



## FRASER & GRAY BUILDING SCHEMATIC DESIGN

PROJECT NARRATIVE

COST ESTIMATE ASSUMPTIONS & SUMMARY

DRAWINGS

G001 COVER SHEET

G100 CAMPUS PLAN

G200 EXISTING BASEMENT FLOOR PLAN

G201 EXISTING LEVEL 1 FLOOR PLAN

G202 EXISTING LEVEL 2 FLOOR PLAN

G210 EXISTING ROOF PLAN

G301 EXISTING BUILDING ELEVATIONS

G302 EXISTING BUILDING ELEVATIONS

G310 EXISTING BUILDING SECTIONS

A101 SITE PLAN

A200 DEMO CONSTRUCTION BASEMENT FLOOR PLAN

A201 DEMO CONSTRUCTION LEVEL 1 FLOOR PLAN

A202 DEMO CONSTRUCTION LEVEL 2 FLOOR PLAN

A210 DEMO CONSTRUCTION ROOF PLAN

A301 DEMO CONSTRUCTION BUILDING ELEVATIONS

A302 DEMO CONSTRUCTION BUILDING ELEVATIONS

P200 PRESENTATION BASEMENT FLOOR PLAN

P201 PRESENTATION LEVEL 1 FLOOR PLAN

P202 PRESENTATION LEVEL 2 FLOOR PLAN

ENGINEER NARRATIVES

STRUCTURAL - KINGWORKS STRUCTURAL ENGINEERS

MECHANICAL - METRIX ENGINEERING

ELECTRICAL - K ENGINEERS

HAZARDOUS MATERIALS REPORT

COST ESTIMATING

Sedro-Woolley Innovation For Tomorrow

# SWIFT CENTER



Port of Skagit

December 2023

## FRASER AND GRAY BUILDINGS

This study was prepared for the Port of Skagit to assist in assessing the feasibility and cost for renovating the Fraser and Gray buildings into multi-tenant office buildings in support of the Port's innovation and sustainability program for the campus. Both buildings have been unoccupied since Northern State Hospital (NSH) closed in the 1970s. With little maintenance, they have performed poorly over this period of vacancy and have fallen into substantial disrepair. Fraser and Gray were built in 1914 and served as medical wards for male patients; therefore contributing to NSH's core operations. The floor plans for these buildings are nearly identical, with a two-story T-shaped footprint and flanking one-story octagonal sunrooms. The basement and attic spaces, where most of the existing mechanical equipment is housed, could not be accessed as part of this study.

Given the failing existing conditions that prevail throughout much of Fraser and Gray, demolition may be a more viable treatment strategy than renovation. The sun room structures have deteriorated beyond repair and require complete demolition and replacement. Demolition costs are included for comparison with this renovation study.

### Scope of Work

The project scope includes a change of occupancy from institutional/health care to educational, office, and low-hazard industrial use. The original floor plan and circulation routes are substantially maintained. A new stair is proposed for compliance with fire and life-safety requirements, along with an automatic fire sprinkler system throughout the building. Historic, non-complying stairs are refurbished or reconstructed entirely. A new elevator provides ADA access to the upper floor and basement mechanical space. By removing non-loadbearing partition walls separating former patient rooms, space is provided for larger offices, meeting rooms, and restroom facilities. The multi-bed wards serve as new classroom and studio work space.

Hazardous material abatement of existing interior finishes, mechanical equipment and piping is required. Substantial remediation of the primary structural components is anticipated due to inadequate protection against water intrusion. Voluntary seismic reinforcement is also recommended. Existing mechanical, plumbing, and electrical systems are past their useful life. New modern systems are proposed to suit the building's new use and meet energy code requirements. On the interior, new gypsum wallboard shall replace damaged lath and plaster at walls and ceilings. Light metal-stud furring on the inside face of exterior walls allows for insulation and improved energy performance. Where maintained, interior doors and windows will be refurbished or replaced with similar materials. The existing wood finish flooring requires replacement.

Exterior envelope improvements include repairs to stucco finish siding,

replacement of all steel sash windows with double-hung assemblies, and new doors and finish hardware. The existing clay-tile roof needs to be removed to facilitate repair and replacement of steel truss framing. For cost savings, a new asphalt shingle roof system is proposed and the two existing skylights replaced. The enclosed walkway connecting Fraser and Gray will be reconstructed. New entrance vestibules are proposed at the north ends of Fraser and Gray to provide access from Hub Drive and adjacent parking and sidewalks.

### Design Review

The renovation of Fraser and Gray is intended to be in conformance with the Design Guidelines for the Center of Innovation and Technology 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. Where damaged is minimal, historic character-defining features are preserved and refurbished.



**Cost Estimate Assumptions**

Construction cost estimates for Fraser and Gray are based on the enclosed schematic design drawings. Due to the conceptual level of these design plans, a 20% design contingency is included in the cost estimate. Construction cost estimating was prepared using 2022 wage labor rates. All costs are shown in current dollar as of December 2022. Detailed cost breakdowns are provided at the end of this report for more information.

**Fraser & Gray - Building Renovation  
Construction Cost Estimate Summary**

Hard Cost			
Construction		4,860,361	
General Requirements		358,382	
General Conditions		539,248	
Overhead + Profit	12%	690,959	
		<b>Subtotal</b>	<b>6,448,950</b>
Contingency	20%	1,289,790	
		<b>Total Hard Cost \$</b>	<b>7,738,740</b>
Soft Costs			
Sales Tax	8.6%	665,532	
Permits	1.0%	77,387	
Project Management	1.5%	116,081	
A/E Fees	9.4%	727,442	
		<b>Total Sof Cost</b>	<b>1,586,442</b>
		<b>Combined Total \$</b>	<b>9,325,182</b>

**Fraser & Gray - Sun Rooms (2 Total)  
Construction Cost Estimate Summary**

Hard Cost			
Construction		277,090	
General Requirements		10,200	
General Conditions		19,500	
Overhead + Profit	12%	36,814	
		<b>Subtotal</b>	<b>343,604</b>
Contingency	20%	68,721	
		<b>Total Hard Cost \$</b>	<b>412,326</b>
Soft Costs			
Sales Tax	8.6%	35,460	
Permits	1.0%	4,123	
Project Management	1.5%	6,185	
A/E Fees	9.4%	38,759	
		<b>Total Sof Cost</b>	<b>84,527</b>
		<b>Combined Total \$</b>	<b>496,853</b>

**Fraser & Gray - Site Improvements  
Site Improvements Estimate Summary**

Hard Cost			
Construction		221,054	
General Requirements		6,850	
General Conditions		19,578	
Overhead + Profit	12%	19,799	
		<b>Subtotal</b>	<b>267,281</b>
Contingency	10%	\$ 26,728	
		<b>Total Hard Cost \$</b>	<b>294,009</b>
Soft Costs			
Sales Tax	8.6%	25,285	
Permits	1.0%	2,940	
Project Management	1.5%	4,410	
A/E Fees	9.4%	27,637	
		<b>Total Sof Cost</b>	<b>60,272</b>
		<b>Combined Total \$</b>	<b>354,281</b>
		<b>Demolition &amp; Removal Cost</b>	<b>\$ 733,088</b>



# Port of Skagit - SWIFT Center Rehabilitation of Gray and Fraser Buildings



Image of the Existing Gray Building Exterior (Fraser Building Similar)

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

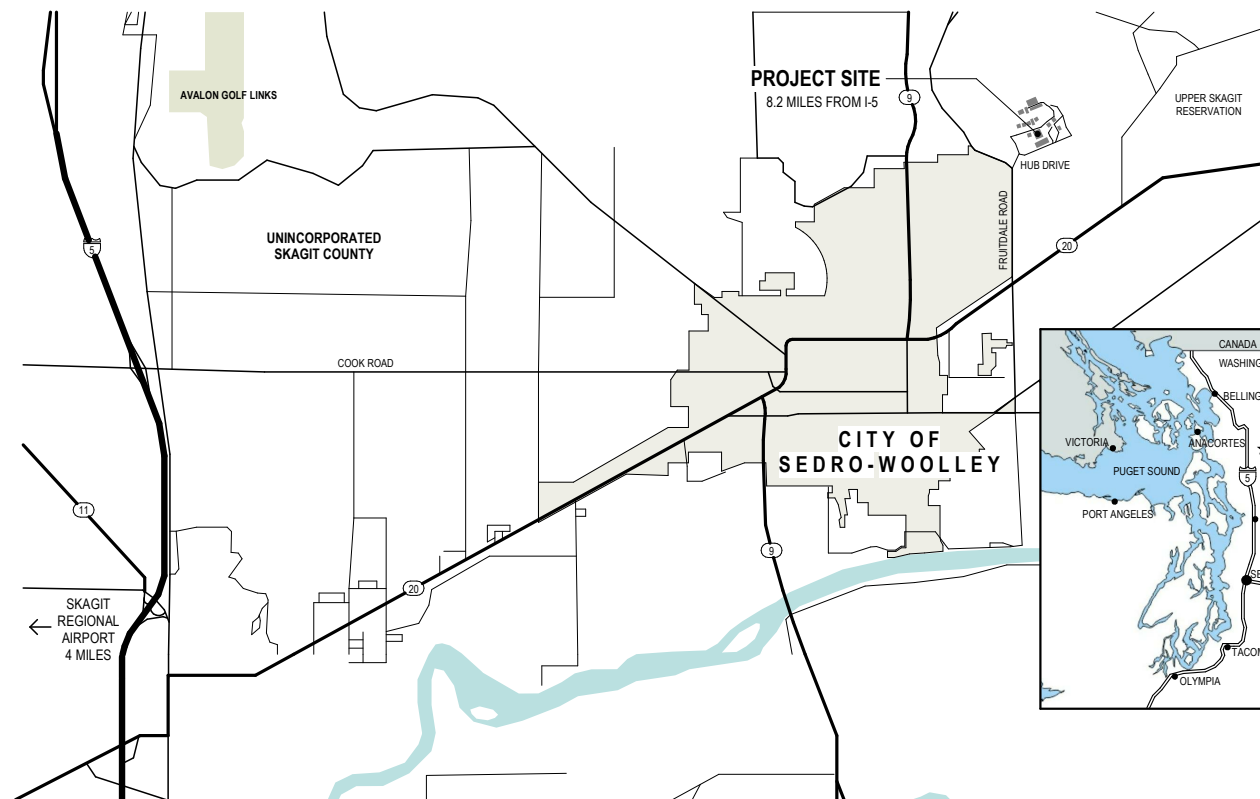
## Project Team

CLIENT:	<b>PORT OF SKAGIT COUNTY</b> 15400 AIRPORT DRIVE BURLINGTON, WA 98233 T 360 757 0011 ATTENTION: HEATHER ROGERSON heather@portofskagit.com	STRUCTURAL ENGINEER:	<b>KINGWORKS STRUCTURAL ENGINEERS</b> 600 DUPONT STREET, STE. B BELLINGHAM, WA 98225 T 360 714-8260 ATTENTION: JACK KING jack@king-works.com
ARCHITECT:	<b>RMC ARCHITECTS, PLLC</b> 1223 RAILROAD AVENUE BELLINGHAM, WA 98225 T 360 678 7733 ATTENTION: JEFF MCCLURE jeff.m@rmcarchitects.com ATTENTION: LEXIE COSTIC lexie.c@rmcarchitects.com	MECHANICAL ENGINEER:	<b>METRIX ENGINEERING</b> METRIX ENGINEERS, LLC 227 WILLIAMS AVENUE S RENTON, WA 98057 T 425 335-2822 ATTENTION: BRADY BELL bradyb@metrixeng.com
HAZARDOUS MATERIALS SURVEY:	<b>PBS ENGINEERING AND ENVIRONMENTAL</b> 214 EAST GALER STREET SEATTLE WA T 206 233 9639 ATTENTION: MARK HILEY mark.hiley@pbsusa.com	ELECTRICAL ENGINEER:	<b>K ENGINEERS INC.</b> 208 3RD STREET LYNDEN, WA 98264 T 360 353-4757 ATTENTION: STEVE TEVELDE stevevelde@k-engineers.com
		COST ESTIMATOR:	<b>GTO CONSULTING LLC</b> 1050 LARABEE, SUITE 104 #481 BELLINGHAM, WA 98225 T 360 961 5470 ATTENTION JIM QUICK jquick@outlook.com

## Project Information

<b>PROJECT DATA</b>	
SITE ADDRESS:	GRAY BUILDING - 2051 HUB DRIVE - FRASER BUILDING - 2001 HUB DRIVE
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 THE GRAY BUILDING (FORMER MALE WARD 5, CIRCA 1914) AND THE FRASER BUILDING (FORMER MALE WARD 4, CIRCA 1914).
DEFERRED PERMIT SUBMITTALS:	TBD
ZONING:	CITY OF SEDRO-WOOLLEY, PUBLIC (P) - REFER TO SWMC 17.32
<b>BUILDING CODE REQUIREMENTS</b>	
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 296-48b; 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 301.3.1)
OCCUPANCY CLASSIFICATION:	A-3 ASSEMBLY (LECTURE HALLS) B BUSINESS (OFFICES) E EDUCATION F-2 LOW HAZARD INDUSTRIAL
CONSTRUCTION TYPE:	BOTH BUILDINGS ARE TWO LEVELS ABOVE GRADE AND A BELOW GRADE CRAWL SPACE AND PARTIAL BASEMENT. THE PRIMARY STRUCTURE IS REINFORCED CONCRETE 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 WITH WOOD CAR DECKING. THE FOUNDATION SYSTEM FOR THE BUILDING IS REINFORCED CONCRETE SHALLOW SPREAD AND STRIP FOOTINGS. INTERIOR WALLS ARE ALSO INFILL HOLLOW CLAY TILE.
	TYPE IIIA WITH NON-COMBUSTIBLE 2 HOUR RATED EXTERIOR WALLS AND INTERIOR ELEMENTS OF ANY MATERIAL PERMITTED BY THE CODE PER IBC 2018 602.3
FIRE PROTECTION:	FULLY SPRINKLERED NFPA 13 SYSTEM
ALLOWABLE HEIGHT AND AREA:	N/A
AREA SUMMARY:	BASEMENT: 2,880 SF FIRST FLOOR: 10,610 SF SECOND FLOOR: 8,772 SF TOTAL: 22,262 SF ROOF AREA: 14,877 SF
	TOTAL SITE AREA: EXISTING LOT COVERAGE: NEW LOT COVERAGE: NEW IMPERVIOUS AREA:
PARKING COUNT:	N/A
PLUMBING FIXTURES NOTE:	GROSS FLOOR AREA = 22,262 SF TOTAL ASSUME OFFICE OCCUPANCY = 1 PER 150 SF GROSS = 149 OCCUPANTS (75 MALE + 75 FEMALE) PER 2018 IBC Ch 29 = 3 WC + 2 LAV MALE AND 3 WC + 2 LAV FEMALE (6 WC + 4 LAV TOTAL PROVIDED) THUS: 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. ADDITIONALLY PROVIDE ONE ACCESSIBLE SHOWER WITH CHANGE ROOM PER FLOOR (NOT REQUIRED)

## Vicinity Map



## Drawing Index

### GENERAL

- G001 COVER SHEET
- G100 CAMPUS PLAN
- G200 EXISTING BASEMENT FLOOR PLAN
- G201 EXISTING LEVEL 1 FLOOR PLAN
- G202 EXISTING LEVEL 2 FLOOR PLAN
- G210 EXISTING ROOF PLAN
- G301 EXISTING BUILDING ELEVATIONS
- G302 EXISTING BUILDING ELEVATIONS
- G310 EXISTING BUILDING SECTIONS

### ARCHITECTURAL

- A101 SITE PLAN
- A200 DEMO / CONSTRUCTION BASEMENT FLOOR PLAN
- A201 DEMO / CONSTRUCTION LEVEL 1 FLOOR PLAN
- A202 DEMO / CONSTRUCTION LEVEL 2 FLOOR PLAN
- A210 DEMO / CONSTRUCTION ROOF PLAN
- A301 DEMO / CONSTRUCTION BUILDING ELEVATIONS
- A302 DEMO / CONSTRUCTION BUILDING ELEVATIONS
- P200 PRESENTATION BASEMENT FLOOR PLAN
- P201 PRESENTATION LEVEL 1 FLOOR PLAN
- P202 PRESENTATION LEVEL 2 FLOOR PLAN

RMC ARCHITECTS

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

Port of Skagit - SWIFT Center  
Gray and Fraser Buildings Feasibility Study  
Northern State Hospital Campus  
Sedro-Woolley, WA 98284

Job No: 2203 Date: 03/15/2023  
File No: 2203 Gray Building.rvt  
Drawn By: AMC  
Checked By: JMC  
Issued for: SD/DD

COVER SHEET

**G001**



1 Campus Plan  
 1" = 100'-0"

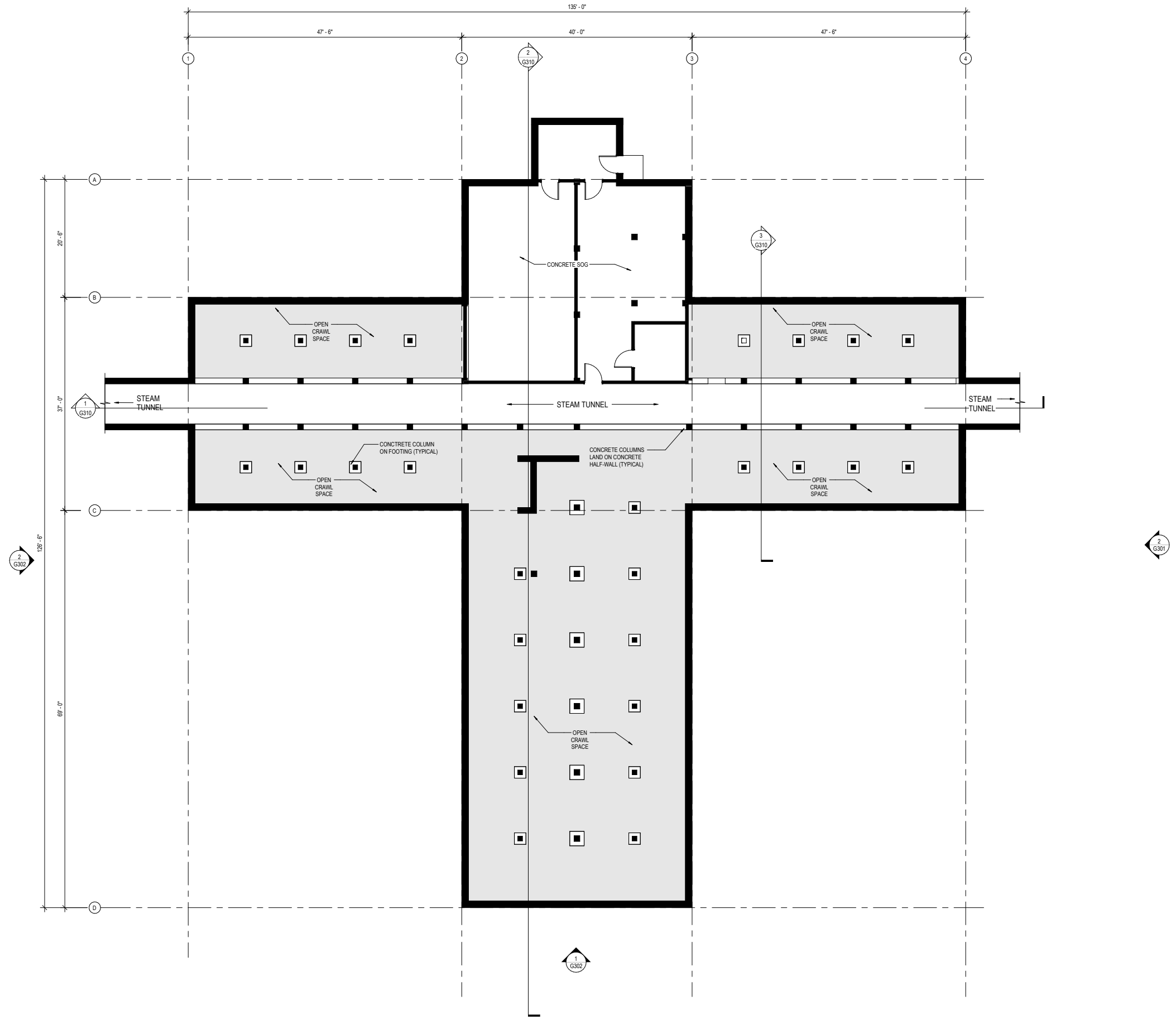
Port of Skagit - SWIFT Center  
**Gray and Fraser Buildings Feasibility Study**  
 Northern State Hospital Campus  
 Sedro-Woolley, WA 98284

Job No.	2203	Date	03/15/2023
File No.	2203_Gray_Building.rvt		
Drawn By	AMC		
Checked By	JMC		
Issued for	SDDD		

CAMPUS PLAN

**G100**

⊗  
 DRAWINGS NOT TO SCALE



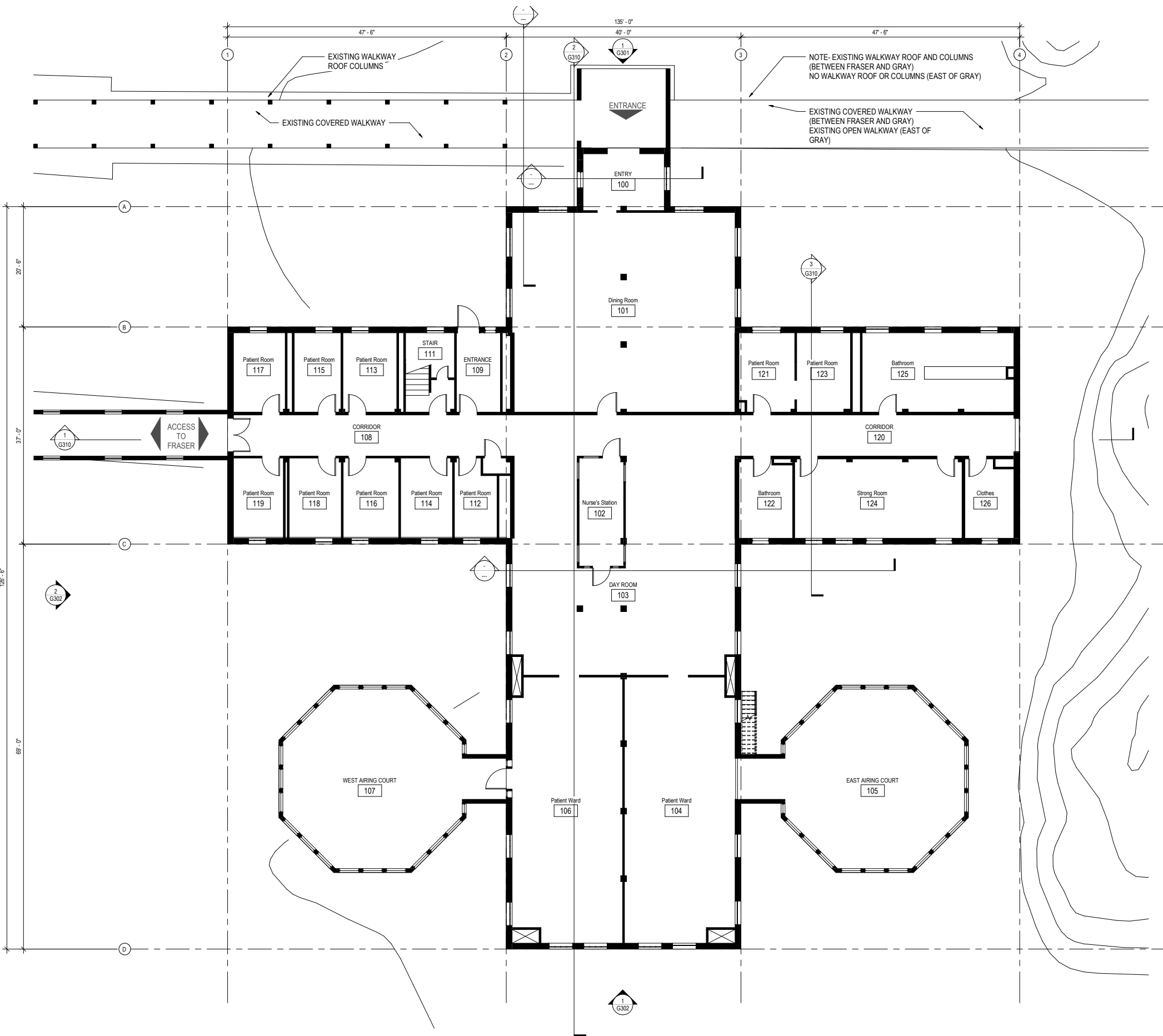
1 Existing Basement Floor Plan  
 1/8" = 1'-0"

Port of Skagit - SWIFT Center  
**Gray and Fraser Buildings Feasibility Study**  
 Northern State Hospital Campus  
 Sedro-Woolley, WA 98284

Job No:	2203	Date:	2022/09/26
File No:	2203 Gray Building.rvt		
Drawn By:	AMC		
Checked By:	JMC		
Issued for:	Cost Opinion		

EXISTING  
 BASEMENT  
 FLOOR PLAN

**G200**



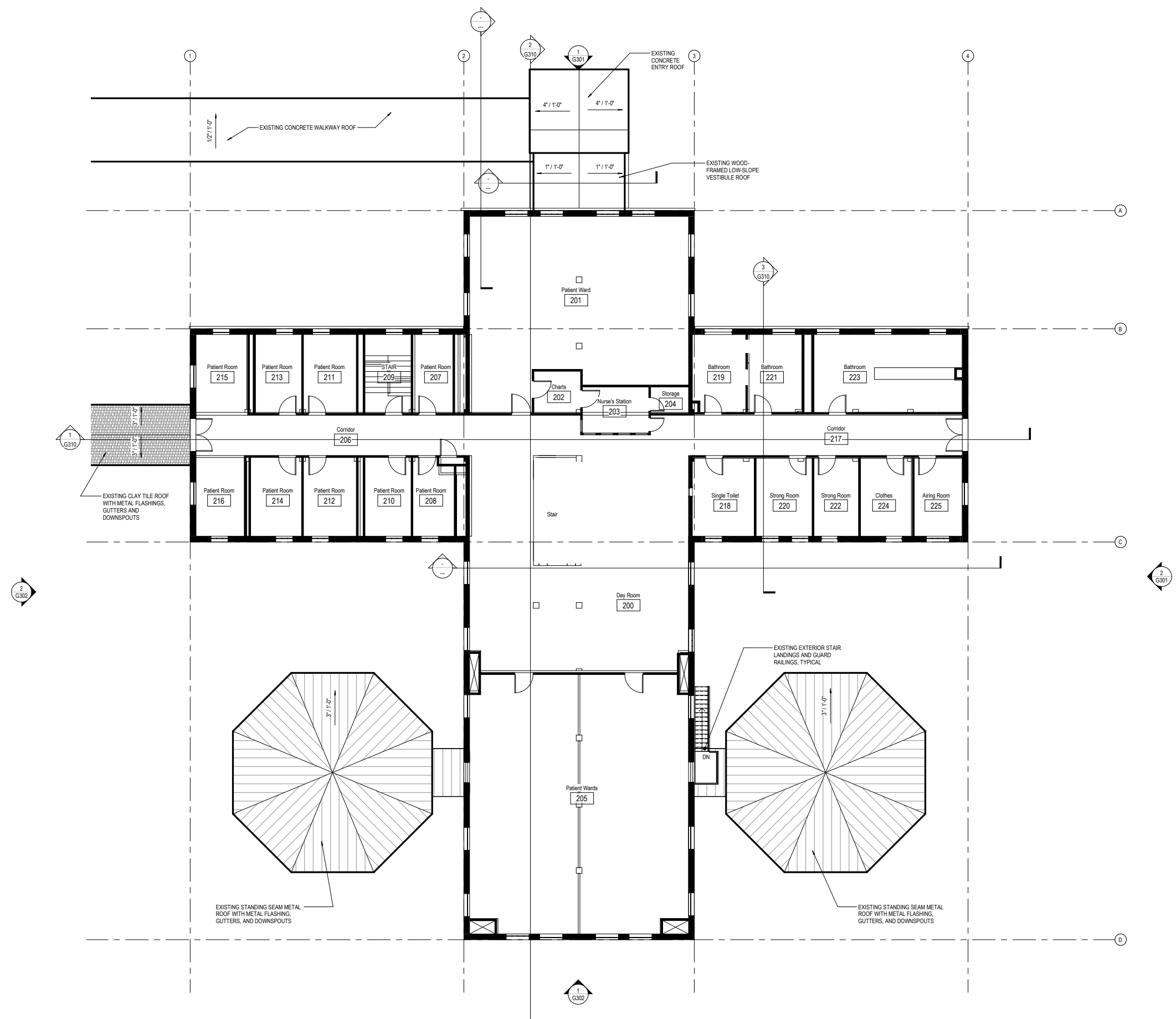
1 Existing Level 1 Floor Plan  
 1/8" = 1'-0"

Port of Skagit - SWIFT Center  
**Gray and Fraser Buildings Feasibility Study**  
 Northern State Hospital Campus  
 Sedro-Woolley, WA 98284

Job No: 2203 Date: 2022/09/26  
 File No: 2203 Gray Building.rvt  
 Drawn By: JMC  
 Checked By: JMC  
 Issued for: Cost Opinion

EXISTING LEVEL  
 1 FLOOR PLAN

**G201**



1 Existing Level 2 Floor Plan  
 1/8" = 1'-0"

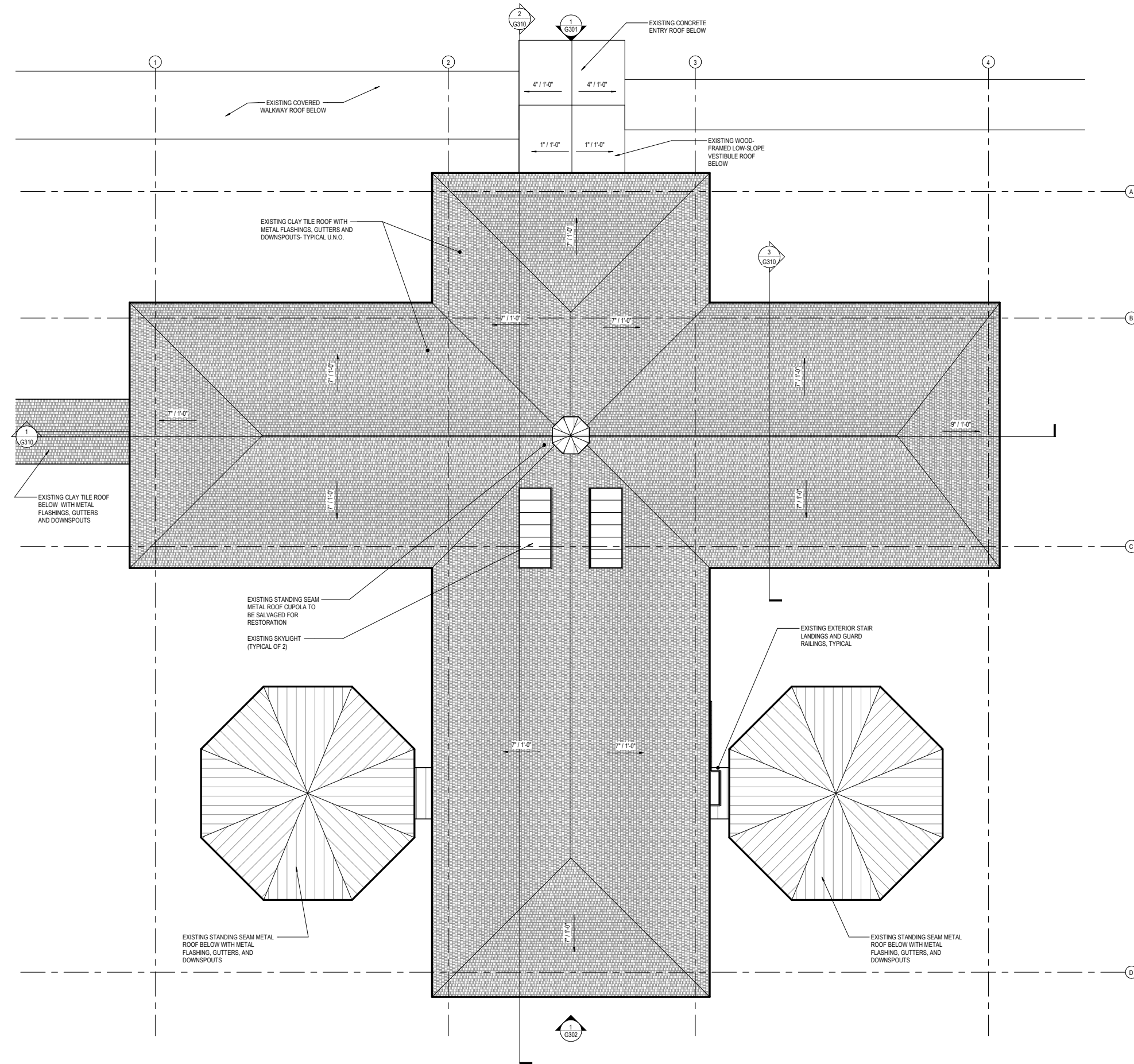
Port of Skagit - SWIFT Center  
 Gray and Fraser Buildings Feasibility Study  
 Northern State Hospital Campus  
 Sedro-Woolley, WA 98284

Job No.	2203	Date	2022/09/26
File No.	2203 Gray Building.rvt		
Drawn By	AMC		
Checked By	JMC		
Issued for	Cost Opinion		

EXISTING LEVEL  
 2 FLOOR PLAN

G202



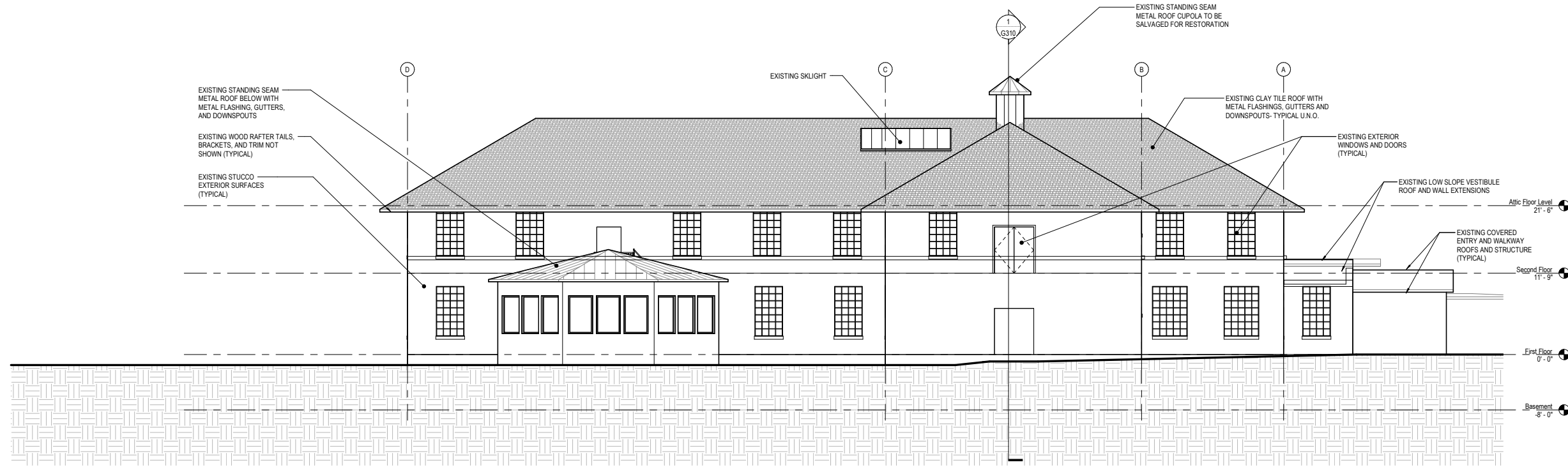


1 Existing Roof Plan  
 1/8" = 1'-0"

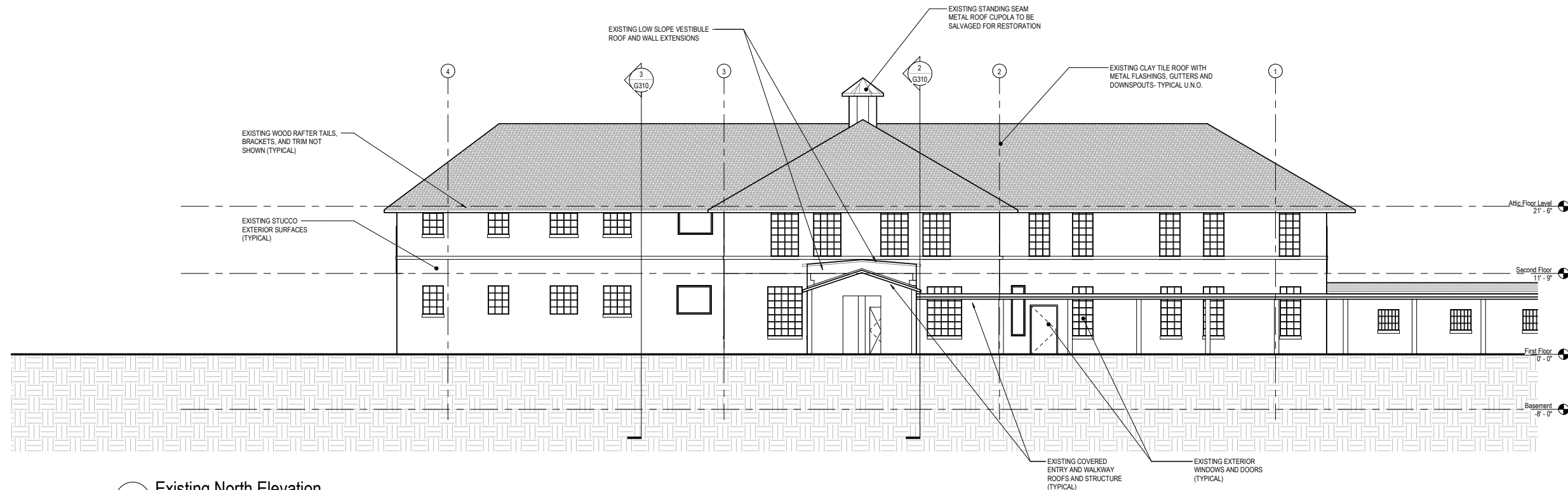
Job No.	2203	Date	2022/09/26
File No.	2203 Gray Building.rvt		
Drawn By	AMC		
Checked By	JMC		
Issued for	Cost Opinion		

EXISTING ROOF PLAN

**G210**



2 Existing East Elevation  
 1/8" = 1'-0"



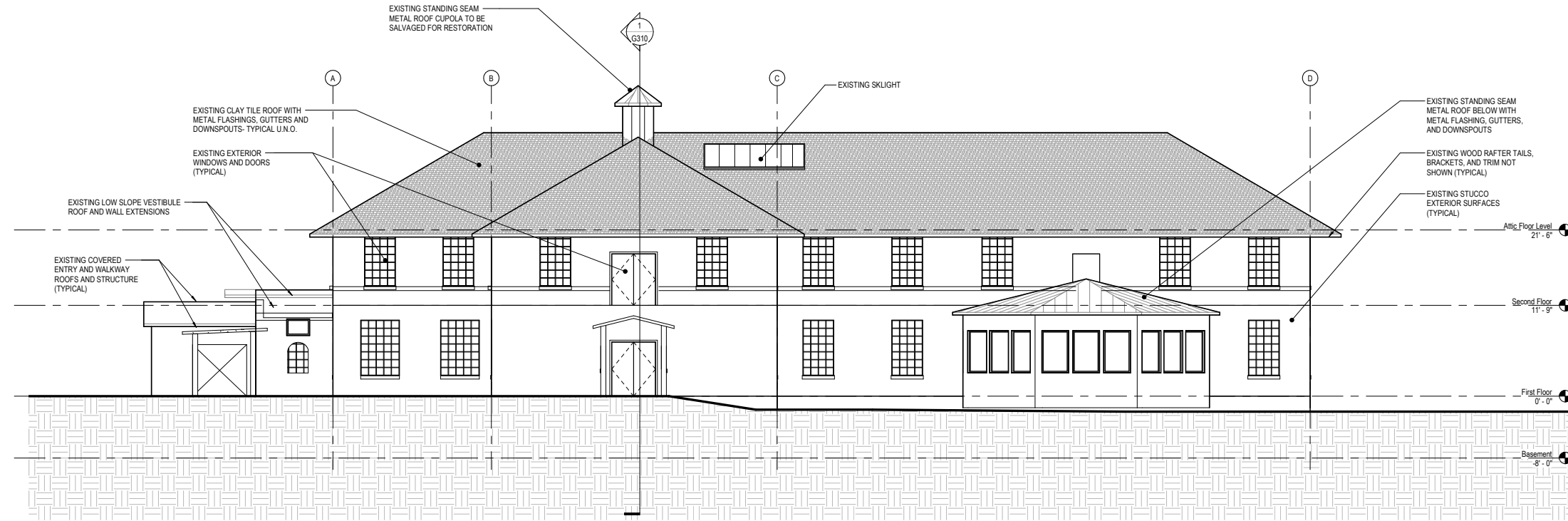
1 Existing North Elevation  
 1/8" = 1'-0"

Port of Skagit - SWIFT Center  
 Gray and Fraser Buildings Feasibility Study  
 Northern State Hospital Campus  
 Sedro-Woolley, WA 98284

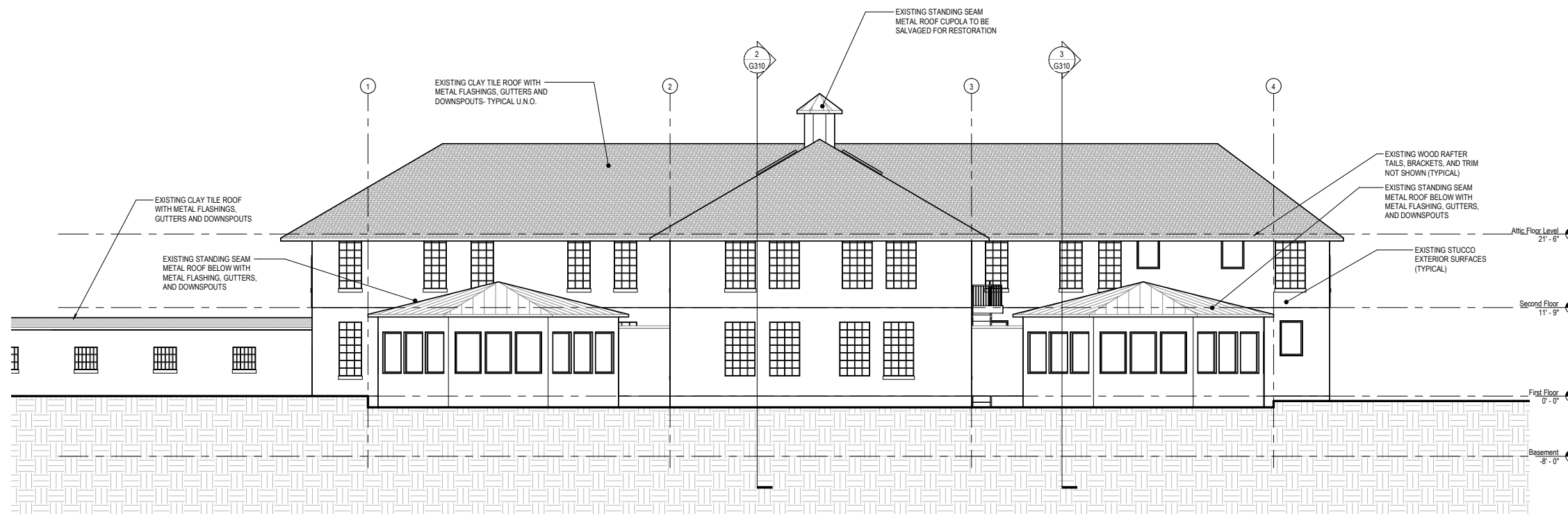
Job No: 2203 Date: 2022/09/26  
 File No: 2203 Gray Building.rvt  
 Drawn By: AMC  
 Checked By: JMC  
 Issued for: Cost Opinion

EXISTING BUILDING ELEVATIONS

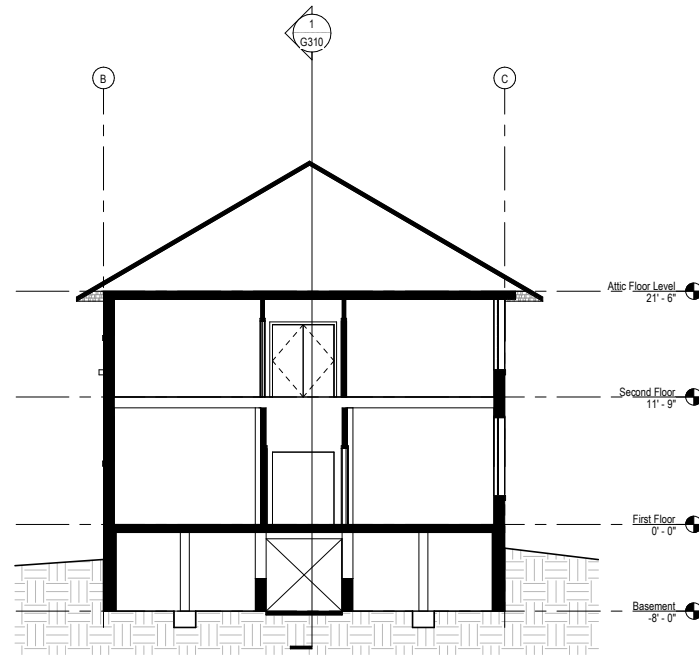
G301



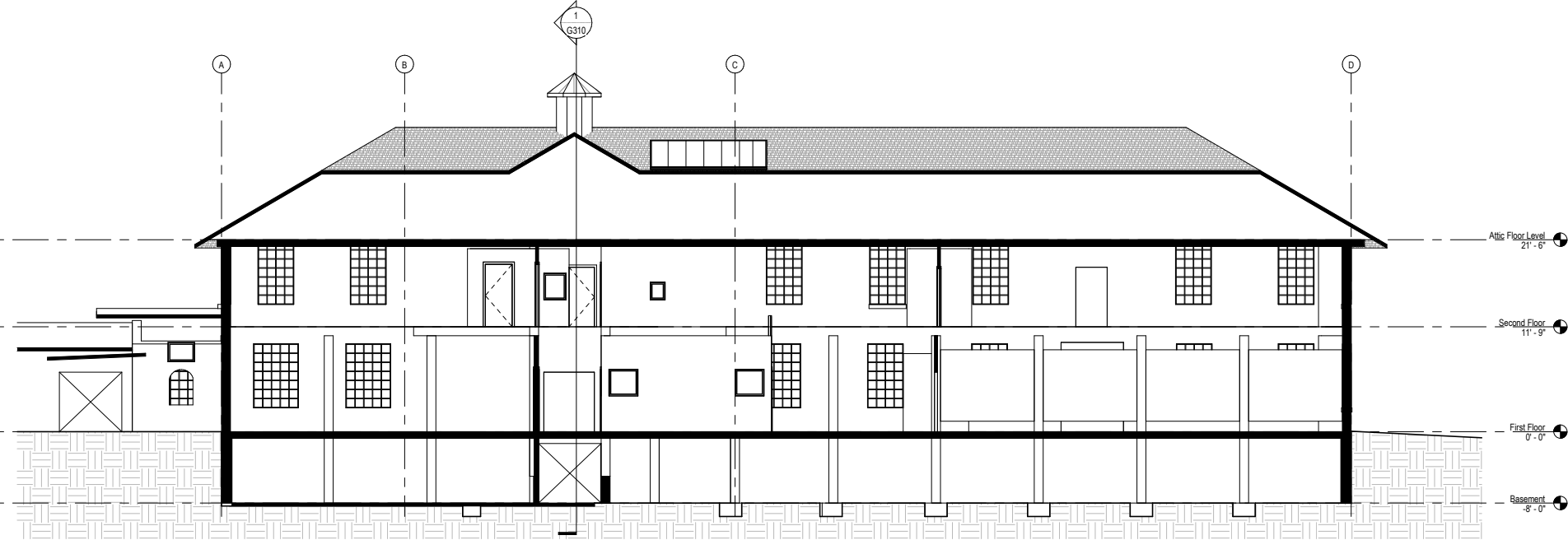
2 Existing West Elevation  
1/8" = 1'-0"



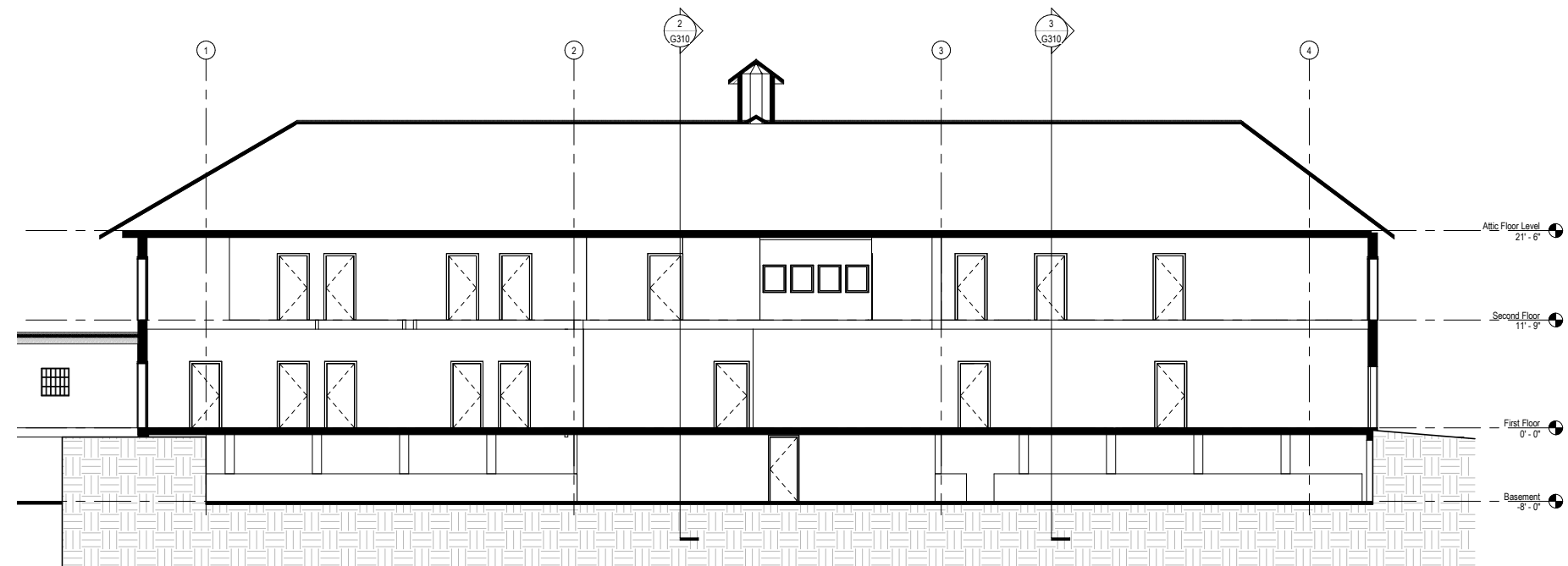
1 Existing South Elevation  
1/8" = 1'-0"



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



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



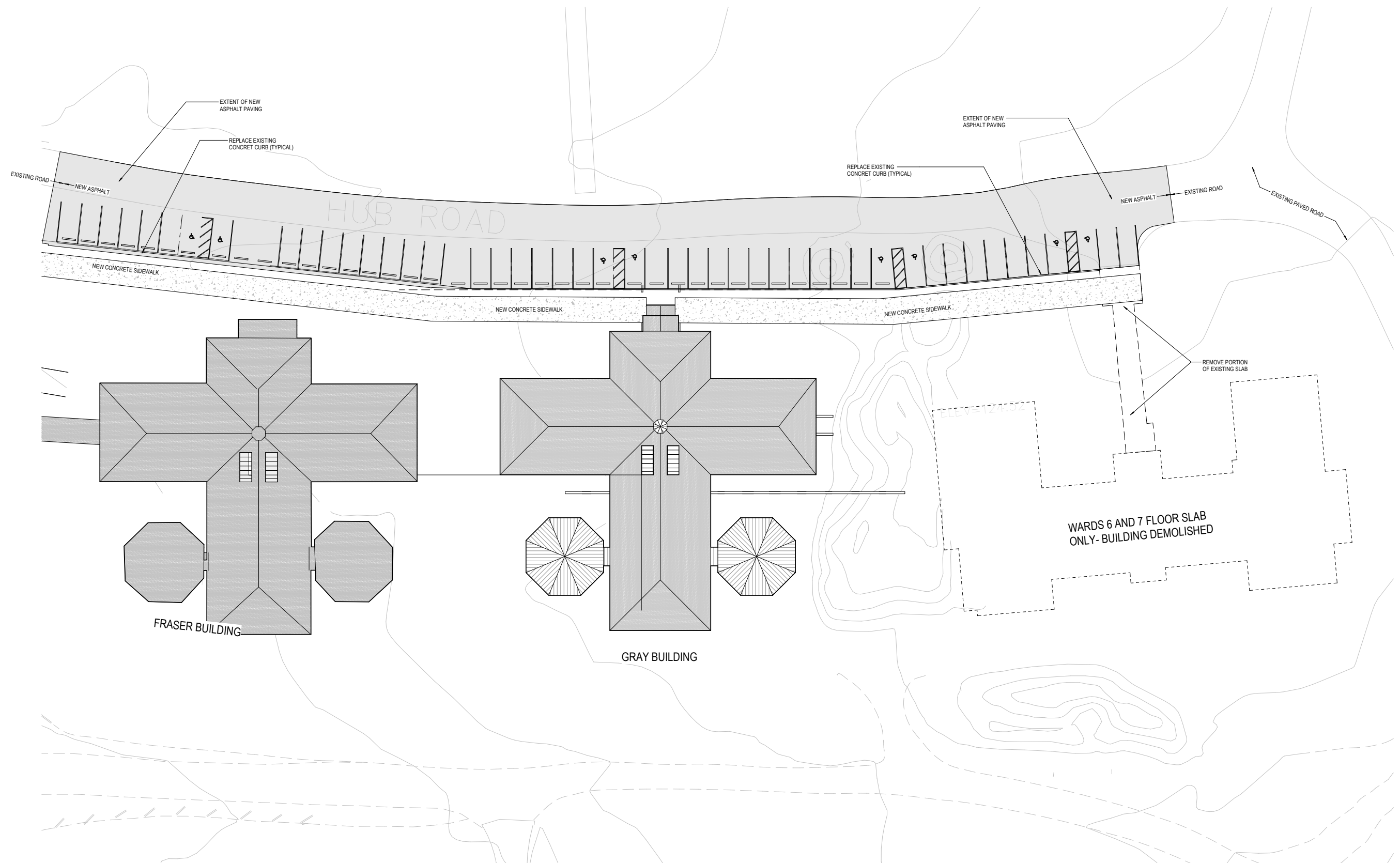
1 Existing Section 1  
1/8" = 1'-0"

Job No:	2203	Date:	2022/09/26
File No:	2203 Gray Building.rvt		
Drawn By:	AMC		
Checked By:	JMC		
Issued for:	Cost Opinion		

EXISTING  
BUILDING  
SECTIONS

G310

**Floor Plan Notes**  
 - SITE IMPROVEMENTS, INCLUDING GRADING, PAVING, PARKING AND LANDSCAPING UNDER SEPERATE CONTRACT.  
 - PARKING TO BE CALCULATED ON A CAMPUS BASIS AND IS SHOWN HERE FOR REFERENCE ONLY.



Port of Skagit - SWIFT Center  
**Gray and Fraser Buildings Feasibility Study**  
 Northern State Hospital Campus  
 Sedro-Woolley, WA 98284

Job No:	2203	Date:	2022/09/26
File No:	2203 Gray Building.rvt		
Drawn By:	AMC		
Checked By:	JMC		
Issued for:	Cost Opinion		

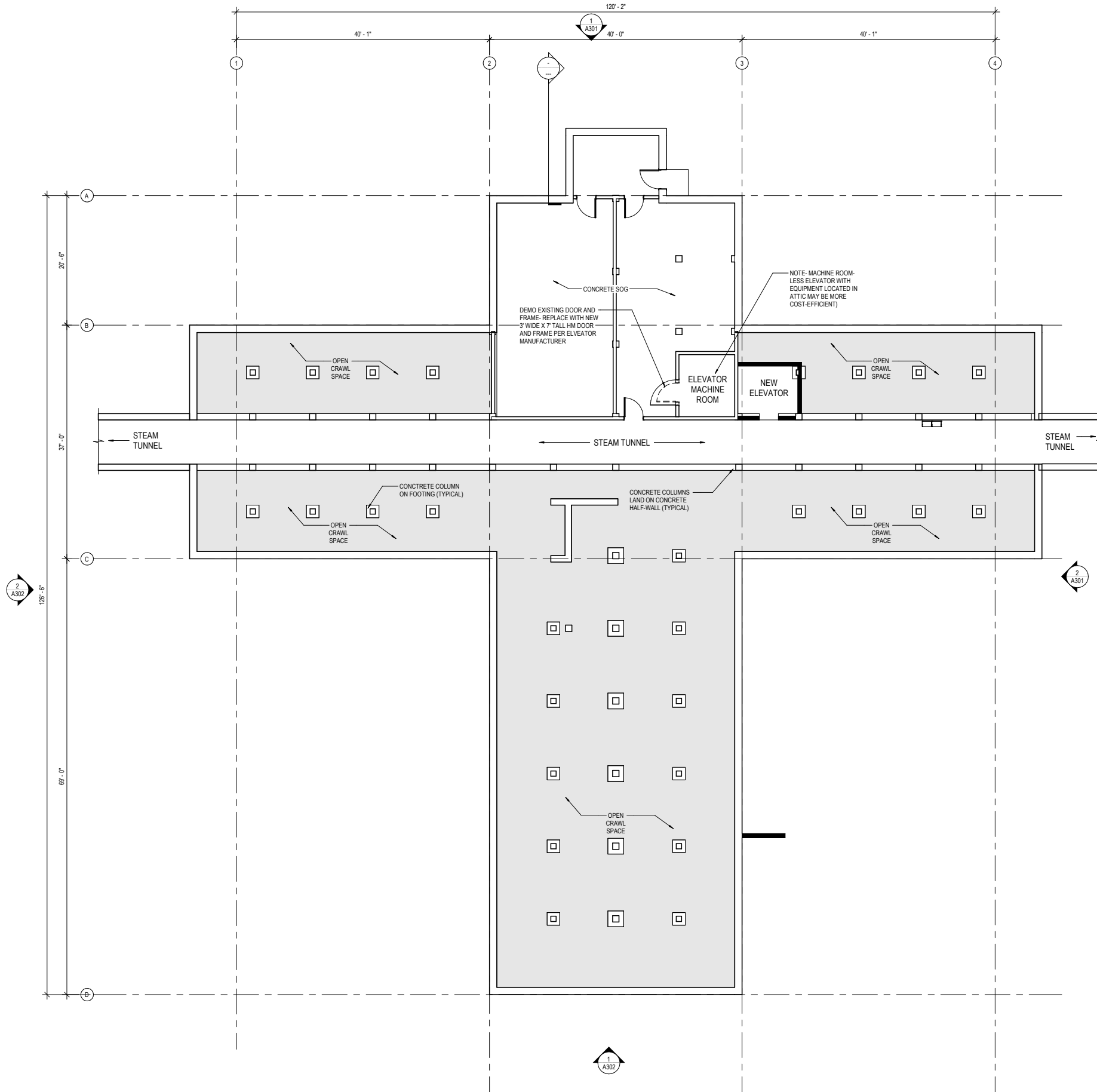
SITE PLAN

**A101**

1 Site Plan  
 1" = 20'-0"



DRAWINGS NOT TO SCALE



**Floor Plan Notes**

1. EXISTING INTERIOR DOOR FRAMES TO REMAIN IN PLACE UNLESS NOTED OTHERWISE. REFURBISH FRAMES IN PREPARATION FOR REPAINT AND NEW DOOR LEAFS AND TRANSOM LITES WHERE OCCURS.
2. REPLACE EXISTING INTERIOR WOOD DOOR LEAFS WITH SIMILAR.
3. REPLACE EXISTING INTERIOR DOOR TRANSOM LITES WITH SAFETY GLAZING.
4. REPLACE INTERIOR AND EXTERIOR DOOR HARDWARE WITH ACCESSIBLE HARDWARE.
5. NEW INTERIOR AND EXTERIOR DOORS, FRAMES, AND TRANSOMS TO MATCH EXISTING.
6. INTERIOR RELITE FRAMES TO REMAIN IN PLACE UNLESS NOTED OTHERWISE. REFURBISH FRAMES IN PREPARATION FOR REPAINT AND INSTALLATION OF NEW GLAZING. USE SAFETY GLAZING WHERE REQUIRED BY CODE.
7. REPLACE EXISTING EXTERIOR STEEL SASH WINDOWS WITH NEW WOOD SINGLE HUNG WINDOWS WITH INSULATED DIVIDED LITES (TYPICAL).

**Wall Legend**

- EXISTING STUCCO AND PLASTER OVER CLAY TILE EXTERIOR WALL TO REMAIN
- EXISTING STUCCO AND PLASTER OVER CLAY TILE EXTERIOR WALL TO BE DEMOLISHED
- EXISTING WOOD FRAMED EXTERIOR SUN ROOM WALL TO REMAIN (ADD ALTERNATE- DEMOLISH UNDER BASE BID)
- EXISTING PLASTER OVER CLAY TILE INTERIOR WALL TO REMAIN
- EXISTING PLASTER OVER CLAY TILE INTERIOR WALL TO BE DEMOLISHED
- NEW GWB ON 3 5/8\"/>



RMC Architects, PLLC - 1223 Railroad Avenue, Bellingham, WA 98225  
 P: 905.676.7733 • F: 360.738.0448 • rmc@rmcarchitects.com

Port of Skagit - SWIFT Center  
**Gray and Fraser Buildings Feasibility Study**  
 Northern State Hospital Campus  
 Sedro-Woolley, WA 98284

Job No. 2203	Date: 2022/09/26
File No. 2203 Gray Buildings.rvt	
Drawn By: JMC	
Checked By: JMC	
Issued for: Cost Opinion	

DEMO /  
 CONSTRUCTION  
 BASEMENT  
 FLOOR PLAN  
**A200**

**1 Demo/Construction Basement Floor Plan**  
 1/8" = 1'-0"

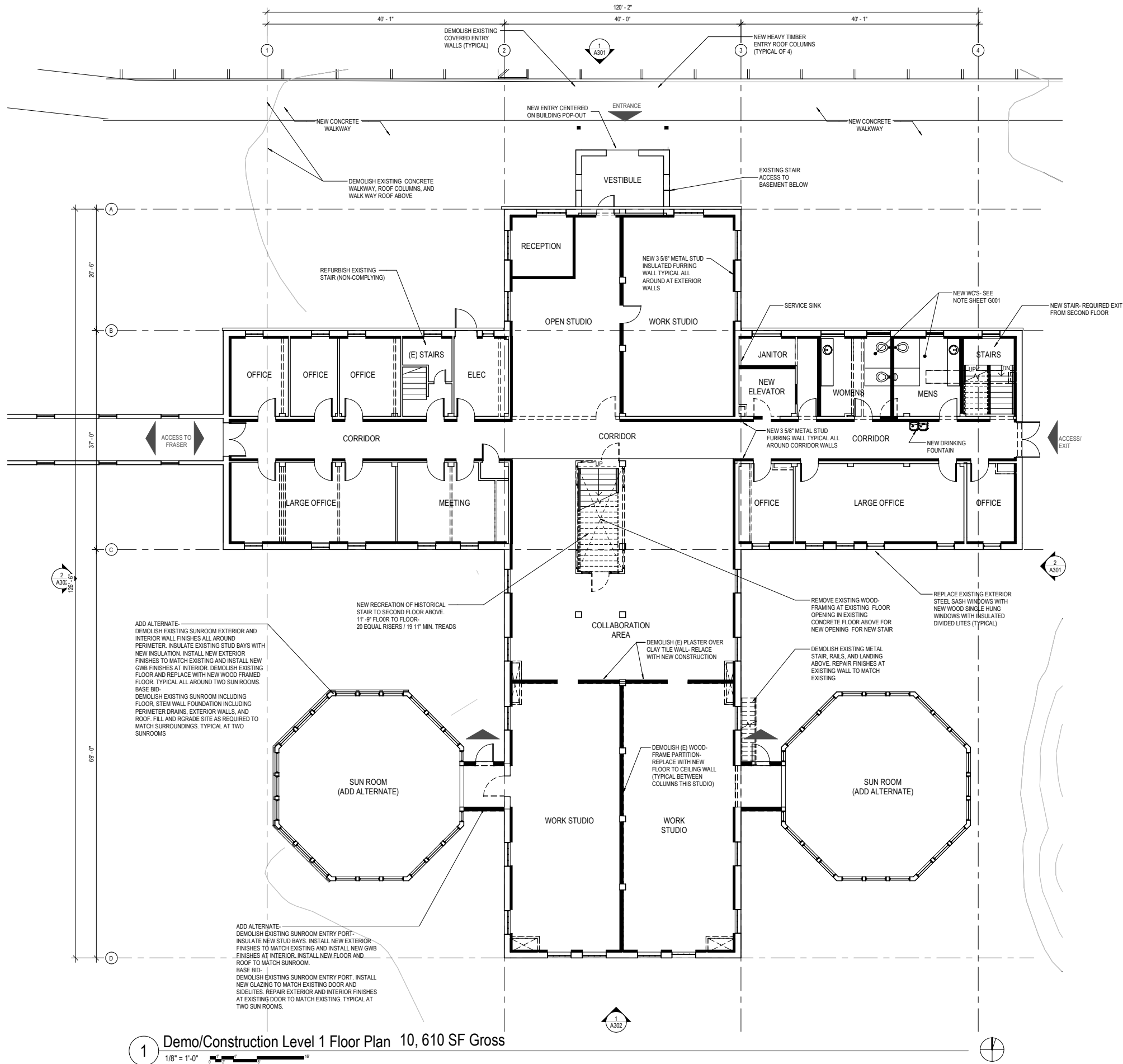
Job No.	2203	Date:	2022/09/26
File No.	2203 Gray Building.rvt		
Drawn By:	AMC		
Checked By:	JMcClure		
Issued for:	Cost Opinion		

DEMO /  
CONSTRUCTION  
LEVEL 1 FLOOR  
PLAN  
**A201**

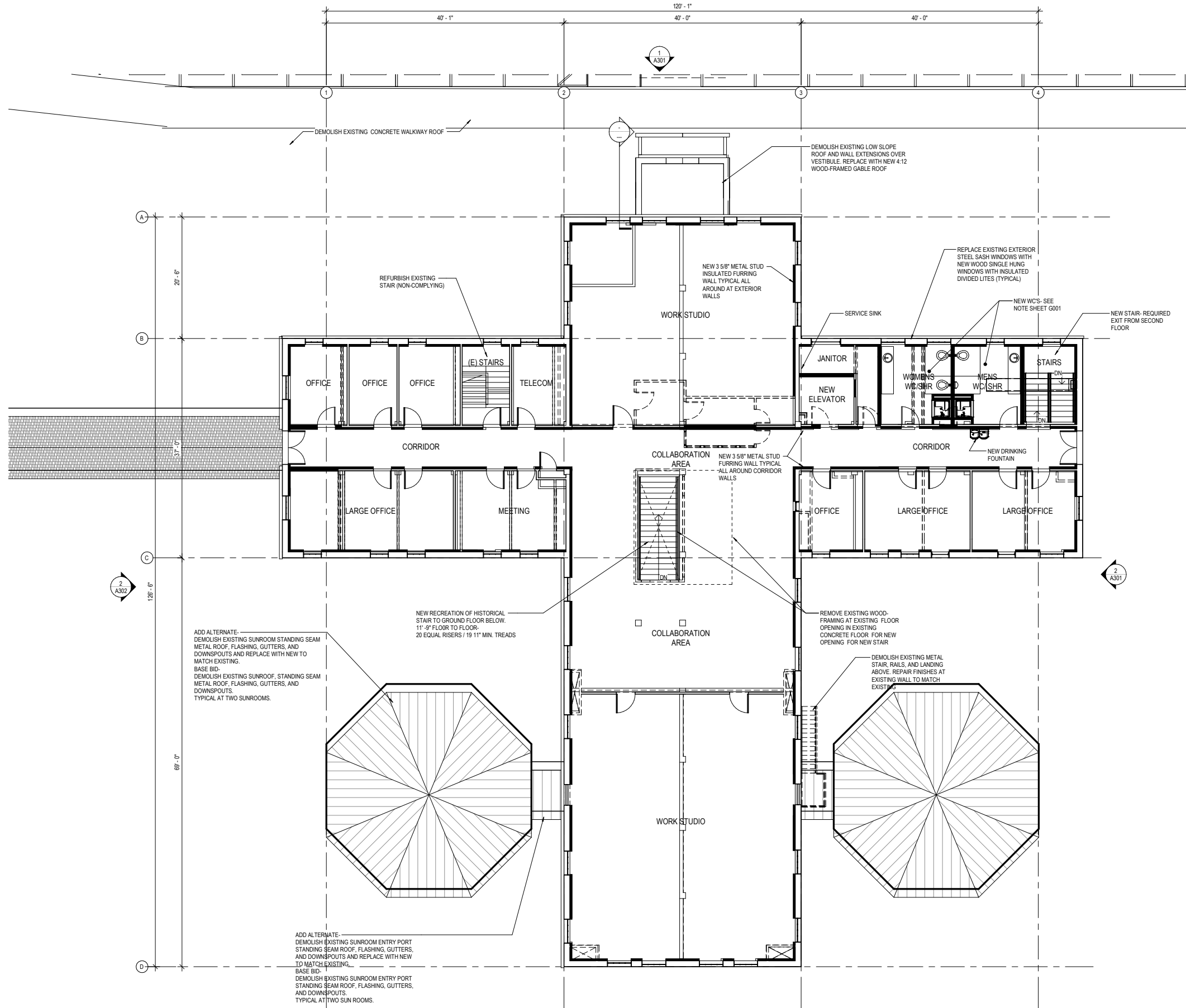
DRAWINGS NOT TO SCALE

- ### Floor Plan Notes
- EXISTING INTERIOR DOOR FRAMES TO REMAIN IN PLACE UNLESS NOTED OTHERWISE. REFURBISH FRAMES IN PREPARATION FOR REPAINT AND NEW DOOR LEAFS AND TRANSOM LITES WHERE OCCURS.
  - REPLACE EXISTING INTERIOR WOOD DOOR LEAFS WITH SIMILAR.
  - REPLACE EXISTING INTERIOR DOOR TRANSOM LITES WITH SAFETY GLAZING.
  - REPLACE INTERIOR AND EXTERIOR DOOR HARDWARE WITH ACCESSIBLE HARDWARE.
  - NEW INTERIOR AND EXTERIOR DOORS, FRAMES, AND TRANSOMS TO MATCH EXISTING.
  - INTERIOR RELITE FRAMES TO REMAIN IN PLACE UNLESS NOTED OTHERWISE. REFURBISH FRAMES IN PREPARATION FOR REPAINT AND INSTALLATION OF NEW GLAZING. USE SAFETY GLAZING WHERE REQUIRED BY CODE.
  - REPLACE EXISTING EXTERIOR STEEL SASH WINDOWS WITH NEW WOOD SINGLE HUNG WINDOWS WITH INSULATED DIVIDED LITES (TYPICAL).

- ### Wall Legend
- EXISTING STUCCO AND PLASTER OVER CLAY TILE EXTERIOR WALL TO REMAIN
  - EXISTING STUCCO AND PLASTER OVER CLAY TILE EXTERIOR WALL TO BE DEMOLISHED
  - EXISTING WOOD FRAMED EXTERIOR SUN ROOM WALL TO REMAIN (ADD ALTERNATE- DEMOLOISH UNDER BASE BID)
  - EXISTING PLASTER OVER CLAY TILE INTERIOR WALL TO REMAIN
  - EXISTING PLASTER OVER CLAY TILE INTERIOR WALL TO BE DEMOLISHED
  - NEW GWB ON 3 5/8" METAL STUD INTERIOR FURRING WALL AT EXTERIOR WALLS AND CORRIDORS. INSULATE AT EXTERIOR WALLS.
  - NEW GWB ON METAL STUD INTERIOR PARTITION WALL



**1** Demo/Construction Level 1 Floor Plan 10,610 SF Gross  
1/8" = 1'-0"



**Floor Plan Notes**

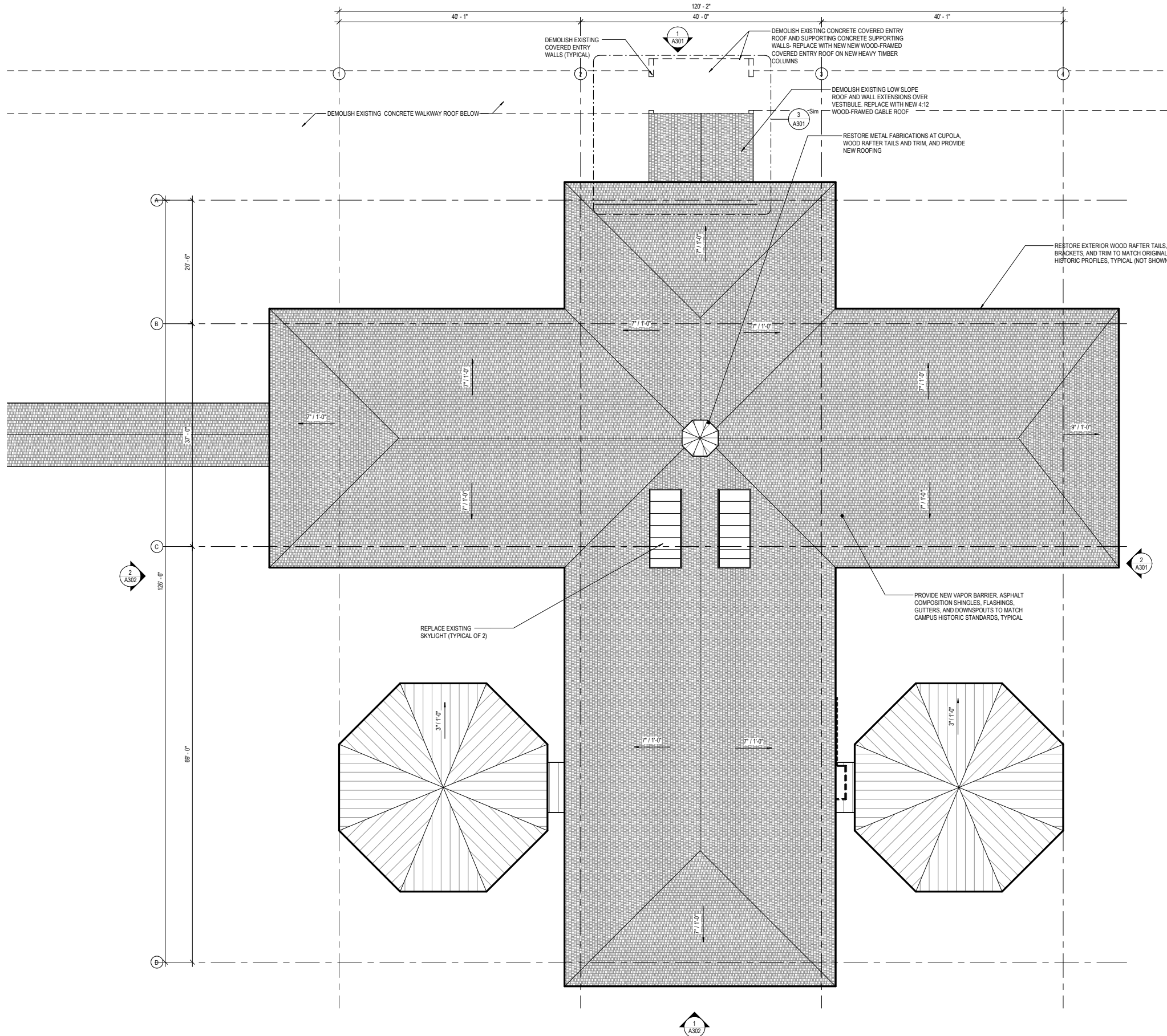
- EXISTING INTERIOR DOOR FRAMES TO REMAIN IN PLACE UNLESS NOTED OTHERWISE. REFURBISH FRAMES IN PREPARATION FOR REPAINT AND NEW DOOR LEAFS AND TRANSOM LITES WHERE OCCURS.
- REPLACE EXISTING INTERIOR WOOD DOOR LEAFS WITH SIMILAR.
- REPLACE EXISTING INTERIOR DOOR TRANSOM LITES WITH SAFETY GLAZING.
- REPLACE INTERIOR AND EXTERIOR DOOR HARDWARE WITH ACCESSIBLE HARDWARE.
- NEW INTERIOR AND EXTERIOR DOORS, FRAMES, AND TRANSOMS TO MATCH EXISTING.
- INTERIOR RELITE FRAMES TO REMAIN IN PLACE UNLESS NOTED OTHERWISE. REFURBISH FRAMES IN PREPARATION FOR REPAINT AND INSTALLATION OF NEW GLAZING. USE SAFETY GLAZING WHERE REQUIRED BY CODE.
- REPLACE EXISTING EXTERIOR STEEL SASH WINDOWS WITH NEW WOOD SINGLE HUNG WINDOWS WITH INSULATED DIVIDED LITES (TYPICAL)

**Wall Legend**

- EXISTING STUCCO AND PLASTER OVER CLAY TILE EXTERIOR WALL TO REMAIN
- EXISTING STUCCO AND PLASTER OVER CLAY TILE EXTERIOR WALL TO BE DEMOLISHED
- EXISTING WOOD FRAMED EXTERIOR SUN ROOM WALL TO REMAIN (ADD ALTERNATE- DEMOLOISH UNDER BASE BID)
- EXISTING PLASTER OVER CLAY TILE INTERIOR WALL TO REMAIN
- EXISTING PLASTER OVER CLAY TILE INTERIOR WALL TO BE DEMOLISHED
- NEW GWB ON 3 5/8" METAL STUD INTERIOR FURRING WALL AT EXTERIOR WALLS AND CORRIDORS. INSULATE AT EXTERIOR WALLS.
- NEW GWB ON METAL STUD INTERIOR PARTITION WALL

**1 Demo/Construction Level 2 Floor Plan 8,750 SF Gross**  
 1/8" = 1'-0"





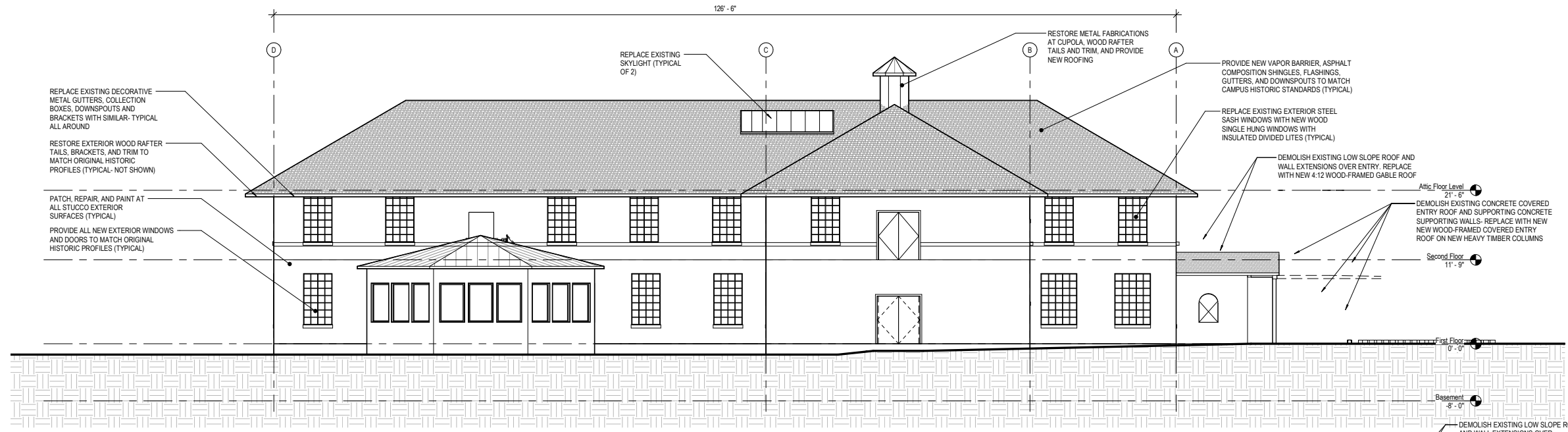
1 Demo/Construction Roof Plan  
 1/8" = 1'-0"

Port of Skagit - SWIFT Center  
**Gray and Fraser Buildings Feasibility Study**  
 Northern State Hospital Campus  
 Sedro-Woolley, WA 98284

Job No.	2203	Date:	2022/09/26
File No.	2203 Gray Building.rvt		
Drawn By:	JMC		
Checked By:	JMC		
Issued for:	Cost Opinion		

DEMO /  
 CONSTRUCTION  
 ROOF PLAN

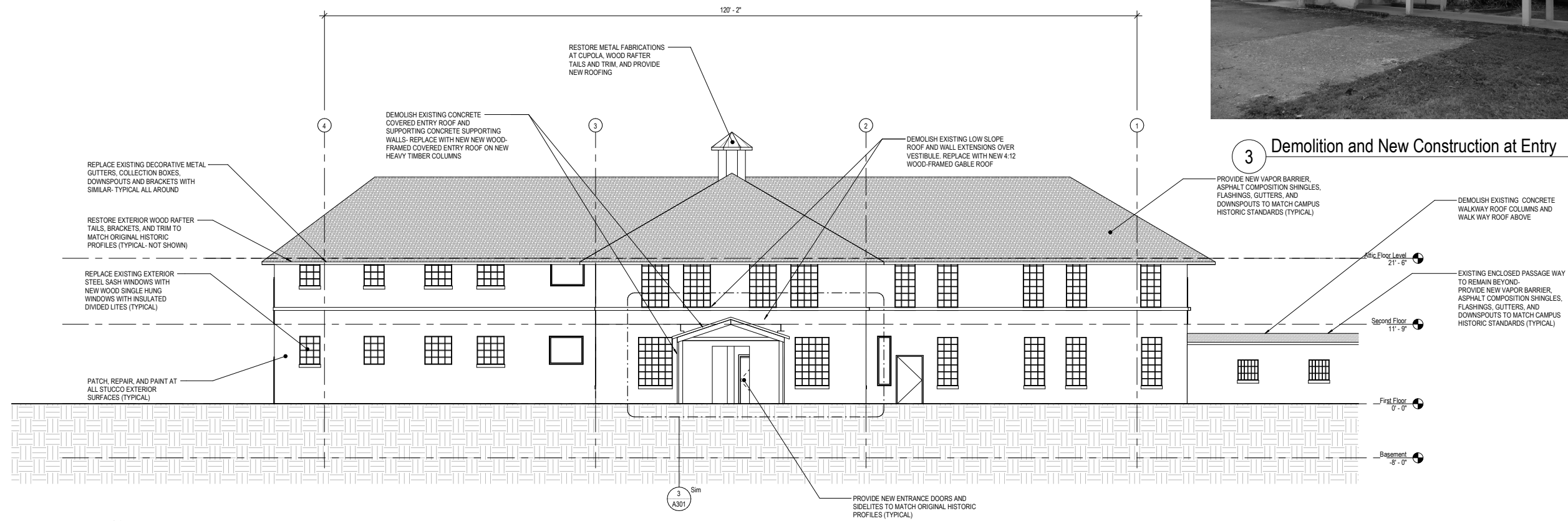
**A210**



**2 Demo/Construction East Elevation**  
1/8" = 1'-0"



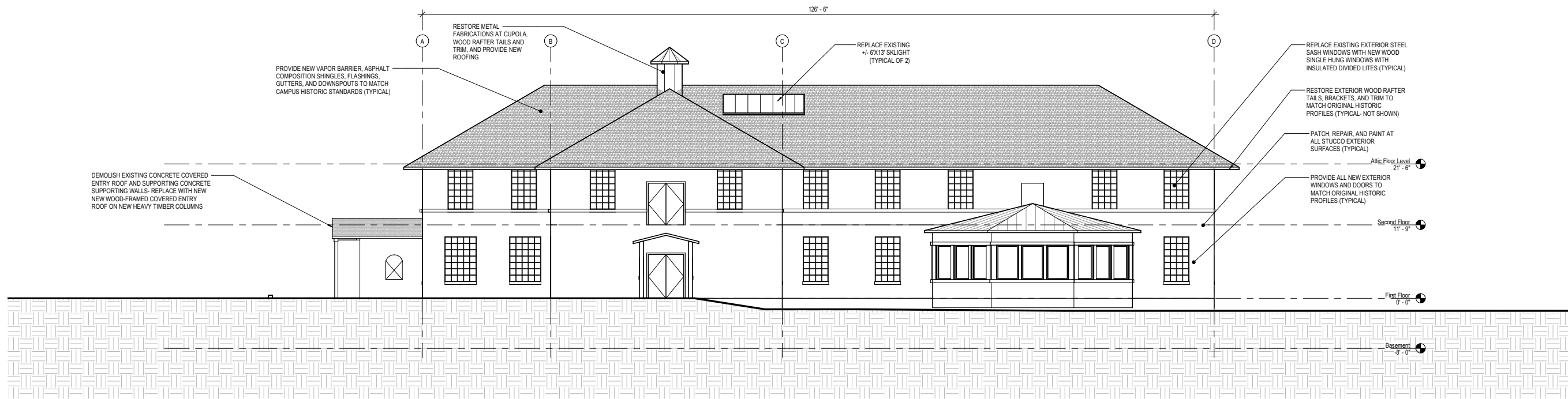
**3 Demolition and New Construction at Entry**



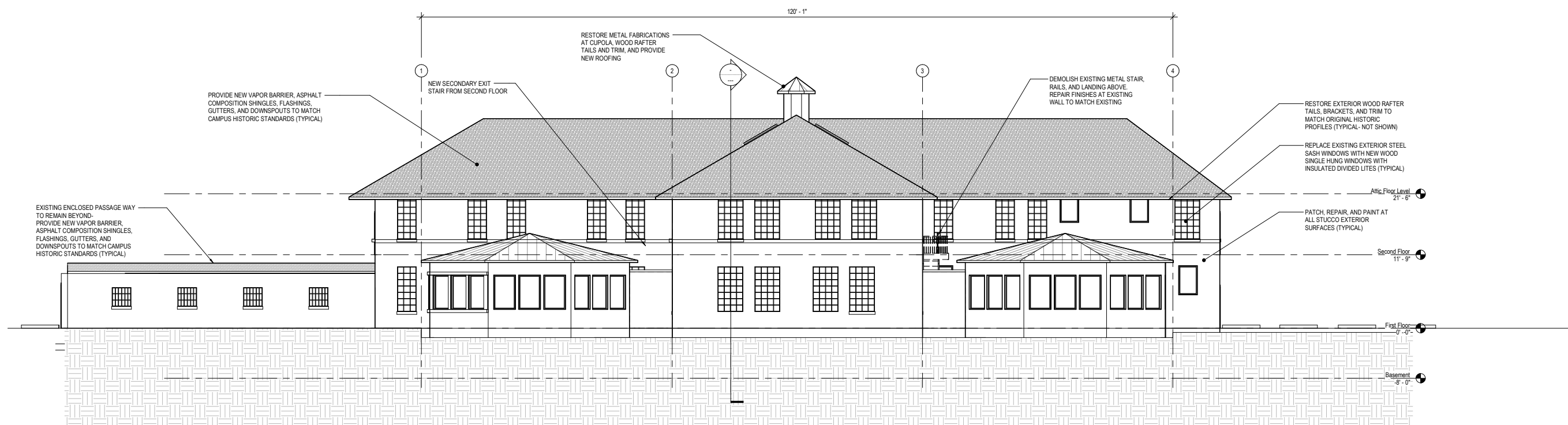
**1 Demo/Construction North Elevation**  
1/8" = 1'-0"

Job No:	2203	Date:	2022/09/26
File No:	2203 Gray Building.rvt	Drawn By:	AMC
		Checked By:	JMC
		Issued for:	Cost Opinion

DEMO / CONSTRUCTION BUILDING ELEVATIONS  
**A301**



2 Demo/Construction West Elevation  
1/8" = 1'-0"

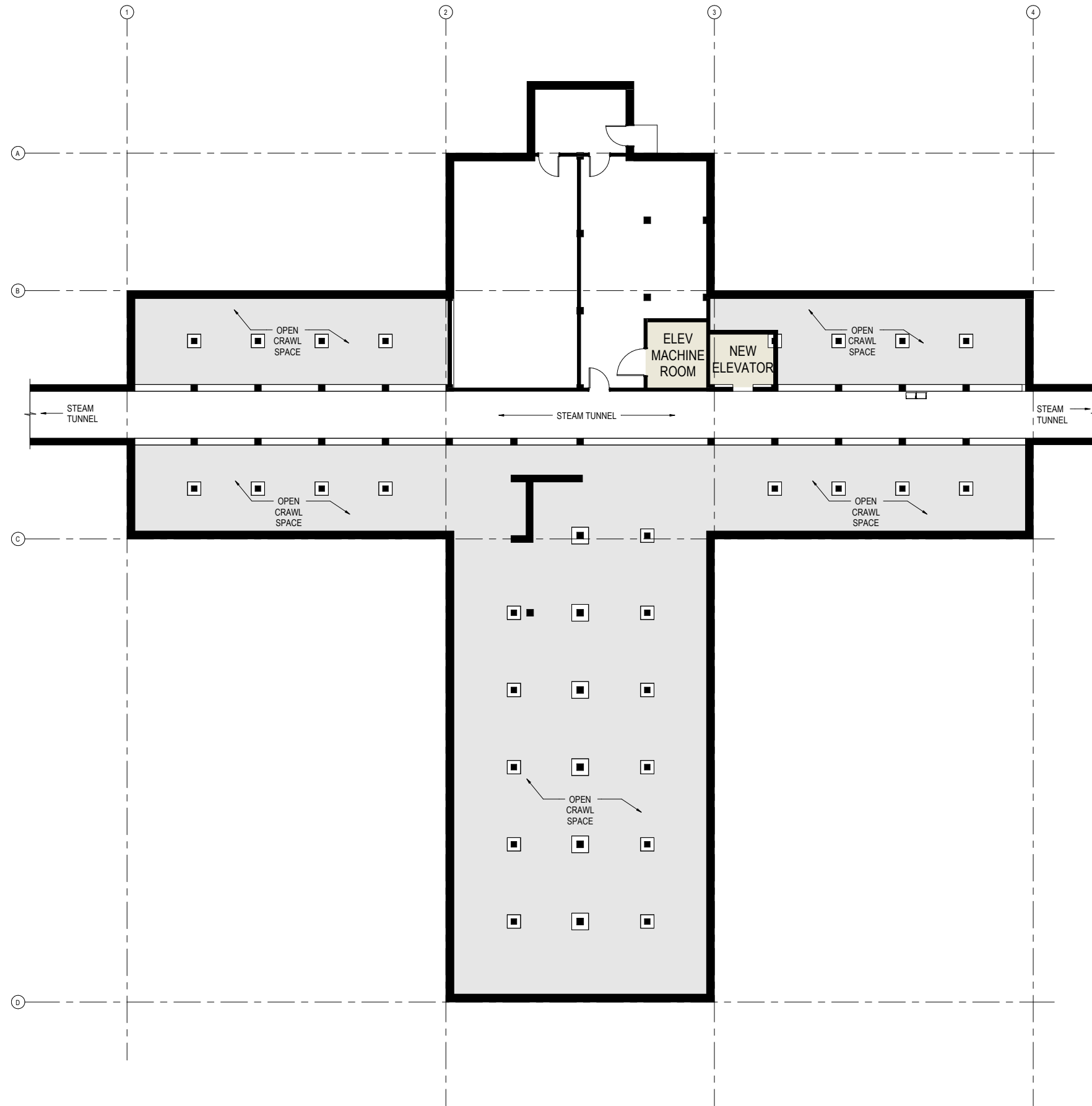


1 Demo/Construction South Elevation  
1/8" = 1'-0"

Port of Skagit - SWIFT Center  
Gray and Fraser Buildings Feasibility Study  
Northern State Hospital Campus  
Sedro-Woolley, WA 98284

Job No: 2203 Date: 2022/09/26  
File No: 2203 Gray Building.rvt  
Drawn By: AMC  
Checked By: JMC  
Issued for: Cost Opinion

DEMO /  
CONSTRUCTION  
BUILDING  
ELEVATIONS  
**A302**



Room Legend

■ CIRCULATION

1 Presentation Basement Floor Plan  
1/8" = 1'-0"

Job No. 2203	Date: 03/15/2023
File No. 2203 Gray Building.cvt	
Drawn By: AMC	
Checked By: JMC	
Issued for: SD/DD	

PRESENTATION  
BASEMENT  
FLOOR PLAN

P200



- Room Legend**
- CIRCULATION
  - COLLABORATION AREA
  - MEETING
  - OFFICE
  - STUDIO
  - SUPPORT

Port of Skagit - SWIFT Center  
**Gray and Fraser Buildings Feasibility Study**  
 Northern State Hospital Campus  
 Sedro-Woolley, WA 98284

Job No:	2203	Date:	03/15/2023
File No:	2203 Gray Building.rvt		
Drawn By:	AMC		
Checked By:	JMC		
Issued for:	SD/DD		

PRESENTATION  
 LEVEL 1 FLOOR  
 PLAN  
**P201**

**1** Presentation Level 1 Floor Plan  
 1/8" = 1'-0"



- Room Legend**
- CIRCULATION
  - COLLABORATION AREA
  - CORRIDOR
  - MEETING
  - OFFICE
  - STUDIO
  - SUPPORT

**1** Presentation Level 2 Floor Plan  
 1/8" = 1'-0"

Port of Skagit - SWIFT Center  
**Gray and Fraser Buildings Feasibility Study**  
 Northern State Hospital Campus  
 Sedro-Woolley, WA 98284

Job No.	2203	Date	03/15/2023
File No.	2203 Gray Building.rvt		
Drawn By	AMC		
Checked By	JMC		
Issued for	SDDD		

PRESENTATION  
 LEVEL 2 FLOOR  
 PLAN  
**P202**

September 22, 2022

Jeff McClure  
RMC Architects  
1223 Railroad Avenue  
Bellingham, WA 98225

Project: **Building Structural Narrative for Fraser and Gray - Swift Center** KW PROJ #:22090

Dear Jeff:

Kingworks has been contracted to provide the following services as they relate to the Fraser and Gray buildings at the Swift Center. Our scope during the feasibility phase of this project includes providing the following in narrative form:

- Brief overview of the building's primary structure, including descriptions of the gravity and lateral force resisting systems and comment on the building structural condition and expected seismic performance.
- Findings of a code study of the proposed renovations as it relates to the structural aspects of the IEBC to determine any code required structural upgrades, including seismic improvements.
- Provide preliminary structural description for the addition of new elevators
- Provide a preliminary description of recommended voluntary seismic upgrade strategies

No original construction drawings have been provided for these buildings. This report is based on the following:

- Visual observations performed on 7/27/2022.
- A historic register nomination narrative
- Familiarity with Coleman Building, which is a similar building (type and vintage)
- 2018 International Existing Building Code (IEBC).

#### **Building Structural Description:**

Fraser and Gray buildings were built around 1914. It is our understanding the buildings were originally intended to serve as wards for patients at the Northern State Hospital. There seem to have been few, or no modifications or upgrades to the primary structural system since original

construction. Both buildings have two levels above grade, and it is assumed that they each have below grade crawl spaces and partial basements.

The primary structure for both buildings can best be described as reinforced concrete frame with steel framed trusses at the roof. The first two floors consist of reinforced concrete slabs spanning between reinforced concrete columns. Exterior walls are constructed with infill hollow clay tile masonry placed between the concrete columns and beams. The roofs consist of wood decking over steel trusses spanning between perimeter concrete beams and columns. The foundation system for the building is reinforced concrete shallow spread footings.

#### **Structural Assessment:**

This opinion is based only on the brief site visit and visual observations. Access was not provided for the basement, and observation of the roof structure was limited to looking through a hole in the ceiling over the second floor. For the most part, structural components are covered by finishes and were not observed directly. However, if there were structural issues from excessive deflection or settlement, they would have been detectable despite the presence of finishes. The buildings were generally in disrepair, with debris on the floor, tree branches and vines growing through broken windows, and obvious water intrusion issues from the roof. Given the extent of the water damage, it would not be surprising to find wood decay issues and corrosion issues in the attic. It is also possible that there will be corrosion and condition issues with reinforced concrete structural elements since the water intrusions seems to have occurred over a long period and interior concrete elements generally would not have been constructed with adequate concrete cover over the reinforcing steel to provide corrosion protection. It is our opinion that both buildings will require significant structural remediation if the client decides to renovate them.

We expect that this building would provide protection of life safety for occupants in minor, and possibly moderate earthquakes. With reinforced concrete components acting as boundaries around the un-reinforced masonry infill panels in the building, 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. With the concrete and masonry construction, the building has a high mass to be excited by accelerations due to earthquake ground motion. The masonry infill panels will initially be able to provide significant resistance to shear loads, but this resistance will rapidly diminish when the masonry is forced to deflect beyond its elastic limits and starts to fracture. Building damage, including possible collapse could result from long duration earthquakes or ones with high magnitude accelerations. The majority of interior, non-bearing partition walls are constructed with slender and unreinforced clay tile masonry construction. These partition walls have almost no ability to withstand large out of plane loads and they would be expected to present a hazard to occupants due to collapse which could result in direct harm and/or obstruct evacuation.

#### **2018 International Existing Building Code (IEBC) Requirements:**

It is our understanding that the Port of Skagit is considering renovating these buildings. It is assumed that the repurposed buildings would be used as offices. Renovation would largely consist of restoring structural components, modifying some interior spaces and updating finishes. Mechanical and electrical systems would be replaced. Impacts to the primary structural system would likely include the cutting of openings for new mechanical distribution systems, and the addition of elevators.

Renovations to existing buildings are required to follow the provisions of the International Existing Building Code (IEBC). The IEBC defines three levels of alteration and calls for increasingly stringent structural requirements as the level assignment increases. In our opinion the proposed renovation would be classified as a Level 3 Alteration without substantial structural alteration. Substantial structural alteration is defined as *“an alteration in which the gravity load - carrying structural elements altered within a 5 year period support more than 30 percent of the total floor and roof area of the building”* [IEBC202]. As a level 3 alteration, the building must comply with the IEBC requirements for alteration level 1, 2, and 3. The attached flow chart shows the structural aspects of the IEBC requirements. The red arrow on the flow chart indicates our opinion of the logic and requirements for this project.

**Lateral Load System:** Since the anticipated scope of the project would not include substantial structural alteration, there would be no requirement for the building lateral load resisting system to be shown to comply with, or upgraded to comply with, the modern lateral load requirements for current wind loads and 75 percent earthquake loads. However, IEBC explicitly requires the following measures for this building:

- 1) IEBC 906.4 requires anchoring the roof structure to the exterior walls. This would probably involve attaching the existing trusses to the walls and installing anchorage points between the trusses that would anchor the wood decking to the walls. Spacing for these anchor points is typically 4 to 6 feet.
- 2) IEBC 906.7 requires the removal or bracing of unreinforced masonry partitions in the work area and adjacent to egress paths. For this building and the scope of this project, all of the interior walls on the first and second floor will require: 1) removal, 2) reinforcement using installation of an adjacent wall to brace the existing wall (probably a metal stud wall that will be anchored to the slabs at the top and bottom and anchored to the masonry wall with frequent ties), or 3) reinforcement using vertically oriented, and regularly spaced, adhered fiber glass or carbon fiber strips on both faces of the existing masonry walls and extending to connect to the slabs above and below the wall. In our opinion, option 3 is probably most appropriate means to provide out of plane bracing of the walls unless new furring walls are going to be required for other reasons, such as for electrical runs for switches and outlets, or for insulation.

**Gravity Load System:** Per IEBC section 806.2, existing gravity resisting members will need to be evaluated at any location where their new loading is increased by more than 5 percent, or their capacity is decreased due to alteration by more than 5 percent. The original live load for the buildings would likely be classified as hospital use by current building codes. Patient rooms for hospitals are currently designed for a 40 pound per square foot (PSF) live load, whereas office spaces are designed for a 50 PSF live load. With no original structural information available, it is not possible to definitively determine the existing floor live load capacity without undertaking a study to determine the quantity and position of the reinforcement bars in the existing slabs, beams, and columns. Based on review of drawings from other buildings on the campus, it is likely that the existing reinforcing is adequate but additional investigation and analysis should be performed if a renovation project is undertaken. It is possible that some spaces will be found to be insufficient for the loads. Those areas will require either structural reinforcement or the posting of load restriction signs. In general, it will be necessary to ensure that the weight of new finishes and mechanical distribution systems not exceed 5% of the existing assembly weights. Structural alterations that remove sections of concrete slab floors or roofs (such as for elevators, stairs, or mechanical distribution) will require analysis. The addition of carbon fiber or structural steel reinforcement below slabs may be required in the vicinity of the alterations (or load increases).

### Narratives for planned structural modifications:

**Elevators:** If new elevators are required for the buildings. It is anticipated that a new pit and foundation structure will be required in the basement at each location. New elevator shaft walls are anticipated to be reinforced concrete or reinforced CMU so that the walls will be able to provide lateral support for rails and support for the new openings in the existing slab at the two floors. See attached SSK-02.

### Voluntary Seismic Improvement

If additional seismic improvements are undertaken beyond the code requirements, the following discussion describes recommendations.

**Lateral Load Resisting System Options:** The current lateral system of the building relies on the masonry infill walls that fill the areas between the existing concrete columns and beams around the exterior of the building. As previously discussed, the masonry infill does not provide the ductility and energy absorption that would be required to resist long duration or strong ground motions due to earthquake. There are two options that seem most effective to improve the current system. The first option would be to strengthen the existing exterior masonry walls with composite materials. With this option, one or both faces of the existing exterior walls would be strengthened using either adhered fiberglass or carbon fiber sheets, or by applying a sprayed fiber reinforced cementitious matrix. The second option is to replace strategically selected existing masonry walls on the interior or exterior of the building with new reinforced concrete shear walls. With this second option, if larger lengths of wall are installed, the overturning forces that result from resisting the earthquake lateral loads could be managed by the existing basement walls and foundation. If it is decided that installing less walls would be more cost effective, then the walls could be minimized to smaller core areas, possibly around stair and elevator shafts. These cores will require significant new foundations, possibly with micro piles or other deep foundation components to resist large overturning forces.

**Other seismic improvements:** Other seismic improvements that we would recommend include providing out of plane bracing of exterior unreinforced masonry walls. This would be accomplished by installing structural metal stud walls on the inboard side of the exterior walls and anchoring the studs to the masonry walls at close intervals. Note that new furring walls are already planned for the project to facilitate the addition of insulation and electrical outlets and controls. The added cost for providing the out of plane bracing would be for heavier metal studs and increased attachment requirements.



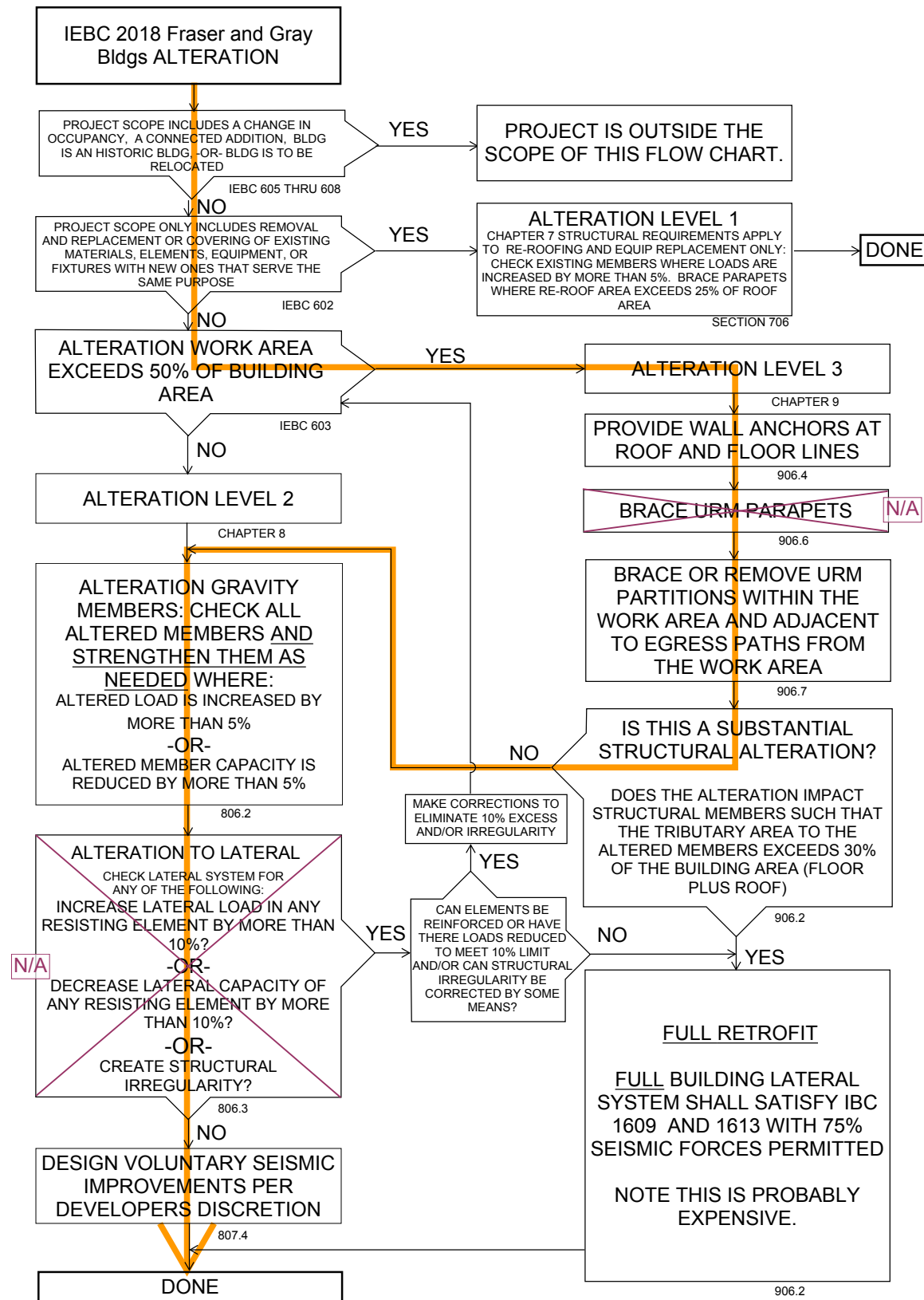
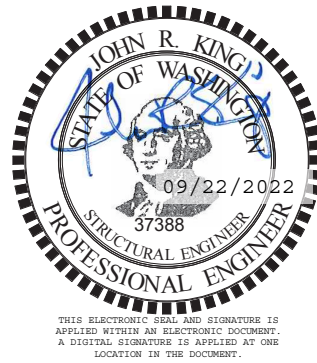
**Conclusion:**

Please let us know if you have any questions or concerns. We would be happy to expound on any topic if needed. 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.

Sincerely,

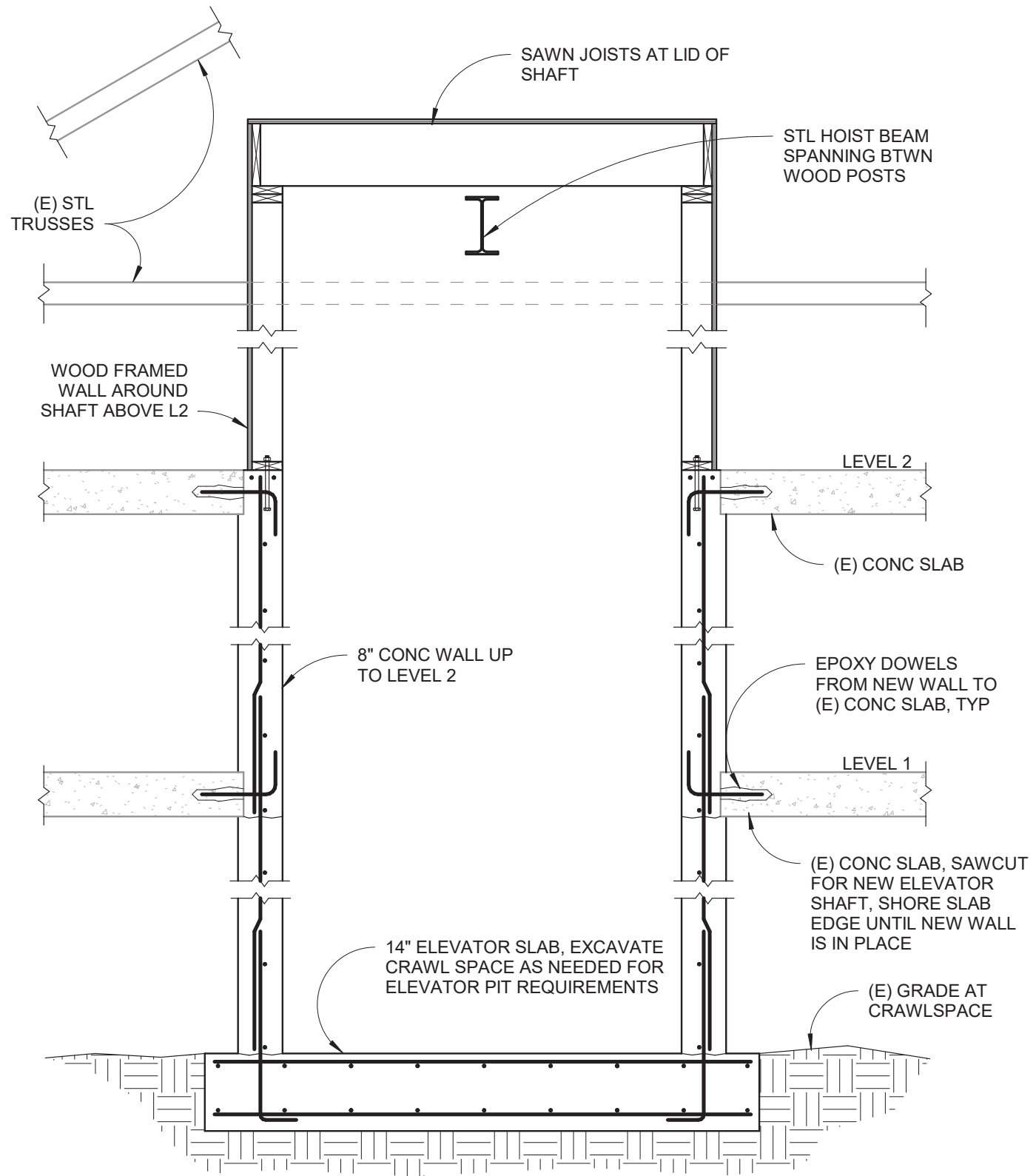
John R (Jack) King, PE, SE  
Principal

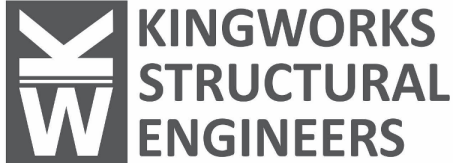
Attachments:  
SSK-01 Fraser & Gray Buildings IEBC Flowchart  
SSK-02 Elevator Pit Sketch



	Fraser and Gray Bldgs IEBC Alteration Requirements Flow Chart		
	<small>NOTE: THIS IS A PRELIMINARY SYNOPSIS OF THE IEBC STRUCTURAL REQUIREMENTS AND IS INTENDED TO DEMONSTRATE THE STRUCTURAL ASPECTS OF THE REQUIREMENTS TO OUR CLIENTS. CONSULT THE FULL IEBC TEXT AND BUILDING OFFICIAL FOR THE EXACT REQUIREMENTS</small>		
600 Dupont St, Suite B Bellingham, WA 98225	360.714.8260 www.king-works.com	Project number 22090 Date 8/29/22 Drawn by JKING Checked by JKING	<b>SSK-01</b>  Scale NTS





 <p>600 Dupont St, Suite B Bellingham, WA 98225</p> <p>360.714.8260 www.king-works.com</p>	SCHEMATIC STRUCTURE AT NEW ELEVATOR SHAFT			
	SWIFT CENTER -FRASER & GRAY BUILDINGS			
	<b>PRELIMINARY</b>	Project number	22090	<b>SSK-02</b>
		Date	8/29/2022	
	Drawn by	JKING		
	Checked by	JKING	Scale 1/2" = 1'-0"	

**FRASER AND GRAY BUILDINGS  
PORT OF SKAGIT  
MECHANICAL BASIS OF DESIGN – PLANNING PROGRESS DESIGN NARRATIVE**

**Mechanical**

Updated 08/22/2022

**Design Intent:** The mechanical system for the Fraser and Gray Buildings 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 these projects, the proposed HVAC system takes into consideration the fact that the steam plant may not exist throughout the life of the new buildings mechanical systems.

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 Fraser and Gray Buildings. 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

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*	0.104	Existing concrete, insulated
Glazing	0.38	Metal framing, SHGC = 0.38
Exterior Door	0.37	Hollow metal door, insulated core.
Roof	0.26	Existing concrete floor, insulated roof
Floor Over Unconditioned Basement*	0.029	Insulated

\*values taken from 2018 WSEC default values

**Plumbing Systems:**

1. The existing plumbing systems are past their useful life and will be replaced with new.
2. Utilities:
  - a. The domestic water 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. 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: Hot water will be provided by an electric heat pump water heater, and storage tank. 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. The heat pump water heater will be located outside, on grade. Water heater storage tank and appurtenances will be provided in the basement mechanical room.
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 buildings are not sprinklered.
2. The sprinkler system will be connected to the existing site water. Connection will be at 5'-0" outside of the building.
3. The first and second floor will be completely sprinklered 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 basement and attic will be sprinklered with dry system coverage if they remain unheated and uninulated.
5. The double detector check valve (DDCV) and dry and wet risers will be located in the basement mechanical room.
6. A fire department connection (FDC) and post indicator valve (PIV) will be provided on site by civil.

#### Heating, Ventilating and Air Conditioning System:

1. The existing HVAC system is past its useful life and will be replaced with new.
2. 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.
3. Ventilation:
  - a. Central dedicated outdoor air system "DOAS" air handling units with enthalpy wheel type heat recovery will supply ventilation air to single duct VAV terminal units (no filters, fans or coils) at each zone served. Air handlers will have supply fans, exhaust fans, filters and heat recovery. VAV units will modulate airflow to provide outdoor ventilation air to the space, control economizer cooling capability and close dampers

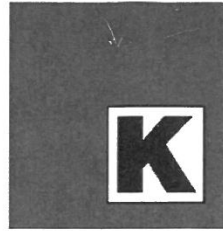


- when the zones are unoccupied for energy savings. Air will be supplied by overhead type diffusers. Return air will be overhead.
    - b. DOAS air handling units will be located in the attic.
4. Zone Heating and Cooling:
  - a. VRF fan coil units will provide heating and cooling at each zone. Fan coils 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.
5. 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.
6. 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.
7. 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.



**END OF NARRATIVE**





**K**  
**ENGINEERS INC.**  
ELECTRICAL ENGINEERING

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

**Port of Skagit – Swift Center – Fraser/Gray Buildings**  
**Electrical Schematic Design Narrative**  
9/15/2022

*Project Description*

The Fraser/Gray renovation project is intended to modernize the existing buildings into a multi-tenant office and innovation resource building. They are 2 story buildings, approximately 19,104 square feet each. The existing exterior walls are intended to remain with the interior of the building being selectively remodeled. Some existing walls will be removed, some walls will remain, and others will be new. A new elevator will be added to each of the buildings to provide elevator access to the second floor.

*Power Services & Distribution*

The Fraser and Gray Buildings have been disconnected from the campus 4,160 volt medium voltage system and have had no power source since the spring of 1993.

The Fraser medium voltage vault and main electrical room are located beneath the Fraser building in its basement. It is physically connected to the utility tunnel system and also has an exterior stairway down to the basement. It has abandoned primary power cable routed from the Denny building through the tunnel into Fraser and out again toward Gray. The medium voltage cables have been cut off in the vault with their ends unsealed. Given they are not energized and left unsealed, they are not recommended to be reused. All of the medium voltage transformers and switches have been removed.

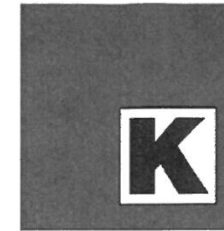
To re-energize Fraser on the campus power system, the closest source of power is from the Denny building vault. The Denny switchgear has an open switch position that is intended to supply Fraser. The old abandoned medium voltage cable will need to be replaced with new and reconnected to the Denny switch. The building will also need new medium voltage transformers and switches in order to be re-energized with power from the campus system.

To re-energize Fraser from the Puget Sound Energy (PSE) system, the closest source is a vault along the East Road. This is further away than the campus power located in Denny, however, the Port is not overly interested in owning their own primary power system so this may be a first step to eventually phase out the campus primary power system. PSE power would need to be trenched from the existing PSE vault to near the Fraser Building and a new above grade PSE padmount transformer will need to be installed.

The 1990's drawings did not reveal a medium voltage vault in the basement of Gray or how the Gray building was supplied power. Given there was no medium voltage vault, it is assumed that Gray was supplied with secondary power from either the Fraser Vault to the west or the abandoned Snohomish Building Vault to the east. Gray has a similar exterior lower basement door as Fraser so it is assumed that it had a Vault prior to the 1990's drawings or at least the main electrical room was located in the basement.

Gray has abandoned medium voltage cables routing through the tunnel from Fraser and out again toward the Snohomish vault. The medium voltage cables route through Gray and do not splice or terminate in Gray.

Similar to Fraser, the old cables in Gray will need to be removed and new power brought to it from either the campus power system or the PSE system from the same locations and methods as described for Fraser.



**K**  
**ENGINEERS INC.**  
ELECTRICAL ENGINEERING

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

There are no main switchboards in Fraser or Gray so new switchboards will need to be added to supply the building along with the addition of a new elevator and the increased electric load of new mechanical units.

The existing branch circuit panels within the building are at the end of their lifecycle, are obsolete, and are too small for the intended renovation. New branch panels will be needed 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 that don't get new wall furring methods. Surface metal raceway will be installed where visible to the building occupants and in public spaces. Electrical Metallic Tubing (EMT) 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.

*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 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, their color appears to have faded over time, and they have not been energized since 1993. It is recommended that existing devices be replaced. 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.



**ENGINEERS INC.**  
ELECTRICAL ENGINEERING

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

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 the main and each downstream 120/208-volt panelboard serving receptacle outlets that supply computers and other sensitive equipment.

#### *Lighting*

All existing lighting is fluorescent type, rusty and has not been energized since 1993. 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 light 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 35 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 buildings do not have telephone, catv, or fiber services. The buildings do not have telephone or data outlets. The buildings do not have telecom rooms. All new telecom systems will need to be provided.

New telecom services can be accessed from the Denny building via the existing campus tunnel system. The Port of Skagit owns a fiber system that is part of a campus fiber optic network.



**ENGINEERS INC.**  
ELECTRICAL ENGINEERING

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

New telecom rooms will need to be provided for MDF's and IDF's that provide a space for telecom racks and equipment. The rooms will need to be conditioned and lockable. The most efficient design would position telecom rooms near the center of the buildings so that cables are able to reach all points of the buildings and more telecom rooms are not needed.

To supply the first floor, the building construction lends itself well to position a new main telecom room (MDF) in the basement so that new telecom cables can be routed through the basement and stub up into the first floor rooms to supply telecom outlets.

To supply the second floor, an IDF should be located on the second floor so that cables can be routed up into the attic space, route horizontally through the attic, then drop back down to second floor rooms to supply telecom outlets.

By using the basement and attic spaces to route cables, it will reduce the amount of visible surface raceway and also allow future additions, changes, and deletion of cables as tenants and building needs change.

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

Horizontal cabling infrastructure will 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 and cable tray.

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

Wireless access point outlets and devices will be provided throughout the buildings.

#### *Fire Detection and Alarm*

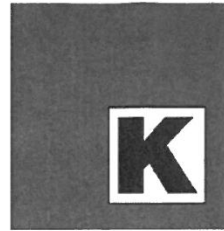
There is no fire alarm system in the buildings. New addressable fire alarm systems will need to be added. Wherever the new fire sprinkler room is added, it should be large enough to also accommodate the main fire alarm panel for each building.

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 buildings.

The buildings 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 lobbies. The panel will automatically communicate all alarms and trouble to 24-hour alarm monitoring services.



**ENGINEERS INC.**  
ELECTRICAL ENGINEERING

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

**K ENGINEERS, INC.**  
**ELECTRICAL ENGINEERING**

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

*Elevator Lobby Two-Way Communication System*

With the new elevator, a two-way intercom system will be provided at each elevator lobby on any floor not on grade. 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.

*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.

**POS - SWIFT Center Fraser Building Renovation**  
Pre-Schematic Design Cost Estimate

8/19/2022

Description	Quantity	Unit	Cost	Total
<b>Building</b>				
Demolition	19104.0	ls	\$0.90	\$17,193.60
Electrical Distribution & Devices	19104.0	sf	\$11.65	\$222,561.60
Lighting Distribution & Fixtures	19104.0	sf	\$9.80	\$187,219.20
Lighting Controls	19104.0	sf	\$2.63	\$50,281.73
Exterior Perimeter & Canopy Lighting	19104.0	sf	\$0.73	\$13,907.71
Telecom. Conduit, Cabling, Supports	19104.0	sf	\$5.75	\$109,848.00
Audio/Video System	19104.0	sf	\$1.23	\$23,536.13
Fire Alarm System	19104.0	sf	\$2.25	\$42,984.00
Security, Access Controls System	19104.0	sf	\$1.23	\$23,536.13
Video Surveillance System	19104.0	sf	\$1.60	\$30,566.40
Elevator Lobby 2-way Intercom System	1.0	ls	\$8,000.00	\$8,000.00
Elec General Cond., Mob/demob, etc. (10%)				\$72,163.45
<b>sub-total</b>	19104.0		\$41.97	<b>\$801,797.95</b>
<b>Primary Power Source from Campus system</b>				
Campus primary power from Denny switch	400.0	lf	\$200.00	\$80,000.00
Fraser primary switch	1.0	ea.	\$30,000.00	\$30,000.00
Fraser padmount primary transformer	1.0	ea.	\$35,000.00	\$35,000.00
<b>sub-total</b>				<b>\$145,000.00</b>
<b>Alternate - Primary power source from PSE</b>				
DEDUCT campus primary costs listed above				(\$145,000.00)
PSE Primary power from vault on East Road	1020.0	lf	\$300.00	\$306,000.00
Trenching & Excavation	1020.0	lf	\$35.00	\$35,700.00
PSE vaults	3.0	ea.	\$7,000.00	\$21,000.00
PSE padmount primary transformer	1.0	ea.	\$40,000.00	\$40,000.00
Note: Part of this PSE cost could be shared with Gray if Gray is renovated 1st, as the system will pass right by Gray				
<b>sub-total</b>				<b>\$257,700.00</b>
<b>Costs Not Included:</b>				
Emergency Responder Radio System				
Generator.				
<b>TOTAL</b>				<b>\$946,797.95</b>



# Hazardous Materials Survey Report

Port of Skagit SWIFT Center

Gray Building

2051 Hub Drive

Sedro-Woolley, Washington 98284

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

September 2022  
PBS Project 41140.018

## 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..... 2**

2.1 Asbestos-Containing Materials (ACMs)..... 2

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: RMC Architect Reference Drawings

#### Appendix B: PLM Bulk Sampling Information

PLM Bulk Sample Inventory  
PLM Bulk Sample Laboratory Data Sheets  
PLM Bulk Sample Chain of Custody Documentation

#### Appendix C: 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 D: PBS Inspector Certifications

©2022 PBS Engineering and Environmental Inc.



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



## 1 INTRODUCTION

### 1.1 Project Background

PBS Engineering and Environmental Inc. (PBS) performed a hazardous materials survey of the Gray 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) associated with florescent light fixtures. PBS based its survey on a project walk through with RMC Architects and Port of Skagit personnel on May 23, 2022.

### 1.2 Building Descriptions

The Gray Building was originally constructed in 1915 and is two-stories with a basement and attic encompassing approximately 22,162 square feet. Currently, the structure is vacant with severe deterioration of exposed interior surfaces throughout many of the spaces. The building was previously heated/cooled via mechanical systems located in the basement and the attic. Domestic hot water and steam was provided by the power plant located northeast of the Gray Building.

Interior floor finishes include: 9" vinyl floor tile, sheet vinyl flooring, ceramic tile, and carpet on concrete or wood substrates. The walls are typically clay tile or gypsum block below plaster, or plaster on wood lath. The ceilings are typically plaster, some with 12" glued acoustical tiles. The exterior of the building is textured plaster, and the roof consists of clay tiles with copper clad cupolas. The windows are typically metal framed throughout the first floor, second floor, and the attic with some wood-framed windows in select areas. The windows are wood framed in the basement.

### 1.3 Survey Process

Accessible areas included in the project scope were inspected by Asbestos Hazard Emergency Response Act (AHERA) Certified Building Inspector Janet Murphy (Cert. No. IMR-22-8300A, Exp. 3/23/2023) on May 20, 2022. 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. The boiler room and tunnel were not inspected during the survey as they were flooded.

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.

PBS field identified room numbers that are different from room numbers shown on RMC Architects drawings, which are included in Appendix A for reference. Room numbers presented in this report and in the sample inventories will be reported as "PBS field number (Corresponding RMC number)".

## 2 FINDINGS

### 2.1 Asbestos-Containing Materials (ACMs)

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

- **9" vinyl floor tile and black mastic** – First and second floor nurse's offices and storage – approximately 300 SF
- **White flexible duct connectors (vibration cloth)** – Throughout attic – approximately 6 EA, 36 LF total
- **Valve gaskets (various sizes)** – Attic and boiler Room (assumed) – approximately 35 EA
- **Hard (magnesium block and corrugated ("air cell") pipe insulation runs, less than 8-inch outer diameter** – Concealed locations throughout – approximately 725 LF
- **Hard-mudded pipe insulation fittings, less than 8-inch outer diameter** – Concealed locations throughout – approximately 500 EA

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

- Textured plaster/stucco - throughout building exterior
- Counter laminate and mastic - the Nurse's station
- Window glazing compound on all exterior windows
- Interior window frame caulk – wardrooms throughout
- Wall/ceiling plaster and finish coat - throughout
- Black breaker box material (assumed) - electric panels in basement and boiler room
- Gray/Brown/Tan sheet vinyl with jute backing and black mastic - wardrooms throughout
- Black vapor barrier beneath wood floors - throughout
- Pink sink undercoat - nurse's station
- Terra cotta floor tile and grout - restrooms and showers
- Terra cotta wall block and grout – throughout;
- Brown covebase mastic – throughout;
- Hexagonal ceramic floor tile and grout - restroom floors
- 12" white or fissured ceiling tile and associated mastic - throughout hall
- Ceramic wall tile/grout/plaster in showers and restrooms
- Black vapor barrier paper under wood floors throughout
- Black asphaltic paper under terra cotta roof tiles
- Black asphaltic roofing over flat roof at entry to building
- Black asphaltic paper under sheet metal roof of sunrooms
- Brown braided wire insulation

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

## 2.2 Lead-Containing Components

Eleven (11) 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. Eleven of the samples collected were determined to contain lead above detectable limits

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

- Yellow/Concrete/Wall (16% lead)
- Brown/Concrete/Sill (11% lead)
- Yellow/Concrete/Exterior wall (16% lead)
- Tan and yellow/Wood/Door frame (0.80% lead)
- White/Plaster/Wall (2.7% lead)
- Green, yellow and pink/Metal/Window frame (1.7% lead)
- White/Plaster/Ceiling (0.38% lead)
- White, green and yellow/Plaster/Wall, (1.1% lead)
- Green/Plaster/Wall (0.12% lead)
- White, green and yellow/Concrete/Sill (9.1% lead)
- Pink/Plaster/Wall (0.50% lead)

PBS observed a total of approximately 9 lead vent caps on roofs throughout. Lead vent caps should be removed and recycled according to applicable state and federal regulations.

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

## 2.3 Mercury-Containing Components

All fluorescent light tubes are presumed to contain mercury. Approximately one hundred and forty-five (145) six-foot light tubes were observed in the accessible areas of the building.

## 2.4 PCB-Containing Components

PBS observed magnetic light fixture ballasts throughout all floors of the building. Magnetic ballasts are known to contain PCBs. PBS observed approximately 36 magnetic ballasts throughout the building. All ballasts should be inspected prior to being disposal.

PBS observed light fixtures that have areas of residual oil from leaking magnetic ballasts. It is estimated that approximately 4 light fixtures have been impacted by suspect PCB oil on the fixtures. All fixtures should be inspected for evidence of leaking magnetic ballasts prior to disposal.

## 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 ACMs 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 are 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, Washington Administrative Code (WAC) 296-155-176. All waste shall be handled in accordance with the State of Washington Department of Ecology Dangerous Waste Regulations (WAC 173-303).

Lead vent caps should be removed and recycled according to applicable state and federal regulations.

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 exposures.

### 3.3 Mercury-Containing Components

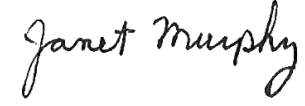
Fluorescent lamps and liquid thermostat switches are known to contain mercury vapor. PBS recommends that all fluorescent lamps and liquid thermostat switches be carefully handled and recycled/disposed of in accordance with the contract documents and applicable regulations during construction activities. Breakage of lamps and thermostat switches 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, light fixtures with evidence of leaking ballasts, and wall-mounted transformers should be presumed to contain PCBs and properly removed, stored, transported and disposed of in accordance with WAC 173-303 and 40 CFR Part 761 Subpart D. If electronic ballasts (not magnetic) are identified within the building, they can be segregated from the magnetic ballast waste stream. Electronic ballasts do not contain PCBs and can be disposed of as general debris in compliance with applicable codes and endpoint facility requirements.

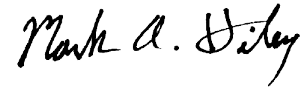
Please do not hesitate to contact us if you have any questions regarding this report or require additional information.

Report prepared by:



Janet Murphy  
AHERA Building Inspector  
Cert. # IMR-22-8300A , Exp. 3/2/2023

Report reviewed by:

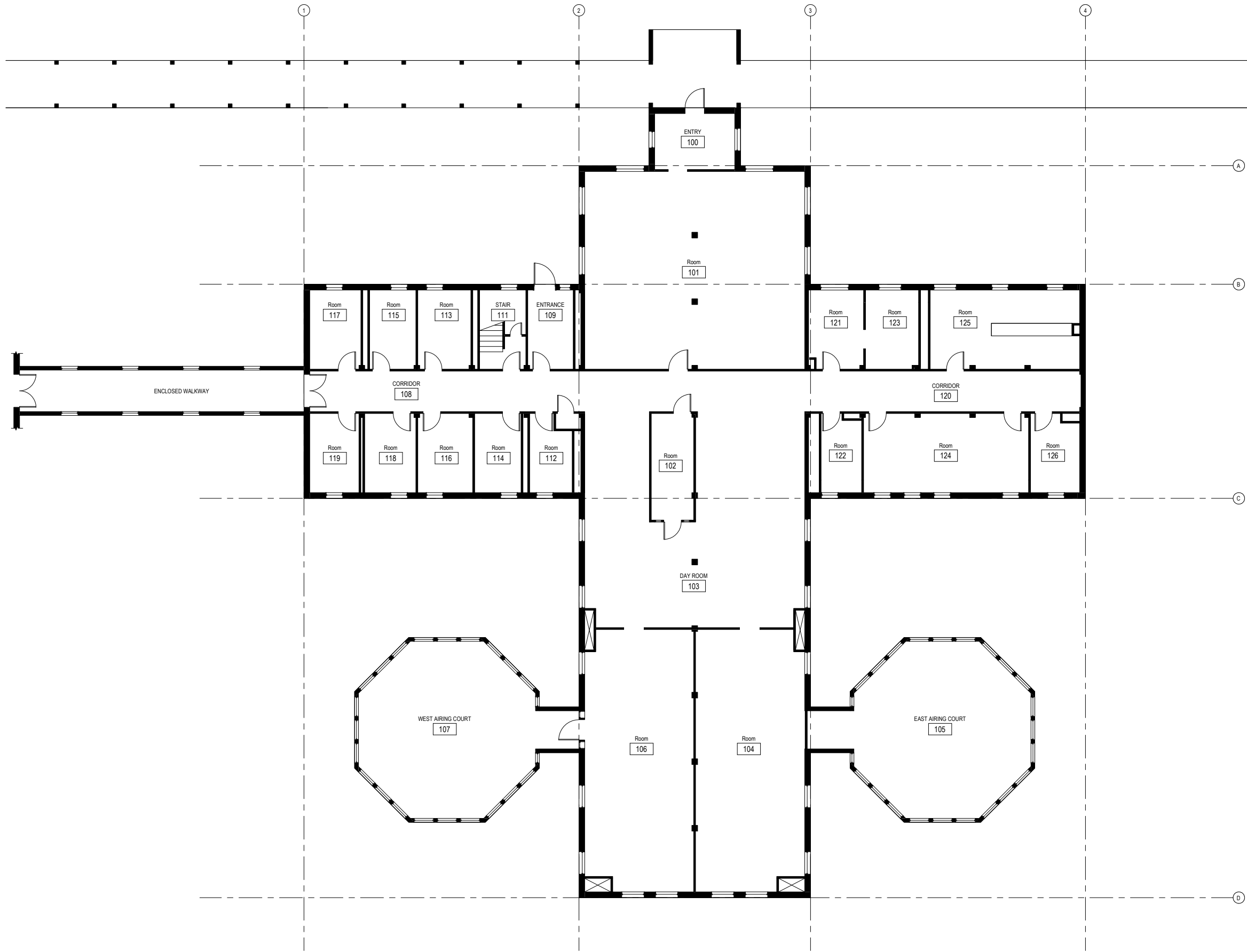


Mark Hiley  
Senior Project Manager

---

## APPENDIX A

RMC Architects Reference Drawings



Port of Skagit - SWIFT Center  
**Gray Building Feasibility Study**  
 Northern State Hospital Campus  
 Sedro-Woolley, WA 98284

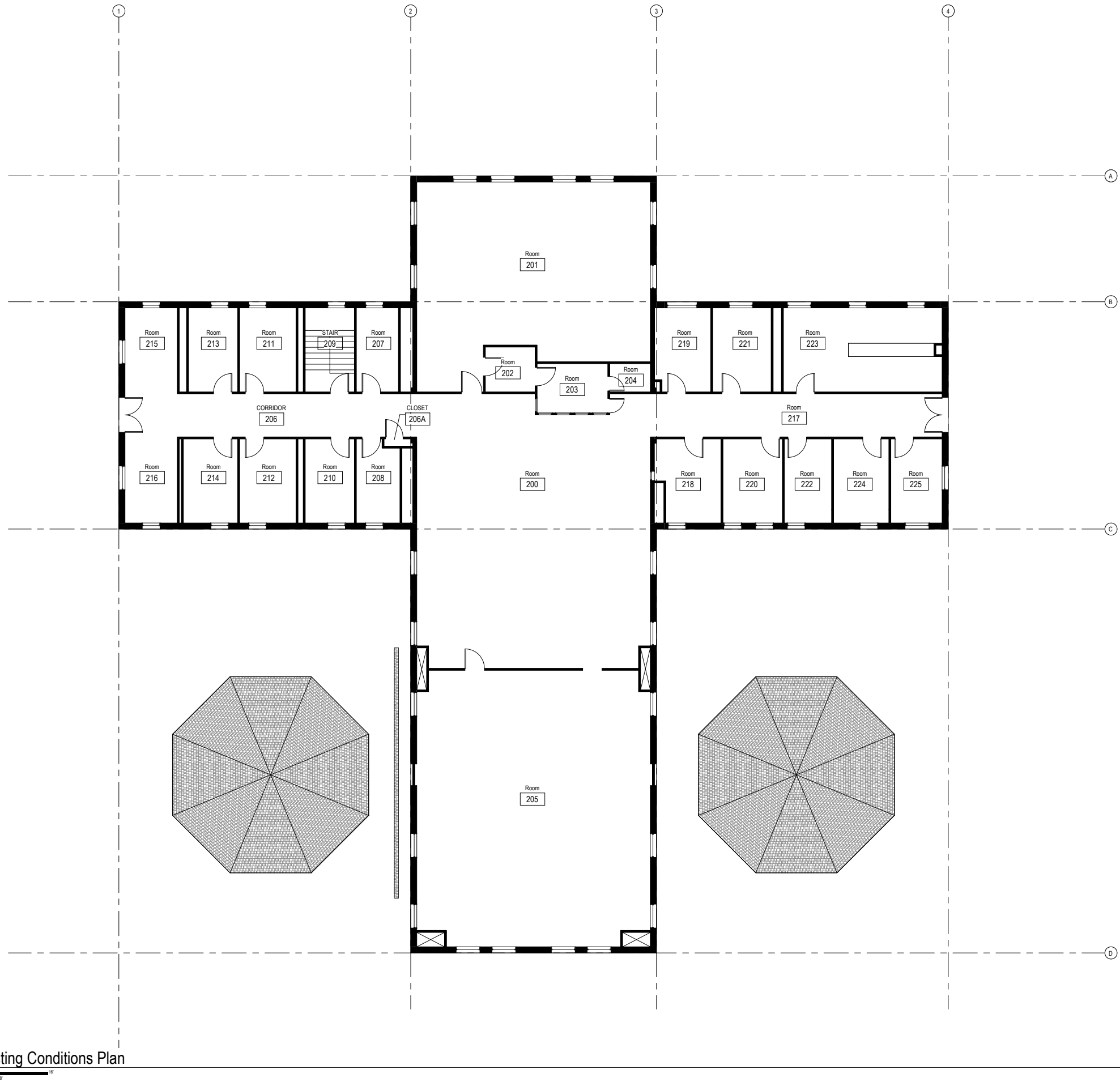
Job No:	2203	Date:	2022-07-25
File No:	2203 Gray Building.rvt		
Drawn By:	NML		
Checked By:	JMcClure		
Issued for:	Review		

FIRST FLOOR  
 EXISTING  
 CONDITIONS

**A201e**

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





1 Second Floor Existing Conditions Plan

1/8" = 1'-0"



Port of Skagit - SWIFT Center  
**Gray Building Feasibility Study**  
 Northern State Hospital Campus  
 Sedro-Woolley, WA 98284

Job No:	2203	Date:	2022-07-25
File No:	2203 Gray Building.rvt		
Drawn By:	NML		
Checked By:	JMcClure		
Issued for:	Review		

SECOND FLOOR  
 EXISTING  
 CONDITIONS

**A202e**

---

## **APPENDIX B**

### **PLM Bulk Sampling Information**

PLM Bulk Sample Inventory

PLM Bulk Sample Laboratory Data Sheets

PLM Bulk Sample Chain of Custody Documentation

**SWIFT Center - Gray Building**

RMC Architects

**PLM ASBESTOS SAMPLE INVENTORY**

PBS Engineering + Environmental

PBS Project #41140.018

<u>PBS Sample #</u>	<u>Material Type</u>	<u>Sample Location</u>	<u>Lab Description</u>	<u>Lab Result</u>	<u>Lab</u>
41140.018 -01	Round vibration cloth	Attic on western blower	Layer 1: Gray fibrous material	<b>58% Chrysotile</b>	SAT
41140.018 -02	Square vibration cloth	Attic on western blower	Layer 1: Gray fibrous material	<b>55% Chrysotile</b>	SAT
41140.018 -03	Air cell pipe insulation	1st Floor restroom (125) toilet chase	Layer 1: Gray fibrous material	<b>4% Chrysotile</b>	SAT
41140.018 -04	Mag pipe insulation	1st Floor shower (123) ceiling	Layer 1: White powder material	<b>8% Chrysotile</b> <b>3% Amosite</b>	SAT
41140.018 -05	Black residual mastic	Store room under stairs	Layer 1: Black mastic with paint	NAD	SAT
41140.018 -06	12" White ceiling tile and brown mastic	2nd floor NE corridor	Layer 1: White fibrous material with paint Layer 2: Brown mastic	NAD NAD	SAT
41140.018 -07	12" White ceiling tile and brown mastic	1st floor NE corridor	Layer 1: White fibrous material with paint Layer 2: Brown mastic	NAD NAD	SAT
41140.018 -08	Exterior stucco	Sun room SE	Layer 1: Gray sandy/brittle material with paint	NAD	SAT
41140.018 -09	Exterior stucco	Sun room NE	Layer 1: Gray sandy/brittle material	NAD	SAT
41140.018 -10	Exterior stucco	Sun room NE	Layer 1: Gray sandy/brittle material with paint	NAD	SAT



**SWIFT Center - Gray Building  
RMC Architects**

**PBS Engineering + Environmental  
PBS Project #41140.018**

<u>PBS Sample #</u>	<u>Material Type</u>	<u>Sample Location</u>	<u>Lab Description</u>	<u>Lab Result</u>	<u>Lab</u>
41140.018 -11	9" Gray vinyl floor tile Black mastic	Floor 1 Nurse's office (102)	Layer 1: Gray tile Layer 2: Black mastic	<b>2% Chrysotile</b> <b>2% Chrysotile</b>	SAT
41140.018 -12	9" Gray vinyl floor tile Black mastic	Floor 2 room 14 (201)	Layer 1: Gray tile Layer 2: Black mastic	<b>2% Chrysotile</b> <b>2% Chrysotile</b>	SAT
41140.018 -13	9" Dark gray vinyl floor tile Black mastic	Nurse's station (201)	Layer 1: Dark gray tile Layer 2: Black mastic	<b>2% Chrysotile</b> <b>2% Chrysotile</b>	SAT
41140.018 -14	Brown counter laminate Yellow mastic	1st floor nurse's office (102)	Layer 1: Brown brittle rigid material Layer 1: Yellow mastic	NAD NAD	SAT
41140.018 -15	Gray sheet vinyl and black mastic	Room 2-11 (222)	Layer 1: Gray sheet vinyl Layer 2: Black mastic	NAD NAD	SAT
41140.018 -16	Gray sheet vinyl and black mastic	Room 1-2 (122)	Layer 1: Gray sheet vinyl Layer 2: Black mastic	NAD NAD	SAT
41140.018 -17	Brown sheet vinyl with jute backing and brown mastic	Room 1-4 (101)	Layer 1: Brown sheet vinyl Layer 2: Tan woven fibrous material Layer 3: Brown mastic	NAD NAD NAD	SAT
41140.018 -18	6" Black Covebase Brown mastic	Room 2-11 (124)	Layer 1: Black rubbery material Layer 2: Brown mastic	NAD NAD	SAT

**SWIFT Center - Gray Building**

RMC Architects

**PBS Engineering + Environmental****PBS Project #41140.018**

<u>PBS Sample #</u>	<u>Material Type</u>	<u>Sample Location</u>	<u>Lab Description</u>	<u>Lab Result</u>	<u>Lab</u>
41140.018 -19	Black Covebase 4" brown mastic	Nurse's station (201)	Layer 1: Black rubbery material Layer 2: Brown mastic	NAD NAD	SAT
41140.018 -20	6" Gray Covebase brown mastic Brown mastic	Room 1-2 (122)	Layer 1: Gray rubbery material Layer 2: Brown mastic	NAD NAD	SAT
41140.018 -21	Interior window frame caulk	Room 1-2 (122)	Layer 1: Gray brittle material with paint	NAD	SAT
41140.018 -22	Exterior window pane putty	NW exterior	Layer 1: Gray brittle material with paint	NAD	SAT
41140.018 -23	Exterior window pane putty	Exterior Run Room S	Layer 1: Gray brittle material with paint	NAD	SAT
41140.018 -24	Exterior window pane putty	NE Exterior	Layer 1: Gray brittle material with paint	NAD	SAT
41140.018 -25	Exterior window pane putty	Exterior Sun Room N	Layer 1: Gray brittle material with paint	NAD	SAT
41140.018 -26	Exterior window pane putty	S Exterior	Layer 1: Gray brittle material with paint	NAD	SAT
41140.018 -27	Hexagon ceramic floor tile / grout	Room 1-3 (103)	Layer 1: White ceramic Layer 2: Gray brittle/sandy material	NAD NAD	SAT
41140.018 -28	White subway tile / mortar bed	Room 1-3 (103)	Layer 1: White ceramic Layer 2: Gray brittle/sandy material	NAD NAD	SAT
41140.018 -29	Beige ceramic wall tile	1st Floor NE Restroom	Layer 1: White ceramic	NAD	SAT

**SWIFT Center - Gray Building  
RMC Architects**

**PBS Engineering + Environmental  
PBS Project #41140.018**

<u>PBS Sample #</u>	<u>Material Type</u>	<u>Sample Location</u>	<u>Lab Description</u>	<u>Lab Result</u>	<u>Lab</u>
	Grout		Layer 2: Trace clear mastic	NAD	
	Gray mortar bed		Layer 3: Gray brittle material	NAD	
41140.018 -30	Pink ceramic floor tile and grout	1st floor NE corridor	Layer 1: Pink ceramic Layer 2: Gray brittle/sandy material Layer 3: Trace clear mastic	NAD NAD NAD	SAT
41140.018 -31	Yellow ceramic wall tile Gray mortar bed	2nd floor NE corridor	Layer 1: Yellow ceramic Layer 2: Gray brittle material	NAD NAD	SAT
41140.018 -32	Terra cotta floor tile / mortar	Attic Stairwell	Layer 1: Red brittle material Layer 2: Gray brittle/sandy material	NAD NAD	SAT
41140.018 -33	White and gray plaster wall	Room 1-6 (101)	Layer 1: White brittle material Layer 2: Gray brittle/sandy material	NAD NAD	SAT
41140.018 -34	Paint, white and gray wall plaster	Room 1-10 (119)	Layer 1: White brittle material with paint Layer 2: Gray brittle/sandy material	NAD NAD	SAT
41140.018 -35	Paint, white and gray wall plaster	Room 2-9 (221)	Layer 1: White brittle material with paint Layer 2: Gray brittle/sandy material	NAD NAD	SAT
41140.018 -36	White and gray wall plaster	Room 2-10 (225)	Layer 1: White brittle material with paint Layer 2: Gray brittle/sandy material	NAD NAD	SAT

**SWIFT Center - Gray Building**

RMC Architects

**PBS Engineering + Environmental****PBS Project #41140.018**

<u>PBS Sample #</u>	<u>Material Type</u>	<u>Sample Location</u>	<u>Lab Description</u>	<u>Lab Result</u>	<u>Lab</u>
41140.018 -37	Paint, white and gray wall plaster	Restroom	Layer 1: White brittle material with paint Layer 2: Gray brittle/sandy material	NAD NAD	SAT
41140.018 -38	Paint, white and gray ceiling plaster	Room 2-9 (221)	Layer 1: White brittle material with paint Layer 2: Gray brittle/sandy material	NAD NAD	SAT
41140.018 -39	Brown braided wire insulation	Room 2-3 (205) Wall Outlet	Layer 1: Brown woven fibrous material Layer 2: Trace black mastic	NAD NAD	SAT
41140.018 -40	Black paper vapor barrier	Underwood Floor in Hall	Layer 1: Black asphaltic fibrous material	NAD	SAT
41140.018 -41	Black paper vapor barrier	Under Sun Room Wood Floor	Layer 1: Black asphaltic fibrous material	NAD	SAT
41140.018 -42	Black asphaltic roofing	Roof (flat) over front entry to gray building	Layer 1: Black asphaltic fibrous material Layer 2: Black asphaltic material with sand Layer 3: Black asphaltic material with fibrous material	NAD NAD NAD	SAT
41140.018 -43	Black asphaltic paper	Under terra cotta roofing tile over central roof	Layer 1: Black asphaltic material with fibrous material	NAD	SAT
41140.018 -44	Black asphaltic paper	Under sheet metal roof of sun room	Layer 1: Black asphaltic fibrous material	NAD	SAT
41140.018 -45	Exterior stucco	Exit NE	Layer 1: Gray sandy/brittle material with paint	NAD	SAT

<u>PBS Sample #</u>	<u>Material Type</u>	<u>Sample Location</u>	<u>Lab Description</u>	<u>Lab Result</u>	<u>Lab</u>
41140.018 -46	Exterior stucco	Exit SW	Layer 1: Gray sandy/brittle material with paint	NAD	SAT
41140.018 -47	Exterior stucco	Exit NW	Layer 1: Gray sandy/brittle material with paint	NAD	SAT
41140.018 -48	Exterior stucco	Exit SE	Layer 1: Gray sandy/brittle material with paint	NAD	SAT
41140.018 -49	Exterior stucco	Exit S	Layer 1: Gray sandy/brittle material with paint	NAD	SAT



202210076 SAT  
LABORATORY CHAIN OF CUSTODY

SEATTLE ASBESTOS TEST, LLC

Lynnwood Laboratory: 19701 Scriber Lake Road, Suite 103, Lynnwood, WA 98036, Tel: 425.673.9850, Fax: 425.673.9810, NVLAP Lab Code: 200768-0

www.seattleasbestostest.com, admin@seattleasbestostest.com

Project Manager: Mark Hiley  
Client: PBS Engineering and Environmental, Seattle  
Address: 214 E Galer Street, Suite 300, Seattle, WA 98102  
Tel: 206.233.9639  
Date Report Issued: 5/25/2022

Date Analyzed: 5/25/2022  
Client Job#: 41140.018  
Project Location: Gray Building  
Laboratory batch#: 202210076  
Samples Received: 49

Enclosed please find the test results for the bulk samples submitted to our laboratory for asbestos analysis. Analysis was performed using polarized light microscopy (PLM) in accordance with Test Method US EPA - 40 CFR Appendix E of Part 763, Interim Method of Determination of Asbestos in Bulk Insulation Samples and Test Method US EPA/600/R-93/116.

Percentages for this report are done by visual estimate and relate to the suggested acceptable error ranges by the method. Since variation in data increases as the quantity of asbestos decreases toward the limit of detection, the EPA recommends point counting for samples containing between <1% and 10% asbestos (NESHAP, 40 CFR Part 61). Statistically, point counting is a more accurate method. If you feel a point count might be beneficial, please feel free to call and request one.

The test results refer only to the samples or items submitted and tested. The accuracy with which these samples represent the actual materials is totally dependent on the acuity of the person who took the samples. This report must not be used by the client to claim product certification, approval, or endorsement by Seattle Asbestos Test, LLC, NVLAP, NIST, or any agency of the Federal government. The test report or calibration certificate shall not be reproduced except in full, without written approval of the laboratory. If the sample is inhomogeneous the sub-samples of the components are analyzed separately as layers. This report in its entirety consists of this cover letter, the customer sampling COC or data sheet, and the analytical report which is page numbered.

This report is highly confidential and will not be released without your consent. Samples are archived for 30 days after the analysis, and disposed of as hazardous waste thereafter.

Thank you for using our service and let us know if we can further assist you.

Sincerely

SS Zhang

Steve (Fanyao) Zhang  
Approved Signatory

Project: Gray Building

Analysis requested: PLM

Relinqu'd by/Signature: Janet Murphy

Received by/Signature: [Signature]

Project #: 41140.018

Date: \_\_\_\_\_

Date/Time: \_\_\_\_\_

Date/Time: 5/23/22 14:25

Email ALL INVOICES to: [seattleap@pbsusa.com](mailto:seattleap@pbsusa.com)

E-mail results to:

- Willem Mager
- Gregg Middaugh
- Mark Hiley
- Tim Ogden
- Ryan Hunter
- Prudy Stoudt-McRae

- Janet Murphy
- Kaitlin Soukup
- Allison Welch
- Toan Nguyen
- Peter Stensland
- Claire Tsai

- Holly Tuttle
- Mike Smith
- Ferman Fletcher
- Cameron Budnick
- Kameron DeMonnin
- \_\_\_\_\_

TURN AROUND TIME:

- 1 Hour
- 2 Hours
- 4 Hours

- 24 Hours
- 48 Hours

- 3-5 Days
- Other \_\_\_\_\_

SAMPLE DATA FORM			
Sample #	Material	Location	Lab
1.	Round Vibration cloth	Attic on Western Blower	
2.	Square Vibration cloth	Attic on Western Blower	
3.	Air Cell Pipe Insulation	1st Fl. RR Toilet Chase	
4.	Mag Pipe Insulation	1st Fl. Shower ceiling	
5.	Black Residual Mastic	Store Rm Under stairs	
6.	12" White Ceiling Tile and <sup>Brown</sup> Mastic	2nd Fl. NE Corridor	
7.	"	1st Fl. NE Corridor	
8.	Exterior Stucco	Sun Room SE	
9.	"	Sun Room NE	
10.	"	Sun Room NE	
11.	9" Gray Vinyl Floor Tile Black Mastic	Fl. 1 Nurse's Office	
12.	9" Gray Vinyl Floor Tile Black Mastic	Fl. 2, Rm 14	
13.	9" Dar. Gray Vinyl Floor Tile Black Mastic	Nurse's station	
14.	Brown Counter Laminate Yellow Mastic	1st Fl. Nurse's Office	



2022/0076 SAT  
LABORATORY CHAIN OF CUSTODY

Project: Gray Building Project #: 41140.018  
 Analysis requested: PCM Date: \_\_\_\_\_  
 Relinqu'd by/Signature: Janet Murphy Date/Time: \_\_\_\_\_  
 Received by/Signature: [Signature] Date/Time: 5/23/22 14:25

Email ALL INVOICES to: [seattleap@pbsusa.com](mailto:seattleap@pbsusa.com)

E-mail results to:

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Willem Mager          | <input checked="" type="checkbox"/> Janet Murphy | <input type="checkbox"/> Holly Tuttle                |
| <input type="checkbox"/> Gregg Middaugh        | <input type="checkbox"/> Kaitlin Soukup          | <input type="checkbox"/> Mike Smith                  |
| <input checked="" type="checkbox"/> Mark Hiley | <input type="checkbox"/> Allison Welch           | <input type="checkbox"/> Ferman Fletcher             |
| <input type="checkbox"/> Tim Ogden             | <input type="checkbox"/> Toan Nguyen             | <input type="checkbox"/> Cameron Budnick             |
| <input type="checkbox"/> Ryan Hunter           | <input type="checkbox"/> Peter Stensland         | <input checked="" type="checkbox"/> Kameron DeMonnin |
| <input type="checkbox"/> Prudy Stoudt-McRae    | <input type="checkbox"/> Claire Tsai             | <input type="checkbox"/> _____                       |

TURN AROUND TIME:

- |                                  |  |                                      |
|----------------------------------|--|--------------------------------------|
| <input type="checkbox"/> 1 Hour  | <input type="checkbox"/> 24 Hours            | <input type="checkbox"/> 3-5 Days    |
| <input type="checkbox"/> 2 Hours | <input checked="" type="checkbox"/> 48 Hours | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> 4 Hours |  |                                      |

SAMPLE DATA FORM			
Sample #	Material	Location	Lab
15.	Gray Sheet Vinyl and <sup>Black</sup> mastic	Fl. 2 Rm 11	
16.	"	Fl. 1 Rm 2	
17	Brown Sheet Vinyl with Jute Backing and Brown mastic	Fl. 1. Rm 4	
18	6" Black Covebase Brown mastic	Fl. 2. Rm 11	
19.	Black Covebase 4" Brown mastic	Nurse's Station	
20.	6" Gray Covebase Brown mastic	Fl. 1. Rm 2	
21.	Interior Window Frame Caulk	1st Fl. Rm 5	
22.	Exterior Window Pane Putty	NW Exterior	
23.	Exterior Window Pane Putty	Exterior Sun Room S.	
24.	Exterior Window Pane Putty	NE Exterior	
25.	Exterior Window Pane Putty	Exterior Sun Room N.	
26.	Exterior Window Pane Putty	S. Exterior	
27.	Hexagon Ceramic Floor Tile/Grout	1st Fl. Rm 3	



2022/0076 SAT  
LABORATORY CHAIN OF CUSTODY

Project: Gray Building Project #: 41140.018  
 Analysis requested: PCM Date: \_\_\_\_\_  
 Relinqu'd by/Signature: Janet Murphy Date/Time: \_\_\_\_\_  
 Received by/Signature: [Signature] Date/Time: 5/23/22 14:25

Email ALL INVOICES to: [seattleap@pbsusa.com](mailto:seattleap@pbsusa.com)

E-mail results to:

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Willem Mager          | <input checked="" type="checkbox"/> Janet Murphy | <input type="checkbox"/> Holly Tuttle                |
| <input type="checkbox"/> Gregg Middaugh        | <input type="checkbox"/> Kaitlin Soukup          | <input type="checkbox"/> Mike Smith                  |
| <input checked="" type="checkbox"/> Mark Hiley | <input type="checkbox"/> Allison Welch           | <input type="checkbox"/> Ferman Fletcher             |
| <input type="checkbox"/> Tim Ogden             | <input type="checkbox"/> Toan Nguyen             | <input type="checkbox"/> Cameron Budnick             |
| <input type="checkbox"/> Ryan Hunter           | <input type="checkbox"/> Peter Stensland         | <input checked="" type="checkbox"/> Kameron DeMonnin |
| <input type="checkbox"/> Prudy Stoudt-McRae    | <input type="checkbox"/> Claire Tsai             | <input type="checkbox"/> _____                       |

TURN AROUND TIME:

- |                                  |  |                                      |
|----------------------------------|--|--------------------------------------|
| <input type="checkbox"/> 1 Hour  | <input type="checkbox"/> 24 Hours            | <input type="checkbox"/> 3-5 Days    |
| <input type="checkbox"/> 2 Hours | <input checked="" type="checkbox"/> 48 Hours | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> 4 Hours |  |                                      |

SAMPLE DATA FORM			
Sample #	Material	Location	Lab
28.	White Subway Tile/Mortar Bed	1st Fl. Rm 3	
29.	Beige Ceramic Wall Tile Grout	1st Fl. NE RR	
	Gray Mortar Bed		
30.	Pink Ceramic Floor Tile and Grout	1st Fl. NE Corridor	
31.	Yellow Ceramic Wall Tile Gray Mortar Bed	2nd Fl. NE Corridor	
32.	Terra Cotta Floor Tile/Mortar	Attic Stairwell	
33.	White and Gray Plaster <sup>wall</sup>	1st Fl Rm 6	
34.	Paint White and Gray Wall Plaster	1st Fl. Rm 10	
35.	"	2nd Fl Rm 9	
36.	White and Gray Wall Plaster	2nd Fl Rm 10	
37.	Paint White and Gray Wall Plaster	Restroom	
38.	Paint White and Gray Ceiling Plaster	2nd Fl. Rm 9	
39	Brown Braided Wire Insulation	Rm 2-3 Wall Outlet	
40	Black Paper Vapor Barrier	Under Wood Floor in Hall	
41	Black Paper Vapor Barrier	Under Sun Room Wood Floor	



2022/0076 SAT  
LABORATORY CHAIN OF CUSTODY

Project: Gray Building  
 Analysis requested: PLM  
 Relinqu'd by/Signature: Janet Murphy  
 Received by/Signature: [Signature]  
 Project #: 41140.018  
 Date: \_\_\_\_\_  
 Date/Time: \_\_\_\_\_  
 Date/Time: 5/23/22 14:25

Email ALL INVOICES to: [seattleap@pbsusa.com](mailto:seattleap@pbsusa.com)

E-mail results to:

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Willem Mager          | <input checked="" type="checkbox"/> Janet Murphy | <input type="checkbox"/> Holly Tuttle                 |
| <input type="checkbox"/> Gregg Middaugh        | <input type="checkbox"/> Kaitlin Soukup          | <input type="checkbox"/> Mike Smith                   |
| <input checked="" type="checkbox"/> Mark Hiley | <input type="checkbox"/> Allison Welch           | <input type="checkbox"/> Ferman Fletcher              |
| <input type="checkbox"/> Tim Ogden             | <input type="checkbox"/> Toan Nguyen             | <input type="checkbox"/> Cameron Budnick              |
| <input type="checkbox"/> Ryan Hunter           | <input type="checkbox"/> Peter Stensland         | <input checked="" type="checkbox"/> Kameron DeMonnion |
| <input type="checkbox"/> Prudy Stoudt-McRae    | <input type="checkbox"/> Claire Tsai             | <input type="checkbox"/> _____                        |

TURN AROUND TIME:

- |                                  |  |                                      |
|----------------------------------|--|--------------------------------------|
| <input type="checkbox"/> 1 Hour  | <input type="checkbox"/> 24 Hours            | <input type="checkbox"/> 3-5 Days    |
| <input type="checkbox"/> 2 Hours | <input checked="" type="checkbox"/> 48 Hours | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> 4 Hours |  |                                      |

SAMPLE DATA FORM			
Sample #	Material	Location	Lab
42	Black Asphaltic Roofing	Roof (flat) over front entry to Gray Building	
43	Black Asphaltic Paper	Under Tera Cotta Roofing Tiles over Central Roof	
44	Black Asphaltic Paper	Under Sheet Metal Roof of Sun Room.	
45	Exterior Stucco	Ext. NE	
46	"	Ext. SW	
47	"	Ext. NW	
48	"	Ext. SE	
49	"	Ext. S	

SEATTLE ASBESTOS TEST

Lynnwood Laboratory: 19701 Scriber Lake Road, Suite 103, Lynnwood, WA 98036, Tel: 425.673.9850, Fax: 425.673.9810, NVLAP Lab Code: 200768-0  
 Disclaimer: This report must not be used by the client to claim product certification, approval, or endorsement by Seattle Asbestos Test, LLC, NVLAP, NIST, or any agency of the Federal government.

ANALYTICAL LABORATORY REPORT

[PLM] EPA - 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples; EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials [PLM]

Attn: Mark Hiley  
 Client: PBS Engineering and Environmental, Seattle  
 Job#: 41140.018  
 Samples Rec'd: 49  
 Address: 214 E Galer Street, Suite 300, Seattle, WA 98102  
 Batch#: 202210076  
 Date Analyzed: 5/24/2022  
 Date Received: 5/23/2022  
 Samples Analyzed: 49

Project Loc.: Gray Building

Analyzed by: [Signature]

Approved Signatory: [Signature] Steve (Fanyao) Zhang, President

Lab ID	Client Sample ID	Layer	Description	%	Asbestos Fibers	Non-fibrous Components	%	Non-asbestos Fibers
1	1	1	Gray fibrous material	58	Chrysotile	Filler	24	Cellulose
2	2	1	Gray fibrous material	55	Chrysotile	Filler	27	Cellulose
3	3	1	Gray fibrous material	4	Chrysotile	Filler	23	Cellulose
4	4	1	White powdery material	8 3	Chrysotile Amosite	Binder, Filler	15	Cellulose
5	5	1	Black mastic with paint		None detected	Mastic/binder, Paint	4	Cellulose
6	6	1	White fibrous material with paint		None detected	Paint, Filler, Perlite	65	Cellulose
		2	Brown mastic		None detected	Mastic/binder	3	Cellulose
7	7	1	White fibrous material with paint		None detected	Paint, Filler, Perlite	63	Cellulose
		2	Brown mastic		None detected	Mastic/binder	4	Cellulose
8	8	1	Gray sandy/brittle material with paint		None detected	Sand, Filler, Binder, Paint	3	Cellulose
9	9	1	Gray sandy/brittle material		None detected	Sand, Filler, Binder	2	Cellulose
10	10	1	Gray sandy/brittle material with paint		None detected	Sand, Filler, Binder, Paint	4	Cellulose
11	11	1	Gray tile	2	Chrysotile	Vinyl/binder, Mineral grains	2	Cellulose
		2	Black mastic	2	Chrysotile	Mastic/binder	4	Cellulose
12	12	1	Gray tile	2	Chrysotile	Vinyl/binder, Mineral grains	3	Cellulose
		2	Black mastic	2	Chrysotile	Mastic/binder	3	Cellulose
13	13	1	Dark gray tile	2	Chrysotile	Vinyl/binder, Mineral grains	2	Cellulose
		2	Black mastic	2	Chrysotile	Mastic/binder	3	Cellulose
14	14	1	Brown brittle/rigid material		None detected	Filler, Binder, Fine particles	65	Cellulose
		2	Yellow mastic		None detected	Mastic/binder	4	Cellulose
15	15	1	Gray sheet vinyl		None detected	Vinyl/binder		None detected
		2	Black mastic		None detected	Mastic/binder	3	Cellulose
16	16	1	Gray sheet vinyl		None detected	Vinyl/binder		None detected
		2	Black mastic		None detected	Mastic/binder	2	Cellulose
17	17	1	Brown sheet vinyl		None detected	Vinyl/binder		None detected



**SEATTLE ASBESTOS TEST**

Lynnwood Laboratory: 19701 Scriber Lake Road, Suite 103, Lynnwood, WA 98036, Tel: 425.673.9850, Fax: 425.673.9810, NVLAP Lab Code: 200768-0

Disclaimer: This report must not be used by the client to claim product certification, approval, or endorsement by Seattle Asbestos Test, LLC, NVLAP, NIST, or any agency of the Federal government.

**ANALYTICAL LABORATORY REPORT**

[PLM] EPA – 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples; [PLM]  
EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials

Attn.: Mark Hiley Client: PBS Engineering and Environmental, Seattle Address: 214 E Galer Street, Suite 300, Seattle, WA 98102

Job#: 41140.018 Batch#: 202210076 Date Received: 5/23/2022  
Samples Rec'd: 49 Date Analyzed: 5/24/2022 Samples Analyzed: 49

Project Loc.: Gray Building

Analyzed by: Cici Xu/Steven

Approved Signatory: Steve (Fanyao) Zhang, President

Lab ID	Client Sample ID	Layer	Description	%	Asbestos Fibers	Non-fibrous Components	%	Non-asbestos Fibers
17	17	2	Tan woven fibrous material		None detected	Filler, Binder	85	Synthetic fibers
		3	Brown mastic		None detected	Mastic/binder	2	Cellulose
18	18	1	Black rubbery material		None detected	Rubber/binder	2	Cellulose
		2	Brown mastic		None detected	Mastic/binder	2	Cellulose
19	19	1	Black rubbery material		None detected	Rubber/binder	3	Cellulose
		2	Brown mastic		None detected	Mastic/binder	3	Cellulose
20	20	1	Gray rubbery material		None detected	Rubber/binder	3	Cellulose
		2	Brown mastic		None detected	Mastic/binder	4	Cellulose
21	21	1	Gray brittle material with paint		None detected	Filler, Binder, Paint	2	Cellulose
22	22	1	Gray brittle material with paint		None detected	Filler, Binder, Paint	2	Cellulose
23	23	1	Gray brittle material with paint		None detected	Filler, Binder, Paint	3	Cellulose
24	24	1	Gray brittle material with paint		None detected	Filler, Binder, Paint	3	Cellulose
25	25	1	Gray brittle material with paint		None detected	Filler, Binder, Paint	2	Cellulose
26	26	1	Gray brittle material with paint		None detected	Filler, Binder, Paint	2	Cellulose
27	27	1	White ceramic		None detected	Ceramic/binder		None detected
		2	Gray brittle/sandy material		None detected	Binder, Sand	2	Cellulose
28	28	1	White ceramic		None detected	Ceramic/binder		None detected
		2	Gray brittle/sandy material		None detected	Binder, Sand	3	Cellulose
29	29	1	White ceramic		None detected	Ceramic/binder		None detected
		2	Trace clear mastic		None detected	Mastic/binder	2	Cellulose
		3	Gray brittle material		None detected	Filler, Binder	2	Cellulose
30	30	1	Pink ceramic		None detected	Ceramic/binder		None detected
		2	Gray brittle/sandy material		None detected	Binder, Sand	2	Cellulose
		3	Trace clear mastic		None detected	Mastic/binder	2	Cellulose

**SEATTLE ASBESTOS TEST**

Lynnwood Laboratory: 19701 Scriber Lake Road, Suite 103, Lynnwood, WA 98036, Tel: 425.673.9850, Fax: 425.673.9810, NVLAP Lab Code: 200768-0

Disclaimer: This report must not be used by the client to claim product certification, approval, or endorsement by Seattle Asbestos Test, LLC, NVLAP, NIST, or any agency of the Federal government.

**ANALYTICAL LABORATORY REPORT**

[PLM] EPA – 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples; [PLM]  
EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials

Attn.: Mark Hiley Client: PBS Engineering and Environmental, Seattle Address: 214 E Galer Street, Suite 300, Seattle, WA 98102

Job#: 41140.018 Batch#: 202210076 Date Received: 5/23/2022  
Samples Rec'd: 49 Date Analyzed: 5/24/2022 Samples Analyzed: 49

Project Loc.: Gray Building

Analyzed by: Cici Xu/Steven

Approved Signatory: Steve (Fanyao) Zhang, President

Lab ID	Client Sample ID	Layer	Description	%	Asbestos Fibers	Non-fibrous Components	%	Non-asbestos Fibers
31	31	1	Yellow ceramic		None detected	Ceramic/binder		None detected
		1	Gray brittle material		None detected	Filler, Binder	3	Cellulose
32	32	1	Red brittle material		None detected	Filler, Binder	3	Cellulose
		2	Gray brittle/sandy material		None detected	Binder, Sand	2	Cellulose
33	33	1	White brittle material		None detected	Filler, Binder	3	Cellulose
		2	Gray brittle/sandy material		None detected	Binder, Sand	3	Cellulose
34	34	1	White brittle material with paint		None detected	Filler, Binder, Paint	4	Cellulose
		2	Gray brittle/sandy material		None detected	Binder, Sand	2	Cellulose
35	35	1	White brittle material with paint		None detected	Filler, Binder, Paint	3	Cellulose
		2	Gray brittle/sandy material		None detected	Binder, Sand	3	Cellulose
36	36	1	White brittle material with paint		None detected	Filler, Binder, Paint	2	Cellulose
		2	Gray brittle/sandy material		None detected	Binder, Sand	2	Cellulose
37	37	1	White brittle material with paint		None detected	Filler, Binder, Paint	3	Cellulose
		2	Gray brittle/sandy material		None detected	Binder, Sand	2	Cellulose
38	38	1	White brittle material with paint		None detected	Filler, Binder, Paint	2	Cellulose
		2	Gray brittle/sandy material		None detected	Binder, Sand	3	Cellulose
39	39	1	Brown woven fibrous material		None detected	Filler, Binder	85	Synthetic fibers
		2	Trace black mastic		None detected	Mastic/binder	3	Cellulose
40	40	1	Black asphaltic fibrous material		None detected	Filler, Asphalt, Binder	67	Cellulose
41	41	1	Black asphaltic fibrous material		None detected	Filler, Asphalt, Binder	68	Cellulose
42	42	1	Black asphaltic material		None detected	Asphalt/binder	3	Cellulose
		2	Black asphaltic material with sand		None detected	Asphalt/binder, Sand	4	Cellulose
		3	Black asphaltic material with fibrous material		None detected	Asphalt/binder, Filler	23	Cellulose

**SEATTLE ASBESTOS TEST**

Lynnwood Laboratory: 19701 Scriber Lake Road, Suite 103, Lynnwood, WA 98036, Tel: 425.673.9850, Fax: 425.673.9810, NVLAP Lab Code: 200768-0  
 Disclaimer: This report must not be used by the client to claim product certification, approval, or endorsement by Seattle Asbestos Test, LLC, NVLAP, NIST, or any agency of the Federal government.

**ANALYTICAL LABORATORY REPORT**

[PLM] EPA -- 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples; [PLM]  
 EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials

Attn.: Mark Hiley      Client: PBS Engineering and Environmental, Seattle      Address: 214 E Galer Street, Suite 300, Seattle, WA 98102  
 Job#: 41140.018      Batch#: 202210076      Date Received: 5/23/2022  
 Samples Rec'd: 49      Date Analyzed: 5/24/2022      Samples Analyzed: 49  
 Project Loc.: Gray Building

Analyzed by: *Claudia Steven*      Approved Signatory: *Steve (Fanyao) Zhang, President*

Lab ID	Client Sample ID	Layer	Description	%	Asbestos Fibers	Non-fibrous Components	%	Non-asbestos Fibers
43	43	1	Black asphaltic material with fibrous material		None detected	Asphalt/binder, Filler	25	Cellulose
44	44	1	Black asphaltic fibrous material		None detected	Filler, Asphalt, Binder	69	Cellulose
45	45	1	Gray sandy/brittle material with paint		None detected	Sand, Filler, Binder, Paint	3	Cellulose
46	46	1	Gray sandy/brittle material with paint		None detected	Sand, Filler, Binder, Paint	2	Cellulose
47	47	1	Gray sandy/brittle material with paint		None detected	Sand, Filler, Binder, Paint	2	Cellulose
48	48	1	Gray sandy/brittle material with paint		None detected	Sand, Filler, Binder, Paint	3	Cellulose
49	49	1	Gray sandy/brittle material with paint		None detected	Sand, Filler, Binder, Paint	2	Cellulose

**APPENDIX C**

**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

**AA LEAD PAINT CHIP SAMPLE INVENTORY**

<u>PBS Sample #</u>	<u>Paint Color / Component or Substrate</u>	<u>Sample Location</u>	<u>Results (mg/kg)</u>	<u>Results (%)</u>	<u>Lab</u>
41140.018 -Pb01	Yellow / Concrete / Wall	Exterior Sun Room	160000.0	16.00	NVL
41140.018 -Pb02	Brown / Concrete / Sil	Exit Sill North	110000.0	11.00	NVL
41140.018 -Pb03	Yellow / Concrete / Exit Wall	Exit Northwest	160000.0	16.00	NVL
41140.018 -Pb04	Tan Yellow / Wood / Door Frame	Room 2-7 (216)	8000.0	0.80	NVL
41140.018 -Pb05	White / Plaster / Wall	Room 2-13 (218)	27000.0	2.70	NVL
41140.018 -Pb06	Green, Yellow, Pink / Metal / Window Frame	Room 2-8 (210)	17000.0	1.70	NVL
41140.018 -Pb07	White / Plaster / Ceiling	Room 1-1 (124)	3800.0	0.38	NVL
41140.018 -Pb08	White, Green, Yellow/ Plaster/ Wall	Room 1-2 (122)	11000.0	1.10	NVL
41140.018 -Pb09	Green / Plaster / Wall	1st Floor Nurse's Office	1200.0	0.12	NVL
41140.018 -Pb10	White, Green, Yellow / Concrete / Sil	Room 1-4 (101)	91000.0	9.10	NVL
41140.018 -Pb11	Pink / Plaster / Wall	1st Floor Stairwell	5000.0	0.50	NVL

May 23, 2022

Janet Murphy  
PBS Environmental - Seattle  
214 E Galer St. Suite. 300  
Seattle, WA 98102



**NVL Batch # 2209478.00**

**RE: Total Metal Analysis**  
**Method: EPA 7000B Lead by FAA <paint>**  
**Item Code: FAA-02**

Client Project: 41140.018  
Location: Gray Building

Dear Ms. Murphy,

NVL Labs received 11 sample(s) for the said project on 5/20/2022. Preparation of these samples was conducted following protocol outlined in EPA 3051/7000B , unless stated otherwise. Analysis of these samples was performed using analytical instruments in accordance with EPA 7000B Lead by FAA <paint>. The results are usually expressed in mg/Kg and percentage (%). Test results are not blank corrected.

For recent regulation updates pertaining to current regulatory levels or permissible exposure levels, please call your local regulatory agencies for more detail.

At NVL Labs all analyses are performed under strict guidelines of the Quality Assurance Program. This report is considered highly confidential and will not be released without your approval. Samples are archived after two weeks from the analysis date. Please feel free to contact us at 206-547-0100, in case you have any questions or concerns.

Sincerely,

Shalini Patel, Manager Metals Lab



Enc.: Sample results

Phone: 206 547.0100 | Fax: 206 634.1936 | Toll Free: 1.888.NVL.LABS (685.5227)  
4708 Aurora Avenue North | Seattle, WA 98103-6516

# Analysis Report

## Total Lead (Pb)

Client: PBS Environmental - Seattle  
Address: 214 E Galer St. Suite. 300  
Seattle, WA 98102

Attention: Ms. Janet Murphy  
Project Location: Gray Building



**Batch #: 2209478.00**  
Matrix: Paint  
Method: EPA 3051/7000B  
Client Project #: 41140.018  
Date Received: 5/20/2022  
Samples Received: 11  
Samples Analyzed: 11

Lab ID	Client Sample #	Sample Weight (g)	RL in mg/Kg	Results in mg/Kg	Results in percent
22359652	41140.018-Pb1	0.1831	55	160000	16
22359653	41140.018-Pb2	0.1945	51	110000	11
22359654	41140.018-Pb3	0.1852	54	160000	16
22359655	41140.018-Pb4	0.1956	51	8000	0.80
22359656	41140.018-Pb5	0.1808	55	27000	2.7
22359657	41140.018-Pb6	0.1962	51	17000	1.7
22359658	41140.018-Pb7	0.1828	55	3800	0.38
22359659	41140.018-Pb8	0.1886	53	11000	1.1
22359660	41140.018-Pb9	0.1914	52	1200	0.12
22359661	41140.018-Pb10	0.1899	53	91000	9.1
22359662	41140.018-Pb11	0.1907	52	5000	0.50

Sampled by: Client	Date Analyzed: 05/23/2022	
Analyzed by: Yasuyuki Hida	Date Issued: 05/23/2022	
Reviewed by: Shalini Patel		

mg/ Kg =Milligrams per kilogram  
Percent = Milligrams per kilogram / 10000  
Note : Method QC results are acceptable unless stated otherwise.  
Unless otherwise indicated, the condition of all samples was acceptable at time of receipt.

Bench Run No: 2022-0523-07  
FAA-02



**APPENDIX D**

---

**PBS Inspector Certifications**

THIS IS TO CERTIFY THAT

**JANET MURPHY**

**HAS SUCCESSFULLY COMPLETED THE TRAINING COURSE**

for

**ASBESTOS INSPECTOR / MANAGEMENT  
PLANNER REFRESHER**

In accordance with TSCA Title II, Part 763, Subpart E, Appendix C of 40 CFR

Course Date: 03/23/2022

Course Location: Online,

Certificate: IMR-22-8300A



**CCB #SRA0615 4-Hr Training**

AHERA is the Asbestos Hazard Emergency Response Act enacting Title II of Toxic Substance Control Act (TSCA)

**Expiration Date:** 03/23/2023

For verification of the authenticity of this certificate contact:

PBS Engineering and Environmental Inc.

4412 S Corbett Avenue

Portland, OR 97239

503.248.1939

A handwritten signature in black ink that reads "Andy Fridley".

Andy Fridley, Instructor

ITEM	DESCRIPTION	CURRENT		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
		QUANTITY	UNIT															
<b>DIVISION 2 - DEMOLITION &amp; REMOVAL</b>																		
		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	325,668
024124	DEMOLITION - METAL STAIRS	1.00	EA	20.000	20	80.00	1,600.00	-		BLW							1,600	
024124	ROOFING - CLAY	11,136.00	SF	0.016	178	80.00	14,240.00	-		BLW							14,240	
	METAL ROOFING	2,400.00	SF	0.008	19	80.00	1,520.00	-		BLW							1,520	
024170	ROOF SHEATHING - 10% ALLOWANCE	1,114.00	SF	0.023	26	80.00	2,080.00	-		BLW							2,080	
	GUTTERS AND FLASHING	1,592.00	LF	0.025	40	80.00	3,200.00	-		BLW							3,200	
024160	DOORS & FRAMES	23.00	EA	0.500	12	80.00	960.00	-		BLW							960	
	DOORS ONLY	18.00	LVS	0.350	6	80.00	480.00	-		BLW							480	
024164	WINDOWS (2,574 SF)	130.00	EA	1.250	163	80.00	13,040.00	-		BLW							13,040	
	FOUNDATION VENTS	31.00	EA	0.800	25	80.00	2,000.00	-		BLW							2,000	
024170	INTERIOR BLOCK PARTITIONS	5,081.00	SF	0.056	285	80.00	22,800.00	-		BLW	10,000.00						32,800	
	EXTERIOR BLOCK WALLS	2,280.00	SF	0.020	46	80.00	3,680.00	-		BLW							3,680	
	ROOF STRUCTURE	2,560.00	SF	0.020	51	80.00	4,080.00	-		BLW							4,080	
	FLOOR STRUCTURE	160.00	SF	0.080	13	80.00	1,040.00	-		BLW							1,040	
024184	FLOORING - WOOD	11,425.00	SF	0.012	137	80.00	10,960.00	-		BLW							10,960	
	SLEEPER & GROUT SUBFLOOR (88 CY)	11,425.00	SF	0.017	194	80.00	15,520.00	-		BLW							15,520	
	TILE - FLOOR		NIC														NIC	
	TILE - WALLS	744.00	SF	0.018	13	80.00	1,040.00	-		BLW							1,040	
024185	HARD LID	1.00	ALLW	10.000	10	80.00	800.00	-		BLW							800	
	PLUMBING/MECHANICAL DEMOLITION	19,382.00	SF	0.008	155	80.00	12,400.00	-		BLW							12,400	
	ELECTRICAL DEMOLITION	19,382.00	SF	0.006	116	80.00	9,280.00	-		BLW							9,280	
024125	CONCRETE DEMOLITION - SLAB ON GRADE	11.00	CY	1.250	14	80.00	1,120.00	-		BLW							1,120	
	FOUNDATIONS/WALLS/COLUMNS	41.00	CY	2.500	103	80.00	8,240.00	-		BLW							8,240	
	ELEVATED SLABS	19.00	CY	4.600	87	80.00	6,960.00	-		BLW							6,960	
	SHORING	1.00	ALLW	20.000	20	80.00	1,600.00	500.00	500.00								2,100	
	SAWCUTTING	1,536.00	IN-FT	SUB	SUB			SUB	SUB			4.00	6,144.00		6,144.00		6,144	
	CLEAN/PREP EXISTING WALLS/CEILINGS	34,924.00	SF	0.010	349	80.00	27,920.00	1.00	34,924.00		5,000.00						67,844	
	ASPHALT DEMOLITION	SEE FRONTAGE															SEE FRONTAGE	
	REMOVE & REPLACE - COPOLA (REHAB ALLOWANCE)	1.00	EA	20.000	20	80.00	1,600.00	2,500.00	2,500.00								4,100	
	CONCRETE & BLOCK DISPOSAL	200.00	LCY	0.250	50	80.00	4,000.00	22.00	4,400.00								8,400	
	DEBRIS DISPOSAL	482.00	LCY	0.350	169	80.00	13,520.00	35.00	16,870.00								30,390	
	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	
028000	HAZARDOUS MATERIALS ABATEMENT - VINYL FLOORING	420.00	SF	SUB	SUB			SUB	SUB			3.25	1,365.00		1,365.00		1,365	
	CLOTH DUCT CONNECTORS	36.00	LF	SUB	SUB			SUB	SUB			25.00	900.00		900.00		900	
	ELECTRICAL PANEL INSULATORS	100.00	SF	SUB	SUB			SUB	SUB			22.00	2,200.00		2,200.00		2,200	
	VALVE GASKETS	35.00	EA	SUB	SUB			SUB	SUB			15.00	525.00		525.00		525	
	RESIDUAL PIPE INSULATION	800.00	LF	SUB	SUB			SUB	SUB			10.00	8,000.00		8,000.00		8,000	
	HARD PIPE INSULATION	500.00	LF	SUB	SUB			SUB	SUB			15.00	7,500.00		7,500.00		7,500	
	PIPE FITTINGS	500.00	EA	SUB	SUB			SUB	SUB			15.00	7,500.00		7,500.00		7,500	
	FLOURESCENT LAMPS	145.00	EA	SUB	SUB			SUB	SUB			8.00	1,160.00		1,160.00		1,160	
	PCB BALLASTS	36.00	EA	SUB	SUB			SUB	SUB			50.00	1,800.00		1,800.00		1,800	
	ABATEMENT CONTAINMENT AND SET-UP	1.00	LS	SUB	SUB			SUB	SUB			20,000.00	20,000.00		20,000.00		20,000	
	LEAD PAINT PROGRAM	1.00	ALLW	SUB	SUB			SUB	SUB			2,000.00	2,000.00		2,000.00		2,000	
	SPOT ABATEMENT	1.00	ALLW	SUB	SUB			SUB	SUB			2,500.00	2,500.00		2,500.00		2,500	
<b>DIVISION 3 - CONCRETE</b>																		
		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	114,323
033000	PLACING - FOUNDATIONS	1.00	CY	4.000	4	80.00	320.00	80.00	80.00								400	
	STAIRS PANS & LANDING (POUR & FINISH)	2.00	CY	8.000	16	80.00	1,280.00	80.00	160.00								1,440	
	WALLS	27.00	CY	1.200	32	80.00	2,560.00	80.00	2,160.00								4,720	
	PRESSURE GROUTING	27.00	CY	SUB	SUB			SUB	SUB			450.00	12,150.00		12,150.00		12,150	
	SLAB ON GRADE	8.00	CY	2.000	16	80.00	1,280.00	80.00	640.00								1,920	
031100	FORMING - FOUNDATIONS	72.00	SFCA	0.150	11	80.00	880.00	1.20	86.00								966	
	WALLS	2,196.00	SFCA	0.080	176	80.00	14,080.00	3.25	7,137.00								21,217	
033500	FINISHING - WALLS	2,160.00	SF	0.008	17	80.00	1,360.00	0.10	216.00								1,576	
	SLAB ON GRADE	384.00	SF	0.015	6	80.00	480.00	0.10	38.00								518	
031300	FINE GRADE & SCREED - FOUNDATIONS	20.00	SF	0.080	2	80.00	160.00	0.25	5.00								165	
	SLAB ON GRADE	384.00	SF	0.030	12	80.00	960.00	0.25	96.00								1,056	
031500	CONCRETE ACCESSORIES	36.00	CY				ABV	6.00	216.00								216	
031514	FOUNDATION INSULATION		NIC														NIC	
031516	SLAB SEALER	780.00	SF	0.014	11	80.00	880.00	0.25	195.00								1,075	
032100	REINFORCING	2.00	TN	25.000	50	80.00	4,000.00	3,500.00	7,000.00								11,000	
	CONCRETE HANDLING	36.00	CY					55.00	1,980.00								1,980	
	UNDER SLAB/FOOTING MATERIAL	6.00	CY				ABV	30.00	180.00								180	
033700	SHOTCRETE EXTERIOR SHEAR WALLS (25%)	2,400.00	SF	SUB	SUB			SUB	SUB			22.00	52,800.00		52,800.00		52,800	
036300	DRILL & EPOXY	48.00	EA	0.200	10	80.00	800.00	3.00	144.00								944	
<b>DIVISION 4 - MASONRY</b>																		
		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	10,000
041000	STRUCTURAL BLOCK WALL PATCHING	1.00	ALLW	SUB	SUB			SUB	SUB			10,000.00	10,000.00		10,000.00		10,000	



ITEM	DESCRIPTION	CURRENT		UNIT LABOR	MANHOURS	LABOR	LABOR	MATERIAL	MATERIAL	EQUIPMENT	EQUIPMENT	SUBCONTRACT	SUBCONTRACT	SUB	SUBCONTRACTOR	LINE TOTAL	DIVISION TOTALS
		QUANTITY	UNIT			RATE	COST	UNIT COST	COST	UNIT COST	COST	UNIT COST	SUBTOTAL COST	CONTING.	COST		
<b>DIVISION 5 - METALS</b>																	
		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	43,396
055200	METAL RAILINGS	120.00	LF	0.220	26	80.00	2,080.00	60.00	7,200.00							9,280	
	METAL STAIRS	2.00	FOS	20.000	40	80.00	3,200.00	4,500.00	9,000.00							12,200	
	DETAILING	1.00	LS						2,500.00							2,500	
055300	METAL GRATING		NIC													NIC	
	METAL FABRICATIONS - SLAB SUPPORT @ STAIRS	1.00	EA	50.000	50	80.00	4,000.00	5,000.00	5,000.00							9,000	
	SEISMIC TRUSS BRACING (PERIMETER ANGLE)	522.00	LF	0.150	78	80.00	6,240.00	8.00	4,176.00							10,416	
<b>DIVISION 6 - WOOD &amp; PLASTICS</b>																	
		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	158,980
060600	FASTENERS, CONNECTORS	19,382.00	SF	-				BLW	0.60							11,629	
	SEISMIC BOLTING	130.00	EA	0.250	33	80.00	2,640.00	6.00	780.00							3,420	
061000	ROUGH CARPENTRY	6,138.00	BF	0.032	196	80.00	15,680.00	0.80	4,910.00							20,590	
061603	SHEATHING - ROOF - 10% ALLOWANCE	1,114.00	SF	0.022	25	80.00	2,000.00	2.20	2,451.00							4,451	
	CANOPY ROOF	360.00	SF	0.020	7	80.00	560.00	2.20	792.00							1,352	
	FLOOR SHEATHING	11,425.00	SF	0.018	206	80.00	16,480.00	1.90	21,708.00							38,188	
061700	STRUCTURAL WOOD - COLUMNS (8X8) - MATERIAL	40.00	LF					BLW	40.00							1,600	
	COLUMNS - INSTALL	4.00	EA	1.600	6	80.00	480.00		ABV								
	TRUSSES (4' O.C.)	4.00	EA	0.400	2	80.00	160.00	750.00	3,000.00							3,160	
062620	FRP PANELINGS		NIC													NIC	
064000	ARCHITECTURAL WOODWORK (BATHROOM COUNTERS)	32.00	LF	0.700	22	80.00	1,760.00	100.00	3,200.00							4,960	
	ARCHITECTURAL WOODWORK (OTHER)		NIC													NIC	
	DISPLAY CASES		NIC													NIC	
	RECEPTION COUNTER	1.00	ALLW						10,000.00							10,000	
064600	INTERIOR FINISH CARPENTRY - WINDOW SILLS	4,125.00	LF	0.060	248	80.00	19,840.00	6.00	24,750.00							44,590	
	HISTORICAL - TREADS & RISERS	32.00	EA	0.750	24	80.00	1,920.00	250.00	8,000.00							9,920	
	BANNISTER	40.00	LF	0.600	24	80.00	1,920.00	80.00	3,200.00							5,120	
<b>DIVISION 7 - WEATHER PROTECTION</b>																	
		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	344,064
070000	EXTERIOR WALL IN-FILLS (FULL ASSEMBLY)	126.00	SF	1.500	189	80.00	15,120.00	35.00	4,410.00			12.00	1,512.00		1,512.00	21,042	
071001	FOUNDATION WATERPROOFING - ELEVATOR PIT ONLY	420.00	SUB		SUB				SUB			4.20	1,764.00		1,764.00	1,764	
071326	SHEET WATERPROOFING (WEATHER BARRIER)	SEE 070000														SEE 070000	
071900	WATER REPELLANTS		NIC													NIC	
072100	INSULATION - BATT WALLS R-19	8,795.00	SF		SUB	SUB			SUB			1.40	12,313.00		12,313.00	12,313	
	BATT ROOF R-49	9,228.00	SF		SUB	SUB			SUB			1.80	16,610.40		16,610.40	16,610	
	SOUND	3,300.00	SF		SUB	SUB			SUB			1.20	3,960.00		3,960.00	3,960	
	RIGID INSULATION		NIC													NIC	
074200	EXTERIOR PLASTER (MICROMESH COAT WITH COLOR)	9,317.00	SF		SUB	SUB			SUB			12.00	111,804.00		111,804.00	111,804	
	WALL IN-FILLS	SEE 070000														SEE 070000	
072500	FIRE STOPPING	1.00	ALLW	10.000	10	80.00	800.00	500.00	500.00							1,300	
072600	VAPOR RETARDERS		NIC													NIC	
	ASPHALT SHINGLE ROOFING SYSTEM	11,168.00	SF		SUB	SUB			SUB			10.50	117,264.00		117,264.00	117,264	
076200	SHEET METAL FLASHING	1,783.00	LF	0.030	53	77.00	4,081.00	4.20	7,489.00							11,570	
076500	FLEXIBLE FLASHING (WINDOW PERIMETER TREATMENT)	1,804.00	LF	0.060	108	80.00	8,640.00	1.40	2,526.00							11,166	
077123	GUTTERS	612.00	LF		SUB	SUB			SUB			12.00	7,344.00		7,344.00	7,344	
	DOWNSPOUTS	1,020.00	LF		SUB	SUB			SUB			8.50	8,670.00		8,670.00	8,670	
077200	ROOF ACCESSORIES		NIC													NIC	
079000	JOINT SEALANTS - WINDOWS	1,604.00	LF	0.120	192	77.00	14,784.00	0.65	1,043.00							15,827	
	MISC.	1.00	ALLW	40.000	40	77.00	3,080.00	350.00	350.00							3,430	
079202	FLOOR CAULKING		NIC													NIC	
<b>DIVISION 8 - OPENINGS</b>																	
		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	375,108
081213	HOLLOW METAL FRAMES	25.00	EA	1.500	38	80.00	3,040.00	350.00	8,750.00							11,790	
	REHAB EXISTING HOLLOW METAL FRAMES	30.00	EA	4.000	120	80.00	9,600.00	25.00	750.00							10,350	
	HOLLOW METAL RELITES	1.00	ALLW	1.500	2	80.00	160.00	500.00	500.00							660	
	HOLLOW METAL TRANSOMES	14.00	EA	1.750	25	80.00	2,000.00	250.00	3,500.00							5,500	
081313	HOLLOW METAL DOORS (INSULATED)	5.00	LVS	0.500	3	80.00	240.00	625.00	3,125.00							3,365	
081400	WOOD DOORS	44.00	LVS	0.500	22	80.00	1,760.00	400.00	17,600.00							19,360	
083100	ACCESS PANELS	8.00	EA	0.500	4	77.00	308.00	75.00	600.00							908	
084000	HISTORIC MAIN ENTRY ASSEMBLY	1.00	EA		SUB	SUB			SUB			20,000.00	20,000.00		20,000.00	20,000	
085000	WINDOWS (1,904 SF)	84.00	EA	2.500	210	80.00	16,800.00		185,400.00							202,200	
086200	SKYLIGHTS	130.00	SF		SUB	SUB			SUB			220.00	28,600.00		28,600.00	28,600	
087000	DOOR HARDWARE	49.00	LVS	2.200	108	80.00	8,640.00	500.00	24,500.00							33,140	
088100	GLASS & GLAZING - TRANSOM REPLACEMENT	30.00	EA		SUB	SUB			SUB			275.00	8,250.00		8,250.00	8,250	
	CLEAR CEILING PANELS	320.00	SF		SUB	SUB			SUB			45.00	14,400.00		14,400.00	14,400	
089100	VENTS & LOUVERS - FOUNDATION (186 SF)	31.00	EA	2.000	62	80.00	4,960.00	375.00	11,625.00							16,585	
<b>DIVISION 9 - FINISHES</b>																	
		--	--	--	--	--	--	--	--	--	--	--	--	--	--	NIC	699,662
092216	NON-STRUCTURAL METAL FRAMING	27,439.00	LF	0.040	1,098	80.00	87,840.00	1.20	32,927.00							120,767	
092900	GWB (HANG & TAPE)	30,355.00	SF	0.016	486	80.00	38,880.00	1.30	39,462.00			1.90	57,674.50		57,674.50	136,017	
	EXISTING PLASTER PATCHING (INTERIOR)	9,927.00	SF		SUB	SUB			SUB			5.00	49,635.00		49,635.00	49,635	
093100	TILE - FLOOR & WALL	2,224.00	SF		SUB	SUB			SUB			20.00	44,480.00		44,480.00	44,480	

ITEM	DESCRIPTION	CURRENT		UNIT	LABOR	MANHOURS	LABOR	LABOR	MATERIAL	MATERIAL	EQUIPMENT	EQUIPMENT	SUBCONTRACT	SUBCONTRACT	SUB	SUBCONTRACTOR	LINE	DIVISION
		QUANTITY	UNIT	LABOR			RATE	COST	UNIT COST	COST	UNIT COST	COST	UNIT COST	SUBTOTAL COST	CONTING.	COST	TOTAL	TOTALS
095100	ACOUSTICAL CEILINGS	10,940.00	SF	SUB					SUB	SUB			14.00	153,160.00		153,160.00	153,160	
096001	FLOOR PREP	18,189.00	SF	0.016	291	80.00	23,280.00	0.20	3,638.00								26,918	
096003	FLOOR PROTECTION	1.00	ALLW	40.000	40	80.00	3,200.00	2,000.00	2,000.00								5,200	
096500	RESILIENT FLOORING - VCT	628.00	SY	SUB					SUB	SUB			50.00	31,400.00		31,400.00	31,400	
096513	RESILIENT BASE & ACCESSORIES	3,382.00	LF	SUB					SUB	SUB			5.00	16,910.00		16,910.00	16,910	
096800	CARPETING	1,146.00	SY	SUB					SUB	SUB			45.00	51,570.00		51,570.00	51,570	
099113	PAINTING - EXTERIOR CONCRETE	1,404.00	SF	SUB					SUB	SUB			2.20	3,088.80		3,088.80	3,089	
	SOFFITS AND OUTRIGGERS (REPAIR & PAINT)	1,224.00	SF	SUB					SUB	SUB			6.00	7,344.00		7,344.00	7,344	
099123	PAINTING - INTERIOR	40,282.00	SF	SUB					SUB	SUB			1.32	53,172.24		53,172.24	53,172	
<b>DIVISION 10 - SPECIALTIES</b>		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	21,650
101100	VISUAL DISPLAY SURFACES		NIC														NIC	
	DISPLAY CASES		NIC														NIC	
101400	SIGNAGE - ROOM	38.00	EA	0.250	10	80.00	800.00	45.00	1,710.00								2,510	
	DIRECTIONAL	6.00	EA	0.250	2	80.00	160.00	50.00	300.00								460	
	CODE REQUIRED	1.00	ALLW	4.000	4	80.00	320.00	350.00	350.00								670	
102100	TOILET COMPARTMENTS	6.00	EA	6.000	36	80.00	2,880.00	1,200.00	7,200.00								10,080	
102600	CORNER GUARDS	10.00	EA	0.200	2	80.00	160.00	25.00	250.00								410	
102800	TOILET & BATH ACCESSORIES	42.00	EA	0.350	15	80.00	1,200.00	50.00	2,100.00								3,300	
104400	FIRE EXTINGUISHERS AND CABINETS	12.00	EA	0.350	4	80.00	320.00	175.00	2,100.00								2,420	
107500	FLAG POLES	1.00	EA	10.000	10	80.00	800.00	1,000.00	1,000.00								1,800	
108000	MISC. SPECIALTIES		NIC														NIC	
<b>DIVISION 11 - EQUIPMENT</b>		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	2,730
113100	RESIDENTIAL APPLIANCES	3.00	EA	2.000	6	80.00	480.00	750.00	2,250.00								2,730	
115213	PROJECTION SCREENS		NIC														NIC	
<b>DIVISION 12 - FURNISHINGS</b>		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	24,360
120000	ROOM FURNISHINGS		B/O														B/O	
122100	WINDOW BLINDS	84.00	EA	0.500	42	80.00	3,360.00	250.00	21,000.00								24,360	
124800	ENTRANCE MATTS		B/O														B/O	
129300	SITE FURNISHINGS		NIC														NIC	
<b>DIVISION 13 - SPECIAL CONSTRUCTION</b>			NIC	--	--	--	--	--	--	--	--	--	--	--	--	--	NIC	
<b>DIVISION 14 - CONVEYANCE SYSTEMS</b>		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	125,000
	ELEVATOR - 3 STOPS	1.00	EA	SUB	SUB			SUB	SUB				125,000.00	125,000.00		125,000.00	125,000	
<b>DIVISION - MECHANICAL</b>		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1,555,520
210000	FIRE PROTECTION	31,034.00	SF	SUB	SUB			SUB	SUB				5.00	155,170.00		155,170.00	155,170	
220000	PLUMBING	19,382.00	LS	SUB	SUB			SUB	SUB				12.40	240,336.80		240,336.80	240,337	
240000	HVAC	19,382.00	SF	SUB	SUB			SUB	SUB				59.85	1,160,012.70		1,160,012.70	1,160,013	
<b>DIVISION - ELECTRICAL &amp; SPECIAL SYSTEMS</b>		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1,013,314
26000	ELECTRICAL	19,382.00	SF	SUB	SUB			SUB	SUB				44.80	868,313.60		868,313.60	868,314	
	GENERATOR		NIC														NIC	
	NEW SERVICE ENTRANCE (CAMPUS SYSTEM)	1.00	EA	SUB	SUB			SUB	SUB				145,000.00	145,000.00		145,000.00	145,000	
<b>DIVISION 31 - EARTHWORK</b>		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	28,096
310000	SITE CLEANING @ STRUCTURE	540.00	LF	SUB	SUB			SUB	SUB				15.00	8,100.00		8,100.00	8,100	
312316	EXCAVATION (INTERIOR) EXPORT	43.00	CY	4.000	172	80.00	13,760.00	12.00	516.00								14,276	
312319	DEWATERING		NIC														NIC	
	BACKFILLING (INTERIOR) IMPORT	11.00	CY	6.000	66	80.00	5,280.00	40.00	440.00								5,720	
	TRENCHING & BACKFILL (AREA DRAIN)		CY	0.350	0	80.00	-	7.50	-								0	
	EROSION & SEDIMENTATION CONTROL		NIC														NIC	
<b>DIVISION 32 - SITE IMPROVEMENTS</b>		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	8,491
321001	CONCRETE - SIDEWALKS & MISC.	5.00	CY	1.750	9	80.00	720.00	80.00	400.00								1,120	
	FINISHING	400.00	SF	0.060	24	80.00	1,920.00	0.20	80.00								2,000	
	FG&S	400.00	SF	0.030	12	80.00	960.00	0.25	100.00								1,060	
32200	WEDLED WIRE FABRIC	440.00	SF	0.020	9	80.00	720.00	1.40	616.00								1,336	
	CONCRETE HANDLING	5.00	CY	2.000	10	80.00	800.00										800	
	CONCRETE ACCESSORIES	5.00	CY					5.00	25.00								25	
	UNDER SIDEWALK MATERIAL	5.00	CY					30.00	150.00								150	
321216	ASPHALT PAVING		SEE FRONTAGE															
321614	CONCRETE BARRIER CURB		SEE FRONTAGE															
323000	BOLLARDS		NIC														SEE FRONTAGE	
323100	FENCING & GATES		NIC														SEE FRONTAGE	
329000	LANDSCAPING		SEE FRONTAGE														SEE FRONTAGE	
	IRRIGATION SYSTEM		NIC														NIC	
	LAWN REHABILITATION	1.00	ALLW	SUB	SUB			SUB	SUB				2,000.00	2,000.00		2,000.00	2,000	
<b>DIVISION 33 - SITE UTILITIES</b>		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	10,000
331116	SITE WATER UTILITY DISTRIBUTION PIPING	1.00	ALLW	SUB	SUB			SUB	SUB				5,000.00	5,000.00		5,000.00	5,000	
333100	SANITARY SEWERAGE PIPING	1.00	ALLW	SUB	SUB			SUB	SUB				5,000.00	5,000.00		5,000.00	5,000	
334100	STORM UTILITY DRAINAGE PIPING		NIC														NIC	
334613	FOUNDATION DRAINAGE		NIC														NIC	



ITEM	DESCRIPTION	CURRENT		UNIT LABOR	LABOR		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	
		QUANTITY	UNIT		MANHOURS	RATE												
<b>DIVISION 2 - DEMOLITION &amp; REMOVAL</b>																		
<b>SOFT DEMOLITION</b>																		
024124	ROOFING - CLAY METAL	11,136.00	SF	0.004	45	80.00	3,600.00		BLW	20,000						3,600	88,404	
	GUTTERS & DOWNSPOUTS	2,400.00	SF	0.002	5	80.00	400.00		BLW	ABV						400		
024160	DOORS & FRAMES	1,592.00	LF	0.010	16	80.00	1,280.00		BLW	ABV						1,280		
024164	METAL WINDOWS	67.00	EA	0.350	23	80.00	1,840.00		BLW	ABV						1,840		
	FOUNDATION VENTS	2,574.00	SF	0.015	39	80.00	3,120.00		BLW	ABV						3,120		
024170	ROOF STRUCTURE	31.00	EA	0.200	6	80.00	480.00		BLW	ABV						480		
	ROOF SHEATHING	13,360.00	SF	0.008	107	80.00	8,560.00		BLW	ABV						8,560		
	EXTERIOR FRAMED WALLS	13,360.00	SF						BLW	ABV						ABV		
	FRAMED FLOOR STRUCTURE	2,280.00	SF	0.006	14	80.00	1,120.00		BLW	ABV						1,120		
	HARD LID CEILINGS	160.00	SF	0.022	4	80.00	320.00		BLW	ABV						320		
	FLOORING - WOOD	8,078.00	SF	0.012	97	80.00	7,760.00		BLW	ABV						7,760		
	SLEEPER & GROUT SUBFLOOR	11,425.00	SF	0.006	69	80.00	5,520.00		BLW	ABV						5,520		
	PLUMBING/MECHANICAL DEMOLITION	88.00	CY	0.500	44	80.00	3,520.00		BLW	ABV						3,520		
	ELECTRICAL DEMOLITION	17,500.00	SF	0.008	140	80.00	11,200.00		BLW	ABV						11,200		
	DEBRIS DISPOSAL	17,500.00	SF	0.006	105	80.00	8,400.00		BLW	ABV						8,400		
		783.00	LCY	0.150	117	80.00	9,360.00	28.00								31,284		
<b>HARD DEMOLITION</b>																		
	CONCRETE - FOOTINGS AND COLUMNS																231,346	
	SLAB ON GRADE	332.00	CY	SUB	SUB				SUB	SUB		105.00	34,860.00		34,860.00	34,860		
	ELEVATED FLAT SLABS & BEAMS	70.00	CY	SUB	SUB				SUB	SUB		70.00	4,900.00		4,900.00	4,900		
	CONCRETE WALLS	778.00	CY	SUB	SUB				SUB	SUB		90.00	70,020.00		70,020.00	70,020		
	EXTERIOR BLOCK WALL	307.00	CY	SUB	SUB				SUB	SUB		110.00	33,770.00		33,770.00	33,770		
	INTERIOR BLOCK WALL	232.00	CY	SUB	SUB				SUB	SUB		50.00	11,600.00		11,600.00	11,600		
	CONCRETE & BLOCK DISPOSAL	286.00	CY	SUB	SUB				SUB	SUB		50.00	14,300.00		14,300.00	14,300		
		1,719.00	LCY	0.150	258	80.00	20,640.00	24.00								61,896		
<b>HAZARDOUS MATERIALS</b>																		
026100	CONTAMINATED SOILS REMOVAL & DISPOSAL																	58,450
028000	HAZARDOUS MATERIALS ABATEMENT - VINYL FLOORING	NIC														NIC		
	CLOTH DUCT CONNECTORS	420.00	SF	SUB	SUB				SUB	SUB		3.25	1,365.00		1,365.00	1,365		
	ELECTRICAL PANEL INSULATORS	36.00	LF	SUB	SUB				SUB	SUB		25.00	900.00		900.00	900		
	VALVE GASKETS	100.00	SF	SUB	SUB				SUB	SUB		22.00	2,200.00		2,200.00	2,200		
	RESIDUAL PIPE INSULATION	35.00	EA	SUB	SUB				SUB	SUB		15.00	525.00		525.00	525		
	HARD PIPE INSULATION	800.00	LF	SUB	SUB				SUB	SUB		10.00	8,000.00		8,000.00	8,000		
	PIPE FITTINGS	500.00	LF	SUB	SUB				SUB	SUB		15.00	7,500.00		7,500.00	7,500		
	FLOURESCENT LAMPS	500.00	EA	SUB	SUB				SUB	SUB		15.00	7,500.00		7,500.00	7,500		
	PCB BALLASTS	145.00	EA	SUB	SUB				SUB	SUB		8.00	1,160.00		1,160.00	1,160		
	ABATEMENT MOBILIZATION, CONTAINMENT AND SET-UP	36.00	EA	SUB	SUB				SUB	SUB		50.00	1,800.00		1,800.00	1,800		
	SPOT ABATEMENT	1.00	LS	SUB	SUB				SUB	SUB		20,000.00	20,000.00		20,000.00	20,000		
	LEAD & SILICA COMPLIANCE	1.00	ALLW	SUB	SUB				SUB	SUB		2,500.00	2,500.00		2,500.00	2,500		
		1.00	ALLW	SUB	SUB				SUB	SUB		5,000.00	5,000.00		5,000.00	5,000		
<b>DIVISION - ELECTRICAL &amp; SPECIAL SYSTEMS</b>																		
26000	ELECTRICAL - DISCONNECT & SAFING																1,000	
		1.00	LS	SUB	SUB				SUB	SUB		1,000.00	1,000.00		1,000.00	1,000		
<b>DIVISION 31 - EARTHWORK</b>																		
310000	SITE CLEANING AND REFRESHING																30,856	
	MASS BACKFILL	1.00	ALLW	SUB	SUB				SUB	SUB		2,500.00	2,500.00		2,500.00	2,500		
	FINAL GRADING & HYDROSEED	1,759.00	CY	0.015	26	80.00	2,080.00	14.00								26,706		
		0.50	ACRES	10.000	5	80.00	400.00	2,500.00								1,650		
<b>GENERAL REQUIREMENTS</b>																		
01.71.23.13	SITE SURVEY / LAYOUT																28,100	
	UTILITY HOOK-UP FEES	NIC														NIC		
01.51.13.10	CONSTRUCTION POWER	NIC																
01.51.36.20	TEMPORARY WATER	2.00	MON	10.000	20	60.00	1,200.00		BY OWNER							1,200		
01.51.29.30	TEMPORARY NATURAL-GAS	NIC														NIC		
01.51.26.35	TEMPORARY LIGHTING	NIC														NIC		
01.51.23.20	TEMPORARY HEATING	1.00	MON	10.000	10	60.00	600.00	300.00		300.00						900		
01.52.19.15	TEMPORARY SANITARY FACILITIES (2 EA)	NIC														0		
01.56.26.15	TEMPORARY CONSTRUCTION FENCING	5.00	MON					160.00		800.00						800		
	TEMPORARY STORM WATER POLLUTION CONTROL	800.00	LF							6.00	4,800.00					4,800		
01.74.13.10	GENERAL CLEAN	NIC														NIC		
01.58.13.10	TEMPORARY SIGNAGE	2.00	MON	20.000	40	60.00	2,400.00									2,400		
	FORKLIFT	1.00	ALLW	10.000	10	60.00	600.00	500.00		500.00						1,100		
	MAN LIFTS	2.00	MON							3,500.00	7,000.00					7,000		
	TRUCK - 1-TON FLATBED - JOB VEHICLE	NIC														NIC		
	EQUIPMENT - FUEL & MAINTENANCE	2.00	MON					1,500.00		3,000.00						3,000		
	CONSUMABLES	2.00	MON					5,000.00		5,000.00						5,000		
<b>GENERAL CONDITIONS</b>																		
01.78.33.20	BOND																55,653	
		550,000.00	DLR					0.0083	4,537.50							4,538		

PORT OF SKAGIT - SWIFT CENTER FRASER GRAY BUILDING DEMOLITION BUDGET

PLANS DATED: N/A

ITEM	DESCRIPTION	CURRENT		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
		QUANTITY	UNIT														
01.78.32.10	INS - LIABILITY	550,000.00	DLR					0.0080	4,400.00							4,400	
01.78.32.20	INS - BLDRS RISK	550,000.00	DLR					0.0011	605.00							605	
	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 (2 MO x 40 MH/MO)	80.00	MH					125.00	10,000.00							10,000	
01.03.30.10	SUPERINTENDENT (1 MO x 174 MH/MO)	174.00	MH					90.00	15,660.00							15,660	
01.02.40.10	PROJECT ADMINISTRATOR (2 MO x 40 MH/MO)	80.00	MH					35.00	2,800.00							2,800	
01.04.88.10	YARD LABOR	50.00	MH					40.00	2,000.00							2,000	
01.07.48.10	TEMP IT/COMMUNICATION	2.00	MON					400.00	800.00							800	
01.52.13.15	TEMPORARY OFFICE	2.00	MON					425.00	850.00							850	
01.52.13.78	TEMPORARY OFFICE UTILITIES	2.00	MON					300.00	600.00							600	
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	
01.07.40.10	PICKUP TRUCK	2.00	MON							800.00	1,600.00					1,600	
01.04.49.10	SAFETY TOOLS & EQUIPMENT (FALL PROTECTION)	2.00	MON					1,600.00	3,200.00							3,200	
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	
	<b>TOTAL</b>				1,300		100,400.00		145,508.50		16,500.00				231,400.00	493,809	493,809
	OH&P - 12%													OH&P - 12%		59,257	59,257
	CONSTRUCTION TOTAL				TOTAL MANHOURS	1,300								CONSTRUCTION TOTAL		553,066	553,066
					TOTAL SF OF BUILDING	17,500											
	CONTINGENCY 10%													CONTINGENCY 10%		55,307	55,307
					MHRS PER SF	0.0743											
	<b>TOTAL</b>													<b>TOTAL</b>		608,372	608,372
														AREA (SF)		17,500	17500
														COST/SF		35	35

ITEM	DESCRIPTION	CURRENT		UNIT	LABOR		LABOR	MATERIAL	MATERIAL	EQUIPMENT	EQUIPMENT	SUBCONTRACT	SUBCONTRACT	SUB	SUBCONTRACTOR	LINE	DIVISION
		QUANTITY	UNIT	LABOR	MANHOURS	RATE	COST	UNIT COST	COST	UNIT COST	COST	UNIT COST	SUBTOTAL COST	CONTING.	COST	TOTAL	TOTALS
<b>DIVISION 2 - DEMOLITION &amp; REMOVAL</b>																	
024125	CONCRETE DEMOLITION - SLAB ON GRADE	86.00	CY	0.750	65	80.00	5,200.00	-	BLW		5,000.00					10,200	28,112
	FOOTINGS & COLUMNS	21.00	CY	1.100	23	80.00	1,840.00	-	BLW							1,840	
	ELEVATED SLAB	35.00	CY	1.250	44	80.00	3,520.00	-	BLW							3,520	
	ASPHALT DEMOLITION	102.00	CY	0.200	20	80.00	1,600.00	-	BLW							1,600	
	CONCRETE DISPOSAL	188.00	LCY	0.250	47	80.00	3,760.00	18.00			3,384.00					7,144	
	ASPHALT DISPOSAL	112.00	LCY	0.250	28	80.00	2,240.00	14.00			1,568.00					3,808	
026100	CONTAMINATED SOILS REMOVAL & DISPOSAL		NIC														NIC
028000	HAZARDOUS MATERIALS ABATEMENT		NIC														NIC
<b>DIVISION - ELECTRICAL &amp; SPECIAL SYSTEMS</b>																	
26000	ELECTRICAL		NIC														NIC
<b>DIVISION 31 - EARTHWORK</b>																	
312213	ROUGH GRADING	22,300.00	SF	0.001	29	80.00	2,320.00									2,320	10,556
312316	EXCAVATION - EXPORT	413.00	CY	0.100	41	80.00	3,280.00	12.00			4,956.00					8,236	
312319	DEWATERING		NIC														NIC
	EROSION & SEDIMENTATION CONTROL		NIC														NIC
<b>DIVISION 32 - SITE IMPROVEMENTS</b>																	
321001	CONCRETE - SIDEWALKS & MISC.	70.00	CY	1.750	123	80.00	9,840.00	80.00			5,600.00					15,440	182,386
	FINISHING	5,760.00	SF	0.060	346	80.00	27,680.00	0.20			1,152.00					28,832	
	FG&S	5,760.00	SF	0.030	173	80.00	13,840.00	0.25			1,440.00					15,280	
32200	WEDLED WIRE FABRIC	6,336.00	SF	0.020	127	80.00	10,160.00	1.40			8,870.00					19,030	
	CONCRETE HANDLING	70.00	CY	2.000	140	80.00	11,200.00									11,200	
	CONCRETE ACCESSORIES	70.00	CY					5.00			350.00					350	
	UNDER SIDEWALK MATERIAL	75.00	CY					30.00			2,250.00					2,250	
321216	ASPHALT PAVING	2,161.00	SY	SUB	SUB							32.00			69,152.00	69,152	
	BASE COURSE	360.00	CY	ABV	ABV										ABV	ABV	
321614	CONCRETE BARRIER CURB	490.00	LF	SUB	SUB							30.00			14,700.00	14,700	
321615	PRECAST CONCRETE CURBS		NIC														NIC
321723	PAVEMENT STRIPING	1,086.00	LF	SUB	SUB							0.90			977.40	977.40	
	PAVEMENT MARKINGS	7.00	EA	SUB	SUB							25.00			175.00	175.00	
323000	SITE IMPROVEMENTS - MISC.		NIC														NIC
329000	LANDSCAPING	1.00	ALLW	SUB	SUB							5,000.00			5,000.00	5,000.00	
	IRRIGATION SYSTEM		NIC														NIC
<b>DIVISION 33 - SITE UTILITIES</b>																	
331116	SITE WATER UTILITY DISTRIBUTION PIPING		NIC														NIC
333100	SANITARY SEWERAGE PIPING		NIC														NIC
334100	STORM UTILITY DRAINAGE PIPING		NIC														NIC
<b>GENERAL REQUIREMENTS</b>																	
01.71.23.13	SITE SURVEY / LAYOUT		NIC														NIC
	UTILITY HOOK-UP FEES		NIC														NIC
01.51.13.10	CONSTRUCTION POWER	0.50	MON	10.000	5	60.00	300.00				BY OWNER					300	
01.51.36.20	TEMPORARY WATER		NIC														NIC
01.52.19.15	TEMPORARY SANITARY FACILITIES (2 EA)	1.00	MON								160.00					160	
	TEMPORARY STORM WATER POLLUTION CONTROL		NIC														NIC
01.74.13.10	GENERAL CLEAN	0.50	MON	60.000	30	60.00	1,800.00									1,800	
01.74.19.20	GARBAGE DUMP	0.50	MON	8.000	4	60.00	240.00	800.00			400.00					640	
01.58.13.10	TEMPORARY SIGNAGE	0.50	ALLW	10.000	5	60.00	300.00	500.00			250.00					550	
	MATERIAL & EQUIPMENT HANDLING	0.50	MON	20.000	10	60.00	600.00				2,000.00					2,600	
01.74.23.20	FINAL CLEAN	1.00	ALLW					250.00			250.00					250	
	EQUIPMENT - FUEL & MAINTENANCE	0.50	MON					700.00			350.00					350	
	CONSUMABLES	1.00	LS					200.00			200.00					200	
<b>GENERAL CONDITIONS</b>																	
	PLAN REPRODUCTION	1.00	LS					500.00			500.00					500	19,578
01.78.33.20	BOND	265,000.00	DLR					0.0083			2,186.25					2,186	
01.78.32.10	INS - LIABILITY	265,000.00	DLR					0.0080			2,120.00					2,120	
01.78.32.20	INS - BLDRS RISK	265,000.00	DLR					0.0011			291.50					292	
	TAX - STATE BUSINESS		NIC														NIC
	TAX - WA STATE SALES TAX		NIC														NIC
	PERMITS		NIC														NIC
01.45.23.10	TESTING LABORATORY SERVICES		B/O														B/O
01.02.10.10	PROJECT MANAGER (0.5 MO x 60 MH/MO)	30.00	MH					125.00			3,750.00					3,750	
01.03.30.10	SUPERINTENDENT (0.5 MO x 174 MH/MO)	87.00	MH					90.00			7,830.00					7,830	
01.02.40.10	PROJECT ADMINISTRATOR (0.5 MO x 40 MH/MO)	20.00	MH					35.00			700.00					700	
01.04.88.10	YARD LABOR	30.00	MH					40.00			1,200.00					1,200	
01.07.48.10	TEMP IT/COMMUNICATION	0.50	MON					400.00			200.00					200	
01.52.13.15	TEMPORARY OFFICE		NIC														NIC
01.07.40.10	PICKUP TRUCK	0.50	MON								800.00					400	
01.04.49.10	SAFETY TOOLS & EQUIPMENT (FALL PROTECTION)		NIC														NIC

ITEM	DESCRIPTION	CURRENT		UNIT	LABOR MANHOURS	LABOR	LABOR	MATERIAL	MATERIAL	EQUIPMENT	EQUIPMENT	SUBCONTRACT	SUBCONTRACT	SUB	SUBCONTRACTOR	LINE TOTAL	DIVISION TOTALS
		QUANTITY	UNIT	LABOR		RATE	COST	UNIT COST	COST	UNIT COST	COST	UNIT COST	SUBTOTAL COST	CONTING.	COST		
01.77.01.10	CLOSEOUT PROCEDURES	1.00	LS	5.000	5	60.00	300.00	100.00	100.00							400	
	TOTAL				1,265		100,020.00		50,057.75		7,400.00				90,004.40	247,482	247,482
	OH&P - 12%													OH&P - 8%		19,799	19,799
	CONSTRUCTION TOTAL													CONSTRUCTION TOTAL		267,281	267,281
	CONTINGENCY OWNER 10%													CONTINGENCY OWNER 10%		26,728	26,728
	TOTAL													TOTAL		294,009	294,009

ITEM	DESCRIPTION	CURRENT		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
		QUANTITY	UNIT														
<b>DIVISION 2 - DEMOLITION &amp; REMOVAL</b>																	
		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	-8,077
024124	DEMOLITION - METAL ROOFING	-1,200.00	SF	0.008	-10	80.00	(800.00)	-	BLW							-800	
024164	WINDOWS (335 SF)	SEE BASE														SEE BASE	
024170	EXTERIOR FRAMED WALLS	-752.00	SF	0.020	-15	80.00	(1,200.00)	-	BLW							-1,200	
	ROOF STRUCTURE	-1,054.00	SF	0.020	-21	80.00	(1,680.00)	-	BLW							-1,680	
	FLOOR STRUCTURE	SEE BASE														SEE BASE	
024125	CONCRETE DEMOLITION - FOUNDATIONS	-16.00	CY	2.500	-40	80.00	(3,200.00)	-	BLW							-3,200	
	CONCRETE DISPOSAL	-21.00	LCY	0.250	-5	80.00	(400.00)	22.00	(462.00)							-862	
	DEBRIS DISPOSAL	-5.00	LCY	0.350	-2	80.00	(160.00)	35.00	(175.00)							-335	
026100	CONTAMINATED SOILS REMOVAL & DISPOSAL	NIC														NIC	
028000	HAZARDOUS MATERIALS ABATEMENT - VINYL FLOORING	NIC														NIC	
<b>DIVISION 3 - CONCRETE</b>																	
<b>DIVISION 4 - MASONRY</b>																	
<b>DIVISION 5 - METALS</b>																	
055200	METAL RAILINGS	24.00	LF	0.220	5	80.00	400.00	60.00	1,440.00							1,840	1,840
<b>DIVISION 6 - WOOD &amp; PLASTICS</b>																	
060600	FASTENERS, CONNECTORS	770.00	SF	-			BLW	0.60	462.00							462	
	SEISMIC ROOF BRACING	1.00	ALLW	8.000	8	80.00	640.00	500.00	500.00							1,140	
061000	ROUGH CARPENTRY	276.00	BF	0.032	9	80.00	720.00	0.80	221.00							941	
061603	SHEATHING - WALLS	128.00	SF	0.018	2	80.00	160.00	1.50	192.00							352	
	FLOOR SHEATHING	1,182.00	SF	0.018	21	80.00	1,680.00	1.90	2,246.00							3,926	
061700	STRUCTURAL WOOD - GLB - MATERIAL	64.00	LF				BLW	30.00	1,920.00							1,920	
	GLB - INSTALL	2.00	EA	4.000	8	80.00	640.00		ABV							640	
	TJI - MATERIAL	416.00	LF				BLW	8.50	3,536.00							3,536	
	TJI - INSTALL	20.00	EA	0.550	11	80.00	880.00		ABV							880	
064600	INTERIOR FINISH CARPENTRY	910.00	LF	0.060	55	80.00	4,400.00	6.00	5,460.00							9,860	
<b>DIVISION 7 - WEATHER PROTECTION</b>																	
071001	FOUNDATION WATERPROOFING	NIC														NIC	
071326	SHEET WATERPROOFING (WEATHER BARRIER)	140.00	SF	0.030	4	80.00	320.00	1.65	231.00							551	
071900	WATER REPELLANTS	NIC														NIC	
072100	INSULATION - BATT WALLS R-19	508.00	SF	SUB	SUB			SUB	SUB			1.40	711.20		711.20	711	
	BATT ROOF R-49	790.00	SF	SUB	SUB			SUB	SUB			1.80	1,422.00		1,422.00	1,422	
074200	EXTERIOR PLASTER (MICROMESH COAT WITH COLOR)	508.00	SF	SUB	SUB			SUB	SUB			12.00	6,096.00		6,096.00	6,096	
072500	FIRE STOPPING	NIC														NIC	
072600	VAPOR RETARDERS	NIC														NIC	
	METAL ROOFING - PATCHING	1,054.00	SF	SUB	SUB			SUB	SUB			2.00	2,108.00		2,108.00	2,108	
076200	SHEET METAL FLASHING	80.00	LF	0.030	2	77.00	154.00	4.20	336.00							490	
076500	FLEXIBLE FLASHING (WINDOW PERIMETER TREATMENT)	400.00	LF	0.060	24	80.00	1,920.00	1.40	560.00							2,480	
077123	GUTTERS & DOWNSPOUTS	NIC														NIC	
079000	JOINT SEALANTS - WINDOWS	364.00	LF	0.120	44	77.00	3,388.00	0.65	237.00							3,625	
	MISC.	1.00	ALLW	1.000	1	77.00	77.00	50.00	50.00							127	
<b>DIVISION 8 - OPENINGS</b>																	
081213	HOLLOW METAL FRAMES	2.00	EA	1.500	3	80.00	240.00	350.00	700.00							940	
	HOLLOW METAL TRANSOMES	1.00	EA	1.750	2	80.00	160.00	250.00	250.00							410	
081313	HOLLOW METAL DOORS (INSULATED)	1.00	LVS	0.500	1	80.00	80.00	625.00	625.00							705	
081400	WOOD DOORS	1.00	LVS	0.500	1	80.00	80.00	400.00	400.00							480	
085000	WINDOWS (335 SF)	23.00	EA	2.500	58	80.00	4,640.00		40,965.00							45,605	
087000	DOOR HARDWARE	2.00	LVS	2.200	4	80.00	320.00	500.00	1,000.00							1,320	
<b>DIVISION 9 - FINISHES</b>																	
092900	GWB (HANG & TAPE)	1,298.00	SF	0.016	21	80.00	1,680.00	1.30	1,687.00			1.90	2,466.20		2,466.20	5,833	
096500	RESILIENT FLOORING - VCT	6.00	SY	SUB	SUB			SUB	SUB			50.00	300.00		300.00	300	
096513	RESILIENT BASE & ACCESSORIES	108.00	LF	SUB	SUB			SUB	SUB			5.00	540.00		540.00	540	
096800	CARPETING	85.00	SY	SUB	SUB			SUB	SUB			45.00	3,825.00		3,825.00	3,825	
099113	PAINTING - EXTERIOR - SOFFITS	220.00	SF	SUB	SUB			SUB	SUB			2.20	484.00		484.00	484	
099123	PAINTING - INTERIOR	1,298.00	SF	SUB	SUB			SUB	SUB			1.32	1,713.36		1,713.36	1,713	
<b>DIVISION 10 - SPECIALTIES</b>																	
<b>DIVISION 11 - EQUIPMENT</b>																	
<b>DIVISION 12 - FURNISHINGS</b>																	
122100	WINDOW BLINDS	23.00	EA	0.500	12	80.00	960.00	250.00	5,750.00							6,710	6,710
<b>DIVISION 13 - SPECIAL CONSTRUCTION</b>																	
<b>DIVISION 14 - CONVEYANCE SYSTEMS</b>																	
<b>DIVISION - MECHANICAL</b>																	
210000	FIRE PROTECTION	770.00	SF	SUB	SUB			SUB	SUB			5.00	3,850.00		3,850.00	3,850	
220000	PLUMBING	NIC														NIC	



ITEM	DESCRIPTION	CURRENT		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
		QUANTITY	UNIT														
240000	HVAC	770.00	SF	SUB	SUB			SUB	SUB			22.00	16,940.00		16,940.00	16,940	
<b>DIVISION - ELECTRICAL &amp; SPECIAL SYSTEMS</b>																	
26000	ELECTRICAL	770.00	SF	SUB	SUB			SUB	SUB			18.00	13,860.00		13,860.00	13,860	13,860
<b>DIVISION 31 - EARTHWORK</b>																	
<b>DIVISION 32 - SITE IMPROVEMENTS</b>																	
<b>DIVISION 33 - SITE UTILITIES</b>																	
<b>GENERAL REQUIREMENTS</b>																	
	GENERAL REQUIREMENTS	170,000.00	DLR					0.03	5,100.00							5,100	5,100
<b>GENERAL CONDITIONS</b>																	
	GENERAL CONDITIONS	170,000.00	DLR					0.04	6,800.00							6,800	6,800
01.78.33.20	BOND	170,000.00	DLR					0.0083	1,402.50							1,403	1,403
01.78.32.10	INS - LIABILITY	170,000.00	DLR					0.0080	1,360.00							1,360	1,360
01.78.32.20	INS - BLDRS RISK	170,000.00	DLR					0.0011	187.00							187	187
<b>TOTAL</b>																	
	TOTAL				203		16,099.00		82,980.50		-				54,315.76	153,395	153,395
	OH&P - 12%													OH&P - 12%		18,407	18,407
	CONSTRUCTION TOTAL				TOTAL MANHOURS	203								CONSTRUCTION TOTAL		171,803	171,803
	CONTINGENCY OWNER 20%				TOTAL SF OF BUILDING	770								CONTINGENCY OWNER 20%		34,361	34,361
	TOTAL				MHRS PER SF	0.2636								TOTAL		206,163	206,163
	COST/SF													COST/SF		268	268

RMC ARCHITECTS

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