



**TREVENNEN BUILDING
SCHEMATIC DESIGN**

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COST ESTIMATING

Sedro-Woolley Innovation For Tomorrow

SWIFT CENTER



Port of Skagit

December 2023

Trevennen Building (a.k.a. Nurse's Hall No. 2)

Trevennen was built in 1938 and is one of the most architecturally intact buildings dating to the last major period of Northern State Hospital's historic development. Located on the northeastern edge of the campus, the building was not part of the original Olmstead Brothers master plan. Trevennen was designed by Seattle architect James M. Taylor Jr. who was hired by the State in the 1930s to perform a campus needs assessment and design a number of significant Northern State Hospital (NSH) facilities and additions. As the second nurses dormitory on campus, Trevennen provided housing exclusively for female nurses until NSH closed in the 1970s. Talyor Jr.'s original 1937-design included two additional single-story wings on the north and south ends of the building. Perhaps due to funding restrictions, these wings were not built. With its Spanish Colonial Revival design, three-story round tower, and Baroque entryway, Trevennen is one of the most ornate buildings on the NSH campus. Despite the replacement of its historic clay-tile roof, Trevennen has undergone few alternations over the years. The building retains considerable historic integrity and has high-reuse value.

Rehabilitation is the recommended treatment option for Trevennen. This strategy preserves most of the significant character-defining features, while simultaneously allowing the building to better serve future plans for the Swift Center campus. This study examines the cost for its rehabilitation for use as a hotel (transient), which aligns more closely with the building's historic use. This study is intended to be principally used for feasibility planning by the Port of Skagit and not for maintenance, preservation, or construction purposes.

Scope of Work

RMC Architects developed two renovation options for the interior of Trevennen for use as a hotel. Option 1 explores minimal change to the existing floor plan. Guestrooms retain the size and feel of the original dorm rooms with in-unit sinks and shared bathrooms down the hall. Option 2 provides a more contemporary hotel layout, with each guestroom having an integral bathroom.

Total Guestroom Count:

Option 1: 31 guestrooms (3 shared bathrooms per floor)

Option 2: 19 guestrooms (integral bathrooms)

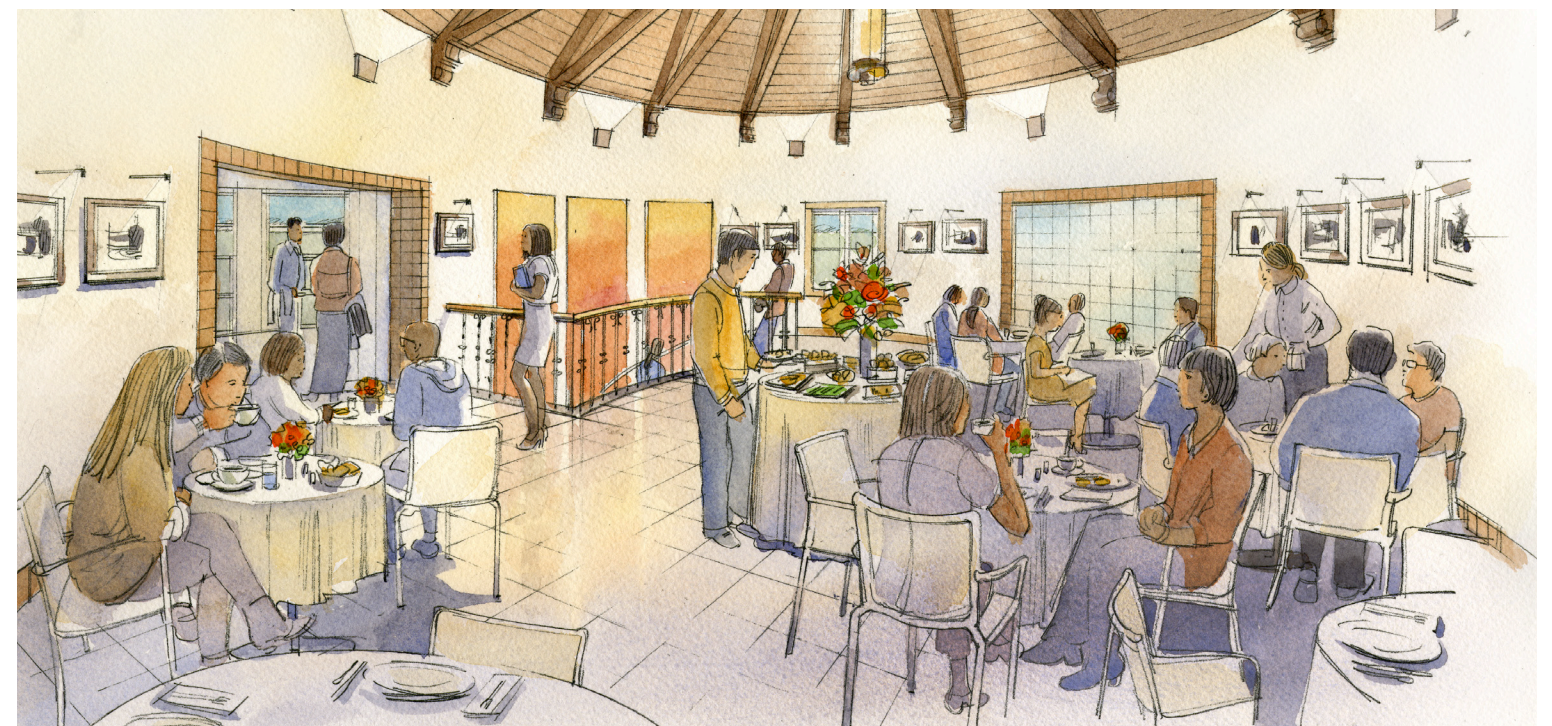
Interior improvements include replacement of damaged lath and plaster with gypsum wallboard, upgrades to assemblies for energy code compliance, modernized mechanical, plumbing, and electrical systems, and accessibility improvements. To avoid impacting historic features, a residential elevator is proposed just off the entry tower and within the existing building envelope. Trevennen's existing structure is adequate for residential loads, but anchoring will be needed at the roof, walls, and floors. Recommendations for voluntary seismic improvements are included with this study.

Improvements to the building's envelope include replacement of the existing doors and windows in kind as well as repairs to windows sills and terracotta ornament. Although the existing asphalt shingle and metal roofing systems are not historic, their replacement in kind is more cost effective than restoring the original clay-tile roofing.

Proposed modifications to the building site include the paving and enlargement of the existing parking lot, as well as the addition of parking along the existing access road west of Trevennen. New paved walkways are needed to access the building's three existing entrances.

Design Review

The proposed renovation of Trevennen Hall is intended to be in conformance with the Design Guidelines for the Center of Innovation and Technology adopted in 2015. An architectural historian has recieved these documents on behalf of the Port of Skagit and has found the design to meet or exceed the design guidelines. As a hotel, the building will be similarly used as it was historically. The historic character of Trevennen will be retained and preserved. The removal of distinctive materials or alteration of historic features, spaces, and spatial relationships will be avoided or minimized.



Cost Estimate Assumptions

Construction cost estimating is based on the following schematic design drawings and engineer narratives. A 20% design contingency is included due to the preliminary nature of the design proposal. This estimate was prepared using 2022 wage labor rates and all costs are shown in US dollars as of December 2022. A more detailed cost breakdown is provided at the end of this report for more information.

**Trevennen - Option 1
Construction Cost Estimate Summary**

Hard Cost			
Construction		2,682,019	
General Requirements		197,644	
General Conditions		421,042	
Overhead + Profit	12%	396,085	
		<u>Subtotal</u>	3,696,790
Contingency	20%	739,358	
		<u>Total Hard Cost</u>	\$ 4,436,148
Soft Costs			
Sales Tax	8.6%	381,509	
Permits	1.0%	44,361	
Project Management	2.0%	88,723	
A/E Fees	11.0%	487,976	
		<u>Total Sof Cost</u>	1,002,569
		<u>Combined Total</u>	\$ 5,438,717

**Trevennen - Option 2
Construction Cost Estimate Summary**

Hard Cost			
Construction		2,898,633	
General Requirements		197,644	
General Conditions		425,553	
Overhead + Profit	12%	422,619	
		<u>Subtotal</u>	3,944,449
Contingency	20%	788,890	
		<u>Total Hard Cost</u>	\$ 4,733,338
Soft Costs			
Sales Tax	8.6%	407,067	
Permits	1.0%	47,333	
Project Management	2.0%	94,667	
A/E Fees	11.0%	520,667	
		<u>Total Sof Cost</u>	1,069,734
		<u>Combined Total</u>	\$ 5,803,072

**Trevennen - Site Improvements
Site Improvements Cost Estimate Summary**

Hard Cost			
Construction		176,059	
General Requirements		11,840	
General Conditions		23,122	
Overhead + Profit	10%	17,606	
		<u>Subtotal</u>	228,627
Contingency	20%	38,733	
		<u>Total Hard Cost</u>	\$ 232,398
Soft Costs			
Sales Tax	8.6%	19,986	
Permits	1.0%	2,324	
Project Management	2.0%	4,648	
A/E Fees	11.0%	25,564	
		<u>Total Sof Cost</u>	52,522
		<u>Combined Total</u>	\$ 284,920

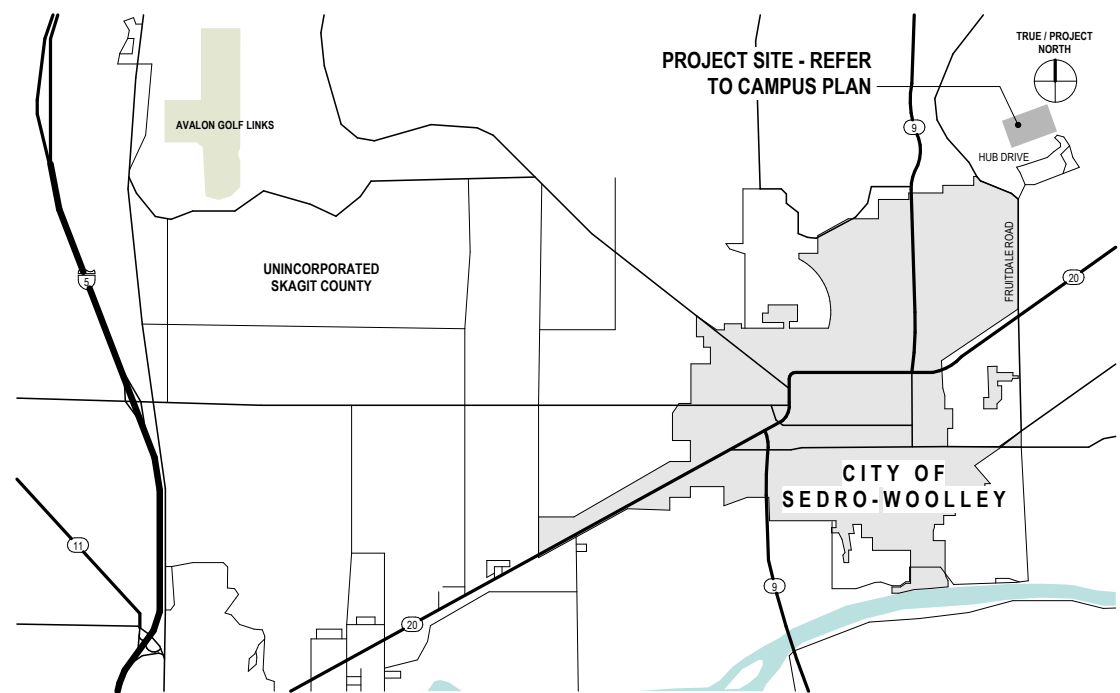
**Trevennen Building
Demolition & Removal Cost** \$ 314,885

Port of Skagit - SWIFT Center Trevennan Hall Rehabilitation



Photo of Existing Building Exterior
NO SCALE
NOTE: THIS PHOTO IS FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO BE USED FOR DESIGN, PERMITTING, BIDDING, OR CONSTRUCTION.

Vicinity Map



Project Team

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Drawing Index

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G201 EXISTING FLOOR PLANS	A202 FLOOR PLANS - OPTION 2
G202 EXISTING BASEMENT & ROOF PLANS	A203 BASEMENT & ROOF PLANS
	A301 BUILDING ELEVATIONS
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PROJECT DATA	BUILDING 35 - TREVENNAN HALL (NURSE'S WARD 2), TURNING POINT COURT
SITE ADDRESS:	*NOTE: ALL ADDRESSES ARE SEDRO-WOOLLEY, WA 98284 BUILDING ADDRESS PART OF THE SWIFT CENTER (SEDRO-WOOLLEY INNOVATION FOR TOMORROW), THE FORMER STATE-OWNED NORTHERN STATE HOSPITAL CAMPUS.
PARCEL NUMBER:	SKAGIT COUNTY ID NO. P38607 (PARCEL A), P93556 (PARCEL B), P100646 (PARCEL C), P100632 (PARCEL D)
PROJECT 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 ADAPTIVE RE-USE AND REHABILITATION OF A 1937 NURSE'S WARD. WORK INCLUDES HAZARDOUS MATERIALS ABATEMENT, SELECTIVE DEMOLITION, RECONFIGURATION OF INTERIOR UNITS, UPGRADES TO VERTICAL CIRCULATION FOR ACCESSIBILITY, AND REPLACEMENT OF MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS. RE-ROOFING AND EXTERIOR CONCRETE WALL REPAIRS AND PAINTING ARE ALSO ANTICIPATED.
RELATED PERMITS:	TBD
DEFERRED PERMIT SUBMITTALS:	TBD
ZONING:	CITY OF SEDRO-WOOLLEY, PUBLIC (P) - REFER TO SWMC 17.32
BUILDING CODE REQUIREMENTS	
CODES:	INTERNATIONAL BUILDING CODE (IBC), 2018 EDITION INTERNATIONAL EXISTING BUILDING CODE (IEBC), 2018 EDITION INTERNATIONAL MECHANICAL CODE (IMC), 2018 EDITION INTERNATIONAL FUEL GAS CODE (IFGC), 2018 EDITION INTERNATIONAL FIRE CODE (IFC), 2018 EDITION UNIFORM PLUMBING CODE (UPC), 2018 EDITION WASHINGTON ADMINISTRATIVE CODE (WAC) CHAPTER 296-46b, NATIONAL ELECTRIC CODE (NEC), 2017 WASHINGTON STATE ENERGY CODE (WSEC), 2018 EDITION *NOTE: ALL CODES ARE SUBSEQUENTLY MODIFIED BY WASHINGTON ADMINISTRATIVE CODE (WAC) AMENDMENTS IEBC, PRESCRIPTIVE COMPLIANCE METHOD (IEBC 301.3.1)
OCCUPANCY CLASSIFICATION:	R-1 RESIDENTIAL THE BUILDING WAS PREVIOUSLY USED AS A NURSES DORMITORY. NO CHANGE OF USE REQUIRED.
CONSTRUCTION TYPE:	V-B GIVEN THAT THE BUILDING IS RELATIVELY SMALL AND ONLY THREE STORIES, CLASSIFYING IT AS TYPE V-B CONSTRUCTION ALLOWS FOR THE GREATEST AMOUNT OF FLEXIBILITY.
FIRE PROTECTION:	THE BUILDING WILL BE FULLY EQUIPPED WITH AN NFPA-BR FIVE SPRINKLER SYSTEM.
ALLOWABLE HEIGHT:	60 FEET, 3 STORIES ABOVE GRADE
ALLOWABLE AREA:	7,000 SF PER FLOOR WITH A NFPA-13R FIRE SPRINKLER SYSTEM INSTALLED THROUGHOUT *NOTE PER IBC 506.3.2, AN AREA INCREASE OF 75% CAN BE APPLIED WHERE THE BUILDING FRONTS ON A PUBLIC WAY OR GREEN SPACE OF 30' OR MORE.
AREA SUMMARY:	BASEMENT (UNFINISHED): 236 GSF FIRST FLOOR: 3,795 GSF SECOND FLOOR: 3,318 GSF THIRD FLOOR: 3,708 GSF TOTAL: 11,057 GSF ROOF AREA: 5,236 SF
GUESTROOM COUNT:	OPTION 1: 31 GUESTROOMS OPTION 2: 19 GUESTROOMS
PARKING STALL COUNT:	OPTION 1: 26 STALLS + GRAVEL LOT OVERFLOW

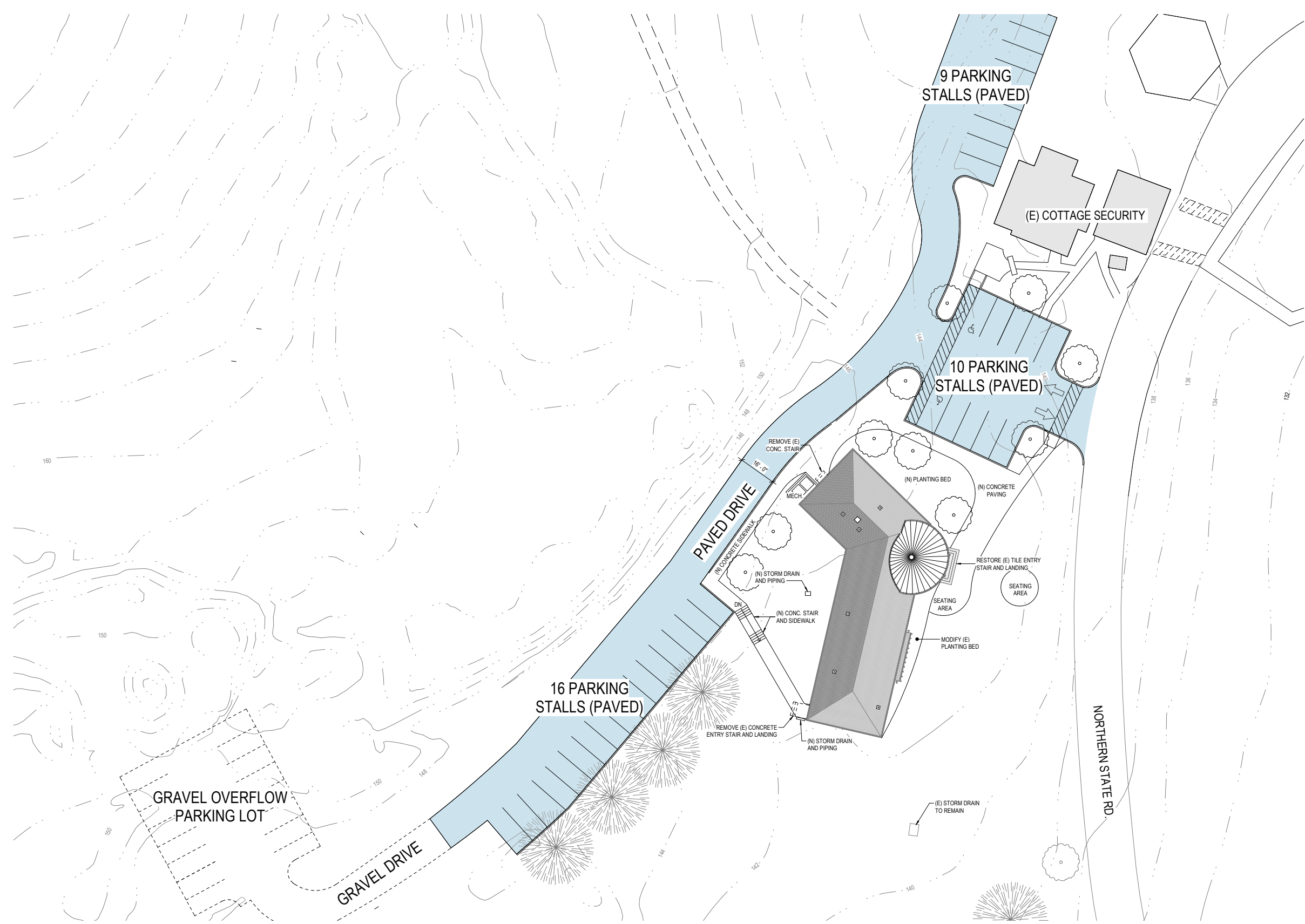


RMC Architects, PLLC - 1223 Railroad Avenue, Bellingham, WA 98225
P: 360.676.7733 • F: 360.738.6448 • rm@rmcarchitects.com

Port of Skagit - SWIFT Center
Trevennan Hall Feasibility Study
Northern State Hospital Campus
Sedro-Woolley, WA 98284

Job No. 2203	Date: 03/15/2023
File No. 2203 Trevennan.rvt	
Drawn By: JSC	
Checked By: JMcClure	
Issued for: SD/DD	

COVER SHEET
G001



Port of Skagit - SWIFT Center
Trevennen Hall Feasibility Study
 Northern State Hospital Campus
 Sedro-Woolley, WA 98284

Job No:	2203	Date:	03/15/2023
File No:	2203 Trevennen.rvt		
Drawn By:	AGC		
Checked By:	JMcClure		
Issued for:	SD/DD		

SITE PLAN

A100

1 Site
 1" = 20'-0"

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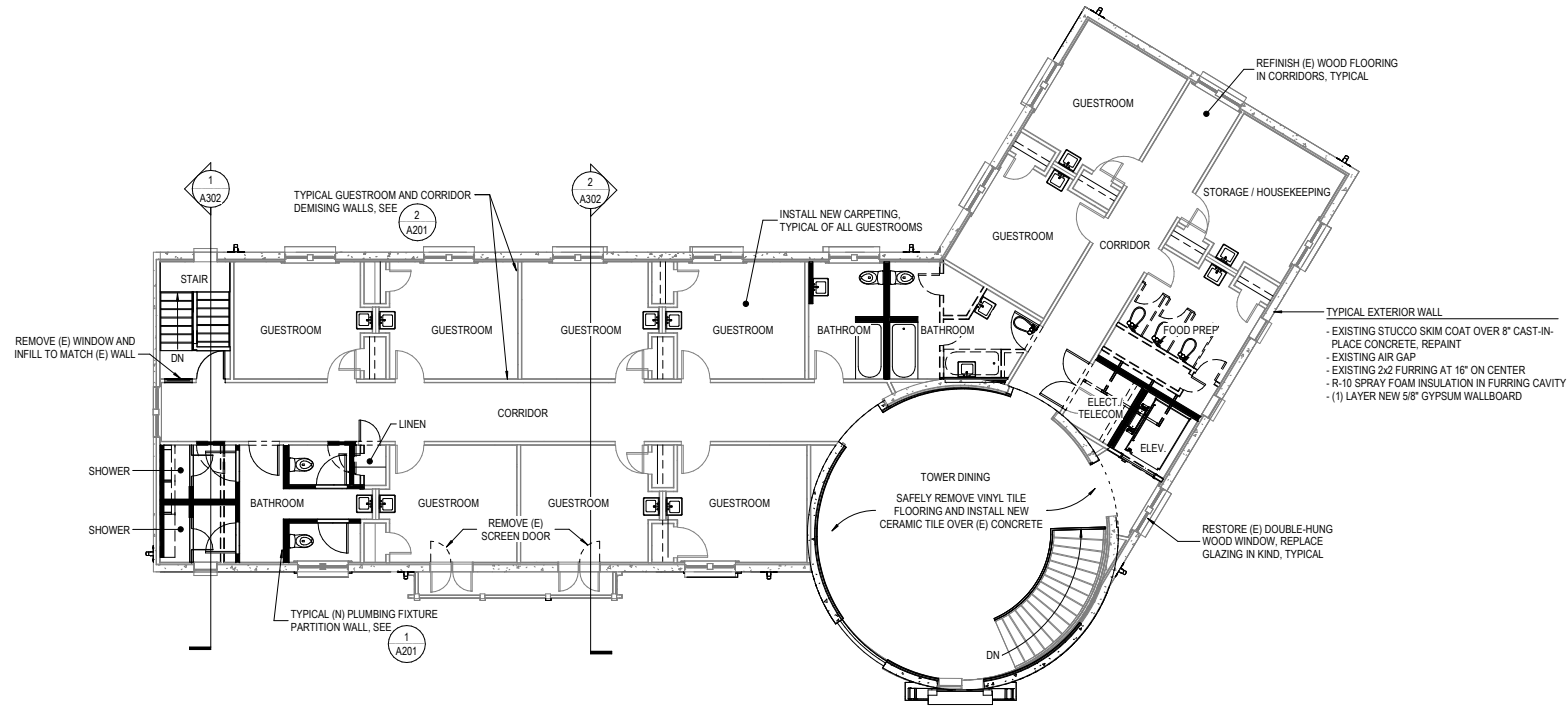
DRAWINGS NOT TO SCALE

General Notes

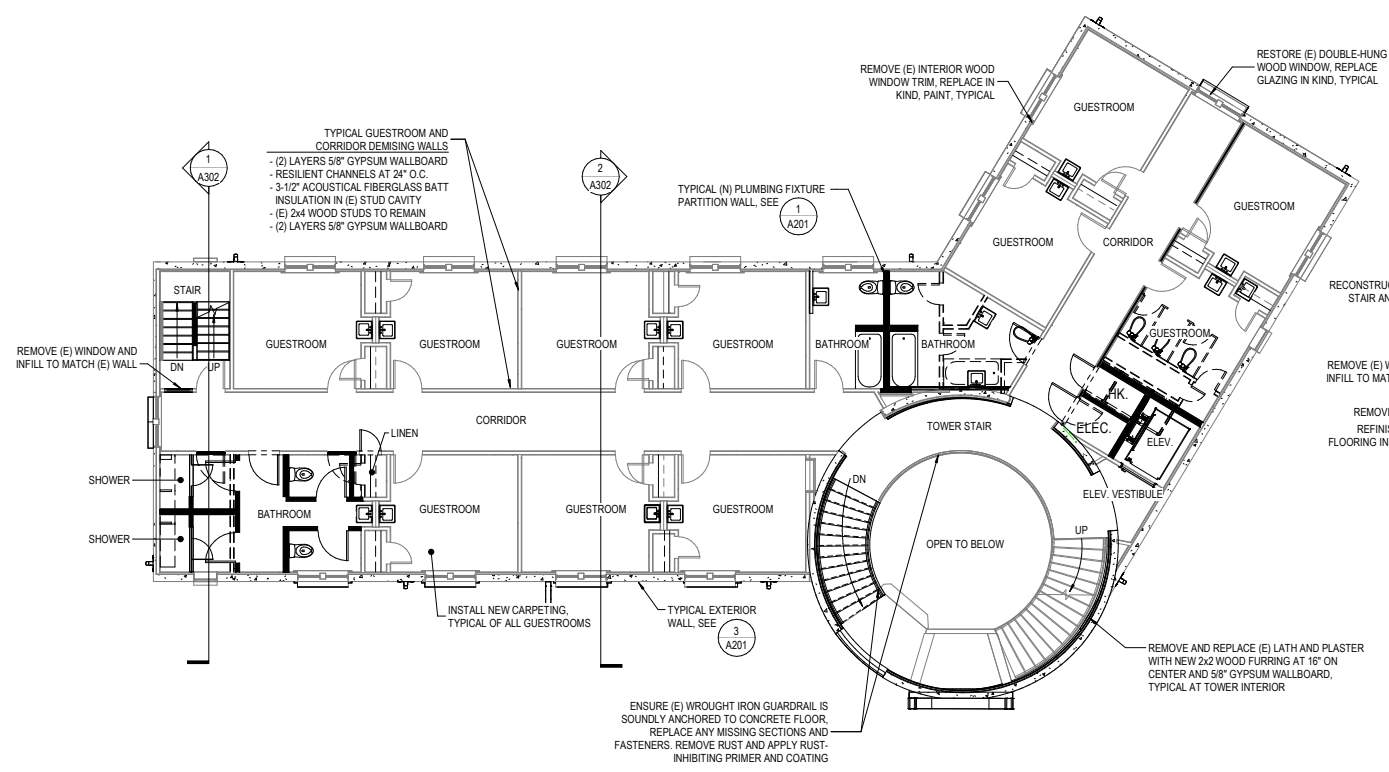
- EXISTING PLASTER AND LATH TO BE REMOVED FROM ALL EXTERIOR WALLS, INTERIOR PARTITION WALLS, AND CEILINGS. REPLACE WITH NEW 5/8" GYPSUM BOARD PER PLAN NOTES.
- REMOVE ALL EXISTING PLUMBING FIXTURES AND ASSOCIATED PIPING. INSTALL NEW PLUMBING FIXTURES AND PIPING WHERE SHOWN IN PLAN.
- REMOVE ALL EXISTING HEATING REGISTERS AND ASSOCIATED PIPING. REPLACE WITH NEW HEAT PUMP UNITS.
- REPLACE ALL EXISTING CORRIDOR DOORS WITH 20-MINUTE FIRE RATED SOLID CORE WOOD DOORS.

Wall Legend

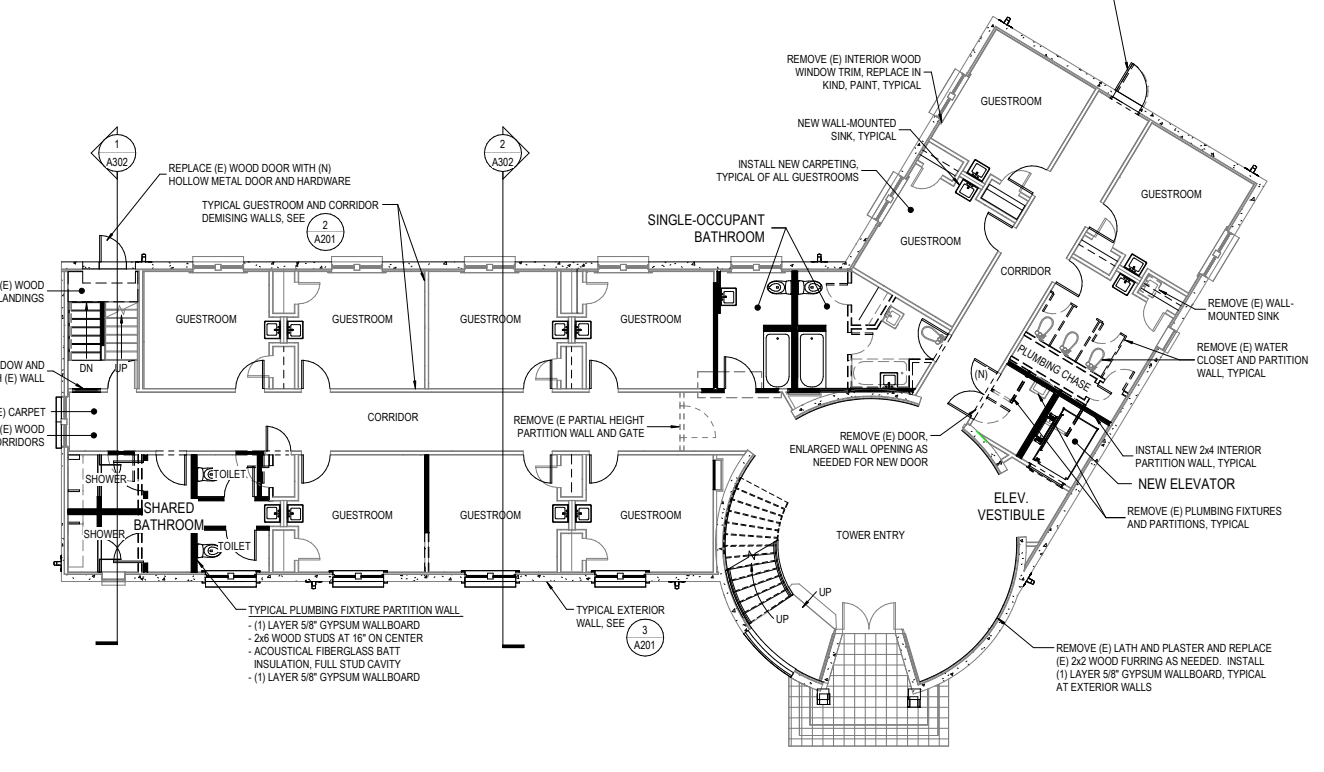
- (E) EXPOSED CONCRETE WALL TO REMAIN
- (E) CONCRETE WALL TO REMAIN, REMOVE (E) LATH & PLASTER FINISH, REPLACED WITH (N) GYPSUM WALLBOARD
- (E) WOOD FRAMED WALL TO REMAIN, (E) LATH AND PLASTER REPLACED WITH (N) GYPSUM WALLBOARD
- (E) WALL TO BE REMOVED
- (N) 2x WOOD FRAMING & GYPSUM WALLBOARD CONSTRUCTION



3 Third Floor Plan - Demo & New
 1/8" = 1'-0"



2 Second Floor Plan - Demo & New
 1/8" = 1'-0"



1 First Floor Plan - Demo & New
 1/8" = 1'-0"

Port of Skagit - SWIFT Center
Trevannen Hall Feasibility Study
 Northern State Hospital Campus
 Sedro-Woolley, WA 98284

Job No.	2203	Date	03/15/2023
File No.	2203 Trevannen.rvt		
Drawn By	AGC		
Checked By	JMcClure		
Issued for	SD/DD		

FLOOR PLANS - OPTION 1

A201

Job No.	2203	Date	03/15/2023
File No.	2203.Trevannen.ctb	ASG	
Drawn By	ASG	Checked By	JMcClain
Issued for	SD/DD		

FLOOR PLANS -
OPTION 2

A202

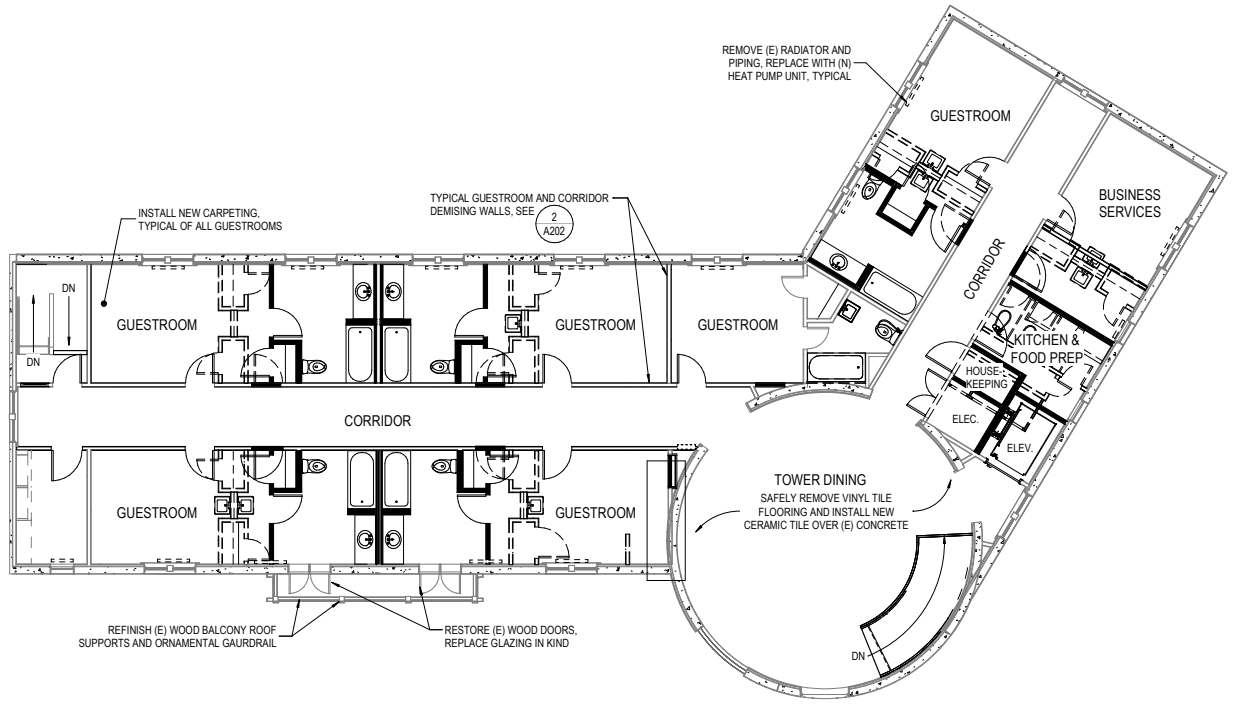
DRAWINGS NOT TO SCALE

General Notes

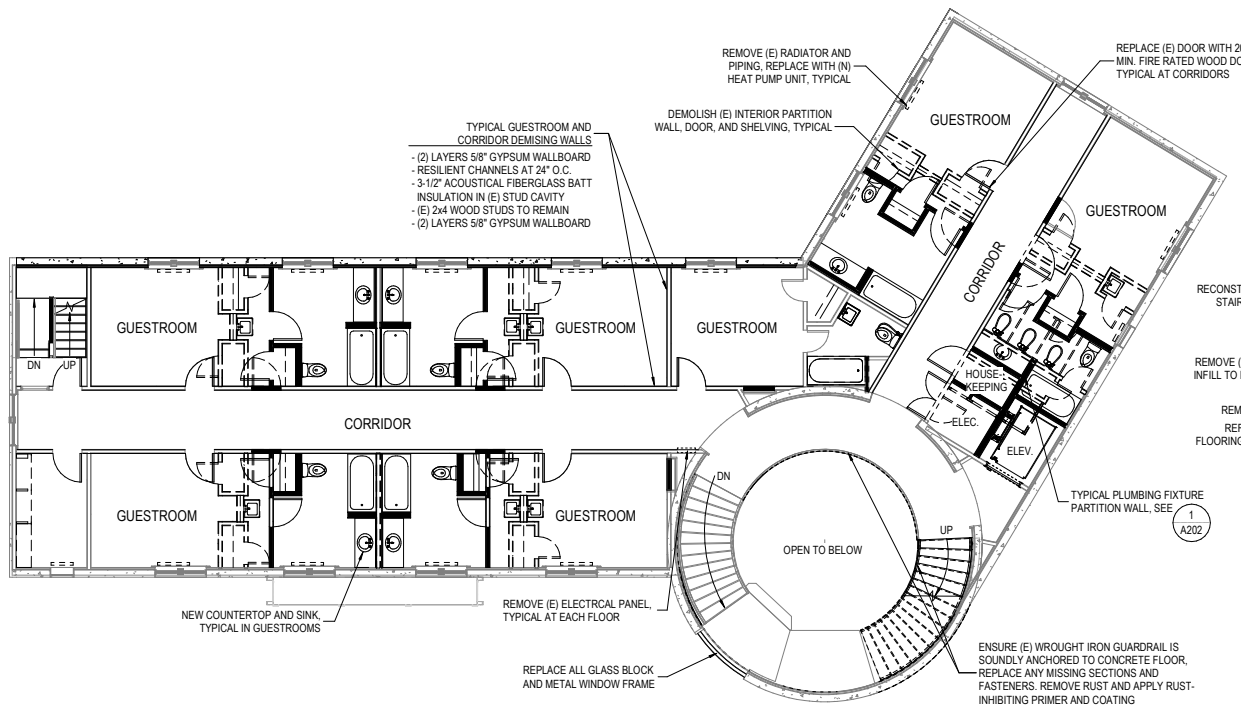
- EXISTING PLASTER AND LATH TO BE REMOVED FROM ALL EXTERIOR WALLS, INTERIOR PARTITION WALLS, AND CEILINGS. REPLACE WITH NEW 5/8" GYPSUM BOARD PER PLAN NOTES.
- REMOVE ALL EXISTING PLUMBING FIXTURES AND ASSOCIATED PIPING. INSTALL NEW PLUMBING FIXTURES AND PIPING WHERE SHOWN IN PLAN.
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- REPLACE ALL EXISTING CORRIDOR DOORS WITH 20-MINUTE FIRE RATED SOLID CORE WOOD DOORS.

Wall Legend

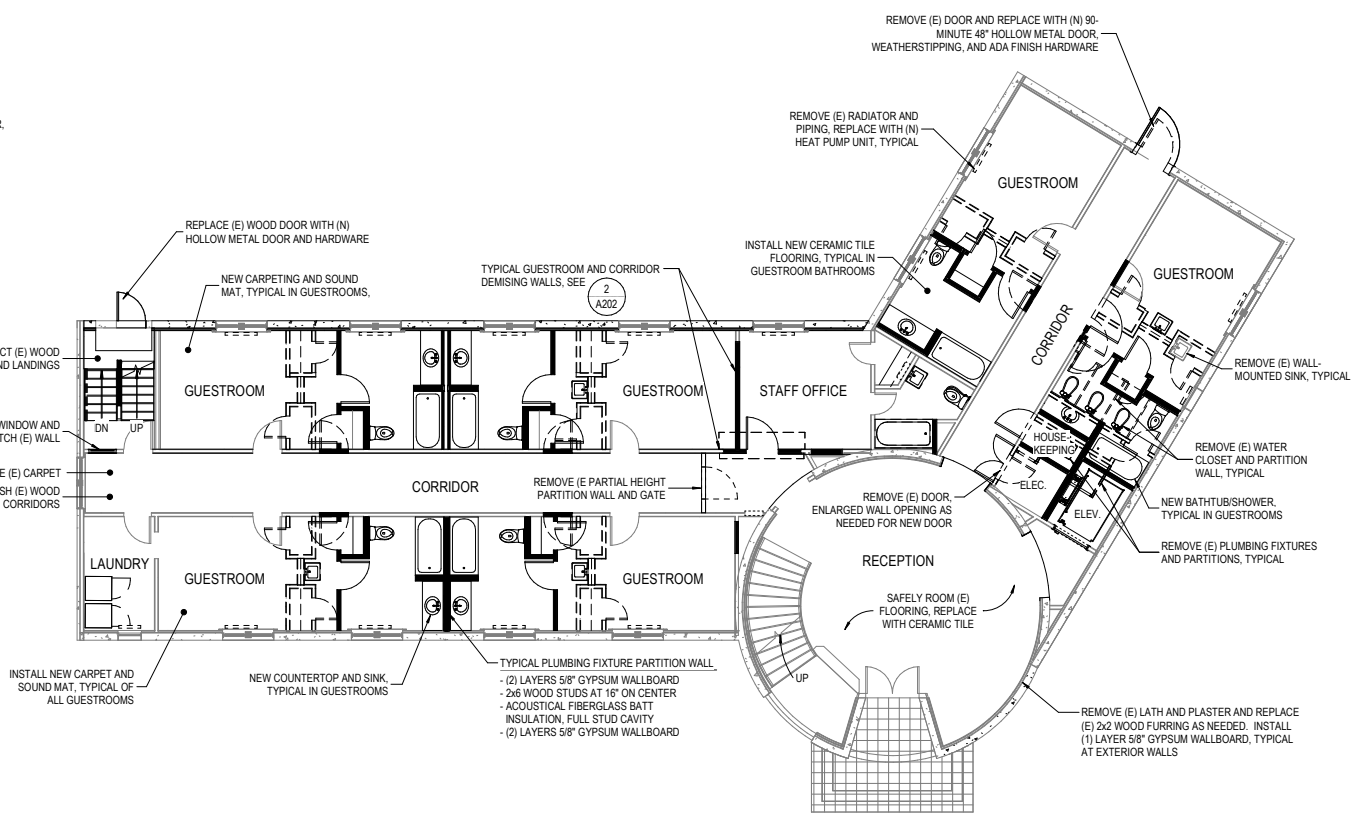
- (E) CONCRETE WALL TO REMAIN
- (E) CONCRETE WALL TO REMAIN, (E) LATH & PLASTER REPLACED WITH (N) GYPSUM WALLBOARD
- (E) WOOD FRAMED WALL TO REMAIN, (E) LATH AND PLASTER REPLACED WITH (N) GYPSUM WALLBOARD
- (E) WALL TO BE REMOVED
- (N) 2x WOOD FRAMING & GYPSUM WALLBOARD CONSTRUCTION



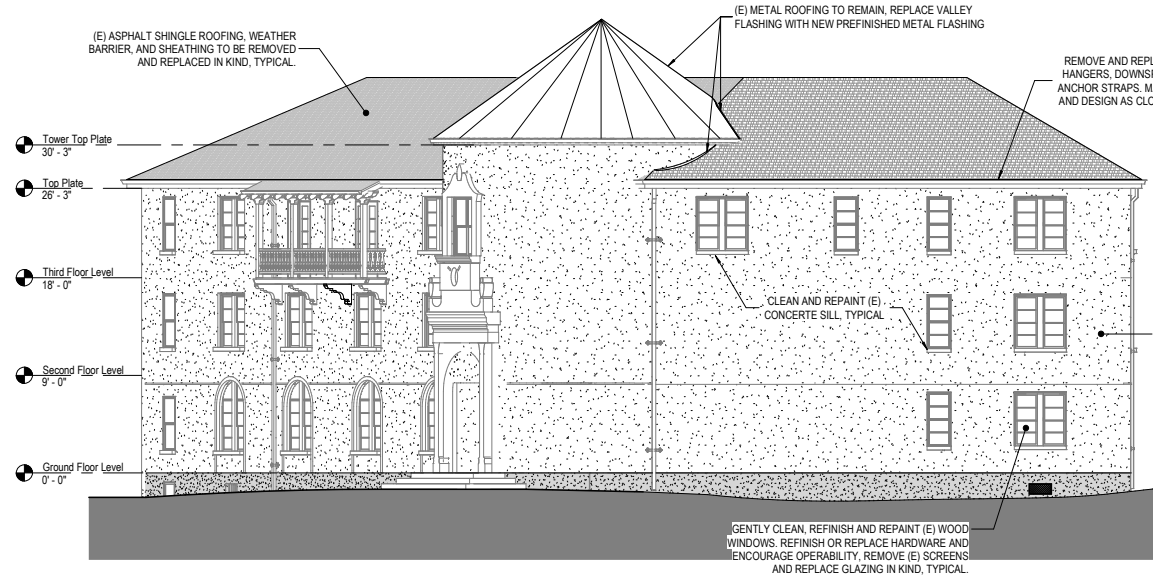
3 Third Floor Plan - Demo & New
1/8" = 1'-0"



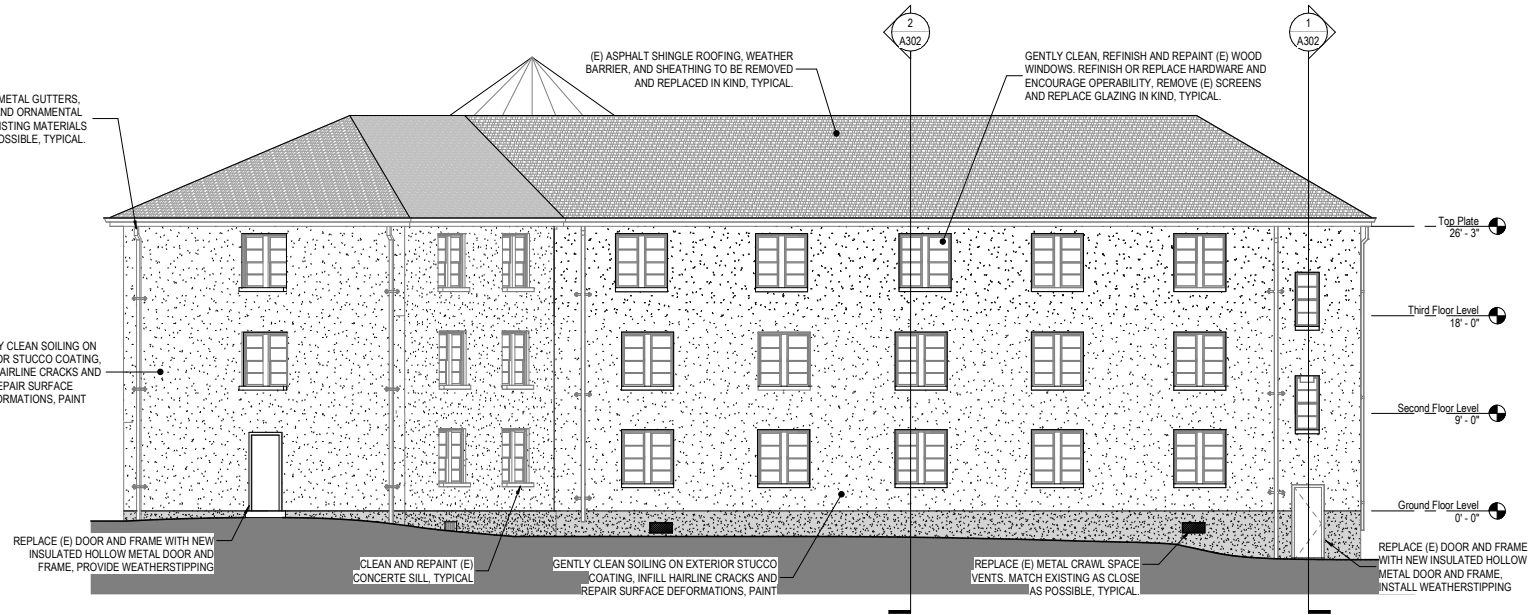
2 Second Floor Plan - Demo & New
1/8" = 1'-0"



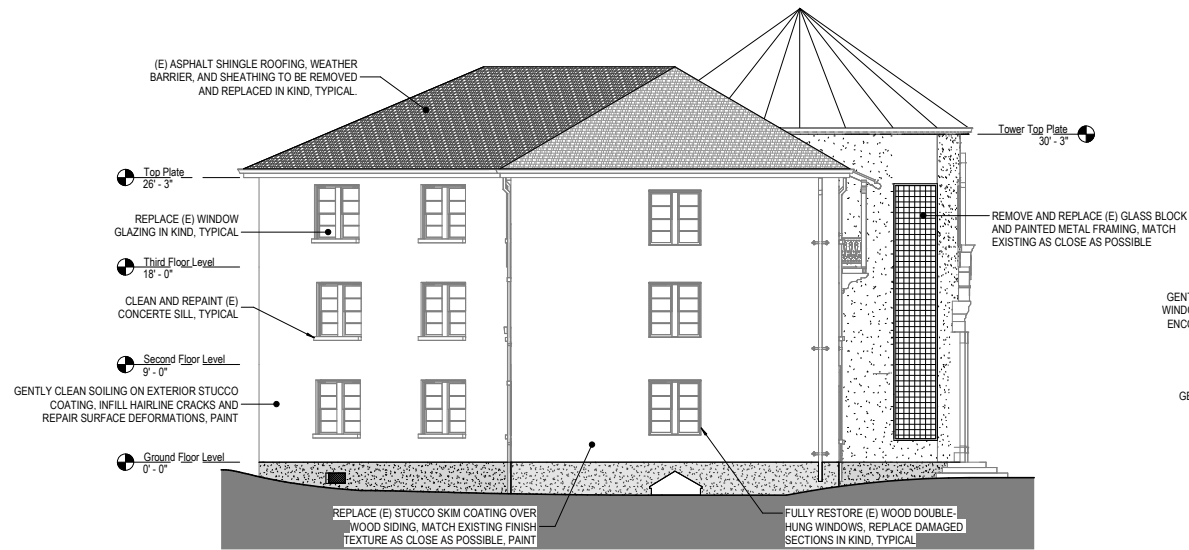
1 First Floor Plan - Demo & New
1/8" = 1'-0"



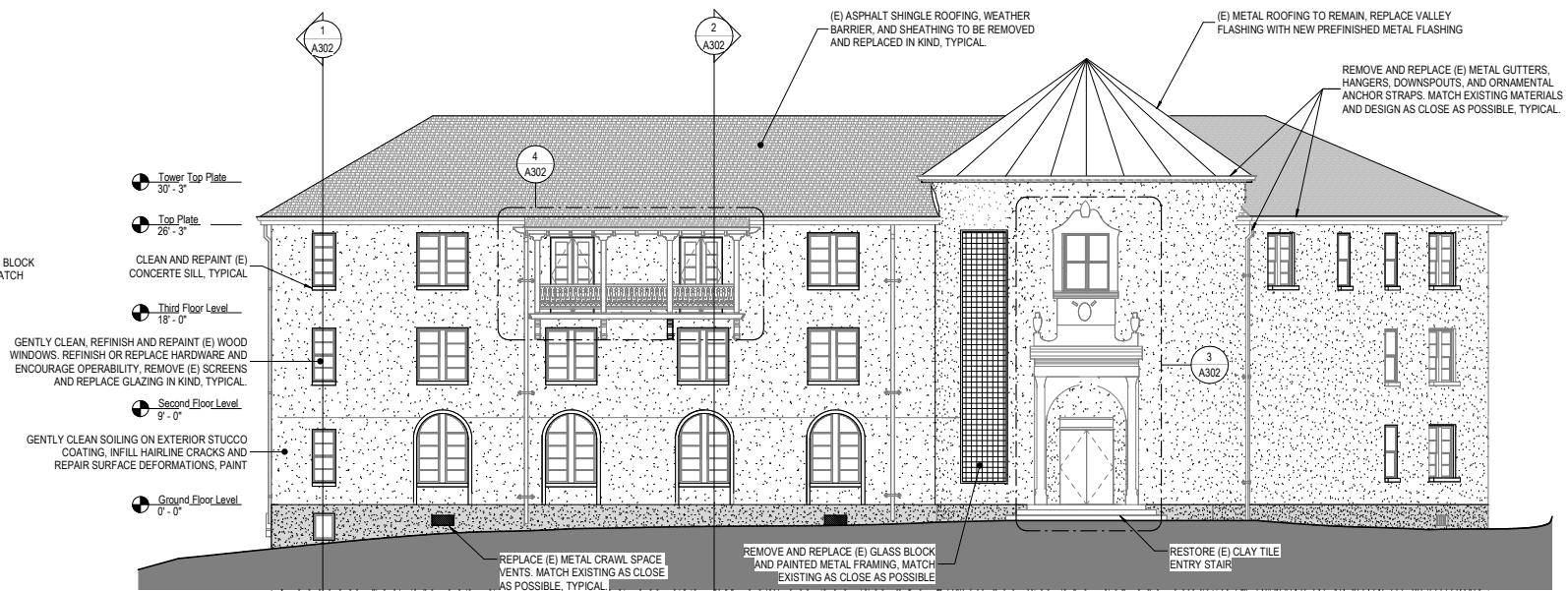
4 Existing East Elevation
1/8" = 1'-0"



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



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



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

Port of Skagit - SWIFT Center
Trevanen Hall Feasibility Study
Northern State Hospital Campus
Sedro-Woolley, WA 98284

Job No: 2203 Date: 03/15/2023
File No: 2203 Trevanen.rvt
Drawn By: AGC
Checked By: JMcClure
Issued for: SD/DD

BUILDING ELEVATIONS

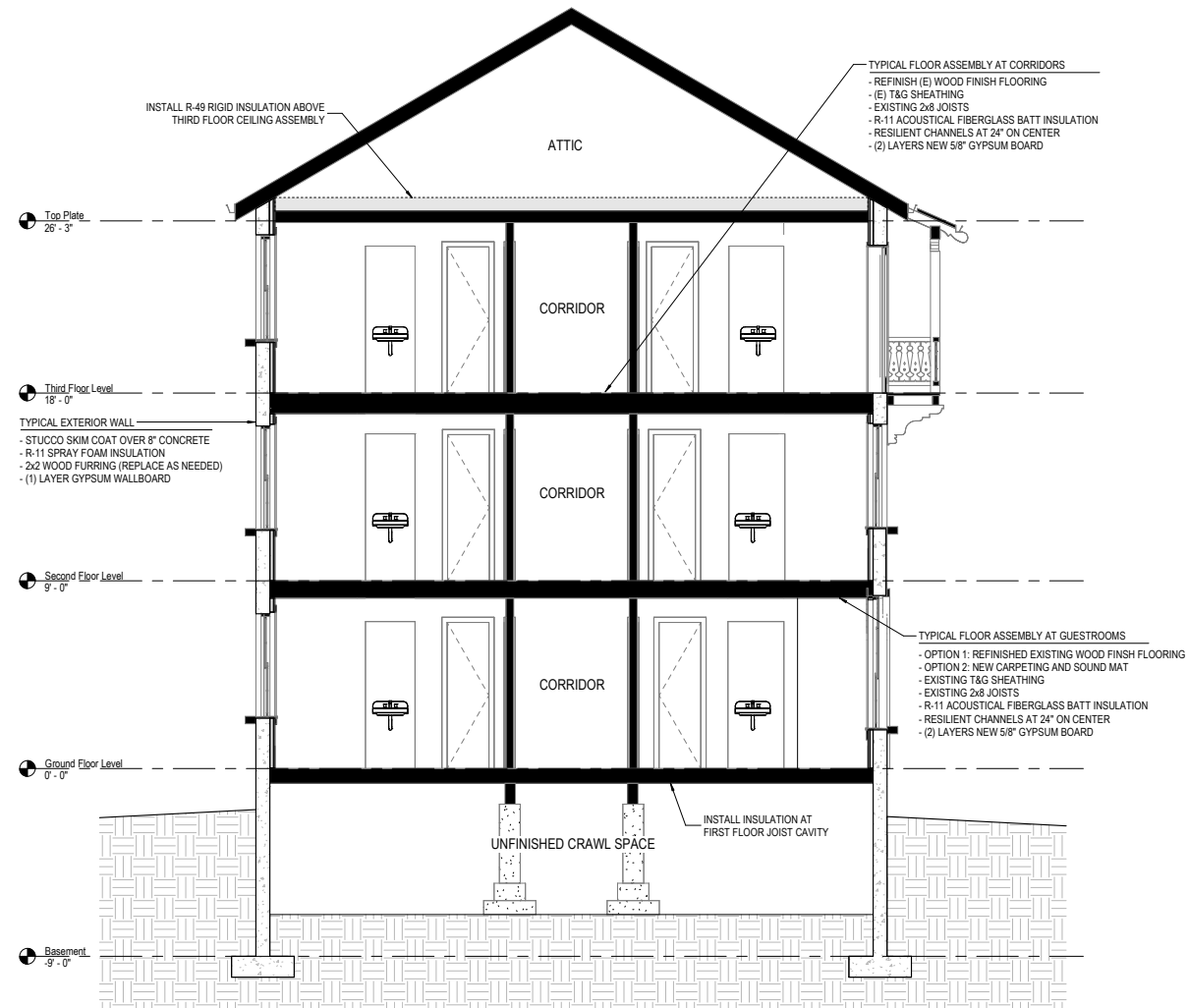
A301



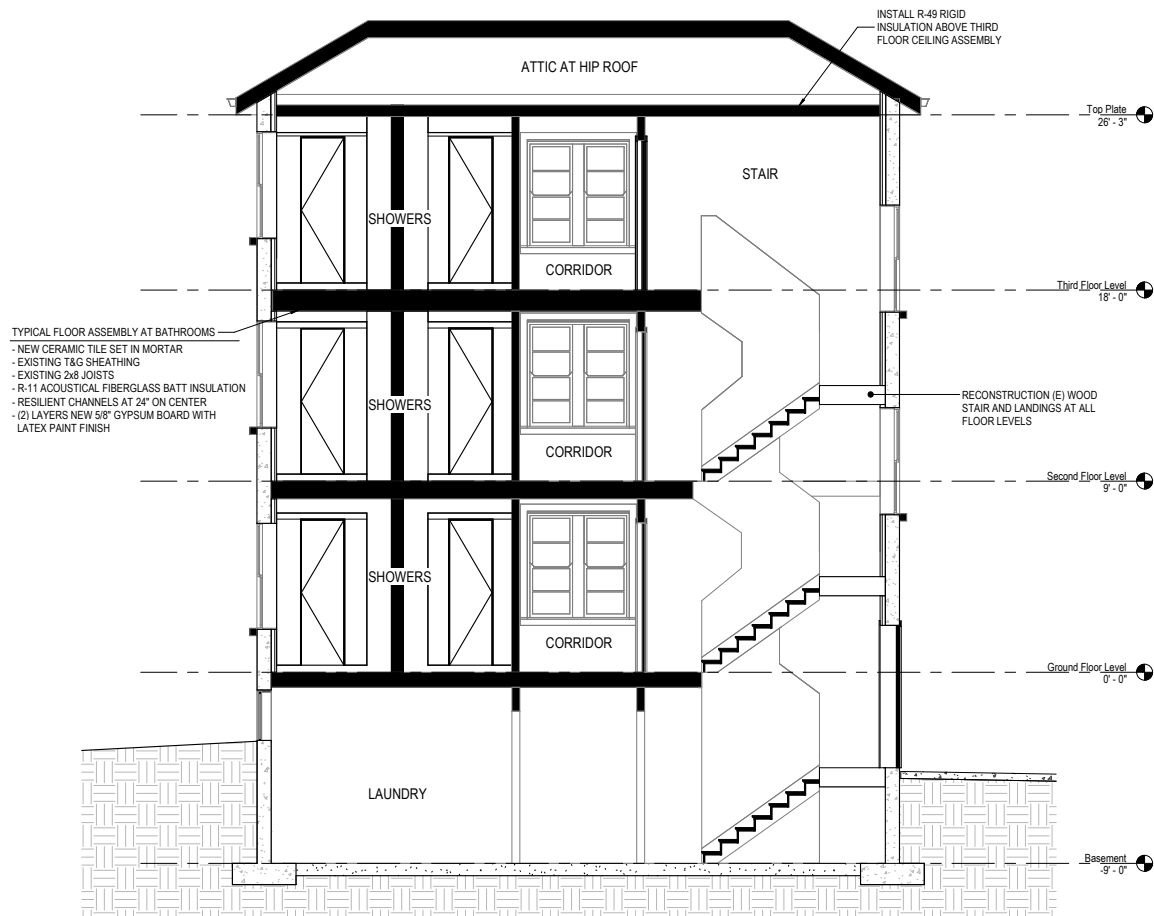
4 Third Floor Exterior Balcony at South Elevation
NTS



3 Main Entry at South Elevation
NTS

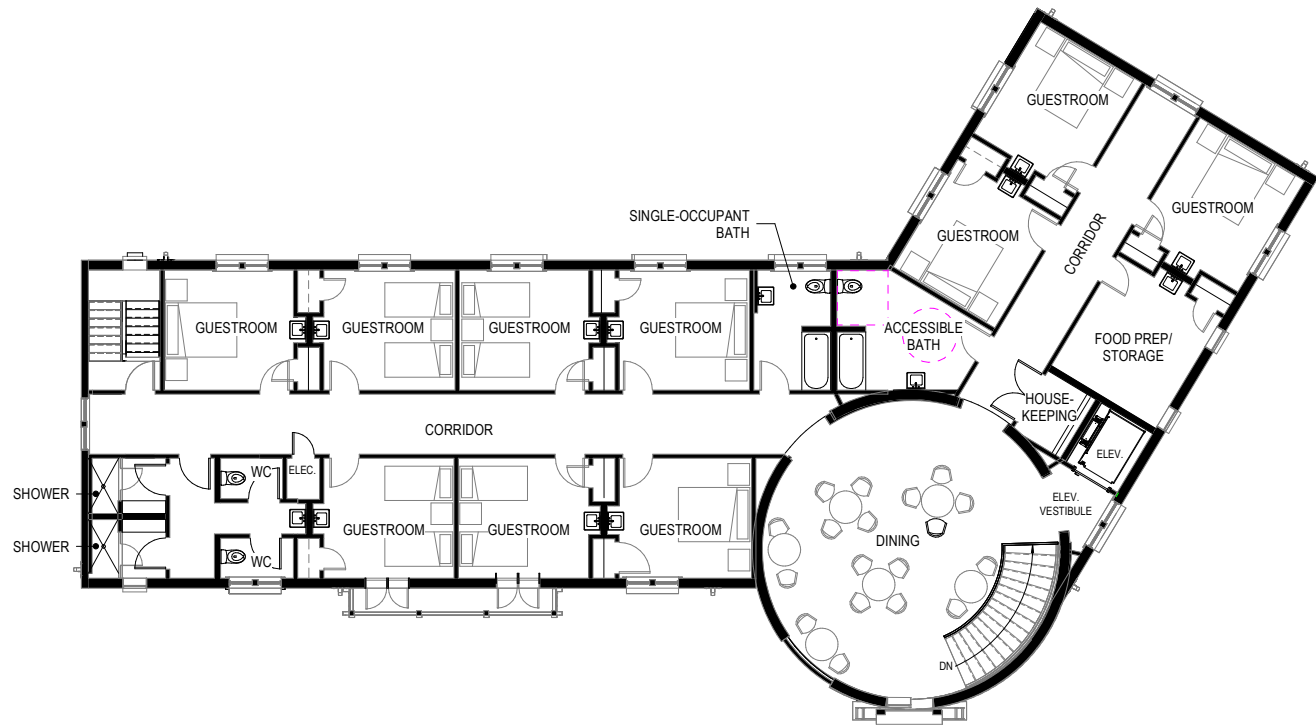


2 Building Section
1/4" = 1'-0"

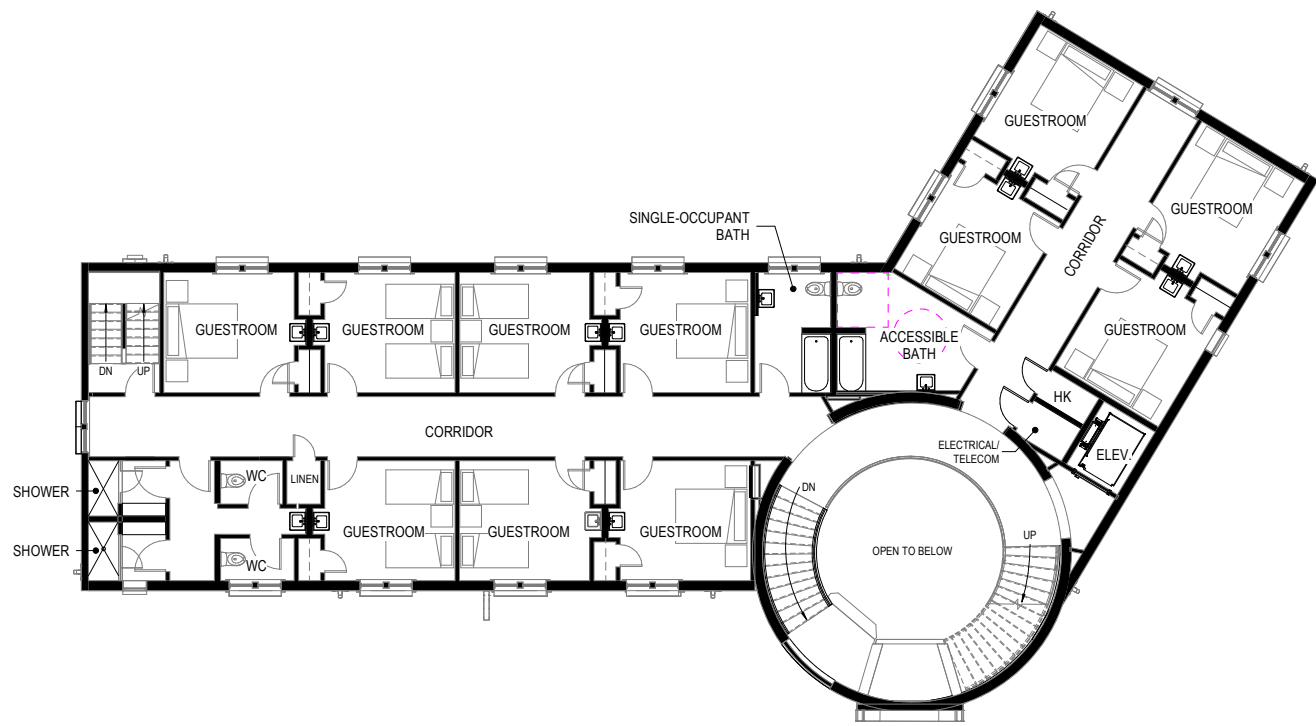


1 Building Section
1/4" = 1'-0"

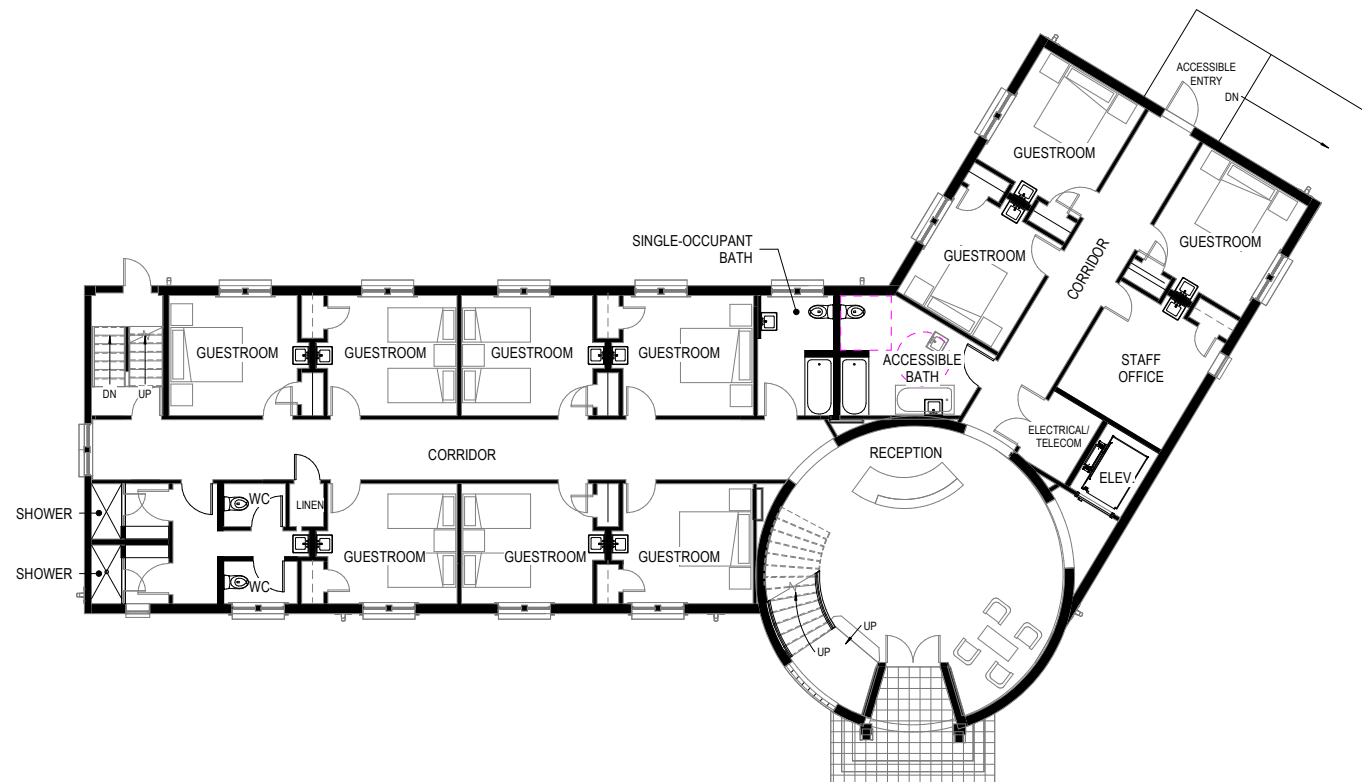
Job No. 2203	Date: 03/15/2023
File No. 2203 Trevannen.rvt	
Drawn By: AGC	
Checked By: JMcClure	
Issued for: SD/DD	



3 Third Floor Plan - Proposed
 1/8" = 1'-0" 3,708 GSF



2 Second Floor Plan - Proposed
 1/8" = 1'-0" 3,318 GSF



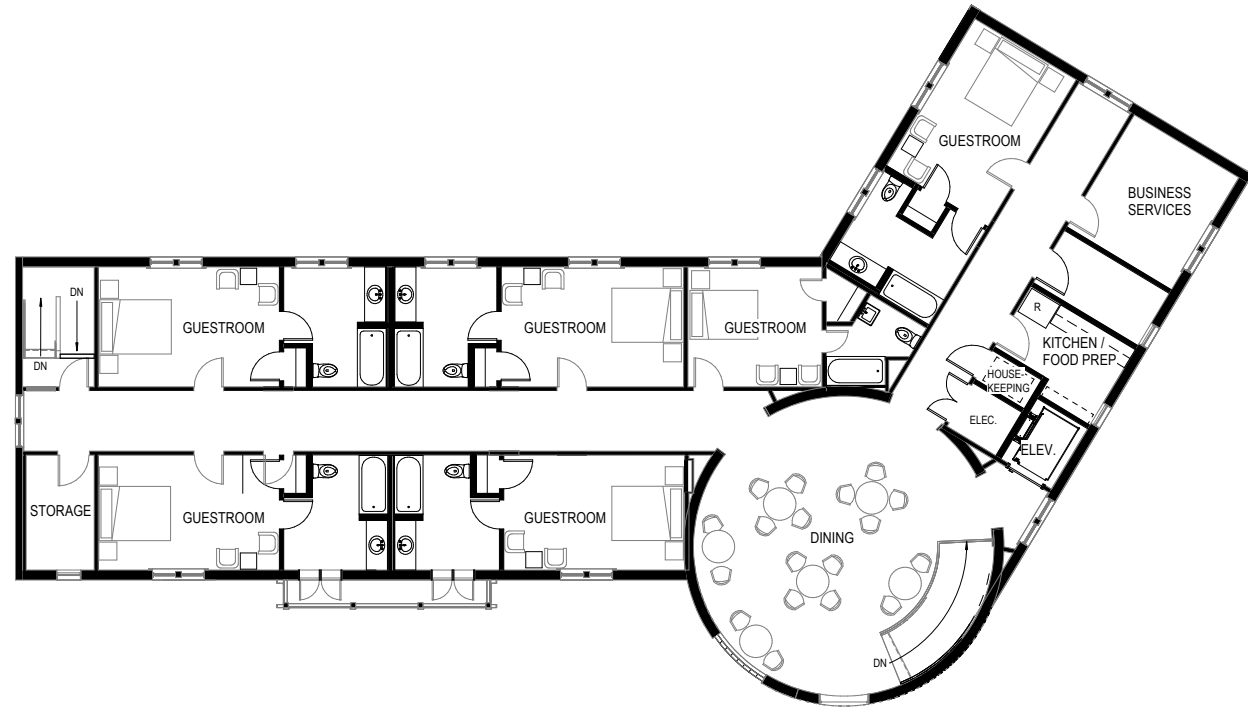
1 First Floor Plan - Proposed
 1/8" = 1'-0" 3,795 GSF

Port of Skagit - SWIFT Center
Trevanen Hall Feasibility Study
 Northern State Hospital Campus
 Sedro-Woolley, WA 98284

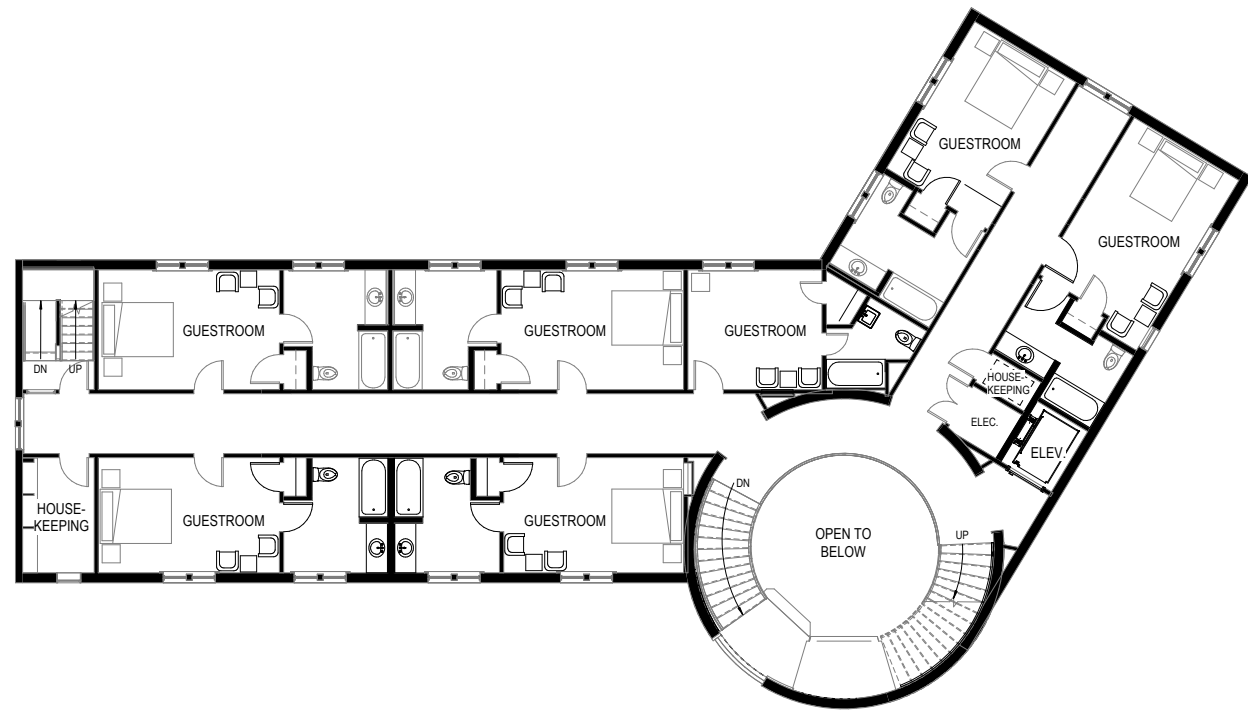
Job No: 2203 Date: 03/15/2023
 File No: 2203 Trevanen.rvt
 Drawn By: AGC
 Checked By: JMcClure
 Issued for: S/D/D

PRESENTATION
 PLANS - OPT. 1

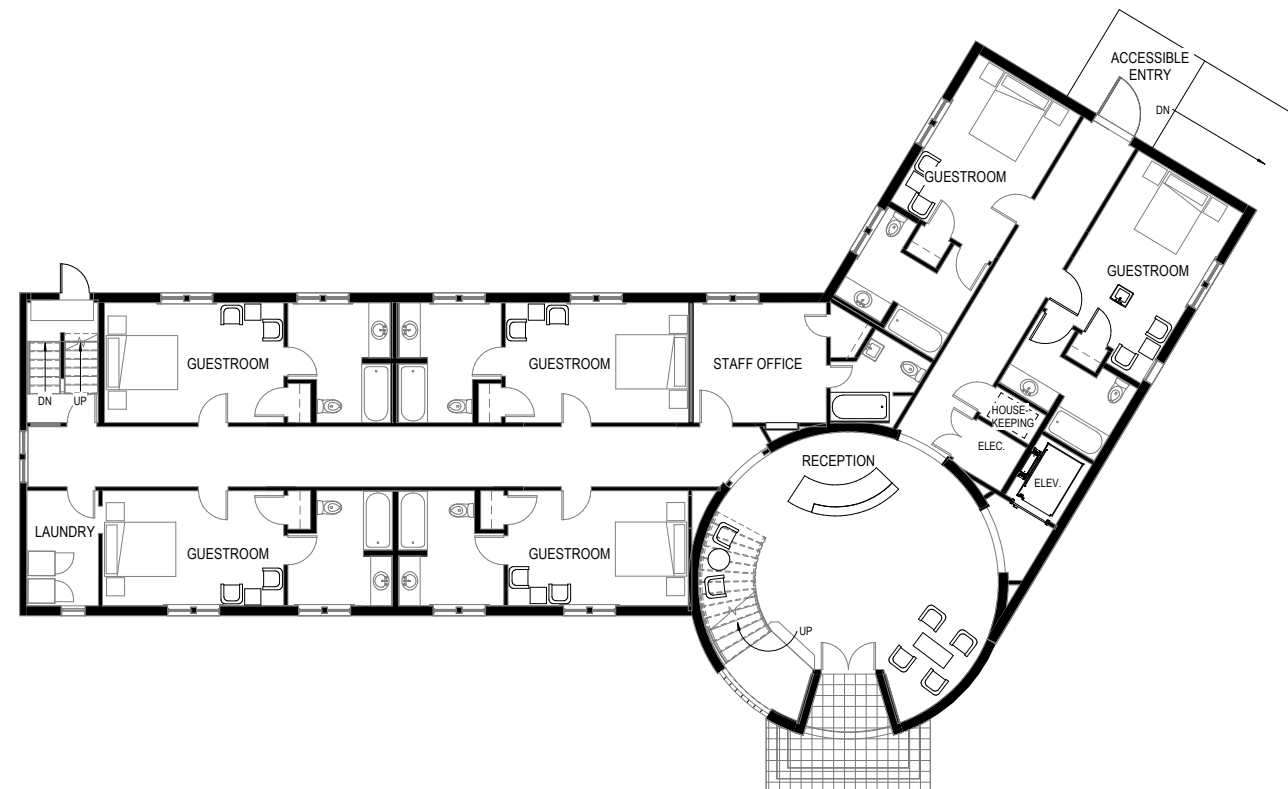
P201



3 Third Floor Plan - Proposed
1/8" = 1'-0"



2 Second Floor Plan - Proposed
1/8" = 1'-0"



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

Job No:	2203	Date:	03/15/2023
File No:	2203_Trevennen.rvt		
Drawn By:	AGC		
Checked By:	JMcClure		
Issued for:	SD/DD		



September 22, 2022

Jeff McClure
RMC Architects
1223 Railroad Avenue
Bellingham, WA 98225

Project: **Trevennen Structural Narrative – Swift Center**

KW PROJ #: **22090**

Dear Jeff:

Kingworks has been contracted to provide the following services as they relate to the Trevennen Hall Building 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 descriptions for structural work in renovating the building including for the anticipated alterations as shown in the RMC drawings titled Trevennen Hall Feasibility Study
- Provide a preliminary description recommended voluntary seismic upgrade strategies

We are basing this report on the following:

- Visual observations performed on 7/27/2022.
- Existing drawings provided by RMC, including a 4 page set of original drawings which includes some structural information
- RMC Trevennen Hall Feasibility Study drawing set dated 9/20/2022
- 2018 International Existing Building Code (IEBC).

Building Structural Description:

The Trevennen Hall building was constructed around 1937. The building was originally intended to serve as a dormitory for staff at the Northern State Hospital. There seem to have

been few, or no modifications or upgrades to the primary structural system since original construction.

The building has two residential wings with central corridors serving small dormitory rooms on each side. The west wing runs east west and is approximately 65 feet long. The other wing extends to the north-east and is approximately 33 feet long. A central lobby area with a round footprint of approximately 28 feet diameter is located at the intersection of the wings. The three floor levels stack with the same layout. The primary structure for the building consists of exterior reinforced (assumed) concrete walls, three wood framed floor levels, and a wood framed gable roof.

The round, three story lobby has concrete walls around its perimeter. There is a stair and perimeter walkway which are both cantilevered in from the perimeter wall and constructed with reinforced concrete. The original drawings do not indicate size and spacing of steel reinforcement for these elements. The roof is timber framed with a conical shape. It is assumed that the perimeter walls act as a tension ring to provide the support for the timber spokes which connect at the pinnacle.

The foundation system for the building is reinforced concrete shallow column pad and wall strip footings. There is a crawl space below the two residential wings of the building and a floor slab in the central lobby area.

Structural Assessment:

This opinion is based only on the observations during a brief site visit and review of the original drawing set. The building seems to be in fairly good condition given the duration of time that it has been vacant and unmaintained. At one location where the west wing intersects the round lobby, water damage has propagated at all three floor levels causing various degrees of wood decay. There are likely other areas of the building with similar wood decay issues that are concealed. It is anticipated that the existing wall and floor finishes will be removed and replaced during a renovation project. This will allow for detailed inspection of the wood framing and for repair or replacement of decayed members. Given that there were no cracks visible in the exterior walls, it is our assumption that these walls were constructed with at least a moderate amount of steel reinforcement. This assumption should be verified by performing GPR scanning on a sampling of wall sections.

It is expected that this building would provide protection of life safety for occupants in minor, and possibly moderate earthquakes. The building would not perform as well as buildings constructed to modern code requirements. Buildings constructed before the 1950s with concrete (or masonry) walls and light wood framed floors and roof have often suffered damage resulting from the walls separating away from the floors and roof. If a large enough area of wall separates from the building, collapse of the floor and roof areas could occur.

See the following section for discussion of our interpretation of the code requirements for the remodel project that is being considered. The owner has the option to perform voluntary improvements beyond these code requirements. Recommendations for voluntary improvements are provided in a later section of this report.

2018 International Existing Building Code (IEBC) Requirements:

It is our understanding that the Port of Skagit is considering renovating the building to serve as a hotel, or for some other residential use. This renovation will largely consist of modifying some interior spaces and updating finishes and insulation. Mechanical and electrical systems will be fully upgraded (probably replaced).

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 on shows the structural aspects of the IEBC requirements. The colored line 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 will not include substantial structural alteration, AND the weight of the building is not expected to be increased by more than 10 percent, there will be no requirement for the building lateral load resisting system to be shown to comply with, or be upgraded to comply with, the modern lateral load requirements for current wind loads and 75 percent earthquake loads. It will be important to restrict the added weight from new finishes, insulation, and mechanical distribution systems below 10 percent of the existing building weight so that earthquake loads (which are proportional to building weight) are not increased above the 10 percent threshold. The IEBC will require anchoring the concrete walls to the floors and roof framing. For floors, this anchoring is usually accomplished by using adhesive anchors bolted to hardware that connects to the existing floor joists, or to new lines of blocking and straps where the walls run parallel to joists. For anchoring the walls to the roof, it may be necessary to add some plywood, wood members, and/or connecting hardware to the existing ceiling framing to provide an adequate load path for the seismic out of plane loads. Connections like this will usually be installed at a spacing of 4 to 6 feet at each floor and at the roof.

Gravity Load System: Per IEBC section 806.2, existing gravity resisting members will need to be evaluated at any location where their loads are increased by more than 5 percent, or their capacity is decreased by more than 5 percent. 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. The existing floor joists are 2x8s spaced at 16" o/c. These joists have been checked for typical residential floor loading and they are expected to be adequate.

Narratives for planned structural modifications:

Elevator Shaft: A new elevator shaft is shown outboard of the circular lobby where it connects to the northeast wing. A new bearing wall will be installed to support the elevator track and to support existing floor joists where they are interrupted for new shaft openings. The exterior concrete wall adjacent to the elevator will need to be reinforced with steel members to provide out of plane, lateral support at each floor level.



Voluntary Seismic Improvement

The following discussion describes recommendations for additional voluntary seismic improvements.

Lateral Load Resisting System Options: The current lateral system of the building relies on the concrete walls around the exterior of the building and wood framed diaphragms. The three improvements that have been identified for improving the performance of the lateral system are:

- 1) Add a plywood sheathed shear wall extending transversely across the west residential wing midway between the lobby and the west end of the wing. The purpose of this wall would be to reduce the spans of the floor and roof wood diaphragms. The shear wall would need to extend into the crawl space and land on a new concrete stem wall foundation.
- 2) Add a plywood overlay to the existing wood decking at the floors and at the underside of the roof framing to improve the capacity of the existing diaphragms
- 3) Provide concrete tie beams to interconnect column pad footings in the crawlspace. A thin rat slab with moderate reinforcing might also serve this purpose.
- 4) If wall scanning reveals that the concrete wall reinforcement is absent or less than anticipated, provide adhered carbon fiber sheet reinforcement to the walls.

Other seismic improvements: Other seismic improvements that we would recommend include:

- 1) Installing additional steel hardware to the timber roof framing to improve connectivity between members.

Conclusion:

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

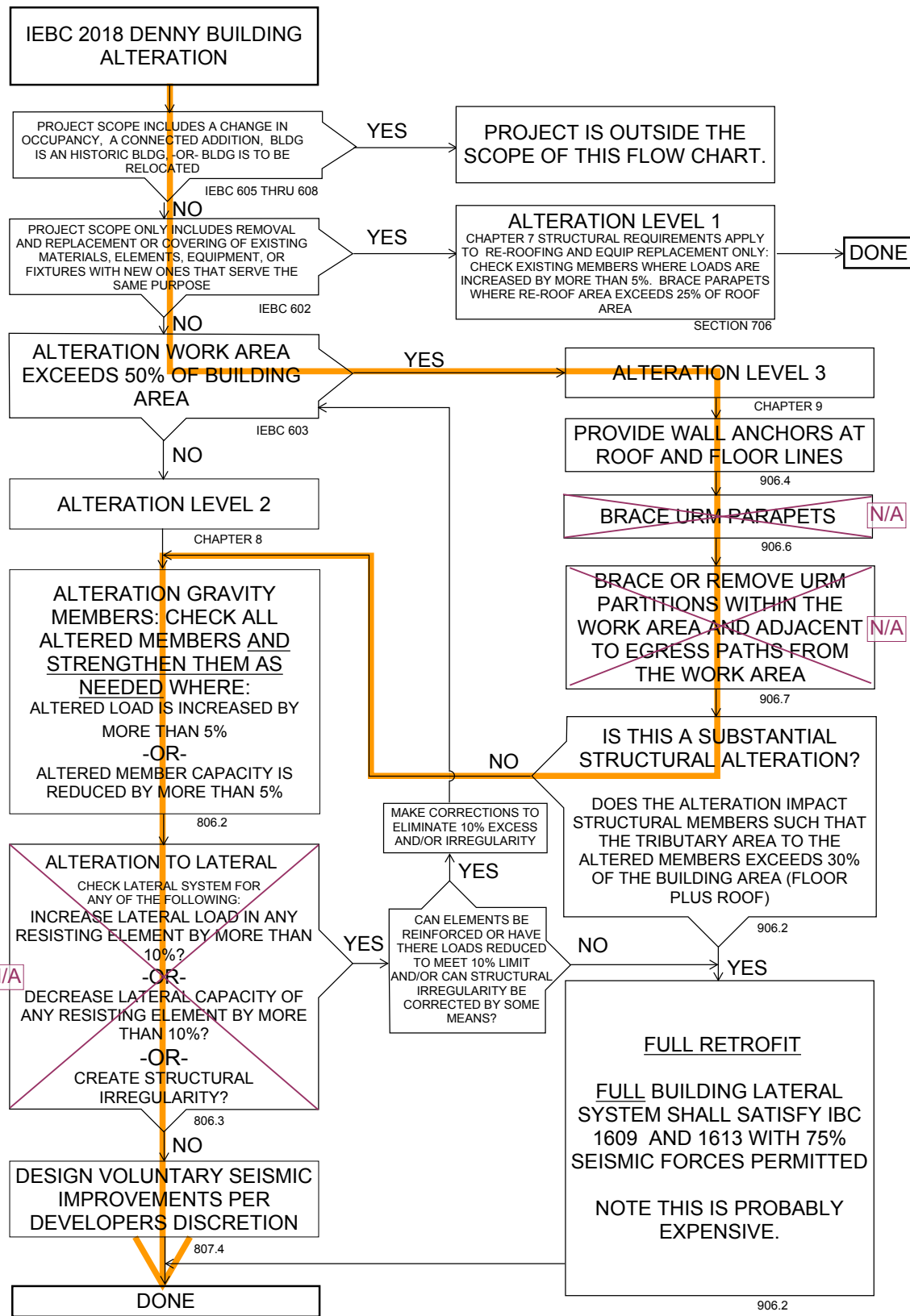
John R (Jack) King, PE, SE
Principal

Attachments:
SSK-01 Trevennen Hall IEBC Flowchart



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





**TREVENNAN BUILDING
PORT OF SKAGIT
MECHANICAL BASIS OF DESIGN – PLANNING PROGRESS DESIGN NARRATIVE**

Mechanical

Updated 09/19/2022

Design Intent: The mechanical system for the Trevennan Building 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 a hotel building that will be occupied all year.

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

Applicable Codes and Standards:

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

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

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

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

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. Connection will be at 5'-0" outside of the building.
 - 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 first floor 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 first floor 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 building is 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 attic will be sprinklered with dry system coverage if it remains unheated and uninulated.
5. The double detector check valve (DDCV) and dry and wet risers will be located in the first floor 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. There will not be a central heating plant. VRF is not being considered for this building due to the high refrigeration volumes combined with the small hotel rooms.
3. Ventilation:
 - a. Single zone energy recovery ventilators "ERV" with fixed plate enthalpy heat recovery cores will supply ventilation to each zone. ERV's will have a supply fan, exhaust fan, filter and heater recovery. Air will be supplied by overhead type diffusers. Return air will be overhead.



- b. ERV's for the hotel rooms will be installed above the hard lid ceiling in the restrooms. Access panels will be provided for filter and fan access. ERV's for larger zones will be installed in the attic space.
4. Zone Heating and Cooling:
 - a. The heating and cooling will consist of single zone mini split heat pumps. Refrigerant piping will be piped from the outdoor unit to the fan coil terminal units.
 - b. The outdoor heat pumps will be installed in a service yard. Screening around the service yard will be provided for both visual and acoustical separation.
 - c. Fan coils will be ducted or ceiling cassette style. Cassettes will be provided for smaller zones. Ducted fan coils will be provided for larger zones and will be installed in the attic.
5. Exhaust Systems: ERV's 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 individual heat pumps will have their own integrated control system. Each heat pump thermostat will be provided with a BACnet interface to allow the BAS to provide scheduling and other high level control functions of the zone.

END OF NARRATIVE





**Port of Skagit – Swift Center – Trevennen Building
Electrical Schematic Design Narrative**

9/15/2022

Project Description

The Trevennen renovation project is intended to modernize the existing building into a hotel building. This building formerly served as the living quarters for the nursing staff. The building is 3 story, approximately 11,057 square feet. The existing interior and exterior walls are intended to remain with some selective remodeling. The walls will have their lath and plaster removed to expose the original wood framing.

A new elevator will be added to the building to provide elevator access to the second and third floors.

Power Services & Distribution

The Trevennen Building is not connected to the campus 4,160 volt medium voltage system and hasn't been connected to any power source since at least 2000 (maybe longer) when the portion of the new medium voltage system near Trevennen was installed.

To re-energize Trevennen on the campus power system, the closest source of power is from a nearby underground vault near an above grade medium voltage switch located along Northern State Road. This vault has medium voltage cables that are unused, are connected to a spare switch, and appear to have been installed for the future connection of Trevennen. There is no utility tunnel access to Trevennen so the primary power will need to be trenched to Trevennen and a new above grade padmount transformer will need to be installed to supply Trevennen.

To re-energize Trevennen from the Puget Sound Energy (PSE) system, the closest source is a vault along the Thompson Road at the intersection of Northwest OMS Dr. 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 step to eventually phase out the campus primary power system. PSE primary power would need to be trenched from the existing PSE vault to near the Trevennen Building and a new above grade PSE padmount transformer will need to be installed.

The main electrical room is located in the basement, is small, and has some existing panels still there, however, they are in disrepair, obsolete, and will need to be removed.

A new main panel and electrical room will need to be added to supply the building along with the addition of a new elevator and the all-electric load of new mechanical units.

The existing feeders and branch circuit panels within the building are at the end of their lifecycle, are obsolete, and are too small for the intended renovation. New feeders and branch panels will be needed to support the new work.

The branch circuits appear to be old knob and tube wiring type. This wiring method is obsolete and not suitable to support new work. It will need to be removed and replaced with new.

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



With the lath and plaster being removed exposing the wood studs, 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 in commercial areas and NMB (romex) type wiring within the hotel rooms themselves. Exposed exterior conduit will be Galvanized Rigid Steel.

Outlet devices and wiring junction boxes will be installed in steel outlet boxes in commercial areas and plastic in the hotel rooms. They will be 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 and wiring within the hotel rooms will be NMB type.

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 old knob and tube wiring and 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 will be grounded to made electrodes consisting of 5/8 x 10' driven copper-clad ground rods, and connected to the building's metal water piping, structural steel and concrete rebar.

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



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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

The existing lighting is incandescent type with most of the fixtures having been already removed. The old knob and tube wiring and remaining light fixtures will be removed. New wiring and light fixtures will be installed throughout the building with new LED type. Site lighting will be building mounted. No pole lighting for 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 building do not have telephone, catv, or fiber services. The building does appear to have some phone boards and limited wiring, however, it is obsolete and will need to be replaced with new. The building does not have any data outlets or telecom rooms. All new telecom systems will need to be provided.

New telecom services will need to be trenched to most likely to the end of the tunnel system under the Wilkes/White Water building. The Port of Skagit owns a fiber system that is part of a campus fiber optic network that is accessible via the tunnel system.



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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 building and more telecom rooms are not needed.

Horizontal cabling infrastructure will consist of Cat6A cabling and outlets installed throughout the facility. Cables shall be routed through the building 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 building.

Fire Detection and Alarm

There is an abandoned fire alarm system in the building with its main panel down in the small basement electrical room. It is obsolete and will need to be replaced with a new addressibel system. Wherever the new fire sprinkler room is added, it should be large enough to also accommodate the main fire alarm panel for the 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 main panel will automatically communicate all alarms and trouble to 24-hour alarm monitoring services.

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

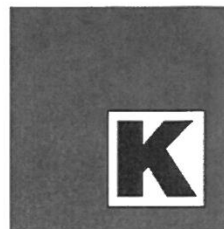
Partial building smoke detection will be provided with devices located in corridors and common areas. (full detection in every space is not anticipated and not required by code because the building will be fully sprinkled). Duct type smoke detection will be provided as needed for damper control and HVAC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

In the hotel rooms, a 120 volt combination carbon monoxide/smoke detectors will be added to sound a local alarm within the individual room only. Each hotel room will also have a horn to alert occupants when there is a building wide alarm.

A remote annunciator will be installed at the building entrance lobby.

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.



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Audio/Video Systems

There are no conference rooms, meeting rooms, etc. anticipated in the proposed floor plan so no audio/video systems are anticipated.

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.

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POS - SWIFT Center Trevennen Hotel Renovation
Pre-Schematic Design Cost Estimate

8/19/2022

Description	Quantity	Unit	Cost	Total
Building				
Demolition	11057.0	ls	\$0.80	\$8,845.60
Electrical Distribution & Devices	11057.0	sf	\$7.45	\$82,374.65
Lighting Distribution & Fixtures	11057.0	sf	\$5.30	\$58,602.10
Lighting Controls	11057.0	sf	\$2.25	\$24,878.25
Telecom. Conduit, Cabling, Supports	11057.0	sf	\$2.75	\$30,406.75
Fire Alarm System	11057.0	sf	\$2.55	\$28,195.35
Security, Access Controls System	11057.0	sf	\$1.25	\$13,821.25
Video Surveillance System	11057.0	sf	\$2.00	\$22,114.00
Elevator Lobby 2-way Intercom System	1.0	ls	\$8,000.00	\$8,000.00
Elec General Cond., Mob/demob, etc. (10%)				\$26,923.80
sub-total	11057.0		\$27.51	\$304,161.75
Primary Power Source from Campus system				
Campus primary power from Denny switch	90.0	lf	\$200.00	\$18,000.00
Trenching & Excavation	90.0	lf	\$35.00	\$3,150.00
Primary switch	1.0	ea.	\$30,000.00	\$30,000.00
Padmount primary transformer	1.0	ea.	\$35,000.00	\$35,000.00
sub-total				\$86,150.00
Alternate - Primary power source from PSE				
DEDUCT campus primary costs listed above				(\$86,150.00)
PSE Primary power from vault on Thompson	1236.0	lf	\$300.00	\$370,800.00
Trenching & Excavation	1236.0	lf	\$35.00	\$43,260.00
PSE vaults	2.0	ea.	\$7,000.00	\$14,000.00
PSE padmount primary transformer	1.0	ea.	\$40,000.00	\$40,000.00
sub-total				\$381,910.00
Costs Not Included:				
Emergency Responder Radio System				
Generator.				
TOTAL				\$390,311.75

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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

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Hazardous Materials Survey Report

Port of Skagit SWIFT Center

Trevennen Hall

1798 Northern State Road

Sedro-Woolley, Washington 98284

Prepared for:

RMC Architects

1223 Railroad Avenue

Bellingham, Washington 98225

September 2022

PBS Project 41140.018



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1 INTRODUCTION

1.1 Project Background

PBS Engineering and Environmental Inc. (PBS) performed a hazardous materials survey of the Trevennen Hall 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 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).

1.2 Building Descriptions

Trevennen Hall was originally constructed in 1938 and consists of a three-story concrete masonry structure with a pitched three-tab shingle roof encompassing approximately 13,736 square feet. Interior finishes consist of the following: concrete, ceramic floor tile, vinyl floor tile and carpet; plaster walls and ceilings. Exterior walls are concrete and textured plaster, and windows are wood, or metal framed.

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-22-8300, Exp. 03/23/2023), on May 16, 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.

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 (gray and white) and associated black mastic** – First, second and third floor restroom floors – approximately 90 SF;
- **Exterior window and door frame caulk** – throughout – approximately 17,000 LF.

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

- Yellow carpet mastic – Hall
- Tan wrapped wire insulation in the first floor electric panel
- Black asphaltic wire insulation – basement Boiler Room;
- Black woven wire insulation – basement Boiler Room;
- Brown fiberboard wall panels (made to look like ceramic tile) with jute backing and brown mastic – in all rooms at sink;
- Window pane putty – throughout;
- Grout on glass block – Rotunda windows;
- Black asphaltic coating – on exterior concrete walls throughout;
- Exposed black mastic on wood and concrete floors – throughout;
- Grout associated with terra cotta tile – rotunda stairs;
- Terra cotta tile and mortar – entry steps;
- Grout associated with 1" ceramic floor tiles – Restrooms throughout;
- Mortar associated with 1" ceramic floor tiles Restrooms throughout;
- Grout associated with 4" ceramic wall tiles – Restrooms throughout;
- Mortar associated with 4" ceramic wall tiles – Restrooms throughout;
- Yellow mastic associated with 4" ceramic wall tiles – Restrooms throughout;
- 4" brown cove base and associated dark brown mastic;
- Mortar between terra cotta blocks – interior walls behind plaster;
- Textured plaster on concrete (exterior) – all exterior walls;
- Plaster – interior walls and ceilings throughout;
- 3-tab Roofing shingles, mastic and black paper – over main roof;
- Black paper under sheet metal rotunda roof.

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

2.2 Lead-Containing Components

Ten (10) representative painted coatings were sampled for lead content. The samples were assigned unique identification numbers and transmitted to NVL Laboratories, Inc. (AIHA IH #101861) in Seattle, Washington under chain-of-custody protocols for analysis using Flame Atomic Absorption.

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

- Tan/Wood/Window Frame –Second floor exterior (6.2% lead)
- Brown/Concrete/Sill –First floor west exterior (1.5% lead)
- Pink/Plaster/Wall –Second floor, Room 12 (0.45% lead)
- Pink and Blue/Plaster/Wall – Second floor restroom (0.10% lead)
- Tan/Wood/Balcony –Third floor east exterior (1.4% lead)
- Green/Plaster/Wall –Second floor hall (1.9% lead)
- Green/Plaster/Wall – Third floor Rotunda (0.013% lead)
- White/Wood/Window frame – Third floor hall (0.72% lead)
- Yellow/Concrete/Wall – Exterior west wall (6.9% lead)
- Green/Plaster/Wall – Basement stairwell (0.29% lead)

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 6 four-foot and 35 compact fluorescent bulbs were observed in the accessible areas of the building.

2.4 PCB-Containing Components

PBS used a Phillips Ballast Checker to inspect representative fluorescent light fixture ballasts throughout the work areas. PBS did not observe magnetic ballasts. All ballasts should be inspected prior to being disposed of.

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

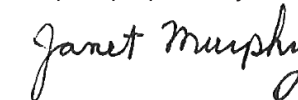
Fluorescent lamps and liquid thermostat switches are known to contain mercury vapor. PBS recommends that all fluorescent lamps and liquid thermostat switches be carefully handled and recycled/disposed of in accordance with the contract documents and applicable regulations during construction activities. 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.

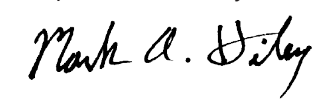
Please do not hesitate to contact us if you have any questions regarding this report or require additional information.

Report prepared by:



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

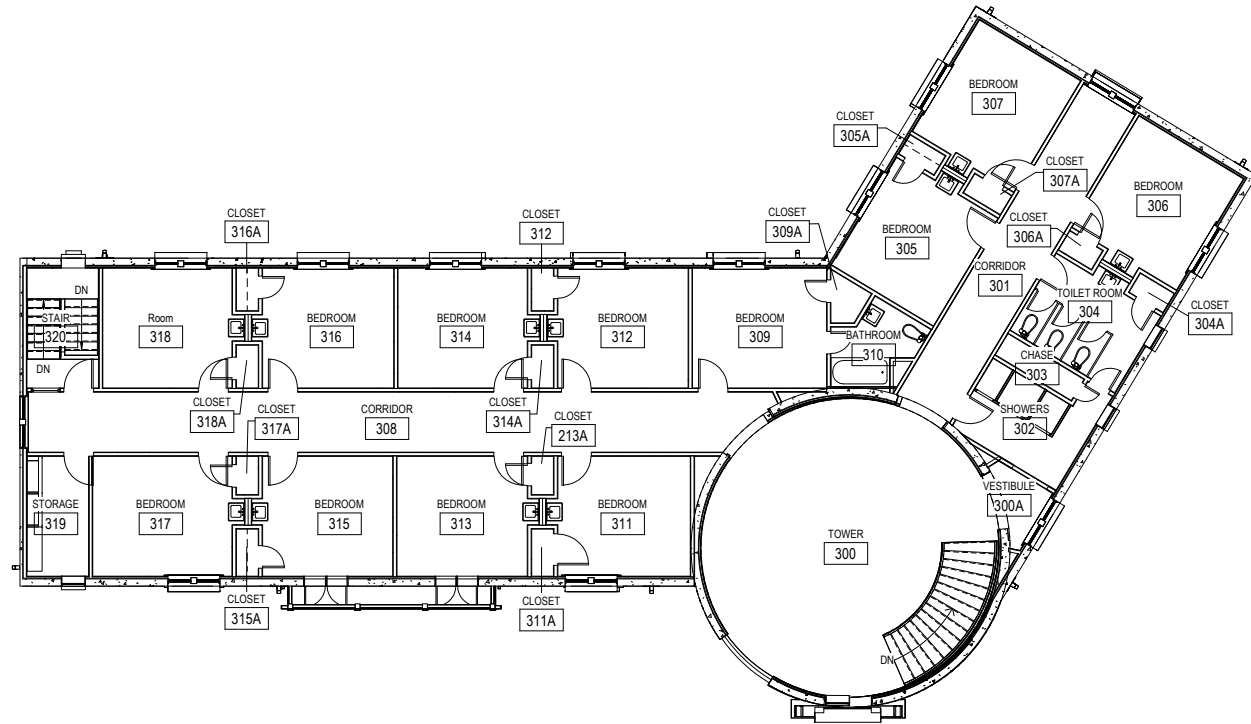
Report reviewed by:



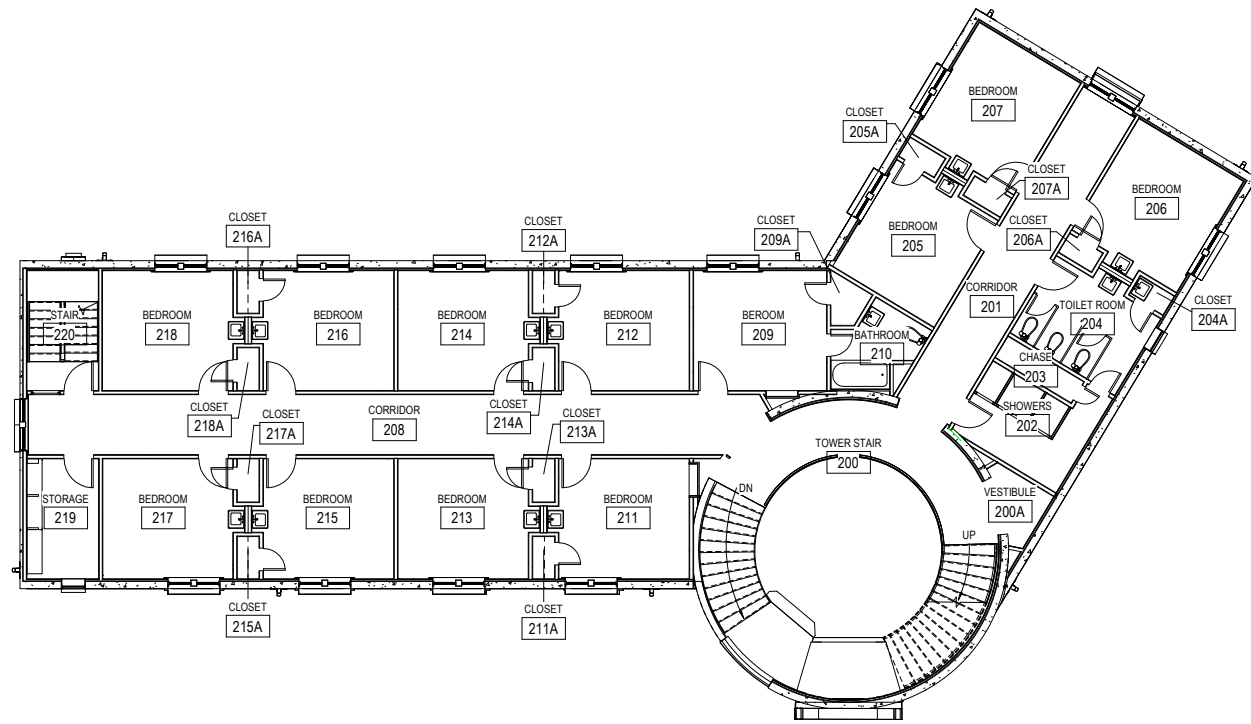
Mark Hiley
Senior Project Manager

APPENDIX A

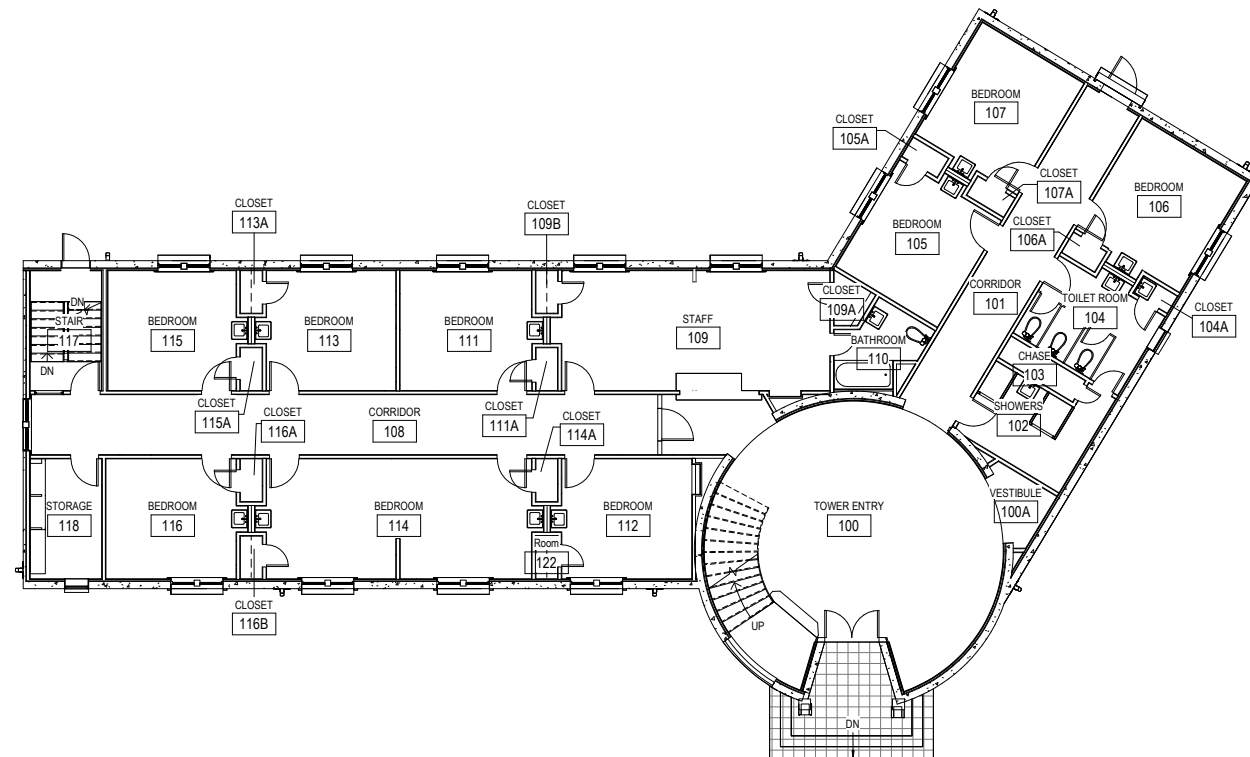
RMC Architects Reference Drawings



3 Existing Third Floor Plan
1/8" = 1'-0"



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



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

Port of Skagit - SWIFT Center
Trevannen Hall Feasibility Study - Option 1
Northern State Hospital Campus
Sedro-Woolley, WA 98284

Job No: 2203 Date: 08/30/2022
File No: 2203 Trevannen-Opt.1.rvt
Drawn By: AGC
Checked By: JMcClure
Issued for: SD/DD

EXISTING FLOOR
PLANS

E201

APPENDIX B

PLM Bulk Sampling Information

PLM Bulk Sample Inventory

PLM Bulk Sample Laboratory Data Sheets

PLM Bulk Sample Chain of Custody Documentation

PLM ASBESTOS SAMPLE INVENTORY

<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	Tan Wrapped Wire Insulation	1st Floor Electrical Panel	Layer 1: Tan paper	NAD	SAT
41140.018 -02	Asphaltic Wire Insulation	Basement Boiler Room	Layer 1: Trace black asphaltic material	NAD	SAT
41140.018 -03	Black Woven Wire Insulation	Basement Boiler Room	Layer 1: Black asphaltic material with woven fibrous material Layer 2: Black rubbery material Layer 3: Metal core	NAD NAD NAD	SAT
41140.018 -04	Red and Black Shingle with mastic Gray Shingle with Mastic Black Asphaltic Paper	Roof Over 3rd Floor	Layer 1: Black asphaltic material with sand Layer 2: Black asphaltic material Layer 3: Black asphaltic material with sand Layer 4: Black asphaltic material	NAD NAD NAD NAD	SAT
41140.018 -05	Black Asphaltic Paper	Under Metal Roof	Layer 1: Black asphaltic fibrous material	NAD	SAT
41140.018 -06	9" Gray Vinyl Floor Tile / Black Mastic	1st Floor in Restroom	Layer 1: Gray tile Layer 2: Black mastic	2% Chrysotile 3% Chrysotile	SAT
41140.018 -07	9" Gray Vinyl Floor Tile / Black Mastic	2nd Floor in Restroom	Layer 1: Gray tile Layer 2: Black mastic	2% Chrysotile 3% Chrysotile	SAT
41140.018 -08	Brown Sheet Vinyl with Jute Backing and Mastic	2nd Floor in Stair Landing	Layer 1: Brown sheet vinyl Layer 2: Tan woven fibrous material Layer 3: Brown fibrous material Layer 4: Tan mastic	NAD NAD NAD 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 -09	Brown Sheet Vinyl with Jute Backing and Mastic	3rd Floor Stairs	Layer 1: Brown sheet vinyl Layer 2: Tan woven fibrous material Layer 3: Brown fibrous material Layer 4: Tan mastic	NAD NAD NAD NAD	SAT
41140.018 -10	Brown Fibrous Wall Panel With Brown Mastic	3rd Floor Room 3-1 (306)	Layer 1: Brown fibrous material Layer 2: Brown mastic	NAD NAD	SAT
41140.018 -11	Brown Mastic Behind Fibrous Wall Panel Made to Look like Ceramic Tile	2nd Floor Room 2-5 (212)	Layer 1: Brown mastic	NAD	SAT
41140.018 -12	Window Pane Putty	3rd Floor Window	Layer 1: Brown mastic	NAD	SAT
41140.018 -13	Window Pane Putty	1st Floor Window	Layer 1: Gray brittle material with paint	NAD	SAT
41140.018 -14	Window Pane Putty	2nd Floor Window	Layer 1: Gray brittle material with paint	NAD	SAT
41140.018 -15	Glass Block Grout	3rd Floor Rotunda	Layer 1: Gray sandy/brittle material	NAD	SAT
41140.018 -16	Glass Block Grout	2nd Floor Rotunda	Layer 1: Gray sandy/brittle material	NAD	SAT
41140.018 -17	Glass Block Grout	1st Floor Rotunda	Layer 1: Gray sandy/brittle material	NAD	SAT
41140.018 -18	Red Carpet, Gray Backing / Brown Mastic	1st Floor Hall	Layer 1: Red woven fibrous material Layer 2: Brown mastic	NAD NAD	SAT

**SWIFT Center - Trevennen Hall
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>
			Layer 3: Gray foamy material	NAD	
41140.018 -19	Brown Mastic	2nd Floor Hall	Layer 1: Brown mastic	NAD	SAT
41140.018 -20	Black Asphaltic Coating on Concrete Wall	2nd Floor Exit Wall	Layer 1: Trace black asphaltic material Layer 2: Trace gray sandy/brittle material	NAD NAD	SAT
41140.018 -21	Black Asphaltic Coating on Concrete Wall	Basement Wall	Layer 1: Trace black asphaltic material Layer 2: Trace gray sandy/brittle material Layer 3: Brown fibrous material	NAD NAD NAD	SAT
41140.018 -22	Black Asphaltic Coating on Concrete Wall	1st Floor Exterior Wall	Layer 1: Trace black asphaltic material Layer 2: Trace gray sandy/brittle material Layer 3: Brown fibrous material	NAD NAD NAD	SAT
41140.018 -23	Black Mastic on Wood Floor	Room 3-4 (309) Restroom	Layer 1: Black asphaltic fibrous material Layer 2: Brown wood debris	NAD NAD	SAT
41140.018 -24	Black Mastic on Concreate Floor	Rotunda 3rd Floor	Layer 1: Black mastic with sand	NAD	SAT
41140.018 -25	Black Mastic on Concreate Floor	Rotunda 2nd Floor	Layer 1: Black mastic with sand	NAD	SAT
41140.018 -26	Black Mastic on Wood Floor	2nd Floor Storage Room	Layer 1: Black mastic Layer 2: Brown wood block	NAD NAD	SAT
41140.018 -27	Black Mastic and Paper	1st Floor Rotunda Floor	Layer 1: Black mastic with sand	NAD	SAT

**SWIFT Center - Trevennen Hall
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 -28	Black Mastic on Wood Floor	Room 1-10 (116)	Layer 1: Black mastic Layer 2: Trace brown wood block	NAD NAD	SAT
41140.018 -29	Black Mastic on Wood Floor	1st Floor Storage Room	Layer 1: Black mastic Layer 2: Trace brown wood block	NAD NAD	SAT
41140.018 -30	Black Mastic on Wood Floor	3rd Floor Storage Room	Layer 1: Black mastic Layer 2: Brown wood block	NAD NAD	SAT
41140.018 -31	Wall Plaster	Room 3-14 (311)	Layer 1: Gray sandy/brittle material with paint	NAD	SAT
41140.018 -32	Ceiling Plaster	Room 3-14 (311)	Layer 1: Gray sandy/brittle material with paint	NAD	SAT
41140.018 -33	Ceiling Plaster	Room 2-14 (211)	Layer 1: Gray sandy/brittle material with paint	NAD	SAT
41140.018 -34	Wall Plaster	Room 2-10 (219) Storage	Layer 1: Gray sandy/brittle material with paint	NAD	SAT
41140.018 -35	Wall Plaster	Room 1-9 (119) Storage	Layer 1: Gray sandy/brittle material with paint	NAD	SAT
41140.018 -36	Ceiling Plaster	Room 1-13 (112)	Layer 1: Gray sandy/brittle material with paint	NAD	SAT
41140.018 -37	Gray Mastic and Plaster	3rd Floor Restroom Behind Covebase	Layer 1: Gray brittle material Layer 2: Gray sandy/brittle material with paint	NAD NAD	SAT
41140.018 -38	Ceramic Cove Base Gray Mastic Grout	2nd Floor Restroom	Layer 1: Blue/tan ceramic Layer 2: Gray brittle/sandy material Layer 3: Trace gray mastic	NAD NAD 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>
	Plaster		Layer 3: Gray brittle material Layer 4: Trace white powdery material	NAD NAD	
41140.018 -39	White Hexagonal Ceramic Floor tile and Grout	1st Floor Restroom	Layer 1: White ceramic Layer 2: Trace clear mastic	NAD NAD	SAT
41140.018 -40	White Hexagonal Ceramic Floor tile and Grout	2nd Floor Restroom	Layer 1: White ceramic Layer 2: Tan brittle material Layer 3: Trace clear mastic	NAD NAD NAD	SAT
41140.018 -41	White Hexagonal Ceramic Floor tile and Grout	3rd Floor Restroom	Layer 1: Tan ceramic Layer 2: Tan brittle material Layer 3: Trace clear mastic	NAD NAD NAD	SAT
41140.018 -42	Terra Cotta Tile and Grout	1st Floor Rotunda Stairs	Layer 1: Red brittle material Layer 2: Gray brittle material	NAD NAD	SAT
41140.018 -43	Terra Cotta Tile and Grout	Exterior Entry Stairs	Layer 1: Red/gray brittle material Layer 2: Gray brittle material	NAD NAD	SAT
41140.018 -44	Window Frame Sealant	East Exit Window	Layer 1: Gray brittle material with paint	2% Chrysotile	SAT
41140.018 -45	Window Frame Sealant	West Exit Window	Layer 1: Gray brittle material with paint	2% Chrysotile	SAT
41140.018 -46	Door Frame Sealant	West Exit Door	Layer 1: Gray brittle material with paint	2% Chrysotile	SAT
41140.018 -47	Door Frame Sealant	Southwest Exit Door	Layer 1: Gray brittle material with paint	2% Chrysotile	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 -48	Texture on Concrete	West Exit Wall	Layer 1: Gray hard sandy/brittle material with paint	NAD	SAT
41140.018 -49	Texture on Concrete	West Exit Wall	Layer 1: Yellow hard sandy/brittle material Layer 2: Gray hard sandy/brittle material	NAD NAD	SAT
41140.018 -50	Texture on Concrete	East Exit Wall	Layer 1: Yellow hard sandy/brittle material Layer 2: Gray hard sandy/brittle material	NAD NAD	SAT
41140.018 -51	Texture on Concrete	North Exit Wall	Layer 1: Yellow hard sandy/brittle material Layer 2: Gray hard sandy/brittle material	NAD NAD	SAT
41140.018 -52	Texture on Concrete	South Exit Wall	Layer 1: Yellow hard sandy/brittle material Layer 2: Gray hard sandy/brittle material	NAD NAD	SAT

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: 5/18/2022

Date Analyzed: 5/18/2022
 Client Job#: 41140,018
 Project Location: Trevennen Hall
 Laboratory batch#: 202210023
 Samples Received: 52

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

S Zhang

Steve (Fanyao) Zhang
 Approved Signatory



202210023 SAT
 LABORATORY CHAIN OF CUSTODY
 SAT

Project: Trevennen Hall Project #: 41140.018
 Analysis requested: PLM Date: May 16, 2022
 Relinqu'd by/Signature: Janet Murphy Date/Time: May 16, 2022
 Received by/Signature: [Signature] Date/Time: 5/17/22 16:05

Email ALL INVOICES to: 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	Tan wrapped wire insulation	1st Fl. Elect. Panel	
2	Asphaltic wire insulation	Basement Boiler Rm.	
3	Black woven wire insulation	Basement Boiler Rm	
4	Red and Black Shingle w/mastic	Roof over 3rd Fl.	
	Gray Shingle w/mastic		
	Black Asphaltic Paper		
5	Black Asphaltic Paper	Under metal Roof	
6	9" Gray VFT/Black Mastic	1st Fl in Restroom	
7	9" Gray VFT/Black Mastic	2nd Fl in Restroom	
8	Brown Sheet Vinyl with Jute Backing and Mastic	2nd Fl. Stair landing	
9	"	3rd Fl. Stairs	
10	Brown Fibrous Wall Panel w/Brown mastic	3rd Fl. Rm, 3-1	
11	Brown mastic Behind Fibrous wall Panel made to look like Ceramic Tile	2nd Fl. Rm. 2-5	
12	Window Pane Putty	3rd Fl. Window	
13	Window Pane putty	1st Fl. Window	



202210023
LABORATORY CHAIN OF CUSTODY

Project: Trevennen Hall
Analysis requested: PLM
Relinqu'd by/Signature: Janet Murphy
Received by/Signature: [Signature]

Project #: 41140.018
Date: May 16, 2022
Date/Time: May 16, 2022
Date/Time: 5/17/22 16:05

Email ALL INVOICES to: 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 DeMonnig |
| <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
14.	Window Pane Putty	2nd Fl. Window	
15.	Glass Block Grout	3rd Fl. Rotunda	
16.	Glass Block Grout	2nd Fl. Rotunda	
17.	Glass Block Grout	1st Fl. Rotunda	
18.	Red Carpet, Gray Backing, Brown Mastic	1st Fl. Fl. Hall	
19.	Brown Mastic	2nd Fl. Hall	
20.	Black Asphaltic Coating on ^{concrete} wall	2nd Fl. Ext. Wall	
21.	"	Basement wall	
22.	"	1st Fl. Exterior wall	
23.	Black Mastic on Wood Floor	Rm 3-4 Restroom	
24.	Black Mastic on Concrete FL	Rotunda 3rd Fl.	
25.	Black Mastic on Concrete	Rotunda 2nd Fl.	
26.	Black Mastic on Wood Floor	2nd Fl. Storage Rm.	
27.	Black Mastic and Paper	1st Fl. Rotunda Floor	
28.	Black Mastic on Wood Floor	Rm 1-10	
29.	Black Mastic on Wood Floor	1st Floor Storage Rm	
30.	Black Mastic on Wood Floor	3rd Floor Storage Rm	



202210023
LABORATORY CHAIN OF CUSTODY

Project: Trevennen Hall
Analysis requested: PLM
Relinqu'd by/Signature: Janet Murphy
Received by/Signature: [Signature]

Project #: 41140.018
Date: May 16, 2022
Date/Time: May 16, 2022
Date/Time: 5/17/22 16:05

Email ALL INVOICES to: 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 DeMonnig |
| <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
31.	Wall Plaster	3rd Fl. 3-14	
32.	Ceiling Plaster	3rd Fl. 3-14	
33.	Ceiling Plaster	2nd Fl. 2-14	
34.	Wall Plaster	2nd Fl. 2-10 Storage	
35.	Wall Plaster	1st Fl. 1-9 Storage	
36.	Ceiling Plaster	1st Fl. 1-13	
37.	Gray Mastic and Plaster	3rd Fl. RR Behind Covebase	
38.	Ceramic Covebase Gray Mastic Grout Plaster	2nd Fl. Restroom	
39.	White Hexagonal ^{Ceramic} Floor Tile and Grout	1st Fl. Restroom	
40.	"	2nd Fl. Restroom	
41.	"	3rd Fl. Restroom	
42.	Terra Cotta Tile and Grout	1st Fl. Rotunda Stairs	
43.	Terra Cotta Tile and Grout	Exterior Entry Stairs	
44.	Window Frame Sealant	E. Ext. Window	
45.	Window Frame Sealant	W. Ext. Window	

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 Address: 214 E Galer Street, Suite 300, Seattle, WA 98102
 Job#: 41140.018 Batch#: 202210023 Date Received: 5/17/2022
 Samples Rec'd: 52 Date Analyzed: 5/18/2022 Samples Analyzed: 52

Project Loc.: Trevannen Hall

Analyzed by: Cici Xu Approved Signatory: Steve (Fanyao) Zhang, President

Lab ID	Client Sample ID	Layer	Description	% Asbestos Fibers	Non-fibrous Components	%	Non-asbestos Fibers
10	10	2	Brown mastic	None detected	Mastic/binder	2	Cellulose
11	11	1	Brown mastic	None detected	Mastic/binder	3	Cellulose
12	12	1	Gray brittle material with paint	None detected	Filler, Binder, Paint	2	Cellulose
13	13	1	Gray brittle material with paint	None detected	Filler, Binder, Paint	3	Cellulose
14	14	1	Gray brittle material with paint	None detected	Filler, Binder, Paint	2	Cellulose
15	15	1	Gray sandy/brittle material	None detected	Sand, Filler, Binder	3	Cellulose
16	16	1	Gray sandy/brittle material	None detected	Sand, Filler, Binder	5	Cellulose
17	17	1	Gray sandy/brittle material	None detected	Sand, Filler, Binder	4	Cellulose
18	18	1	Red woven fibrous material	None detected	Filler, Binder	85	Synthetic fibers
		2	Brown mastic	None detected	Mastic/binder	3	Cellulose
		3	Gray foamy material	None detected	Synthetic foam		None detected
19	19	1	Brown mastic	None detected	Mastic/binder	5	Synthetic fibers, Cellulose
20	20	1	Trace black asphaltic material	None detected	Asphalt/binder	3	Cellulose
		2	Trace gray sandy/brittle material	None detected	Sand, Filler, Binder	3	Cellulose
21	21	1	Trace black asphaltic material	None detected	Asphalt/binder	2	Cellulose
		2	Trace gray sandy/brittle material	None detected	Sand, Filler, Binder	3	Cellulose
		3	Brown fibrous material	None detected	Binder, Filler, Perlite	84	Cellulose
22	22	1	Trace black asphaltic material	None detected	Asphalt/binder	3	Cellulose
		2	Trace gray sandy/brittle material	None detected	Sand, Filler, Binder	4	Cellulose
		3	Brown fibrous material	None detected	Binder, Filler, Perlite	82	Cellulose
23	23	1	Black asphaltic fibrous material	None detected	Filler, Asphalt, Binder	67	Cellulose
		2	Brown wood debris	None detected	Wood debris	7	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; 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 Address: 214 E Galer Street, Suite 300, Seattle, WA 98102
 Job#: 41140.018 Batch#: 202210023 Date Received: 5/17/2022
 Samples Rec'd: 52 Date Analyzed: 5/18/2022 Samples Analyzed: 52

Project Loc.: Trevannen Hall

Analyzed by: Cici Xu Approved Signatory: Steve (Fanyao) Zhang, President

Lab ID	Client Sample ID	Layer	Description	% Asbestos Fibers	Non-fibrous Components	%	Non-asbestos Fibers
24	24	1	Black mastic with sand	None detected	Mastic/binder, Sand	5	Cellulose
25	25	1	Black mastic with sand	None detected	Mastic/binder, Sand	4	Cellulose
26	26	1	Black mastic	None detected	Mastic/binder	5	Cellulose
		2	Brown wood block	None detected	Wood aggregates	4	Cellulose
27	27	1	Black mastic with sand	None detected	Mastic/binder, Sand	5	Cellulose
28	28	1	Black mastic	None detected	Mastic/binder	4	Cellulose
		1	Trace brown wood block	None detected	Wood aggregates	4	Cellulose
29	29	1	Black mastic	None detected	Mastic/binder	3	Cellulose
		2	Trace brown wood block	None detected	Wood aggregates	5	Cellulose
30	30	1	Black mastic	None detected	Mastic/binder	2	Cellulose
		2	Brown wood block	None detected	Wood aggregates	4	Cellulose
31	31	1	Gray sandy/brittle material with paint	None detected	Sand, Filler, Binder, Paint	3	Cellulose
32	32	1	Gray sandy/brittle material with paint	None detected	Sand, Filler, Binder, Paint	4	Cellulose
33	33	1	Gray sandy/brittle material with paint	None detected	Sand, Filler, Binder, Paint	5	Cellulose
34	34	1	Gray sandy/brittle material with paint	None detected	Sand, Filler, Binder, Paint	3	Cellulose
35	35	1	Gray sandy/brittle material with paint	None detected	Sand, Filler, Binder, Paint	5	Cellulose
36	36	1	Gray sandy/brittle material with paint	None detected	Sand, Filler, Binder, Paint	3	Cellulose
37	37	1	Gray brittle material	None detected	Filler, Binder	2	Cellulose
		2	Gray sandy/brittle material with paint	None detected	Sand, Filler, Binder, Paint	4	Cellulose
38	38	1	Blue/tan ceramic	None detected	Ceramic/binder		None detected
		2	Gray brittle/sandy material	None detected	Binder, Sand	2	Cellulose
		3	Trace gray mastic	None detected	Mastic/binder	2	Cellulose
		3	Gray brittle material	None detected	Filler, Binder	2	Cellulose
		4	Trace white powdery material	None detected	Filler, Binder	3	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

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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 Address: 214 E Galer Street, Suite 300, Seattle, WA 98102
 Job#: 41140.018 Batch#: 202210023 Date Received: 5/17/2022
 Samples Rec'd: 52 Date Analyzed: 5/18/2022 Samples Analyzed: 52

Project Loc.: Trevennen Hall

Analyzed by: Cici Xu Approved Signatory: Steve (Fanyao) Zhang, President

Lab ID	Client Sample ID	Layer	Description	%	Asbestos Fibers	Non-fibrous Components	%	Non-asbestos Fibers
39	39	1	White ceramic		None detected	Ceramic/binder		None detected
		2	Trace clear mastic		None detected	Mastic/binder	3	Cellulose
40	40	1	White ceramic		None detected	Ceramic/binder		None detected
		2	Tan brittle material		None detected	Filler, Binder	2	Cellulose
		3	Trace clear mastic		None detected	Mastic/binder	3	Cellulose
41	41	1	Tan ceramic		None detected	Ceramic/binder		None detected
		2	Tan brittle material		None detected	Filler, Binder	2	Cellulose
		3	Trace clear mastic		None detected	Mastic/binder	4	Cellulose
42	42	1	Red brittle material		None detected	Filler, Binder	2	Cellulose
		2	Gray brittle material		None detected	Filler, Binder	2	Cellulose
43	43	1	Red/gray brittle material		None detected	Filler, Binder	3	Cellulose
		2	Gray brittle material		None detected	Filler, Binder	2	Cellulose
44	44	1	Gray brittle material with paint	2	Chrysotile	Filler, Binder, Paint	2	Cellulose
45	45	1	Gray brittle material with paint	2	Chrysotile	Filler, Binder, Paint	3	Cellulose
46	46	1	Gray brittle material with paint	2	Chrysotile	Filler, Binder, Paint	4	Cellulose
47	47	1	Gray brittle material with paint	2	Chrysotile	Filler, Binder, Paint	2	Cellulose
48	48	1	Gray hard sandy/brittle material with paint		None detected	Sand, Filler, Cement/binder, Paint, Debris	5	Cellulose
49	49	1	Yellow hard sandy/brittle material		None detected	Sand, Filler, Cement/binder	3	Cellulose
		2	Gray hard sandy/brittle material		None detected	Sand, Filler, Cement/binder	3	Cellulose
50	50	1	Yellow hard sandy/brittle material		None detected	Sand, Filler, Cement/binder	2	Cellulose
		2	Gray hard sandy/brittle material		None detected	Sand, Filler, Cement/binder	4	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

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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 Address: 214 E Galer Street, Suite 300, Seattle, WA 98102
 Job#: 41140.018 Batch#: 202210023 Date Received: 5/17/2022
 Samples Rec'd: 52 Date Analyzed: 5/18/2022 Samples Analyzed: 52

Project Loc.: Trevennen Hall

Analyzed by: Cici Xu Approved Signatory: Steve (Fanyao) Zhang, President

Lab ID	Client Sample ID	Layer	Description	%	Asbestos Fibers	Non-fibrous Components	%	Non-asbestos Fibers
51	51	1	Yellow hard sandy/brittle material		None detected	Sand, Filler, Cement/binder	3	Cellulose
		2	Gray hard sandy/brittle material		None detected	Sand, Filler, Cement/binder	3	Cellulose
52	52	1	Yellow hard sandy/brittle material		None detected	Sand, Filler, Cement/binder	2	Cellulose
		2	Gray hard sandy/brittle material		None detected	Sand, Filler, Cement/binder	3	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	Tan / Wood / Window Frame	2nd Floor exterior	62000.0	6.20	NVL
41140.018 -Pb02	Brown / Concrete / Sill	1st Floor West Exterior	15000.0	1.50	NVL
41140.018 -Pb03	Pink / Plaster / Wall	Room 2 - 12 (215)	4500.0	0.45	NVL
41140.018 -Pb04	Blue Pink / Plaster / Wall	2nd Floor Restroom	1000.0	0.10	NVL
41140.018 -Pb05	Tan / Wood / Balcony	3rd Floor East	14000.0	1.40	NVL
41140.018 -Pb06	Green / Plaster / Wall	2nd Floor Hall	19000.0	1.90	NVL
41140.018 -Pb07	Green / Plaster / Wall	3rd Floor Rotunda	130.0	0.013	NVL
41140.018 -Pb08	White / Wood / Window Frame	3rd Floor Hall	7200.0	0.72	NVL
41140.018 -Pb09	Yellow / Concrete / Wall	Exit West Wall	69000.0	6.90	NVL
41140.018 -Pb10	Green / Plaster / Wall	Basement Stairwell	2900.0	0.29	NVL

May 18, 2022

Mark Hiley
PBS Environmental - Seattle
214 E Galer St. Suite. 300
Seattle, WA 98102



NVL Batch # 2209247.00

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

Client Project: 41140.018
Location: Trevennen Hall

Dear Mr. Hiley,

NVL Labs received 10 sample(s) for the said project on 5/17/2022. 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



Analysis Report Total Lead (Pb)

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

Attention: Mr. Mark Hiley
Project Location: Trevennen Hall



Batch #: 2209247.00
Matrix: Paint
Method: EPA 3051/7000B
Client Project #: 41140.018
Date Received: 5/17/2022
Samples Received: 10
Samples Analyzed: 10

Lab ID	Client Sample #	Sample Weight (g)	RL in mg/Kg	Results in mg/Kg	Results in percent
22358500	41140.018-Pb1	0.1876	53	62000	6.2
22358501	41140.018-Pb2	0.1996	50	15000	1.5
22358502	41140.018-Pb3	0.1801	56	4500	0.45
22358503	41140.018-Pb4	0.1813	55	1000	0.10
22358504	41140.018-Pb5	0.2029	49	14000	1.4
22358505	41140.018-Pb6	0.1981	50	19000	1.9
22358506	41140.018-Pb7	0.1826	55	130	0.013
22358507	41140.018-Pb8	0.2011	50	7200	0.72
22358508	41140.018-Pb9	0.1967	51	69000	6.9
22358509	41140.018-Pb10	0.1811	55	2900	0.29

Sampled by: Client	Date Analyzed: 05/18/2022	
Analyzed by: Yasuyuki Hida	Date Issued: 05/18/2022	
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: 2022-0518-03
FAA-02

LEAD LABORATORY SERVICES



Company PBS Environmental - Seattle NVL Batch Number 2209247.00
 Address 214 E Galer St. Suite. 300 TAT 1 Day AH No _____
Seattle, WA 98102 Rush TAT _____
 Project Manager Mr. Mark Hiley Due Date 5/18/2022 Time 3:40 PM
 Phone (206) 233-9639 Email mark.hiley@pbsusa.com
 Office: (800) 628-9639 Fax (866) 727-0140

Project Name/Number: 41140.018 Project Location: Trevennen Hall

Subcategory Flame AA (FAA)
 Item Code FAA-02 EPA 7000B Lead by FAA <paint>

Total Number of Samples 10 Rush Samples _____

Lab ID	Sample ID	Description	A/R
1	22358500	41140.018-Pb1	A
2	22358501	41140.018-Pb2	A
3	22358502	41140.018-Pb3	A
4	22358503	41140.018-Pb4	A
5	22358504	41140.018-Pb5	A
6	22358505	41140.018-Pb6	A
7	22358506	41140.018-Pb7	A
8	22358507	41140.018-Pb8	A
9	22358508	41140.018-Pb9	A
10	22358509	41140.018-Pb10	A

	Print Name	Signature	Company	Date	Time
Sampled by	Client				
Relinquished by	Courier				
Office Use Only	Print Name	Signature	Company	Date	Time
Received by	Kelly AuVu		NVL	5/17/22	1540
Analyzed by	Yasuyuki Hida		NVL	5/18/22	
Results Called by					
<input type="checkbox"/> Faxed <input type="checkbox"/> Emailed					
Special Instructions:					

Date: 5/17/2022
 Time: 4:12 PM
 Entered By: Kelly AuVu



LABORATORY CHAIN

NVL
 2209247

Project: Trevennen Hall Project #: 41140.018
 Analysis requested: Lead AAs Date: May 16, 2022
 Relinqu'd by/Signature: Janet Murphy Date/Time: May 16, 2022
 Received by/Signature: Kelly AuVu Date/Time: 5/17/22 1540

Email ALL INVOICES to: 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 DeMonnick |
| <input type="checkbox"/> Prudy Stoudt-McRae | <input type="checkbox"/> Claire Tsai | <input type="checkbox"/> |

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

SAMPLE DATA FORM			
Sample #	Material	Location	Lab
Pb1	Tan / Wood / Window Frame	2nd Fl. Exterior	
Pb2	Brown / Concrete / Sill	1st Fl. W. Exterior	
Pb3	Pink / Plaster / wall	2-12	
Pb4	^{blue} Pink / Plaster / wall	2nd Fl. Restroom	
Pb5	Tan / Wood / Balconey	3rd Fl. E.	
Pb6	Green / Plaster / wall	2nd Fl. Hall	
Pb7	Green / Plaster / wall	3rd Fl. Rotunda	
Pb8	White / Wood / Window Frame	3rd Fl. Hall	
Pb9	Yellow / Concrete / wall	Ext. W. wall	
Pb10	Green / Plaster / wall	Basement Stairwell	

214 EAST GALER STREET SUITE 300 SEATTLE WA 98102 • 206 217 9639 MAIN • 866 727 0140 FAX • PBSUSA.COM

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		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
DIVISION 2 - DEMOLITION & REMOVAL																	
		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	153,244
024124	ROOFING - ASPHALT SHINGLE	3,625.00	SF	0.010	36	80.00	2,880.00	-	BLW							2,880	
024170	ROOF SHEATHING - 10% ALLOWANCE	362.00	SF	0.023	8	80.00	640.00	-	BLW							640	
	GUTTERS AND FLASHING	551.00	LF	0.075	41	80.00	3,280.00	-	BLW							3,280	
024160	DOORS & FRAMES	67.00	LVS	0.500	34	80.00	2,720.00	-	BLW							2,720	
024164	WINDOWS (1,794 SF)	50.00	EA	1.250	63	80.00	5,040.00	-	BLW							5,040	
	GLASS BLOCK WALL	144.00	SF	0.120	17	80.00	1,360.00	-	BLW							1,360	
024170	FRAMED PARTITIONS (DOUBLE LATH & PLASTER)	1,440.00	SF	0.056	81	80.00	6,480.00	-	BLW							6,480	
	LATH & PLASTER ONLY (FRAMING TO REMAIN)	27,788.00	SF	0.008	222	80.00	17,760.00	-	BLW							17,760	
	EXTERIOR SHEATHING (SOUTH WALL)	795.00	SF	0.028	22	80.00	1,760.00	-	BLW							1,760	
	FLOOR/STAIR STRUCTURE	390.00	SF	0.180	70	80.00	5,600.00	-	BLW							5,600	
	INTERIOR TRIM	6,322.00	LF	0.008	51	80.00	4,080.00	-	BLW							4,080	
024184	FLOORING - TILE	756.00	SF	0.028	21	80.00	1,680.00	-	BLW							1,680	
	ENTRY TILE - EXTERIOR	160.00	SF	0.036	6	80.00	480.00	-	BLW							480	
	MECHANICAL DEMOLITION - PIPING & MISC. FIXTURES	11,057.00	SF	0.008	88	80.00	7,040.00	-	BLW							7,040	
	ELECTRICAL DEMOLITION	11,057.00	SF	0.006	66	80.00	5,280.00	-	BLW							5,280	
024125	CONCRETE DEMOLITION - SITE	3.00	CY	1.250	4	80.00	320.00	-	BLW							320	
	ASPHALT DEMOLITION		NIC													NIC	
	MISC. REMOVE & REPLACE - DECORATIVE RAILING	75.00	EA	2.000	150	80.00	12,000.00									12,000	
	CONCRETE DISPOSAL	4.00	LCY	0.250	1	80.00	80.00	22.00	88.00							168	
	DEBRIS DISPOSAL	603.00	LCY	0.350	211	80.00	16,880.00	35.00	21,105.00							37,985	
	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 - FLOOR TILE	90.00	SF	SUB	SUB			SUB	SUB			3.25	292.50		292.50	293	
	WINDOW CAULKING	17,000.00	LF	SUB	SUB			SUB	SUB			1.25	21,250.00		21,250.00	21,250	
	FLOURESCENT LAMPS	41.00	EA	SUB	SUB			SUB	SUB			8.00	328.00		328.00	328	
	ABATEMENT CONTAINMENT AND SET-UP	1.00	LS	SUB	SUB			SUB	SUB			5,000.00	5,000.00		5,000.00	5,000	
	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	
DIVISION 3 - CONCRETE																	
		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	12,598
033000	CONCRETE - PLACING	12.00	CY	1.000	12	80.00	960.00	80.00	960.00							1,920	
031100	FORMING	550.00	SFCA	0.150	83	80.00	6,640.00	1.20	660.00							7,300	
031300	FINE GRADE & SCREED	186.00	SF	0.022	4	80.00	320.00	0.25	47.00							367	
033500	FINISHING	420.00	SF	0.010	4	80.00	320.00	0.30	126.00							446	
031500	CONCRETE ACCESSORIES	5.00	CY				ABV	6.00	30.00							30	
031514	FOUNDATION INSULATION		NIC													NIC	
032100	REINFORCING	0.50	TN	25.000	13	80.00	1,040.00	2,500.00	1,250.00							2,290	
	CONCRETE HANDLING	5.00	CY					25.00	125.00							125	
	UNDER SLAB/FOOTING MATERIAL	1.00	CY				ABV	30.00	30.00							30	
036300	DRILL & EPOXY	4.00	EA	0.200	1	80.00	80.00	2.50	10.00							90	
DIVISION 4 - MASONRY																	
040600	GLASS BLOCK WALL	144.00	SF	SUB	SUB			SUB	SUB			80.00	11,520.00		11,520.00	11,520	
DIVISION 5 - METALS																	
		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	50,768
055200	METAL RAILINGS	140.00	LF	0.220	31	80.00	2,480.00	60.00	8,400.00							10,880	
	DECORATIVE RAILING REFINISHING & UPGRADE	75.00	LF		20	80.00	1,600.00	40.00	3,000.00							4,600	
	DECORATIVE TOWER GRABRAIL	60.00	LF	0.220	13	80.00	1,040.00	40.00	2,400.00							3,440	
055300	METAL GRATING		NIC													NIC	
	METAL FABRICATIONS - LATERAL ELEVATOR SUPPORT	1.00	EA	50.000	50	80.00	4,000.00	5,000.00	5,000.00							9,000	
	SEISMIC SUPPORT ANGLE	1,296.00	LF	0.120	156	80.00	12,480.00	8.00	10,368.00							22,848	
DIVISION 6 - WOOD & PLASTICS																	
		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	167,423
060600	FASTENERS, CONNECTORS	11,057.00	SF	-			BLW	0.60	6,634.00							6,634	
	SEISMIC BOLTING	310.00	EA	0.250	78	80.00	6,240.00	6.00	1,860.00							8,100	
061000	ROUGH CARPENTRY	9,058.00	BF	0.032	290	80.00	23,200.00	0.65	5,888.00							29,088	
	SOFFIT ALLOWANCE	1.00	ALLW	20.000	20	80.00	1,600.00	1,500.00	1,500.00								
	ROT REPLACEMENT - INTERSECTION SOUTH OF TOWER	260.00	SF	0.160	42	80.00	3,360.00	6.00	1,560.00							4,920	
	ROT ALLOWANCE	1.00	ALLW	20.000	20	80.00	1,600.00	1,000.00	1,000.00							2,600	
061603	SHEATHING - INTERIOR WALLS	3,600.00	SF	0.022	79	80.00	6,320.00	1.80	6,480.00							12,800	
	EXTERIOR WALL	795.00	SF	0.034	27	80.00	2,160.00	2.00	1,590.00							3,750	
	FLOOR (PATCHING)	64.00	SF	0.028	2	80.00	160.00	2.60	166.00							326	
	ROOF - 10% ALLOWANCE	362.00	SF	0.030	11	80.00	880.00	2.20	796.00							1,676	
062620	FRP PANELINGS		NIC													NIC	
064000	ARCHITECTURAL WOODWORK - CASEWORK & COUNTERTOP	1.00	ALLW						10,000.00							10,000	
	RECEPTION COUNTER	1.00	ALLW						10,000.00							10,000	
	CLOSET SHELF & ROD	33.00	EA	0.750	25	80.00	2,000.00	90.00	2,970.00							4,970	
	UTILITY & STORAGE SHELVING	1.00	ALLW						5,000.00							5,000	
064600	INTERIOR FINISH CARPENTRY	7,262.00	LF	0.060	436	80.00	34,880.00	4.50	32,679.00							67,559	

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														
DIVISION 7 - WEATHER PROTECTION																	
		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	231,299
071001	FOUNDATION WATERPROOFING - ELEVATOR PIT ONLY	420.00	SF	SUB	SUB			SUB	SUB			8.00	3,360.00		3,360.00	3,360	
071326	RAIN SCREEN (SOUTH WALL)	875.00	SF	0.045	39	80.00	3,120.00	3.00	2,625.00							5,745	
071900	WATER REPELLANTS		NIC													NIC	
072100	INSULATION - SPRAY FOAM R-11	7,578.00	SF	SUB	SUB			SUB	SUB			2.60	19,702.80		19,702.80	19,703	
	BATT - ATTIC R-49	2,964.00	SF	SUB	SUB			SUB	SUB			1.80	5,335.20		5,335.20	5,335	
	SOUND - WALLS	13,680.00	SF	SUB	SUB			SUB	SUB			1.20	16,416.00		16,416.00	16,416	
	SOUND - FLOORS	8,895.00	SF	SUB	SUB			SUB	SUB			1.40	12,453.00		12,453.00	12,453	
074200	STUCCO - PATCH EXISTING (MICROMESH COAT WITH COLC	7,478.00	SF	SUB	SUB			SUB	SUB			12.00	89,736.00		89,736.00	89,736	
	NEW STUCCO (SOUTH WALL)	795.00	SF	SUB	SUB			SUB	SUB			14.00	11,130.00		11,130.00	11,130	
072500	FIRE STOPPING	1.00	ALLW	10.000	10	80.00	800.00	2,000.00	2,000.00							2,800	
072600	VAPOR RETARDERS		NIC														
	ASPHALT SHINGLE ROOFING SYSTEM	3,625.00	SF	SUB	SUB			SUB	SUB			10.50	38,062.50		38,062.50	38,063	
076200	SHEET METAL FLASHING - WINDOWS & MISC.	320.00	LF	0.030	10	77.00	770.00	4.20	1,344.00							2,114	
076500	FLEXIBLE FLASHING (WINDOW PERIMETER TREATMENT)	1,236.00	LF	0.060	74	80.00	5,920.00	1.40	1,730.00							7,650	
077123	GUTTERS	335.00	LF	SUB	SUB			SUB	SUB			12.00	4,020.00		4,020.00	4,020	
	DOWNSPOUTS	216.00	LF	SUB	SUB			SUB	SUB			8.50	1,836.00		1,836.00	1,836	
	DECORATIVE SCUPPERS - REMOVE/CLEAN/REPLACE	8.00	EA	SUB	SUB			SUB	SUB			150.00	1,200.00		1,200.00	1,200	
077200	ROOF ACCESSORIES		NIC													NIC	
079000	JOINT SEALANTS - WINDOWS	951.00	LF	0.120	114	80.00	9,120.00	0.65	618.00							9,738	
	MISC.	1.00	ALLW	20.000	20	77.00	1,540.00	250.00	250.00								
079202	FLOOR CAULKING	SEE 096001														SEE 096001	
DIVISION 8 - OPENINGS																	
		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	216,095
081213	HOLLOW METAL FRAMES	3.00	EA	1.500	5	80.00	400.00	350.00	1,050.00							1,450	
	HOLLOW METAL RELITES		NIC													NIC	
081313	HOLLOW METAL DOORS (INSULATED)	3.00	LVS	0.500	2	80.00	160.00	625.00	1,875.00							2,035	
081400	WOOD DOORS & FRAMES	66.00	EA	1.250	83	80.00	6,640.00	400.00	26,400.00							33,040	
	GUEST ROOM CLOSET DOORS, FRAMES, HARDWARE	33.00	EA	1.000	33	80.00	2,640.00	250.00	8,250.00							10,890	
083100	ACCESS PANELS	20.00	EA	0.500	10	77.00	770.00	75.00	1,500.00							2,270	
084000	MAIN ENTRY ASSEMBLY (5X7 - 2 LVS)	35.00	SF	SUB	SUB			SUB	SUB			400.00	14,000.00		14,000.00	14,000	
085000	WINDOWS (1,110 SF)	50.00	EA	2.500	125	80.00	10,000.00	EA	108,300.00							118,300	
	DOOR HARDWARE	65.00	LVS	1.800	117	80.00	9,360.00	350.00	22,750.00							32,110	
088100	GLASS & GLAZING - PATCH @ MAIN ENTRY	1.00	ALLW	SUB	SUB			SUB	SUB			2,000.00	2,000.00		2,000.00	2,000	
DIVISION 9 - FINISHES																	
		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	633,965
092216	RESILIENT CHANNEL (24" O.C.)	10,423.00	LF	0.012	125	80.00	10,000.00	0.46	4,795.00							14,795	
092900	GWB - HANG	75,036.00	SF	0.016	1,201	80.00	96,080.00	1.30	97,547.00			1.90	142,568.40		142,568.40	336,195	
092901	GAB - TAPE	43,778.00	SF	SUB	SUB			SUB	SUB			0.80	35,022.40		35,022.40	35,022	
093100	TILE - TOWER FLOORING	1,330.00	SF	SUB	SUB			SUB	SUB			20.00	26,600.00		26,600.00	26,600	
	BATHROOM FLOORS/WALLS	3,754.00	SF	SUB	SUB			SUB	SUB			20.00	75,080.00		75,080.00	75,080	
	ENTRY EXTERIOR	160.00	SF	SUB	SUB			SUB	SUB			20.00	3,200.00		3,200.00	3,200	
095500	WOOD FLOORING - GUEST ROOMS (REFINISH)	4,900.00	SF	SUB	SUB			SUB	SUB			6.00	29,400.00		29,400.00	29,400	
	HALLWAYS (REFINISH)	1,666.00	SF	SUB	SUB			SUB	SUB			6.00	9,996.00		9,996.00	9,996	
	WOOD FLOOR PATCHING	321.00	SF	SUB	SUB			SUB	SUB			25.00	8,025.00		8,025.00	8,025	
096001	FLOOR PREP (TILE ONLY)	2,506.00	SF	0.016	40	80.00	3,200.00	0.20	501.00							3,701	
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	105.00	SF	SUB	SUB			SUB	SUB			10.00	1,050.00		1,050.00	1,050	
096513	RESILIENT BASE & ACCESSORIES	72.00	LF	SUB	SUB			SUB	SUB			5.00	360.00		360.00	360	
096800	CARPETING		NIC														
099113	PAINTING - EXISTING STUCCO	7,478.00	SF	SUB	SUB			SUB	SUB			1.55	11,590.90		11,590.90	11,591	
	EXTERIOR CONCRETE	620.00	SF	SUB	SUB			SUB	SUB			1.55	961.00		961.00	961	
	REFURBISH MAIN ENTRY	1.00	ALLW	SUB	SUB			SUB	SUB			10,000.00	10,000.00		10,000.00	10,000	
	REFURBISH BALCONY	1.00	ALLW	SUB	SUB			SUB	SUB			5,000.00	5,000.00		5,000.00	5,000	
099123	PAINTING - INTERIOR	43,779.00	SF	SUB	SUB			SUB	SUB			1.32	57,788.28		57,788.28	57,788	
DIVISION 10 - SPECIALTIES																	
		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	14,670
	VISUAL DISPLAY SURFACES		NIC													NIC	
	DISPLAY CASES		NIC													NIC	
10400	SIGNAGE - ROOM	33.00	EA	0.250	8	80.00	640.00	45.00	1,485.00							2,125	
	DIRECTIONAL	10.00	EA	0.250	3	80.00	240.00	50.00	500.00							740	
	CODE REQUIRED	1.00	ALLW	4.000	4	80.00	320.00	350.00	350.00							670	
	CORNER GUARDS		NIC													NIC	
	TOILET & BATH ACCESSORIES	96.00	EA	0.350	34	80.00	2,720.00	50.00	4,800.00							7,520	
	FIRE EXTINGUISHERS AND CABINETS	9.00	EA	0.350	3	80.00	240.00	175.00	1,575.00							1,815	
	FLAG POLES	1.00	EA	10.000	10	80.00	800.00	1,000.00	1,000.00							1,800	
	MISC. SPECIALTIES		NIC													NIC	
DIVISION 11 - EQUIPMENT																	
		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	15,000
113100	RESIDENTIAL APPLIANCES - KITCHEN EQUIPMENT	1.00	ALLW					15,000.00	15,000.00							15,000	
DIVISION 12 - FURNISHINGS																	
		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	14,500

ITEM	DESCRIPTION	CURRENT		UNIT LABOR	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														
120000	FURNISHINGS		B/O													B/O	
122100	WINDOW BLINDS	50.00	EA	0.500	25	80.00	2,000.00	250.00	12,500.00							14,500	
124800	ENTRANCE MATTS		B/O													B/O	
129300	SITE FURNISHINGS		NIC													NIC	
DIVISION 13 - SPECIAL CONSTRUCTION																	
DIVISION 14 - CONVEYANCE SYSTEMS																	
	ELEVATOR - 3 STOPS	1.00	EA	SUB	SUB			SUB	SUB			80,000.00	80,000.00			80,000	
DIVISION - MECHANICAL																	
210000	FIRE PROTECTION - RECONFIGURE EXISTING	14,765.00	SF	SUB	SUB			SUB	SUB			5.50	81,207.50			81,207.50	81,208
	FIRE LINE & STANDPIPE	1.00	EA	SUB	SUB			SUB	SUB			20,000.00	20,000.00			20,000.00	20,000
220000	PLUMBING	11,057.00	LS	SUB	SUB			SUB	SUB			16.82	185,978.74			185,978.74	185,979
240000	HVAC	11,057.00	SF	SUB	SUB			SUB	SUB			34.48	381,245.36			381,245.36	381,245
DIVISION - ELECTRICAL & SPECIAL SYSTEMS																	
26000	ELECTRICAL	11,057.00	SF	SUB	SUB			SUB	SUB			26.71	295,332.47			295,332.47	295,332
	GENERATOR		NIC													NIC	
	NEW SERVICE ENTRANCE (CAMPUS SYSTEM)	1.00	EA	SUB	SUB			SUB	SUB			86,150.00	86,150.00			86,150.00	86,150
DIVISION 31 - EARTHWORK																	
310000	SITE CLEANING AND STOCKPILING (GRAVEL LOT)															SEE FRONTAGE	
312213	ROUGH GRADING															SEE FRONTAGE	
312316	EXCAVATION - EXPORT															SEE FRONTAGE	
312319	DEWATERING		NIC													NIC	
	BACKFILLING - IMPORT															SEE FRONTAGE	
	TRENCHING & BACKFILL (AREA DRAIN)	72.00	CY	0.350	25	80.00	2,000.00	7.50	540.00							2,540	
	EROSION & SEDIMENTATION CONTROL		NIC													NIC	
DIVISION 32 - SITE IMPROVEMENTS																	
321001	CONCRETE - SIDEWALKS & MISC.	9.00	CY	1.750	16	80.00	1,280.00	80.00	720.00							2,000	
	FINISHING	688.00	SF	0.060	41	80.00	3,280.00	0.20	138.00							3,418	
	FG&S	688.00	SF	0.030	21	80.00	1,680.00	0.25	172.00							1,852	
32200	WEDLED WIRE FABRIC	757.00	SF	0.020	15	80.00	1,200.00	1.40	1,060.00							2,260	
	CONCRETE HANDLING	9.00	CY	2.000	18	80.00	1,440.00									1,440	
	CONCRETE ACCESSORIES	9.00	CY					5.00	45.00							45	
	UNDER SIDEWALK MATERIAL	13.00	CY					30.00	390.00							390	
321216	ASPHALT PAVING															SEE FRONTAGE	
	BASE COURSE															SEE FRONTAGE	
	GRAVEL PARKING LOT															SEE FRONTAGE	
321614	CONCRETE BARRIER CURB															SEE FRONTAGE	
321615	PRECAST CONCRETE CURBS															SEE FRONTAGE	
321723	PAVEMENT STRIPING															SEE FRONTAGE	
	PAVEMENT MARKINGS															SEE FRONTAGE	
323000	BOLLARDS	4.00	EA	1.500	6	80.00	480.00	125.00	500.00							980	
323100	FENCING & GATES	168.00	SF					SUB	SUB			6.50	1,092.00		1,092.00	1,092	
329000	LANDSCAPING	1,685.00		SUB	SUB			SUB	SUB			3.50	5,897.50		5,897.50	5,898	
	IRRIGATION SYSTEM		NIC													NIC	
	LAWN REHABILITATION	1.00	ALLW	SUB	SUB			SUB	SUB			2,000.00	2,000.00		2,000.00	2,000	
DIVISION 33 - SITE UTILITIES																	
331116	SITE WATER UTILITY DISTRIBUTION PIPING		NIC													NIC	
331213	WATER SERVICE CONNECTION	1.00	EA	5.000	5	80.00	400.00	900.00	900.00							1,300	
331300	DISINFECTION OF WATER UTILITY PIPING	1.00	EA	5.000	5	80.00	400.00	350.00	350.00							750	
333100	SANITARY SEWERAGE PIPING		NIC													NIC	
334100	STORM UTILITY DRAINAGE PIPING	120.00	LF	0.280	34	80.00	2,720.00	6.00	720.00							3,440	
334613	FOUNDATION DRAINAGE		NIC													NIC	
334900	STORM DRAINAGE STRUCTURES - CATCH BASINS	2.00	EA	4.000	8	80.00	640.00	350.00	700.00							1,340	
	GROUT PIPING	4.00	EA	0.750	3	80.00	240.00	10.00	40.00							280	
GENERAL REQUIREMENTS																	
01.71.23.13	SITE SURVEY / LAYOUT		NIC													NIC	
	UTILITY HOOK-UP FEES		NIC													NIC	
01.51.13.10	CONSTRUCTION POWER	12.00	MON	10.000	120	60.00	7,200.00		BY OWNER							7,200	
01.51.36.20	TEMPORARY WATER		NIC													NIC	
01.51.29.30	TEMPORARY NATURAL-GAS		NIC													NIC	
01.51.26.35	TEMPORARY LIGHTING	10.00	MON	10.000	100	60.00	6,000.00	300.00	3,000.00							9,000	
01.51.23.20	TEMPORARY HEATING	6.00	MON	20.000	120	60.00	7,200.00	200.00	1,200.00		4,000.00					12,400	
01.52.19.15	TEMPORARY SANITARY FACILITIES (2 EA)	12.00	MON					160.00	1,920.00							1,920	
01.56.26.15	TEMPORARY CONSTRUCTION FENCING	2,000.00	LF		40						7,200.00					7,200	
	TEMPORARY STORM WATER POLLUTION CONTROL		NIC													NIC	
01.74.13.10	GENERAL CLEAN	12.00	MON	60.000	720	60.00	43,200.00									43,200	
01.74.19.20	GARBAGE DUMP	12.00	MON	8.000	96	60.00	5,760.00	800.00	9,600.00							15,360	
01.58.13.10	TEMPORARY SIGNAGE	1.00	ALLW	10.000	10	60.00	600.00	500.00	500.00							1,100	
	MATERIAL & EQUIPMENT HANDLING	12.00	MON	20.000	240	60.00	14,400.00				2,000.00					16,400	

ITEM	DESCRIPTION	CURRENT		UNIT LABOR	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														
	TRUCK - 1-TON FLATBED - JOB VEHICLE	12.00	MON							950.00	11,400.00					11,400	
01.74.23.20	FINAL CLEAN	11,057.00	SF					0.25	2,764.00							2,764	
	EQUIP - FORKLIFT	12.00	MON							2500.00	30,000.00					30,000	
01.54.19.20	CRANE		NIC													NIC	
	MAN-LIFTS	12.00	MON							2400.00	28,800.00					28,800	
	EQUIPMENT - FUEL & MAINTENANCE	12.00	MON					700.00	8,400.00							8,400	
	CONSUMABLES	1.00	LS					2,500.00	2,500.00							2,500	
	GENERAL CONDITIONS		--	--	--	--	--	--	--	--	--	--	--	--	--	--	421,042
	PLAN REPRODUCTION	1.00	LS					500.00	500.00							500	
01.78.33.20	BOND	3,690,000.00	DLR					0.0083	30,442.50							30,443	
01.78.32.10	INS - LIABILITY	3,690,000.00	DLR					0.0080	29,520.00							29,520	
01.78.32.20	INS - BLDRS RISK	3,690,000.00	DLR					0.0011	4,059.00							4,059	
	TAX - STATE BUSINESS		NIC													NIC	
	TAX - WA STATE SALES TAX		NIC													NIC	
	PERMITS		NIC													NIC	
01.45.23.10	TESTING LABORATORY SERVICES		NIC													NIC	
01.02.10.10	PROJECT MANAGER (12 MO x 60 MH/MO)	720.00	MH					125.00	90,000.00							90,000	
01.03.30.10	SUPERINTENDENT (12 MO x 174 MH/MO)	2,088.00	MH					90.00	187,920.00							187,920	
01.02.40.10	PROJECT ADMINISTRATOR (12 MO x 40 MH/MO)	480.00	MH					35.00	16,800.00							16,800	
01.04.88.10	YARD LABOR	250.00	MH					40.00	10,000.00							10,000	
01.07.48.10	TEMP IT/COMMUNICATION	12.00	MON					400.00	4,800.00							4,800	
01.52.13.15	TEMPORARY OFFICE	12.00	MON					425.00	5,100.00							5,100	
01.52.13.78	TEMPORARY OFFICE UTILITIES	12.00	MON					300.00	3,600.00							3,600	
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	12.00	MON							800.00	9,600.00					9,600	
01.04.49.10	SAFETY TOOLS & EQUIPMENT (FALL PROTECTION)	12.00	MON					1,600.00	19,200.00							19,200	
	POSTAGE & U.P.S.	12.00	MO					75.00	900.00							900	
01.77.01.10	CLOSEOUT PROCEDURES	1.00	LS	80.000	80	60.00	4,800.00	1,000.00	1,000.00							5,800	
	TOTAL				6,541		489,840.00		903,867.50		94,200.00				1,817,687.55	3,300,705	3,300,705
	OH&P - 12%															396,085	396,085
	CONSTRUCTION TOTAL															3,696,790	3,696,790
	CONTINGENCY OWNER 20%															739,358	739,358
	TOTAL															4,436,148	4,436,148
	COST/SF															401	401

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
DIVISION 2 - DEMOLITION & REMOVAL																	
		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	163,804
024124	ROOFING - ASPHALT SHINGLE	3,625.00	SF	0.010	36	80.00	2,880.00	-	BLW							2,880	
024170	ROOF SHEATHING - 10% ALLOWANCE	362.00	SF	0.023	8	80.00	640.00	-	BLW							640	
	GUTTERS AND FLASHING	551.00	LF	0.075	41	80.00	3,280.00	-	BLW							3,280	
024160	DOORS & FRAMES	52.00	LVS	0.500	26	80.00	2,080.00	-	BLW							2,080	
024164	WINDOWS (1,794 SF)	50.00	EA	1.250	63	80.00	5,040.00	-	BLW							5,040	
	GLASS BLOCK WALL	144.00	SF	0.120	17	80.00	1,360.00	-	BLW							1,360	
024170	FRAMED PARTITIONS (DOUBLE LATH & PLASTER)	4,416.00	SF	0.056	247	80.00	19,760.00	-	BLW							19,760	
	LATH & PLASTER ONLY (FRAMING TO REMAIN)	24,813.00	SF	0.008	199	80.00	15,920.00	-	BLW							15,920	
	EXTERIOR SHEATHING (SOUTH WALL)	795.00	SF	0.028	22	80.00	1,760.00	-	BLW							1,760	
	FLOOR/STAIR STRUCTURE	390.00	SF	0.180	70	80.00	5,600.00	-	BLW							5,600	
	INTERIOR TRIM	6,006.00	LF	0.008	48	80.00	3,840.00	-	BLW							3,840	
024184	FLOORING - TILE	756.00	SF	0.028	21	80.00	1,680.00	-	BLW							1,680	
	ENTRY TILE - EXTERIOR	160.00	SF	0.036	6	80.00	480.00	-	BLW							480	
	MECHANICAL DEMOLITION - PIPING & MISC.	11,057.00	SF	0.008	88	80.00	7,040.00	-	BLW							7,040	
	FIXTURES	57.00	EA	0.250	14	80.00	1,120.00	-	BLW							1,120	
	ELECTRICAL DEMOLITION	11,057.00	SF	0.006	66	80.00	5,280.00	-	BLW							5,280	
024125	CONCRETE DEMOLITION - SITE	3.00	CY	1.250	4	80.00	320.00	-	BLW							320	
	ASPHALT DEMOLITION		NIC													NIC	
	MISC. REMOVE & REPLACE - DECORATIVE RAILING	75.00	EA	2.000	150	80.00	12,000.00									12,000	
	CONCRETE DISPOSAL	4.00	LCY	0.250	1	80.00	80.00	22.00	88.00							168	
	DEBRIS DISPOSAL	603.00	LCY	0.350	211	80.00	16,880.00	35.00	21,105.00							37,985	
	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 - FLOOR TILE	90.00	SF	SUB	SUB			SUB	SUB			3.25	292.50		292.50	293	
	WINDOW CAULKING	17,000.00	LF	SUB	SUB			SUB	SUB			1.25	21,250.00		21,250.00	21,250	
	FLOURESCENT LAMPS	41.00	EA	SUB	SUB			SUB	SUB			8.00	328.00		328.00	328	
	ABATEMENT CONTAINMENT AND SET-UP	1.00	LS	SUB	SUB			SUB	SUB			5,000.00	5,000.00		5,000.00	5,000	
	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	
DIVISION 3 - CONCRETE																	
		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	12,598
033000	CONCRETE - PLACING	12.00	CY	1.000	12	80.00	960.00	80.00	960.00							1,920	
031100	FORMING	550.00	SFCA	0.150	83	80.00	6,640.00	1.20	660.00							7,300	
031300	FINE GRADE & SCREED	186.00	SF	0.022	4	80.00	320.00	0.25	47.00							367	
033500	FINISHING	420.00	SF	0.010	4	80.00	320.00	0.30	126.00							446	
031500	CONCRETE ACCESSORIES	5.00	CY				ABV	6.00	30.00							30	
031514	FOUNDATION INSULATION		NIC													NIC	
032100	REINFORCING	0.50	TN	25.000	13	80.00	1,040.00	2,500.00	1,250.00							2,290	
	CONCRETE HANDLING	5.00	CY					25.00	125.00							125	
	UNDER SLAB/FOOTING MATERIAL	1.00	CY				ABV	30.00	30.00							30	
036300	DRILL & EPOXY	4.00	EA	0.200	1	80.00	80.00	2.50	10.00							90	
DIVISION 4 - MASONRY																	
040600	GLASS BLOCK WALL	144.00	SF	SUB	SUB			SUB	SUB			80.00	11,520.00		11,520.00	11,520	11,520
DIVISION 5 - METALS																	
		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	50,768
055200	METAL RAILINGS	140.00	LF	0.220	31	80.00	2,480.00	60.00	8,400.00							10,880	
	DECORATIVE RAILING REFINISHING & UPGRADE	75.00	LF		20	80.00	1,600.00	40.00	3,000.00							4,600	
	DECORATIVE TOWER GRABRAIL	60.00	LF	0.220	13	80.00	1,040.00	40.00	2,400.00							3,440	
055300	METAL GRATING		NIC													NIC	
	METAL FABRICATIONS - LATERAL ELEVATOR SUPPORT	1.00	EA	50.000	50	80.00	4,000.00	5,000.00	5,000.00							9,000	
	SEISMIC SUPPORT ANGLE	1,296.00	LF	0.120	156	80.00	12,480.00	8.00	10,368.00							22,848	
DIVISION 6 - WOOD & PLASTICS																	
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060600	FASTENERS, CONNECTORS	11,057.00	SF	-			BLW	0.60	6,634.00							6,634	
	SEISMIC BOLTING	310.00	EA	0.250	78	80.00	6,240.00	6.00	1,860.00							8,100	
061000	ROUGH CARPENTRY	22,685.00	BF	0.032	726	80.00	58,080.00	0.65	14,745.00							72,825	
	SOFFIT ALLOWANCE	1.00	ALLW	20.000	20	80.00	1,600.00	1,500.00	1,500.00								
	ROT REPLACEMENT - INTERSECTION SOUTH OF TOWER	260.00	SF	0.160	42	80.00	3,360.00	6.00	1,560.00							4,920	
	ROT ALLOWANCE	1.00	ALLW	20.000	20	80.00	1,600.00	1,000.00	1,000.00							2,600	
061603	SHEATHING - INTERIOR WALLS	3,600.00	SF	0.022	79	80.00	6,320.00	1.80	6,480.00							12,800	
	EXTERIOR WALL	795.00	SF	0.034	27	80.00	2,160.00	2.00	1,590.00							3,750	
	FLOOR (PATCHING)	259.00	SF	0.028	7	80.00	560.00	2.60	673.00							1,233	
	ROOF - 10% ALLOWANCE	362.00	SF	0.030	11	80.00	880.00	2.20	796.00							1,676	
062620	FRP PANELINGS		NIC													NIC	
064000	ARCHITECTURAL WOODWORK - CASEWORK & COUNTERTOP	1.00	ALLW						10,000.00							10,000	
	RECEPTION COUNTER	1.00	ALLW						10,000.00							10,000	
	CLOSET SHELF & ROD	16.00	EA	0.750	12	80.00	960.00	90.00	1,440.00							2,400	
	UTILITY & STORAGE SHELVING	1.00	ALLW						5,000.00							5,000	
064600	INTERIOR FINISH CARPENTRY	7,262.00	LF	0.060	436	80.00	34,880.00	4.50	32,679.00							67,559	

ITEM	DESCRIPTION	CURRENT		UNIT	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														
DIVISION 7 - WEATHER PROTECTION																	
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071001	FOUNDATION WATERPROOFING - ELEVATOR PIT ONLY	420.00	SF	SUB				SUB	SUB			8.00	3,360.00		3,360.00	3,360	
071326	RAIN SCREEN (SOUTH WALL)	875.00	SF	0.045	39	80.00	3,120.00	3.00	2,625.00							5,745	
071900	WATER REPELLANTS		NIC													NIC	
072100	INSULATION - SPRAY FOAM R-11	7,578.00	SF	SUB	SUB			SUB	SUB			2.60	19,702.80		19,702.80	19,703	
	BATT - ATTIC R-49	2,964.00	SF	SUB	SUB			SUB	SUB			1.80	5,335.20		5,335.20	5,335	
	SOUND - WALLS	10,117.00	SF	SUB	SUB			SUB	SUB			1.20	12,140.40		12,140.40	12,140	
	SOUND - FLOORS	8,895.00	SF	SUB	SUB			SUB	SUB			1.40	12,453.00		12,453.00	12,453	
074200	STUCCO - PATCH EXISTING (MICROMESH COAT WITH COLC	7,478.00	SF	SUB	SUB			SUB	SUB			12.00	89,736.00		89,736.00	89,736	
	NEW STUCCO (SOUTH WALL)	795.00	SF	SUB	SUB			SUB	SUB			14.00	11,130.00		11,130.00	11,130	
072500	FIRE STOPPING	1.00	ALLW	10.000	10	80.00	800.00	2,000.00	2,000.00							2,800	
072600	VAPOR RETARDERS		NIC														
	ASPHALT SHINGLE ROOFING SYSTEM	3,625.00	SF	SUB	SUB			SUB	SUB			10.50	38,062.50		38,062.50	38,063	
076200	SHEET METAL FLASHING - WINDOWS & MISC.	320.00	LF	0.030	10	77.00	770.00	4.20	1,344.00							2,114	
076500	FLEXIBLE FLASHING (WINDOW PERIMETER TREATMENT)	1,236.00	LF	0.060	74	80.00	5,920.00	1.40	1,730.00							7,650	
077123	GUTTERS	335.00	LF	SUB	SUB			SUB	SUB			12.00	4,020.00		4,020.00	4,020	
	DOWNSPOUTS	216.00	LF	SUB	SUB			SUB	SUB			8.50	1,836.00		1,836.00	1,836	
	DECORATIVE SCUPPERS - REMOVE/CLEAN/REPLACE	8.00	EA	SUB	SUB			SUB	SUB			150.00	1,200.00		1,200.00	1,200	
077200	ROOF ACCESSORIES		NIC													NIC	
079000	JOINT SEALANTS - WINDOWS	951.00	LF	0.120	114	80.00	9,120.00	0.65	618.00							9,738	
	MISC.	1.00	ALLW	20.000	20	77.00	1,540.00	250.00	250.00								
079202	FLOOR CAULKING	SEE 096001														SEE 096001	
DIVISION 8 - OPENINGS																	
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081213	HOLLOW METAL FRAMES	3.00	EA	1.500	5	80.00	400.00	350.00	1,050.00							1,450	
	HOLLOW METAL RELITES		NIC													NIC	
081313	HOLLOW METAL DOORS (INSULATED)	3.00	LVS	0.500	2	80.00	160.00	625.00	1,875.00							2,035	
081400	WOOD DOORS & FRAMES	49.00	EA	1.250	61	80.00	4,880.00	400.00	19,600.00							24,480	
	GUEST ROOM CLOSET DOORS, FRAMES, HARDWARE	16.00	EA	1.000	16	80.00	1,280.00	250.00	4,000.00							5,280	
083100	ACCESS PANELS	20.00	EA	0.500	10	77.00	770.00	75.00	1,500.00							2,270	
084000	MAIN ENTRY ASSEMBLY (5X7 - 2 LVS)	35.00	SF	SUB	SUB			SUB	SUB			400.00	14,000.00		14,000.00	14,000	
085000	WINDOWS (1,110 SF)	50.00	EA	2.500	125	80.00	10,000.00		108,300.00							118,300	
	DOOR HARDWARE	56.00	LVS	1.800	101	80.00	8,080.00	350.00	19,600.00							27,680	
088100	GLASS & GLAZING - PATCH @ MAIN ENTRY	1.00	ALLW	SUB	SUB			SUB	SUB			2,000.00	2,000.00		2,000.00	2,000	
DIVISION 9 - FINISHES																	
		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	753,902
092216	RESILIENT CHANNEL (24" O.C.)	11,702.00	LF	0.012	140	80.00	11,200.00	0.46	5,383.00							16,583	
092900	GWB - HANG	79,216.00	SF	0.016	1,267	80.00	101,360.00	1.30	102,981.00			1.90	150,510.40		150,510.40	354,851	
092901	GAB - TAPE	47,826.00	SF	SUB	SUB			SUB	SUB			0.80	38,260.80		38,260.80	38,261	
093100	TILE - TOWER FLOORING	1,330.00	SF	SUB	SUB			SUB	SUB			20.00	26,600.00		26,600.00	26,600	
	BATHROOM FLOORS/WALLS	8,888.00	SF	SUB	SUB			SUB	SUB			20.00	177,760.00		177,760.00	177,760	
	ENTRY EXTERIOR	160.00	SF	SUB	SUB			SUB	SUB			20.00	3,200.00		3,200.00	3,200	
095500	WOOD FLOORING - HALLWAYS (REFINISH)	1,666.00	SF	SUB	SUB			SUB	SUB			6.00	9,996.00		9,996.00	9,996	
	WOOD FLOOR PATCHING	240.00	SF	SUB	SUB			SUB	SUB			25.00	6,000.00		6,000.00	6,000	
096001	FLOOR PREP (TILE ONLY)	1,744.00	SF	0.016	28	80.00	2,240.00	0.20	349.00							2,589	
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	402.00	SF	SUB	SUB			SUB	SUB			10.00	4,020.00		4,020.00	4,020	
096513	RESILIENT BASE & ACCESSORIES	192.00	LF	SUB	SUB			SUB	SUB			5.00	960.00		960.00	960	
096800	CARPETING	430.00	SY	SUB	SUB			SUB	SUB			40.00	17,200.00		17,200.00	17,200	
099113	PAINTING - EXISTING STUCCO	7,478.00	SF	SUB	SUB			SUB	SUB			1.55	11,590.90		11,590.90	11,591	
	EXTERIOR CONCRETE	620.00	SF	SUB	SUB			SUB	SUB			1.55	961.00		961.00	961	
	REFURBISH MAIN ENTRY	1.00	ALLW	SUB	SUB			SUB	SUB			10,000.00	10,000.00		10,000.00	10,000	
	REFURBISH BALCONY	1.00	ALLW	SUB	SUB			SUB	SUB			5,000.00	5,000.00		5,000.00	5,000	
099123	PAINTING - INTERIOR	47,826.00	SF	SUB	SUB			SUB	SUB			1.32	63,130.32		63,130.32	63,130	
DIVISION 10 - SPECIALTIES																	
		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	13,255
	VISUAL DISPLAY SURFACES		NIC													NIC	
	DISPLAY CASES		NIC													NIC	
10400	SIGNAGE - ROOM	30.00	EA	0.250	8	80.00	640.00	45.00	1,350.00							1,990	
	DIRECTIONAL	10.00	EA	0.250	3	80.00	240.00	50.00	500.00							740	
	CODE REQUIRED	1.00	ALLW	4.000	4	80.00	320.00	350.00	350.00							670	
	CORNER GUARDS		NIC													NIC	
	TOILET & BATH ACCESSORIES	80.00	EA	0.350	28	80.00	2,240.00	50.00	4,000.00							6,240	
	FIRE EXTINGUISHERS AND CABINETS	9.00	EA	0.350	3	80.00	240.00	175.00	1,575.00							1,815	
	FLAG POLES	1.00	EA	10.000	10	80.00	800.00	1,000.00	1,000.00							1,800	
	MISC. SPECIALTIES		NIC													NIC	
DIVISION 11 - EQUIPMENT																	
		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	15,000
113100	RESIDENTIAL APPLIANCES - KITCHEN EQUIPMENT	1.00	ALLW					15,000.00	15,000.00							15,000	
DIVISION 12 - FURNISHINGS																	
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120000	FURNISHINGS		B/O													B/O	

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														
122100	WINDOW BLINDS	50.00	EA	0.500	25	80.00	2,000.00	250.00	12,500.00							14,500	
124800	ENTRANCE MATTS		B/O													B/O	
129300	SITE FURNISHINGS		NIC													NIC	
DIVISION 13 - SPECIAL CONSTRUCTION																	
DIVISION 14 - CONVEYANCE SYSTEMS																	
	ELEVATOR - 3 STOPS	1.00	EA	SUB	SUB			SUB	SUB			80,000.00	80,000.00		80,000.00	80,000	80,000
DIVISION - MECHANICAL																	
210000	FIRE PROTECTION - RECONFIGURE EXISTING	14,765.00	SF	SUB	SUB			SUB	SUB			5.50	81,207.50		81,207.50	81,208	
	FIRE LINE & STANDPIPE	1.00	EA	SUB	SUB			SUB	SUB			20,000.00	20,000.00		20,000.00	20,000	
220000	PLUMBING	11,057.00	LS	SUB	SUB			SUB	SUB			23.00	254,311.00		254,311.00	254,311	
240000	HVAC	11,057.00	SF	SUB	SUB			SUB	SUB			34.48	381,245.36		381,245.36	381,245	
DIVISION - ELECTRICAL & SPECIAL SYSTEMS																	
26000	ELECTRICAL	11,057.00	SF	SUB	SUB			SUB	SUB			26.71	295,332.47		295,332.47	295,332	
	GENERATOR		NIC													NIC	
	NEW SERVICE ENTRANCE (CAMPUS SYSTEM)	1.00	EA	SUB	SUB			SUB	SUB			86,150.00	86,150.00		86,150.00	86,150	
DIVISION 31 - EARTHWORK																	
310000	SITE CLEANING AND STOCKPILING (GRAVEL LOT)															SEE FRONTAGE	
312213	ROUGH GRADING															SEE FRONTAGE	
312316	EXCAVATION - EXPORT															SEE FRONTAGE	
312319	DEWATERING															NIC	
	BACKFILLING - IMPORT															SEE FRONTAGE	
	TRENCHING & BACKFILL (AREA DRAIN)	72.00	CY	0.350	25	80.00	2,000.00	7.50	540.00							2,540	
	EROSION & SEDIMENTATION CONTROL		NIC													NIC	
DIVISION 32 - SITE IMPROVEMENTS																	
321001	CONCRETE - SIDEWALKS & MISC.	9.00	CY	1.750	16	80.00	1,280.00	80.00	720.00							2,000	
	FINISHING	688.00	SF	0.060	41	80.00	3,280.00	0.20	138.00							3,418	
	FG&S	688.00	SF	0.030	21	80.00	1,680.00	0.25	172.00							1,852	
32200	WEDLED WIRE FABRIC	757.00	SF	0.020	15	80.00	1,200.00	1.40	1,060.00							2,260	
	CONCRETE HANDLING	9.00	CY	2.000	18	80.00	1,440.00									1,440	
	CONCRETE ACCESSORIES	9.00	CY					5.00	45.00							45	
	UNDER SIDEWALK MATERIAL	13.00	CY					30.00	390.00							390	
321216	ASPHALT PAVING															SEE FRONTAGE	
	BASE COURSE															SEE FRONTAGE	
	GRAVEL PARKING LOT															SEE FRONTAGE	
321614	CONCRETE BARRIER CURB															SEE FRONTAGE	
321615	PRECAST CONCRETE CURBS															SEE FRONTAGE	
321723	PAVEMENT STRIPING															SEE FRONTAGE	
	PAVEMENT MARKINGS															SEE FRONTAGE	
323000	BOLLARDS	4.00	EA	1.500	6	80.00	480.00	125.00	500.00							980	
323100	FENCING & GATES	168.00	SF	SUB	SUB			SUB	SUB			6.50	1,092.00		1,092.00	1,092	
329000	LANDSCAPING	1,685.00		SUB	SUB			SUB	SUB			3.50	5,897.50		5,897.50	5,898	
	IRRIGATION SYSTEM		NIC													NIC	
	LAWN REHABILITATION	1.00	ALLW	SUB	SUB			SUB	SUB			2,000.00	2,000.00		2,000.00	2,000	
DIVISION 33 - SITE UTILITIES																	
331116	SITE WATER UTILITY DISTRIBUTION PIPING		NIC													NIC	
331213	WATER SERVICE CONNECTION	1.00	EA	5.000	5	80.00	400.00	900.00	900.00							1,300	
331300	DISINFECTION OF WATER UTILITY PIPING	1.00	EA	5.000	5	80.00	400.00	350.00	350.00							750	
333100	SANITARY SEWERAGE PIPING		NIC													NIC	
334100	STORM UTILITY DRAINAGE PIPING	120.00	LF	0.280	34	80.00	2,720.00	6.00	720.00							3,440	
334613	FOUNDATION DRAINAGE		NIC													NIC	
334900	STORM DRAINAGE STRUCTURES - CATCH BASINS	2.00	EA	4.000	8	80.00	640.00	350.00	700.00							1,340	
	GROUT PIPING	4.00	EA	0.750	3	80.00	240.00	10.00	40.00							280	
GENERAL REQUIREMENTS																	
01.71.23.13	SITE SURVEY / LAYOUT		NIC													NIC	
	UTILITY HOOK-UP FEES		NIC													NIC	
01.51.13.10	CONSTRUCTION POWER	12.00	MON	10.000	120	60.00	7,200.00		BY OWNER							7,200	
01.51.36.20	TEMPORARY WATER		NIC													NIC	
01.51.29.30	TEMPORARY NATURAL-GAS		NIC													NIC	
01.51.26.35	TEMPORARY LIGHTING	10.00	MON	10.000	100	60.00	6,000.00	300.00	3,000.00							9,000	
01.51.23.20	TEMPORARY HEATING	6.00	MON	20.000	120	60.00	7,200.00	200.00	1,200.00		4,000.00					12,400	
01.52.19.15	TEMPORARY SANITARY FACILITIES (2 EA)	12.00	MON					160.00	1,920.00							1,920	
01.56.26.15	TEMPORARY CONSTRUCTION FENCING	2,000.00	LF		40						7,200.00					7,200	
	TEMPORARY STORM WATER POLLUTION CONTROL		NIC													NIC	
01.74.13.10	GENERAL CLEAN	12.00	MON	60.000	720	60.00	43,200.00									43,200	
01.74.19.20	GARBAGE DUMP	12.00	MON	8.000	96	60.00	5,760.00	800.00	9,600.00							15,360	
01.58.13.10	TEMPORARY SIGNAGE	1.00	ALLW	10.000	10	60.00	600.00	500.00	500.00							1,100	
	MATERIAL & EQUIPMENT HANDLING	12.00	MON	20.000	240	60.00	14,400.00				2,000.00					16,400	
	TRUCK - 1-TON FLATBED - JOB VEHICLE	12.00	MON							950.00	11,400.00					11,400	

ITEM	DESCRIPTION	CURRENT		UNIT LABOR	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														
01.74.23.20	FINAL CLEAN	11,057.00	SF					0.25	2,764.00							2,764	
	EQUIP - FORKLIFT	12.00	MON							2500.00	30,000.00					30,000	
01.54.19.20	CRANE	NIC														NIC	
	MAN-LIFTS	12.00	MON							2400.00	28,800.00					28,800	
	EQUIPMENT - FUEL & MAINTENANCE	12.00	MON					700.00	8,400.00							8,400	
	CONSUMABLES	1.00	LS					2,500.00	2,500.00							2,500	
GENERAL CONDITIONS																	
	PLAN REPRODUCTION	1.00	LS	--	--	--	--	--	--	--	--	--	--	--	--	--	425,553
01.78.33.20	BOND	3,950,000.00	DLR					0.0083	32,587.50							32,588	
01.78.32.10	INS - LIABILITY	3,950,000.00	DLR					0.0080	31,600.00							31,600	
01.78.32.20	INS - BLDRS RISK	3,950,000.00	DLR					0.0011	4,345.00							4,345	
	TAX - STATE BUSINESS		NIC													NIC	
	TAX - WA STATE SALES TAX		NIC													NIC	
	PERMITS		NIC													NIC	
01.45.23.10	TESTING LABORATORY SERVICES		NIC													NIC	
01.02.10.10	PROJECT MANAGER (12 MO x 60 MH/MO)	720.00	MH					125.00	90,000.00							90,000	
01.03.30.10	SUPERINTENDENT (12 MO x 174 MH/MO)	2,088.00	MH					90.00	187,920.00							187,920	
01.02.40.10	PROJECT ADMINISTRATOR (12 MO x 40 MH/MO)	480.00	MH					35.00	16,800.00							16,800	
01.04.88.10	YARD LABOR	250.00	MH					40.00	10,000.00							10,000	
01.07.48.10	TEMP IT/COMMUNICATION	12.00	MON					400.00	4,800.00							4,800	
01.52.13.15	TEMPORARY OFFICE	12.00	MON					425.00	5,100.00							5,100	
01.52.13.78	TEMPORARY OFFICE UTILITIES	12.00	MON					300.00	3,600.00							3,600	
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	12.00	MON							800.00	9,600.00					9,600	
01.04.49.10	SAFETY TOOLS & EQUIPMENT (FALL PROTECTION)	12.00	MON					1,600.00	19,200.00							19,200	
	POSTAGE & U.P.S.	12.00	MO					75.00	900.00							900	
01.77.01.10	CLOSEOUT PROCEDURES	1.00	LS	80.000	80	60.00	4,800.00	1,000.00	1,000.00							5,800	
TOTAL																	
					7,109		535,280.00		906,947.50		94,200.00				1,990,291.65	3,521,829	3,521,829
	OH&P - 12%															422,619	422,619
	CONSTRUCTION TOTAL				TOTAL MANHOURS	7,109										3,944,449	3,944,449
	CONTINGENCY OWNER 20%				TOTAL SF OF BUILDING	11,057										788,890	788,890
					MHRS PER SF	0.6429											
	TOTAL															4,733,338	4,733,338
	COST/SF															428	428

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														
DIVISION 31 - EARTHWORK																	
		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	29,232
310000	SITE CLEANING AND STOCKPILING (GRAVEL LOT)	6,700.00	SF	SUB				SUB	SUB			2.00	13,400.00		13,400.00		13,400
312213	ROUGH GRADING	26,500.00	SF	0.001	34	80.00	2,720.00										2,720
312316	EXCAVATION - EXPORT	491.00	CY	0.100	49	80.00	3,920.00	12.00	5,892.00								9,812
312319	DEWATERING		NIC														NIC
	BACKFILLING - IMPORT	1.00	ALLW	10.000	10	80.00	800.00	2,500.00	2,500.00								3,300
	TRENCHING & BACKFILL (AREA DRAIN)		IN BASE														IN BASE
	EROSION & SEDIMENTATION CONTROL		NIC														NIC
DIVISION 32 - SITE IMPROVEMENTS																	
321001	CONCRETE - SIDEWALKS & MISC.	32.00	CY	1.750	56	80.00	4,480.00	80.00	2,560.00								7,040
	FORMING	60.00	SFCA	0.260	16	80.00	1,280.00	2.00	120.00								1,400
	FINISHING	2,554.00	SF	0.060	153	80.00	12,240.00	0.20	511.00								12,751
	FG&S	2,474.00	SF	0.030	74	80.00	5,920.00	0.25	619.00								6,539
32200	WEDLED WIRE FABRIC	2,809.00	SF	0.020	56	80.00	4,480.00	1.40	3,933.00								8,413
	CONCRETE HANDLING	32.00	CY	2.000	64	80.00	5,120.00										5,120
	CONCRETE ACCESSORIES	32.00	CY					5.00	160.00								160
	UNDER SIDEWALK MATERIAL	47.00	CY					30.00	1,410.00								1,410
321216	ASPHALT PAVING	1,305.00	SY	SUB	SUB			SUB	SUB			32.00	41,760.00		41,760.00		41,760
	BASE COURSE	218.00	CY										ABV	ABV			
	GRAVEL PARKING LOT	102.00	CY	0.180	18	80.00	1,440.00	40.00	4,080.00								5,520
321614	CONCRETE BARRIER CURB	554.00	LF	SUB	SUB			SUB	SUB			30.00	16,620.00		16,620.00		16,620
321615	PRECAST CONCRETE CURBS	26.00	EA	SUB	SUB			SUB	SUB			120.00	3,120.00		3,120.00		3,120
321723	PAVEMENT STRIPING	848.00	LF	SUB	SUB			SUB	SUB			1.10	932.80		932.80		933
	PAVEMENT MARKINGS	4.00	EA	SUB	SUB			SUB	SUB			25.00	100.00		100.00		100
323000	BOLLARDS	4.00	EA	1.500	6	80.00	480.00	125.00	500.00								980
323100	FENCING & GATES		IN BASE														IN BASE
329000	LANDSCAPING		IN BASE														IN BASE
	IRRIGATION SYSTEM		NIC														NIC
	LAWN REHABILITATION		IN BASE														IN BASE
DIVISION 33 - SITE UTILITIES																	
331116	SITE WATER UTILITY DISTRIBUTION PIPING		NIC														NIC
331213	WATER SERVICE CONNECTION		IN BASE														IN BASE
331300	DISINFECTION OF WATER UTILITY PIPING		IN BASE														IN BASE
333100	SANITARY SEWERAGE PIPING		NIC														NIC
334100	STORM UTILITY DRAINAGE PIPING		IN BASE														IN BASE
334613	FOUNDATION DRAINAGE		NIC														NIC
334900	STORM DRAINAGE STRUCTURES - CATCH BASINS		IN BASE														IN BASE
	GROUT PIPING		IN BASE														IN BASE
GENERAL REQUIREMENTS																	
01.71.23.13	SITE SURVEY / LAYOUT		NIC														NIC
	UTILITY HOOK-UP FEES		NIC														--
01.51.13.10	CONSTRUCTION POWER	1.00	MON	10.000	10	60.00	600.00		BY OWNER								600
01.51.36.20	TEMPORARY WATER		NIC														NIC
01.51.29.30	TEMPORARY NATURAL-GAS		NIC														NIC
01.51.26.35	TEMPORARY LIGHTING		NIC														NIC
01.51.23.20	TEMPORARY HEATING		NIC														NIC
01.52.19.15	TEMPORARY SANITARY FACILITIES (2 EA)	1.00	MON					160.00	160.00								160
01.56.26.15	TEMPORARY CONSTRUCTION FENCING		NIC														NIC
	TEMPORARY STORM WATER POLLUTION CONTROL		NIC														NIC
01.74.13.10	GENERAL CLEAN	1.00	MON	40.000	40	60.00	2,400.00										2,400
01.74.19.20	GARBAGE DUMP	1.00	MON	8.000	8	60.00	480.00	800.00	800.00								1,280
01.58.13.10	TEMPORARY SIGNAGE	1.00	ALLW	10.000	10	60.00	600.00	500.00	500.00								1,100
	MATERIAL & EQUIPMENT HANDLING	1.00	MON	10.000	10	60.00	600.00										600
	TRUCK - 1-TON FLATBED - JOB VEHICLE	1.00	MON							950.00	950.00						950
01.74.23.20	FINAL CLEAN	1.00	ALLW	10.000	10	80.00	800.00			250.00	250.00						1,050
	EQUIP - FORKLIFT	1.00	MON							2500.00	2,500.00						2,500
01.54.19.20	CRANE		NIC														NIC
	MAN-LIFTS		NIC														NIC
	EQUIPMENT - FUEL & MAINTENANCE	1.00	MON					700.00	700.00								700
	CONSUMABLES	1.00	LS					500.00	500.00								500
GENERAL CONDITIONS																	
	PLAN REPRODUCTION	1.00	LS					100.00	100.00								100
01.78.33.20	BOND	190,000.00	DLR					0.0083	1,567.50								1,568
01.78.32.10	INS - LIABILITY	190,000.00	DLR					0.0080	1,520.00								1,520
01.78.32.20	INS - BLDRS RISK	190,000.00	DLR					0.0011	209.00								209
	TAX - STATE BUSINESS		NIC														NIC
	TAX - WA STATE SALES TAX		NIC														NIC
	PERMITS		NIC														NIC
01.45.23.10	TESTING LABORATORY SERVICES		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														
01.02.10.10	PROJECT MANAGER (1 MO x 60 MH/MO)	60.00	MH					125.00	7,500.00							7,500	
01.03.30.10	SUPERINTENDENT (1 MO x 80 MH/MO)	80.00	MH					90.00	7,200.00							7,200	
01.02.40.10	PROJECT ADMINISTRATOR (1 MO x 40 MH/MO)	40.00	MH					35.00	1,400.00							1,400	
01.04.88.10	YARD LABOR	25.00	MH					40.00	1,000.00							1,000	
01.07.48.10	TEMP IT/COMMUNICATION	1.00	MON					400.00	400.00							400	
01.52.13.15	TEMPORARY OFFICE		NIC													NIC	
01.52.13.78	TEMPORARY OFFICE UTILITIES		NIC													NIC	
01.07.55.55	OFFICE SETUP & CONSUMABLES		NIC													NIC	
01.07.40.10	PICKUP TRUCK	1.00	MON							800.00	800.00					800	
01.04.49.10	SAFETY TOOLS & EQUIPMENT	1.00	MON					500.00	500.00							500	
	POSTAGE & U.P.S.	1.00	MO					75.00	75.00							75	
01.77.01.10	CLOSEOUT PROCEDURES	1.00	LS	10.000	10	60.00	600.00	250.00	250.00							850	
	TOTAL				634		48,960.00		46,666.50		4,500.00				75,932.80	176,059	176,059
	OH&P - 10%															17,606	17,606
	CONSTRUCTION TOTAL				634											193,665	193,665
	CONTINGENCY OWNER 20%															38,733	38,733
	TOTAL															232,398	232,398

RMC ARCHITECTS

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