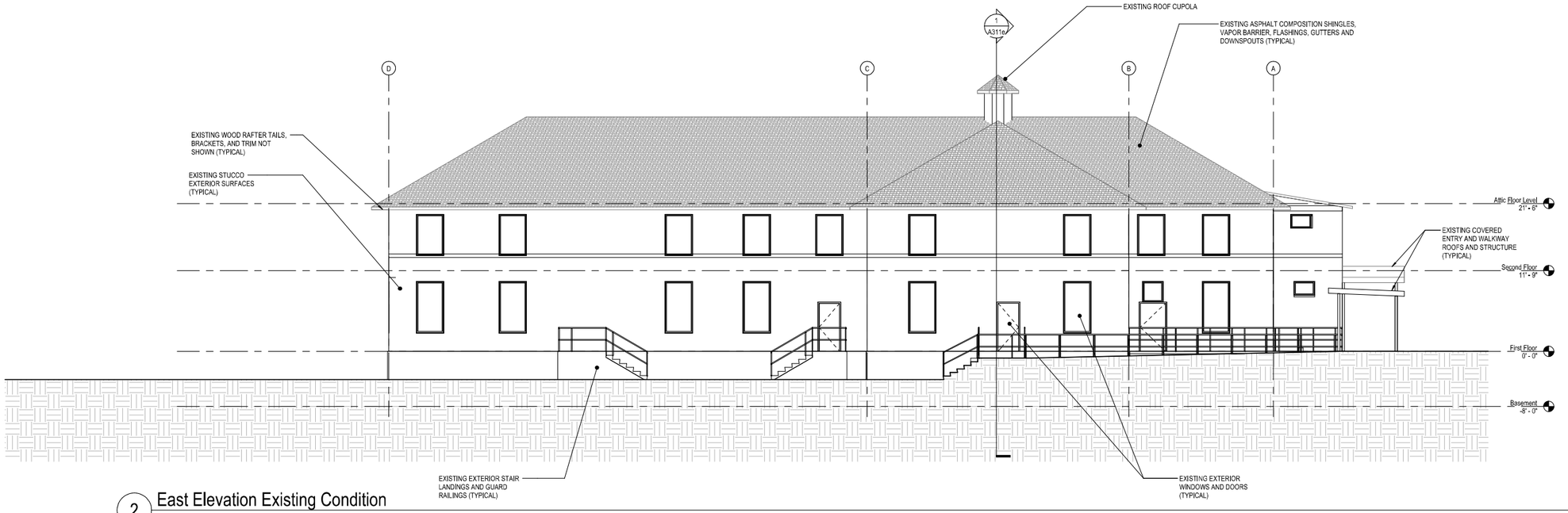
Swift Center EDA Grant - Coleman Building

Northern State Hospital Campus
Sedro-Woolley, WA 98284

Job No:	2117 Date: 2021-08-05
File No:	2117 Coleman Building.rvt
Drawn By:	JW/AMC
Checked By:	JMcClure
Issued for:	Schematic Report Draft

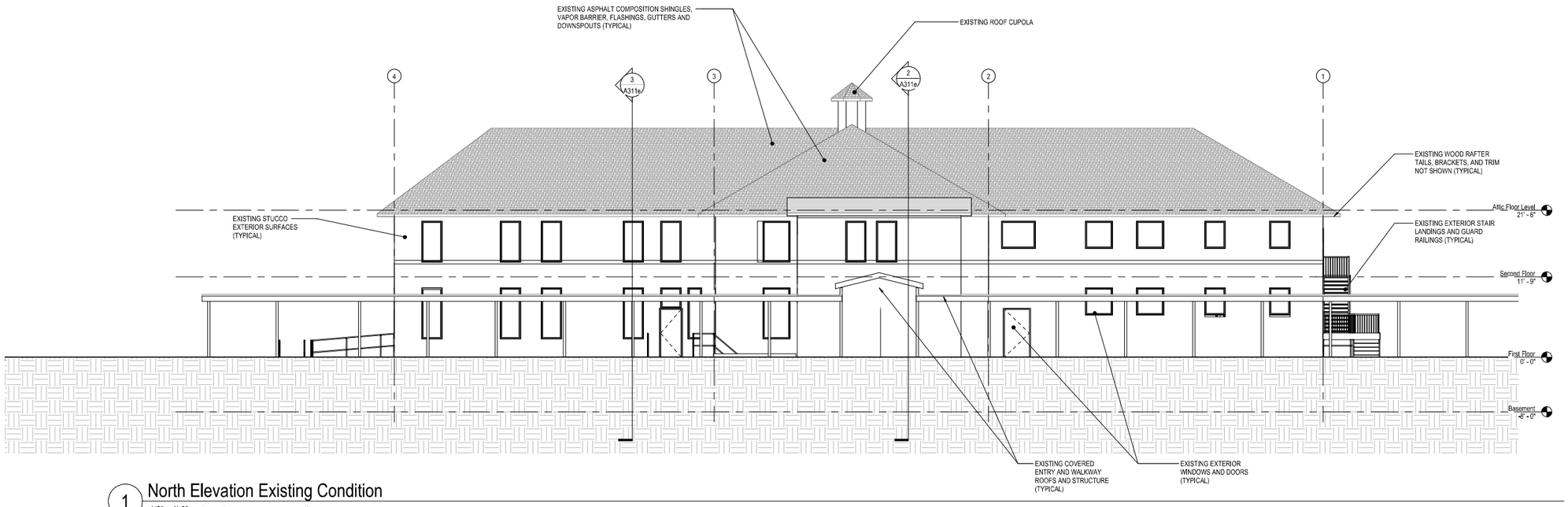
ROOF EXISTING CONDITIONS PLAN

A211e



2 East Elevation Existing Condition

1/8" = 1'-0"



1 North Elevation Existing Condition

1/8" = 1'-0"

PLANNING PROGRESS 2021-08-05

RMC ARCHITECTS
RMC Architects, PLLC • 1223 Railroad Avenue• Bellingham, WA 98225
P:360.676.7733 • F:360.738.0448 • rmc@rmcarchitects.com

Port of Skagit - SWIFT Center

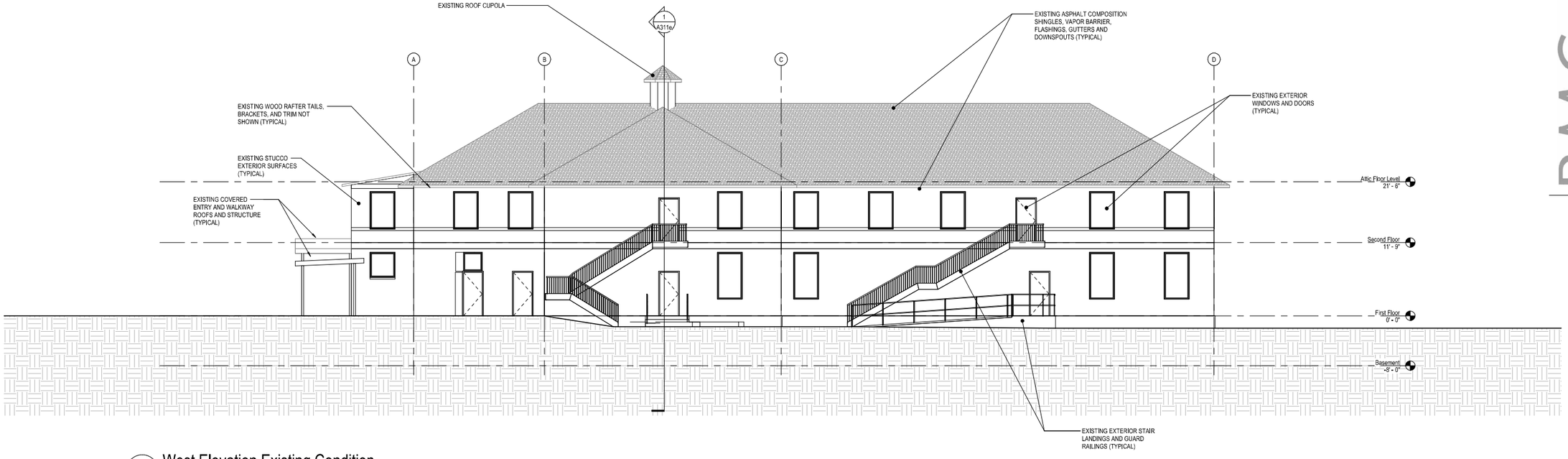
Swift Center EDA Grant - Coleman Building

Northern State Hospital Campus
Sedro-Woolley, WA 98284

Job No:	2117 Date: 2021-08-05
File No:	2117 Coleman Building.cyt
Drawn By:	JW/AMC
Checked By:	JM-cClure
Issued for:	Schematic Report Draft

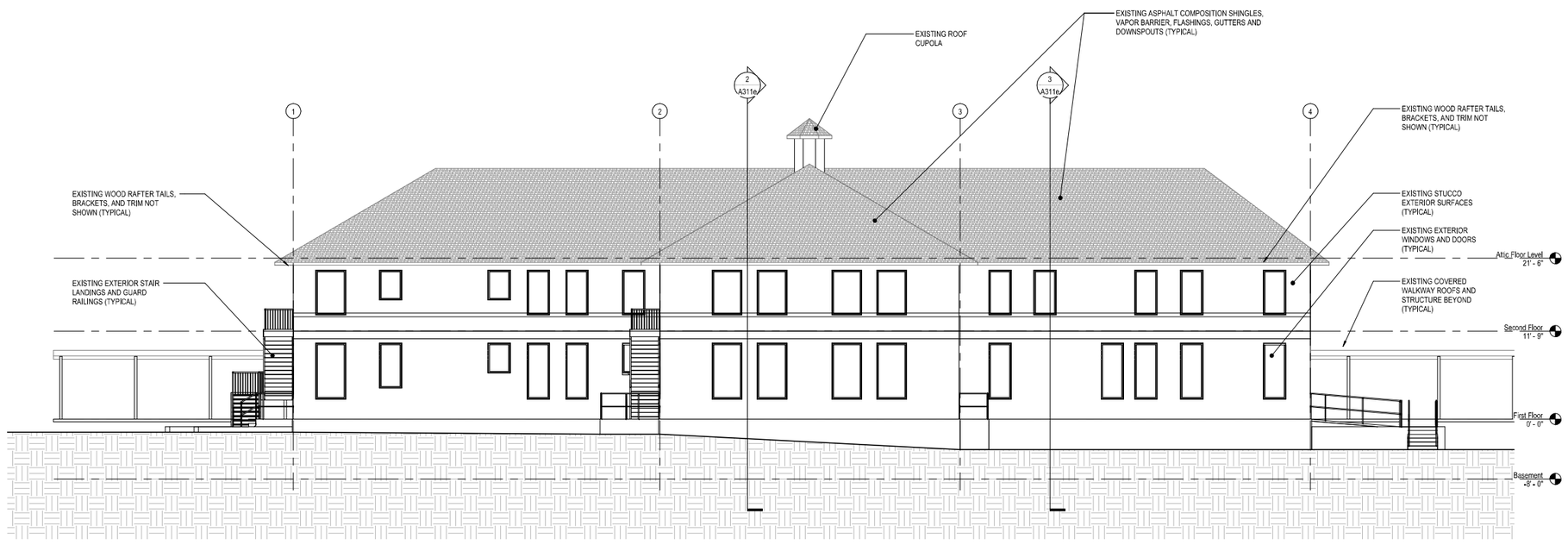
BUILDING ELEVATIONS EXISTING CONDITIONS

A301e



2 West Elevation Existing Condition

1/8" = 1'-0"



1 South Elevation Existing Condition

1/8" = 1'-0"

PLANNING PROGRESS 2021-08-05

RMC ARCHITECTS

RMC Architects, PLLC • 1223 Railroad Avenue• Bellingham, WA 98225
P:360.676.7733 • F:360.738.0448 • rmc@rmcarchitects.com

Port of Skagit - SWIFT Center

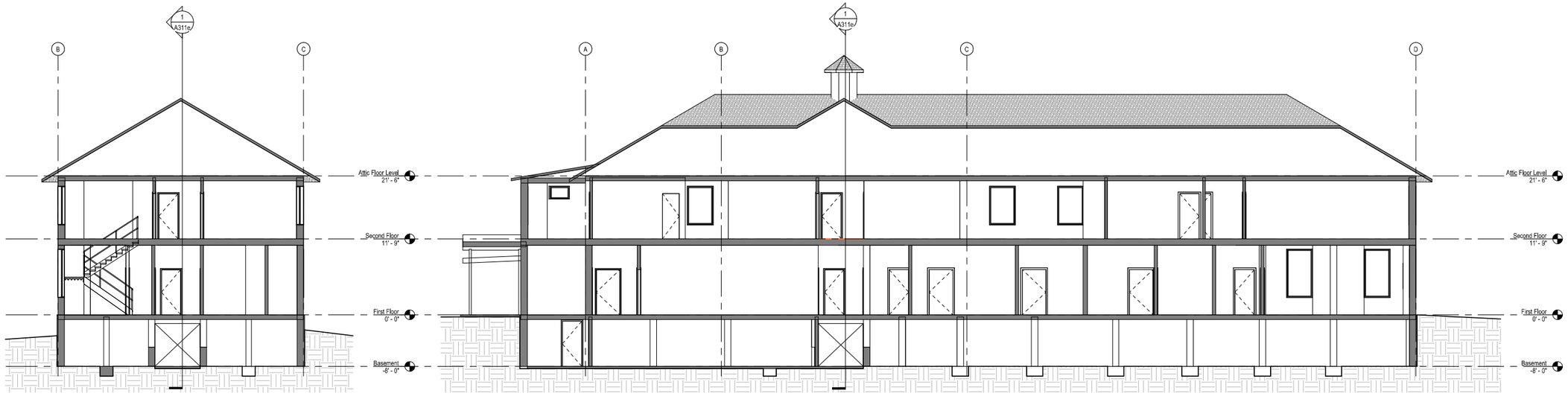
Swift Center EDA Grant - Coleman Building

Northern State Hospital Campus
Sedro-Woolley, WA 98284

Job No:	2117 Date: 2021-08-05
File No:	2117 Coleman Building.cyt
Drawn By:	JW/AMC
Checked By:	JMcClure
Issued for:	Schematic Report Draft

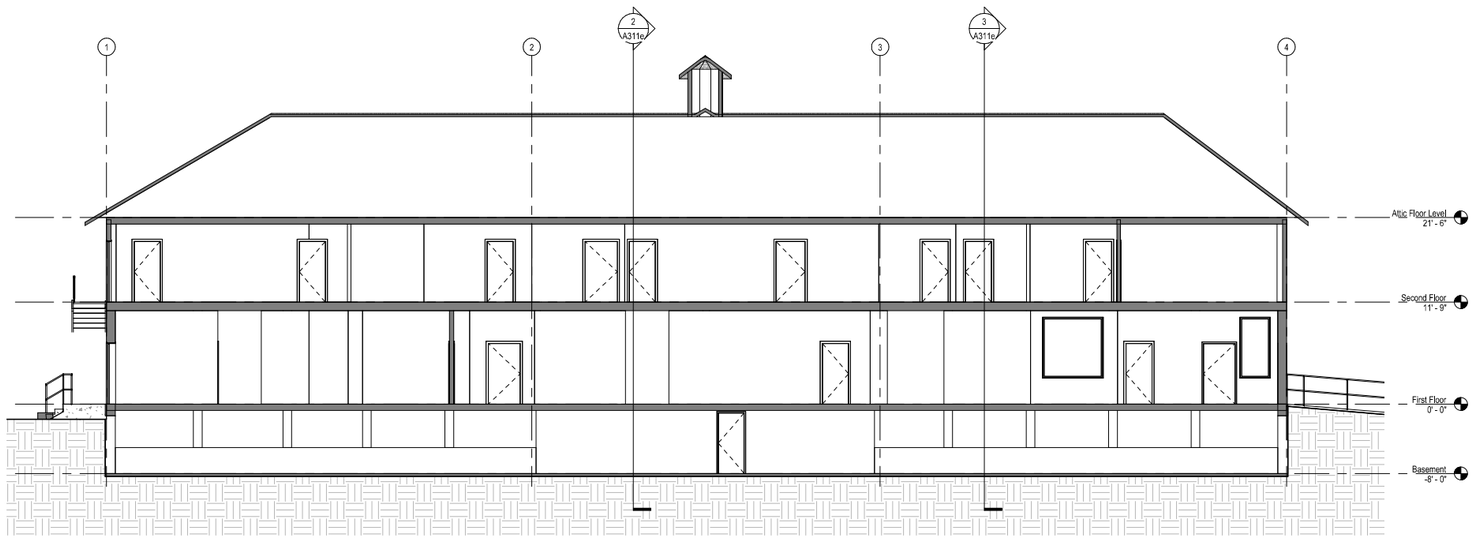
BUILDING ELEVATION EXISTING CONDITIONS

A302e



3 Section 3 Existing Conditions
1/8" = 1'-0"

2 Section 2 Existing Conditions
1/8" = 1'-0"



1 Section 1 Existing Conditions
1/8" = 1'-0"

PLANNING PROGRESS 2021-08-05

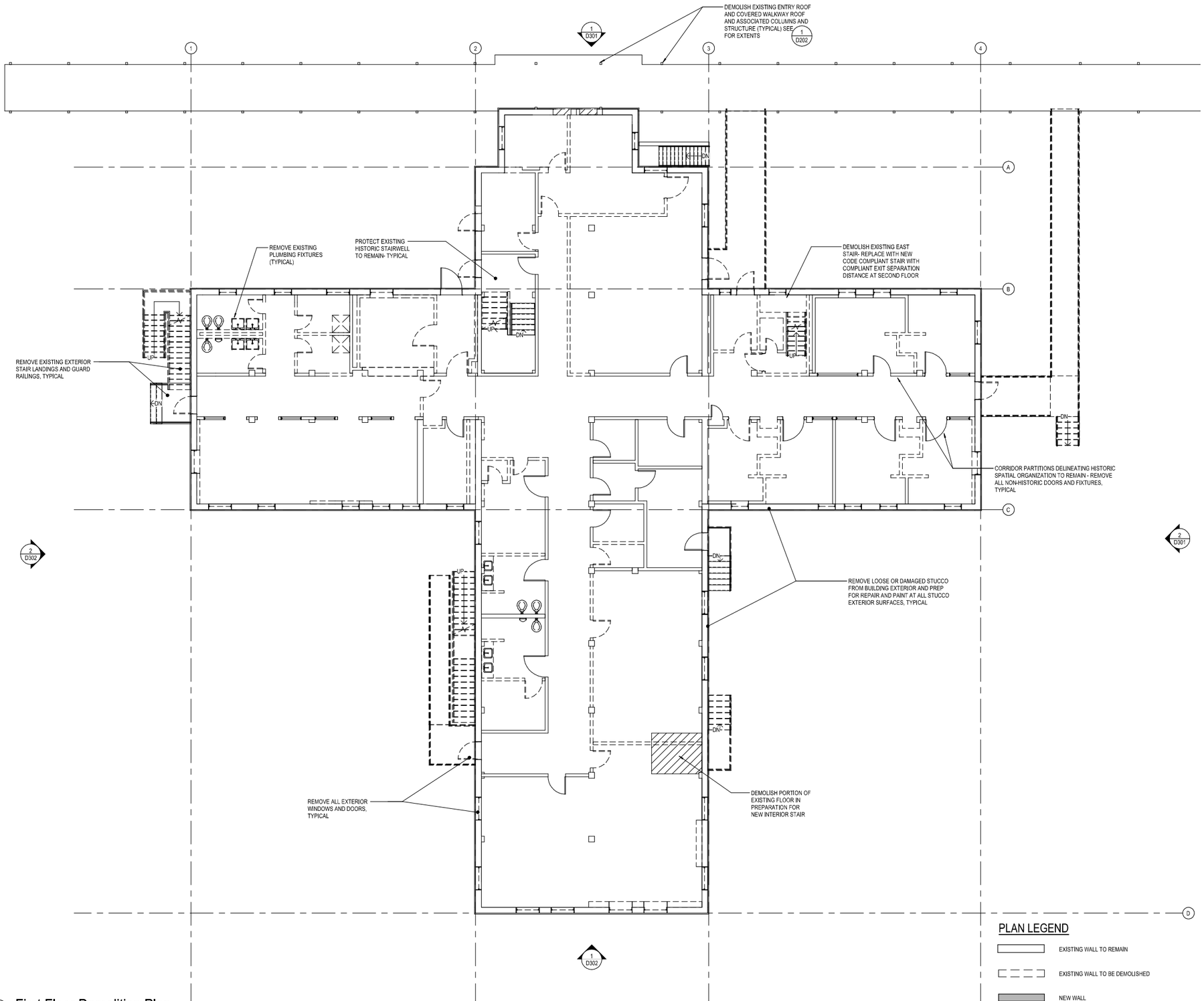
RMC ARCHITECTS
RMC Architects, PLLC • 1223 Railroad Avenue• Bellingham, WA 98225
P:360.676.7733 • F:360.738.0448 • rmc@rmcarchitects.com

Port of Skagit - SWIFT Center
Swift Center EDA Grant - Coleman Building
Northern State Hospital Campus
Sedro-Woolley, WA 98284

Job No: 2117 Date: 2021-08-05
File No: 2117 Coleman Building.rvt
Drawn By: JW/AMC
Checked By: JMcClure
Issued for: Schematic Report Draft

BUILDING SECTIONS EXISTING CONDITIONS

A311e



1 First Floor Demolition Plan
1/8" = 1'-0"

PLANNING PROGRESS 2021-08-05

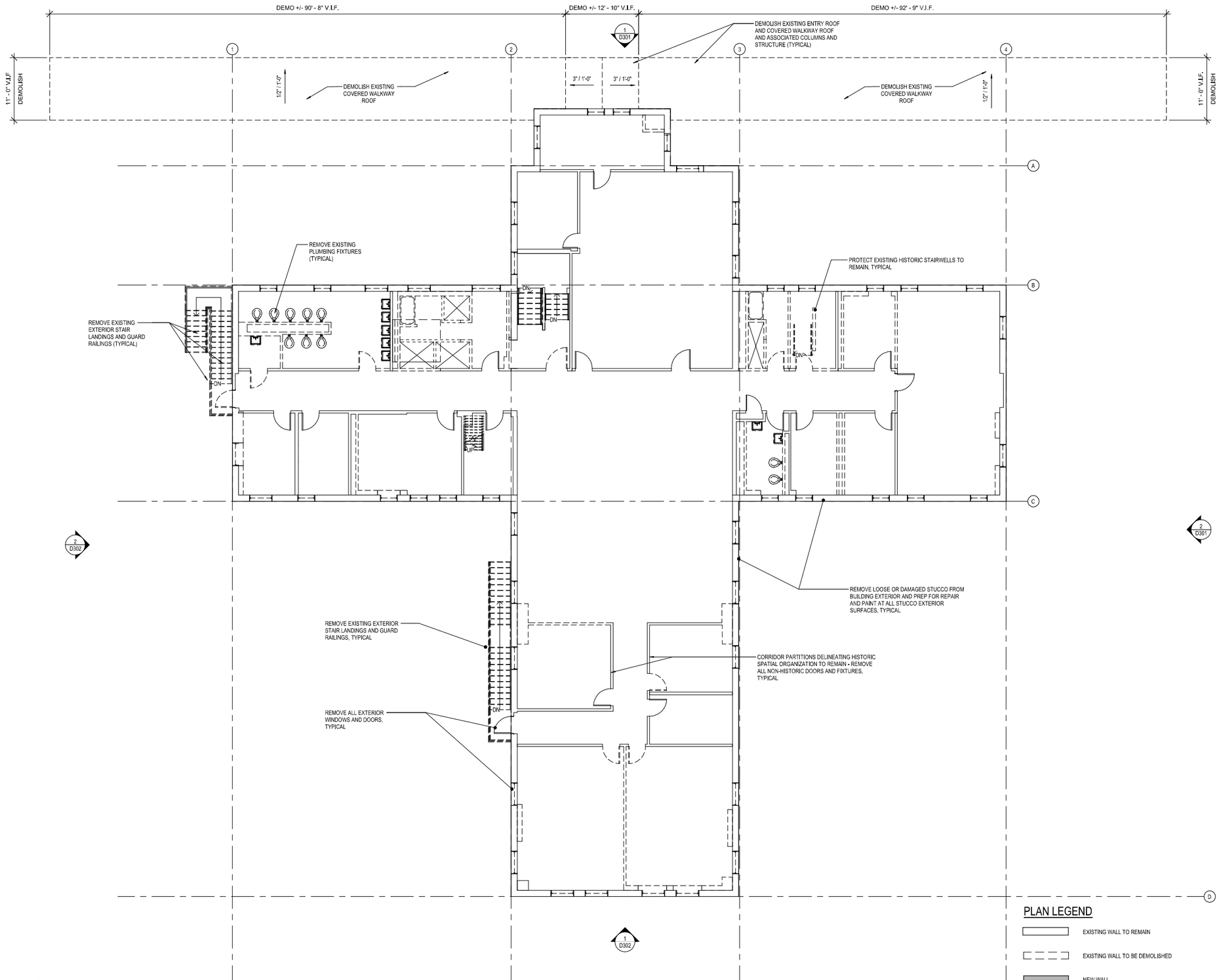
RMC ARCHITECTS
RMC Architects, PLLC • 1223 Railroad Avenue• Bellingham, WA 98225
P:360.676.7733 • F:360.738.0448 • rmc@rmcarchitects.com

Port of Skagit - SWIFT Center
Swift Center EDA Grant - Coleman Building
Northern State Hospital Campus
Sedro-Woolley, WA 98284

Job No: 2117 Date: 2021-08-05
File No: 2117 Coleman Building.rvt
Drawn By: JW/AMC
Checked By: JMcClure
Issued for: Schematic Report Draft

FIRST FLOOR DEMOLITION PLAN

D201



1 Second Floor Demolition Plan

1/8" = 1'-0"

PLANNING PROGRESS 2021-08-05

RMC ARCHITECTS

RMC Architects, PLLC • 1223 Railroad Avenue• Bellingham, WA 98225
P:360.676.7733 • F:360.738.0448 • rmc@rmcarchitects.com

Port of Skagit - SWIFT Center

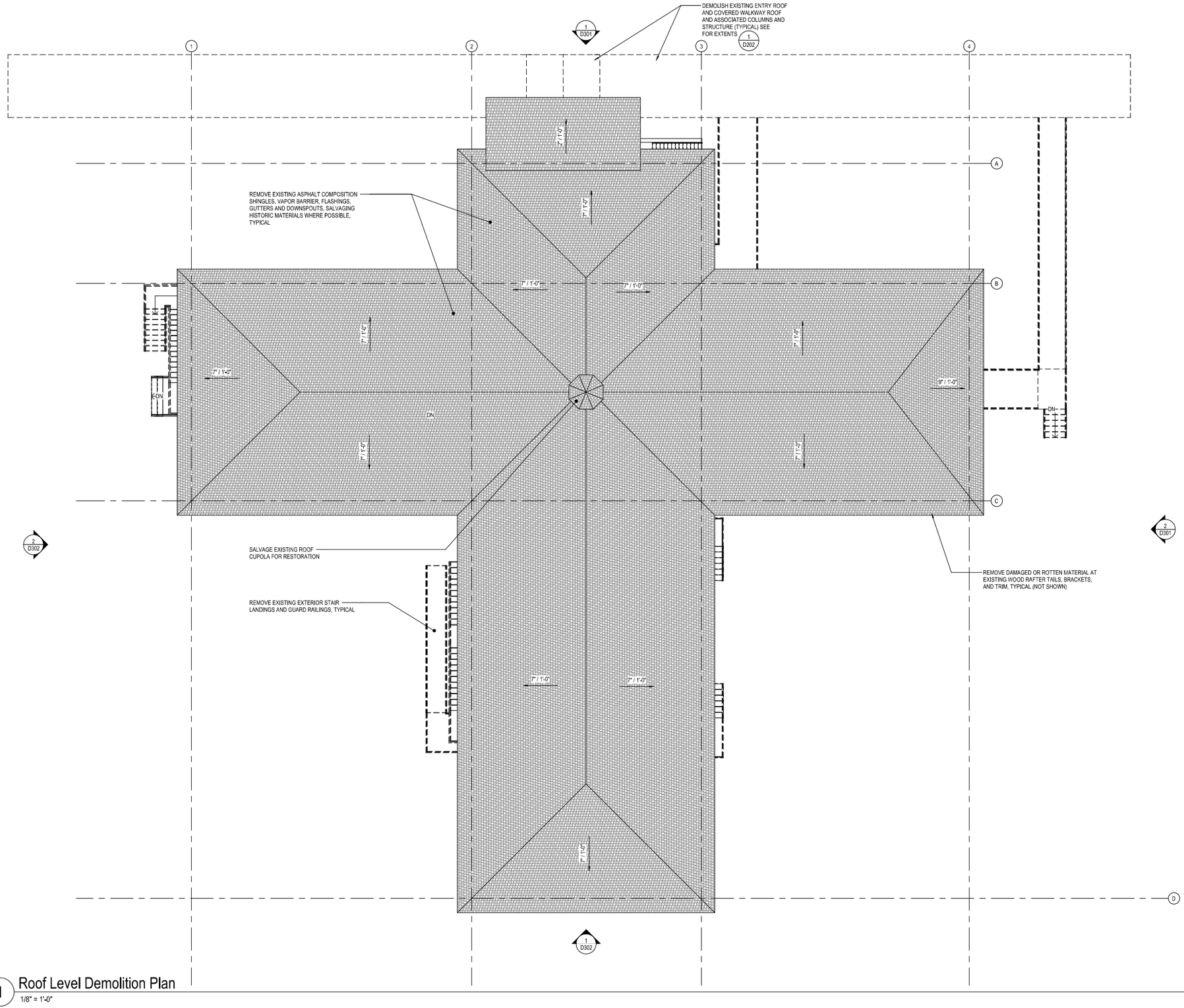
Swift Center EDA Grant - Coleman Building

Northern State Hospital Campus
Sedro-Woolley, WA 98284

Job No:	2117 Date: 2021-08-05
File No:	2117 Coleman Building.rvt
Drawn By:	JW/AMC
Checked By:	JMcClure
Issued for:	Schematic Report Draft

SECOND FLOOR DEMOLITION PLAN

D202



1 Roof Level Demolition Plan
1/8" = 1'-0"

PLANNING PROGRESS 2021-08-05

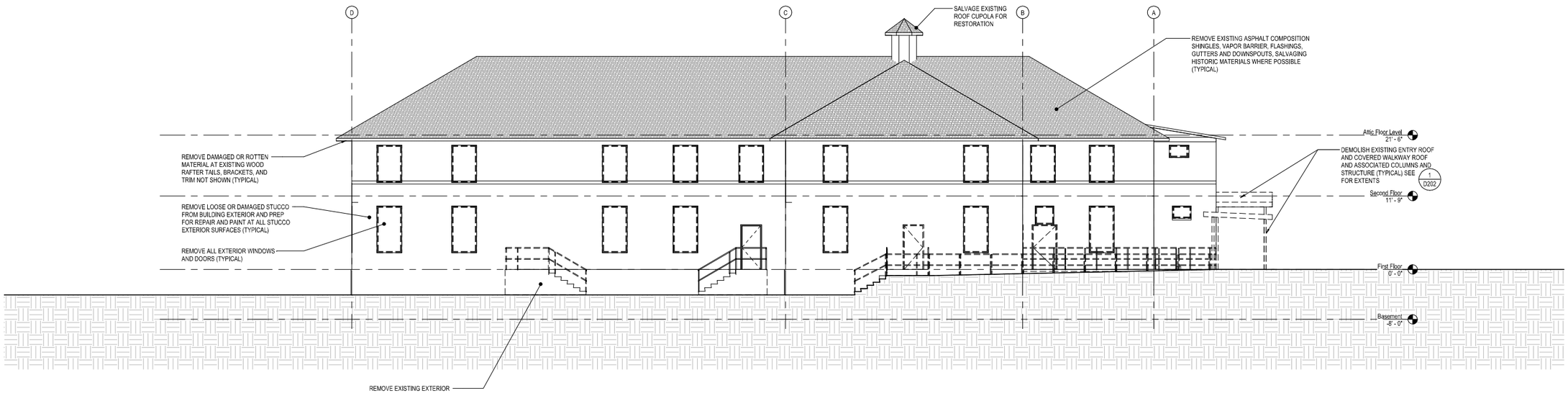
RMC ARCHITECTS
RMC Architects, PLLC • 1223 Railroad Avenue• Bellingham, WA 98225
P:360.676.7733 • F:360.738.0448 • rmc@rmcarchitects.com

Port of Skagit - SWIFT Center
Swift Center EDA Grant - Coleman Building
Northern State Hospital Campus
Sedro-Woolley, WA 98284

Job No: 2117 Date: 2021-08-05
File No: 2117 Coleman Building.vt
Drawn By: JW/AM/C
Checked By: JMcClure
Issued for: Schematic Report Draft

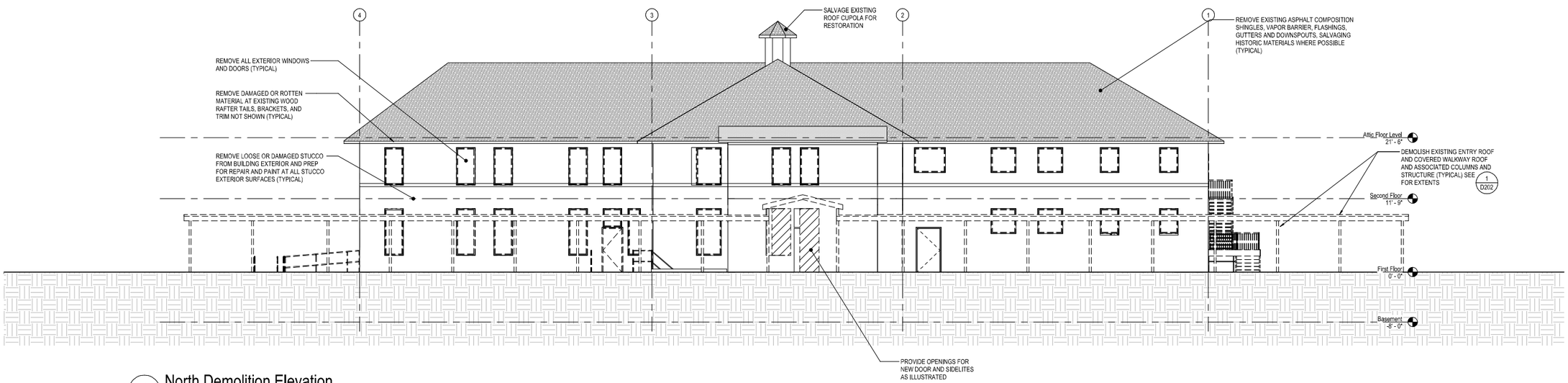
ROOF LEVEL DEMOLITION PLAN

D211



2 East Demolition Elevation

1/8" = 1'-0"



1 North Demolition Elevation

1/8" = 1'-0"

PLANNING PROGRESS 2021-08-05

RMC ARCHITECTS

RMC Architects, PLLC • 1223 Railroad Avenue• Bellingham, WA 98225
P:360.676.7733 • F:360.738.0448 • rmc@rmcarchitects.com

Port of Skagit - SWIFT Center

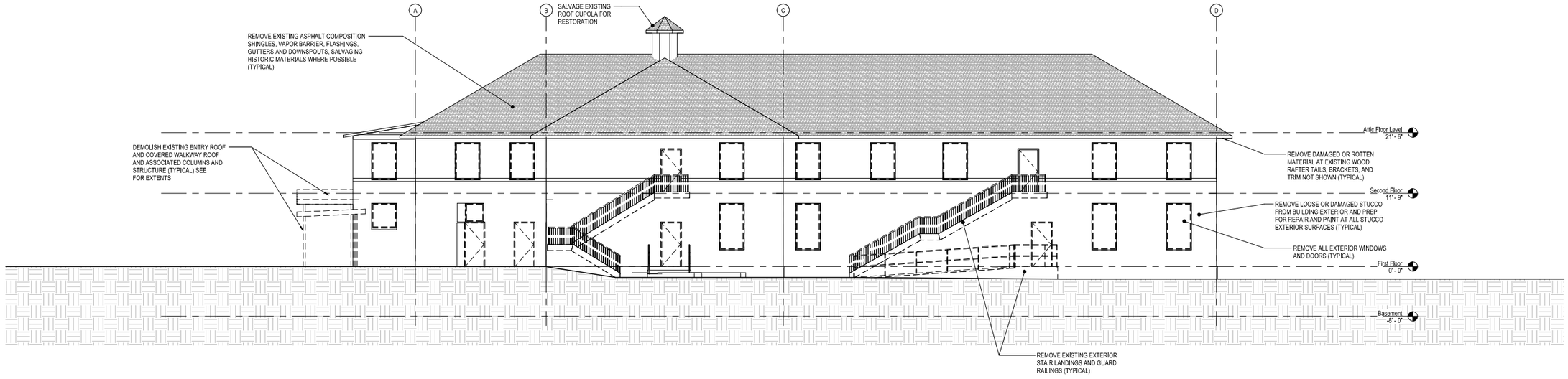
Swift Center EDA Grant - Coleman Building

Northern State Hospital Campus
Sedro-Woolley, WA 98284

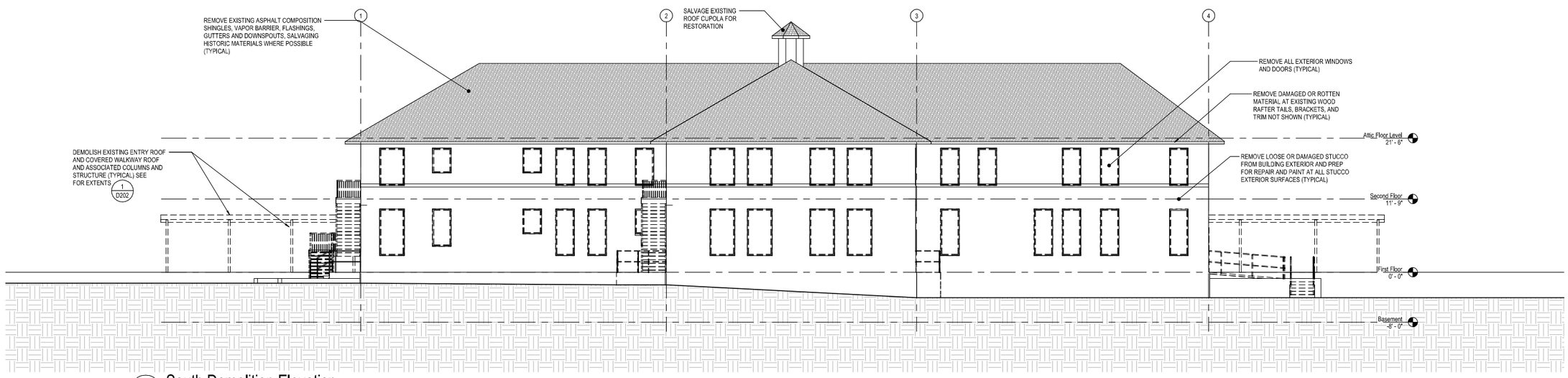
Job No:	2117 Date: 2021-08-05
File No:	2117 Coleman Building.rvt
Drawn By:	JW/AMC
Checked By:	JMcClure
Issued for:	Schematic Report Draft

DEMOLITION BUILDING ELEVATIONS

D301



2 West Demolition Elevation
1/8" = 1'-0"



1 South Demolition Elevation
1/8" = 1'-0"

PLANNING PROGRESS 2021-08-05

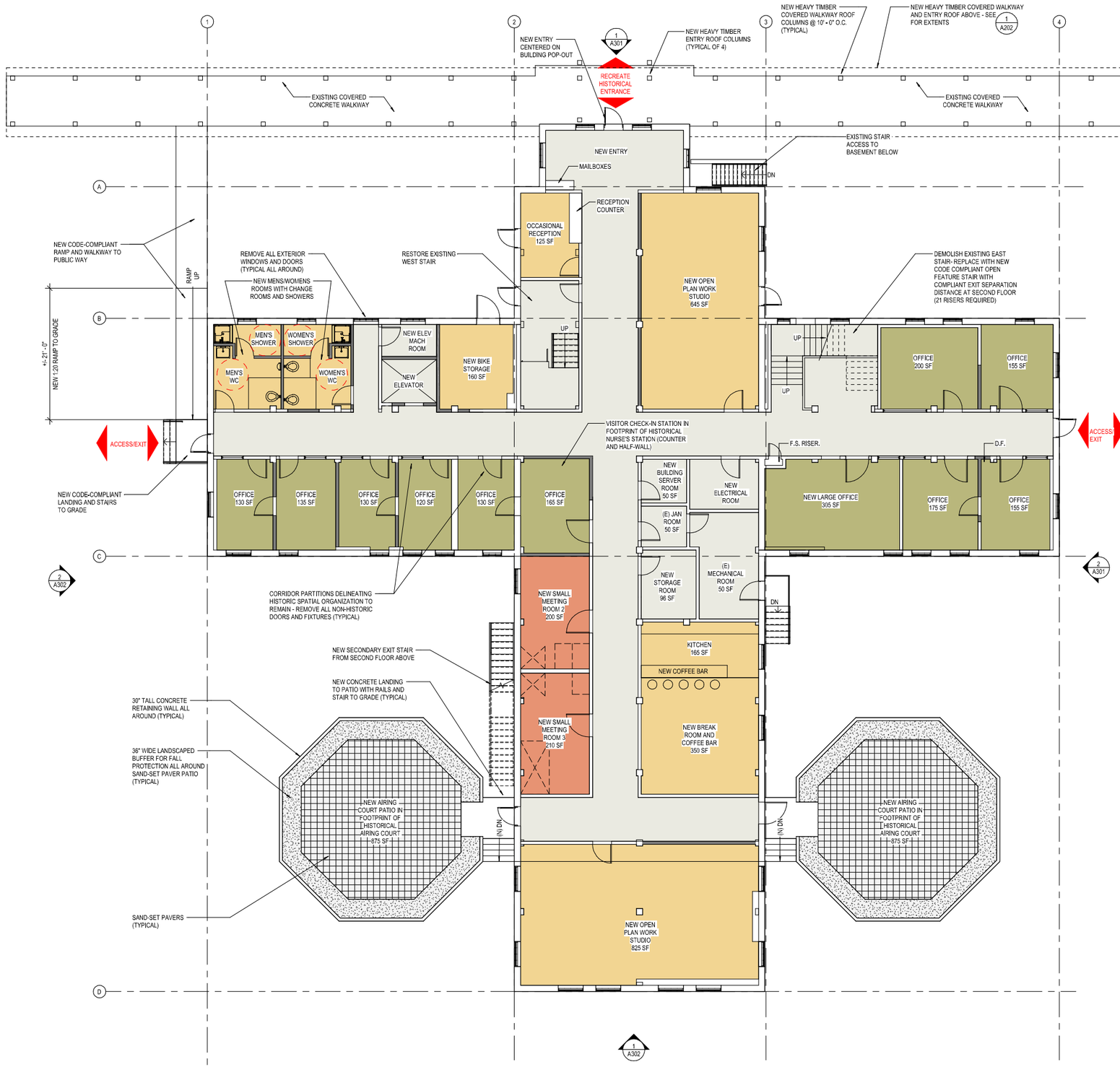
RMC ARCHITECTS
RMC Architects, PLLC • 1223 Railroad Avenue• Bellingham, WA 98225
P:360.676.7733 • F:360.738.0448 • rmc@rmcarchitects.com

Port of Skagit - SWIFT Center
Swift Center EDA Grant - Coleman Building
Northern State Hospital Campus
Sedro-Woolley, WA 98284

Job No: 2117 Date: 2021-08-05
File No: 2117 Coleman Building.cyt
Drawn By: JW/AMC
Checked By: JMcClure
Issued for: Schematic Report Draft

DEMOLITION BUILDING ELEVATIONS

D302



1 First Floor Proposed Plan 9,020 SF Gross

1/8" = 1'-0"

PLAN LEGEND

EXISTING WALL TO REMAIN

NEW WALL

VERTICAL AND HORIZONTAL CIRCULATION

FIRST FLOOR- 2,590 SF
NOTE- CORRIDOR PARTITIONS DELINEATING HISTORIC SPATIAL ORGANIZATION TO REMAIN

SECOND FLOOR- 1,285 SF

BUILDING SUPPORT

FIRST FLOOR-
ELEVATOR MACHINE ROOM
EXISTING JANITOR CLOSET
ELECTRICAL ROOM
EXISTING MECHANICAL ROOM
NEW STORAGE ROOM (96 SF)
SERVER ROOM (WHOLE BUILDING) (50 SF)

SECOND FLOOR-
EXISTING ATTIC ACCESS/STORAGE (100 SF)
NEW STORAGE ROOM (125 SF)
NEW JANITOR CLOSET (45 SF)

NORTHWEST INNOVATION RESOURCE CENTER

FIRST FLOOR-

SECOND FLOOR-
DESIGN THINKING WORKSHOP (930 SF)
5 SMALL START UP ROOMS (130-150 SF)
3 SMALL CONFERENCE ROOMS (150-165 SF)
QUIET WORKING AREA (487 SF)
MEDIA/PODCAST ROOM (150 SF)
NWIRC MANAGER'S OFFICE (150 SF)
NWIRC STORAGE ROOM (125 SF)
SERVER ROOM (DEDICATED NWIRC) (90 SF)
COFFEE BAR IN GATHERING SPACE IN WIDENED CORRIDOR

SHARED/COMMON TENANT RESOURCES

FIRST FLOOR-
BIKE STORAGE
MENS/WOMEN'S WCs W/SHOWERS (SEE NOTE BELOW)
KITCHEN (165 SF)
BREAK ROOM AND COFFEE BAR (350 SF)
OCCASIONAL RECEPTION OFFICE WITH MAILBOXES AND RECEPTION COUNTER (125 SF)
2 OPEN PLAN WORK STUDIOS (645 - 825 SF)

SECOND FLOOR-
MEN'S/WOMEN'S WCs WITH ADDED STATIONS (SEE NOTE BELOW)
OPEN PLAN WORK STUDIO (780 SF)
NORTH SUITE:
OFFICE (144 SF)
CONFERENCE ROOM (210 SF)
OPEN PLAN WORK STUDIO (955 SF)

OFFICES

FIRST FLOOR-
10 OFFICES (125-200 SF)
1 LARGE OFFICE (305 SF)

SECOND FLOOR-

MEETING ROOMS

FIRST FLOOR-
2 SMALL MEETING ROOMS (200-210 SF)

SECOND FLOOR-
LARGE MEETING ROOM (260 SF)

OUTDOOR PATIOS

FIRST FLOOR-
2 NEW OUTDOOR PATIO AREAS IN FOOTPRINTS OF HISTORICAL AIRING COURTS (875 SF EACH)

MEN'S AND WOMEN'S RESTROOMS AND PLUMBING FIXTURES NOTE

GROSS FLOOR AREA = 9,020 SF FIRST FLOOR + 8,750 SF SECOND FLOOR = 17,770 SF TOTAL.
ASSUME OFFICE OCCUPANCY = 1 PER 150 SF GROSS = 120 OCCUPANTS (60 MALE + 60 FEMALE)
PER 2018 IBC Ch 29 = 3 WC + 2 LAV MALE AND 3 WC + 2 LAV FEMALE (6 WC + 4 LAV TOTAL REQUIRED)
PROVIDE 2 WC + 1 LAV MALE AND 2 WC + 1 LAV FEMALE PER FLOOR, (8 WC + 4 LAV TOTAL PROVIDED)
ADDITIONALLY 2 DRINKING FOUNTAINS REQUIRED (1 PER 100 OCCUPANTS)- PROVIDE 1 DF PER FLOOR.
ADDITIONALLY 1 SERVICE SINK REQUIRED - PROVIDED ON FIRST FLOOR (ROOM 110).
ADDITIONALLY PROVIDE ONE ACCESSIBLE SHOWER WITH CHANGE ROOM PER FLOOR (NOT REQUIRED)

PLANNING PROGRESS 2021-08-05

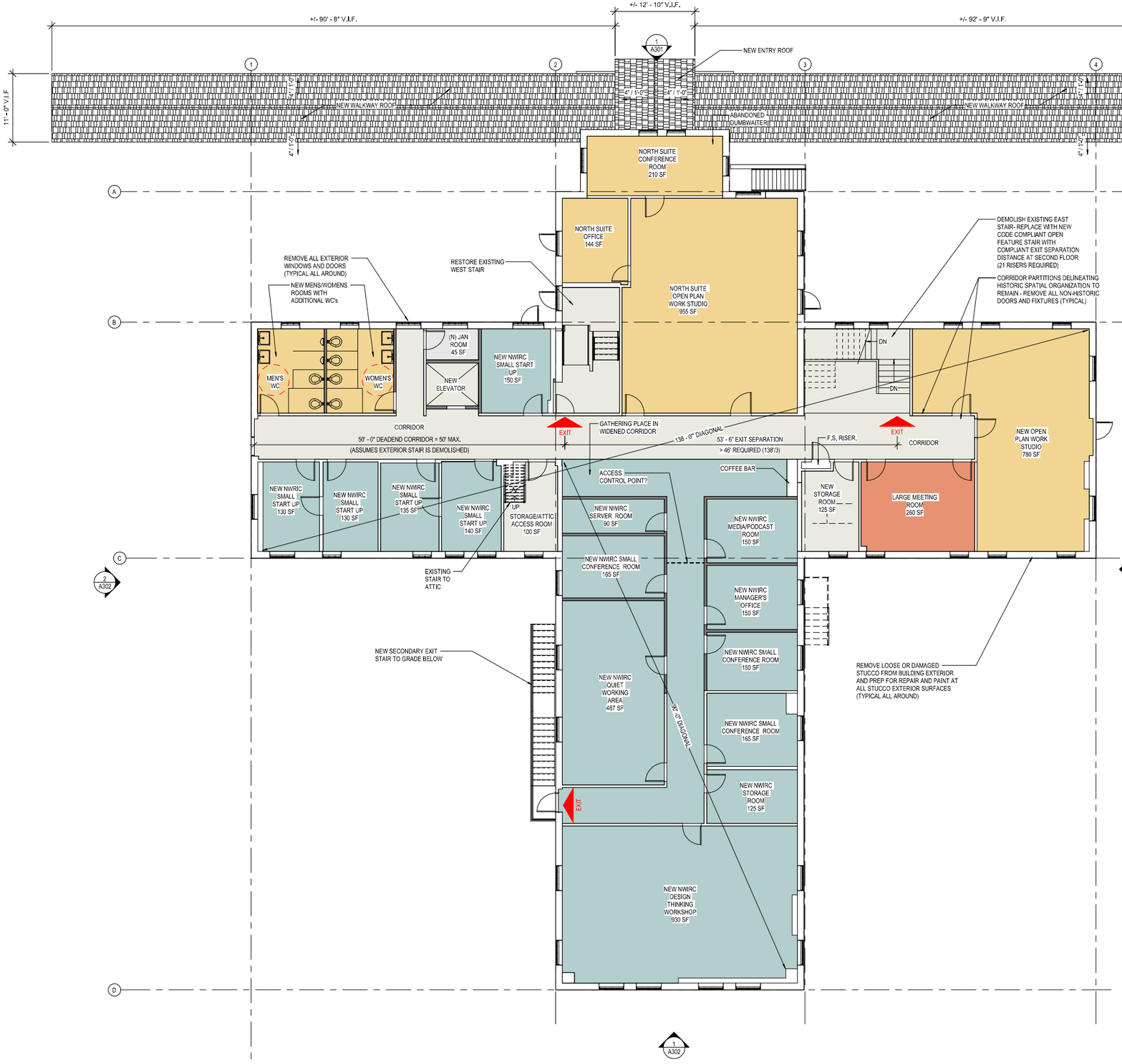
RMC ARCHITECTS
RMC Architects, PLLC • 1223 Railroad Avenue• Bellingham, WA 98225
P:360.676.7733 • F:360.738.0448 • rmc@rmcarchitects.com

Port of Skagit - SWIFT Center
Swift Center EDA Grant - Coleman Building
Northern State Hospital Campus
Sedro-Woolley, WA 98284

Job No: 2117 Date: 2021-08-05
File No: 2117 Coleman Building.vt
Drawn By: AMC
Checked By: JM-McClure
Issued for: Schematic Report Draft

FIRST FLOOR PROPOSED PLAN

A201



1 Second Floor Proposed Plan 8,750 SF Gross

1/8" = 1'-0"

PLAN LEGEND

EXISTING WALL TO REMAIN

NEW WALL

VERTICAL AND HORIZONTAL CIRCULATION

FIRST FLOOR- 2,590 SF
NOTE- CORRIDOR PARTITIONS DELINEATING HISTORIC SPATIAL ORGANIZATION TO REMAIN

SECOND FLOOR- 1,285 SF

BUILDING SUPPORT

FIRST FLOOR-
ELEVATOR MACHINE ROOM
EXISTING JANITOR CLOSET
ELECTRICAL ROOM
EXISTING MECHANICAL ROOM
NEW STORAGE ROOM (96 SF)
SERVER ROOM (WHOLE BUILDING) (50 SF)

SECOND FLOOR-
EXISTING ATTIC ACCESS/STORAGE (100 SF)
NEW STORAGE ROOM (125 SF)
NEW JANITOR CLOSET (45 SF)

NORTHWEST INNOVATION RESOURCE CENTER

FIRST FLOOR-

SECOND FLOOR-
DESIGN THINKING WORKSHOP (930 SF)
5 SMALL START UP ROOMS (130-150 SF)
3 SMALL CONFERENCE ROOMS (150-165 SF)
QUIET WORKING AREA (487 SF)
MEDIA/PODCAST ROOM (150 SF)
NWIRC MANAGER'S OFFICE (150 SF)
NWIRC STORAGE ROOM (125 SF)
SERVER ROOM (DEDICATED NWIRC) (90 SF)
COFFEE BAR IN GATHERING SPACE IN WIDENED CORRIDOR

SHARED/COMMON TENANT RESOURCES

FIRST FLOOR-
BIKE STORAGE
MEN'S/WOMEN'S WCs W/SHOWERS
(SEE NOTE BELOW)
KITCHEN (165 SF)
BREAK ROOM AND COFFEE BAR (350 SF)
OCCASIONAL RECEPTION OFFICE WITH
MAILBOXES AND RECEPTION COUNTER (125 SF)
2 OPEN PLAN WORK STUDIOS (645 - 825 SF)

SECOND FLOOR-
MEN'S/WOMEN'S WCs WITH ADDED STATIONS
(SEE NOTE BELOW)
OPEN PLAN WORK STUDIO (780 SF)
NORTH SUITE:
OFFICE (144 SF)
CONFERENCE ROOM (210 SF)
OPEN PLAN WORK STUDIO (955 SF)

OFFICES

FIRST FLOOR-
10 OFFICES (125-200 SF)
1 LARGE OFFICE (305 SF)

SECOND FLOOR-

MEETING ROOMS

FIRST FLOOR-
2 SMALL MEETING ROOMS (200-210 SF)

SECOND FLOOR-
LARGE MEETING ROOM (260 SF)

OUTDOOR PATIOS

FIRST FLOOR-
2 NEW OUTDOOR PATIO AREAS IN FOOTPRINTS
OF HISTORICAL AIRING COURTS (875 SF EACH)

MEN'S AND WOMEN'S RESTROOMS AND PLUMBING FIXTURES NOTE

GROSS FLOOR AREA = 9,020 SF FIRST FLOOR + 8,750 SF SECOND FLOOR = 17,770 SF TOTAL.
ASSUME OFFICE OCCUPANCY = 1 PER 150 SF GROSS = 120 OCCUPANTS (60 MALE + 60 FEMALE)
PER 2018 IBC Ch 29 = 3 WC + 2 LAV MALE AND 3 WC + 2 LAV FEMALE (6 WC + 4 LAV TOTAL REQUIRED)
PROVIDE 2 WC + 1 LAV MALE AND 2 WC + 1 LAV FEMALE PER FLOOR, (8 WC + 4 LAV TOTAL PROVIDED)
ADDITIONALLY 2 DRINKING FOUNTAINS REQUIRED (1 PER 100 OCCUPANTS)- PROVIDE 1 DF PER FLOOR.
ADDITIONALLY 1 SERVICE SINK REQUIRED - PROVIDED ON FIRST FLOOR (ROOM 110).
ADDITIONALLY PROVIDE ONE ACCESSIBLE SHOWER WITH CHANGE ROOM PER FLOOR (NOT REQUIRED)

PLANNING PROGRESS 2021-08-05

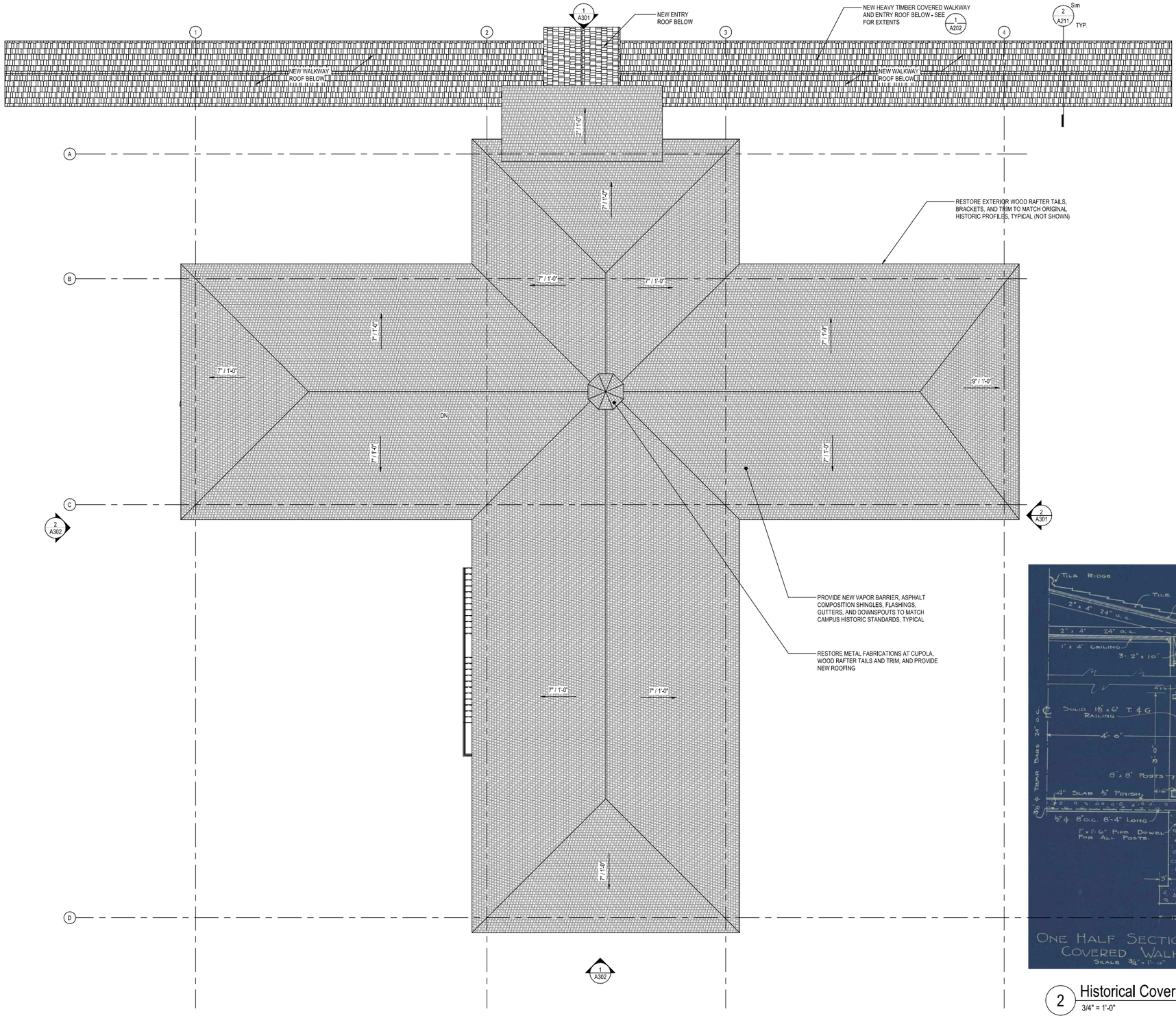
RMC ARCHITECTS
RMC Architects, PLLC • 1223 Railroad Avenue• Bellingham, WA 98225
P:360.676.7733 • F:360.738.0448 • rmc@rmcarchitects.com

Port of Skagit - SWIFT Center
Swift Center EDA Grant - Coleman Building
Northern State Hospital Campus
Sedro-Woolley, WA 98284

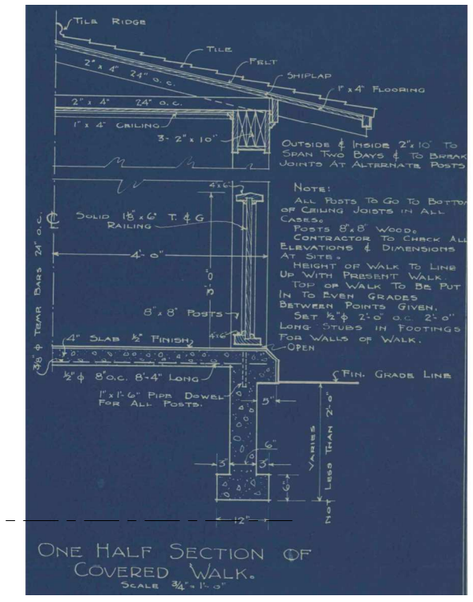
Job No:	2117 Date: 2021-08-05
File No:	2117 Coleman Building.rvt
Drawn By:	AMC
Checked By:	JMcClure
Issued for:	Schematic Report Draft

SECOND FLOOR PROPOSED PLAN

A202



1 Roof Proposed Plan
1/8" = 1'-0"



2 Historical Covered Walk Section
3/4" = 1'-0"

PLANNING PROGRESS 2021-08-05

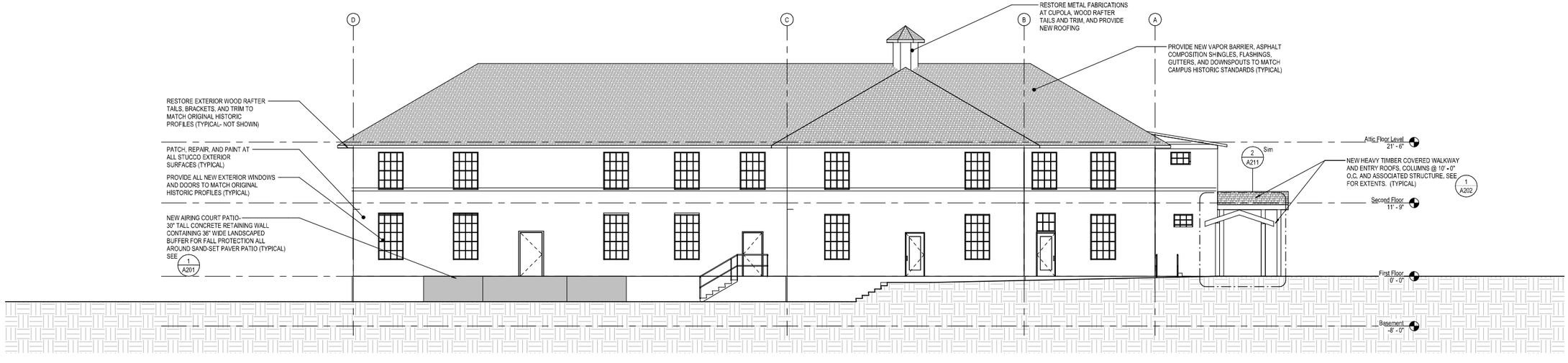
RMC ARCHITECTS
RMC Architects, PLLC • 1223 Railroad Avenue• Bellingham, WA 98225
P:360.676.7733 • F:360.738.0448 • rmc@rmcarchitects.com

Port of Skagit - SWIFT Center
Swift Center EDA Grant - Coleman Building
Northern State Hospital Campus
Sedro-Woolley, WA 98284

Job No:	2117 Date: 2021-08-05
File No:	2117 Coleman Building.vt
Drawn By:	JW/AMC
Checked By:	JMcClure
Issued for:	Schematic Report Draft

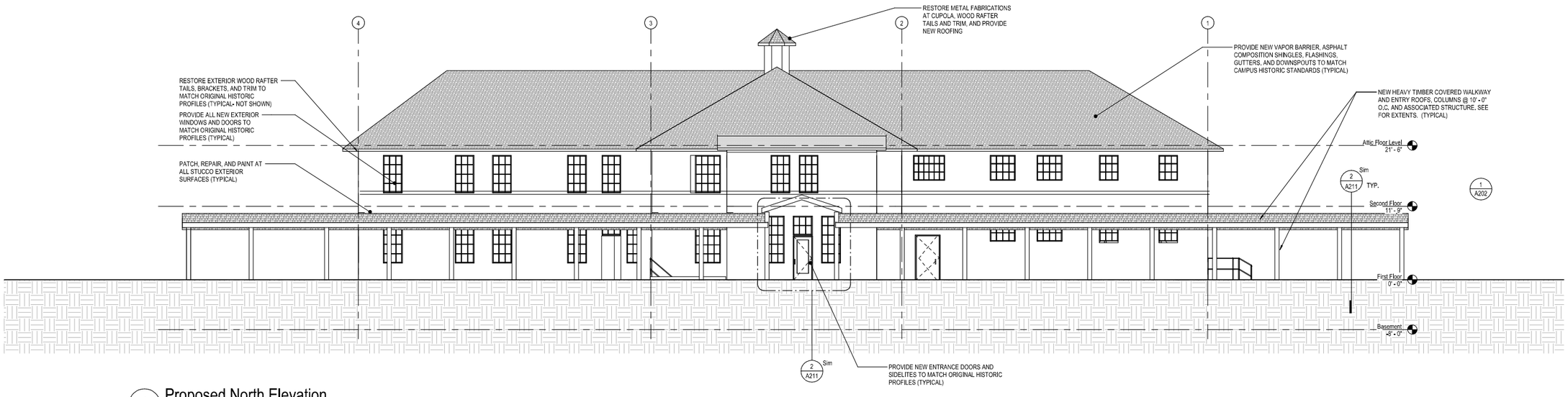
ROOF LEVEL
PROPOSED PLAN

A211



2 Proposed East Elevation

1/8" = 1'-0"



1 Proposed North Elevation

1/8" = 1'-0"

PLANNING PROGRESS 2021-08-05

RMC ARCHITECTS
RMC Architects, PLLC • 1223 Railroad Avenue• Bellingham, WA 98225
P:360.676.7733 • F:360.738.0448 • rmc@rmcarchitects.com

Port of Skagit - SWIFT Center

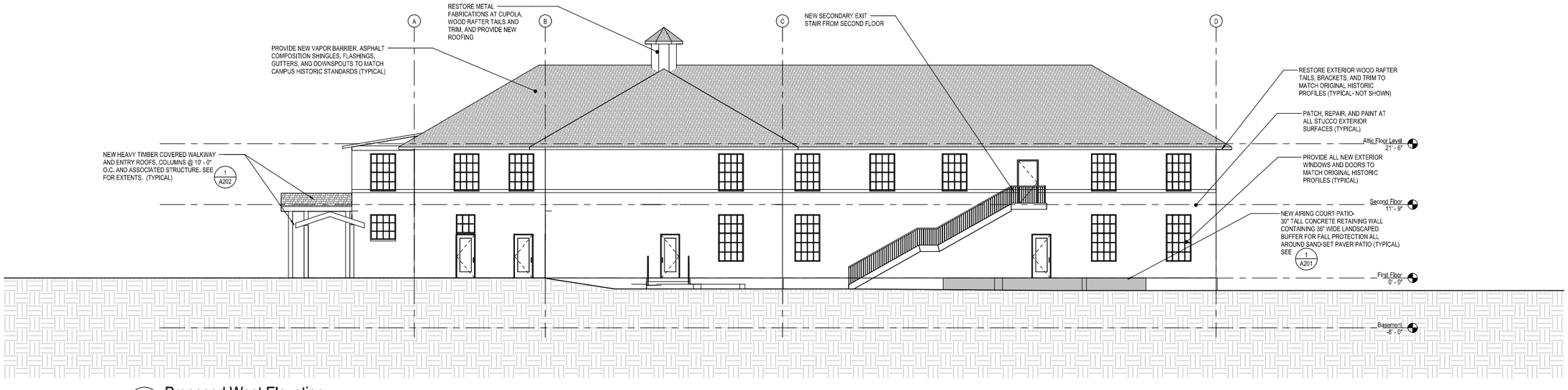
Swift Center EDA Grant - Coleman Building

Northern State Hospital Campus
Sedro-Woolley, WA 98284

Job No:	2117 Date: 2021-08-05
File No:	2117 Coleman Building.rvt
Drawn By:	JW/AMC
Checked By:	JM-cClure
Issued for:	Schematic Report Draft

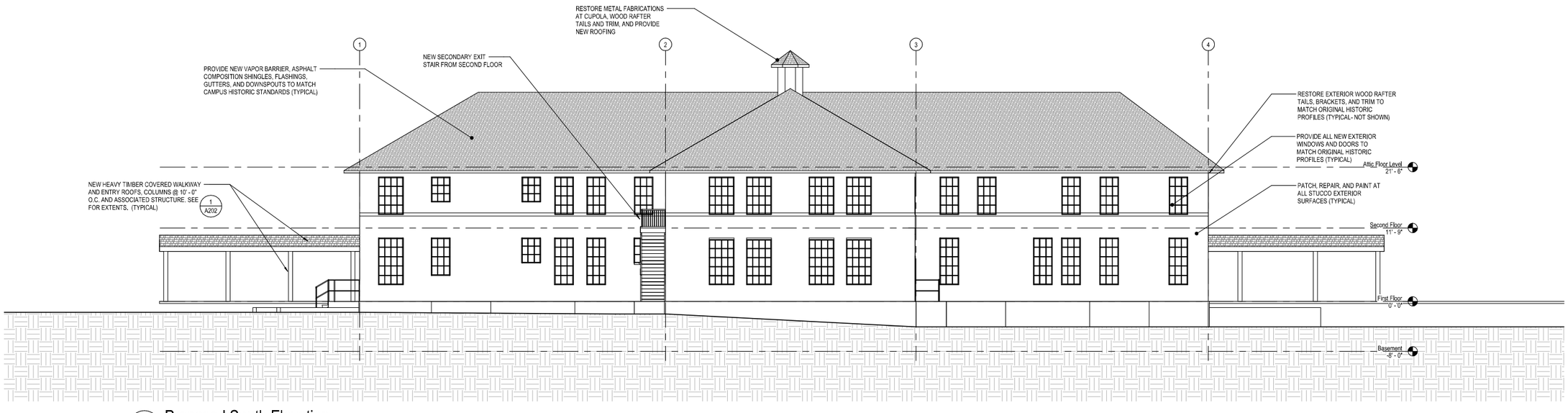
PROPOSED BUILDING ELEVATIONS

A301



2 Proposed West Elevation

1/8" = 1'-0"



1 Proposed South Elevation

1/8" = 1'-0"

PLANNING PROGRESS 2021-08-05

RMC ARCHITECTS
RMC Architects, PLLC • 1223 Railroad Avenue• Bellingham, WA 98225
P:360.676.7733 • F:360.738.0448 • rmc@rmcarchitects.com

Port of Skagit - SWIFT Center

Swift Center EDA Grant - Coleman Building

Northern State Hospital Campus
Sedro-Woolley, WA 98284

Job No:	2117 Date: 2021-08-05
File No:	2117 Coleman Building.rvt
Drawn By:	CKJones, JWillard
Checked By:	JMcClure
Issued for:	Schematic Report Draft

PROPOSED BUILDING ELEVATIONS

A302

KINGWORKS STRUCTURAL ENGINEERS

July 15, 2021

Jeff McClure
RMC Architects
1223 Railroad Avenue
Bellingham, WA 98225

Project: **Coleman Building Structural Narrative – Swift Center** KW PROJ #:**21103**

Dear Jeff:

Kingworks has been contracted to provide the following services as they relate to the Coleman Building at the Swift Center. Based on our discussions it is anticipated the proposed renovations will be generally aesthetic in nature with minimal alterations to the primary structure with the potential of adding an interior elevator to the building. Our scope during the feasibility phase of this project includes the following major discussion items:

- Brief overview of the building's primary structure, including descriptions of the gravity and lateral force resisting systems.
- Code study of the proposed renovations as it relates to the structural aspects of the IEBC to determine any code required structural upgrades.
- Provide preliminary structural schematic of a new internal elevator.

We are basing this report and our recommendations on the following:

- Visual observations performed on 6/2/21.
- Existing drawings provided by RMC, including limited original plans and a 1981 retrofit.
- 2018 International Existing Building Code (IEBC).

Building Structural Description:

The Coleman building was built in the early 1900's and consists of two levels above grade and a below grade crawl space and partial basement. It is our understanding the building was originally intended to serve as a ward for patients at the Northern State Hospital. During the structure's lifetime the building appears to have undergone various renovations to the interior, with little to no modifications or upgrades to the primary structural system except for a structural retrofit in 1981.

The primary structure for the Coleman Building can best be described as a reinforced concrete building with steel framed trusses at the roof. The first two floors consist of reinforced concrete slabs spanning between reinforced concrete columns. Exterior walls are infill hollow clay tile walls placed between the concrete columns and beams. The roof consists of steel trusses spanning between perimeter concrete beams and columns. The foundation system for the building is reinforced concrete shallow spread and strip footings.

The retrofit project performed in 1981 shows the addition of two stairwells that are wood framed with reinforced concrete masonry unit (CMU) bearing walls. We understand that one or both stairs were not constructed. The retrofit also shows adding reinforced concrete shear walls to serve as the new lateral force resisting system of the building and the reinforcement of the out of plane connections between the steel roof trusses and the perimeter concrete beams. We believe that these modifications were performed.

Structural Assessment:

This opinion is based only on the brief site visit and visual observations and our document review. Except for the crawl space/basement, the structural components are covered by finishes and could not be observed directly. However, if there were structural issues from excessive deflection or settlement, we would expect we would have been able to detect them despite the presence of finishes. The structural concrete columns beams and slabs that were observed in the basement appear to be in good condition, with no spalls or rebar corrosion issues like we have observed at other buildings on the site. It is our opinion that building is in good structural condition.

We expect that this building would provide protection of life safety for occupants in a minor to moderate earthquake. With reinforced concrete components acting as boundaries around the un-reinforced masonry in the building, and with the addition of reinforced concrete shear walls in the 1980's, we expect that this building will have more ductility and perform better than typical un-reinforced masonry buildings. However, the building would not perform as well as buildings constructed to modern code requirements.

See the following section for discussion of our interpretation of the code requirements for the remodel project that is being considered. The owner has the option to perform voluntary improvements beyond the code requirements. For this building, the improvements that could be simply implemented, have already been performed. Any further retrofit to improve seismic performance would likely require intrusive and extensive measures that would require removing interior and exterior finishes. These voluntary measures might include the following:

- Adding a diaphragm in the plane of the 2nd floor ceiling: The current diaphragm action at the roof level is provided by car decking on the roof plane which is probably not adequately fastened to transfer the required forces. There is currently only plaster on metal lathe at the ceiling plane. Adding steel x braces or a plywood diaphragm in this plane would provide a better path for lateral forces to transfer to the shear walls.
- Bracing and reinforcing interior URM partition walls and exterior URM infill walls for out of plane seismic forces. This might be accomplished using carbon fiber reinforcement or a steel framed backing structure.
- Increasing the in-plane seismic force capacity of URM exterior infill walls. This also might be accomplished using carbon fiber or fiberglass reinforcement applied to the face of the walls.

KINGWORKS STRUCTURAL ENGINEERS

2018 International Existing Building Code (IEBC) Discussion:

It is our understanding that the Port of Skagit intends to renovate the building to serve as shared office space for multiple tenants. This renovation will largely consist of updating finishes and minimal modifications to interior non-structural walls. There will be minimal impact to the primary structural system aside from possibly adding a new elevator.

Renovations to existing buildings are required to follow the provisions of the International Existing Building Code (IEBC). The IEBC has three levels of alterations and after discussions with RMC Architects, it is our opinion the proposed renovation would be classified as a Level 2 Alteration.

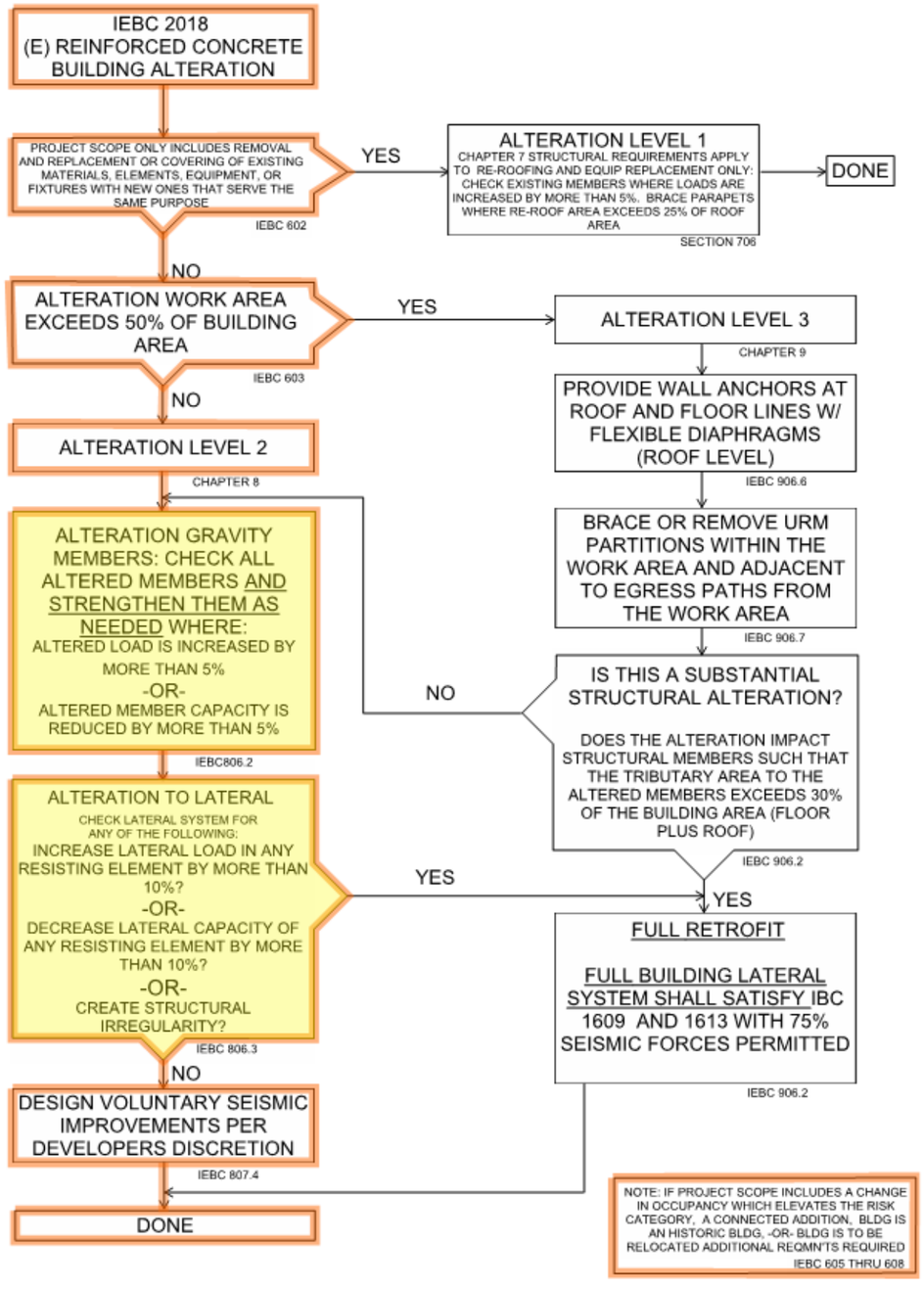
For a Level 2 Alteration the following requirements are required to be met per the IEBC:

- Section 806.2: Any gravity load carrying member that has an increase in demand due to the renovation greater than 5% must be evaluated to confirm adequate strength remains and/or upgraded accordingly. *None anticipated - see discussion in paragraph below regarding uniform live load requirements.*
- Section 806.3: Any lateral force resisting element that has an increase in demand of 10% or more must be evaluated to confirm adequate capacity remains and/or upgraded as necessary. To avoid triggering this requirement care will need to be taken regarding the new finishes not increasing the seismic weight of the building. *None anticipated.*

The original live load for the building would likely be classified as hospital use by current standards. Hospitals are currently designed for a 40 pound per square foot (PSF) live load typically, whereas office spaces are designed for a 50 PSF live load. With limited structural information there is no way for Kingworks to determine what the original design live load was for the building. It is our understanding that the Port of Skagit has been using this building as an office space already. We recommend RMC and the Port contact the Building Official to confirm it is acceptable to continue using this occupancy based on previous approvals. If no previous approval has been granted from the Building Official for the change in occupancy, posting a load limit of 40 PSF could be an alternative path to satisfy code requirements and assure structural adequacy. Modern office furnishings and typical occupancy spacing for office use should be easily accommodated with a 40 PSF live load restriction if heavy components such as fire safes and stacking file systems are not required.

The diagram on the following page outlines Kingworks understanding and code path through the IEBC that leads to the above requirements.

KINGWORKS
STRUCTURAL
ENGINEERS
600 Dupont St *Suite B – Bellingham WA 98225 / p/f: 360-714-8260 /www.king-works.com



KINGWORKS
STRUCTURAL
ENGINEERS
600 Dupont St *Suite B – Bellingham WA 98225 / p/f: 360-714-8260 /www.king-works.com

Elevator Structure:

The location for a possible new elevator for the building is currently unknown. Ideally the location will be selected to minimize the structural implications for the building. When options for locations have been selected, it might be necessary to perform selective demolition to locate the existing structural columns and beams in the vicinity, and to scan the existing beams and floor slabs in those areas to determine the extent and position of reinforcement. The attached preliminary sketch (SSK-1) shows the structure that we anticipate would be required for a new elevator and shaft.

Conclusion:

The opinions noted in this narrative are based on the site visit, review of available drawings, and discussions with RMC. This completes our narrative. Please let us know if you have any questions or concerns. After you have had a chance to review the recommendations contained herein, we would welcome the opportunity to meet with you to discuss our findings and develop a scope for a subsequent phase of work, which would provide construction drawings for the improvements that you choose to enact. We would be happy to meet you to expound on any topic in writing if needed.

Sincerely,

Bernt Johnson, PE, SE
Senior Engineer

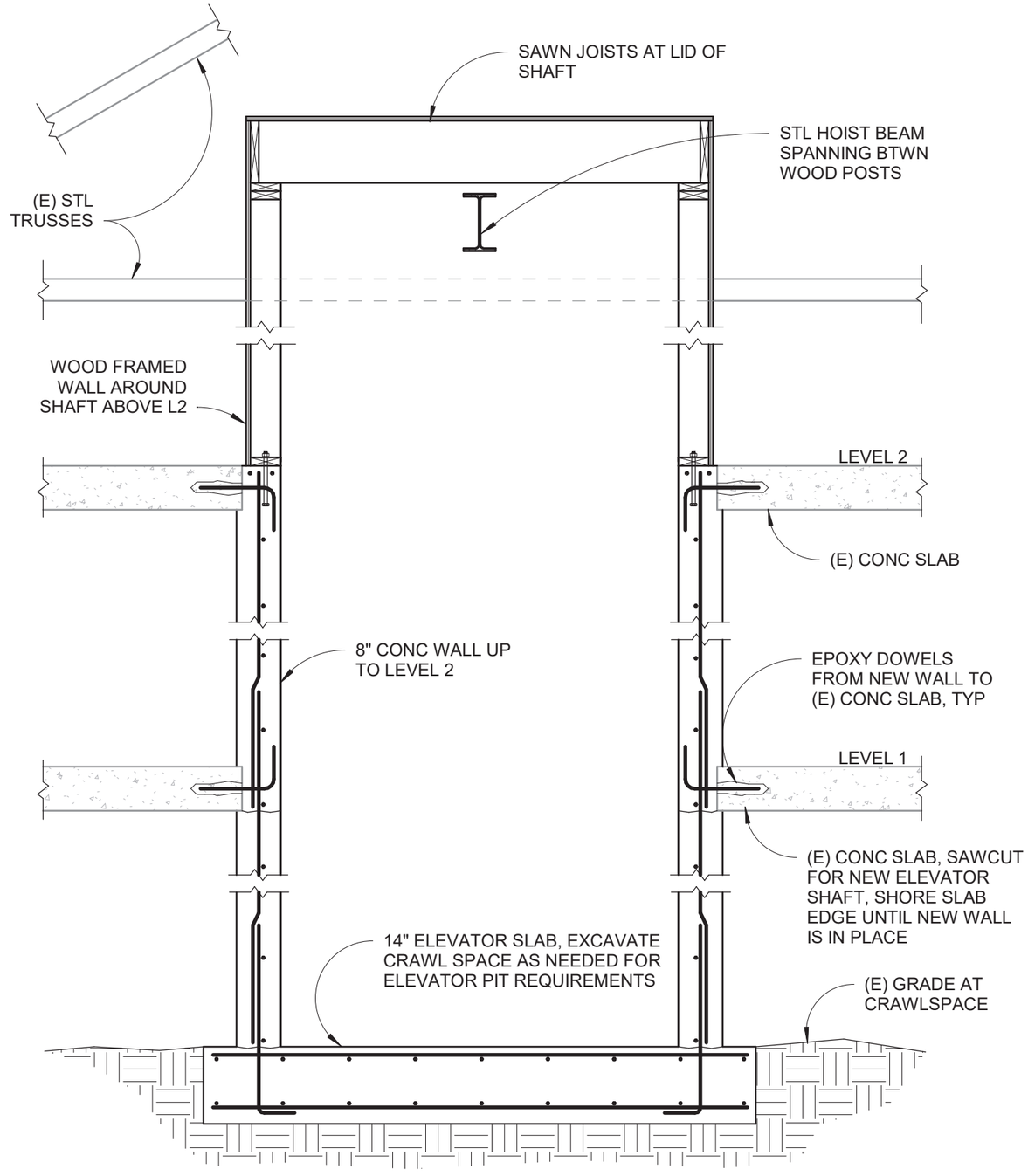
JOHN R. KING
STATE OF WASHINGTON
07/15/2021
37388
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER

THIS ELECTRONIC SEAL AND SIGNATURE IS APPLIED WITHIN AN ELECTRONIC DOCUMENT. A DIGITAL SIGNATURE IS APPLIED AT ONE LOCATION IN THE DOCUMENT.

John R (Jack) King, PE, SE
Principal

Attachments
SSK-1: Schematic Section of Proposed Elevator Shaft

KINGWORKS STRUCTURAL ENGINEERS
600 Dupont St *Suite B – Bellingham WA 98225 / p/f: 360-714-8260 /www.king-works.com



KINGWORKS STRUCTURAL ENGINEERS
600 Dupont St, Suite B
Bellingham, WA 98225
360.714.8260
www.king-works.com

SCHEMATIC STRUCTURE AT NEW ELEVATOR SHAFT

SWIFT CENTER - COLEMAN BUILDING

Project number	2100X		SSK-1
Date	6/30/21		
Drawn by	BJ		
Checked by	JK	Scale	1/2" = 1'-0"

6/25/2021 2:20:56 PM

COLEMAN BUILDING
PORT OF SKAGIT
MECHANICAL BASIS OF DESIGN – PLANNING PROGRESS DESIGN NARRATIVE

Mechanical

Updated 07/09/2021

Design Intent: The mechanical system for the Coleman Building project is intended to be balanced concept to meet important design, operational features and project goals including but not limited to, ease of maintenance, life cycle, occupant comfort, indoor air quality, reduction to operational funds, acoustics, programming and integration of spaces, and Port of Skagit Standards.

Port of Skagit is interested in validating future modernized buildings being tied into the campus steam plant. Although the steam plant is outside the scope of the Coleman Building project, both proposed HVAC options take into consideration the fact that the steam plant may not exist throughout the life of the new Coleman Building mechanical system.

In addition to the steam plant consideration, mechanical cooling is an important consideration for an office building that will be occupied all year.

The remainder of this design narrative summarizes the proposed system approach for the Coleman Building. The approaches as identified in this memo are preliminary in nature and will require a meeting with facilities and maintenance personnel to ensure the defined approach is in-line with Port of Skagit expectations.

Applicable Codes and Standards:

The mechanical design shall meet or exceed, but not be limited to, the following codes:

International Building Code (IBC)
International Mechanical Code (IMC)
International Fuel Gas Code (IFGC)
International Fire Code (IFC)
Uniform Plumbing Code (UPC)
Washington State Energy Code (WSEC)
National Fire Protection Association (NFPA)

The mechanical design shall meet or exceed, but not be limited to, the following standards:

ASHRAE Standard 52.1 – Gravimetric and Dust Spot Procedures for Testing Air-Cleaning Devices Used in General Ventilation for Removing Particulate Matter
ASHRAE Standard 55 – Thermal Comfort
ASHRAE Standard 62.1 – Ventilation for Acceptable Indoor Air Quality

227 Williams Ave S, Renton, WA 98057 Office: 425 336 2822 Fax: 425 336 2802

ASHRAE Standard 90.1 – Energy Standard for Buildings Except Low Rise Residential
SMACNA – Sheet Metal & Air Conditioning Contractors

Design Criteria

Table 1. Outdoor Design Temperatures

Design Season	Temperature
Outdoor Winter DB	19.0°F*
Outdoor Summer DB	78°F*

*values taken from 2018 WSEC

Table 2. Building Envelope

Building Envelope	U-value	Component Description
Exterior Wall*	0.43	Existing concrete, uninsulated
Glazing	0.38	Metal framing, SHGC = 0.38
Exterior Door	0.37	Hollow metal door, insulated core.
Roof	0.3	Existing concrete floor, uninsulated roof
Floor Over Unconditioned Basement*	0.112	Uninsulated

*values taken from 2018 WSEC default values

Plumbing Systems:

1. The existing plumbing systems will be replaced with new as required for the new floor plan.
2. Utilities:
   a. The plumbing system will be connected to the campus water loop located in the existing utility tunnel.
   b. The sewer system will be connected to the existing site sewer. Connection will be at 5’-0” outside of the building.
   c. All roof drainage will be via gutters and downspouts, exterior to the building, and will be picked up by the site work contractor and connected to the storm drainage system designed by the civil engineer.
3. Water Service: The main building water service will be provided in the basement mechanical room at the north side of the building. The service riser and main building backflow preventer will be located in this space and will serve the domestic cold water systems. The mechanical room will also contain the equipment to serve the domestic hot water systems. Piping services will be adequately isolated to provide ease of maintenance accessible through ceiling tiles or access doors. New piping services shall be sized in conformance with the Uniform Plumbing Code.
4. Irrigation: No plumbing scope.

5. Domestic Hot Water System: The existing hot water system is served by the campus steam plant. Since hot water is required in the summer when building heating is not required, it does not make sense to operate the campus steam plant just to heat domestic hot water. The hot water system will be removed from the steam plant. Hot water will be provided by an electric, tank type, water heater. Unit will supply domestic hot water to the building. All domestic water heaters will be designed with hot water recirculation piping and pumps to keep hot water available at fixtures. Water heater will be provided in the basement mechanical room at the north side of the building.
6. Plumbing Fixtures: Lavatories and wash fountains will use electronic sensor faucets with batteries. Water closets will manually operated, 1.28 gpf flush valves and urinals will use battery operated, 0.125 gpf flush valves.
7. Sanitary Waste and Vent System: A sanitary waste and vent system will be installed to serve all potable fixtures within the building.
8. Natural Gas System: There will be no natural gas.

Fire Sprinkling System:

1. The existing building is sprinklered with a dry sprinkler system. The piping and sprinkler heads on the first and second floor will be replaced with new as required for the new floor plan and RCP.
2. The basement and attic sprinkler piping and heads will be re-used. The existing dry sprinkler system riser will remain and to serve the attic and basement if they remain unheated.
3. The first and second floor will be completely sprinkled with wet system coverage in conformance with NFPA 13 and local AHJ requirements. The design will include a wet pipe system to serve all interior occupied areas and combustible void spaces. Where design coordination allows, building overhangs will be protected with dry sidewall heads off of the wet system. Concealed heads or head guards will be provided at all sprinkler heads subject to damage.
4. The sprinkler system will be connected to the existing sprinkler double detector check valve located in the basement mechanical room at the north side of the building.
5. The existing double detector check valve (DDCV) will be reused.
6. The existing fire department connection (FDC) and post indicator valve (PIV) will be reused.

Heating, Ventilating and Air Conditioning System:

Option 1: Mechanical Cooling Option

1. Heating and Cooling Plant:
    a. The heating and cooling plant will consist of central VRF heat pumps. Refrigerant piping will be piped to refrigerant selector box's and then to fan coil terminal units.
2. Ventilation:
    a. Central dedicated outdoor air system "DOAS" air handling units with enthalpy wheel type heat recovery and electric heating coils will supply ventilation air to single duct

VAV terminal units (no filters, fans or coils) at each zone served. VAV units will modulate airflow to provide outdoor ventilation air to the space, control economizer cooling capability and close dampers when the zones are unoccupied for energy savings. Air will be supplied by overhead type diffusers. Return air will be overhead. Heating coil at central AHU will modulate to maintain a supply air discharge slightly below room temperature setpoint.

    b. DOAS air handling units will be located in the attic.
3. Zone Heating and Cooling:
    a. VRF fan coil units will provide heating and cooling at each zone. Fan coils will be ducted or ceiling cassette style.
    b. Ducted fan coils that serve the second floor will be located in the attic. Ducted fan coils that serve the first floor will be ceiling mounted in the hallway.
    c. Ducted fan coils will be provided in spaces with open to structure ceilings. Ductless fan coils will be provided in spaces with ceilings.
4. Exhaust Systems: Dedicated outdoor air system fans will handle exhaust air for toilet rooms. Dedicated exhaust fans will serve the custodial areas and any specialty exhaust needs where more control of the airflow is required. Fans will be direct drive ECM type with speed controller.
5. MDF, IDF and Elevator Machine Rooms: Split system air conditioning units will provide separate and independent means of cooling these spaces requiring 24/7 cooling.
6. Building Automation System (BAS): The mechanical systems in the building will be controlled and monitored by a direct digital building automation control system (BAS) with BACnet interface and web-based capability. The VRF system will have its own integrated control system. The VRF control package will be provided with a BACnet interface to allow the BAS to provide the following VRF fan coil control:
    a. Outputs
        - On/off
        - Set mode
        - Set temperature
        - Prohibit on/off at room controller
        - Prohibit mode at room controller
        - Prohibit set temperature at room controller
        - Air direction
    b. Inputs
        - On/off status
        - Mode state
        - Room temperature
        - Fan speed state
        - Air direction state
        - Alarm
        - Error code
        - Network communication state
        - Expansion controller communication state

c. In addition to VRF system interface, the BAS will be capable of monitoring and controlling other systems in the building such as energy metering, and lighting controls, and also can interface to provide metering outputs to the building control system graphic interface.

Option 2: Heat and Vent Option

1. Heating Plant:
   a. The heating plant will consist of a steam to hot water heat exchanger. Steam will be provided by the existing campus steam plant. If in the future the campus steam plant is decommissioned, gas or electric heating water boilers can replace heat exchanger and provide heating water to the building.
   b. Steam and condensate will be connected to the steam and condensate mains located in the existing utility tunnel.
   c. Heating water pumps will provide hot water to terminal units through heating water piping.
   d. Heating water equipment will be located in the basement mechanical room at the north side of the building.
2. Ventilation:
   a. Central dedicated outdoor air system "DOAS" air handling units with enthalpy wheel type heat recovery and heating water coils will supply ventilation air to single duct VAV terminal units (no filters, fans or coils) at each zone served. VAV units will modulate airflow to provide outdoor ventilation air to the space, control economizer cooling capability and close dampers when the zones are unoccupied for energy savings. Air will be supplied by overhead type diffusers. Return air will be overhead. Heating coil at central AHU will modulate to maintain a supply air discharge slightly below room temperature setpoint.
   b. DOAS air handling units will be located in the attic.
3. Zone Heating and Cooling:
   a. Finned tube convectors located at perimeter walls will provide heating to each zone.
   b. Ceiling fans and operable windows will be provided to increase thermal comfort on warm days.
4. Exhaust Systems: Dedicated outdoor air system fans will handle exhaust air for toilet rooms. Dedicated exhaust fans will serve the custodial areas and any specialty exhaust needs where more control of the airflow is required. Fans will be direct drive ECM type with speed controller.
5. MDF, IDF and Elevator Machine Rooms: Split system air conditioning units will provide separate and independent means of cooling these spaces requiring 24/7 cooling.
6. The mechanical systems in the building will be controlled and monitored by a direct digital building automation control system (BAS) with BACnet interface and web-based capability. In addition to controlling the mechanical systems, the BAS will be capable of monitoring and controlling other systems in the building such as energy metering, and lighting controls, and also can interface to provide metering outputs to the building control system graphic interface.

END OF NARRATIVE

ENGINEERS INC.
ELECTRICAL ENGINEERING
208 THIRD STREET LYNDEN, WA 98264
TEL (360) 354-4757 FAX (360) 354-6794

Port of Skagit – Swift Center – Coleman Building
Electrical Schematic Design Narrative
7/15/2021

Project Description

The Coleman renovation project is intended to modernize the existing building into a multi-tenant office and innovation resource building. It is a 2 story building, approximately 17,770 square feet. The existing exterior walls are intended to remain with the interior of the building being selectively remodeled. Some existing walls will removed, some walls will remain, and others will be new. A new elevator will be added to the building to provide elevator access for the second floor.

Power Service & Distribution

The Coleman Building is supplied power from the existing 4,160 volt campus loop system from the Coleman Vault #7 which is located below grade west of the Coleman Building near the end of the Coleman utility tunnel. It is not physically part of the tunnel system. It consists of a vault type, SF6, 4-way, 600 amp, 15,000 volt, 3 phase switch, a vault type, SF6, 1-way 200 amp, 5,000 volt, 3 phase switch, and an oil filled, 150KVA, 4,160 – 208/120 volt, 3 phase transformer. All three items were installed in 1996 and appear to be in good condition. Both vault type switch SF6 pressure gauges are reading in the normal range.

The Coleman Vault #7 is on the east loop circuit and is connected between the Douglas Vault #23 and the Valdez Vault 8. Currently the Coleman primary switches connected to the Douglas Vault and the Valdez Vault are closed indicating that the Coleman Vault is currently being supplied from the Douglas Vault and is also supplying power to the Valdez Vault.

The existing 150KVA transformer located in the Coleman Vault #7 supplies the Coleman building Main Power panel located in the basement of the building. The main panel is rated 400A, 208V, 3Ph. With the addition of a new elevator and the increased electric load of new mechanical units, both the transformer and main panel will need to be replaced/upgraded.

The existing distribution equipment and branch circuit panels within the building are at the end of their lifecycle, are obsolete, and are too small for the intended renovation. They will need to be replaced to support the new work.

New building service cables, main panel, feeders, branch circuits, and branch panels will be sized per the National Electric Code for the connected load.

Wiring methods in finished areas will be concealed type as much as possible. Exposed wiring methods will be provided in the basement, attic, mechanical equipment rooms, utility areas, and on interior concrete walls. Surface metal raceway will be installed where visible to the building occupants and in public spaces. Electrical Metallic Tubing will be used for indoor/dry locations. Exposed exterior conduit will be Galvanized Rigid Steel.

Outlet devices and wiring junction boxes will be installed in steel outlet boxes, sized for equipment devices and wire-fill capacity.

Wire for feeder, power, and lighting, circuits shall be type THHN/THWN, 75°C 600-volt rated, thermoplastic insulation, copper conductor, stranded, except below grade wire shall be XHHW.

ENGINEERS INC.
ELECTRICAL ENGINEERING
208 THIRD STREET LYNDEN, WA 98264
TEL (360) 354-4757 FAX (360) 354-6794

Branch Circuits

Minimum size branch circuits will be 20 amps, #12 AWG copper wire. Wire size shall be increased as required for ampacity of loads served and when applicable, to compensate for voltage drop.

Equipment ground conductors for feeder circuits, branch circuits, control circuits, etc. installed in metallic raceways will be redundant, consisting of both an electrically continuous metal raceway system and the separate equipment ground cable run in the same raceway with the circuit conductors.

Branch circuits supplying computer outlets shall not exceed 7 duplex receptacles per 20-ampere circuit.

Motors, heating, and other specific equipment will be supplied with dedicated circuits sized and coordinated to the equipment's electrical characteristics.

Wiring Devices

The existing outlets and light switch devices are old, worn, cracked in some cases, and their color appears to have faded over time. It is recommended to replace all existing devices remaining after the remodel with new. With the reconfigured floor plans and new walls, most existing devices will be removed. New devices installed throughout the building will be specification grade switches and receptacles. Special amperage and voltage outlets will be provided for specific equipment as required. Cover plates will be stainless steel or white vinyl in commercial spaces. Ground fault interrupter receptacles will be specified in locations required by the National Electrical Code.

Grounding System

New grounding will be provided to comply with Article 250 of National Electric Code and Washington State Electrical Safety Standards, Chapter 296-46B WAC.

Electrical main service equipment shall be grounded to made electrodes consisting of 5/8 x 10' driven copper-clad ground rods, and connected to the building's metal water piping, structural steel and concrete rebar.

Communications grounding busbars will be provided and connected to the building's main electrical service, local distribution panelboards, water piping and building steel.

Surge Protection Devices (SPDs)

There is no surge protective devices in the building. New surge protective devices will be provided to reduce possible damage to sensitive electronic equipment resulting from momentary excessive voltage surges. Electronic surge protection equipment will be mounted separately near the main panel, protecting each downstream 120/208-volt panelboard serving receptacle outlets that supply computers and other sensitive equipment.

Lighting

All existing lighting is fluorescent type. Most are pendant type and appear to have been changed from original incandescent pendant type fixtures because many of the pendants do not fit the original supply boxes and appear crooked. All lighting fixtures will be replaced with new LED type throughout the facility. Site lighting will be a combination of building mounted and canopy mounted lighting. No pole lighting of the parking lot is

anticipated with this project. All exterior lighting will utilize a full cutoff design so they are dark sky compliant and reduce glare to the neighbors.

All lighting will be designed to Washington State Energy Code and the Illuminating Engineering Society of North America standards. Lighting calculations, modeling, and photometric plans will be performed.

Lighting control will be automatic utilizing standalone power packs and occupancy sensors in each room. Daylight harvesting shall be provided in all daylight zones.

Local switches will be used for manual control of the fixtures and occupancy sensors will be installed to save energy by turning off the fixtures in unoccupied rooms.

Offices will be illuminated to 50 foot-candles and conference rooms will be in the 30 to 40 foot-candle range.

Restrooms will be illuminated to 20 foot-candles.

Corridors and stairways will be illuminated to an average 15 foot-candles.

Mechanical and electrical rooms and janitor's closets will be illuminated to 15 foot-candles with 4-foot industrial fixtures.

Illuminated exit identification signs will be provided to identify egress pathways in accordance with building codes.

Egress lighting shall be powered from integral battery packs with selected fixtures and wall mounted battery packs emergency lighting units.

Telecommunications

The building has telephone and fiber routed to the building via the existing campus tunnel system. It terminates in a small telecom rack located in the basement of the building. This is the MDF. The fiber is owned by the Port of Skagit and is part of a campus fiber optic network.

It is recommended that wall be built around the MDF and the small rack replaced with a larger rack. This will provide a conditioned lockable room for the telecom equipment and the larger rack will be able to accommodate the new work.

Existing Cat5 cables are routed from the small MDF rack through the basement and stub up into the first floor rooms to telecom outlets. Most of these outlets will need to be removed for the reconfigured floor plan. New telecom cable will be Cat6A with associated telecom outlets. Routing through the basement and stubbing up to new locations on the first floor will remain the wiring method to supply the first floor.

The second floor has an existing telecom rack installed in the large room where a new coffee bar is proposed to be located. Cat5 cables are routed from the second floor rack up into the attic, through the attic, then drop back down to second floor room telecom outlets. A new telecom rack will be provided in a new telecom room located on the second floor. New Cat6A cables will be routed in the same fashion as the existing cables through the attic and down into the second floor rooms. This is the preferred routing because it is anticipated that the second floor ceiling will remain a hard ceiling and this routing reduces the amount of visible surface raceway.

The overall intent of the new telecom system is that it will be a shared system primarily used for internet access. There will not a separate system for each tenant.

ENGINEERS INC.
ELECTRICAL ENGINEERING
208 THIRD STREET LYNDEN, WA 98264
TEL (360) 354-4757 FAX (360) 354-6794

Horizontal cabling infrastructure shall consist of Cat6A cabling and outlets installed throughout the facility. Cables shall be routed through the building's basement and attic and terminate in the MDF and IDF rooms.

Wiring shall be continuously routed and supported by suitable wire management components.

Field testing and certification will be performed for all cabling infrastructure.

Wireless access point devices will be provided throughout the facility.

Fire Detection and Alarm

The existing fire alarm system will be modified and expanded as required for the new work. The existing fire alarm panel is located in the basement and is a Notifier brand, by Honeywell, model SFP-10UD. This is a 10 zone conventional panel. It will need to be replaced with a new addressable panel to accommodate the new work.

The fire alarm system will comply with the International Fire Code, ADA requirements and applicable NFPA codes. It will consist of manual pull stations, smoke and heat detectors, fire sprinkler water flow switches, and horn/visual notification devices installed throughout the facility.

The building will have a full fire sprinkler system (by mechanical). The building fire alarm system will supervise the fire sprinkler system and notify any alarm conditions. Each separate sprinkler system riser and floor zone flow and tamper switch will be monitored.

Partial building smoke detection will be provided with devices located in corridors and common areas. (full detection in every space is not anticipated and not required by code because the building will be fully sprinkled). Duct type smoke detection will be provided as needed for damper control and HVAC unit shutdown. Audible horns and visual alarms (strobes) will be provided throughout the facility.

A remote annunciator will be installed at the building entrance lobby. The panel will automatically communicate all alarms and trouble to 24-hour alarm monitoring services.

Elevator Lobby Two-Way Communication System

With the new elevator, a two-way intercom system will be provided at each elevator lobby on each floor. It will allow voice communications from any floor to a ground floor master station and annunciator. The system shall provide repeating tone and LED light signals for each individual zone at the annunciator to indicate when evacuation assistance is requested. When the signal is acknowledged, the call station shall be notified audibly and visually that help is on the way.

Audio/Video Systems

Conference rooms, meeting rooms, etc. are anticipated to have Audio/Video outlets and wiring to support projectors and/or large flat screens. Quantity and locations will be determined as the project progresses through design phases.

Security & Access Controls

The building does not have any existing security & access control systems. It is anticipated that a certain level of these systems will be added with the renovation. The level of detail and locations of devices will be determined with owner coordination as the project transitions through design phases.

ENGINEERS INC.
ELECTRICAL ENGINEERING

208 THIRD STREET LYNDEN, WA 98264
TEL (360) 354-4757 FAX (360) 354-6794

Video Surveillance

The building does not have any existing surveillance systems. It is anticipated that a certain level of these systems will be added with the renovation. The level of detail and locations of devices will be determined with owner coordination as the project transitions through design phases.

Emergency Responder Radio System

Coordination with the Skagit County will be required to determine if an Emergency Responder Radio System will be required as part of the renovation for this building.

Engine-Generator Set

There is no Engine-Generator Set planned for this building.

Steve TeVelde, P.E.,
K Engineers, Inc.

ENGINEERS, INC.
ELECTRICAL ENGINEERING

208 Third Street, Lynden, WA 98264
Tel (360) 354-4757, Fax (360) 354-6794

POS - SWIFT Center Coleman Building Renovation
Schematic Design Cost Estimate 7/15/2021

Description	Quantity	Unit	Cost	Total
Base Project:				
Demolition	17770.0	ls	$0.90	$15,993.00
Electrical Distribution & Devices	17770.0	sf	$11.65	$207,020.50
Lighting Distribution & Fixtures	17770.0	sf	$9.80	$174,146.00
Lighting Controls	17770.0	sf	$2.63	$46,770.64
Exterior Perimeter & Canopy Lighting	17770.0	sf	$0.73	$12,936.56
Telecom. Conduit, Cabling, Supports	17770.0	sf	$5.75	$102,177.50
Audio/Video System	17770.0	sf	$1.23	$21,892.64
Fire Alarm System	17770.0	sf	$2.25	$39,982.50
Security, Access Controls System	17770.0	sf	$1.23	$21,892.64
Video Surveillance System	17770.0	sf	$1.60	$28,432.00
Elec General Cond., Mob/demob, etc. (10%)				$67,124.40
TOTAL				**$738,368.38**

Hazardous Materials Survey Report

Port of Skagit SWIFT Center
Coleman Building
1801 Hub Drive
Sedro-Woolley, Washington 98284

Prepared for:
RMC Architects
1223 Railroad Avenue
Bellingham, Washington 98225

July 28, 2021
PBS Project 41140.016

PBS
214 EAST GALER STREET, SUITE 300
SEATTLE, WA 98102
206.233.9639 MAIN
866.727.0140 FAX
PBSUSA.COM

Table of Contents

TABLE OF CONTENTS **1**

1 INTRODUCTION **1**
1.1 Project Background 1
1.2 Building Descriptions 1
1.3 Survey Process 1

2 FINDINGS **1**
2.1 Asbestos-Containing Materials (ACMs) 1
2.2 Lead-Containing Components 3

3 RECOMMENDATIONS **4**
3.1 Asbestos-Containing Materials (ACMs) 4
3.2 Lead-Containing Components 4
3.3 Mercury-Containing Components 4
3.4 PCB-Containing Components 4

Supporting Data

APPENDICES

Appendix A: PLM Bulk Sampling Information
PLM Bulk Sample Inventory
PLM Bulk Sample Laboratory Data Sheets
PLM Bulk Sample Chain of Custody Documentation

Appendix B: AA Lead Paint Chip Sampling Information
AA Lead Paint Chip Sample Inventory
AA Lead Paint Chip Laboratory Data Sheets
AA Lead Paint Chip Chain of Custody Documentation

Appendix C: PBS Inspector Certifications

1 INTRODUCTION

1.1 Project Background

PBS Engineering and Environmental Inc. (PBS) performed a hazardous materials survey of the Coleman Building at the Port of Skagit SWIFT Center in Sedro-Woolley, Washington in conjunction with the planned renovation of the structure. The intent of this investigation is to ensure compliance with applicable regulatory requirements that a "good faith inspection" for asbestos-containing materials (ACMs) be performed prior to renovation and restoration activities.

All accessible areas associated with the project were inspected for the presence of ACMs, lead-containing paint (LCP), mercury containing components, and polychlorinated biphenyls (PCBs). PBS based its survey on progress set drawings completed by RMC Architects dated 7/08/2021.

1.2 Building Descriptions

The Coleman Building consists of a two-story concrete masonry structure with a pitched three-tab shingle roof totaling approximately 17,770 square feet, built in 1913. Interior finishes consist of the following: concrete, ceramic floor tile, vinyl floor tile and carpet; plaster and gypsum wallboard walls; suspended or acoustic ceiling tiles on plaster, and gypsum wallboard ceilings. Exterior walls are concrete and plaster, and windows are wood or metal framed. Heating is provided by steam powered radiators. All pipe insulation observed throughout the building was fiberglass with soft fiberglass pipe fittings.

1.3 Survey Process

Accessible areas included in the project scope were inspected by Asbestos Hazard Emergency Response Act (AHERA) Certified Building Inspector Claire Tsai (Cert. No. IRO-21-7316B Exp. 1/18/2022) on July 21 to 23, 2021. PBS endeavored to inspect all accessible areas of the scope of work. Inaccessible areas consist of those requiring selective demolition, fall protection, or confined space entry protocols to gain access.

When observed, suspect materials were sampled. All samples were assigned a unique identification number and transmitted for analysis to Seattle Asbestos Test (NVLAP #201057-0) under chain-of-custody protocols. Samples were analyzed according to EPA Method 600R-93/116 using Polarized Light Microscopy (PLM), which has a reliable limit of quantification of 1% asbestos by volume.

PBS endeavored to determine the presence and estimate the condition of suspect materials in all inaccessible areas included in the scope of work. While PBS has endeavored to identify the ACMs that may be found in concealed locations, additional unidentified ACMs may exist.

2 FINDINGS

2.1 Asbestos-Containing Materials (ACMs)

The following materials were determined to contain **greater than 1% asbestos** as part of this investigation.

- **Black mastic associated with non-asbestos 9-inch and 12-inch vinyl floor tile**
    - Exposed – northeast entry, base of east stairwell, Room 113, and 208 (approximately 850 SF)
    - Under carpet – Room 102, 104, 105, and 106 shower areas, Room 114, 115, 124, 206, 211, 213, 214, 218, 219, 220, 221, 225, 226, 227, and 229, Level 2 south and east corridors, Level 2 open common area (approximately 7,000 SF)
    - Under non-asbestos 12-inch vinyl floor tile with non-asbestos yellow mastic – Level 2 common area near drinking fountain (approximately 20 SF)
- **Black mastic under carpet on ceramic floor tile** – Room 103 shower (approximately 15 SF)

The following materials sampled and found not to contain detectable concentrations of asbestos as part of this investigation:

- White skim coat on plaster walls and ceiling – throughout interior;
- Plaster walls and ceiling – throughout interior;
- Popcorn ceiling texture – Room 124;
- Orange peel wall texture – Room 204 entry;
- Joint compound and gypsum wallboard – Room 101 and 201;
- 2-inch by 4-inch lay-in-ceiling-tile fissure pinhole pattern – first floor corridor and Room 101;
- 1-foot acoustical ceiling tile with brown glue dots – floor 2 west corridor;
- White terrazzo with brown flakes – Room 102, 103, 104, 105, 106, 107, 118 and west stairwell;
- Grey threshold concrete – northeast entry;
- 9-inch and 12-inch beige, white, or green vinyl floor tile associated with ACM black mastic (see above) – throughout interior;
- Yellow carpet mastic – throughout interior;
- 12-inch white vinyl floor tile with blue flakes and associated yellow mastic – corridor near Room 114/115;
- 12-inch white vinyl floor tile and associated yellow mastic on 9-inch beige vinyl floor tile associated with ACM black mastic (see above);
- Beige stair tread with cream mastic – east stairwell;
- 12-inch black and white sheet vinyl tiles – level 1 corridor, northwest entry, and Room 109;
- Beige or tan sheet vinyl flooring with brown or yellow mastic – first floor west wing south rooms, Rooms 207 and 205;
- 4-inch beige, blue, pink, or grey vinyl cove base with cream, dark brown or yellow mastic – throughout interior;
- 6-inch grey brown or beige vinyl cove base with cream, dark brown or tan mastic – throughout interior;
- 1-inch pink, blue, white, and red/brown ceramic floor tile and associated grout and mortar bed – throughout interior;
- 1-inch white hexagonal floor tile and associated grout and mortar bed – Room 212;
- 6-inch orange/green ceramic floor tile and associated grout and mortar bed – kitchen;
- 4-inch white or tan ceramic wall tile and associated grout and mastics – various walls throughout;
- 4 by 6-inch blue or pink ceramic wall tile and associated grout and mastics – various walls throughout;
- Pink ceramic windowsill tile and associated grout and mortar bed – windowsills throughout floor 1;
- White, grey or black interior window putty – throughout interior windows;
- White or grey interior window frame caulk – throughout interior windows;
- Grey residual mastic on fiberglass reinforced plastic (FRP) – Room 114;
- Tan or cream FRP mastic – throughout interior;
- Residual white material on pipe – Room 116/117 pipe chase;
- Silver radiator paint – northeast entry;
- Black sink under coat – Room 211 and 212;
- Green fire stop – hall above ceiling near Room 102;
- Yellow mastic on fiberglass insulated duct – hall near Room 109;

- Red brick – attic;
- Exterior building coating – throughout exterior;
- Soft black expansion joint – exterior walkways;
- Lower black expansion joint – exterior walkways;
- Grey exterior window frame caulk on metal and wood framed windows – throughout exterior;
- White exterior window putty – throughout exterior windows;
- Exterior grey window glazing – north elevation original windows;
- Grey lightweight concrete – north elevation walkway;
- 3-tab shingles and associated black vapor barrier – roof.

Refer to Appendix A for specific samples locations and associated laboratory analysis.

2.2 Lead-Containing Components

Fifteen (15) representative painted coatings were sampled for lead content. The samples were assigned unique identification numbers and transmitted to NVL Laboratories, Inc. (AIHA IH #101861) in Seattle, Washington under chain-of-custody protocols for analysis using Flame Atomic Absorption.

Lead **was detected** in the following painted coatings.

- Silver paint on metal radiator – northeast entry (1.0% lead)
- White paint on plaster wall – Room 108 (0.056% lead)
- White paint on metal door frame – across hall from Room 120 (0.048% lead)
- Teal paint on plaster wall – Room 212 (0.16% lead)
- Blue paint on plaster wall – Room 213 (0.37% lead)
- White paint on wood eve – west elevation (16% lead)
- Off-white paint on concrete wall – west elevation (5.3% lead)
- Off-white paint on concrete wall – west elevation (1.6% lead)
- Off-white paint on metal walkway support – north elevation (0.18% lead)
- Brown paint on metal door with screen – west elevation (0.46% lead)
- Brown paint on metal handrail – north elevation (0.31% lead)
- Tan paint on metal handrail – west elevation (1.3% lead)
- Brown paint on metal stairs – west elevation (0.017% lead)

The following painted coatings were sampled and determined **not** to contain detectable lead.

- Brown paint on metal door frame – Room 227
- Brown paint on metal down spout – west elevation

Refer to Appendix B for specific sample locations and associated laboratory analysis.

2.3 Mercury-Containing Components

All fluorescent light tubes are presumed to contain mercury. Approximately 440 four-foot, 18 two-foot light tubes, and 4 compact fluorescent bulbs are present in the building areas to be impacted by the project.

2.4 PCB-Containing Components

PBS used a Phillips Ballast Checker to inspect representative fluorescent light fixture ballasts throughout the work areas. PBS observed magnetic ballasts at various locations throughout the building. All magnetic ballasts should be removed and properly disposed.

3 RECOMMENDATIONS

3.1 Asbestos-Containing Materials (ACMs)

PBS recommends that all ACMs that may be impacted by project activities be removed prior to impact. A qualified Washington State licensed asbestos abatement contractor should be employed to remove all such ACM according to applicable local, state, and federal regulations.

The possibility exists that additional suspect ACMs may be present in concealed locations, including but not limited to, equipment, wall and ceiling cavities, and utility chases. These materials may include, but are not limited to, waterproofing membrane, internal gaskets, caulking and sealants of heating, ventilation, and air conditioning (HVAC) equipment and construction adhesives and wall mastics. In the event that suspect ACMs is uncovered during construction, contractors should stop work immediately and inform the owner promptly for confirmation testing. All untested materials should be presumed asbestos-containing or tested for asbestos content prior to impact.

3.2 Lead-Containing Components

Representative interior and exterior painted coatings were found to contain lead. Impact of painted surfaces with detectable concentrations of lead requires construction activities to be performed according to Washington State Department of Labor and Industries (L&I) regulations for Lead in Construction. Impact of painted surfaces with detectable concentrations of metals in building materials and products requires construction activities to be performed according to L&I regulations for Lead in Construction (WAC 296-155-176).

Painted coatings may exist in inaccessible areas of the work area or in secondary coatings. Any previously unidentified painted coatings not sampled should be considered lead containing until sampled and proven otherwise. Dust control and housekeeping is crucial in preventing worker and occupant exposures.

3.3 Mercury-Containing Components

Fluorescent lamps are known to contain mercury vapor. PBS recommends that all fluorescent lamps be carefully handled and recycled/disposed of in accordance with the contract documents and applicable regulations during construction activities. Breakage of lamps should be avoided to prevent potential exposures to mercury. L&I requires specific training, handling, engineering controls, and disposal practices when performing this work. All waste shall be handled in accordance with WAC 173-303.

3.4 PCB-Containing Components

PBS recommends all light ballasts be inspected prior to disposal. Magnetic ballasts should be presumed to contain PCBs and properly removed, stored, transported and disposed of in accordance with Washington Administrative Code (WAC) 173-303 Dangerous Waste Regulations and 40 CFR Part 761 Subpart D. Electronic ballasts do not contain PCBs and can be disposed of as general debris in compliance with applicable codes and endpoint facility requirements.

Please do not hesitate to contact us if you have any questions regarding this report or require additional information.

Report prepared by:

Claire Tsai
AHERA Building Inspector
Cert. # IRO-21-7316B, Exp. 1/18/2022

Report reviewed by:

Mark Hiley
Senior Project Manager

ITEM	DESCRIPTION	CURRENT QUANTITY	UNIT	UNIT LABOR	MANHOURS	LABOR RATE	LABOR COST	MATERIAL UNIT COST	MATERIAL COST	EQUIPMENT UNIT COST	EQUIPMENT COST	SUBCONTRACT UNIT COST	SUBCONTRACT SUBTOTAL COST	SUB CONTING.	SUBCONTRACTOR COST	LINE TOTAL	DIVISION TOTALS
DIVISION 2 - DEMOLITION & REMOVAL		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	245,321
024124	DEMOLITION - METAL STAIRS	2.00	EA	20.000	40	80.00	3,200.00	-	BLW							3,200	
	METAL RAILINGS	310.00	LF	0.110	34	80.00	2,720.00	-	BLW							2,720	
	CANOPY - ROOF STRUCTURE	1,664.00	SF	0.035	58	80.00	4,640.00	-	BLW							4,640	
	COLUMNS	42.00	EA	0.250	11	80.00	880.00	-	BLW							880	
024124	ROOFING - ASPHALT SHINGLE	11,237.00	SF	0.010	112	80.00	8,960.00	-	BLW							8,960	
024170	ROOF SHEATHING - 10% ALLOWANCE	1,124.00	SF	0.023	26	80.00	2,080.00	-	BLW							2,080	
	GUTTERS AND FLASHING	2,088.00	LF	0.008	17	80.00	1,360.00	-	BLW							1,360	
024160	DOORS & FRAMES	37.00	LVS	0.500	19	80.00	1,520.00	-	BLW							1,520	
024164	WINDOWS (1,794 SF)	86.00	EA	1.250	108	80.00	8,640.00	-	BLW							8,640	
	FOUNDATION VENTS	31.00	EA	1.200	37	80.00	2,960.00	-	BLW							2,960	
024170	FRAMED PARTITIONS (DOUBLE LATH & PLASTER)	7,890.00	SF	0.056	442	80.00	35,360.00	-	BLW							35,360	
	PLASTER WALLS (NOT SHOWN FOR DEMOLITION)	NIC														NIC	NIC
	CEILING DEMOLITION	NIC														NIC	NIC
	FRP WALL COVERINGS	6,920.00	SF	0.014	97	80.00	7,760.00	-	BLW							7,760	
	EXTERIOR WALL APPERTENANCES	9,270.00	SF	0.008	74	80.00	5,920.00	-	BLW							5,920	
024184	FLOORING - CARPET	9,849.00	SF	0.009	89	80.00	7,120.00	-	BLW							7,120	
	TILE - FLOOR	3,501.00	SF	0.036	126	80.00	10,080.00	-	BLW							10,080	
	TILE - WALLS	8,256.00	SF	0.018	149	80.00	11,920.00	-	BLW							11,920	
	QUARRY TILE	514.00	SF	0.036	19	80.00	1,520.00	-	BLW							1,520	
	TERRAZZO	NIC		-												NIC	
	SHEET VINYL	518.00	SF	0.008	4	80.00	320.00	-	BLW							320	
	VCT (NON HAZARDOUS)	242.00	SF	0.008	2	80.00	160.00	-	BLW							160	
024185	ACT & GRID	2,933.00	SF	0.014	41	80.00	3,280.00	-	BLW							3,280	
024125	CONCRETE DEMOLITION - SLAB ON GRADE	24.00	CY	1.250	30	80.00	2,400.00	-	BLW							2,400	
	MATT FOUDNATION/SLABS	101.00	CY	2.500	253	80.00	20,240.00	-	BLW							20,240	
	ELEVATED SLABS	10.00	CY	4.600	46	80.00	3,680.00	-	BLW							3,680	
	SHORING	1.00	ALLW	20.000	20	80.00	1,600.00	500.00	500.00							2,100	
	SAWCUTTING	1,344.00	IN-FT	SUB	SUB			SUB	SUB			1.50	2,016.00		2,016.00	2,016	
	ASPHALT DEMOLITION	NIC														NIC	NIC
	MISC. REMOVE & REPLACE - DOORS & FRAMES	38.00	EA	2.000	76	80.00	6,080.00									6,080	
	COPOLA (REHAB ALLOWANCE)	1.00	EA	20.000	20	80.00	1,600.00	2,500.00	2,500.00							4,100	
	CONCRETE DISPOSAL	178.00	LCY	0.250	45	80.00	3,600.00	22.00	3,916.00							7,516	
	DEBRIS DISPOSAL	778.00	LCY	0.350	272	80.00	21,760.00	35.00	27,230.00							48,990	
	TEMPORARY PROTECTION	1.00	ALLW	40.000	40	80.00	3,200.00	1,000.00	1,000.00							4,200	
026100	CONTAMINATED SOILS REMOVAL & DISPOSAL	NIC														NIC	NIC
028000	HAZARDOUS MATERIALS ABATEMENT - VCT FLOORING	6,492.00	SF	SUB	SUB			SUB	SUB			3.25	21,099.00		21,099.00	21,099	
	SPOT ABATEMENT	1.00	ALLW	SUB	SUB			SUB	SUB			2,500.00	2,500.00		2,500.00	2,500	
DIVISION 3 - CONCRETE		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	134,883
033000	PLACING - FOUNDATIONS	34.00	CY	1.000	34	80.00	2,720.00	80.00	2,720.00							5,440	
	STAIRS	3.00	CY	1.600	5	80.00	400.00	80.00	240.00							640	
	WALLS	50.00	CY	1.200	60	80.00	4,800.00	80.00	4,000.00							8,800	
	SLAB ON GRADE	53.00	CY	0.470	25	80.00	2,000.00	80.00	4,240.00							6,240	
031100	FORMING - FOUNDATIONS	1,426.00	SFCA	0.150	214	80.00	17,120.00	1.20	1,711.00							18,831	
	STAIRS	108.00	SFCA	0.140	15	80.00	1,200.00	1.50	162.00							1,362	
	WALLS	4,119.00	SFCA	0.080	330	80.00	26,400.00	1.50	6,179.00							32,579	
033500	FINISHING - STAIRS	210.00	SF	0.017	4	80.00	320.00	0.10	21.00							341	
	WALLS	2,032.00	SF	0.008	16	80.00	1,280.00	0.10	203.00							1,483	
	SLAB ON GRADE	4,109.00	SF	0.015	62	80.00	4,960.00	0.10	411.00							5,371	
031300	FINE GRADE & SCREED - FOUNDATIONS	848.00	SF	0.022	19	80.00	1,520.00	0.25	212.00							1,732	
	STAIRS	68.00	SF	0.030	2	80.00	160.00	0.25	17.00							177	
	SLAB ON GRADE	4,109.00	SF	0.030	123	80.00	9,840.00	0.25	1,027.00							10,867	
031500	CONCRETE ACCESSORIES	140.00	CY				ABV	6.00	840.00							840	
031514	FOUNDATION INSULATION	NIC														NIC	NIC
031516	SLAB SEALER (SPECIALTY COATING)	NIC														NIC	NIC
032100	REINFORCING	7.00	TN	25.000	175	80.00	14,000.00	2,500.00	17,500.00							31,500	
033700	CONCRETE HANDLING	140.00	CY					25.00	3,500.00							3,500	
033700	UNDER SLAB/FOOTING MATERIAL	77.00	CY				ABV	30.00	2,310.00							2,310	
036300	DRILL & EPOXY	156.00	EA	0.200	31	80.00	2,480.00	2.50	390.00							2,870	
	CORE DRILLING	NIC														NIC	NIC
DIVISION 4 - MASONRY		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	5,000
041000	STRUCTURAL BRICK PATCH	1.00	ALLW	SUB	SUB			SUB	SUB			5,000.00	5,000.00		5,000.00	5,000	
DIVISION 5 - METALS		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	43,420
055200	METAL RAILINGS (EXTERIOR)	353.00	LF	0.220	78	80.00	6,240.00	60.00	21,180.00							27,420	
055300	METAL GRATING	NIC														NIC	NIC
	METAL FABRICATIONS - SLAB SUPPORT @ SE DOOR	1.00	EA	50.000	50	80.00	4,000.00	5,000.00	5,000.00							9,000	
	SLAB SUPPORT @ ELEVATOR	1.00	EA	25.000	25	80.00	2,000.00	5,000.00	5,000.00							7,000	

PLANS DATED: 2021-07-08

ITEM	DESCRIPTION	CURRENT QUANTITY	UNIT	UNIT LABOR	MANHOURS	LABOR RATE	LABOR COST	MATERIAL UNIT COST	MATERIAL COST	EQUIPMENT UNIT COST	EQUIPMENT COST	SUBCONTRACT UNIT COST	SUBCONTRACT SUBTOTAL COST	SUB CONTING.	SUBCONTRACTOR COST	LINE TOTAL	DIVISION TOTALS
DIVISION 6 - WOOD & PLASTICS		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	85,952
060600	FASTENERS, CONNECTORS	17,700.00	SF	-			BLW	0.60	10,620.00							10,620	
061000	ROUGH CARPENTRY	5,539.00	BF	0.032	177	80.00	14,160.00	0.65	3,600.00							17,760	
061603	SHEATHING - ROOF - 10% ALLOWANCE	1,124.00	SF	0.022	25	80.00	2,000.00	0.90	1,012.00							3,012	
	CANOPY ROOF	2,352.00	SF	0.020	47	80.00	3,760.00	0.90	2,117.00							5,877	
061700	STRUCTURAL WOOD - COLUMNS (8X8) - MATERIAL	400.00	LF				BLW	40.00	16,000.00							16,000	
	COLUMNS - INSTALL	40.00	EA	1.600	64	80.00	5,120.00		ABV								
	TRUSSES (4' O.C.)	50.00	EA	0.400	20	80.00	1,600.00	90.00	4,500.00							6,100	
062620	FRP PANELINGS	NIC														NIC	NIC
064000	ARCHITECTURAL WOODWORK (COFFEE BAR)	14.00	LF	0.700	10	80.00	800.00	210.00	2,940.00							3,740	
	ARCHITECTURAL WOODWORK (OTHER)	NIC														NIC	NIC
	DISPLAY CASES	NIC														NIC	NIC
	RECEPTION COUNTER	1.00	EA	10.000	10	80.00	800.00	2,500.00	2,500.00							3,300	
064600	INTERIOR FINISH CARPENTRY - WINDOW SILLS	337.00	LF	0.060	20	80.00	1,600.00	4.50	1,517.00							3,117	
	WOOD WALL BASE	4,116.00	LF	0.030	123	80.00	9,840.00	1.60	6,586.00							16,426	
DIVISION 7 - WEATHER PROTECTION		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	197,214
070000	EXTERIOR WALL IN-FILLS (FULL ASSEMBLY)	52.00	SF	1.500	78	80.00	6,240.00	20.00	1,040.00			12.00	624.00		624.00	7,904	
071001	FOUNDATION WATERPROOFING	NIC														NIC	NIC
071326	SHEET WATERPROOFING (WEATEHR BARRIER)	SEE 070000														SEE 070000	
071900	WATER REPELLANTS	NIC														NIC	NIC
072100	INSULATION - BATT	SEE 070000														SEE 070000	
	SOUND	4,840.00	SF	SUB	SUB			SUB	SUB			1.40	6,776.00		6,776.00	6,776	
	RIGID INSULATION	NIC													-	NIC	NIC
074200	EXTERIOR PLASTER - PATCH EXISTING	9,822.00	SF	SUB	SUB			SUB	SUB			2.00	19,644.00		19,644.00	19,644	
	WALL IN-FILLS	SEE 070000														SEE 070000	
072500	FIRE STOPPING	SEE MEP														SEE MEP	
072600	VAPOR RETARDERS	NIC															
	ASPHALT SHINGLE ROOFING SYSTEM	13,197.00	SF	SUB	SUB			SUB	SUB			8.80	116,133.60		116,133.60	116,134	
076200	SHEET METAT FLASHING & TRIM	2,160.00	LF	0.030	65	77.00	5,005.00	4.20	9,072.00							14,077	
076500	FLEXIBLE FLASHING (WINDOW PERIMETER TREATMENT)	1,751.00	LF	0.060	105	80.00	8,400.00	1.40	2,451.00							10,851	NIC
077123	GUTTERS AND DOWNSPOUTS	2,088.00	LF	SUB	SUB			SUB	SUB			8.50	17,748.00		17,748.00	17,748	
077200	ROOF ACCESSORIES	NIC														NIC	NIC
079000	JOINT SEALANTS	1.00	ALLW	40.000	40	77.00	3,080.00	1,000.00	1,000.00							4,080	
079202	FLOOR CAULKING	SEE 096001														SEE 096001	
DIVISION 8 - OPENINGS		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	197,302
081213	HOLLOW METAL FRAMES	29.00	EA	1.500	44	80.00	3,520.00	350.00	10,150.00							13,670	
	HOLLOW METAL RELITES	10.00	EA	1.500	15	80.00	1,200.00	500.00	5,000.00							6,200	
081313	HOLLOW METAL DOORS (INSULATED)	8.00	LVS	0.500	4	80.00	320.00	625.00	5,000.00							5,320	
081400	WOOD DOORS	21.00	LVS	0.500	11	80.00	880.00	400.00	8,400.00							9,280	
083100	ACCESS PANELS	2.00	EA	0.500	1	77.00	77.00	75.00	150.00							227	
084000	MAIN ENTRY ASSEMBLY	1.00	EA	SUB	SUB			SUB	SUB			8,000.00	8,000.00		8,000.00	8,000	
085000	WINDOWS (1,766 SF)	85.00	EA	2.500	213	80.00	17,040.00	950.00	80,750.00							97,790	
	DOOR HARDWARE - NEW DOORS	30.00	LVS	2.200	66	80.00	5,280.00	500.00	15,000.00							20,280	
	EXISTING DOORS	38.00	LVS	2.500	95	80.00	7,600.00	325.00	12,350.00							19,950	
088100	GLASS & GLAZING																
089100	VENTS & LOUVERS (FOUNDATION)	31.00	EA	2.000	62	80.00	4,960.00	375.00	11,625.00							16,585	
DIVISION 9 - FINISHES		--	--	--	--	--	--	--	--	--	--	--	--	--	--	NIC	375,281
092216	NON-STRUCTURAL METAL FRAMING	7,776.00	LF	0.040	311	80.00	24,880.00	0.92	7,154.00							32,034	
092900	GWB (HANG & TAPE)	10,680.00	SF	0.016	171	80.00	13,680.00	0.90	9,612.00			1.90	20,292.00		20,292.00	43,584	
	EXISTING PLASTER PATCHING (INTERIOR)	18,880.00	SF	SUB	SUB			SUB	SUB			1.30	24,544.00		24,544.00	24,544	
093100	TILE - FLOOR & WALL	1,642.00	SF	SUB	SUB			SUB	SUB			18.00	29,556.00		29,556.00	29,556	
095100	ACOUSTICAL CEILINGS - CORRIDORS	2,252.00	SF	SUB	SUB			SUB	SUB			14.00	31,528.00		31,528.00	31,528	
	OFFICE & MEETING (50% ALLOWANCE)	4,885.00	SF	SUB	SUB			SUB	SUB			14.00	68,390.00		68,390.00	68,390	
096001	FLOOR PREP	15,459.00	SF	0.016	247	80.00	19,760.00	0.20	3,092.00							22,852	
096003	FLOOR PROTECTION	15,459.00	SF	0.003	46	80.00	3,680.00	0.12	1,855.00							5,535	
096500	RESILIENT FLOORING - VCT	52.00	SF	SUB	SUB			SUB	SUB			50.00	2,600.00		2,600.00	2,600	
096513	RESILIENT BASE & ACCESSORIES	NIC														NIC	NIC
096800	CARPETING	1,067.00	SY	SUB	SUB			SUB	SUB			45.00	48,015.00		48,015.00	48,015	
099113	PAINTING - EXTERIOR PLASTER	9,822.00	SF	SUB	SUB			SUB	SUB			1.40	13,750.80		13,750.80	13,751	
	EXTERIOR CONCRETE	1,404.00	SF	SUB	SUB			SUB	SUB			1.40	1,965.60		1,965.60	1,966	
099123	PAINTING - INTERIOR NEW WALLS	9,680.00	SF	SUB	SUB			SUB	SUB			1.20	11,616.00		11,616.00	11,616	
	EXSITING WALLS/CEILINGS	32,759.00	SF	SUB	SUB			SUB	SUB			1.20	39,310.80		39,310.80	39,311	
DIVISION 10 - SPECIALTIES		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	33,840
	VISUAL DISPLAY SURFACES	20.00	EA	0.500	10	80.00	800.00	200.00	4,000.00							4,800	
	DISPLAY CASES	NIC														NIC	NIC
10400	SIGNAGE	1.00	ALLW	20.000	20	80.00	1,600.00	4,000.00	4,000.00							5,600	
	TOILET COMPARTMENTS	8.00	EA	6.000	48	80.00	3,840.00	900.00	7,200.00							11,040	

ITEM	DESCRIPTION	CURRENT QUANTITY	UNIT	UNIT LABOR	MANHOURS	LABOR RATE	LABOR COST	MATERIAL UNIT COST	MATERIAL COST	EQUIPMENT UNIT COST	EQUIPMENT COST	SUBCONTRACT UNIT COST	SUBCONTRACT SUBTOTAL COST	SUB CONTING.	SUBCONTRACTOR COST		LINE TOTAL		DIVISION TOTALS
	CORNER GUARDS	40.00	EA	0.200	8	80.00	640.00	25.00	1,000.00								1,640		
	TOILET & BATH ACCESSORIES	54.00	EA	0.350	19	80.00	1,520.00	50.00	2,700.00								4,220		
	FIRE EXTINGUISHERS AND CABINETS	12.00	EA	0.350	4	80.00	320.00	175.00	2,100.00								2,420		
	LOCKERS	NIC															NIC		NIC
	FLAG POLES	1.00	EA	10.000	10	80.00	800.00	1,000.00	1,000.00								1,800		
	MAIL BOXES	1.00	EA	4.000	4	80.00	320.00	2,000.00	2,000.00								2,320		
	MISC. SPECIALTIES	NIC															NIC		NIC
DIVISION 11 - EQUIPMENT		--	--	--	--	--	--	--	--	--	--	--	--	--	--		--		13,290
113100	RESIDENTIAL APPLIANCES	3.00	EA	2.000	6	80.00	480.00	750.00	2,250.00								2,730		
115213	PROJECTION SCREENS	10.00	EA	3.200	32	80.00	2,560.00	800.00	8,000.00								10,560		
DIVISION 12 - FURNISHINGS		--	--	--	--			--	--	--	--	--	--	--	--		--		27,115
120000	ROOM FURNISHINGS	NIC															NIC		NIC
122100	WINDOW BLINDS	85.00	EA	0.500	43	80.00	3,440.00	250.00	21,250.00								24,690		
124800	ENTRANCE MATTS	NIC															NIC		NIC
129300	SITE FURNISHINGS	13.00	EA	0.750	10	80.00	800.00	125.00	1,625.00								2,425		
DIVISION 13 - SPECIAL CONSTRUCTION		NIC	--	--	--			--	--	--	--	--	--	--	--		NIC		NIC
DIVISION 14 - CONVEYANCE SYSTEMS		--	--	--	--			--	--	--	--	--	--	--	--		--		115,000
	ELEVATOR - 2 STOPS	1.00	EA	SUB	SUB			SUB	SUB			115,000.00	115,000.00		115,000.00		115,000		
DIVISION - MECHANICAL		--	--	--	--			--	--	--	--	--	--	--	--		--		781,915
210000	FIRE PROTECTION - RECONFIGURE EXISTING	17,770.00	SF	SUB	SUB			SUB	SUB			3.50	62,195.00		62,195.00		62,195		
220000	PLUMBING	1.00	LS	SUB	SUB			SUB	SUB			80,000.00	80,000.00		80,000.00		80,000		
240000	HVAC	17,770.00	SF	SUB	SUB			SUB	SUB			36.00	639,720.00		639,720.00		639,720		
DIVISION - ELECTRICAL & SPECIAL SYSTEMS			--	--	--			--	--	--	--	--	--	--	--	--	--		728,570
26000	ELECTRICAL	17,770.00	SF	SUB	SUB			SUB	SUB			41.00	728,570.00		728,570.00		728,570		
	NEW SERVICE ENTRANCE	1.00	EA	SUB	SUB			SUB	SUB						ABOVE		ABOVE		
DIVISION 31 - EARTHWORK		NIC	--	--	--			--	--	--	--	--	--	--	--	--	--		5,000
310000	SITE CLEANING AND REFRESHING	1.00	ALLW	SUB	SUB			SUB	SUB			5,000.00	5,000.00		5,000.00		5,000		
GENERAL REQUIREMENTS		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		170,725
01.71.23.13	SITE SURVEY / LAYOUT	NIC											-				NIC		
	UTILITY HOOK-UP FEES	NIC															--		
01.51.13.10	CONSTRUCTION POWER	10.00	MON	10.000	100	60.00	6,000.00		BY OWNER								6,000		
01.51.36.20	TEMPORARY WATER	NIC															NIC		NIC
01.51.29.30	TEMPORARY NATURAL-GAS	NIC															NIC		NIC
01.51.26.35	TEMPORARY LIGHTING	8.00	MON	10.000	80	60.00	4,800.00	300.00	2,400.00								7,200		
01.51.23.20	TEMPORARY HEATING	6.00	MON	20.000	120	60.00	7,200.00	200.00	1,200.00		4,000.00						12,400		
01.52.19.15	TEMPORARY SANITARY FACILITIES (2 EA)	10.00	MON					160.00	1,600.00								1,600		
01.56.26.15	TEMPORARY CONSTRUCTION FENCING	1,200.00	LF		40						7,200.00						7,200		
	TEMPORARY STORM WATER POLLUTION CONTROL	NIC															NIC		NIC
01.74.13.10	GENERAL CLEAN	10.00	MON	60.000	600	60.00	36,000.00										36,000		
01.74.19.20	GARBAGE DUMP	10.00	MON	8.000	80	60.00	4,800.00	800.00	8,000.00								12,800		
01.58.13.10	TEMPORARY SIGNAGE	1.00	ALLW	10.000	10	60.00	600.00	500.00	500.00								1,100		
	MATERIAL & EQUIPMENT HANDLING	10.00	MON	20.000	200	60.00	12,000.00				2,000.00						14,000		
	TRUCK - 1-TON FLATBED - JOB VEHICLE	10.00	MON							950.00	9,500.00						9,500		
01.74.23.20	FINAL CLEAN	17,700.00	SF					0.25	4,425.00								4,425		
	EQUIP - FORKLIFT	10.00	MON							2500.00	25,000.00						25,000		
01.54.19.20	CRANE	NIC															NIC		NIC
	MAN-LIFTS	10.00	MON							2400.00	24,000.00						24,000		
	EQUIPMENT - FUEL & MAINTENANCE	10.00	MON					700.00	7,000.00								7,000		
	CONSUMABLES	1.00	LS					2,500.00	2,500.00								2,500		
GENERAL CONDITIONS			--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		369,233
	PLAN REPRODUCTION	1.00	LS					500.00	500.00								500		
01.78.33.20	BOND	3,950,000.00	DLR					0.0083	32,587.50								32,588		
01.78.32.10	INS - LIABILITY	3,950,000.00	DLR					0.0080	31,600.00								31,600		
01.78.32.20	INS - BLDRS RISK	3,950,000.00	DLR					0.0011	4,345.00								4,345		
	TAX - STATE BUSINESS	NIC															NIC		NIC
	TAX - WA STATE SALES TAX	NIC															NIC		NIC
	PERMITS	NIC															NIC		NIC
01.45.23.10	TESTING LABORATORY SERVICES	NIC															--		
01.02.10.10	PROJECT MANAGER (10 MO x 60 MH/MO)	600.00	MH					125.00	75,000.00								75,000		
01.03.30.10	SUPERINTENDENT (10 MO x 174 MH/MO)	1,740.00	MH					90.00	156,600.00								156,600		
01.02.40.10	PROJECT ADMINISTRATOR (10 MO x 40 MH/MO)	400.00	MH					35.00	14,000.00								14,000		
01.04.88.10	YARD LABOR	250.00	MH					40.00	10,000.00								10,000		
01.07.48.10	TEMP IT/COMMUNICATION	10.00	MON					400.00	4,000.00								4,000		
01.52.13.15	TEMPORARY OFFICE	10.00	MON					425.00	4,250.00								4,250		
01.52.13.78	TEMPORARY OFFICE UTILITIES	10.00	MON					300.00	3,000.00								3,000		
01.07.55.55	OFFICE SETUP & CONSUMABLES	1.00	EA		20	60.00	1,200.00	400.00	400.00		1,200.00						2,800		

PORT OF SKAGIT - SWIFT CENTER COLEMAN BUILDING BUDGET

PLANS DATED: 2021-07-08

		CURRENT		UNIT		LABOR	LABOR	MATERIAL	MATERIAL	EQUIPMENT	EQUIPMENT	SUBCONTRACT	SUBCONTRACT	SUB	SUBCONTRACTOR	LINE	DIVISION
ITEM	DESCRIPTION	QUANTITY	UNIT	LABOR	MANHOURS	RATE	COST	UNIT COST	COST	UNIT COST	COST	UNIT COST	SUBTOTAL COST	CONTING.	COST	TOTAL	TOTALS
01.07.40.10	PICKUP TRUCK	10.00	MON							800.00	8,000.00					8,000	
01.04.49.10	SAFETY TOOLS & EQUIPMENT (FALL PROTECTION)	10.00	MON					1,600.00	16,000.00							16,000	
	POSTAGE & U.P.S.	10.00	MO					75.00	750.00							750	
01.77.01.10	CLOSEOUT PROCEDURES	1.00	LS	80.000	80	60.00	4,800.00	1,000.00	1,000.00							5,800	
	TOTAL				7,189		545,802.00		785,884.50		80,900.00				2,121,593.80	3,529,060	3,529,060
	OH&P - 12%												OH&P - 12%			423,487	423,487
	CONSTRUCTION TOTAL			TOTAL MANHOURS	7,189								CONSTRUCTION TOTAL			3,952,548	3,952,548
				TOTAL SF OF BUILDING	17,700												
	CONTINGENCY OWNER 10%												CONTINGENCY OWNER 10%			395,255	395,255
				MHRS PER SF	0.4062												
	TOTAL												TOTAL			4,347,802	4,347,802

RMC ARCHITECTS

RMC ARCHITECTS, PLLC 1223 Railroad Avenue, Bellingham, WA 98225 360.676.7733