

# Olympic Region Headquarters Replacement Project

Update to the Predesign Study

December 2015

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Secretary of Transportation

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## ***PREFACE***

Funding for the Olympic Region Headquarters Replacement project is established in the 2015 New Law Budget. ESSB 5988 establishes \$10 million in the 2015-2017 biennium with an additional \$30 million approved in future biennia for a total of \$40 million.

This document is an update to the project Predesign Study completed in 2007 as required by the Legislature.

The *2007 Olympic Region Headquarters Replacement Project – Predesign Study* document is available on-line in the following location:

<ftp://ftp.wsdot.wa.gov/public/ORHQRep/2007ORHQsReplPredesignReport/>



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The Washington State Department of Transportation (WSDOT) is proposing to build a new Olympic Region Headquarters Facility to replace the current headquarters site in Tumwater. The new complex will be home for 319 staff; 193 people will be located in a multistory administrative office building totaling approximately 40,000 square feet and 126 people in light industrial buildings totaling approximately 90,000 square feet. The site will also include a wash bay, fueling station and radio tower. About 20 acres will be developed to accommodate the buildings, equipment/ material storage and parking.

Development of any site selected would be approached so that any unused acreage would be available for future expansion of WSDOT or other state agency needs. Cleanup and disposal of the existing owned 10.5 acre facility is not part of this project.

A predesign study for this project was completed in 2007. Many of the details of that report are still valid. The major changes since that report are reduced staffing and equipment storage requirements. The staffing reduction result is reduced size and cost of the administration building: 40,000 SF relative to the 95,000 SF in 2007. WSDOT will work with the Office of Financial Management (OFM) during the coming months to employ innovative workplace strategies to further maximize space planning efficiency.

While changes to the equipment storage requirements have reduced the need for enclosed area, the size of the equipment that is stored has increased since 2007. Vehicle maintenance needs and other shop functions remain relatively unchanged but larger spaces are planned for the bigger equipment. The net result is a minor reduction in shop building need: 90,000 SF relative to 94,000 in 2007.

Updated staffing and equipment need results in a reduction of space and site development need. The estimated cost to complete the project is now \$40 million, down from \$64 million in 2007.

WSDOT is proposing to build a new facility that will replace the existing Olympic Region Headquarters in Tumwater. The new facility will provide a safe, efficient and practical workspace for employees to use with flexibility to meet the needs of the future.





**2.1 Discussion of Operational Needs**

Most of the operational needs have not changed significantly. The location and type of services WSDOT provides to the travelling public are the same today as they were in 2007. See *Olympic Region Headquarters Relocation Project Predesign Study 2007* for details.

The staff size needed to deliver services has decreased since 2007. WSDOT has met legislative direction over the last several years to reduce FTE's and is now at a sustainable level. Olympic Region staffing levels have been capped at the current number. No growth is planned for the foreseeable future.

<b>Olympic Region FTE History</b>									
<b>Year</b>	2007	2008	2009	2010	2011	2012	2013	2014	2015+
<b>Region Total</b>	1276	1249	983	946	881	853	798	767	777
<b>HQ Facility Only</b>	518	493	406	376	369	345	321	316	319

The new complex will be designed for the staff that currently works in the headquarters administration and shops buildings today (319 FTE's). WSDOT will work with OFM in the months ahead to refine space planning using innovative workplace strategies with the goal of consolidating staff (53 FTE's) from the Tumwater and Lacey construction offices that are currently in leased space.

The new site will require development of 20 acres. This is down from about 30 acres in 2007. The existing HQ site is located on 10.5 acres. Site development will be done to maximize any unused portion. The goal will be to make the space available and useful for future WSDOT or other state agency needs.

**2.2 Discussion of Alternatives**

No changes to this section. Details can be found in the *Olympic Region Headquarters Replacement Project Predesign Study 2007*.

**2.3 Discussion of Preferred Alternative**

No changes to this section. Details can be found in the *Olympic Region Headquarters Replacement Project Predesign Study 2007*.

## 2.4 Scope and Project Description of Preferred Alternative

No changes to this section other than staff size and space needs. Details can be found in section 3.2 of this update and the *Olympic Region Headquarters Replacement Project Predesign Study 2007*.

## 2.5 Identification of Issues

No changes to this section. Details can be found in the *Olympic Region Headquarters Replacement Project Predesign Study 2007*.

## 2.6 Prior Planning and History

No changes to this section except as noted below. Details can be found in the *Olympic Region Headquarters Replacement Project Predesign Study 2007*.

**August 2007** – A Predesign Study was completed for the project based upon estimated staffing levels and program needs at that time.

**April 2015** – Legislature funded \$40 million for completion of the project spanning the 15-17, 17-19 and 19-21 biennia.

**December 2015** - This document is an update to the 2007 Predesign Study utilizing current staffing levels for 2015.

## 2.7 Stakeholders

No changes to this section. Details can be found in the *Olympic Region Headquarters Replacement Project Predesign Study 2007*.

## 2.8 Project Description

No changes to this section. Details can be found in the *Olympic Region Headquarters Replacement Project Predesign Study 2007*.

## 2.9 Implementation Approach

No changes to this section. Details can be found in the *Olympic Region Headquarters Replacement Project Predesign Study 2007*.

## 2.10 Project Management

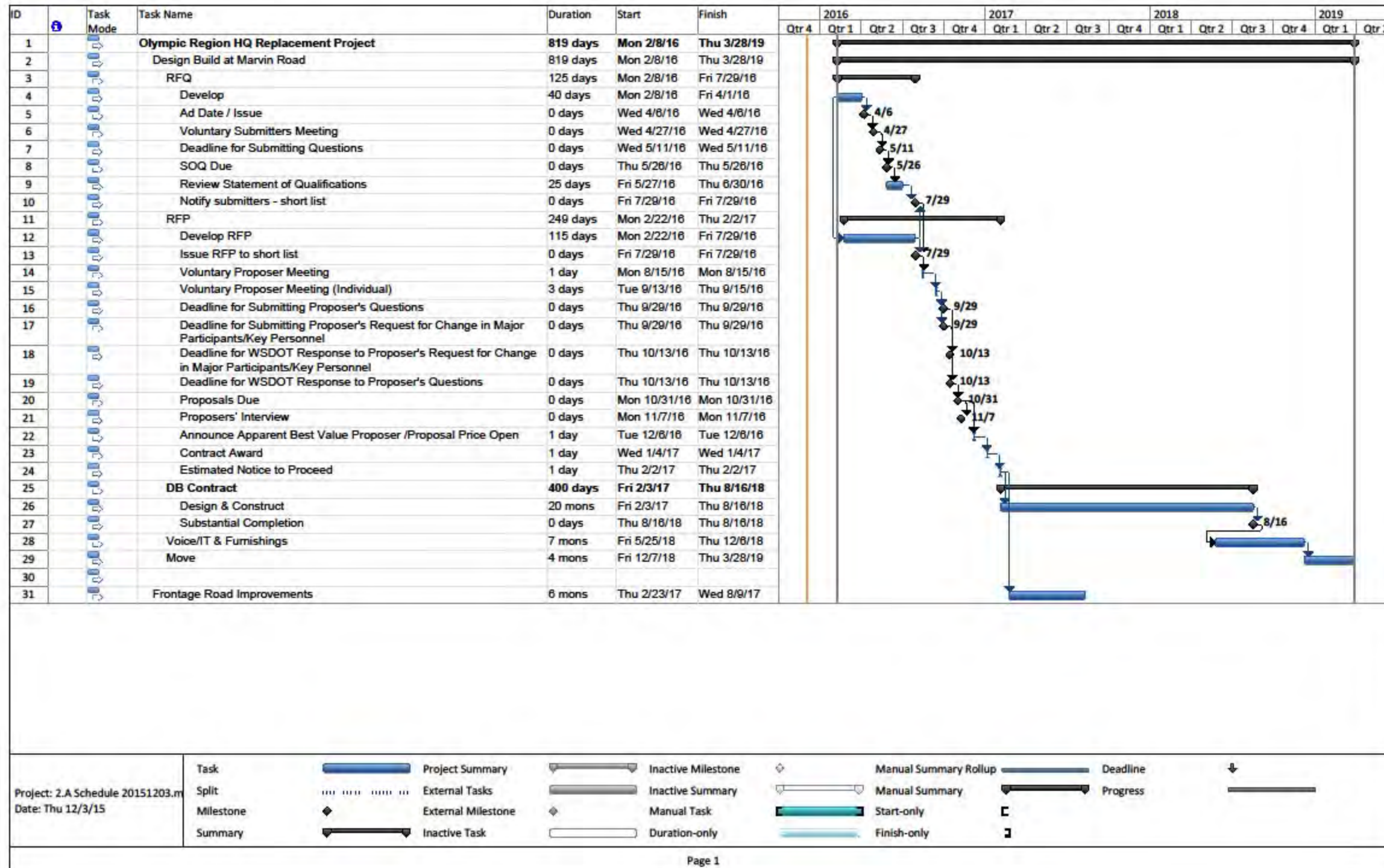
No changes to this section except as noted below. Details can be found in the *Olympic Region Headquarters Replacement Project Predesign Study 2007*.

Project Management	
Name	Responsibilities
Jeffrey D. Cook, Statewide Facilities Administrator WSDOT M&O – Facilities Office 360-705-7890	<ul style="list-style-type: none"> <li>• Obtaining agency authorization from Executive Management Team</li> <li>• Agency oversight and signature authority</li> <li>• Budget submittal and compliance with legislative intent</li> </ul>
Mark Smith, Programing and Project Delivery Manager WSDOT M&O – Facilities Office 360-705-7867	<ul style="list-style-type: none"> <li>• Regional programming and coordination</li> <li>• Project Management and General Administration Liaison</li> </ul>
Future Design-Build Consultant WSDOT M&O – Facilities Office	<ul style="list-style-type: none"> <li>• Quality assurance and contract Management</li> <li>• Technical support to Project Manager</li> </ul>

## 2.11 Schedule

The project schedule has been updated to reflect changes since 2007. See Appendix 2.A, for the updated project schedule.







**3.1 Assumptions**

The new Olympic Region Headquarters program is based on the current number of staff working there today. Following Legislative mandates over the past few years and direction given in the New Law Budget, the Department has capped the number of staff at current levels. Accordingly, there is no planned growth for the Olympic Region in general and specifically at the new site.

**3.2 Assessment of Existing and Future Space Needs**

The table below is comparison of the existing and planned staff and square foot needs between 2007 and 2015. Leased space numbers are included to show the recent consolidation efforts and future possibility to reduce lease costs.

<b>Program Staffing and SF Comparison</b>								
	<b>Existing 2007</b>		<b>Planned 2007</b>		<b>Existing 2015</b>		<b>Planned 2015</b>	
	<b>SF</b>	<b>FTE</b>	<b>SF</b>	<b>FTE</b>	<b>SF</b>	<b>FTE</b>	<b>SF</b>	<b>FTE</b>
Administration Program (Owned)	44,767	207	94,740	414	44,767	184	39,560	184
Shop Program (Owned)	69,683	113	94,265	132	69,683	135	89,870	135
Sub-Total (Owned)	114,450	320	189,005	546	114,450	319	129,430	319
Sub-Total Leased	34,851	165	0	0	12,140	53	12,140	53
<b>Total (Owned &amp; Leased)</b>	<b>149,301</b>	<b>485</b>	<b>189,005</b>	<b>546</b>	<b>126,590</b>	<b>372</b>	<b>141,570</b>	<b>372</b>
<i>SF/FTE</i>		<i>308</i>		<i>346</i>		<i>340</i>		<i>381</i>

**3.3 Interrelationships and Adjacencies**

The basic functions and adjacencies developed in 2007 have been reviewed and are still considered valid. While the size of the buildings will change based on updated staffing and equipment needs, the basic layout still reflects the needs of the project. In order to save money the building concept plans and site layouts in developed for the 2007 report are not being updated. Below is an updated summary of the Programs.

**Administrative Programs**

*Olympic Region Administration*

**Function:** The Olympic Region Administration is responsible for the functions and activities associated with the management and support of program delivery. (2 FTE’s / 430 SF)

*Transportation Planning Office*

**Function:** The Transportation Planning Office is responsible for providing management and administrative support to three functional teams: development services, systems analysts/corridor planning, and regional planning and coordination (10 FTE's / 2,150 SF)

*Local Programs*

**Function:** The Local Programs Office is responsible for assisting local agencies in delivery of transportation projects. This office also oversees all transportation funding for Federal programs and some state programs. (5 FTE's / 1,075 SF)

*Project Development Office*

**Function:** The Project Development Office consists of six separate offices: the Utilities Office, Plans Office, Right of Way Plans, Environmental, managing Project Delivery, and Information Technology. (45 FTE's / 9,675 SF)

*Olympic Region Operations*

**Function:** Olympic Region Operations consists of the Maintenance and Construction Administration offices. They are responsible for the administration of project contracts through the project offices, the administration of the Roadway Maintenance Program, Traffic Operations, Facilities, and Bridge. (14 FTE's / 3,010 SF)

*Program Management*

**Function:** Program Management is responsible for managing highway construction, and preservation and improvement of funding for highway construction. (8 FTE's / 1,720 SF)

*Administration, Accounting, and Safety Offices*

**Function:** Personnel, Accounting and Safety offices are responsible for providing internal services such as personnel, health and safety, financial services, and recruitment/civil service testing. (13 FTE's / 2,795 SF)

*Real Estate Services Office*

**Function:** The Real Estate Services Office is responsible for purchasing real estate under eminent domain. The office protects state property interests pursuant to federal and state laws. The office appraises, purchases, and manages properties, and relocates persons or businesses for highway projects. (9 FTE's / 1,935 SF)

*Design Offices*

**Function:** The Design offices are responsible for design administration. Space will be used for general office activities but will require special considerations for engineering design services. (38 FTE's / 8,170 SF)



*Traffic*

**Function:** Traffic is responsible for traffic design, traffic maintenance, and handling calls from the public about safety concerns at intersections. (33 FTE's / 7,095)

*Information Technology (IT) System Maintenance*

**Function:** The function of IT System Maintenance is to maintain, repair, and install IT systems throughout the Olympic region. They also repair and test cabinets in addition to other electronic bench work. (7 FTE's, 1,505 SF)

**Shop Programs***Materials Laboratory*

**Function:** The function of the Materials Laboratory (Lab) is to conduct materials testing for the regions and provide testing support for the project offices. The Materials Lab develops a variety of reports and conducts field testing. Testing equipment is stored, distributed, and repaired in the maintenance facility. In conjunction with its testing function, the Materials Lab also administers the Construction Tester Qualification Program and is a Region Construction Inspector training facility. (9 FTE's/ 1,935 Staff SF / 5,808 Shop SF)

*Traffic Signal Operations*

**Function:** The function of Traffic Signal Operations is to conduct field counts and traffic analysis for all signalized intersections within the region. In addition they conduct traffic signal simulations and computer models for interconnected corridors. (5 FTE's/645 Staff SF/178 Shop SF)

*Traffic Signal Maintenance*

**Function:** The function of Traffic Signal Maintenance is to maintain, repair, and install traffic signals, beacons, highway lighting, and other highway related electrical systems throughout the Olympic Region. They also conduct electrical inspections for all ongoing projects throughout the region. (27 FTE's/ 645 Staff SF/ 13,712 Shop SF)

*Sign Shop*

**Function:** The function of the Sign Shop is to install and maintain signs. (4 FTE's/860 Staff SF/3,822 Shop SF)

*Button Shop*

**Function:** The function of the Button Shop is to install and maintain raised pavement markers (RPM). (9 FTE's/ 1,075 Staff SF/1,684 Shop SF)

*Thermo Plastics Shop*

**Function:** The function of the Thermo Plastics Shop is to install and maintain plastic pavement markings (transverse markings and

symbols). Additionally they are responsible for striping and channelization changes. (7 FTE's/ 860 Staff SF/2,492 Shop SF)

#### *Striping Shop*

**Function:** The function of the Striping Shop is to layout all highway striping. (9 FTE's/ 1,075 Staff SF/ 4,948 Shop SF)

#### *Work Zone Safety*

**Function:** The function of the Work Zone Safety (WZS) crew is to provide traffic control for crews working on the roadways. They employ several methods of traffic control including flagging, complex multilane closures, and emergency event control. (20 FTE's/1,505 Staff SF/ 1,556 Shop SF)

#### *Central Stores*

**Function:** The function of Central Stores is to maintain and manage the department's consumable inventory and surplus property. A \$1.8 million inventory is maintained here. It is comprised of multiple types of highway-related material. In addition, they manage inventory control points calling it "decentralized purchasing with centralized control." Many deliveries for other departments are made here as well. These deliveries are then distributed throughout the site. (4 FTE's/860 Staff SF/ 8,000 SF Shop SF)

#### *TEF Equipment Maintenance*

**Function:** The function of TEF Equipment Maintenance is to maintain and repair all TEF-owned equipment, prepare new vehicles for service, install warning lights, and any needed fabrication. (17 FTE's/1,505 Staff SF/24,096 Shop SF)

#### *Transportation Equipment Fund (TEF) Radio*

**Function:** The function of the TEF Radio Shop is to design, install, and maintain wireless communication systems and IT systems, repair and troubleshoot electronic equipment, maintain electronic equipment on large state trucks, and stage large systems for telecommunications sites. (3 FTE's/ 215 Staff SF/ 1,536 Shop SF)

#### *Trades Shop / Field Crew*

**Function:** The function of the Trades Shop is to perform preventive maintenance, corrective maintenance, new construction, and remodels. In addition they are responsible for plumbing, electrical, masonry, HVAC, for nearly 200 buildings in a seven-county area. Occasionally they provide services for other facilities such as the Capitol Building in Olympia. (7 FTE's/5,076 Shop SF)

#### *Bridge Shop*

**Function:** The function of the Bridge Shop is to perform repairs to concrete, wood, and steel structures that carry traffic on or over state highways. (14 FTE's/430 Staff SF/ 5,352 Shop SF)

*Construction Project Engineering (PE) – Optional Relocations*

**Function:** The Construction offices are responsible for construction administration and acceptance testing for materials used on their construction projects. The Construction project engineers develop a variety of testing reports. (53 FTE's/11,395 Staff SF/1,200 Shop SF)

<b>FTE Building Location Summary</b>				
	<b>FTE's</b>	<b>Staff SF Total</b>	<b>Shop-Storage SF Total</b>	<b>Total</b>
<b>Administrative Building</b>				
Olympic Region Administration	2	430		430
Transportation Planning Office	10	2,150		2,150
Local Programs	5	1,075		1,075
Project Development Office	45	9,675		9,675
Olympic Region Operations	14	3,010		3,010
Program Management	8	1,720		1,720
Administration, Accounting, and Safety Offices	13	2,795		2,795
Real Estate Services Office	9	1,935		1,935
Design Offices	38	8,170		8,170
Traffic	33	7,095		7,095
Information Technology (IT) System Maint.	7	1,505		1,505
<b>Administrative Building Sub-Totals</b>	<b>184</b>	<b>39,560</b>	<b>0</b>	<b>39,560</b>
<b>Shop Building</b>				
Materials Laboratory	9	1,935	5,808	7,743
Traffic Signal Operations	5	645	178	823
Traffic Signal Maintenance	27	645	13,712	14,357
Sign Shop	4	860	3,822	4,682
Button Shop	9	1,075	1,684	2,759
Thermo Plastics Shop	7	860	2,492	3,352
Striping Shop	9	1,075	4,948	6,023
Work Zone Safety	20	1,505	1,556	3,061
Central Stores	4	860	8,000	8,860
<b>Shop Building Sub-Totals</b>	<b>94</b>	<b>9,460</b>	<b>42,200</b>	<b>51,660</b>
<b>TEF Building</b>				
TEF Equipment Maintenance	17	1,505	24,096	25,601
Transportation Equipment Fund (TEF) Radio	3	215	1,536	1,751
Trades Shop / Field Crew	7	0	5,076	5,076
Bridge Shop	14	430	5,352	5,782
<b>TEF Building Sub-Totals</b>	<b>41</b>	<b>2,150</b>	<b>36,060</b>	<b>38,210</b>
<b>Total (All Buildings)</b>	<b>319</b>	<b>51,170</b>	<b>78,260</b>	<b>129,430</b>

### 3.4 Major Equipment

No changes to this section except as noted below. Details can be found in the *Olympic Region Headquarters Replacement Project Predesign Study 2007*.

WSDOT updated standards for equipment storage in 2014. Notably the types of equipment that are eligible for enclosed storage from a functional standpoint have been reduced. Essentially if a truck contains liquids such as sweepers, vacuums, etc. then it is eligible to be stored in an enclosed space. All other vehicles do not warrant building space.

This approach can be in conflict with operational impacts such as the extra time needed to warm up or de-ice a truck or the added wear on equipment left in the elements. However, given the current economic environment the tradeoff in limiting the capital costs for storing such equipment has been favored.

There has been an increase in the size of equipment WSDOT uses in recent years. Snowplows, vacuum trucks, bridge inspection equipment have all become larger necessitating larger repair and storage bays.

The Olympic Region equipment list was updated for this report and the space need recalculated. The reduction in storage was offset by the increase in equipment size which results in a minor reduction in space needs.

### 3.5 Space Requirements

This section was not updated. See section 3.2 and 3.3 for further explanation.

### 3.6 Future Needs and Flexibility

While WSDOT has capped current FTE levels and is committed to delivery of all projects with current staff, programs can fluctuate depending upon transportation funding. Should an increase in resource need arise, added space need will be offset by the use of consultants or innovative workplace strategies such as mobile work or reconfiguration of existing space to accommodate more staff based on job function.

This project will develop an open office concept with easy access to infrastructure as well as the use of wireless technologies which will allow as much flexibility as possible.

### 3.7 Codes and Regulations

No changes to this section. Details can be found in the *Olympic Region Headquarters Replacement Project Predesign Study 2007*.



### **4.1 Evaluating Potential Sites**

No changes to this section. Details can be found in the *Olympic Region Headquarters Replacement Project Predesign Study 2007*.

### **4.2 Preferred Site Analysis**

No changes to this section. Details can be found in the *Olympic Region Headquarters Replacement Project Predesign Study 2007*.





## Section 5

## Project Budget Analysis

### 5.1 General Project Description

No changes to this section. Details can be found in the *Olympic Region Headquarters Replacement Project Predesign Study 2007*.

### 5.2 Construction Costs

The revised estimate is based on the Bluewater Project Management Services, LLC estimating done in 2007. The estimates were reviewed and quantities and costs updated based on current space needs.

See the updated C-100 for a summary of the project costs.

### 5.3 Life Cycle Cost Analysis

No changes to this section. Details can be found in the *Olympic Region Headquarters Replacement Project Predesign Study 2007*.

### Assumptions

No changes to this section. Details can be found in the *Olympic Region Headquarters Replacement Project Predesign Study 2007*.

### Summary

No changes to this section. Details can be found in the *Olympic Region Headquarters Replacement Project Predesign Study 2007*.

### 5.4 Funding Sources

The funding for the project has been approved through the New Law Budget, Connecting Washington Account. The 2007 report proposed to fund the project with COP and cash on a twenty year term for the design build costs, a 10 year term for the furnishing and a 4 year term for the equipment.

#### Project Financial Plan - 10 YEAR DETAILED VIEW

Project Title	Total	Prior	15 - 17	17 - 19	19 - 21	21 - 23	23 - 25
Olympic Region HQ Facility Site Debt Service	6,122,900	3,294,310	566,000	565,000	566,000	567,000	564,590
Olympic Region Maintenance and Administration Facility	40,000,000	0	10,000,000	15,000,000	15,000,000	0	0
<b>Project Total</b>	<b>46,122,900</b>		<b>10,566,000</b>	<b>15,565,000</b>	<b>15,566,000</b>	<b>567,000</b>	<b>564,590</b>



## 5.5 Detailed Budget Breakout

**Project:** Olympic Region HQ Replacement  
**Location:** Site Related Construction  
**Bldg. SF:** 873200  
**Estimate:** Dec-15  
**Est. Type:** Pre-design

DIVISION	DESCRIPTION	TOTAL	\$/SF
A10	Foundations	\$ -	0.00
A20	Basement Construction	\$ -	0.00
B10	Superstructure	\$ -	0.00
B20	Exterior Enclosure	\$ -	0.00
B30	Roofing	\$ -	0.00
C10	Interior Construction	\$ -	0.00
C20	Stairs	\$ -	0.00
C30	Interior Finishes	\$ -	0.00
D10	Conveying Systems	\$ -	0.00
D20	Plumbing	\$ -	0.00
D30	HVAC	\$ -	0.00
D40	Fire Protection	\$ -	0.00
D50	Electrical	\$ -	0.00
E10	Equipment	\$ -	0.00
E20	Fixed Furnishings	\$ -	0.00
F10	Special Construction	\$ -	0.00
F20	Selective Building Demolition	\$ -	0.00
G10	Site Preparation	\$ 551,751	0.63
G20	Site Improvements	\$ 1,756,229	2.01
G30	Site Civil/Mechanical Utilities	\$ 632,347	0.72
G40	Site Electrical Utilities	\$ 353,740	0.41
G90	Other Site Construction	\$ 120,000	0.14
Z10	General Requirements	\$ 280,000	0.32
<b>ESTIMATE SUBTOTAL</b>		<b>\$ 3,694,067</b>	<b>4.23</b>
	General Contractors OH&P@	10%	\$ 369,407
	Subtotal	\$ 4,063,474	
	Design Contingency @	15%	\$ 809,521
	Subtotal	\$ 4,672,995	
	Escalation From Date of Estimate to Mid-point Construction	3.62%	\$ 169,162
<b>TOTAL</b>		<b>\$ 4,842,158</b>	<b>5.55</b>

Site Related Construction

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Item	Description	Quantity	Unit	Unit Cost	Total	\$/SF
<b>G10 Site Preparation</b>						
01500	Temporary Fencing for 20 months	2,925	LF	4.00	11,700	
02050	Site Demolition	1	ALW	15,000.00	15,000	
02050	Pavement Demolition N side Marvin Rd.	9,300	SF	3.00	27,900	
02071	Temporary Erosion Control					
	Silt Fencing	813	LF	7.00	5,688	
	CB / MH Protection	1	LS	2,000.00	2,000	
02071	Construction Entrances w/wheel wash	3	EA	3,500.00	10,500	
02071	Temporary drainage swales w/permanent storm	1	LS	30,000.00	30,000	
02110	Clearing and Grubbing	18	AC	3,750.00	68,250	
02300	Mass excavation and onsite stockpile of unsuitable material Note: Excavation qty taken from previous E&AS estimate.	22,425	TCY	4.00	89,700	
02300	Import and Compaction	6,500	CY	23.00	149,500	
02300	Rough grading of site	873,200	SF	0.15	130,980	
02300	Fine Grading other than Bldg. pads / Roadways	210,672	SF	0.05	10,534	
<b>G10 Site Preparation</b>				<b>Division Total: \$</b>	<b>551,751</b>	<b>0.63</b>
<b>G20 Site Improvements</b>						
<b>Marvin Road</b>						
02300	Roadway Excavation incl Haul	1,018	TCY	8.00	8,144	
02510	4" Class "B" ACP o/9" CSBC (South Marvin Road	2,830	SY	14.00	39,620	
02510	4" Class "B" ACP o/Exist Subgrade (North Marvin Road)	1,035	SY	11.00	11,385	
02510	Pavement Patching	1	ALW	7,500.00	7,500	
02515	Concrete Sidewalks (4" PCC o/4"	5,000	SF	6.00	30,000	
02525	Integral concrete curb and gutter	1,520	LF	8.00	12,160	
02550	Round-a-bout @ 31st Ave NE	1	ALW	350,000.00	350,000	
					0	
<b>30th and 32nd Ave NE</b>						
02300	Roadway Excavation incl Haul	3,080	TCY	8.00	24,640	
02510	4" Class "B" ACP o/9" CSBC (30th and 32nd Ave NE)	8,560	SY	14.00	119,840	
02515	Concrete Sidewalks (4" PCC o/4" CSBC)	6,840	SF	6.00	41,040	
02525	Integral concrete curb and gutter (machine placed)	4,900	LF	8.00	39,200	
					0	
<b>WSDOT Site</b>						
02300	Roadway Excavation incl Haul	15,600	TCY	8.00	124,800	
02300	9" Gravel pads at storage and equipment parking	8,125	SY	7.00	56,875	
02510	4" Class "B" ACP o/9" CSBC (Admin Parking)	11,970	SY	14.00	167,577	
02510	6" Class "B" ACP o/9" CSBC (Equipment Yard and Access)	23,247	SY	19.00	441,698	
02515	Concrete Sidewalks (4" PCC o/4" CSBC)	11,079	SF	6.00	66,476	
02525	Integral concrete curb and gutter	5,265	LF	8.00	42,120	
02525	Parking Lot Islands	1	ALW	10,000.00	10,000	
02580	Wheel Stops	300	EA	65.00	19,520	
02580	Traffic / Exterior Signage	1	LS	15,000.00	15,000	
02580	Pavement Marking	1	LS	7,500.00	7,500	

Site Related Construction

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Item	Description	Quantity	Unit	Unit Cost	Total	\$/SF
02830	6' Chain-link Fence @ Communication Tower and	975	LF	21.00	20,475	
02830	8' Chain-link Fence w/3strand barbed wire (galv steel)	2,360	LF	38.00	89,661	
02830	Man gate	2	EA	500.00	1,000	
02830	Motorized Gates (assumed 24 ft. Slide	1	EA	6,500.00	6,500	
02830	Double Swing Gate (assumed 24')	1	EA	3,500.00	3,500	
<b>G20</b>	<b>Site Improvements</b>			<b>Division Total: \$</b>	<b>1,756,229</b>	<b>2.01</b>
<b>G30</b>	<b>Site Civil / Mechanical Utilities</b>					
	<b>Water Distribution</b>					
02660	Firewater Loop 10" DI MJ incl trenching and backfill (admin and parking area)	1,680	LF	65.00	109,200	
02660	Firewater Loop 8" DI MJ incl trenching and backfill (shops and storage)	2,488	LF	53.00	131,864	
02660	6" Firewater to Admin incl trenching and backfill	125	LF	35.00	4,375	
02660	4" Firewater to Equipment & Shops incl trenching and backfill	100	LF	38.00	3,800	
02660	Fire Hydrant Assy	10	EA	2,000.00	20,000	
02660	Post Indicator Valve (PIV)	3	EA	1,100.00	3,300	
02660	6" Double Detector Check Valve in vault (admin)	1	EA	8,000.00	8,000	
02660	4" Double Detector Check Valve in vault (shops)	1	EA	6,000.00	6,000	
02660	3" Domestic Water to Admin incl trenching and backfill	150	LF	17.00	2,550	
02660	3" Domestic Water to Shops incl trenching and backfill	100	LF	17.00	1,700	
02660	10" Hot Taps to Existing Waterline	2	EA	5,000.00	10,000	
02660	Domestic Water Meter (by Purveyor)	1	EA			
02660	Irrigation Deduct Meter	1	EA	1,500.00	1,500	
02660	2" Irrigation Double Detector Check Valve in vault	1	EA	2,500.00	2,500	
	<b>Natural Gas Distribution</b>					
02680	3" Natural Gas incl trenching and backfill	1,380	LF	20.00	27,600	
02680	2" Natural Gas incl trenching and backfill	1,240	LF	17.00	21,080	
	<b>Storm Sewer System</b>					
02720	Ave 12" PVC or ADS N-21 Storm Sewer piping incl trenching and backfill	4,080	LF	25.00	102,000	
02720	Catch Basin Type 1 w/frame and cover	20	EA	1,250.00	25,000	
02720	Area Drain in Landscape Area	6	EA	750.00	4,500	
02720	Manhole 48" Diam <=8' w/frame and cover	7	EA	2,750.00	19,250	
02720	Connections to Rainwater / Footing	1	LS	7,500.00	7,500	
02720	Detention Pond overflow structure	1	EA	5,000.00	5,000	
02720	Oily Water Separator	2	EA	15,000.00	30,000	
02720	Saddle Manholes at existing storm	2	EA	4,500.00	9,000	
02730	<b>Sanitary Sewer System</b>					
02730	8" PVC 3034 Sanitary Sewer piping incl trenching	1,356	LF	20.00	27,120	
02730	6" PVC 3034 Sanitary Sewer piping incl trenching and backfill	1,088	LF	16.00	17,408	
02730	4" PVC 3034 Sanitary Sewer piping incl trenching and backfill	350	LF	15.00	5,250	

Site Related Construction

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Item	Description	Quantity	Unit	Unit Cost	Total	\$/SF
02730	Manhole 48" Diam <=8' w/frame and cover	6	EA	2,750.00	16,500	
02730	Saddle Manholes at existing sanitary sewer along Marvin Road	2	EA	4,500.00	9,000	
02730	Cleanout	3	EA	450.00	1,350	
<b>G30</b>	<b>Site Civil / Mechanical Utilities</b>			<b>Division Total: \$</b>	<b>632,347</b>	<b>0.72</b>
<b>G40</b>	<b>Site Electrical Utilities</b>					
02780	15kVA feeder from PSE pole to main station transformer	1	ALW	15,000.00	15,000	
02780	1200A 5kVA/480/277VAC Transformer	1	EA	22,500.00	22,500	
02780	Transformer pad and vault	1	EA	10,000.00	10,000	
02780	Concrete Encased Secondary Feeders to Admin Bldg.	160	LF	150.00	24,000	
02780	Concrete Encased Secondary Feeders to Shops	1,200	LF	100.00	120,000	
02780	Site Lighting incl conduit and wire direct burial + trenching and backfill (assumed dual luminaries concrete pedestal) on metal pole with	38	EA	3,350.00	128,640	
02780	Site Lighting incl conduit and wire direct burial + trenching and backfill (assumed bollard lighting along admin walkways)	16	EA	1,750.00	28,000	
02780	Telephone and data conduit and pull tape only	160	LF	35.00	5,600	
<b>G40</b>	<b>Site Electrical Utilities</b>			<b>Division Total: \$</b>	<b>353,740</b>	<b>0.41</b>
<b>G90</b>	<b>Other Site Construction</b>					
02810	Irrigation System (assumed parking and admin bldg. areas only)	12,000	SF	2.00	24,000	
02910	Landscaping (assumed at parking, Marvin Road, and admin bldg. only)	12,000	SF	8.00	96,000	
13000	Bus Stop Enclosure	0	EA	7,500.00	0	
<b>G90</b>	<b>Other Site Construction</b>			<b>Division Total: \$</b>	<b>120,000</b>	<b>0.14</b>
	<b>General Requirements</b>					
	General Site Requirements	10	MO	28,000.00	280,000	
<b>Z10</b>	<b>General Requirements</b>			<b>Division Total: \$</b>	<b>280,000</b>	<b>0.32</b>

**Notes:**

Quantities developed for this estimate were modified from the 2007 Predesign study based on revised staffing and equipment needs. Assumes a 20 Acre Development.

Sanitary Sewer, Storm Sewer, Natural Gas and Water Distribution costs for 31st and 32nd Ave NE included for future extension by others.

Roadway development along Marvin Road only includes the south half from 31st Ave NE to 32nd Ave NE.

**Project:** Olympic Region HQ Replacement  
**Location:** Admin Building  
**Bldg. SF:** 39560  
**Estimate:** Dec-15  
**Est. Type:** Pre-design

DIVISION	DESCRIPTION	TOTAL	\$/SF
A10	Foundations	\$ 347,579	8.79
A20	Basement Construction	\$ -	0.00
B10	Superstructure	\$ 1,278,003	32.31
B20	Exterior Closure	\$ 641,547	16.22
B30	Roofing	\$ 145,681	3.68
C10	Interior Construction	\$ 413,135	10.44
C20	Stairs	\$ 25,220	0.64
C30	Interior Finishes	\$ 667,840	17.39
D10	Conveying Systems	\$ 225,000	5.69
D20	Plumbing	\$ 127,774	3.23
D30	HVAC	\$ 622,954	15.75
D40	Fire Protection	\$ 133,753	3.38
D50	Electrical Systems	\$ 1,251,644	31.64
E10	Equipment	\$ 16,450	0.42
E20	Furnishings	\$ 236,380	6.03
F10	Special Construction	\$ 15,800	0.40
F20	Selective Demolition	\$ -	0.00
G10	Site Preparation	\$ -	0.00
G20	Site Improvements	\$ -	0.00
G30	Site Civil / Mechanical Improvements	\$ -	0.00
G40	Site Electrical Utilities	\$ -	0.00
G90	Other Site Construction	\$ -	0.00
Z10	General Requirements	\$ 600,000	15.17
<b>ESTIMATE SUBTOTAL</b>		<b>\$ 6,770,759</b>	<b>171.15</b>
	General Contractor's OH&P @	10%	\$ 677,076
	Subtotal	\$ 7,447,835	
	Estimating Contingency @	15%	\$ 1,117,175
	Subtotal	\$ 8,565,011	
	Escalation From Date of Estimate to Mid-point Construction	3.62%	\$ 310,053.39
<b>TOTAL</b>		<b>\$ 8,875,064</b>	<b>224.34</b>

Item	Description	Quantity	Unit	Unit Cost	Total	\$/SF
<b>A10 Foundations</b>						
02300	Structural Excavation incl Haul	332	TCY	13.00	4,317	
02300	Backfill incl Compaction	221	CY	23.00	5,076	
02300	Rough Grading	17,770	SF	0.15	2,665	
02300	Gravel under SOG	17,770	SF	0.65	11,550	
03300	Exterior Wall Continuous Footings	414	LF	125.00	51,754	
03300	Spread Footings (columns @ +/-30' c/c)	19	EA	1,100.00	20,807	
03300	Grade Beam	189	CY	475.00	89,847	
02810	Footing Drains Complete	477	LF	8.00	3,817	
03300	6" SOG o/Vapor Barrier	14,197	SF	7.00	99,378	
03300	4" SOG o/4" CSBC Architectural Site Concrete (patterned and scored)	3,573	SF	10.00	35,729	
03300	Loading Dock Retaining Walls and Ramp	1	ALW	15,000.00	15,000	
03300	Misc. Concrete Pads	1	ALW	3,500.00	3,500	
07150	Fluid Applied Waterproofing	1,035	SF	4.00	4,139	
<b>A10</b>	<b>Foundations</b>			<b>Division Total:</b>	<b>\$347,579</b>	<b>8.79</b>
<b>B10 Superstructure</b>						
05120	Structural Steel Framing @ 12# SF incl Braced Frame	237	TNS	4,250.00	1,009,334	
05310	51'-2" Slab on Metal Deck	25,363	SF	5.00	126,816	
05310	31'-2" Slab on Metal Deck (roof)	14,197	SF	4.00	56,788	
05310	2" Metal Decking at Canopies	493	SF	3.00	1,478	
05400	6" load bearing metal stud wall (assume 30% of exterior wall)	3,387	SF	5.00	16,933	
05500	Misc. Fabrications	39,560	SF	1.00	39,560	
05560	Metal Canopy	493	SF	55.00	27,095	
<b>B10</b>	<b>Superstructure</b>			<b>Division Total: \$</b>	<b>1,278,003</b>	<b>32.31</b>
<b>B20 Exterior Closure</b>						
04810	Brick Veneer o/sheathing (4' wainscot)	1,797	SF	19.00	34,150	
07310	Insulated Metal Wall Panel	1,589	SF	9.00	14,304	
07620	Flashing and Sheet metal	11,289	SF	1.00	11,289	
07900	Sealants	1	LS	10,000.00	10,000	
08110	60x70 HM Door w/HM Frame & Hdwre	1	EA	1,350.00	1,350	
08110	30x70 HM Door w/HM Frame & Hdwre	4	EA	950.00	3,800	
08310	12' x12' Overhead Coiling Door (Motorized)	1	EA	7,500.00	7,500	
08410	Aluminum Storefront	322	SF	85.00	27,332	
08920	Glazed Curtain Wall System	7,581	SF	65.00	492,750	
09250	Gypsum Sheathing on Parapet (assumed a 42"	1,018	SF	4.00	4,072	
09900	Exterior Painting	1	LS	35,000.00	35,000	
<b>B20</b>	<b>Exterior Closure</b>			<b>Division Total: \$</b>	<b>641,547.45</b>	<b>16.22</b>
<b>B30 Roofing</b>						
07535	Single Ply Membrane Roof incl 4" rigid	12,192	SF	10.00	121,919	
07600	Flashing and sheet metal	12,192	SF	1.00	12,192	
07800	Metal Framed Skylights (4'x4')	161	SF	50.00	8,070	

Admin Building

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Item	Description	Quantity	Unit	Unit Cost	Total	\$/SF
07900	Sealants	1	LS	3,500.00	3,500	
<b>B30</b>	<b>Roofing</b>			<b>Division Total: \$</b>	<b>145,681.03</b>	<b>3.68</b>
<b>C10</b>	<b>Interior Closure</b>					
07120	Building Insulation at interior of exterior walls R-21	3,387	SF	1.00	3,387	
07210	Acoustical Insulation @ Restrooms & Conference Rooms	631	SF	2.00	1,261	
07920	Sealants	1	LS	15,000.00	15,000	
08110	30x70 HM Door w/HM Frame & 1/2 Lite & Hdwre	8	EA	1,050.00	8,400	
08110	30x70 HM Door w/HM Frame & Hdwre 60x70 HM Door w/HM Frame & Hdwre &	20	EA	950.00	19,000	
08110	Full lites	3	EA	1,350.00	4,050	
08200	30x70 Pre-finished Wood Door w/HM Frame & Side Lite & Hdwre	29	EA	1,750.00	51,491	
08200	30x70 Wood Door w/HM Frame & Hdwre 30x70 Pre-finished Wood Door w/HM	6	EA	975.00	5,738	
08200	Frame & 1/2 Lite & Hdwre	3	EA	1,150.00	2,900	
09250	Non-bearing Metal Wall Framing (9'1/2' high)	16,767	SF	4.00	67,069	
09250	Non-bearing Metal Wall Framing (full height)	5,521	SF	5.00	27,606	
09250	5/8" Type X GWB (full height at exterior walls)	5,521	SF	5.00	27,606	
09250	5/8" Type X GWB Walls (9'1/2' high)	27,693	SF	4.00	110,772	
09250	5/8" Type X GWB Ceiling (communications / data, restrooms & janitors closets)	3,993	SF	5.00	19,966	
09250	Plumbing Chase	2,043	SF	6.00	12,257	
09250	Rated Shaft Walls	5,233	SF	7.00	36,632	
<b>C10</b>	<b>Interior Closure</b>			<b>Division Total: \$</b>	<b>413,135</b>	<b>10.44</b>
<b>C20</b>	<b>Stairs</b>					
05590	Pre-engineered Stairs	5	FLT	5,000.00	25,220	
<b>C20</b>	<b>Stairs</b>			<b>Division Total: \$</b>	<b>25,220</b>	<b>0.64</b>
<b>C30</b>	<b>Interior finishes</b>					
06200	Millwork	39,560	SF	1.00	39,560	
06240	Reception Desk	0	EA	7,500.00	3,153	
06240	Cabinetry in Lunchroom / Coffee Bars	38	LF	300.00	11,349	
06240	Cabinetry in Copy Rooms / Printing	54	LF	225.00	12,106	
06240	Restroom Vanity Counter	35	LF	175.00	6,179	
06240	Counter in Computer Setup / Loading Dock	40	LF	200.00	7,986	
09310	Ceramic Tile restroom 5' wainscot	1,707	SF	17.00	29,012	
09310	Ceramic Tile restroom floor	1,744	SF	13.00	22,677	
09330	Quarry Tile Flooring	2,186	SF	25.00	54,644	
09510	Acoustical Ceiling Tile	35,254	SF	3.00	105,761	
09680	Carpeting (office / common areas only)	3,682	SY	54.00	197,769	
09900	Structural Painting (exposed structure)	1	ALW	15,000.00	15,000	
09900	Interior Painting	39,560	SF	2.00	79,120	
09950	Pre-finished Wood Paneling in Lobby	841	SF	45.00	37,830	
09980	Concrete Floor Sealer	921	SF	1.00	921	

Admn Building

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Item	Description	Quantity	Unit	Unit Cost	Total	\$/SF
09980	Epoxy Floor Sealer in loading dock / recycle	847	SF	7.00	5,929	
10160	Toilet Compartments	13	EA	750.00	9,773	
10160	Urinal Screens	2	EA	250.00	420	
10400	Interior Signage	1	LS	7,500.00	7,500	
10500	Lockers and Benches	1	LS	10,000.00	10,000	
10700	Telephone Enclosures in Lobby	1	ALW	3,500.00	3,500	
10800	Toilet Accessories	1	LS	17,500.00	17,500	
12690	Walkoff Mats	290	SF	35.00	10,151	
<b>C30</b>	<b>Interior Finishes</b>			<b>Division Total:</b>	<b>\$687,840</b>	<b>17.39</b>
<b>D10</b>	<b>Conveying Systems</b>					
14240	Holeless Hydraulic Passenger Elevator (2 stop 2500 LB Capacity)	2	EA	60,000.00	120,000	
14245	Holeless Hydraulic Freight Elevator (2 stop 4000 LB Capacity)	1	EA	105,000.00	105,000	
<b>D10</b>	<b>Conveying Systems</b>			<b>Division Total: \$</b>	<b>225,000</b>	<b>5.69</b>
<b>D20</b>	<b>Plumbing</b>					
15120	Natural Gas Piping <=3"	147	LF	32.00	4,708	
15400	DWW piping to bldg. line	736	LF	25.00	18,390	
15400	Domestic HW & CW <=3" CU w/insul	1,156	LF	38.00	43,925	
15410	Plumbing Fixtures					
	WC	8	EA	1,250.00	10,508	
	WC ADA	4	EA	1,275.00	5,359	
	UR ADA	3	EA	975.00	2,459	
	Drinking Fountain ADA	2	EA	1,250.00	2,102	
	Lavatory	12	EA	650.00	7,650	
	Service Sink	1	EA	1,200.00	1,513	
	Kitchen Sink w/Disposer	0	EA	950.00	399	
	Sink in Coffee Bar	1	EA	650.00	820	
	Shower	3	EA	2,000.00	5,044	
	Floor Drains	7	EA	450.00	3,026	
	Dishwasher	0	EA	1,000.00	420	
	Hose Bibbs	3	EA	145.00	366	
	Freeze proof Hose Bibbs	2	EA	165.00	277	
15440	Roof Drains (RD) / Overflow Drains (OFD) (assumed 3,000SF per RD / OFD)	8	EA	650.00	5,464	
15440	Rainwater Leaders <=4"	168	LF	35.00	5,885	
15540	Circulating Pump Package for Domestic Hot Water	0	EA	5,000.00	2,102	
15550	Gas Fired Boiler for Heating/Domestic Water	0	EA	17,500.00	7,356	
<b>D20</b>	<b>Plumbing</b>			<b>Division Total: \$</b>	<b>127,774</b>	<b>3.23</b>
<b>D30</b>	<b>HVAC</b>					
15750	Split system AC Data Center	1	EA	12,500.00	15,763	
15850	HVAC Equipment (Packaged RTU assumed 80 tons per unit)	1	EA	150,000.00	189,152	
15850	Exhaust Fans					
	Restroom Exhaust	2	EA	2,500.00	4,203	
	Elevator Pressurization Fans	1	EA	5,000.00	4,203	
	General Exhaust	1	EA	12,500.00	15,763	
15860	Ductwork and GRDs	39,560	SF	4.00	158,240	

Admin Building

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Item	Description	Quantity	Unit	Unit Cost	Total	\$/SF
15990	HVAC Controls	39,560	SF	5.00	197,800	
15995	HVAC Commissioning	303	HR	125.00	37,830	
<b>D30</b>	<b>HVAC</b>			<b>Division Total: \$</b>	<b>622,954</b>	<b>15.75</b>
<b>D40</b>	<b>Fire Protection</b>					
15300	Wet Pipe Fire Sprinklers	39,560	SF	3.00	118,680	
15330	Dry Pipe Fire Sprinklers @ Canopies	493	SF	5.00	2,463	
15335	FM 200 Suppression System In MDF / IDF Rooms	1	EA	10,000.00	12,610	
<b>D40</b>	<b>Fire Protection</b>			<b>Division Total: \$</b>	<b>133,753</b>	<b>3.38</b>
<b>D50</b>	<b>Electrical Systems</b>					
16100	Basic Electrical					
	Power wiring including devices	39,560	SF	4.00	158,240	
	Power home runs	40	EA	450.00	18,159	
	Lighting Home Runs incl Switching	27	EA	475.00	12,778	
16200	MSB 1000A 480 3ph 4 wire	1	EA	25,000.00	25,000	
16200	Panel boards	10	EA	3,000.00	30,264	
16200	Motor Control Center (MCC)	1	EA	12,500.00	15,763	
16250	Emergency Generator w/ATS 125kW	1	EA	42,000.00	42,000	
16500	General lighting incl conduit / wire	39,560	SF	7.00	276,920	
16721	Fire Alarm System	39,560	SF	2.00	79,120	
16740	Security / Access Control incl CCTV	39,560	SF	6.00	237,360	
16750	Data / Communications incl racks and head end equipment	39,560	SF	6.00	237,360	
16770	AV Systems	39,560	SF	3.00	118,680	
<b>D50</b>	<b>Electrical Systems</b>			<b>Division Total: \$</b>	<b>1,251,644</b>	<b>31.64</b>
<b>E10</b>	<b>Equipment</b>					
11500	Refrigerator w/ice Maker (Lunch Room)	1	EA	2,350.00	2,350	
11500	Microwave Oven (Lunch room and	4	EA	650.00	2,600	
11500	Dishwasher (Lunch Room)	1	EA	1,500.00	1,500	
11500	Coffee Machine	4	EA	2,500.00	10,000	
<b>E10</b>	<b>Equipment</b>			<b>Division Total: \$</b>	<b>16,450</b>	<b>0.42</b>
<b>E20</b>	<b>Furnishings</b>					
10100	Chalkboards / Markerboards	1	ALW	20,000.00	20,000	
10125	Motonized Projection Screens	4	EA	2,500.00	10,000	
10125	Overhead Projector	4	EA	5,000.00	20,000	
10520	Fire Extinguisher Cabinets	24	EA	275.00	6,600	
10650	Operable Partition in Boardroom	1	EA	12,500.00	12,500	
10670	Steel Shelving	1	LS	25,000.00	25,000	
12510	Blinds	18,035	SF	8.00	144,280	
<b>E20</b>	<b>Furnishings</b>			<b>Division Total: \$</b>	<b>238,380</b>	<b>6.03</b>
<b>F10</b>	<b>Special Construction</b>					
02835	Bike Racks	8	EA	650.00	5,200	
02840	Benches	4	EA	1,500.00	6,000	
02847	Trash Receptacles	4	EA	1,150.00	4,600	
<b>F10</b>	<b>Special Construction</b>			<b>Division Total: \$</b>	<b>15,800</b>	<b>0.40</b>

Admin Building

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Item	Description	Quantity	Unit	Unit Cost	Total	\$/SF
<b>Z10 General Requirements</b>						
1500	Site General Conditions	20	MO	30,000.00	600,000	
<b>Z10</b>	<b>General Requirements</b>			<b>Division Total: \$</b>	<b>600,000</b>	<b>15.17</b>

**Notes:**

Building size assumed to be +/-39,560GSF on 2 floors on SOG with std foundations. Administration Building takeoff quantities adjusted from Helix Design Group drawings dated 12/28/06 and scaled to revised staffing estimates provided by WSDOT.

Building height assumed to be 33.5' (15' floor to floor w/3.5' parapet). Metal wall paneling a mix of horizontal and vertical insulated panel. Exterior of Building to have brick veneer wainscot to 4' above FF.

Exterior Glazing to be Aluminum Curtain Wall system with spandrel glass. Communications, Data , AV, and Security systems included in this estimate.

Project: Olympic Region HQ Replacement  
 Location: Secondary Building Summary  
 Bldg. SF: 86526  
 Estimate: Dec-15  
 Est. Type: Pre-design

DIVISION	DESCRIPTION	Covered- Uncovered Storage	Fueling- Communication	Large Vehicle Storage	Medium Vehicle Storage	Small Vehicle Storage	Shops Building	Equipment Building	Wash Bay & Paint Cleanout	TOTAL	\$SF
A10	Foundations	\$ 31,805.87	\$ 21,820.00	\$ -	\$ -	\$ -	\$ 477,185.60	\$ 447,150.00	\$ 33,909.50	\$ 1,011,870.97	11.69
A20	Basement Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00
B10	Superstructure	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,625.00	\$ 32,625.00	0.38
B20	Exterior Closure	\$ 26,484.00	\$ -	\$ -	\$ -	\$ -	\$ 140,470.00	\$ 257,200.00	\$ 10,230.00	\$ 434,384.00	5.02
B30	Roofing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,650.00	\$ 11,650.00	0.13
C10	Interior Construction	\$ 9,343.48	\$ -	\$ -	\$ -	\$ -	\$ 529,141.25	\$ 369,417.75	\$ -	\$ 907,902.48	10.49
C20	Stairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00
C30	Interior Finishes	\$ 10,677.74	\$ 5,000.00	\$ -	\$ -	\$ -	\$ 460,664.25	\$ 375,260.55	\$ 30,054.90	\$ 881,657.44	10.19
D10	Conveying Systems	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00
D20	Plumbing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 189,700.00	\$ 59,870.00	\$ 15,030.00	\$ 264,600.00	3.06
D30	HVAC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 366,250.00	\$ 238,000.00	\$ -	\$ 604,250.00	6.98
D40	Fire Protection	\$ 8,820.00	\$ -	\$ -	\$ -	\$ -	\$ 135,309.00	\$ 108,680.00	\$ 10,080.00	\$ 262,889.00	3.04
D50	Electrical Systems	\$ 17,025.83	\$ 16,700.00	\$ -	\$ -	\$ -	\$ 873,238.00	\$ 885,736.50	\$ 14,822.00	\$ 1,807,572.33	20.89
E10	Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 99,500.00	\$ 443,750.00	\$ 1,000.00	\$ 544,250.00	6.29
E20	Furnishings	\$ 7,500.00	\$ -	\$ -	\$ -	\$ -	\$ 126,950.00	\$ 62,000.00	\$ -	\$ 196,450.00	2.27
F10	Special Construction	\$ 70,560.00	\$ 500,000.00	\$ -	\$ -	\$ -	\$ 2,145,800.00	\$ 1,910,500.00	\$ -	\$ 4,626,860.00	53.47
F20	Selective Demolition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00
G10	Site Preparation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00
G20	Site Improvements	\$ 2,204.35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,204.35	0.03
G30	Site Civil / Mechanical Improvements	\$ 14,495.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,495.00	0.17
G40	Site Electrical Utilities	\$ 15,650.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,650.00	0.18
G60	Other Site Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00
Z10	General Requirements	\$ 19,500.00	\$ 5,000.00	\$ -	\$ -	\$ -	\$ 125,000.00	\$ 175,000.00	\$ 6,250.00	\$ 330,750.00	3.82
<b>ESTIMATE SUBTOTAL</b>		<b>\$ 234,066.26</b>	<b>\$ 548,520.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,669,208.10</b>	<b>\$ 5,332,614.80</b>	<b>\$ 165,651.40</b>	<b>\$ 11,950,060.56</b>	<b>138.11</b>
General Contractor's OH&P		10%								\$ 1,195,006.06	
Subtotal										\$ 13,145,066.62	
Estimating Contingency		15%								\$ 1,971,759.99	
Subtotal										\$ 15,116,826.61	
Escalation		3.62%								\$ 547,229.12	
<b>TOTAL</b>										<b>\$ 15,664,055.73</b>	<b>181.03</b>

Notes:  
 The 2015 revision to the secondary building summary includes a scope change in which the Vehicle Storage needs were evaluated using the current WSDOT TEF Guidelines. This results in the removal of the Large, Medium and Small Vehicle storage needs as well as a reduction in the Covered-Uncovered Storage needs.

Project: WSDOT Olympic Region HQ Replacement  
 Location: Enclosed, Covered, Uncovered Storage  
 Bldg SF: 1680  
 Estimate: Dec-15  
 Est. Type: Pre-design

DIVISION	DESCRIPTION	TOTAL	\$/SF
A10	Foundations	\$ 31,806	\$ 18.93
A20	Basement Construction	\$ -	\$ -
B10	Superstructure	\$ -	\$ -
B20	Exterior Closure	\$ 26,484	\$ 15.76
B30	Roofing	\$ -	\$ -
C10	Interior Construction	\$ 9,343	\$ 5.56
C20	Stairs	\$ -	\$ -
C30	Interior Finishes	\$ 10,678	\$ 6.36
D10	Conveying Systems	\$ -	\$ -
D20	Plumbing	\$ -	\$ -
D30	HVAC	\$ -	\$ -
D40	Fire Protection	\$ 8,820	\$ 5.25
D50	Electrical Systems	\$ 17,026	\$ 10.13
E10	Equipment	\$ -	\$ -
E20	Furnishings	\$ 7,500	\$ 4.46
F10	Special Construction	\$ 70,560	\$ 42.00
F20	Selective Demolition	\$ -	\$ -
G10	Site Preparation	\$ -	\$ -
G20	Site Improvements	\$ 2,204	\$ 1.31
G30	Site Civil / Mechanical Improvements	\$ 14,495	\$ 8.63
G40	Site Electrical Utilities	\$ 15,650	\$ 9.32
G90	Other Site Construction	\$ -	\$ -
Z10	General Requirements	\$ 19,500	\$ 11.61
<b>ESTIMATE SUBTOTAL</b>		<b>\$ 234,066</b>	<b>\$ 139.33</b>
	General Contractor's OH&P @	10% \$ 23,407	
	Subtotal	\$ 257,473	
	Estimating Contingency @	15% \$ 38,621	
	Subtotal	\$ 296,094	
	Escalation From Date of Estimate to Mid-point Construction	3.62% \$ 10,719	
<b>TOTAL</b>		<b>\$ 306,812</b>	<b>\$ 182.63</b>

Enclosed, Covered, Uncovered Storage

1 of 3

Item	Description	Quantity	Quantity	Unit	Unit Cost	Total	\$/SF
<b>A10 Foundations</b>							
02300	Structural Excavation Incl Haul	43	140	TCY	12.90	532,608,957	
02300	Backfill Incl Compaction	32	105	CY	23.00	735	
02300	Rough Grading	2861	9,400	SF	0.15	429,130,434	
02300	Gravel under SOG	2861	9,400	SF	0.85	1,859,585,217	
03300	Foundations (Strip Ftg)	100	328	LF	75.00	7,486,956,522	
03300	Spread Footings	4	12	EA	375.00	1,389,565,217	
02810	Footing Drains Complete	114	375	LF	8.00	913,043,478	
03300	6" SOG w/Vapor Barrier	1680	5,520	SF	7.00	11,760	
03300	6" SOG x 20' Pad in Front of Bldg	1120	3,680	SF	6.00	6,720	
A10	Foundations					Division Total: \$ 31,806	\$ 18.93
<b>B20 Exterior Closure</b>							
02810	Chain Link Fencing 8' High w/Gates @ NW Exterior	278	552	SF	9.00	2,484	
08110	60x70 HM Door w/HM Frame & Hdwr	1	1	EA	1,350.00	1,350	
08110	30x70 HM Door w/HM Frame & Vision Panel & Hdwr	3	3	EA	1,050.00	3,150	
08310	Overhead Sectional Doors 12' x 14H (Mtr Opr)	3	3	EA	6,500.00	19,500	
B20	Exterior Closure					Division Total: \$ 26,484	\$ 15.76
<b>C10 Interior Closure</b>							
02810	Chain Link Fencing 8' High	720	1,440	SF	9.00	6,480	
06100	3/4" Plywood Walls (1-side) between work zone safety and signals	195	640	SF	3.00	584,347,826	
07920	Sealants	1	1	LS	1,500.00	1,500	
09250	Non-bearing Metal Wall Framing	195	640	SF	4.00	779,130,434	
C10	Interior Closure					Division Total: \$ 9,343	\$ 5.56
<b>C30 Interior Finishes</b>							
09900	Structural Painting	4137	13,592	SF	2.00	8,273	
09900	Interior Painting	195	640	SF	2.00	390	
09980	Concrete Floor Sealer	1680	5,520	SF	1.00	1,680	
10520	Fire Extinguisher Cabinets	1	4	EA	275.00	335	
C30	Interior Finishes					Division Total: \$ 10,678	\$ 6.36
<b>D40 Fire Protection</b>							
15330	Dry Pipe Fire Sprinklers	1680	5,520	SF	5.25	8,820	
D40	Fire Protection					Division Total: \$ 8,820	\$ 5.25
<b>D50 Electrical Systems</b>							
18100	Basic Electrical						
	Power wiring including devices	1680	5,520	SF	2.35	3,948	
	Power home runs	3	10	EA	350.00	1,065	
	Lighting home runs incl switching	2	6	EA	375.00	885	
18200	Panel boards	1	4	EA	2,750.00	3,348	
18500	General lighting incl conduit / wire	1680	5,520	SF	3.00	5,040	
18721	Fire Alarm System	1680	5,520	SF	1.25	2,100	
18750	Data / Communications	1680	5,520	SF	0.50	840	
D50	Electrical Systems					Division Total: \$ 17,026	\$ 10.13
<b>E20 Furnishings</b>							
10670	Steel Shelving	1	1	LS	7,500.00	7,500	
E20	Furnishings					Division Total: \$ 7,500	\$ 4.46
<b>F10 Special Construction</b>							
13000	Premanufactured Metal Bldg, Incl siding and roofing	1680	5,520	SF	42.00	70,560	
F10	Special Construction					Division Total: \$ 70,560	\$ 42.00

Enclosed, Covered, Uncovered Storage

2 of 3

Item	Description	Quantity	Quantity	Unit	Unit Cost	Total	\$/SF
<b>G20 Site Improvements</b>							
3200	Concrete Bollards @ Site Lights	5	16	EA	350.00	1,704	
2750	Pavement Markings	1	1	ALW	500.00	500	
<b>G20</b>	<b>Site Improvements</b>				<b>Division Total: \$</b>	<b>2,204 \$</b>	<b>1.31</b>
<b>G30 Site Civil / Mechanical Utilities</b>							
2610	Water Distribution						
	Firewater Piping 6"	75	150	LF	33.00	2,475	
	Post Indicator Valve (PIV)	1	1	EA	975.00	488	
	Domestic Water Piping <=2"	75	150	LF	18.00	1,350	
	Freeze proof Hose Bibbs	4	8	EA	165.00	660	
2720	Storm Sewer System	0				0	
	Trench Drain at NW Storage	35	69	LF	55.00	1,898	
	Floor Drains	2	4	EA	450.00	900	
	Drain Piping 4" CISP	100	200	LF	25.00	2,500	
	Rainwater Leader 6" PVC	188	375	LF	18.00	3,375	
	Cleanouts	2	4	EA	250.00	500	
	Connect to Site Storm Sewer	1	2	EA	350.00	350	
<b>G30</b>	<b>Site Civil / Mechanical Utilities</b>				<b>Division Total: \$</b>	<b>14,495 \$</b>	<b>8.63</b>
<b>G40 Site Electrical Utilities</b>							
16100	240VAC U/G Feeders to Panels	50	100	LF	65.00	3,250	
16500	Site Lighting @ Bldg.	4	4	EA	3100.00	12,400	
<b>G40</b>	<b>Site Electrical Utilities</b>				<b>Division Total: \$</b>	<b>15,650</b>	
<b>Z10 General Requirements</b>							
1500	Site General Conditions	3	3	MO	6500.00	19500	
<b>Z10</b>	<b>General Requirements</b>				<b>Division Total: \$</b>	<b>19,500</b>	

**Notes:**

Revised space needs based on the current WSDOT TEF Guidelines

Covered / Enclosed Storage Building assumed to be Butler or Sabre type pre-engineered building complete with anchor bolts to be installed by GC, steel framing, un-insulated metal wall panels and standing seam metal roof with gutters and downspouts and all associated flashing. Building assumed to be 18' at eave with pitched roof profile with one foot overhang in all directions.

Estimate assumes a 20' concrete pad in front of the building, full length.



**Project:** Olympic Region HQ Replacement  
**Location:** Fuel Dispensing & Communications Tower  
**Bldg. SF:** 0  
**Estimate:** Dec-15  
**Est. Type:** Pre-design

DIVISION	DESCRIPTION	TOTAL	\$/SF
A10	Foundations	\$ 21,820	0.00
A20	Basement Construction	\$ -	0.00
B10	Superstructure	\$ -	0.00
B20	Exterior Closure	\$ -	0.00
B30	Roofing	\$ -	0.00
C10	Interior Construction	\$ -	0.00
C20	Stairs	\$ -	0.00
C30	Interior Finishes	\$ 5,000	0.00
D10	Conveying Systems	\$ -	0.00
D20	Plumbing	\$ -	0.00
D30	HVAC	\$ -	0.00
D40	Fire Protection	\$ -	0.00
D50	Electrical Systems	\$ 16,700	0.00
E10	Equipment	\$ -	0.00
E20	Furnishings	\$ -	0.00
F10	Special Construction	\$ 500,000	0.00
F20	Selective Demolition	\$ -	0.00
G10	Site Preparation	\$ -	0.00
G20	Site Improvements	\$ -	0.00
G30	Site Civil / Mechanical Improvements	\$ -	0.00
G40	Site Electrical Utilities	\$ -	0.00
G90	Other Site Construction	\$ -	0.00
Z10	General Requirements	\$ 5,000	0.00
<b>ESTIMATE SUBTOTAL</b>		<b>\$ 548,520</b>	<b>0.00</b>
	General Contractor's OH&P @ 10%	\$ 54,852	
	Subtotal	\$ 603,372	
	Estimating Contingency @ 15%	\$ 90,506	
	Subtotal	\$ 693,878	
	Escalation From Date of Estimate to Mid-point Construction 3.62%	\$ 25,118	
<b>TOTAL</b>		<b>\$ 718,996</b>	<b>0.00</b>

Item	Description	Quantity	Unit	Unit Cost	Total	\$/SF
<b>A10 Foundations</b>						
02300	Structural Excavation Incl Haul	50	TCY	13.00	625	
02300	Backfill incl Compaction	15	CY	23.00	345	
02300	Rough Grading	1,000	SF	0.00	100	
02300	Gravel under SOG	1,000	SF	1.00	650	
03300	Thickened Edge	140	LF	15.00	2,100	
03300	Spread Footings ( Comm Tower)	4	EA	2500.00	10,000	
03300	6" SOG o/Vapor Barrier (20'x50') @ Dispensing Island)	1,000	SF	7.00	6,500	
03300	Dispensing Island	1	LS	1500.00	1,500	
<b>A10</b>	<b>Foundations</b>			<b>Division Total: \$</b>	<b>21,820</b>	<b>0.00</b>
<b>C30 Interior finishes</b>						
09900	Structural Painting	1	LS	5000.00	5,000	
<b>C30</b>	<b>Interior Finishes</b>			<b>Division Total: \$</b>	<b>5,000</b>	<b>0.00</b>
<b>D50 Electrical Systems</b>						
16100	Basic Electrical					
	Power wiring including devices	1	LS	2,500.00	2500.00	
	Power home runs	2	EA	350.00	700.00	
	Lighting home runs incl switching	2	EA	375.00	750.00	
16200	Panel boards	1	EA	2,750.00	2750.00	
16500	General lighting incl conduit / wire	1	LS	2,500.00	2500.00	
16740	Security / Access Control	1	LS	7,500.00	7500.00	
<b>D50</b>	<b>Electrical Systems</b>			<b>Division Total: \$</b>	<b>16,700</b>	<b>0.00</b>
<b>F10 Special Construction</b>						
13100	Fuel Dispensing Equipment (U/G fuel oil tanks and dispensers)	1	LS	250,000	250,000	
13120	Communications Tower	1	LS	250,000	250,000	
<b>F10</b>	<b>Special Construction</b>			<b>Division Total: \$</b>	<b>500,000</b>	<b>0.00</b>
<b>Z10 General Requirements</b>						
01500	Site General Conditions	1	LS	5000.00	5000	
<b>Z10</b>	<b>General Requirements</b>			<b>Division Total: \$</b>	<b>5,000</b>	<b>0.00</b>

**Notes:**

Costs reviewed and updated by WSDOT in 2015.

Project: Olympic Region HQ Replacement  
 Location: Large Vehicle Storage  
 Bldg. SF: 0  
 Estimate: Dec-15  
 Est. Type: Pre-design

DIVISION	DESCRIPTION	TOTAL	\$/SF
A10	Foundations	\$	\$
A20	Basement Construction	\$	\$
B10	Superstructure	\$	\$
B20	Exterior Enclosure	\$	\$
B30	Roofing	\$	\$
C10	Interior Construction	\$	\$
C20	Stairs	\$	\$
C30	Interior Finishes	\$	\$
D10	Conveying Systems	\$	\$
D20	Plumbing	\$	\$
D30	HVAC	\$	\$
D40	Fire Protection	\$	\$
D50	Electrical	\$	\$
E10	Equipment	\$	\$
E20	Fixed Furnishings	\$	\$
F10	Special Construction	\$	\$
F20	Selective Building Demolition	\$	\$
G10	Site Preparation	\$	\$
G20	Site Improvements	\$	\$
G30	Site Civil/Mechanical Utilities	\$	\$
G40	Site Electrical Utilities	\$	\$
G90	Other Site Construction	\$	\$
Z10	General Requirements	\$	\$
<b>ESTIMATE SUBTOTAL</b>		<b>\$</b>	<b>\$</b>
	General Contractors OH&P@	10%	\$
	Subtotal	\$	\$
	Design Contingency @	15%	\$
	Subtotal	\$	\$
	Escalation From Date of Estimate to Mid-point Construction	3.62%	\$
	<b>TOTAL</b>	<b>\$</b>	<b>\$</b>

**NOTE: The Large Storage Vehicle Building has been eliminated from the scope - The space needs have been captured in the Covered - Uncovered Storage detail per current WSDOT equipment guidelines**

Project: Olympic Region HQ Replacement  
 Location: Medium Vehicle Storage  
 Bldg. SF: 0  
 Estimate: Dec-15  
 Est. Type: Pre-design

DIVISION	DESCRIPTION	TOTAL	\$/SF
A10	Foundations	\$	-
A20	Basement Construction	\$	-
B10	Superstructure	\$	-
B20	Exterior Enclosure	\$	-
B30	Roofing	\$	-
C10	Interior Construction	\$	-
C20	Stairs	\$	-
C30	Interior Finishes	\$	-
D10	Conveying Systems	\$	-
D20	Plumbing	\$	-
D30	HVAC	\$	-
D40	Fire Protection	\$	-
D50	Electrical	\$	-
E10	Equipment	\$	-
E20	Fixed Furnishings	\$	-
F10	Special Construction	\$	-
F20	Selective Building Demolition	\$	-
G10	Site Preparation	\$	-
G20	Site Improvements	\$	-
G30	Site Civil/Mechanical Utilities	\$	-
G40	Site Electrical Utilities	\$	-
G90	Other Site Construction	\$	-
Z10	General Requirements	\$	-
<b>ESTIMATE SUBTOTAL</b>		<b>\$</b>	<b>-</b>
General Contractors OH&P@		10%	\$
Subtotal		\$	-
Design Contingency @		15%	\$
Subtotal		\$	-
Escalation From Date of Estimate to Mid-point Construction		3.62%	\$
<b>TOTAL</b>		<b>\$</b>	<b>-</b>

**NOTE: The Medium Storage Vehicle Building has been eliminated from the scope - The space needs have been captured in the Covered - Uncovered Storage detail per current WSDOT equipment guidelines**

Project: Olympic Region HQ Replacement  
 Location: Small Vehicle Storage  
 Bldg. SF: 0  
 Estimate: Dec-15  
 Est. Type: Pre-design

DIVISION	DESCRIPTION	TOTAL	\$/SF
A10	Foundations	\$ -	\$ -
A20	Basement Construction	\$ -	\$ -
B10	Superstructure	\$ -	\$ -
B20	Exterior Enclosure	\$ -	\$ -
B30	Roofing	\$ -	\$ -
C10	Interior Construction	\$ -	\$ -
C20	Stairs	\$ -	\$ -
C30	Interior Finishes	\$ -	\$ -
D10	Conveying Systems	\$ -	\$ -
D20	Plumbing	\$ -	\$ -
D30	HVAC	\$ -	\$ -
D40	Fire Protection	\$ -	\$ -
D50	Electrical	\$ -	\$ -
E10	Equipment	\$ -	\$ -
E20	Fixed Furnishings	\$ -	\$ -
F10	Special Construction	\$ -	\$ -
F20	Selective Building Demolition	\$ -	\$ -
G10	Site Preparation	\$ -	\$ -
G20	Site Improvements	\$ -	\$ -
G30	Site Civil/Mechanical Utilities	\$ -	\$ -
G40	Site Electrical Utilities	\$ -	\$ -
G90	Other Site Construction	\$ -	\$ -
Z10	General Requirements	\$ -	\$ -
<b>ESTIMATE SUBTOTAL</b>		<b>\$ -</b>	<b>\$ -</b>
General Contractors OH&P@		10%	\$ -
Subtotal		\$ -	\$ -
Design Contingency @		15%	\$ -
Subtotal		\$ -	\$ -
Escalation From Date of Estimate to Mid-point Construction		3.62%	\$ -
<b>TOTAL</b>		<b>\$ -</b>	<b>\$ -</b>

**NOTE: The Small Storage Vehicle Building has been eliminated from the scope - The space needs have been captured in the Covered - Uncovered Storage detail per current WSDOT equipment guidelines**

Project: Olympic Region HQ Replacement  
 Location: Shops Building  
 Bldg. SF: 42916  
 Estimate: Dec-15  
 Est. Type: Pre-design

DIVISION	DESCRIPTION	TOTAL	\$/SF
A10	Foundations	\$ 477,186	\$ 11.12
A20	Basement Construction	\$ -	\$ -
B10	Superstructure	\$ -	\$ -
B20	Exterior Closure	\$ 140,470	\$ 3.27
B30	Roofing	\$ -	\$ -
C10	Interior Construction	\$ 529,141	\$ 12.33
C20	Stairs	\$ -	\$ -
C30	Interior Finishes	\$ 460,664	\$ 10.73
D10	Conveying Systems	\$ -	\$ -
D20	Plumbing	\$ 189,700	\$ 4.42
D30	HVAC	\$ 366,250	\$ 8.53
D40	Fire Protection	\$ 135,309	\$ 3.15
D50	Electrical Systems	\$ 873,238	\$ 20.35
E10	Equipment	\$ 99,500	\$ 2.32
E20	Furnishings	\$ 126,950	\$ 2.96
F10	Special Construction	\$ 2,145,800	\$ 50.00
F20	Selective Demolition	\$ -	\$ -
G10	Site Preparation	\$ -	\$ -
G20	Site Improvements	\$ -	\$ -
G30	Site Civil / Mechanical Improvements	\$ -	\$ -
G40	Site Electrical Utilities	\$ -	\$ -
G90	Other Site Construction	\$ -	\$ -
Z10	General Requirements	\$ 125,000	\$ 2.91
<b>ESTIMATE SUBTOTAL</b>		<b>\$ 5,669,208</b>	<b>\$ 132.10</b>
	General Contractor's OH&P @	10%	\$ 566,921
	Subtotal	\$ 6,236,129	
	Estimating Contingency @	15%	\$ 935,419
	Subtotal	\$ 7,171,548	
	Escalation From Date of Estimate to Mid-point Construction	3.62%	\$ 259,610.05
<b>TOTAL</b>		<b>\$ 7,431,158</b>	<b>\$ 173.16</b>

Item	Description	Quantity	Unit	Unit Cost	Total	\$/SF
<b>A10 Foundations</b>						
02300	Structural Excavation Incl Haul	375	TCY	13.00	4,875	
02300	Backfill incl Compaction	260	CY	23.00	5,980	
02300	Rough Grading	48,006	SF	0.10	4,801	
02300	Gravel under SOG	48,006	SF	1.00	48,006	
03300	Foundations (Strip Ftg)	934	LF	75.00	70,050	
03300	Spread Footings (columns @ 20' c/c)	32	EA	375.00	12,000	
02810	Footing Drains Complete	984	LF	8.00	7,872	
03300	6" SOG w/Vapor Barrier	32,766	SF	7.00	229,362	
03300	6" SOG x 20' Pad in Front / Back of Bldg.	15,240	SF	6.00	91,440	
03300	Misc. Concrete Pads	1	Alw	2000.00	2,000	
03300	Concrete Entry Pad @ Mall's Lab	100	SF	8.00	800	
<b>A10 Foundations</b>				<b>Division Total:</b>	<b>\$ 477,186</b>	<b>\$ 11.12</b>
<b>B20 Exterior Closure</b>						
02810	Chain Link Fencing 8' High w/Gates @ Exterior	688	SF	8.75	6,020	
08110	60x70 HM Door w/HM Frame & Hdwre	3	EA	1350.00	4,050	
08110	30x70 HM Door w/HM Frame & Vision Panel &	18	EA	1050.00	18,900	
08310	Overhead Sectional Doors 8' x 14'H (Mtr Opr)	1	EA	5000.00	5,000	
08310	Overhead Sectional Doors 12' x 14'H (Mtr Opr)	5	EA	6500.00	32,500	
08310	Overhead Sectional Doors 14' x 14'H (Mtr Opr)	1	EA	8500.00	8,500	
08310	Overhead Sectional Doors 20' x 14'H (Mtr Opr)	1	EA	10750.00	10,750	
08310	Overhead Sectional Doors 24' x 14'H (Mtr Opr)	1	EA	12750.00	12,750	
	Note:				0	
	All overhead doors to be insulated				0	
08500	Aluminum Windows	1,200	SF	35.00	42,000	
<b>B20 Exterior Closure</b>				<b>Division Total:</b>	<b>\$ 140,470</b>	<b>\$ 3.27</b>
<b>C10 Interior Closure</b>						
02810	Chain Link Fencing 8' H in Thermo	192	SF	8.75	1,680	
05500	Misc. Metal Fabrications	30,487	SF	0.25	7,622	
06100	3/4" Plywood Walls 8' H in high bays	4,950	SF	3.25	16,088	
07210	Acoustical Insulation	1,200	SF	1.75	2,100	
07800	Skylights (assume 4'x8' at office area)	256	SF	65.00	16,640	
07920	Sealants	1	LS	7500.00	7,500	
08110	30x70 HM Door w/HM Frame & Vision Panel &	18	EA	1050.00	18,900	
08110	30x70 HM Door w/HM Frame & Hdwre	14	EA	950.00	13,300	
08110	60x70 HM Door w/HM Frame & Hdwre	6	EA	1350.00	8,100	
08110	Add for Sidelights at offices / conference 30x70	1	ALW	2500.00	2,500	
08200	Frame & Vision Panel & Hdwre	14	EA	975.00	13,650	
09250	Non-bearing Metal Wall Framing (9'1/2' high)	37,345	SF	3.50	130,708	
09250	Non-bearing Metal Wall Framing (full height)	13,135	SF	4.25	55,824	
09250	1/2" Type X GWB (full height between corridors)	20,085	SF	4.50	90,383	
09250	1/2" Type X GWB Walls (9'1/2' high)	33,345	SF	4.00	133,380	
09250	1/2" Type X GWB Ceiling (restrooms & janitors)	2,267	SF	4.75	10,768	
<b>C10 Interior Closure</b>				<b>Division Total:</b>	<b>\$ 529,141</b>	<b>\$ 12.33</b>
<b>Interior finishes</b>						
06200	Millwork	30487	SF	0.75	22,865	
06240	Cabinetry in Kitchenettes	48	LF	300.00	14,400	
06240	Cabinetry in Copy Rooms	16	LF	225.00	3,600	
06240	Restroom Vanity Counter	42	LF	175.00	7,350	
06240	Counter in Central Stores	30	LF	150.00	4,500	
09310	Ceramic Tile restroom 5' wainscot	1785	SF	17.00	30,345	

Item	Description	Quantity	Unit	Unit Cost	Total	\$/SF
09310	Ceramic Tile restroom floor	2073	SF	13.00	26,949	
09510	Acoustical Ceiling Tile	13870	SF	3.00	41,610	
09680	Carpeting (office areas only)	843	SY	45.00	37,935	
09900	Structural Painting (exposed structure)	19260	SF	1.75	33,705	
09900	Interior Painting	55700	SF	1.65	91,905	
09980	Concrete Floor Sealer (assume +/-35%)	10400	SF	0.75	7,800	
09980	Epoxy Floor Sealer (assume +/-35%)	10400	SF	7.00	72,800	
10100	Chalkboards / Markerboards	12	EA	425.00	5,100	
10160	Toilet Compartments	22	EA	750.00	16,500	
10160	Urinal Screens	6	EA	250.00	1,500	
10400	Interior Signage	1	LS	5000.00	5,000	
10500	Lockers and Benches	1	LS	15000.00	15,000	
10520	Fire Extinguisher Cabinets	12	EA	275.00	3,300	
10800	Toilet Accessories	1	LS	15000.00	15,000	
12690	Walkoff Mats	100	SF	35.00	3,500	
<b>C30</b>	<b>Interior Finishes</b>			<b>Division Total: \$</b>	<b>460,664</b>	<b>\$ 10.73</b>
<b>D20</b>	<b>Plumbing</b>					
15120	Natural Gas Piping <=2"	500	LF	21.00	10,500	
15120	Compressed Air Piping	650	LF	27.50	17,875	
15400	DWW piping to bldg, line	1,000	LF	20.00	20,000	
15400	Domestic HW & CW <=2' CU w/insul	2,000	LF	25.00	50,000	
15410	Plumbing Fixtures					
	WC	14	EA	1250.00	17,500	
	WC ADA	7	EA	1275.00	8,925	
	UR	4	EA	950.00	3,800	
	UR ADA	2	EA	975.00	1,950	
	Wall Hung Lavatory	1	EA	700.00	700	
	Lavatory	16	EA	650.00	10,400	
	Service Sink	2	EA	1200.00	2,400	
	Kitchen Sink w/Disposer	2	EA	750.00	1,500	
	Shower	10	EA	2000.00	20,000	
	Floor Drains	20	EA	450.00	9,000	
	Dishwasher	2	EA	1000.00	2,000	
	Hose Bibbs	12	EA	145.00	1,740	
	Freeze proof Hose Bibbs	6	EA	165.00	990	
	Utility Sink (Mat's)	2	EA	1050.00	2,100	
15420	Precast Trench Drain (at shops)	128	LF	65.00	8,320	
<b>D20</b>	<b>Plumbing</b>			<b>Division Total: \$</b>	<b>189,700</b>	<b>\$ 4.42</b>
<b>D30</b>	<b>HVAC</b>					
15510	Hydronic Piping incl insulation	750	LF	35.00	26,250	
15540	Circulating Pump Package for Heating Water	1	EA	12500.00	12,500	
15550	Gas Fired Boiler for Heating/Domestic Water	1	EA	17500.00	17,500	
15750	Split system AC Data Center	1	EA	8500.00	8,500	
15850	HVAC Equipment (assumed 75 tons)	1	LS	100000.00	100,000	
15850	Gas Fired Heaters in High Bays	1	LS	35000.00	35,000	
15850	Exhaust Fans					
	Restroom Exhaust	2	EA	1750.00	3,500	
	Exhaust for Gas Bumer (Mat's)	1	EA	2500.00	2,500	
	General Exhaust at Shops	6	EA	3500.00	21,000	
15860	Ductwork and GRDs	18,000	SF	4.00	72,000	
15980	HVAC Controls	18,000	SF	3.75	67,500	
<b>D30</b>	<b>HVAC</b>			<b>Division Total: \$</b>	<b>366,250</b>	<b>\$ 8.53</b>
<b>D40</b>	<b>Fire Protection</b>					
15300	Wet Pipe Fire Sprinklers	40,000	SF	3.00	120,000	
15330	Dry Pipe Fire Sprinklers	2,916	SF	5.25	15,309	
<b>D40</b>	<b>Fire Protection</b>			<b>Division Total: \$</b>	<b>135,309</b>	<b>\$ 3.15</b>



Item	Description	Quantity	Unit	Unit Cost	Total	\$/SF
<b>D50 Electrical Systems</b>						
16100	Basic Electrical					
	Power wiring including devices	42,916	SF	3.40	145,914	
	Power home runs	48	EA	450.00	21,600	
	Lighting Home Runs incl Switching	36	EA	475.00	17,100	
16200	MSB 800A 480 3ph 4 wire	1	EA	17500.00	17,500	
16200	Panel boards	8	EA	2750.00	22,000	
16200	Motor Control Center (MCC)	1	EA	12500.00	12,500	
16500	General lighting incl conduit / wire (shops and storage)	14,766	SF	3.00	44,298	
16500	General lighting incl conduit / wire (labs and office area)	18000	SF	5.25	94,500	
16721	Fire Alarm System	42,916	SF	1.25	53,645	
16740	Security / Access Control incl CCTV	38,624	SF	5.50	212,434	
16750	Data / Communications	38,624	SF	6.00	231,746	
<b>D50</b>	<b>Electrical Systems</b>			<b>Division Total: \$</b>	<b>873,238</b>	<b>\$ 20.35</b>
<b>E10 Equipment</b>						
	OFCI Per WSDOT List (Mat'l's Lab)	1	LS	5,000	5,000	
	OFCI Per WSDOT List (Const. PE)	0	LS	2,500	0	
	OFCI Per WSDOT List (Shops Area)	1	LS	10,000	10,000	
	The above costs are for M/E/P connections only. Specific items to be CFCl are listed below.					
11800	Vehicle Exhaust System Type 2	1	LS	25,000	25,000	
14630	Overhead Electric Monorail Hoist					
	5 Ton Hoist w/Rail TEF Shop	1	EA	10,000	10,000	
	2 Ton Hoist w/Rail Sign Shop	1	EA	8,500	8,500	
	1 Ton Hoist w/Rail Trades Shop	1	EA	6,500	6,500	
15480	Dust Collector	1	EA	12,500	12,500	
15485	Air Compressor	1	EA	22,000	22,000	
<b>E10</b>	<b>Equipment</b>			<b>Division Total: \$</b>	<b>99,500</b>	<b>\$ 2.32</b>
<b>E20 Furnishings</b>						
10100	Chalkboards / Markerboards	1	EA	450	450	
10520	Fire Extinguisher Cabinets	12	EA	275	3,300	
10670	Steel Shelving	1	LS	35,000	35,000	
12345	Laboratory Casework w/Counter Tops	196	LF	450	88,200	
<b>E20</b>	<b>Furnishings</b>			<b>Division Total: \$</b>	<b>128,950</b>	<b>\$ 2.96</b>
<b>F10 Special Construction</b>						
13000	Premanufactured Metal Bldg. Incls siding and roofing	42,916	SF	50	2,145,800	
<b>F10</b>	<b>Special Construction</b>			<b>Division Total: \$</b>	<b>2,145,800</b>	<b>\$ 50.00</b>
<b>Z10 General Requirements</b>						
01500	Site General Conditions	10	MO	12,500	125,000	
<b>Z10</b>	<b>General Requirements</b>			<b>Division Total: \$</b>	<b>125,000</b>	<b>\$ 2.91</b>

**Notes:**

Shops Building and Covered Storage assumed to be Butler or Sabre type pre-engineered building complete with anchor bolts to be installed by GC, steel framing, insulated metal wall panels and standing seam metal roof with gutters and downspouts and all associated flashing. Building assumed to be 18' at eave with pitched roof profile with one foot overhang in all directions.

Windows and doors to be furnished and installed by others, not part of the pre-engineered bldg. package.

Estimate assumes a 20' concrete pad in front and back of the building, full length.

Shops Building

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Project: Olympic Region HQ Replacement  
 Location: Equipment Building  
 Bldg SF: 38210  
 Estimate: Dec-15  
 Est. Type: Pre-design

DIVISION	DESCRIPTION	TOTAL	\$/SF
A10	Foundations	\$ 447,150	\$ 11.70
A20	Basement Construction	\$ -	\$ -
B10	Superstructure	\$ -	\$ -
B20	Exterior Enclosure	\$ 257,200	\$ 6.73
B30	Roofing	\$ -	\$ -
C10	Interior Construction	\$ 369,418	\$ 9.67
C20	Stairs	\$ -	\$ -
C30	Interior Finishes	\$ 375,261	\$ 9.82
D10	Conveying Systems	\$ -	\$ -
D20	Plumbing	\$ 59,870	\$ 1.57
D30	HVAC	\$ 238,000	\$ 6.23
D40	Fire Protection	\$ 108,680	\$ 2.84
D50	Electrical	\$ 885,787	\$ 23.18
E10	Equipment	\$ 443,750	\$ 11.61
E20	Fixed Furnishings	\$ 62,000	\$ 1.62
F10	Special Construction	\$ 1,910,500	\$ 50.00
F20	Selective Building Demolition	\$ -	\$ -
G10	Site Preparation	\$ -	\$ -
G20	Site Improvements	\$ -	\$ -
G30	Site Civil/Mechanical Utilities	\$ -	\$ -
G40	Site Electrical Utilities	\$ -	\$ -
G90	Other Site Construction	\$ -	\$ -
Z10	General Requirements	\$ 175,000	\$ 4.58
<b>ESTIMATE SUBTOTAL</b>		<b>\$ 5,332,615</b>	<b>\$ 139.56</b>
	General Contractors OH&P@	\$ 533,261	
	Subtotal	\$ 5,865,876	
	Design Contingency @	\$ 879,881	
	Subtotal	\$ 6,745,758	
	Escalation From Date of Estimate to Mid-point Construction	\$ 244,196	
<b>TOTAL</b>		<b>\$ 6,989,954</b>	<b>\$ 182.94</b>

Equipment Building

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Item	Description	Quantity	Unit	Unit Cost	Total	\$/SF
<b>A10 Foundations</b>						
02300	Structural Excavation Incl Haul	390	TCY	12.50	4,875	
02300	Backfill incl Compaction	270	CY	23.00	6,210	
02300	Rough Grading	47,640	SF	0.10	4,764	
02300	Gravel under SOG	47,640	SF	0.65	30,966	
03300	Foundations (Strip Ftg)	967	LF	75.00	72,525	
03300	Spread Footings (columns @ 20' c/c)	38	EA	375.00	14,250	
02810	Footing Drains Complete	1,000	LF	7.50	7,500	
03300	6" SOG w/Vapor Barrier	33,440	SF	6.50	217,360	
03300	6" SOG x 20' Pad in Front / Back of Bldg	14,200	SF	6.00	85,200	
03300	Misc Concrete Pads	1	ALW	3,500.00	3,500	
<b>A10</b>	<b>Foundations</b>			<b>Division Total: \$</b>	<b>447,150</b>	<b>\$ 11.70</b>
<b>B20 Exterior Closure</b>						
08110	60x70 HM Door w/HM Frame & Hdwre	1	EA	1,350.00	1,350	
08110	30x70 HM Door w/HM Frame & Vision Panel & Hdwre	12	EA	1,050.00	12,600	
08310	Overhead Sectional Doors 10' x 14'H (Mtr Opr)	2	EA	5,500.00	11,000	
08310	Overhead Sectional Doors 14' x 14'H (Mtr Opr)	8	EA	8,500.00	68,000	
08310	Overhead Sectional Doors 16' x 14'H (Mtr Opr)	13	EA	9,500.00	123,500	
08310	Overhead Sectional Doors 24' x 14'H (Mtr Opr)	1	EA	12,750.00	12,750	
	<i>Note: All overhead doors to be insulated</i>					
08500	Aluminum Windows	800	SF	35.00	28,000	
<b>B20</b>	<b>Exterior Closure</b>			<b>Division Total: \$</b>	<b>257,200</b>	<b>\$ 6.73</b>
<b>C10 Interior Closure</b>						
05500	Misc Metal Fabrications	33,440	SF	0.25	8,360	
06100	3/4" Plywood Walls 8' H in high bays	8,775	SF	3.25	28,519	
07800	Skylights (assume 4'x8' at office area)	144	SF	65.00	9,360	
07920	Sealants	1	LS	7,500.00	7,500	
08110	30x70 HM Door w/HM Frame & Vision Panel & Hdwre	12	EA	1,050.00	12,600	
08110	30x70 HM Door w/HM Frame & Hdwre	9	EA	950.00	8,550	
08110	60x70 HM Door w/HM Frame & Hdwre	7	EA	1,350.00	9,450	
08110	30x70 Pre-finished Wood Door w/HM Frame & Hdwre	8	EA	975.00	7,800	
08310	Overhead Sectional Doors 10' x 14'H (Mtr Opr)	1	EA	3,500.00	3,500	
09250	Non-bearing Metal Wall Framing (9'1/2' high)	9,376	SF	3.50	32,816	
09250	Non-bearing Metal Wall Framing (full height)	11,600	25	4.25	49,300	
09250	1/2" Type X GWB Walls (full height) between windows and doors	23,200	SF	4.50	104,400	
09250	1/2" Type X GWB Walls (9'1/2' high) between windows and doors	18,752	SF	4.00	75,008	
09250	1/2" Type X GWB Walls (full height) between office & restrooms	2,580	SF	4.75	12,265	
<b>C10</b>	<b>Interior Closure</b>			<b>Division Total: \$</b>	<b>389,418</b>	<b>\$ 9.67</b>
<b>Interior finishes</b>						
06200	Millwork	33,440	SF	0.75	25,080	
06240	Cabinetry in Breakroom	20	LF	300.00	6,000	
06240	Cabinetry in Copy Rooms	20	LF	225.00	4,500	
06240	Restroom Vanity Counter	24	LF	175.00	4,200	
06240	Paris Counter / Shop Counters	85	LF	200.00	17,000	
09310	Ceramic Tile restroom 5' wainscot	857	SF	17.00	11,169	
09310	Ceramic Tile restroom floor	734	SF	13.00	9,542	
09510	Acoustical Ceiling Tile	475	SF	3.00	1,425	
09670	Sheet Vinyl	450	SF	2.95	1,328	
09680	Carpeting (office areas only)	75	SY	45.00	3,375	
09900	Structural Painting (exposed structure)	37,531	SF	1.75	65,679	

Equipment Building

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Item	Description	Quantity	Unit	Unit Cost	Total	\$/SF
09900	Interior Painting	44,532	SF	1.65	73,478	
09980	Concrete Floor Sealer (assume +/-35%)	11,700	SF	0.75	8,775	
09980	Epoxy Floor Sealer (assume +/-60%)	20,530	SF	7.00	143,710	
<b>C30</b>	<b>Interior Finishes</b>			<b>Division Total:</b>	<b>\$ 375,261</b>	<b>\$ 9.82</b>
<b>D20</b>	<b>Plumbing</b>					
15120	Natural Gas Piping <=2"	750	LF	21.00	16,750	
15120	Compressed Air Piping	1,250	LF	27.50	34,375	
15400	DWW piping to bldg line	500	LF	20.00	10,000	
15400	Domestic HW & CW <=2" CU w/insul	750	LF	25.00	18,750	
15410	Plumbing Fixtures					
	WC	6	EA	1,250.00	7,500	
	WC ADA	2	EA	1,275.00	2,550	
	UR	2	EA	950.00	1,900	
	UR ADA	1	EA	975.00	975	
	Lavatory	8	EA	650.00	5,200	
	Service Sink	1	EA	1,200.00	1,200	
	Kitchen Sink w/Disposer	1	EA	750.00	750	
	Shower	6	EA	2,000.00	12,000	
	Floor Drains	24	EA	450.00	10,800	
	Dishwasher	1	EA	1,000.00	1,000	
	Hose Bibbs	14	EA	145.00	2,030	
	Freezeproof Hose Bibbs	6	EA	165.00	990	
	Utility Sink in common Work Area	1	EA	1,050.00	1,050	
	Emergency Eyewash Station	1	EA	1,200.00	1,200	
15420	Precast Trench Drain (at shops)	165	LF	65.00	10,725	
<b>D20</b>	<b>Plumbing</b>			<b>Division Total:</b>	<b>\$ 59,870</b>	<b>\$ 1.57</b>
<b>D30</b>	<b>HVAC</b>					
15510	Hydronic Piping incl Insulation	350	LF	35.00	12,250	
15540	Mechanical Piping Package incl Insulation	1	EA	12,500.00	12,500	
15550	Water Treatment Package incl Insulation	1	EA	17,500.00	17,500	
15750	Split system AC Data Center	1	EA	8,500.00	8,500	
15850	HVAC Equipment (assumed 50 tons)	1	LS	80,000.00	80,000	
15850	Gas Fired Heaters in High Bays	1	LS	25,000.00	25,000	
15850	Exhaust Fans				0	
	Restroom Exhaust	2	EA	1,750.00	3,500	
	Exhaust for Welding	1	EA	3,500.00	3,500	
	Exhaust for Paint Booth	1	EA	5,500.00	5,500	
	General Exhaust at Shops	8	EA	5,000.00	40,000	
15860	Ductwork and GRDs	3,500	SF	4.75	16,625	
15980	HVAC Controls	3,500	SF	3.75	13,125	
<b>D30</b>	<b>HVAC</b>			<b>Division Total:</b>	<b>\$ 238,000</b>	<b>\$ 6.23</b>
<b>D40</b>	<b>Fire Protection</b>					
15300	Wet Pipe Fire Sprinklers	33,440	SF	3.25	108,680	
<b>D40</b>	<b>Fire Protection</b>			<b>Division Total:</b>	<b>\$ 108,680</b>	<b>\$ 2.84</b>
<b>D50</b>	<b>Electrical Systems</b>					
16100	Basic Electrical					
	Power wiring including devices	38,210	SF	3.40	129,914	
	Power home runs	50	EA	450.00	22,500	
	Lighting Home Runs incl Switching	40	EA	475.00	19,000	
16200	MSB 1000A 480 3ph 4 wire	1	EA	25,000.00	25,000	
16200	Panelboards	12	EA	2,750.00	33,000	
16200	Motor Control Center (MCC)	2	EA	12,500.00	25,000	
16250	Emergency Generator w/ATS 100kW	1	EA	36,000.00	36,000	
16500	General lighting incl conduit / wire (shops and storage)	29,940	SF	3.00	89,820	

Equipment Building

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Item	Description	Quantity	Unit	Unit Cost	Total	\$/SF
16500	General lighting incl conduit / wire (office area)	3,500	SF	5.25	18,375	
16721	Fire Alarm System	38,210	SF	1.25	47,763	
16740	Security / Access Control incl CCTV	38,210	SF	5.50	210,155	
16750	Data / Communications	38,210	SF	6.00	229,260	
<b>D50</b>	<b>Electrical Systems</b>			<b>Division Total: \$</b>	<b>885,787</b>	<b>\$ 23.18</b>
<b>E10</b>	<b>Equipment</b>					
11140	Service Lift (Surface Mtd. 18,000#)	7	EA	25,000.00	175,000	
11800	Vehicle Exhaust System	1	LS	45,000.00	45,000	
14620	Overhead Bridge Crane				0	
	10 Ton Hoist Bridge Shop (60' span)	1	EA	65,000.00	65,000	
	5 Ton Hoist Service Bay (40' span)	1	EA	35,000.00	35,000	
14640	Monorail Hoist				0	
	2 Ton Monorail @ Electrical Bay	1	EA	7,500.00	7,500	
	2 Ton Jib Crane in Light bay	7	EA	5,000.00	35,000	
15485	Lube Oil System	1	EA	20,000.00	20,000	
15485	High Pressure Washer	1	EA	1,250.00	1,250	
15485	Bulk Fluids Tanks w/transfer pumps	1	LS	35,000.00	35,000	
15485	Air Compressor Package	1	EA	25,000.00	25,000	
<b>E10</b>	<b>Equipment</b>			<b>Division Total: \$</b>	<b>443,750</b>	<b>\$ 11.61</b>
<b>E20</b>	<b>Furnishings</b>					
10100	Chalkboards / Markerboards	14	EA	450.00	6,300	
10160	Toilet Compartments	8	EA	750.00	6,000	
10160	Urinal Screens	3	EA	250.00	750	
10400	Interior Signage	1	LS	5,000.00	5,000	
10520	Fire Extinguisher Cabinets	6	EA	275.00	1,650	
10520	Fire Extinguisher 5# Wall Mtd	14	EA	75.00	1,050	
10670	Steel Shelving	1	LS	35,000.00	35,000	
10800	Toilet Accessories	1	LS	5,000.00	5,000	
12690	Walkoff Mats	50	SF	25.00	1,250	
<b>E20</b>	<b>Furnishings</b>			<b>Division Total: \$</b>	<b>62,000</b>	<b>\$ 1.62</b>
<b>F10</b>	<b>Special Construction</b>					
13000	1. Permeable concrete meter crag incls along and	38,210	SF	50.00	1,910,500	
<b>F10</b>	<b>Special Construction</b>			<b>Division Total: \$</b>	<b>1,910,500</b>	<b>\$ 50.00</b>
<b>Z10</b>	<b>General Requirements</b>					
01500	Site General Conditions	10	MO	17,500.00	175,000	
<b>Z10</b>	<b>General Requirements</b>			<b>Division Total: \$</b>	<b>175,000</b>	<b>\$ 4.58</b>

**Notes:**

Equipment Building assumed to be Butler or Sabre type pre-engineered building complete with anchor bolts to be installed by GC, steel framing, insulated metal wall panels and standing seam metal roof with gutters and downspouts and all associated flashing. Storage Mezzanine to be field designed, not part of pre-engineered bldg package. Building assumed to be 18' at eave with pitched roof profile with one foot overhang in all directions. Pre-engineered building design to include allowance for bridge crane loads at bridge shop and service shop.

Windows and doors to be furnished and installed by others, not part of the pre-engineered bldg package.

Estimate assumes a 20' concrete pad in front and back of the building, full length.

Equipment Building

1 of 4

Project: Olympic Region HQ Replacement  
 Location: Wash Bay  
 Bldg. SF: 3720  
 Estimate: Dec-15  
 Est. Type: Pre-design

DIVISION	DESCRIPTION	TOTAL	\$/SF
A10	Foundations	\$ 33,910	9.12
A20	Basement Construction	\$ -	0.00
B10	Superstructure	\$ 32,625	8.77
B20	Exterior Closure	\$ 10,230	2.75
B30	Roofing	\$ 11,650	3.13
C10	Interior Construction	\$ -	0.00
C20	Stairs	\$ -	0.00
C30	Interior Finishes	\$ 30,055	8.08
D10	Conveying Systems	\$ -	0.00
D20	Plumbing	\$ 15,030	4.04
D30	HVAC	\$ -	0.00
D40	Fire Protection	\$ 10,080	2.71
D50	Electrical Systems	\$ 14,822	3.98
E10	Equipment	\$ 1,000	0.27
E20	Furnishings	\$ -	0.00
F10	Special Construction	\$ -	0.00
F20	Selective Demolition	\$ -	0.00
G10	Site Preparation	\$ -	0.00
G20	Site Improvements	\$ -	0.00
G30	Site Civil / Mechanical Improvements	\$ -	0.00
G40	Site Electrical Utilities	\$ -	0.00
G90	Other Site Construction	\$ -	0.00
Z10	General Requirements	\$ 6,250	1.68
<b>ESTIMATE SUBTOTAL</b>		<b>\$ 165,651</b>	<b>44.53</b>
	General Contractor's OH&P @	10%	\$ 16,565
	Subtotal	\$ 182,217	
	Estimating Contingency @	15%	\$ 27,332
	Subtotal	\$ 209,549	
	Escalation From Date of Estimate to Mid-point Construction	3.62%	\$ 7,586
<b>TOTAL</b>		<b>\$ 217,135</b>	<b>58.37</b>

Item	Description	Quantity	Unit	Unit Cost	Total	\$/SF
<b>A10 Foundations</b>						
02300	Structural Excavation Incl Haul	15	TCY	12.50	188	
02300	Backfill incl Compaction	4	CY	23.00	92	
02300	Rough Grading	3,720	SF	0.10	372	
02300	Gravel under SOG	3,720	SF	0.65	2,418	
03300	Thickened Edge	244	LF	15.00	3,660	
03300	Spread Footings	8	EA	375.00	3,000	
03300	6" SOG o/Vapor Barrier	3,720	SF	6.50	24,180	
<b>A10</b>	<b>Foundations</b>			<b>Division Total: \$</b>	<b>33,910</b>	<b>9.12</b>
<b>B10 Superstructure</b>						
05120	Structural Steel Framing @ 5#/SF	4.7	TN	3,750.00	17,625	
05500	Loading Platforms	2	EA	7,500.00	15,000	
<b>B10</b>	<b>Structures</b>			<b>Division Total:</b>	<b>32,625</b>	<b>8.77</b>
<b>B20 Exterior Closure</b>						
07400	Metal Wall Panel	600	SF	7.50	4,500	
07400	Insulated Metal Wall Panel	320	SF	9.00	2,880	
08110	30x70 HM Door w/HM Frame & Hdwre	3	EA	950.00	2,850	
<b>B20</b>	<b>Exterior Closure</b>			<b>Division Total: \$</b>	<b>10,230</b>	<b>2.75</b>
<b>B30 Roofing</b>						
07530	Standing Seam Metal Roof	1,920	SF	5.00	9,600	
07600	Gutters and Downspouts	120	LF	15.00	1,800	
07920	Sealants	1	LS	250.00	250	
<b>B30</b>	<b>Roofing</b>			<b>Division Total: \$</b>	<b>11,650</b>	<b>3.13</b>
<b>C30 Interior finishes</b>						
09900	Structural Painting	1,920	SF	1.75	3,360	
09900	Interior Painting	306	SF	1.65	505	
09980	Epoxy Floor Sealer	3,720	SF	7.00	26,040	
10520	Fire Extinguisher 5# Wall Mtd	2	EA	75.00	150	
<b>C30</b>	<b>Interior Finishes</b>			<b>Division Total: \$</b>	<b>30,055</b>	<b>8.08</b>
<b>D20 Plumbing</b>						
15400	DWV Piping	75	LF	20.00	1,500	
15400	CW Piping	100	LF	27.50	2,750	
15400	Oily Waste Separator	1	EA	7,500.00	7,500	
15410	Floor Drain	1	EA	450.00	450	
15410	Drain Sump w/Grating	1	EA	2,500.00	2,500	
15410	Freezeproof Hose Bibb	2	EA	165.00	330	
<b>D20</b>	<b>Plumbing</b>			<b>Division Total: \$</b>	<b>15,030</b>	<b>4.04</b>
<b>D40 Fire Protection</b>						
15300	Dry Pipe Sprinkler	1,920	SF	5.25	10,080	
<b>D40</b>	<b>Fire Protection</b>			<b>Division Total: \$</b>	<b>10,080</b>	<b>2.71</b>
<b>D50 Electrical Systems</b>						
16100	Basic Electrical					
	Power wiring including devices	1,920	SF	2.35	4,512	
	Power home runs	3	EA	350.00	1,050	
	Lighting home runs incl switching	2	EA	375.00	750	
16200	Panel boards	1	EA	2,750.00	2,750	
16500	General lighting incl conduit / wire	1,920	SF	3.00	5,760	

Wash Bay

2 of 3

Item	Description	Quantity	Unit	Unit Cost	Total	\$/SF
D50	Electrical Systems				Division Total: \$ 14,822	3.98
E10	Equipment					
11140	Pressure Washer	1	LS	1,000.00	1,000	
E10	Equipment				Division Total: \$ 1,000	0.27
Z10	General Requirements					
01500	Site General Conditions	1	MO	6,250.00	6,250	
Z10	General Requirements				Division Total: \$ 6,250	1.68

**Notes:**

Wash Bay Building assumed to be Butler or Sabre type pre-engineered building complete with anchor bolts to be installed by GC; steel framing, no wall panels and standing seam metal roof with gutters and downspouts and all associated flashing. Building assumed to be



## 5.6 C-100

STATE OF WASHINGTON			
AGENCY / INSTITUTION PROJECT COST SUMMARY			
Agency	Department of Transportation		
Project Name	Olympic Region Headquarters Replacement		
OFM Project Number	L100151		
Contact Information			
Name	Mark Smith		
Phone Number	360-705-7867		
Email	<a href="mailto:mark.smith@wsdot.wa.gov">mark.smith@wsdot.wa.gov</a>		
Statistics			
Gross Square Feet	126,086	MACC per Square Foot	\$225
Usable Square Feet	0	Escalated MACC per Square Foot	\$238
Space Efficiency	0.0%	A/E Fee Class	B
Construction Type	Office buildings	A/E Fee Percentage	6.80%
Remodel	No	Projected Life of Asset (Years)	
Additional Project Details			
Alternative Public Works Project		Art Requirement Applies	Yes
Inflation Rate	3.08%	Higher Ed Institution	No
<a href="#">Sales Tax Rate %</a>	8.70%	Location Used for Tax Rate	
Contingency Rate	4%		
Base Month	December-15		
Project Administered By	Agency		
Schedule			
Predesign Start	October-15	Predesign End	January-17
Design Start	February-17	Design End	August-18
Construction Start	February-17	Construction End	August-18
Construction Duration	18 Months		
Green cells must be filled in by user			
Project Cost Estimate			
Total Project	<b>\$39,981,915</b>	Total Project Escalated	<b>\$42,229,310</b>
		Rounded Escalated Total	<b>\$42,229,000</b>

STATE OF WASHINGTON AGENCY / INSTITUTION PROJECT COST SUMMARY		
Agency	Department of Transportation	
Project Name	Olympic Region Headquarters Replacement	
OFM Project Number	L100151	

**Cost Estimate Summary**

Acquisition			
Acquisition Subtotal	\$0	Acquisition Subtotal Escalated	\$0

Consultant Services			
Pre-design Services	\$0		
A/E Basic Design Services	\$1,383,625		
Extra Services	\$360,000		
Other Services	\$621,629		
Design Services Contingency	\$94,610		
<b>Consultant Services Subtotal</b>	<b>\$2,459,864</b>	<b>Consultant Services Subtotal Escalated</b>	<b>\$2,607,457</b>

Construction			
Construction Contingencies	\$1,134,193	Construction Contingencies Escalated	\$1,202,245
Maximum Allowable Construction Cost (MACC)	\$28,354,832	Maximum Allowable Construction Cost (MACC) Escalated	\$29,952,362
Sales Tax	\$2,565,545	Sales Tax Escalated	\$2,710,451
<b>Construction Subtotal</b>	<b>\$32,054,571</b>	<b>Construction Subtotal Escalated</b>	<b>\$33,865,058</b>

Equipment			
Equipment	\$2,450,000		
Sales Tax	\$213,150		
Non-Taxable Items	\$0		
<b>Equipment Subtotal</b>	<b>\$2,663,150</b>	<b>Equipment Subtotal Escalated</b>	<b>\$2,822,939</b>

Artwork			
Artwork Subtotal	\$149,762	Artwork Subtotal Escalated	\$149,762

Agency Project Administration			
Agency Project Administration Subtotal	\$929,569		
DES Additional Services Subtotal	\$50,000		
Other Project Admin Costs	\$0		
<b>Project Administration Subtotal</b>	<b>\$1,404,569</b>	<b>Project Administration Subtotal Escalated</b>	<b>\$1,488,844</b>

Other Costs			
Other Costs Subtotal	\$1,250,000	Other Costs Subtotal Escalated	\$1,295,250

Project Cost Estimate			
Total Project	<b>\$39,981,915</b>	Total Project Escalated	<b>\$42,229,310</b>
		Rounded Escalated Total	<b>\$42,229,000</b>

**Cost Estimate Details**

Acquisition Costs				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
Purchase/Lease				
Appraisal and Closing				
Right of Way				
Demolition				
Pre-Site Development				
Other				
Insert Row Here				
<b>ACQUISITION TOTAL</b>	<b>\$0</b>	<b>NA</b>	<b>\$0</b>	

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**Cost Estimate Details**

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
<b>1) Pre-Schematic Design Services</b>				
Programming/Site Analysis				
Environmental Analysis				
Pre-design Study				
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$0</b>	<b>1.0362</b>	<b>\$0</b>	Escalated to Design Start
<b>2) Construction Documents</b>				
A/E Basic Design Services	\$1,383,625			69% of A/E Basic Services
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$1,383,625</b>	<b>1.0600</b>	<b>\$1,466,643</b>	Escalated to Mid-Design
<b>3) Extra Services</b>				
Civil Design (Above Basic Svcs)				
Geotechnical Investigation	\$30,000			
Commissioning	\$50,000			
Site Survey	\$30,000			
Testing				
LEED Services	\$50,000			
Voice/Data Consultant				
Value Engineering	\$50,000			
Constructability Review				
Environmental Mitigation (EIS)	\$150,000			
Landscape Consultant				
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$360,000</b>	<b>1.0600</b>	<b>\$381,600</b>	Escalated to Mid-Design
<b>4) Other Services</b>				
Bid/Construction/Closeout	\$621,629			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$621,629</b>	<b>1.0600</b>	<b>\$658,927</b>	Escalated to Mid-Const.
<b>5) Design Services Contingency</b>				
Design Services Contingency	\$94,610			
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$94,610</b>	<b>1.0600</b>	<b>\$100,287</b>	Escalated to Mid-Const.
<b>CONSULTANT SERVICES TOTAL</b>	<b>\$2,459,864</b>		<b>\$2,607,457</b>	

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Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
<b>1) Site Work</b>				
G10 - Site Preparation	\$697,965			
G20 - Site Improvements	\$2,224,420			
G30 - Site Mechanical Utilities	\$818,255			
G40 - Site Electrical Utilities	\$467,278			
G60 - Other Site Construction	\$151,800			
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$4,359,718</b>	<b>1.0362</b>	<b>\$4,517,540</b>	
<b>2) Related Project Costs</b>				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$0</b>	<b>1.0362</b>	<b>\$0</b>	
<b>3) Facility Construction</b>				
A10 - Foundations	\$1,719,704			
A20 - Basement Construction	\$0			
B10 - Superstructure	\$1,657,944			
B20 - Exterior Closure	\$1,361,053			
B30 - Roofing	\$199,024			
C10 - Interior Construction	\$1,671,112			
C20 - Stairs	\$31,903			
C30 - Interior Finishes	\$1,985,413			
D10 - Conveying	\$284,625			
D20 - Plumbing Systems	\$496,353			
D30 - HVAC Systems	\$1,552,413			
D40 - Fire Protection Systems	\$501,752			
D50 - Electrical Systems	\$3,869,908			
F10 - Special Construction	\$5,872,965			
F20 - Selective Demolition	\$0			
General Conditions	\$1,531,600			
E10 Equipment	\$709,285			
E20 Furnishings	\$550,060			
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$23,995,114</b>	<b>1.0600</b>	<b>\$25,434,822</b>	
<b>4) Maximum Allowable Construction Cost</b>				
<b>MACC Sub TOTAL</b>	<b>\$28,354,832</b>		<b>\$29,952,362</b>	

This Section is Intentionally Left Blank			
<b>7) Construction Contingency</b>			
Allowance for Change Orders	\$1,134,193		
Other			
Insert Row Here			
<b>Sub TOTAL</b>	<b>\$1,134,193</b>	<b>1.0600</b>	<b>\$1,202,245</b>
<b>8) Non-Taxable Items</b>			
Other			
Insert Row Here			
<b>Sub TOTAL</b>	<b>\$0</b>	<b>1.0600</b>	<b>\$0</b>
<b>Sales Tax</b>			
<b>Sub TOTAL</b>	<b>\$2,565,545</b>		<b>\$2,710,451</b>
<b>CONSTRUCTION CONTRACTS TOTAL</b>	<b>\$32,054,571</b>		<b>\$33,865,058</b>
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5.7 Site Acquisition Payment Chart

Attachment B

Agency Payment Schedule  
 Agency: Department of Transportation  
 Project: Jenks & Hill Betti Properties  
 Principal: \$ 3,860,000  
 Term (Years): 20  
 All Inclusive Cost: 4.273%

Disbursement#: 0405-12-1  
 Dates Date: 09/01/05

Payment No.	Date	Payment	Interest	Principal	Balance
					\$ 3,860,000
1	09/01/05	-	-	-	\$ 3,860,000.00
2	06/01/06	284,016.67	124,016.67	160,000.00	\$ 3,700,000.00
3	12/01/06	71,810.00	71,810.00	-	\$ 3,700,000.00
4	06/01/07	211,810.00	71,810.00	140,000.00	\$ 3,560,000.00
5	12/01/07	69,535.00	69,535.00	-	\$ 3,560,000.00
6	06/01/08	214,535.00	69,535.00	145,000.00	\$ 3,415,000.00
7	12/01/08	67,178.75	67,178.75	-	\$ 3,415,000.00
8	06/01/09	217,178.75	67,178.75	150,000.00	\$ 3,265,000.00
9	12/01/09	64,741.25	64,741.25	-	\$ 3,265,000.00
10	06/01/10	214,741.25	64,741.25	150,000.00	\$ 3,115,000.00
11	12/01/10	62,303.75	62,303.75	-	\$ 3,115,000.00
12	06/01/11	217,303.75	62,303.75	155,000.00	\$ 2,960,000.00
13	12/01/11	59,668.75	59,668.75	-	\$ 2,960,000.00
14	06/01/12	224,668.75	59,668.75	165,000.00	\$ 2,795,000.00
15	12/01/12	56,781.25	56,781.25	-	\$ 2,795,000.00
16	06/01/13	226,781.25	56,781.25	170,000.00	\$ 2,625,000.00
17	12/01/13	53,721.25	53,721.25	-	\$ 2,625,000.00
18	06/01/14	228,721.25	53,721.25	175,000.00	\$ 2,450,000.00
19	12/01/14	50,483.75	50,483.75	-	\$ 2,450,000.00
20	06/01/15	230,483.75	50,483.75	180,000.00	\$ 2,270,000.00
21	12/01/15	47,063.75	47,063.75	-	\$ 2,270,000.00
22	06/01/16	237,063.75	47,063.75	190,000.00	\$ 2,080,000.00
23	12/01/16	43,382.50	43,382.50	-	\$ 2,080,000.00
24	06/01/17	238,382.50	43,382.50	195,000.00	\$ 1,885,000.00
25	12/01/17	39,482.50	39,482.50	-	\$ 1,885,000.00
26	06/01/18	244,482.50	39,482.50	205,000.00	\$ 1,680,000.00
27	12/01/18	35,382.50	35,382.50	-	\$ 1,680,000.00
28	06/01/19	245,382.50	35,382.50	210,000.00	\$ 1,470,000.00
29	12/01/19	31,182.50	31,182.50	-	\$ 1,470,000.00
30	06/01/20	251,182.50	31,182.50	220,000.00	\$ 1,250,000.00
31	12/01/20	26,562.50	26,562.50	-	\$ 1,250,000.00
32	06/01/21	256,562.50	26,562.50	230,000.00	\$ 1,020,000.00
33	12/01/21	21,675.00	21,675.00	-	\$ 1,020,000.00
34	06/01/22	261,675.00	21,675.00	240,000.00	\$ 780,000.00
35	12/01/22	16,575.00	16,575.00	-	\$ 780,000.00
36	06/01/23	266,575.00	16,575.00	250,000.00	\$ 530,000.00
37	12/01/23	11,262.50	11,262.50	-	\$ 530,000.00
38	06/01/24	271,262.50	11,262.50	260,000.00	\$ 270,000.00
39	12/01/24	5,737.50	5,737.50	-	\$ 270,000.00
40	06/01/25	275,737.50	5,737.50	270,000.00	\$0
<b>Total</b>		<b>\$ 3,633,076.67</b>	<b>\$ 1,793,076.67</b>	<b>\$ 3,860,000.00</b>	

Notes:

Per Amount of COP	\$ 3,860,000.00
Reoffering Premium	-
Underwriters Discount	(\$33,230.12)
Bond Insurance	(\$8,582.14)
Capitalized Interest	\$0.00
Cost of Issuance	(\$26,814.74)
<b>Net to Project</b>	<b>\$ 3,771,373.00</b>

8/19/2005 Office of State Treasurer





## **Section 6**

## **Master Plan and Policy Coordination**

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### **6.1 Thurston County Master Plan**

No changes to this section. Details can be found in the *Olympic Region Headquarters Replacement Project Predesign Study 2007*.

### **6.2 Adherence to State Policies**

No changes to this section. Details can be found in the *Olympic Region Headquarters Replacement Project Predesign Study 2007*.



## **Section 7 Facility Operations and Maintenance**

### **7.1 Assumptions**

Existing operations costs are based on actual expenses in the 13-15 biennium. The new facility assumes fully funded operations and maintenance costs based on the Whitestone reference.

### **7.2 Operating Costs**

<b>Operational Costs</b>	<b>Existing Operations Expenses</b>	<b>New Facility Operations Budget</b>
Building Space (SF)	149,301	141,570
Utilities (\$/SF)	1.62	1.70
Custodial (\$/SF)	0.47	1.14
Maintenance (\$/SF)	1.06	5.07
Emergent Needs (\$/SF)	0.25	0.25
Program Support (\$/SF)	0.25	0.25
Sub-Total (\$/SF)	3.64	8.41
<b>Total annual Cost (\$/YR)</b>	<b>543,325</b>	<b>1,190,604</b>

The estimated operations and maintenance costs of the new Olympic Region Headquarters Facility is \$8.41 per square foot.

### **7.3 Staffing Plan for Expansion**

WSDOT Region Facilities staff currently operates and maintains the existing Olympic Region complex. Maintenance and operations at the sites currently leased are included as a condition of those leases.

The operations and maintenance of the new Olympic Region Headquarters facility will be accommodated with one additional FTE.



## **Section 8**

## **Project Drawings/Diagrams**

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### **8.1 Conceptual Ideas**

This section was not updated. See section 3.2 and 3.3 for further explanation.

### **8.2 Site Plan**

No changes to this section. Details can be found in the *Olympic Region Headquarters Replacement Project Predesign Study 2007*.

### **8.3 Building Plans**

No changes to this section. Details can be found in the *Olympic Region Headquarters Replacement Project Predesign Study 2007*.

### **8.4 Design Charrette Drawings**

No changes to this section. Details can be found in the *Olympic Region Headquarters Replacement Project Predesign Study 2007*.



No changes to this section. Details can be found in the *Olympic Region Headquarters Replacement Project Predesign Study 2007*.