

DRAFT



Public Works

Master Plan Report

City of Everett Service
Center Redevelopment



 DLR Group

DRAFT

Pg6	EXECUTIVE SUMMARY	01
Pg8	PROGRAM	02
Pg18	GOALS AND VISION	03
Pg32	CONCEPT REVIEW	04
Pg58	PHASING	05
Pg66	SCHEDULE	06
Pg70	COST ESTIMATE	07
Pg102	WORKPLACE SURVEY	08
Pg106	APPENDICES	09

DESIGN TEAM

DLR Group (planning, architecture, design, mechanical engineering, electrical engineering, structural engineering, sustainability)

Pinnacle Consulting Group, Inc (industrial equipment engineer)

David Evans and Associates, Inc. (civil, landscape, traffic)

Roen Associates (cost estimate)

DRAFT

01

EXECUTIVE SUMMARY

Executive Summary

This document has been prepared with the City of Everett in response to the City's need to move their department services out of aging buildings that do not meet the size requirements for modern equipment, and safety issues with the existing infrastructure.

The City of Everett is redeveloping their existing campus to replace all existing buildings with new construction. The existing buildings have been evaluated to be seismically unsafe, and cost to retrofit the buildings is not financially viable.

This master plan report provides the following considerations:

- The existing site shall be redeveloped in lieu of moving City of Everett services to a new location within the city.
- The campus will be unified with use of materials and building orientations.
- The new buildings shall be phased in construction to allow existing departments to remain in operation throughout construction.
- The final development will provide the necessary parking requirements for public, employees, and city vehicles parked on site.
- Transit operations will be located off site.
- Construction will be performed as a GC/CM construction method per alternative delivery method

By developing the master plan, the City confirmed the space needs for each department, and located the buildings on the existing site in alignment with the existing infrastructure until it can be vacated and demolished. The departments worked collaboratively to ensure the optimal final campus result would enable the city to work efficiently and as one unified system. This campus will also act as the emergency response center during any events affecting the operations of the city that include but are not limited to earthquake, snow or ice damage, or fire.

The design team worked through three schemes with the City to develop a final campus strategy that creates a visual gateway to the city, provides opportunity for future private development along Pacific Avenue, provides an architectural response to the existing hotel east of the site, and develop parity between all employees that are located on the campus. This report shows the final master plan that will be implemented through the design process in one construction package with a GC/CM that will be selected by December 2016.

DRAFT

02

PROGRAM

SUMMARY
PROGRAM

The space program was developed over a two year period with various meetings and interviews with stakeholders from each department or functional group. These discussions were intended to instigate debate about how business is currently conducted and how it could or should be in the future.

Discussion topics included:

- Functional workgroup organization
- Efficiency of existing practices/space
- Staff retention
- Staff recruitment
- Technology
- Security
- Sustainability
- Offices versus workstations
- Staff amenities
- Staff cohesion
- Consolidation of warehousing
- Location of dispatch, EOC, conferencing

The space program is organized by City department and functional group. To control square footage (and therefore cost), the majority of non-field crew workers will be housed in workstations versus offices.

The space program is meant to be a guideline for the design team. Once floor plans are developed in collaboration with the users, the space list will function as a budgetary limit for the project with each department limited to the total square footage allocated in the space program.

Department	NSF	DGSF	GSF	Notes
Public Works Administration & Support	15,375	20,756	23,870	Office Building
Operations Superintendent	3,590	4,847	5,573	Maintenance Building
Maintenance Superintendent	19,356	26,131	30,050	Maintenance Building
Engineering Superintendent	5,378	7,260	8,349	Office Building
Utilities Finance Manager	13,410	15,269	17,559	Office & Warehouse Building
Engineering Services Manager	1,928	2,648	3,045	Office Building
City Engineer	6,034	7,728	8,888	Office & Maint. Building
Building Official	4,928	6,653	7,651	Office Building
Purchasing	4,796	5,376	6,183	Warehouse
Facilities	6,472	8,337	9,588	Office & Maint & WH Building
TOTAL			120,756	

Understanding the Space Lists

- NSF = Net Square Footage; usable space
- DGSF = Departmental Gross Square Footage: includes NSF and departmental circulation, walls, etc.
- GDF = Gross Square Footage: includes DGSF and circulation between departments, building systems, wall thicknesses, etc.
- Staff Position/Space = Name of space
- Location = type of building the space is in (OB Office Building, MT Maintenance, WH Warehouse, Shop, Other)
- Qty = Number of that type of space
- SF/Space = NSF for that space type
- Total = Qty x NSF gives the total NSF for those types of spaces
- Notes = general information for that space type

STAFF POSITION / SPACE	Location	Qty	Type	SF/Space	Total	Notes
Public Works Director	OB	1	PO	200	200	
Office Supervisor	OB	1	WS	80	80	
Reception Desk	OB	1	WS	200	200	2 workstations
Directors' Conference	OB	1		400	400	Shared between the 2 directors
				Subtotal	880	
				Grossing	308	
				Total	1,188	

SUPPORT SPACES		Qty	Type	SF / Space	Total	Notes
EOC	MT	1	PO	1,000	1,000	Shared for site - used for training?
EOC Office	MT	2	PO	150	300	
EOC Storage	MT	1	PO	100	100	
EOC Files/Records	MT	1	PO	100	100	
EOC Kitchen	MT	1	PO	100	100	H2O and Food Stores with kitchenette
Conference Room	OB	1	-	1,500	1,500	Shared - area near lobby
Conference Room	OB	1	-	400	400	Shared in office area
Conference Room	OB	1	-	250	250	Shared, near lobby/counter
Conference Room	OB	2	-	100	200	Shared, near lobby/counter
Staff Break Room	OB	1	-	800	800	With kitchenette and vending. Seating for 30
Work Room	OB	6	-	120	720	Distributed throughout new bldgs, allowance
IT Staging/Deployment	WH	1	-	225	225	Adjacent to IT/Server rooms. Near warehouse.
Janitor's Closet	OB	8	-	50	400	Distributed throughout new bldgs, allowance
Wellness	MT	1	PO	800	800	800 sf + 40 1/2 height lockers
Male Locker Room	MT	1	PO	1,600	1,600	128 full height lockers + 5 shower rooms
Female Locker Room	MT	1	PO	800	800	60 full height lockers + 3 shower rooms
Gender Neutral Locker Room	MT	1	PO	200	200	10 full height lockers + 1 shower room
Staff Restrooms	OB	10	-	200	2,000	Distributed throughout new bldgs, allowance
Building Systems	MT	1	PO	1,500	1,500	Distributed throughout new bldgs, allowance
Building Systems	OB	1	-	1,500	1,500	Distributed throughout new bldgs, allowance
				Subtotal	14,495	
				Grossing	5,073	
				Total	19,568	

STAFF POSITION / SPACE	Location	Qty	Type	SF/Space	Total	Notes
Operations Superintendent	OB	1	PO	150	150	Near director
Facilities Manager	OB	1	ws	64	64	
Senior Environmental Specialist	OB	1	ws	64	64	
Project Coordinator	OB	2	ws	64	128	Works with Facilities Manager, 1 future
				Subtotal	406	
Envirmental Monitoring and Compliance (EMC)						Separate from IPT
Senior Environmental Specialist	MT	1	PO	120	120	
Drinking Water Process Analyst	MT	2	ws	64	128	1 future
Water Quality Analyst	MT	2	ws	64	128	
Water Quality Tech	MT	2	ws	64	128	
Engineering Technician	MT	1	ws	64	64	
Support Space: Sampling Equip Storage	MT	1	-	200	200	
Support Space: Work Room / Testing	MT	1	-	200	200	Cleam storage included
Support Space: Library/Conference	MT	1	-	400	400	Table/work area with bookshelves along wall
Support Space: Gear Room / Utility Room	MT	1	-	100	100	Directly accessed from outside, ice machine, hose bib just outside
				Subtotal	1,468	
Industrial Pre Treatment (IPT)						Separate from EMC
Pretreatment Manager	MT	1	PO	120	120	
Industrial Waste Inspector	MT	4	ws	64	256	
Support Space: Sampling Equip Storage	MT	1	-	180	180	
Support Space: Work Room / Testing	MT	1	-	180	180	
Support Space: Library/Conference	MT	1	-	400	400	Table/work area with bookshelves along wall
Support Space: Gear Room / Utility Room	MT	1	-	100	100	
Support Space: Garage / Cleaning	MT	1	-	480	480	
				Subtotal	1,716	
				Subtotal	3,590	
				Grossing	1,257	
				Total	4,847	



STAFF POSITION / SPACE	Location	Qty	Type	SF/Space	Total	Notes
Maintenance Superintendent	MT	1	PO	150	150	
Senior Engineer	MT	1	ws	64	64	
Associate Engineer	MT	3	ws	64	192	
Maint Support: Break Room	MT	1	-	1,500	1,500	Seats 65. Vending, 3 oversize refrigerators, kitchenette counter with uppers and lowers, dishwasher, 3 microwaves, coffee station, ice dispenser (large quantity)
Maint Support: Conference / Training	MT	1	PO	1200	1,200	1,200 sf (for 50 ppl)
Maint Support: Conference Storage	MT	1	-	140	140	
				Subtotal	3,246	
Streets						
M&O Supervisor - Streets	MT	1	PO	150	150	
Engineering Tech	MT	1	ws	64	64	
Environmental Permit Coordinator	MT	1	WS	64	64	
Records/Library Storage	MT	1		100	100	
PW Supervisor - Alleys, Brush, & Dikes	MT	1	PO	580	580	includes crew area (12 4' carrels along outside wall), 64sf workstation for Supervisor
Heavy Equipment Operator	MT	6	carrel	-	-	
Equipment Operator	MT	3	carrel	-	-	
Utility Laborer	MT	4	carrel	-	-	
PW Supervisor - Asphalt & Sweeper	MT	1	PO	580	580	includes crew area (12 4' carrels along outside wall), 64sf workstation for Supervisor
Heavy Equipment Operator	MT	5	carrel	-	-	
Equipment Operator	MT	4	carrel	-	-	
Utility Laborer	MT	3	carrel	-	-	
PW Supervisor - Concrete	MT	1	PO	580	580	includes crew area (12 4' carrels along outside wall), 64sf workstation for Supervisor
Cement Finisher	MT	4	carrel	-	-	
Equipment Operator	MT	3	carrel	-	-	
Utility Laborer	MT	7	carrel	-	-	
Concrete Equipment Storage	Other	1	Outside	3,000	3,000	Outside storage, enclosed, secure, freeze protected
Asphalt Equipment Storage	Other	1	Outside	800	800	Outside storage, covered, and secure
Alley Brush Equipment Storage	Other	1	Outside	800	800	Outside storage, covered, and secure
				Subtotal	2,118	

STAFF POSITION / SPACE	Location	Qty	Type	SF/Space	Total	Notes
Water						
M&O Supervisor - Water	MT	1	PO	150	150	
PW Supervisor - Construction Crew	MT	1	PO	440	440	includes crew area (8 4' carrels along outside wall), 64sf workstation for Supervisor
Water Service Tech	MT	2	carrel	-	-	
Records/Library Storage	MT	1		100	100	
Heavy Equipment Operator	MT	2	carrel	-	-	
Utility Laborer	MT	5	carrel	-	-	
PW Supervisor - Hill Crew	MT	1	PO	440	440	includes crew area (8 4' carrels along outside wall), 64sf workstation for Supervisor
Water Service Tech	MT	1	carrel	-	-	
Heavy Equipment Operator	MT	2	carrel	-	-	
Utility Laborer	MT	2	carrel	-	-	
PW Supervisor - Water Services Crew	MT	1	PO	440	440	includes crew area (8 4' carrels along outside wall), 64sf workstation for Supervisor
Water Service Tech	MT	3	carrel	-	-	
Heavy Equipment Operator	MT	2	carrel	-	-	
Utility Laborer	MT	2	carrel	-	-	
Maint Support: Meter Shop	MT	1	HIGH BAY	1,800	1,800	roll up door shared with Hydrants Shop
Maint Support: Hydrants Shop	MT	1	HIGH BAY	800	800	roll up door shared with Meter Shop
Lead Utility Serviceworker - Metering	MT	1	WS	64	64	included in Metering, close to water group
Utility Serviceworker - Metering	MT	4	carrel	-	-	included in Metering, close to water group
Metering Storage	MT	1		100	100	Off Meter shop
Metering Supply	MT	1		100	100	Off Meter shop
				Subtotal	4,434	
Sewer/Drainage						
M&O Supervisor - Sewer/Drainage	MT	0		150	-	
PW Supervisor - Vactor & CCTV	MT	1	PO	440	440	includes crew area (8 4' carrels along outside wall), 64sf workstation for Supervisor
Engineering Tech	MT	1	ws	64	64	
Records/Library Storage	MT	1		100	100	
Heavy Equipment Operator	MT	5	carrel	-	-	
Utility Laborer	MT	5	carrel	-	-	
PW Supervisor - Sewer Construction	MT	1	PO	440	440	includes crew area (8 4' carrels along outside wall), 64sf workstation for Supervisor
Heavy Equipment Operator	MT	4	carrel	-	-	
Equipment Operator	MT	1	carrel	-	-	
Utility Laborer	MT	4	carrel	-	-	
Sewer Shop	MT	1		1000	1,000	roll up door
Sewer Shop Records Workstation	MT	1		80	80	near supervisor
Mud Room	MT	1		800	800	Clean up area from field, boot dryer, sink, floor drains
				Subtotal	2,924	

STAFF POSITION / SPACE	Location	Qty	Type	SF/Space	Total	Notes
TSG						With Dispatch, EOC, and Alarm
M&O Supervisor - TSG	MT	1	PO	150	150	
Welding Shop	MT	1	HIGH BAY	2,500	2,500	shop space - roll up door
Welding Office	MT	1	PO	120	120	
PW Supervisor - Water Distribution	MT	1	ws	120	120	
Supervisor I	MT	1	ws	48	48	
Water Quality Control Op	MT	3	ws	48	144	
Water Service Tech	MT	3	ws	48	144	
Plt/Pmp Maint Mech	MT	1	ws	48	48	
Utility Laborer	MT	1	ws	48	48	
Utilities Maint Tech II (Lead) - Electrical/Mechanical	MT	1	PO	120	120	
SCADA/Telemetry Tech	MT	1	SO	300	300	enclosed for security w/ 3 WS and Equipment
SCADA	OB	1		150	150	@EOC
TSG Shop	MT	1	HIGH BAY	2,000	2,000	roll up door
TSG Records Storage	MT	1		250	250	
Utilities Maint Tech II	MT	3	carrel	48	144	
Utility Laborer	MT	1	carrel	48	48	
TSG Conference Room	MT	1		300	300	Daily use
Subtotal					6,634	

Subtotal 19,356
 Grossing 6,775
Total 26,131

STAFF POSITION / SPACE	Location	Qty	Type	SF/Space	Total	Notes
Engineering Superintendent						
Engineering Superintendent	OB	1	PO	150	150	
Principal Engineer	OB	1	PO	140	140	
Senior Engineer	OB	3	ws	100	300	
Associate Engineer	OB	3	ws	64	192	
Surface Water Manager	OB	1	PO	140	140	
Senior Engineer - Surface water	OB	2	ws	100	200	
Support Space: Layout Table	OB	0	-	100	0	
Support Space: Library & Layout Table	OB	1	-	400	400	
Subtotal					1,522	
Construction Management						
Construction Manager	OB	1	PO	150	150	
Asst Construction Manager	OB	2	PO	120	240	
Office Specialist	OB	1	WS	64	64	
Construction Inspector	OB	7	WS	64	448	
CM Support Space: Files	OB	1	-	250	250	
CM Support Space: Survey Equipment	OB	1	-	180	180	
CM Support Space: Conference	OB	1	-	200	200	
Subtotal					1,532	
Records and Mapping						
Maint & Opr Supervisor - IS	OB	1	PO	150	150	
Records Manager	OB	1	PO	100	100	Has to manage all public disclosure requests
Records Systems Specialist	OB	2	WS	64	128	
Records Systems Scan Station	OB	2	WS	64	128	Micro laser Fiche
GIS/Programmer Analyst	OB	1	ws	64	64	
Utility Mapping Supervisor	OB	1	PO	120	120	
Engineering Technician	OB	6	WS	64	384	
Records & Mapping Support: Active Files	OB	1	-	250	250	
Records & Mapping Support: Long-term Reference Files	OB	1	-	800	800	
Records & Mapping Support Space: Layout	OB	1	-	100	100	
Records & Mapping Support: Large Printer	OB	2	-	50	100	
Subtotal					2,324	

Subtotal 5,378
 Grossing 1,882
Total 7,260



STAFF POSITION / SPACE	Location	Qty	Type	SF/Space	Total	Notes
Utilities Financial Manager	OB	1	PO	150	150	
Project Coordinator	OB	1	ws	64	64	
Account Technician (AP)	OB	1	ws	64	64	
Financial Analyst	OB	2	ws	64	128	
Accounting Technician (Payroll)	OB	1	PO	120	120	
Records Storage - Active Files	OB	1		350	350	
Subtotal					876	
Warehouse						
Inventory Control Tech	WH	1	PO	120	120	
Asst Inv Control / Dispatch Tech	WH	2				
Dispatcher	WH	1	SO	400	400	dispatch at warehouse or adjacent to EOC?
Warehouse Worker	WH	1				
Subtotal					520	
Utility Billing						
Utility Services Supervisor	OB	1	PO	120	120	These spaces are near public area/counter with cash window.
Accounting Assistant	OB	8	WS	64	512	
Utility Service worker	OB	1	ws	48	48	Field worker
Utility Laborer	WH	1	WS	64	64	in mailroom
Utility Billing - Storage	WH	1		150	150	
Mail Room (city wide room)	WH	1	-	350	350	Outgoing only (Further consolidation discussion needed)
Utility Billing - Service Counter	OB	1		120	120	3 Windows - 1 ADA, all with Privacy Fins
Subtotal					1,364	
Warehouse and Shops						
Radio Shop with Workstation	WH	1	-	400	400	with workstation
Small Goods Storage	WH	1		1,250	1,250	in warehouse
Tool & Equipment Repair Shop	WH	1	-	500	500	400 sf + 100 sf storage
Warehouse	WH	1	-	8,500	8,500	includes 1,000SF of small parts storage. Secure area (chain link). As space within overall City warehouse.
Subtotal					10,650	

Subtotal 13,410
Grossing 1,859
Total 15,269

STAFF POSITION / SPACE	Location	Qty	Type	SF/Space	Total	Notes
Engineering Services Manager	OB	1	PO	150	150	w/Director
PW Information & Education Officer	OB	2	PO	120	240	w/Director (1 near Richard & 1 near Dave)
Public Info/Ed Spec	OB	3	ws	64	192	w/Director
Subtotal					582	
Office Support						
						1st floor lobby switchboard staff support
Switchboard Operator	OB	2	WS	64	128	Located with City switchboard + counter
Office Technician	OB	3	WS	64	192	
Internal Service Counter	OB	1		100	100	counter at Office tech, copiers and mail
Copier Work Room	OB	1		250	250	3 large printers, work table
Mail Sorting	OB	1		80	80	area included in the copier work room
Public Information Support Space: Storage	WH	1	-	500	500	400SF dry, rest WH storage
Student Day Laborers	OB	2	WS	48	96	
Recycling Center	Other	1		1500	1500	For city, exterior space, not included in bldg sf count
Subtotal					1,346	

Subtotal 1,928
Grossing 720
Total 2,648

STAFF POSITION / SPACE	Location	Qty	Type	SF/Space	Total	Notes
City Engineer	OB	1	PO	150	150	Adjacency with the Building Official & Engineering can be useful
Associate Engineer	OB	3	ws	64	192	
Senior Engineer	OB	1	ws	64	64	
CAD Manager	OB	1	ws	64	64	
Engineering Tech (CAD stations)	OB	4	WS	64	256	1 intern station
Senior Engineer (eng. design)	OB	1	ws	120	120	
Layout Area (CAD & Design)	OB	1		100	100	
Archive/File Storage	OB	1		100	100	
Subtotal					1,046	
Traffic						
Traffic Engineer	OB	1	PO	140	140	
Senior Engineer	OB	2	ws	64	128	
Traffic Operations Supervisor	MT	1	ws	64	64	
Senior Signal Tech	MT	2	ws	64	128	
Signal Tech	MT	3	WS	48	144	or small carrel
Transportation Maintenance Tech	MT	4	WS	48	192	or small carrel
Traffic Tech	OB	2	WS	64	128	
Associate Engineer	OB	1	ws	64	64	
Traffic Management Center (TMC)	OB	1		800	800	adjacent to EOC
TMC Equipment Room	OB	1		250	250	
Counting Equipment Storage	OB	1		50	50	Near traffic tech
File Storage	OB	1		100	100	
Subtotal					2,188	
Shop Space						
Paint Storage for Striper	GA	1		200	200	in garage with striper
Signal Shop	MT	1	HIGH BAY	800	800	current size is adequate, though ground floor location would be nice - roll up door
Sign & Paint shop	MT	1	HIGH BAY	800	800	current size is adequate. Roll up door
Paint Room	MT	1	HIGH BAY	200	200	200 sf of paint storage
HAZMAT Locker	Other	1		800	800	current size is adequate (in parking lot). Separate building
Subtotal					2,800	
Subtotal					6,034	
Grossing					1,694	
Total					7,728	

STAFF POSITION / SPACE	Location	Qty	Type	SF/Space	Total	Notes
Building Official	OB	1	PO	150	150	Close to counter
Development Tech	OB	4	ws	64	256	
Permit/Dev Counter Tech	OB	2	WS	64	128	
Student Day Laborer	OB	2	WS	64	128	Office in active files
Permit Tech	OB	1	WS	64	64	low walled (not at counter)
Permit Services Manager	OB	1	PO	120	120	close to counter
Associate Engineer	OB	2	ws	64	128	
Chief Inspector	OB	1	PO	120	120	Adjacent to work group
Construction Inspector	OB	2	WS	64	128	work group
Building Inspector	OB	2	WS	64	128	work group
Plumbing/Mech Inspector	OB	2	WS	64	128	work group
Electrical Inspector	OB	2	WS	64	128	work group
Inspector Work Group Work Area	OB	1	open	256	256	work table area with work group WSs around it. Hard walled area
Subtotal					1,862	
Planning - Service Counter						
Land Use Planning / Environmental Review / Permit Counter Positions	OB	4	ws	64	256	Workstation + layout table
Planning - Service Counter	OB	1		400	400	Workstation + layout table
Conference Room	OB	1		100	100	
Storage	OB	1	-	300	300	
Counter File Storage - Active Plans & Pern	OB	1	-	1,200	1,200	Layout table (similar to inspectors' work group)
Counter File Storage - Long Term Files	OB	1	-	350	350	
Counter Public Lobby	OB	1	lobby	400	400	1 station for records search carrel for public use
Lobby Collaboration Stations	OB	2		30	60	standing work counter alcoves at lobby. Large enough to look at a set of plans, with computer station.
Subtotal					3,066	

Subtotal 4,928
 Grossing 1.35
Total 6,653



STAFF POSITION / SPACE	Location	Qty	Type	SF/Space	Total	Notes
Purchasing Manager	OB	1	PO	150	150	
Buyer	OB	3	WS	64	192	
Warehouse Worker	WH	1	WS	64	64	
Mail Room (Incoming)	WH	1		120	120	sorting for mail distribution (Consolidation discussion further needed)
File Room	OB	1		120	120	Part of mail room?
Conference Room	OB	1		150	150	
Warehouse	WH	1		4,000	4,000	Secure area (chain link). As space within overall City warehouse (20kSF), includes archive room

Subtotal 4,796
 Grossing 580
Total 5,376

STAFF POSITION / SPACE	Location	Qty	Type	SF/Space	Total	Notes
Facilities & Property Management Director	OB	1	PO	250	250	WS + 6 person conference table
Administrative Assistant	OB	1	WS	64	64	
Real Property Management	OB	2	PO	100	200	confidential
Project Manager	OB	1	PO	120	120	
Project Coordinator	OB	2	WS	64	128	
Conference Room	OB	0		400	-	
Library	OB	1		400	400	Library with conference table
Building & Project Records	OB	1		250	250	flat files and drawings
Subtotal					1,412	
Maintenance Crew						Housed with Custodial
Facilities Manager	MT	1	PO	120	120	
Electrician	MT	3	WS	48	144	6' carrel, 1 future
Maintenance Mechanic	MT	4	WS	48	192	6' carrel, 1 future
Maintenance Worker	MT	4	WS	48	192	6' carrel, 1 future
Shop - Electrical	MT	1		500	500	Roll up door shared with Carpenter
Shop - Carpenter	MT	1		1,500	1,500	Roll up door shared with electrical
Shop - Locksmith	MT	1	MEZZ	200	200	
Subtotal					2,848	
Custodial Crew						Housed with Maintenance
Custodial Supervisor	MT	1	PO	120	120	
Custodian	MT	4	WS	48	192	6' carrel (shared w/maintenance?) Maybe not all carrels... just 3 workstations with crew siting areas
Caretaker	MT	3		0	-	Offsite
Cleaning Equipment Storage / Repair Shop	Shop	1		300	300	
Subtotal					612	
Shared Support Space						
Warehouse - General, Electrical Supply, Custodial	WH	1		1,600	1,600	Secure area (chain link). As space within overall City warehouse (20kSF)
Subtotal					1,600	

Subtotal 6,472
 Grossing 1,865
Total 8,337

DRAFT

03

GOALS AND VISION

GOALS
VISION



Goals of project

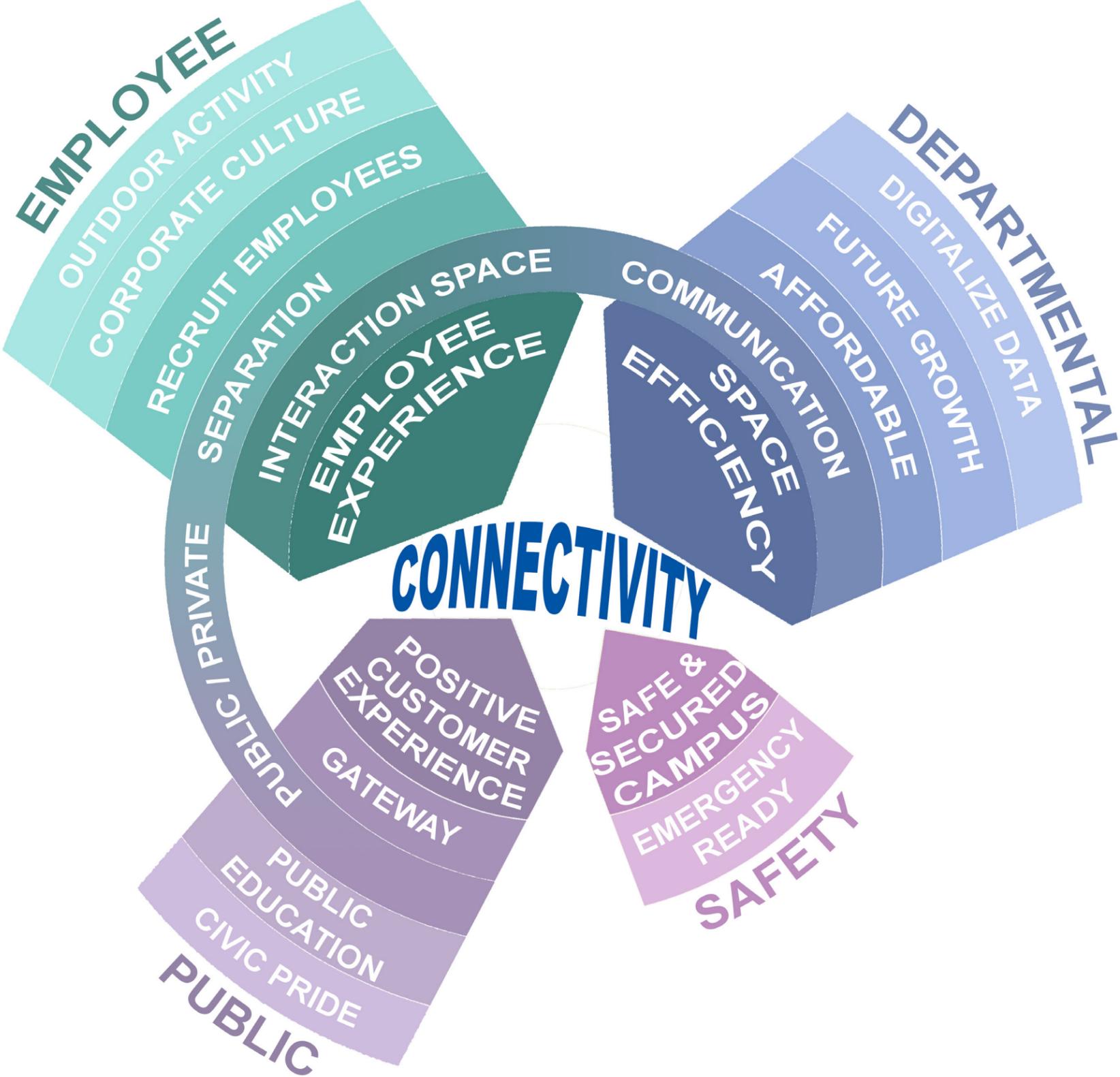
During the initial project kick off, the City of Everett project team collaborated to list goals of the project which set the standard for how the decisions should be confirmed throughout the project. Each member of the owner group shared words that are important to be achieved for a successful project.

Ideas shared were sorted into categories of Master Plan, Phasing, Public, Architecture, Sustainability, and to represent the typical and anticipated goals, "Duh!". Sorting into these categories allowed the conversation to focus on what does the architecture need to accomplish opposed to what are the sustainability goals of the project. All the words or phrases were assembled on notes to the wall, and the team was asked to vote on the concepts with green dots indicating very important and red dots indicating less important.

The categories were regrouped into four topics where the phrases could be organized into goals for each user group. The categories are "EMPLOYEE", "DEPARTMENTAL", "SAFETY", and "PUBLIC". The phrases provided by the City of Everett team were broken into these categories, and described a campus that addresses a positive employee experience able to find and retain the best staff. The departments are intended to operate efficiently, provide interoffice communication, and allow for future growth. The building is to represent the community of Everett, providing a clean, safe, cohesive gateway to the city, and allow for positive customer experiences. The overall campus will be safe and able to function as the hub during an emergency event. All of these topics resulted in one unifying theme of "CONNECTIVITY", thus being the central focus of the goals conversation.

The following graphic illustrates the hierarchy of all the topics shared during the goals session. Each branch of the goals is toned to indicate the most important aspects in the darker, more central blocks. As you move through each branch, the tones become lighter indicating they are still important goals for the project, but not prioritized over the central objectives.

This graphic will be used as a reminder throughout the entire project on what the project team is striving for together as one united City campus. We will revisit ideas, and can adjust the graphic throughout design as necessary if a strategy becomes more relevant throughout design.



Project vision

A second exercise with the City of Everett allowed each member representing their own department to provide some insight into the personal design aesthetics, significant drivers, or passion for this project. DLR Group provided almost 500 individual photographs of ideas, buildings, forms, colors, etc. and laid them throughout the room. Each team member was asked to select 5 unique images that they appreciated for any reason. They posted the five images on the wall, and were asked to share with the group why they selected their images.

The resulting conversation provided a diverse conversation on sensibility as a civic entity. Many people shared their vision of a respectful campus with well considered design gestures that provide healthy, community development spaces without an appearance of cost of decadence. Many people discussed the value of showing City of Everett’s history and traditions in concept, not form, such as respect for the historical fabric throughout the city, and the maritime industry rooted in Everett’s past. Images of products and spaces showed bright and healthy environments where staff of all levels would feel respected and happy to return to their office. Departments would be able to share ideas and spend time with each other. Healthy spaces using outdoor seating, exercise areas, and wellness factors would increase the connection between departments.

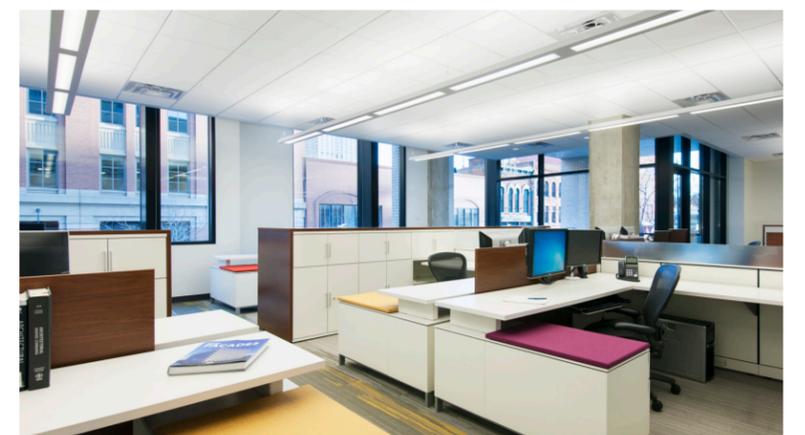
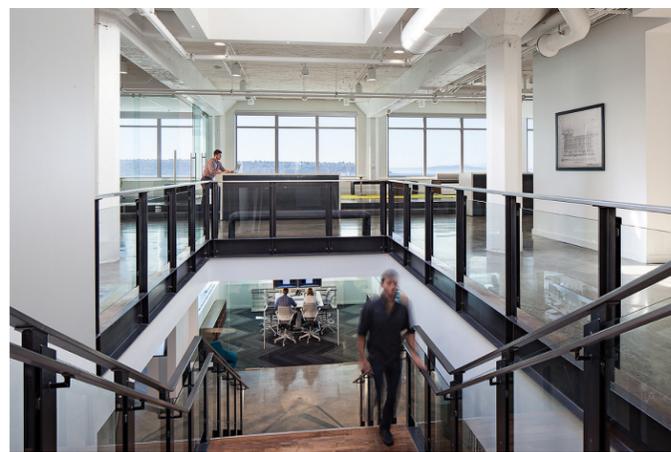




Euneka Richards
Stressed that if we remove a 'benefit' that staff is used to having, that we replace it with amenities and reasonings for why. Promote an open, healthy work environment...one that feels beneficial to the employees. Feels it is important to focus more on the impact of the interiors than the shell. Let's not overlook acoustical comfort. Goal is to create an inviting space that can be a tool for recruitment and retainment. Do not portray an opulent face to the public.



Dave Davis
Liked the idea of an open landmark stair and an interior that received both views and access to daylight throughout, not just at the perimeter. Would like to strived for honesty in our material selections and 'no false ceilings'. Let's not overlook the colors and textures in our own NW backyard, the materials should reflect where we live and what we value. Connecting to the outdoors and having a constant sense of outside is desirable.



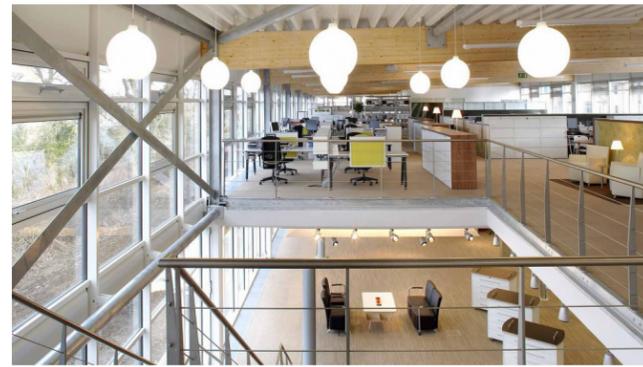


Bob Carlson
Appreciated a consolidated shop space that feels open with a good interior environment. The exterior materials have a durable base. Exterior windows allow you to see what is coming outside. The future needs to be accommodated for new fleet and vehicle types that will come.



Chris Lark
Appreciated a slick and clean interior with a deconstructed exterior to match the uses of the campus. The employees want a "rougher" exterior.





Lanie McMullin

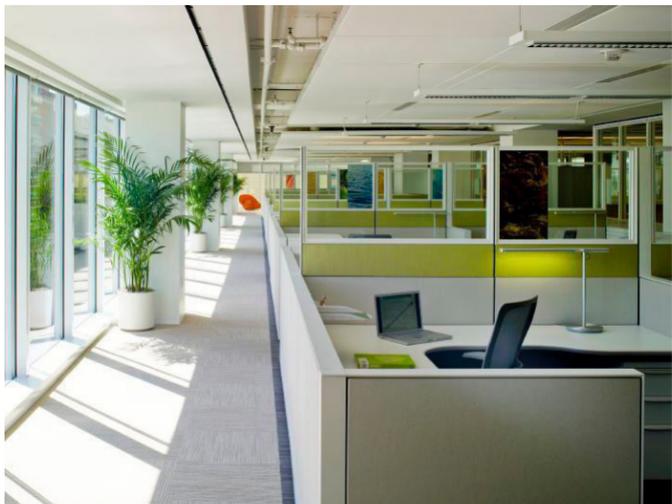
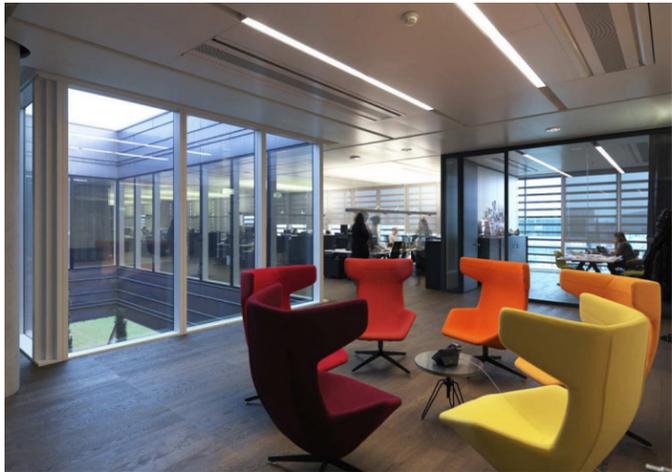
Use of materials that reflect the work that we do...steel, water, brick...industrial textures in a refined and thoughtful application. Likes the idea of patinas, water retention, creative public artwork (example: artful pipe sculpture).



Mike Schmieder

Likes open court yards, game rooms and specific spaces for staff recreation. Likes the idea of having accessible and healthy food and exercise nearby (as mentioned during Well Building intro). Desired area for dispatching and scheduling.

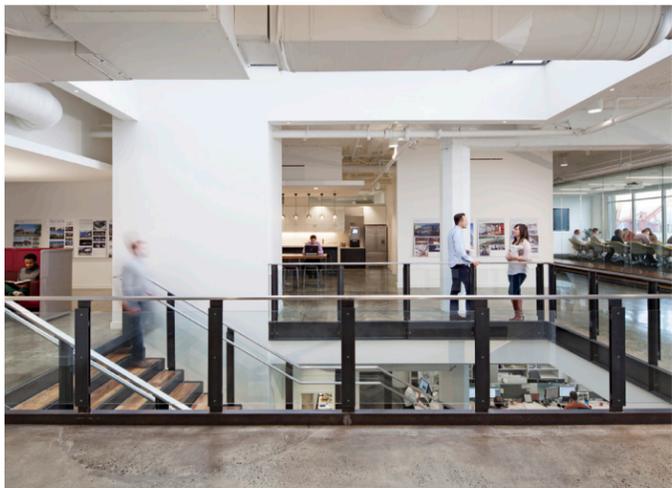




John McClellan
Would like good community spaces with simple and well-designed material applications. Repurposing materials and traditional architectural forms...considers the modern barn-shaped building with gabled roof line a good example of this. Likes organic spaces as long as function is first and foremost.



Paul McKee
Loves the idea of creating 'accidental' social interactions with people you may not see or talk to everyday, using the space to encourage collaboration between employees. The space should feel open but still organized and clear to find your way through, lots of natural light and connection to nature.





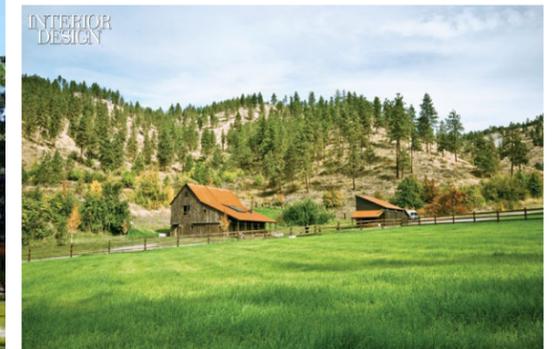
Ruben Sanchez

Was drawn to images of multi-level spaces that had a consistent element running through each (such as large scale artwork), connecting the floors together. Likes the idea of creating environmental refuge areas, where employees can unwind, relax, have a quiet moment after or during a hard day's work. Wants the new buildings to give the impression of professionalism and sustainability...using materials that reflect those values, such as cement board siding.



Ryan Sass

Discussed the idea of the day-to-day pressure cooker that staff often experience then balancing that with a relaxing and nature-infused space to have a break in or be able to have a view of from their work area (image of meadow). Wants to be very thoughtful about the use of materials and application of finishes, they need to be interesting and functional as well as aesthetically-pleasing. Very against the 'evil sea of cubicles' visual.

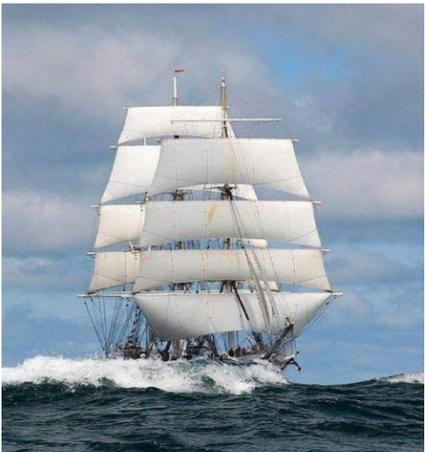
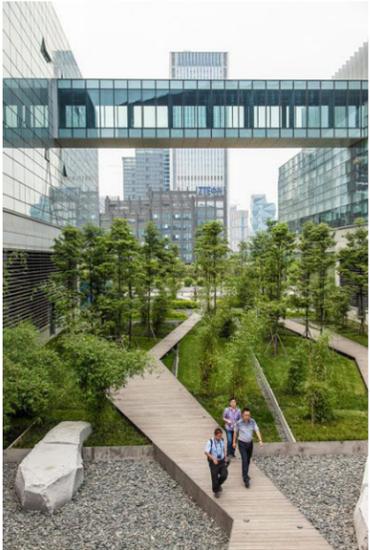




Tom Hingson
Appreciates a creative use of vertical space and the idea of using natural elements to make spaces feel inviting instead of intimidating. Mentioned the use of solar power, and utilizing natural light. The common work areas should encourage collaboration. Likes open/exposed ceilings and the use of brick, glass, and concrete. Above all, the priority is function.



Tony Cademarti
Used the term 'modern industrial' as the aesthetic he'd like to shoot for. Materials he envisions are brick, glass and metal with plenty of sealed concrete floors. He's drawn to tall ceilings and doors.





J.R. Erickson

Hopes for a destination break room and gathering space for employees. High priority is making we are up to speed with latst and greatest technology. Likes large, open collaborative spaces. Is drawn to the idea of a large, landmark stair that is used all day rather than hiding it in the back of house area...it helps let light into floors and encourages social interaction.



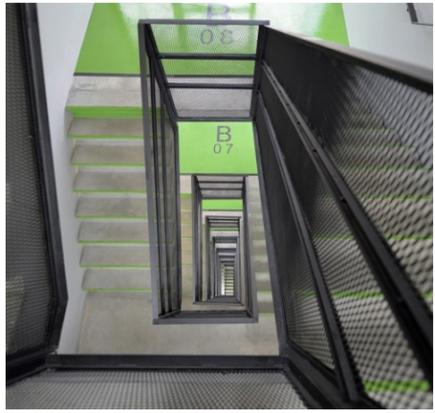
Matt Welborn

Expressed his appreciation and respect for historical architecture. Would love to see an exterior area that is designed with wildlife in mind (birds, local critters). Sees many opportunities for recreational spaces on campus. And pulled the Hendrix image because he likes the idea of not following the rules!

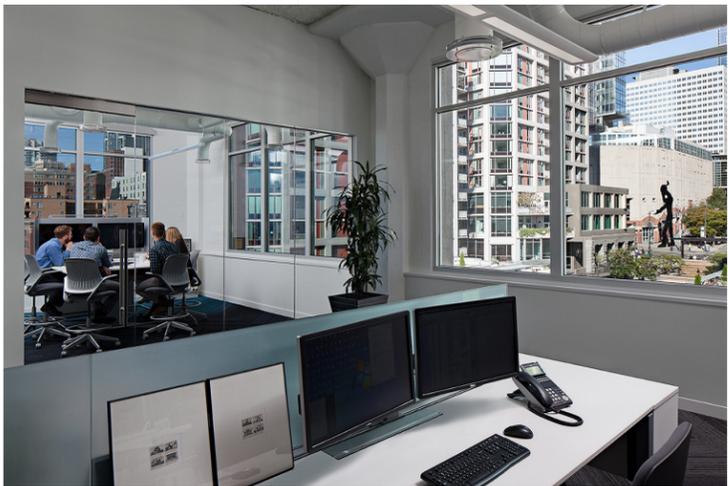




Mark Sadler
Liked the term function-based maintenance. Prioritizes emergency-readiness...for the small and more urgent things that come up. Would like a workout area/room for his staff to promote wellness. Doesn't see the need for anything fancy, fairly plain in terms of aesthetics is okay. FUNCTION rules all.



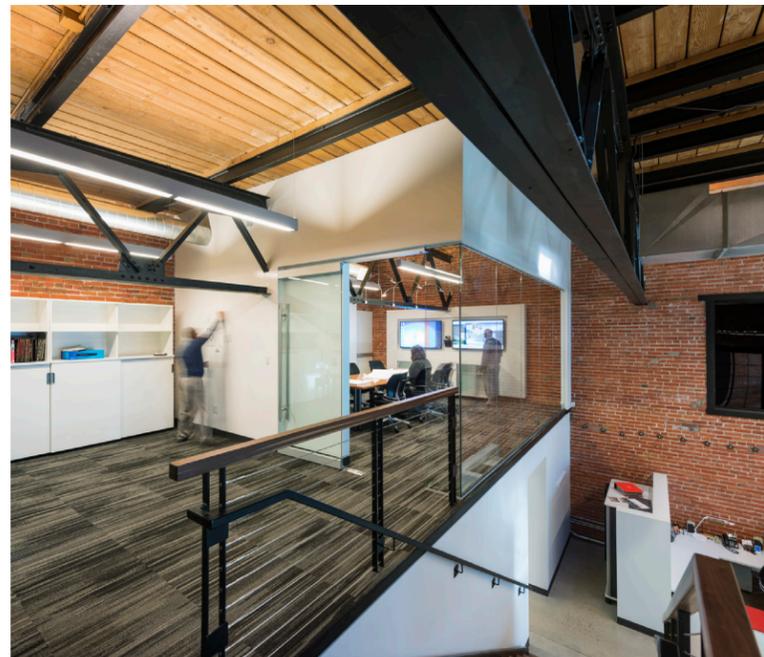
Clark Langstraat
Is intrigued by the idea of incorporating organic elements with highly functional designs (vertical green wall at stairway lightwell). Values transparency, specifically in areas that the public will be inhabiting. Transparent materials help promote the idea of transparent government, avoid operating behind 'closed doors'. Wayfinding and a sense of clear direction for public interactions is a must.





Tony Cademarti

Appreciates the organization of the shop areas, and aesthetic of tall doors, high ceilings, and sealed concrete floors for the industrial areas. The context next to Everett Station and the Navy yard of Everett is something that can tie together the exterior materials of brick and white walls.



DRAFT

04

CONCEPT REVIEW

EXISTING SITE CONDITION

CONTEXT DIAGRAM

ENVIRONMENT DIAGRAM

ARCHITECTURE NARRATIVE

MASTER PLAN

SITE CIRCULATION

CIVIL NARRATIVE

CIVIL DIAGRAM

ELECTRICAL LAYOUT

SHOP DESIGN CRITERIA

EQUIPMENT PROGRAM

Existing Site Condition

The Service Center will be redeveloped on the existing 14-acre site. The site is bordered by Pacific Avenue, Pine Street, Hill Street and 33rd Street. Internally, the site is bisected by Cedar Street north to south and on the eastern half by 32nd Street in the east-west direction. At the crossing of Cedar and Pacific is a controlled intersection. There are currently no known site limitations save for the corner of 33rd and Cedar where there may have been a ravine that was filled with debris. However, this area of the site will not be changed in the initial redevelopment project. The proposed layout of that area's development is parking (further investigation is required to fully understand the limitation of that portion of the site).

There are approximately 170,000 square feet of buildings on the site belonging to Public Works and Transit. These buildings range in construction from concrete tilt-up construction to metal buildings to mission style stucco. Each of the mission critical buildings are seismically unsound. None of the buildings fulfill the needs of the working groups housed in them (most notably Building 1 and Building 4).

Initially, 140,000 square feet will be demolished to accommodate the redevelopment. Once Transit secures funding, another 50,000 square feet of building will also be razed and redeveloped.



Service center annex "Creamery Building"

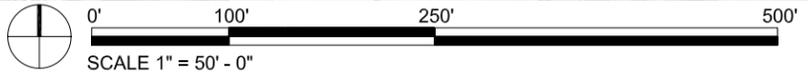
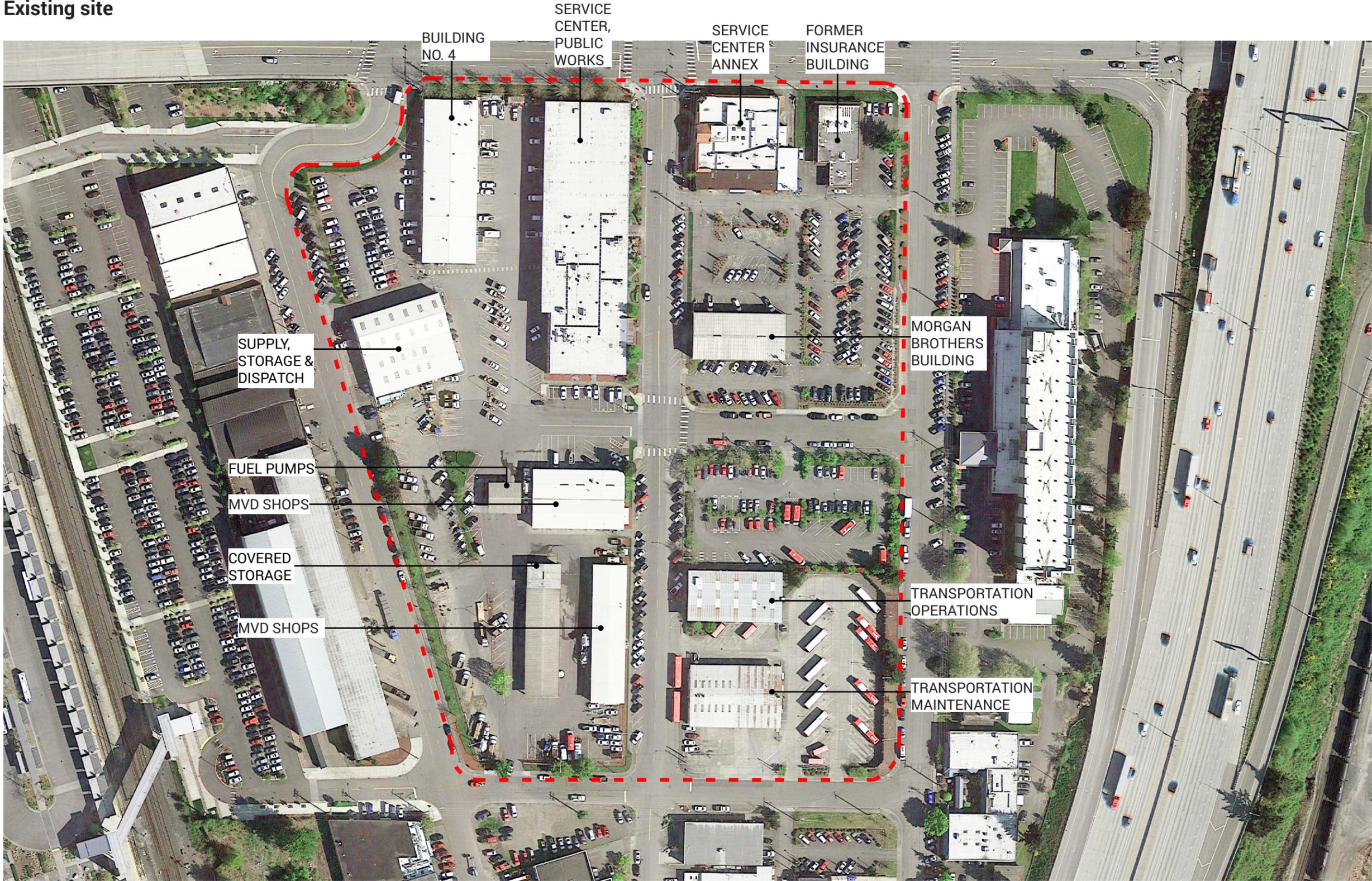


Service center, Public works



Supply, storage & dispatch

Existing site



Contextual Relationships

The site is principally within an industrial area of the city. On the east, the property's edge is along Pine Street, a hotel, and Interstate 5. On the west, the main neighbor is Everett Steel. On the south is a brewery and on the north are some small businesses across Pacific Avenue. Of special concern are the views approaching the site from Pacific as well as the views from the hotel across Pine Street.

Public approach to the site will remain along Pacific to Cedar with on-street parking accommodating the majority of public visitors.



View from Pacific & Pine St

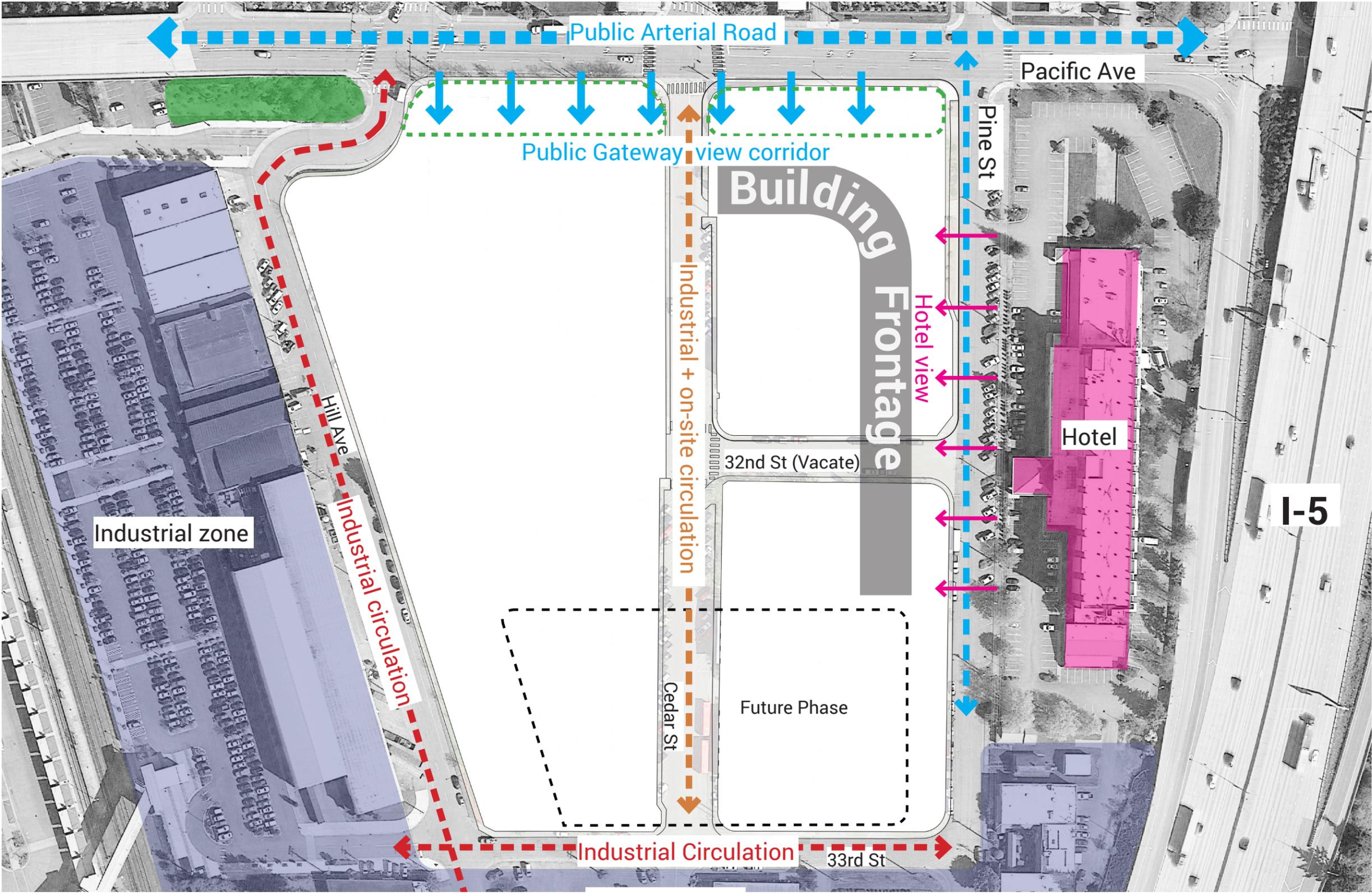


View from Pacific & Hill Ave



View from Pine St

Context diagram



CONTEXT DIAGRAM



Environmental Conditions

The Everett climate is a maritime climate with a weather convergent zone which creates stronger rain and wind patterns than typical in the area. Weather information for the site was gathered from <http://energyplus.net/weather> from the closest weather station to the site. This weather data provides average annual cloud conditions, wind patterns, sun angle charts, and temperatures for the region. This data is analyzed on the site design to indicate opportunities for passive design strategies that may minimize interior building loads such as natural daylighting with sun path diagrams, and natural ventilation. Diagrams such as the wind rose and psychrometric charts are provided to indicate optimal exterior weather conditions that we shall design for.

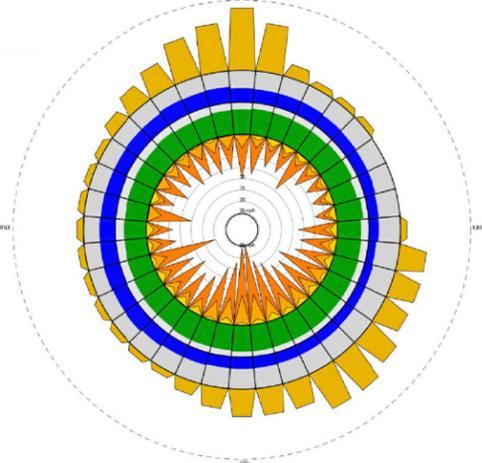
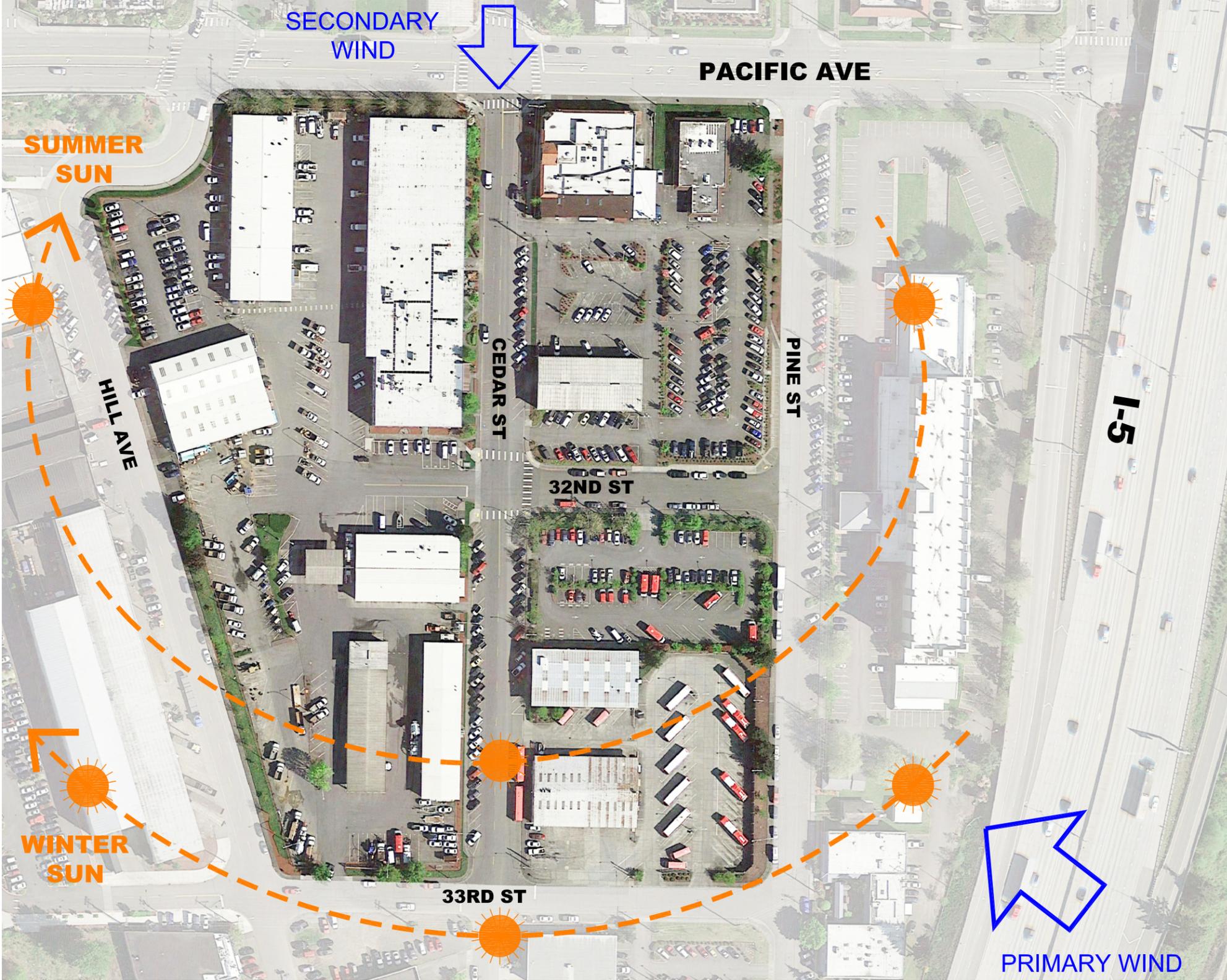
This site indicates a low and short sun path during the winter months, and a high, long path in the summer. Typical design for this climate and temperatures is a heating dominant climate, meaning the building should attempt to harness as much natural heat through daylighting strategies as possible throughout the entire year. Glare will typically be a design concern in office and shop areas, and can be mitigated with properly designed window shades and glazing types in both window systems and skylight locations. Natural lighting potential in the summer months will extend to the northwest corner of the building, and should be considered on the north elevations.

Wind patterns on the site predominately come from the southeast direction, and are cool fast winds that should be mitigated with vestibules at public and staff entrances, and at shop roll up doors. A secondary, northern wind is on the site in the warmer months of the year, but is not as strong and warmer than the cool southeastern, and will have advantages in summer natural ventilation strategies.

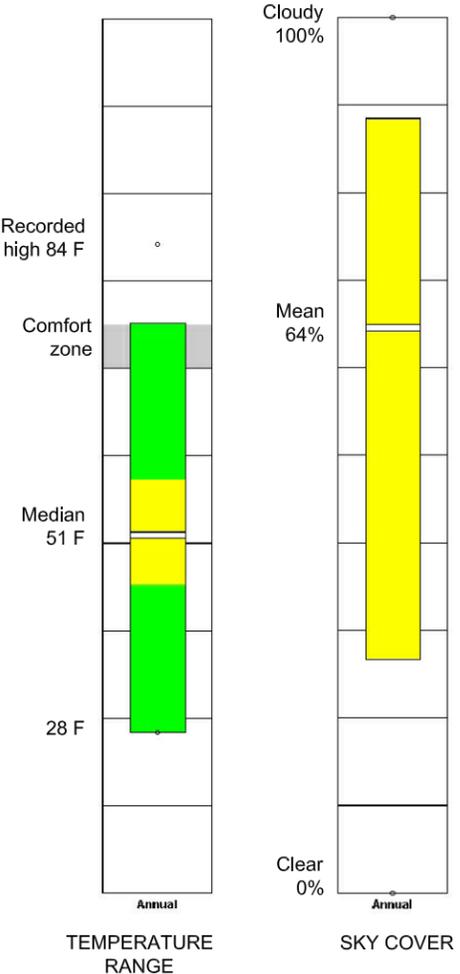
The median temperature range is 51 deg F with a recorded high temperature of 84 deg F and a low of 28 deg F. The area is cloud covered for 64% of the year.

This data will be implemented in strategies on the site for passive ventilation, heating, and weather protection through the use of vestibules, material selections for thermal gain, mechanical unit design, heat recovery, daylighting, and many more.

Environmental diagram



Wind rose



ENVIRONMENTAL DIAGRAM



Architectural narrative

The architectural materials and forms will unify the campus buildings. There are five buildings to be constructed during the initial construction package with the GC/CM which include the main office building, maintenance office building, maintenance shops, warehouse, and associated covered parking and garage spaces. By developing all these buildings and demolishing the existing buildings on site, the campus will use the same materials, construction techniques, and systems throughout the entire campus. The two office buildings serve different departments of the City of Everett – Public Works and Maintenance. The Public Works building, aligning with Pacific Avenue, will be the gateway building representing the City's respect for the citizens, and houses the public functions such as planning, and conference spaces. It will likely be a two story building with a higher focal entrance at the corner of Pacific Avenue and Cedar Street to direct people to the public entrance. The building will be designed with modest, clean, and modern materials and forms that are inviting and durable. The building fenestration will be responsive to the environment of Everett providing adequate glazing for daylighting, security, and transparency to the departments housed in the building. The façade facing Pacific Avenue will be a rainscreen cladding system with materials such as masonry, fiber cement paneling, or other paneled system hung on the façade. The facades directed toward the campus will be more modest in materials with a simple less expensive panel system such as metal.

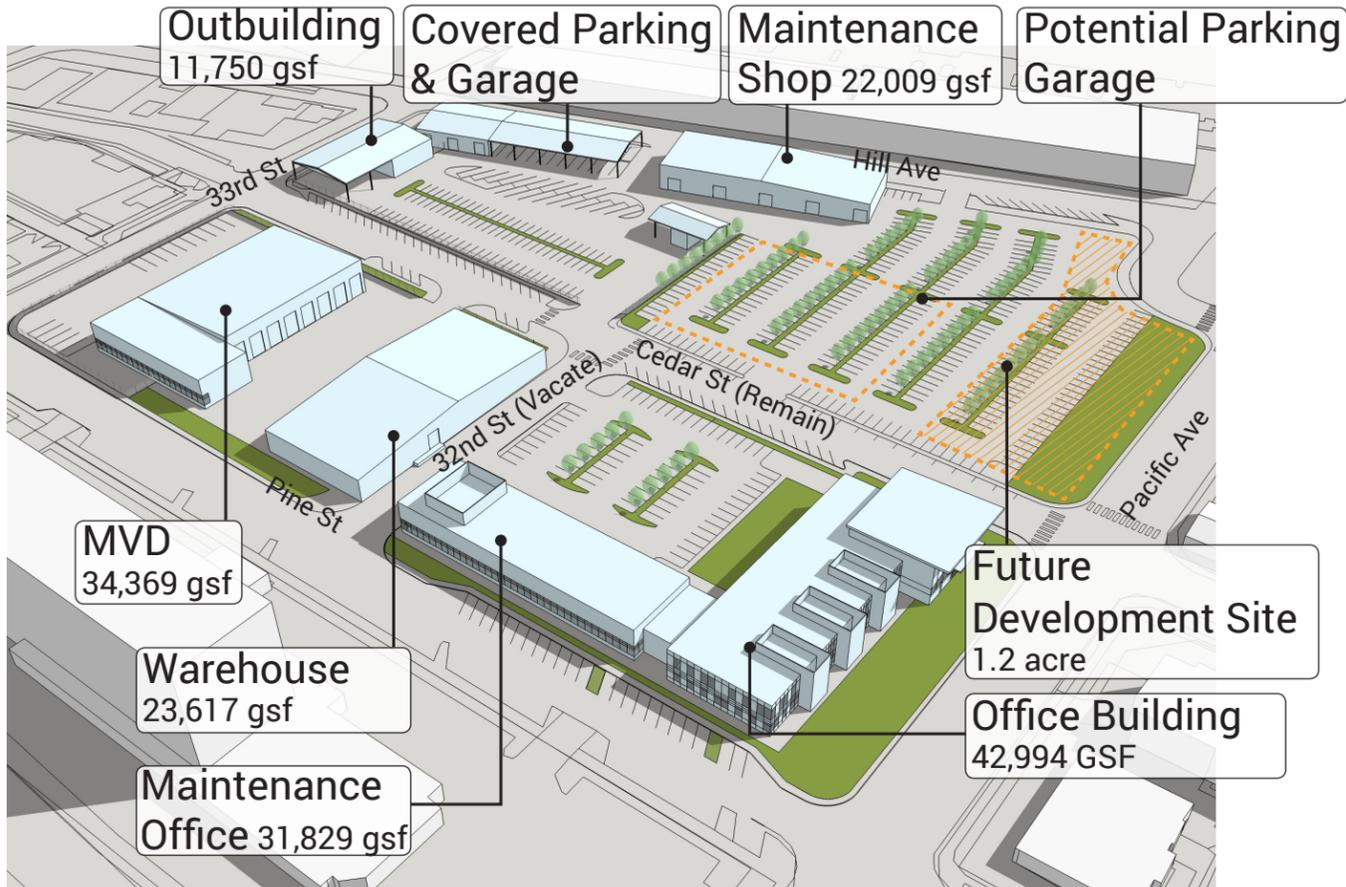
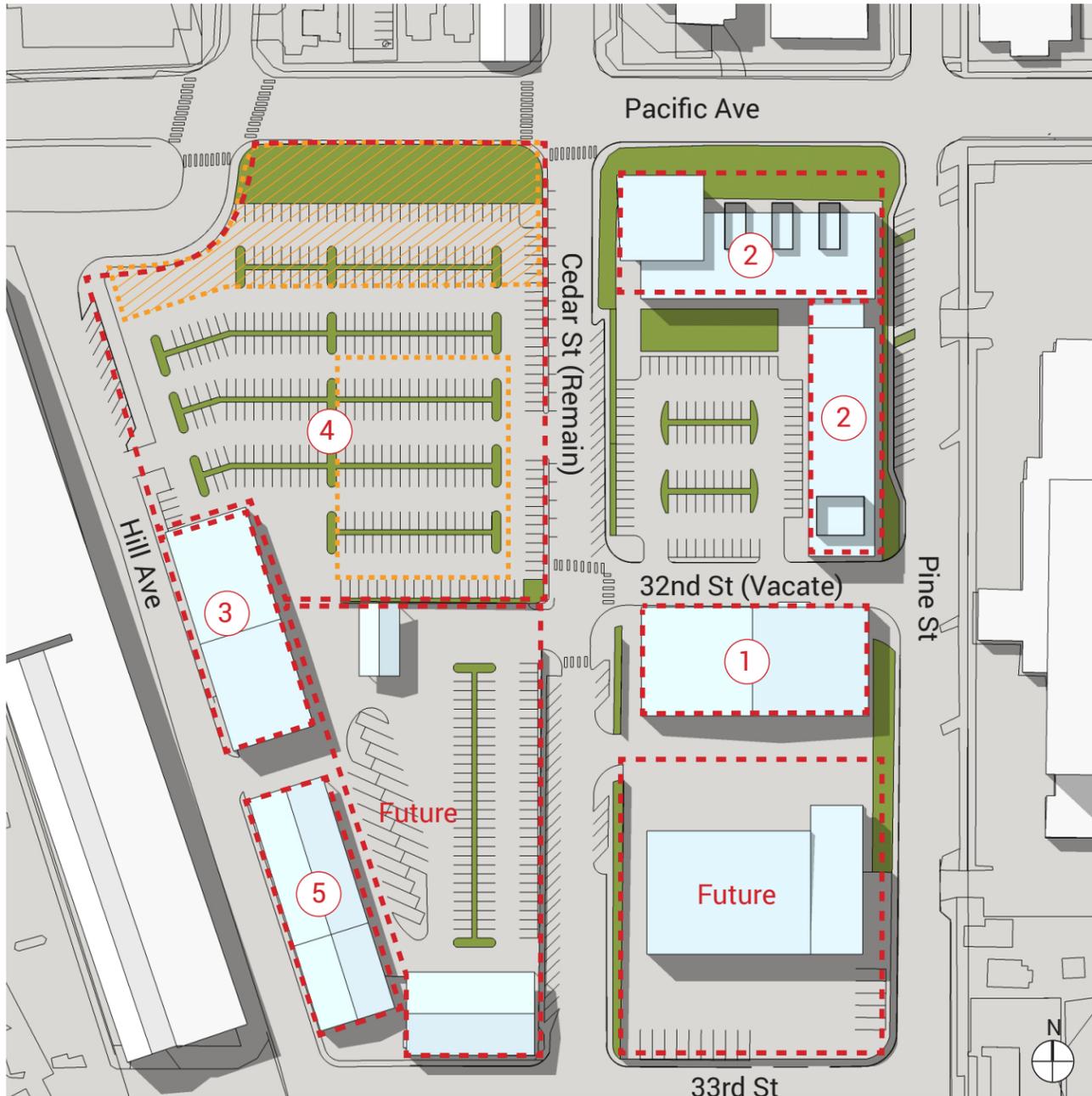
The maintenance office building contains the staff support spaces for the maintenance workers. This building will use a similar design typology and aesthetic as the Public Works building to provide parity between the employees in both buildings. The building will likely be a two story building. Typically maintenance workers would be in a building similar to the shops building, which create a class division of “white collar” to “blue collar” employees. By designing the two buildings equally, the staff will feel unified in stature and allow more opportunities to share spaces and work together.

The Warehouse and Maintenance Shops buildings will be metal buildings structured on a durable base of concrete masonry units (CMU) up to approximately 6'-0" to protect the structure from potential damage of trucks and equipment. The metal building is a simple structure that is designed as a complete system. The covered parking and garage will use a similar palette of materials, but be minimal in structure as they are just providing minor protection from weather and freezing. The buildings will be sized to accommodate the necessary equipment clearances for high bay and low bay areas. The interior floors will be exposed concrete slabs with necessary floor drains and sloping to allow cleaning and meet the operations requirements. Wall and roof insulation will be provided to meet LEED Silver and energy code requirements. Each bay will have roll up doors for access of vehicles and equipment. Skylights and/or windows will be provided to allow natural light

into the work spaces. The CMU base and colors of the buildings will be designed to connect to the office buildings and unify the entire campus.

Site areas will be designed to meet the circulation requirements of the campus. Vehicle parking and drive areas will be asphalt, but areas with heavy traffic or turning clearances in front of the buildings will be concrete as it is more durable and longer lasting. Site landscaping will be provided to meet zoning requirements, and provide learning opportunities for the public as they work with Public Works. The landscaping will be identified as which required strategy it is such as an L2 buffer, a raingarden, or stormwater system. The entire campus will be fenced for security of the buildings.

Master plan final phase



- Building Warehouse first allows other programs to move into the warehouse building prior to demolition.
- NW quadrant is available for private development.
- NW quadrant may be developed into a parking garage for future on site parking requirements.
- Office building and Maintenance Office building are designed as one cohesive building providing parity between all employees with the city.
- Vacate 32nd Street



Circulation

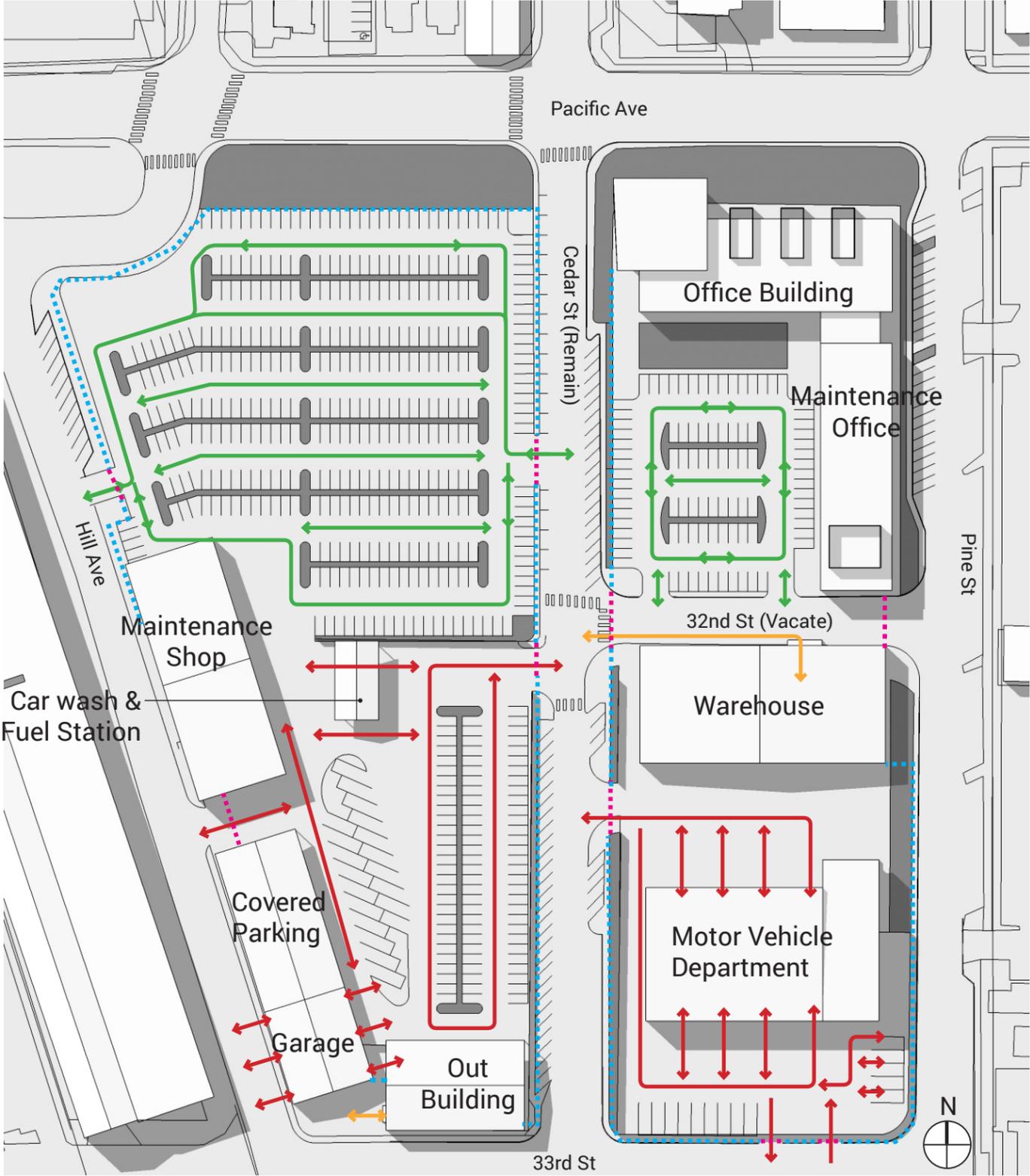
The campus will be secured to protect employee and city vehicles. Each area of the site will have an architectural perimeter fence with approximately five motorized gates at vehicle entrances. Public parking will be street parking along Cedar Street. Employees will park in the northwest quadrant of the site. Parking adjacent to the office building and maintenance office building will be reserved for city vehicles. Parking in the southwest quadrant will be for maintenance shop vehicles and additional fleet vehicles. Covered parking will be for vehicles that require protection to ensure they are accessible when needed. Vactor trucks will be parked in the Garage at the southwest corner of the site. Motor Vehicle Department access will be provided around the building with minor amount of parking for vehicle staging.

Loading to the Warehouse will occur from 32nd Street with a standard loading access area, but not a full loading dock. Similar loading will be provided near the outbuildings.

Areas directly outside of buildings that have vehicle access such as the MVD, Warehouse, and Garage will have clear access paths to ensure vehicles are not parked in front of the building restricting access. Vehicle circulation areas will be concrete to provide more durability and strength to the surfacing, and the drive lanes and parking areas will be asphalt paving.

Vacating of 32nd Street will allow access in the secured areas of the site to be restricted to City of Everett use only. Additionally, vacation of the street mitigates street frontage requirements and allows the most flexibility for loading area and clearance around the future MVD bays.

Site circulation diagram



KEY

- Employee & Visitor parking access
- Secured service vehicle access
- Loading access
- Security fence line
- Street security access control



Civil Engineering

The following narrative is intended to describe the information and assumptions used to develop the civil engineering concepts and estimates for the pre-design and master planning efforts for the City of Everett Public Works Master Plan.

David Evans and Associates, Inc. performed a civil engineering analysis for the Public Works Master Plan for the redevelopment of existing Public Works campus. Surface features, drainage, sewer, and water were reviewed in coordination with the conceptual site plans for the project. The analysis was prepared from a combination of existing information provided by the City of Everett, GIS information, and existing and projected utility information for the site. A boundary survey and topographic survey are being prepared for the site but were not available for the pre-design efforts.

EXISTING SITE CONDITIONS

The Everett Service Center site is located in the City of Everett and is bounded by Pacific Avenue to the north, Pine Street to the east, 33rd Street to the south, and Hill Avenue to the west. The existing site is fully developed with buildings, parking, and utilities.

There are a total of 12 buildings within the four blocks of the project site. The northeast quadrant along Pine Street (Creamery Block) contains three buildings and associated parking areas. The southeast quadrant, also along Pine Street, currently houses the Transit facilities and has two buildings and parking for buses and vehicles. The northwest quadrant between Hill Avenue and Cedar Street includes the Public Works buildings and the Panama building. The southwest quadrant currently houses the three MVD buildings and fuel station.

The existing utility infrastructure is located within the roadway right-of-way surrounding the project site. Existing sewer mains, water mains, and storm drainage facilities can be found within Pacific Avenue Cedar Street, Pine Street, and Hill Avenue as well as 32nd Street and 33rd Street. These facilities will remain and will provide the connection to the existing infrastructure currently servicing the site. Service lines and on-site utilities are present throughout the site, providing connections to the various buildings and facilities. These connections will be removed or rerouted in conjunction with the redevelopment.

PROJECT PHASING

Construction phasing associated with the civil design has been developed assuming several separate bid packages for the project. The first phase of work would include the demolition and civil site preparation of the NE quadrant and existing parking lot on the

south side of 32nd Street. This would include civil package plans for the construction of the proposed Office Building, Maintenance Office, and Warehouse. The next civil site package would include the portion of the SW quad along Hill Avenue to construct the proposed Maintenance Shop, Covered Parking, and Garage. The final major civil package would include the demolition and site prep for the NW quadrant to remove the Public Works buildings and construct the employee parking lot.

DEMOLITION

Demolition and site preparation for the redevelopment will include the removal of existing buildings, pavement, and underground utilities for each phase of work. It is assumed that all structures and utilities outside of the existing roadways will be removed and reconstructed to accommodate the future configuration of the site.

TEMPORARY EROSION CONTROL

A Temporary Erosion and Sediment Control (TESC) Plan will be developed during the design process, which will address practices, methodologies, and requirements for erosion control. This plan is intended to result in the establishment of Best Management Practices (BMPs) to prevent erosion of exposed soils, as well as to prevent sediment from leaving the project site.

Compliance with the NPDES General Construction Permit will be required, including preparation of and adherence to a Storm Water Pollution Prevention Plan (SWPPP). A Certified Erosion and Sedimentation Control Lead (CESCL) will be required to monitor erosion control practices.

Erosion control BMP's may include temporary sediment basins or settling tanks, silt fences, catch basin inserts, stabilized access, vegetative filtration, and other DOE and City approved measures. Inspection and monitoring of the erosion control BMPs will be required in accordance with the SWPPP, Department of Ecology (DOE), and City requirements.

SITE FEATURES

The topography and finished grades of the proposed surface features will generally match the existing conditions. Minimal retaining walls are anticipated. The access drives and circulation routes will be designed to City standards, and the parking areas will vary between one and three percent slope. Frontage improvements along the roadways will be designed to match the existing pavement, and this will establish the connecting elevations for the entire site.

Access roads, circulation drives, and parking lots will likely be asphalt surface above gravel base as determined by geotechnical evaluation and City development standards. Concrete curb and gutter are anticipated, although LID stormwater management strategies could be considered that may

reduce the extent of standard curb and gutter. Permeable pavement has not been included in the pre-design estimation. It may be considered, but its potential use will be limited by the characteristics of native soils. Walkways and other pedestrian hardscape will likely be concrete or other rigid surfacing above gravel base.

STORM DRAINAGE

The majority of the project site discharges surface water to the sanitary sewer system. The combined sanitary and storm runoff are routed to the existing system within Pacific Avenue and conveyed to the City sewage treatment facilities. The pre-design concepts have not been developed to provide separate facilities for stormwater. The proposed development will continue to discharge to the existing facilities. Though not included in preliminary concept sketches some detention and/or water quality facilities may be considered to reduce the runoff rates and control peak flows into the existing system to match existing conditions. Geotechnical investigations may identify areas of the site that are feasible for LID strategies.

A portion of the Creamery Block (NE quadrant) does appear to drain to an existing stormwater system within Pacific Avenue. It is anticipated that surface water runoff from the developed site will continue to discharge to the existing location. A bio-retention cell or other runoff control and water quality facilities may be used to capture, treat, and convey surface water to the existing point of discharge from the site.

There is an existing WSDOT outfall to the Snohomish River that is located to the southeast of the project site. It appears that some portion of offsite area west of Hill Avenue is routed through the southwest portion of the site and to the WSDOT outfall. It is unclear if any stormwater from the project site enters the WSDOT system, or if all runoff from the southwest portion of the site is directed to the sanitary sewer system. Additional investigations will be necessary to verify existing conditions and confirm discharge points from the project site.

SANITARY SEWER

Existing sanitary sewer mains within Pacific Avenue, 32nd Street, 33rd Street, and Pine Street will continue to service the redevelopment of the project site. Sewer service lines within the project site will be removed and replaced to accommodate the proposed buildings. On-site collection comprised of pipes, manholes, and cleanouts will connect to the existing system. Oil/Water separators will be used at various locations to provide pre-treatment of effluent prior to discharge into the City system. Generated flow and capacity requirements, as well as pipe sizes and invert elevations, will be confirmed during the design phase once more information is available.

WATER

Existing water mains within Pacific Avenue, 32nd Street, 33rd Street, Cedar Street, and Pine Street will continue to service the redevelopment of the project site. Water service for the project will connect to the existing water main. An on-site distribution system comprised of pipes and valves will connect to the proposed buildings and provide domestic flow. The connection will require meters and backflow preventers. Water main extensions to the proposed building will be comprised of pipes, valves, fire hydrants, and low flow detector / backflow preventers will provide fire flow. Design demand and capacity requirements, as well as pipe and appurtenance sizes, will be confirmed during the design phase once more information is available.

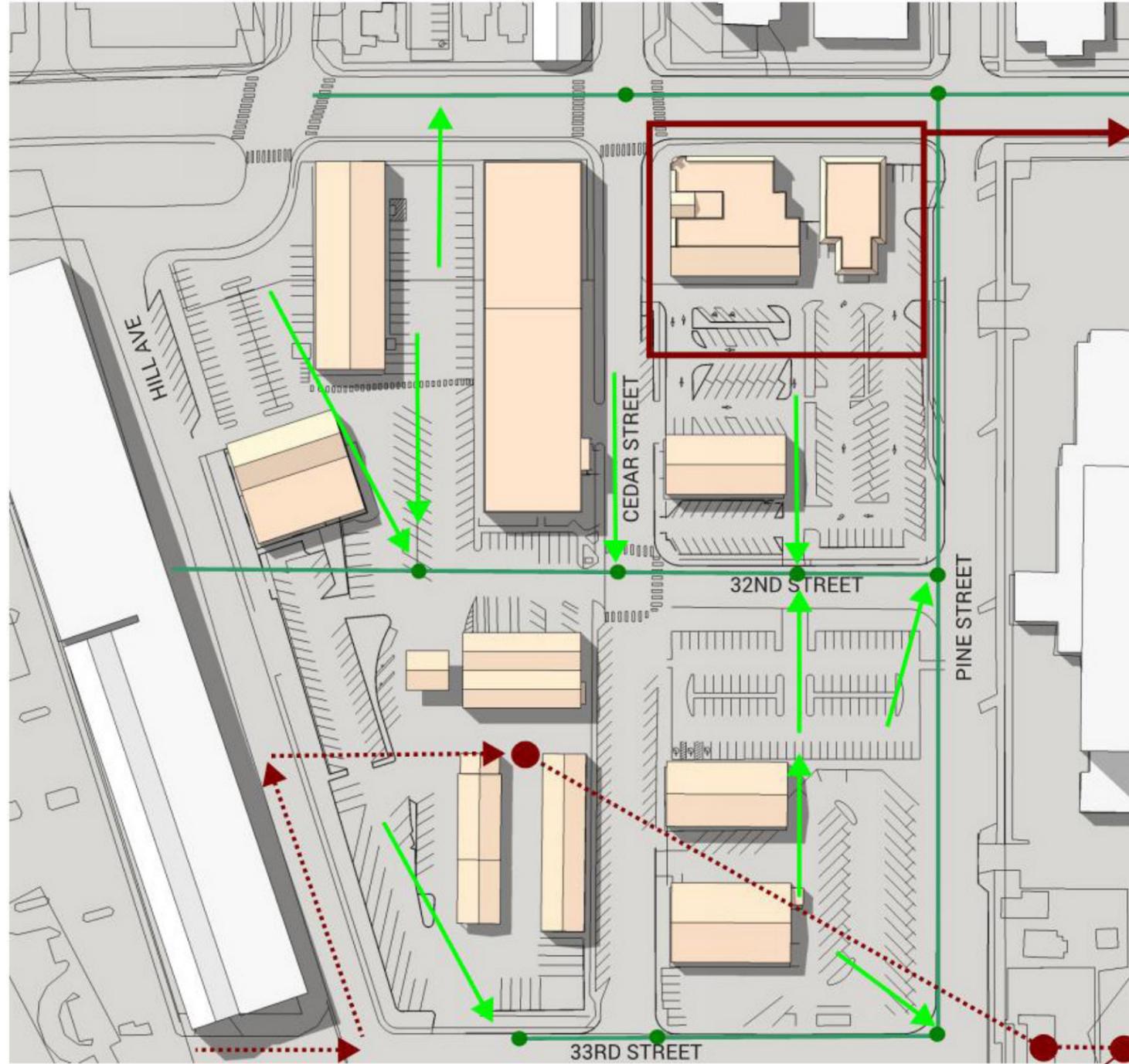
A permanent irrigation system has not been planned for the site. It is assumed that the landscaping will be developed using native and drought tolerant species that will not require irrigation once the plants have been established.

OFF-SITE STREET IMPROVEMENTS

Improvements to the intersection of Hill Avenue and Pacific Avenue may be necessary to accommodate future traffic associated with the redevelopment. Analyses of the intersection alignment and the existing traffic signal system have not been completed.



Existing sewer and storm

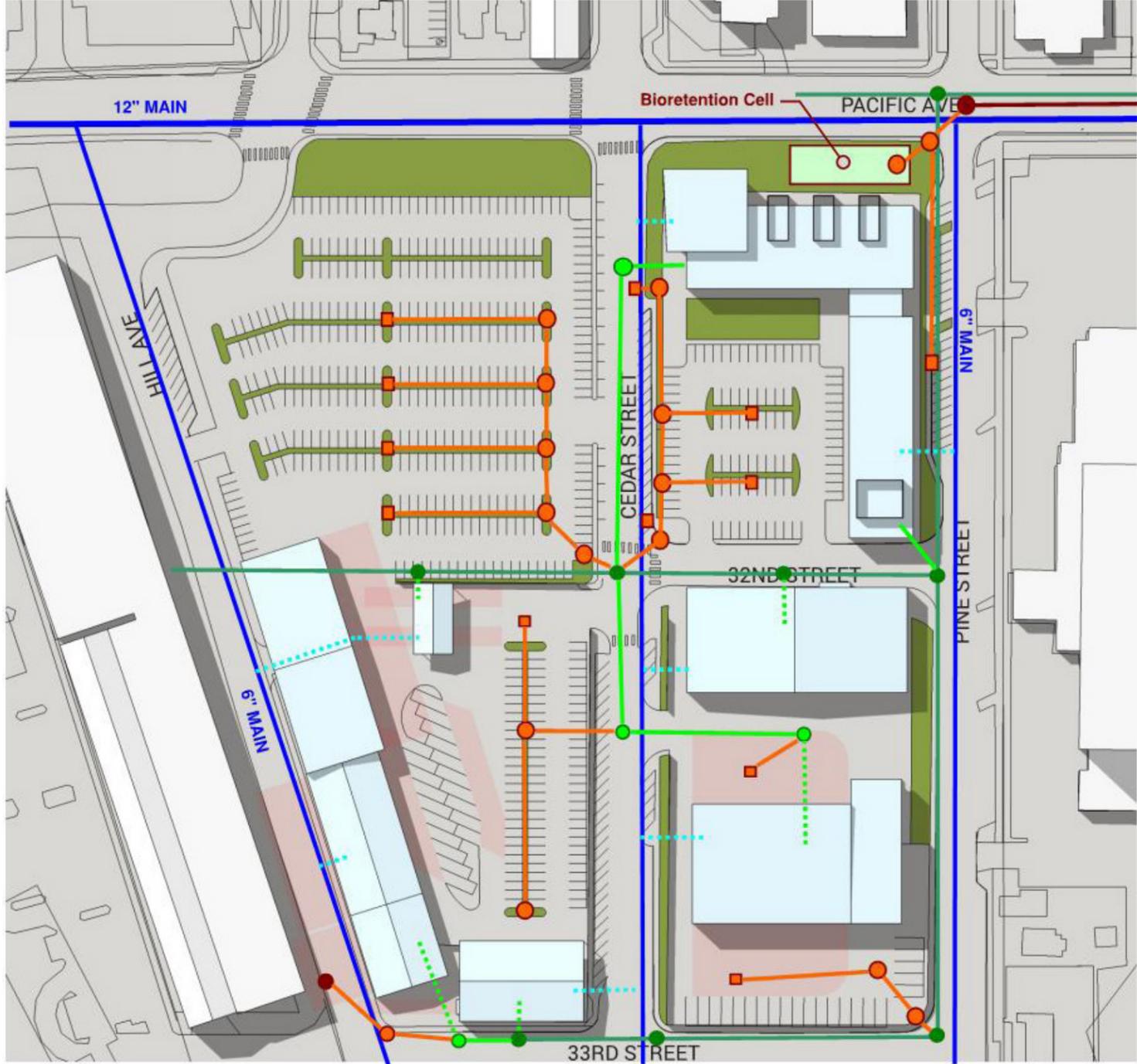


WSDOT MH
TO EXISTING OUTFALL?

LEGEND

- EXISTING STORM OUTFALL →
- OFFSITE FLOW
- EXISTING SEWER —
- FLOW TO SEWER

Proposed utility layout



LEGEND

- EXISTING STORM
- PROPOSED STORM
- EXISTING SEWER
- PROPOSED SEWER
- PROPOSED SEWER SERVICE
- EXISTING WATER MAIN
- PROPOSED WATER SERVICE

EXISTING UTILITIES
 Existing infrastructure within the roadway will be reused to the extent feasible. Existing water mains and sewer mains will provide the connections to the proposed buildings.

Utilities within redevelopment areas will be removed or abandoned and new utilities constructed to serve the redevelopment.

COMBINED SEWER/STORM SYSTEM
 A large portion of the site discharges surface water to the sewer system.



Electrical Service

All buildings shall be served by secondary electrical services with utility company owned transformers and primary feed loop on campus.

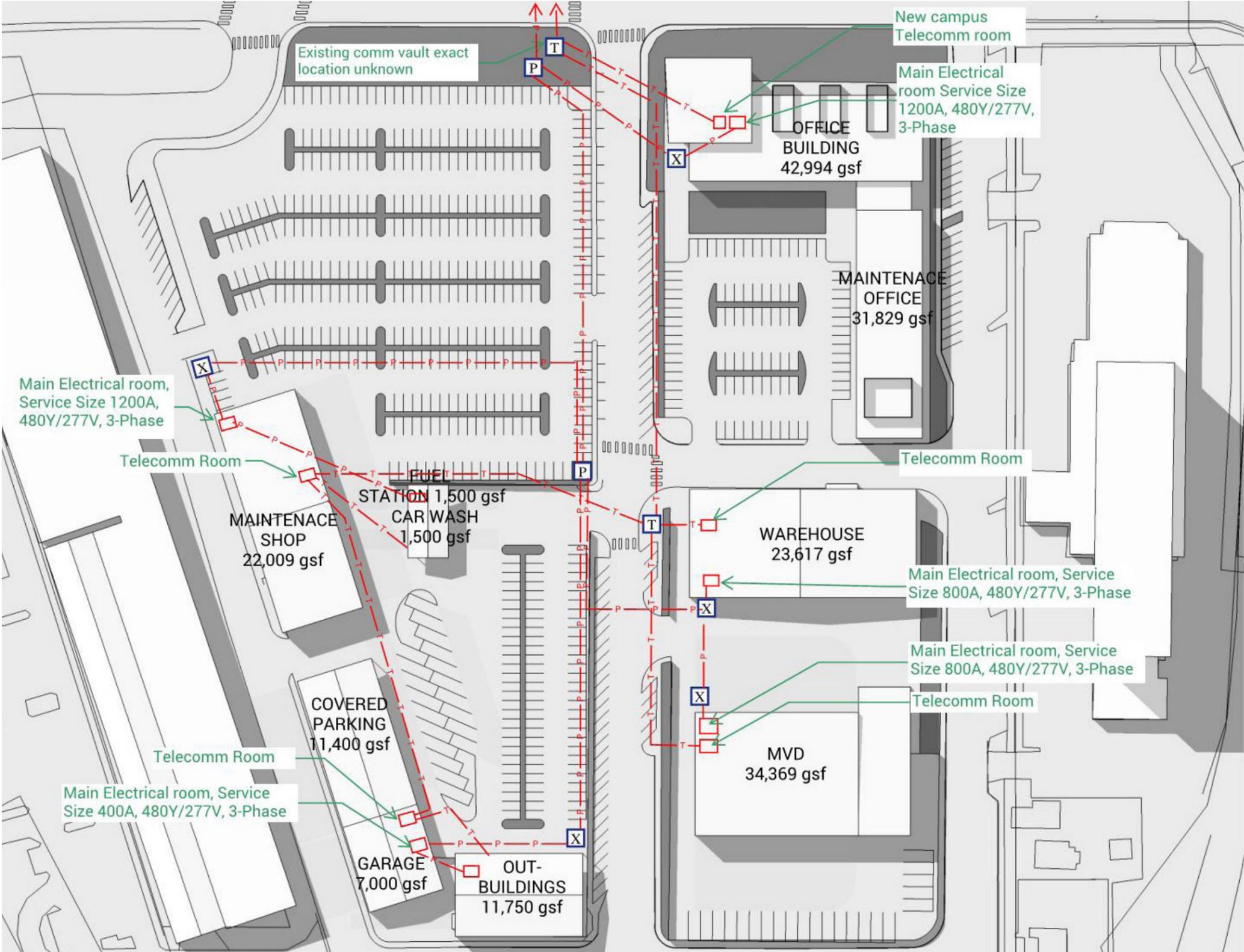
All buildings except for the Fuel Station Car Wash and Outbuildings will get a dedicated electrical service, sizes as shown.

Fuel Station Car Wash will be provided with a 200A, 208Y/120V, 3-Phase sub-fed panel from maintenance shop building. Similarly Outbuildings will be provided with a 200A, 208Y/120V, 3-Phase sub-fed panel from garage building.

Telecommunications

New campus telecomm room shall be established in the office building. Utility phone, CATV, and city fiber services shall be extended from existing on-site telecomm vault to the new campus telecomm room. Additional telecomm vaults and duct banks shall be provided on-site connecting all other buildings back to new campus telecomm room in the office building. Dedicated telecomm rooms shall be provided in all buildings except for the Fuel Station Car Wash and Outbuildings, telecommunication outlets in those buildings will be served from maintenance shop and garage building telecomm rooms respectively.

Electrical diagram



ELECTRICAL LAYOUT



Shop Space, Warehouse Space, and Equipment

In support of master planning activities, Pinnacle Consulting Group reviewed shop and warehouse space to develop preliminary 'Design Criteria' and 'Equipment List'. The criteria and list were developed based on site visits during square footage program validation. The data supports master plan budgeting activities and provides a baseline for shop equipment disposition (relocated, new, surplus, etc.) and building/utility infrastructure requirements.

During schematic design activities, the design criteria and shop equipment list will be developed with individual user groups and shared with design team disciplines. Functional area adjacencies, process flow, equipment layout, material handling requirements, clearances, infrastructure, utility services, etc. will be developed for the City of Everett shops and warehouse space.

1. MAINTENANCE / PUBLIC WORKS SHOPS

Meter/Hydrant Shop

- High bay space
- Bridge crane coverage required
- Adjacencies: TSG and Welding Shops
- Overhead door / at grade access to exterior
- Shop includes work bench area and small parts storage
- Relocate existing test fixture (existing condition reference photos below)



Test fixture



adjacent shop space

- Shop utilities include:
 - Electrical
 - Compressed air
 - Voice/Data
 - Domestic water
 - Sanitary sewer
 - Safety eyewash

Sewer Shop

- High bay space.
- Adjacencies: Maintain Separation from Meter and Hydrant for sanitary purposes
- Overhead door / at grade access to exterior
- Shop includes work bench area and parts storage
- Shop utilities include:
 - Electrical
 - Compressed air
 - Voice/Data
 - Domestic water
 - Sanitary sewer
 - Safety eyewash

TSG Shop Space

- High bay space.
- Bridge crane coverage required.
- Adjacencies: Welding and Meter/Hydrant Shops. TSG SCADA operations have communications link to EOC
- Overhead door / at grade access to exterior
- Shop includes work bench area and small parts storage
- Shop utilities include:
 - Electrical
 - Compressed air
 - Voice/Data
 - Safety eyewash

Welding Shop

- High bay space.
- Bridge crane coverage required.
- Adjacencies: TSG and Meter/Hydrant Shops
- Overhead door / at grade access to exterior
- Shop includes work bench area and small parts storage. Shop includes a variety of welding and fabrication equipment (see equipment list for detail). (existing condition reference photos below)



Fabrication area



Welding station w/ fume extraction

- Shop utilities include:
 - Electrical
 - Compressed air
 - Voice/Data
 - Domestic water
 - Sanitary sewer
 - Exhaust/Ventilation
 - Safety eyewash

Signal Shop

- High bay space.
- Bridge crane coverage required.
- Adjacencies: Sign Shop
- Overhead door / at grade access to exterior
- Shop includes work bench area and small parts storage (existing condition reference photos below)



Work Bench Area



Signal Cabinets

- Shop utilities include:
 - Electrical
 - Compressed air
 - Voice/Data

Sign and Paint Shop

- High bay and low bay space.
- Adjacencies: warehouse/paint storage, striping truck, hazardous material storage
- Overhead door / at grade access to exterior
- Shop includes work bench area and a variety of sign storage areas (existing condition reference photos below)



Work bench / work areas



Sign storage areas



- Shop Equipment includes miscellaneous bench top tools, plate maker, open face paint booth, and vent hood station. Ongoing requirement for a paint booth is TBD.
- Shop utilities include:
 - Electrical
 - Compressed air
 - Voice/Data
 - Domestic water
 - Sanitary sewer
 - Safety eyewash/shower

Facilities Shops – Electrical/Carpentry/Locksmith/Custodial

- High bay space.
- Adjacencies: Independent of public works operations, maintenance, and MVD
- Overhead door / at grade access to exterior
- Shops includes a variety of bench work areas, shop equipment, and storage (see equipment list for detail). (existing condition reference photos below)



Carpentry Shop



Parts storage



Work bench area



Custodial work area and storage

- Shop utilities include:
 - Electrical
 - Compressed air
 - Voice/Data
 - Domestic water
 - Sanitary sewer
 - Dust collection system

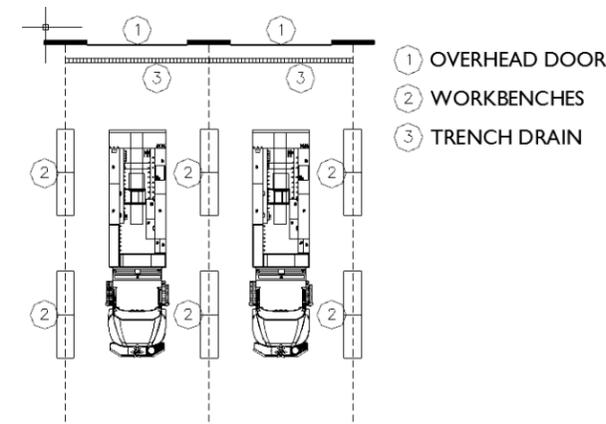
Compressor Room / Mechanical

- Adjacencies: Serves PW and facilities shops
- Overhead door / at grade access to accommodate equipment handling
- Equipment located on housekeeping pads
- New air compressor, air dryer, and receiver tank. Consider re-use of existing compressor(s) for redundancy/back-up service.

MVD SHOPS

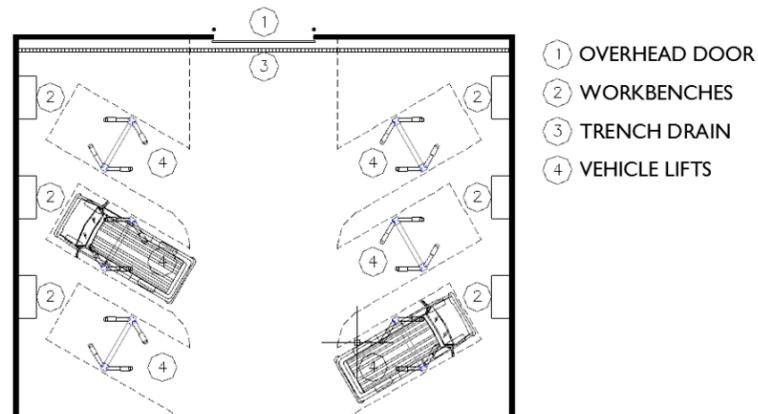
Heavy Vehicle Maintenance Bays

- Complete PM's and vehicle repair on transit fleet and public works fleet vehicles
- 16 service bay positions to accommodate heavy vehicles
- 14' wide x 16' tall overhead doors at each bay
- 7.5 ton bridge crane coverage with 24' hook height
- Combination of mobile column lifts and in-ground hydraulic lifts
- In-ground lube pit at one service bay
- Service bays include vehicle exhaust collections system, lube reels, floor drains
- Adjacencies: Light vehicle service bays, MVD parts warehouse
- Shop utilities include:
 - Electrical
 - Compressed air
 - Voice/Data
 - Domestic water
 - Sanitary sewer
 - See Lube system details
- Service bay concept-



Light Vehicle Maintenance Bays

- Complete PM's and vehicle repair on public works fleet vehicles
- 6 service bay positions to accommodate light vehicles
- 14' wide x 16' tall overhead door access
- 7.5 ton bridge crane coverage with 24' hook height
- In-ground 2-post vehicle lifts
- Service bays include vehicle exhaust collections system, lube reels, floor drains
- Adjacencies: Heavy vehicle service bays, MVD parts warehouse
- Shop utilities include:
 - Electrical
 - Compressed air
 - Voice/Data
 - Domestic water
 - Sanitary sewer
 - See Lube system details
- Service bay concept-



Electronics / Radio Shop

- Up fit of vehicles.
- Part of light vehicle maintenance.
- Adjacencies: Heavy vehicle service bays, Light vehicle service bays, MVD parts warehouse
- Shop utilities include:
 - Electrical
 - Compressed air
 - Voice/Data

Tire / Brake Shop

- Equipment to mount / demount and repair tires and brakes.
- Part of vehicle maintenance.
- Overhead door / at grade access to exterior
- Adjacencies: Heavy vehicle service bays, Light vehicle service bays, MVD parts warehouse
- Shop utilities include:
 - Electrical
 - Compressed air
 - Voice/Data

Fabrication Shop

- High bay space.
- Bridge crane coverage required.
- Adjacencies: Heavy vehicle service bays, Light vehicle service bays, MVD parts warehouse
- Overhead door / at grade access to exterior
- Shop includes work bench area and a variety of welding and fabrication equipment (see equipment list for detail).
- Shop utilities include:
 - Electrical
 - Compressed air
 - Voice/Data
 - Domestic water
 - Sanitary sewer
 - Exhaust/Ventilation
 - Safety eyewash

Tool Room/Parts Room/Tool Repair

- Low bay space.
- Cabinets and shelving for small parts and tools.
- Adjacencies: MVD shops
- Tool repair requires work bench area and small parts storage
- Shop utilities include:
 - Electrical
 - Compressed air
 - Voice/Data

Lube / Compressor Room / Mechanical

- Separate enclosed room for storage and distribution of lubricants to vehicle service bays.
 - Oil
 - Gear lube
 - Grease
 - Automatic transmission fluid
 - Antifreeze
 - Washer fluid
- Containment to control spills and per code requirements
- Adjacencies: Serves vehicle maintenance shops
- Overhead door / at grade access to accommodate equipment and vendor deliveries of bulk fluids.
- Equipment located on housekeeping pads
- New air compressor, air dryer, and receiver tank. Consider re-use of existing compressor(s) for redundancy/back-up service.

SUPPORT OPERATIONS

Wash Bay

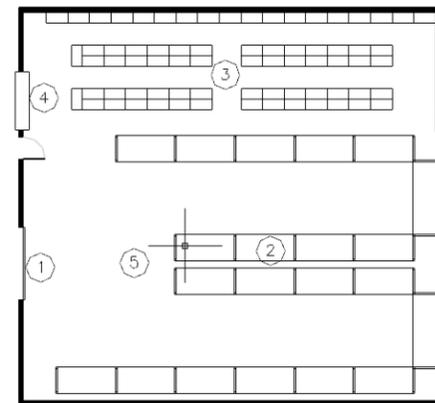
- Wash down vehicles and equipment with manual spray wand, heated water
- 2" hose connection to clean out sweeper, trench drain to water reclaim system
- Pressure washer with 3/4" hose connection
- Flexible to wash large utility vehicles; with trailers
- Includes drive-thru auto wash bay for light vehicles

Fueling

- 4 – 6 Fuel pumps and card access system/fuel management system
- Fuels lanes to accommodate a variety of heavy and light vehicles, with trailers
- Above ground fuel tanks, 12,000 gallon each diesel and unleaded fuels
- Provide central vacuum system with 15' hose at the front and rear locations

Warehouse

- High bay space
- Secure with fencing, materials inventoried and controlled by storekeepers
- Diverse storage types in selective pallet rack system: Archive records, furniture, construction materials, and a variety of public works crew materials
- Area for crew pick-up of materials
- Depressed dock area for dock high load and unload of trucks is desirable
- Warehouse concept-



- ① OVERHEAD DOOR
- ② PALLET RACK
- ③ PARTS STORAGE SHELVING
- ④ ISSUE WINDOW
- ⑤ STAGING AREA



CITY OF EVERETT DRAFT
Public Works Services Center Master Plan

Equipment List

Line No.	I.D. Tag	Equipment Name	Manufacturer/Model#	UL / ETL	Disposition					Qty.	Price Each	Extended Price	Comments
					New / OF-CI	New / OF-OI	Exist'g / OF-CI	Surplus	Future				
67 Compressor Room													
68		Air-Compressor / Dryer / Receiver Tank	Quincy QSI Series Rotary Screw		✓					1		Serves all Maint Bldg Shops	
69		Air Compressor / Dryer	Existing unit to provide redundancy			✓				1			
70													
71													
72													
73 2. MVD Shops (Motor Vehicle Division)													
74 Heavy Vehicle Maintenance - 16 Maintenance Positions													
75		Bridge Crane - 7.5 Ton	Demag Cranes - 50' span x 24' hght x 160' runway (qty 2)		✓					2			
76		Vehicle Lift - 4 post	Rotary - Mobile Column Hydraulic (set of 4)		✓					6			
77		Vehicle Lift - 2 post	Rotary - 70,000 lb in-ground lift		✓					8			
78		Work Bench	Heavy Duty		✓					16			
79		Parts Washer				✓				1			
80		Wash Cabinet				✓				1			
81		Bead Blast Cabinet				✓				1			
82		Lube Pit	EnviroLube HD In-Line		✓					1			
83													
84 Light Vehicle Maintenance - 6 Maintenance Positions													
85													
86		Vehicle Lift - 2 post	In-ground Hydraulic Lift		✓					3			
87		Vehicle Lift - 2 post	Above Ground, 10,000 lb / ADG Automotive Service Equipment			✓				3			
88		Work Bench	Heavy Duty		✓					6			
89													
90													
91													
92 Electronics / Radio Shop													
93		Tech Bench	Heavy Duty		✓					4			
94													
95													
96													
97													

CITY OF EVERETT DRAFT
Public Works Services Center Master Plan

Equipment List

Line No.	I.D. Tag	Equipment Name	Manufacturer/Model#	UL / ETL	Disposition					Qty.	Price Each	Extended Price	Comments
					New / OF-CI	New / OF-OI	Exist'g / OF-CI	Surplus	Future				
98 Tire / Brake Shop													
99		Tire Changer	Hunter			✓				1			
100		Tire Balancer	Hunter			✓				1			
101		Tire Machine Rim Clamp	Hunter			✓				1			
102		Lathe, Drum	Hunter			✓				1			
103		Tire Storage Rack	Unarco - 16' tall x 96" bays		✓					6			
104		Work Bench	Heavy Duty		✓					2			
105													
106													
107 Fabrication Shop													
108		Jib Crane - 2 Ton Hoist	Demag Cranes - 12' arm x 14' hook height		✓					1			
109		New Cantilever Rack	Unarco - 8' bay w/ 4' arms x 16' tall - 6 levels			✓				2			
110		Parts Washer				✓				1			
111		Band Saw				✓				1			
112		Pedestal Grinder				✓				1			
113		Drill Press				✓				1			
114		Hydraulic Press				✓				1			
115		Lathe				✓				1			
116		Welding Table				✓				1			
117		Welder				✓				1			
118		MIG Welder				✓				1			
119		Arc Welder				✓				1			
120		Welder				✓				1			
121		Wire Feed				✓				1			
122		Work Bench	Heavy Duty		✓					4			
123													
124													
125 Tool Room / Parts Room / Tool Repair													
126		Tech Bench	Heavy Duty		✓					3			
127		Work Station	Heavy Duty		✓					3			
128		Rack Storage System - selective	Unarco - 44" dp x 16' tall x 96" - 4 levels per bay		✓					20			
129		Small Parts Shelving	Rivittier - 18"dp x 36"wd x 8' tall - 7 levels per bay		✓					80			
130		Drawer Storage Cabinets	Stanley Vidmar		✓					10			
131													



DRAFT

05

PHASING

PHASING

FUTURE PHASE

PHASING

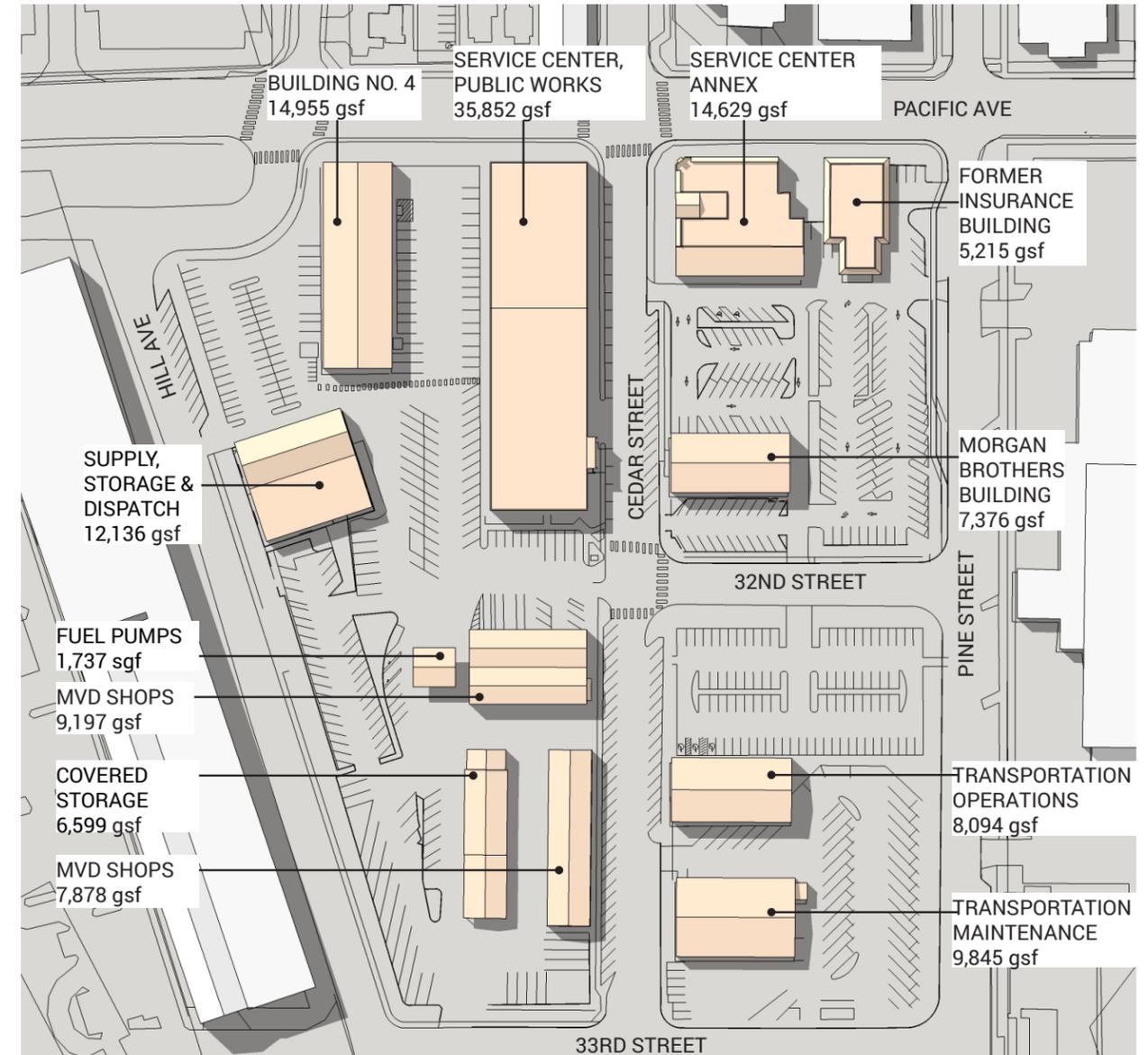
During construction, it is imperative the campus stays in full operation for all departments in the campus. This constraint requires a clear phasing plan to ensure departments know when they are required to move, and ensure the buildings are constructed in an appropriate sequence. Through the master planning process, a preliminary phasing approach has been provided. It is intended that the GC/CM will have a significant role in redefining the phasing to incorporate best practices and construction feasibility.

The key components to the phasing strategy are the following:

1. Departments shall move only one time during construction.
2. Parking quantities need to remain as high as possible for city vehicles to park on site, and provided as much employee parking as possible.
3. The entire campus shall remain functional for the departments and circulation. The campus operates as the emergency center during events, and must be available.

Each phase diagram indicates the buildings to be demolished during each phase highlighted in red, and the new buildings to be constructed highlighted in green. Building forms and exact layouts will be defined in schematic design, but will be placed in similar locations as indicated in the master plan.

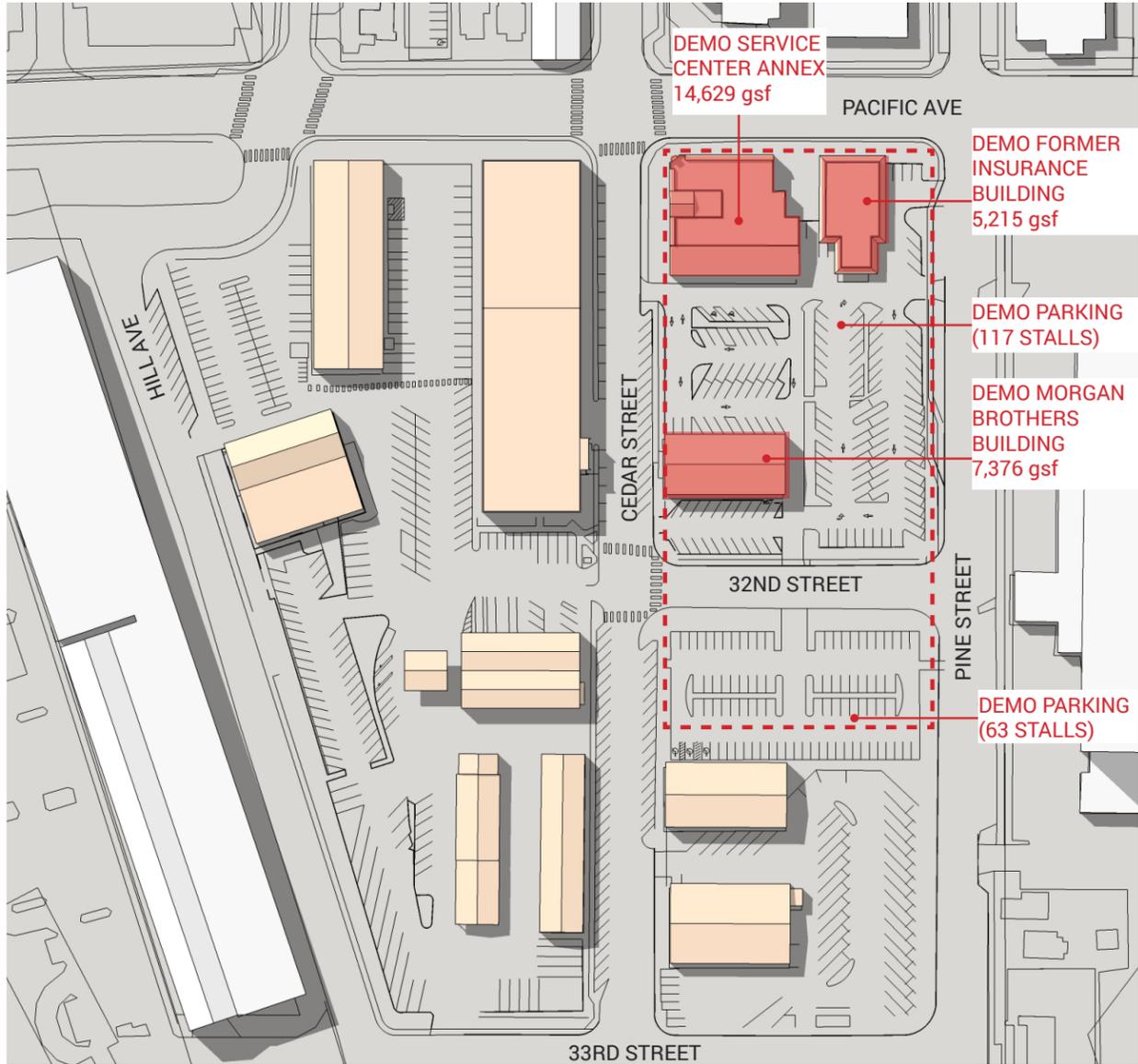
Existing condition



PARKING COUNT				
	EXISTING	DEMO	NEW	TOTAL
EXISTING PHASE	502	0	0	502

• Existing parking on site (not including street parking) = 502

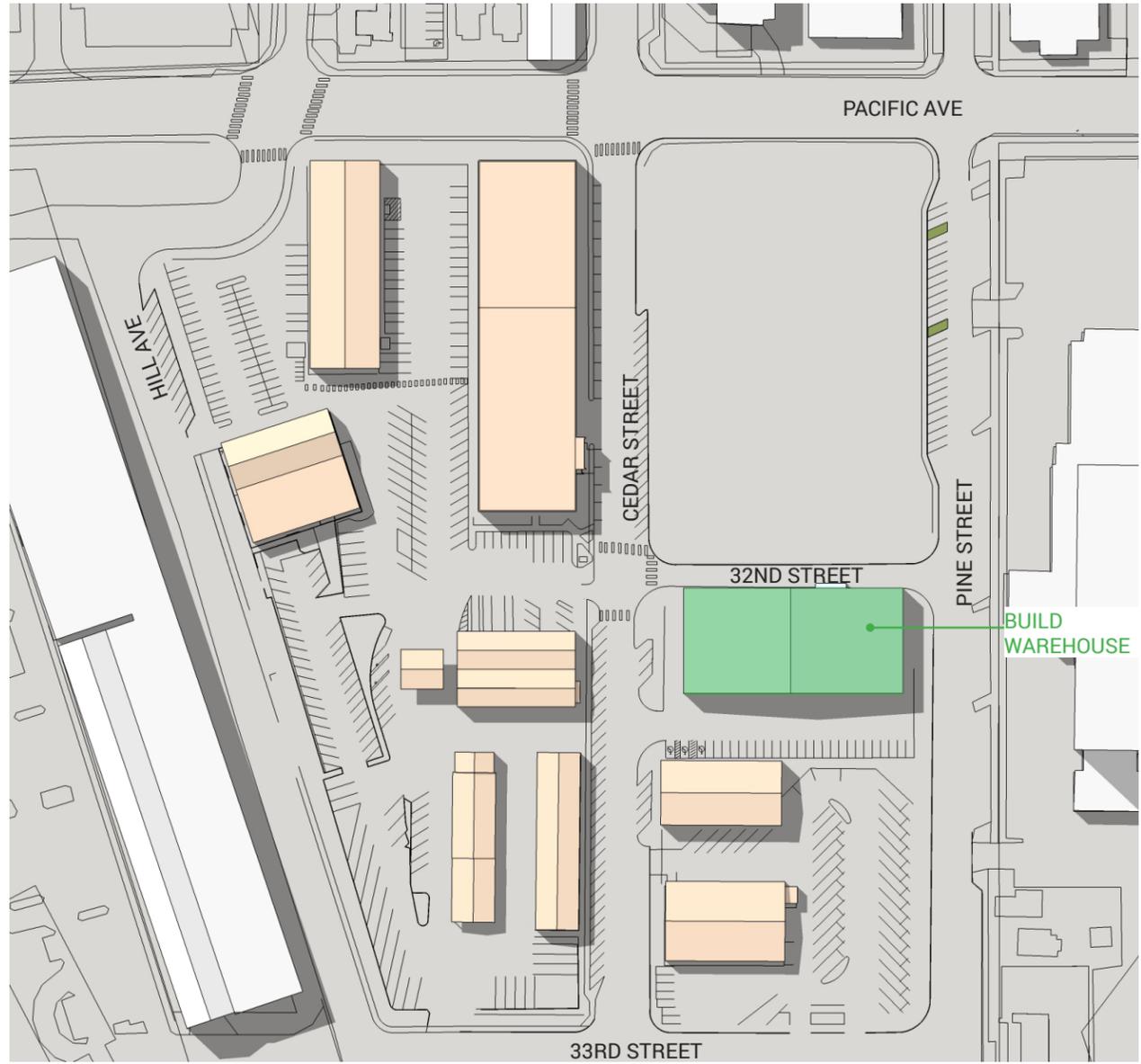
Phase 1 demo



PARKING COUNT				
	EXISTING	DEMO	NEW	TOTAL
EXISTING PHASE	502	0	0	502
PHASE 1 DEMO	502	180	0	322

- Demo existing buildings on NE quadrant site including: Service center annex, Former insurance building, and Morgan brother building.
- Demo parking stalls on the NE and SE quadrant site as indicated

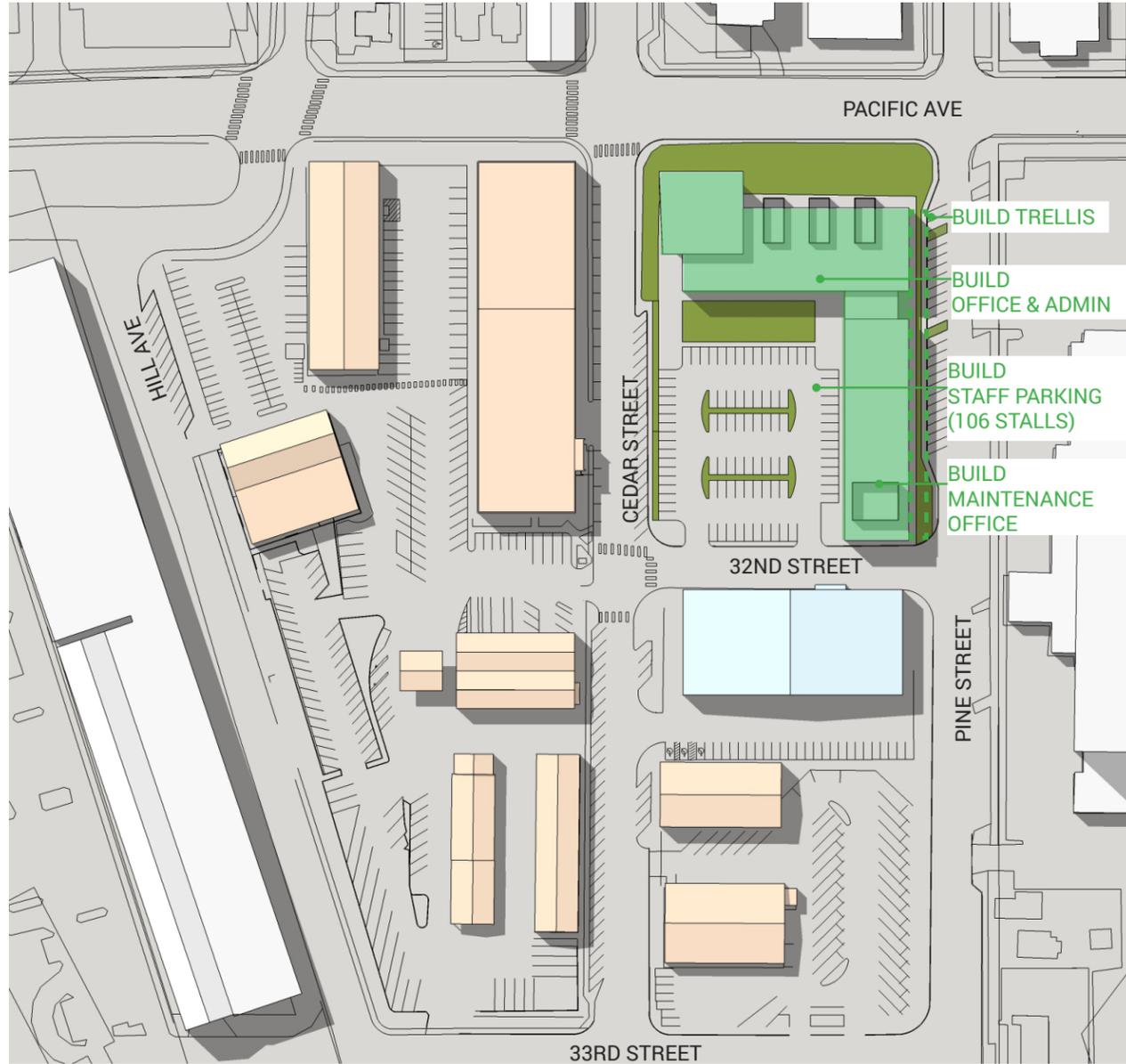
Phase 1 Build



PARKING COUNT				
	EXISTING	DEMO	NEW	TOTAL
EXISTING PHASE	502	0	0	502
PHASE 1 DEMO	502	180	0	322
PHASE 1 BUILD	322	0	0	322

- Build Warehouse 23,617 gsf

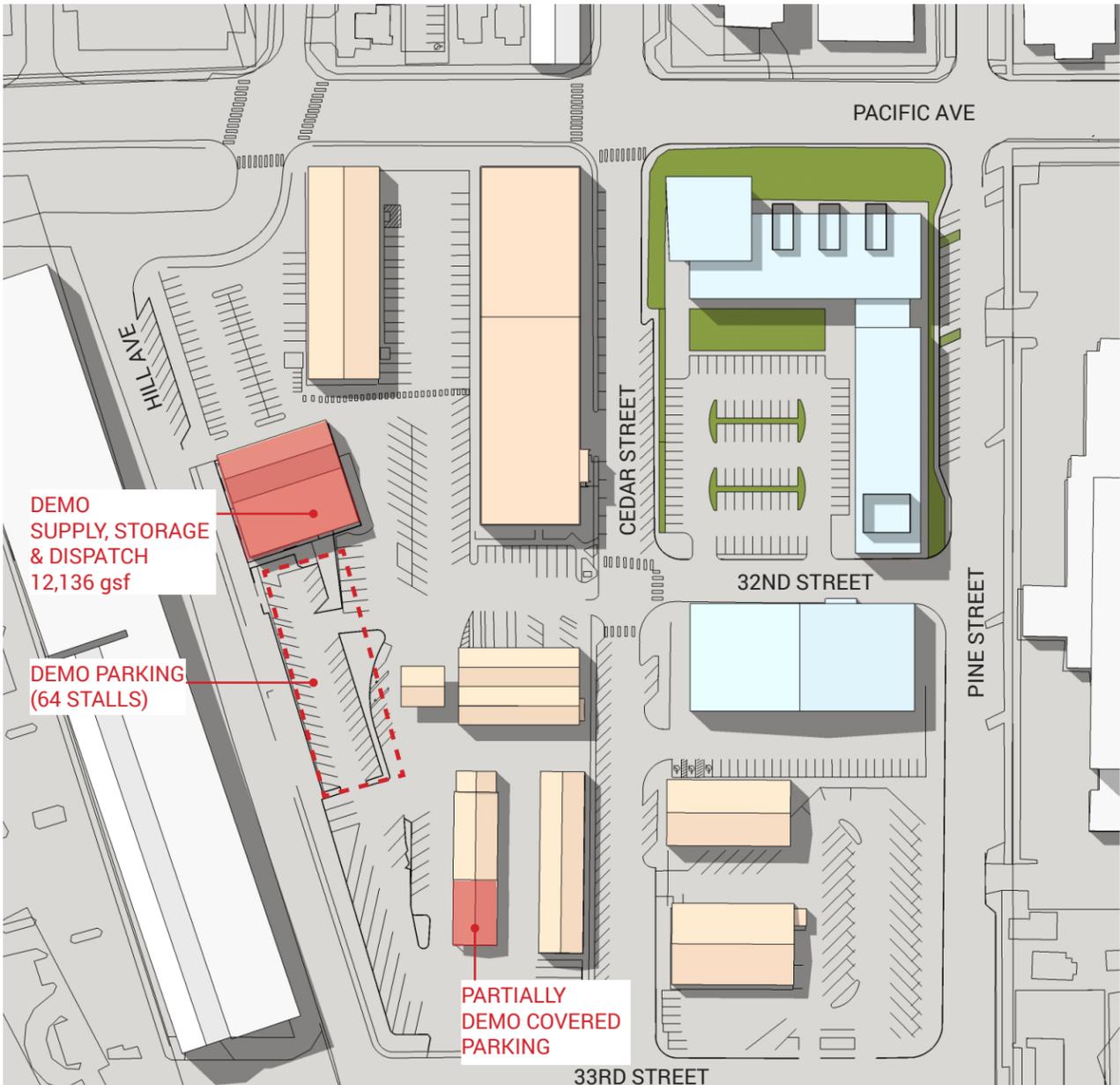
Phase 2 build



PARKING COUNT				
	EXISTING	DEMO	NEW	TOTAL
EXISTING PHASE	502	0	0	502
PHASE 1 DEMO	502	180	0	322
PHASE 1 BUILD	322	0	0	322
PHASE 2 BUILD	322	0	106	428

- Build Office and Admin buildings, 42,994 gsf
- Build Maintenance office 31,829 gsf
- Build 106 standard surface parking stalls for staff

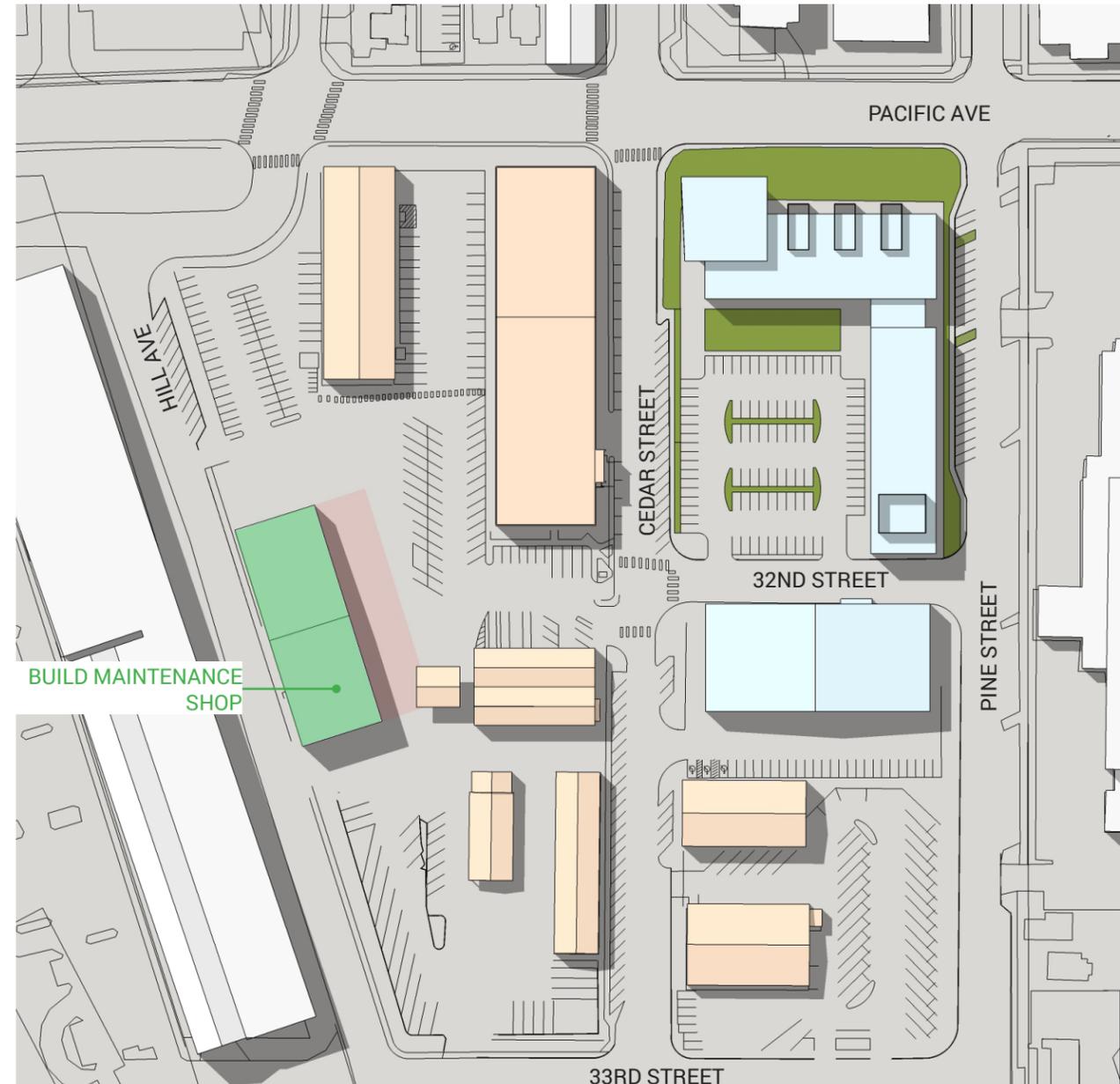
Phase 3 demo



PARKING COUNT				
	EXISTING	DEMO	NEW	TOTAL
EXISTING PHASE	502	0	0	502
PHASE 1 DEMO	502	180	0	322
PHASE 1 BUILD	322	0	0	322
PHASE 2 BUILD	322	0	106	428
PHASE 3 DEMO	428	64	0	364

- Demo 64 parking stalls on SW quadrant site as indicated
- Partially demo covered parking
- Demo Storage building

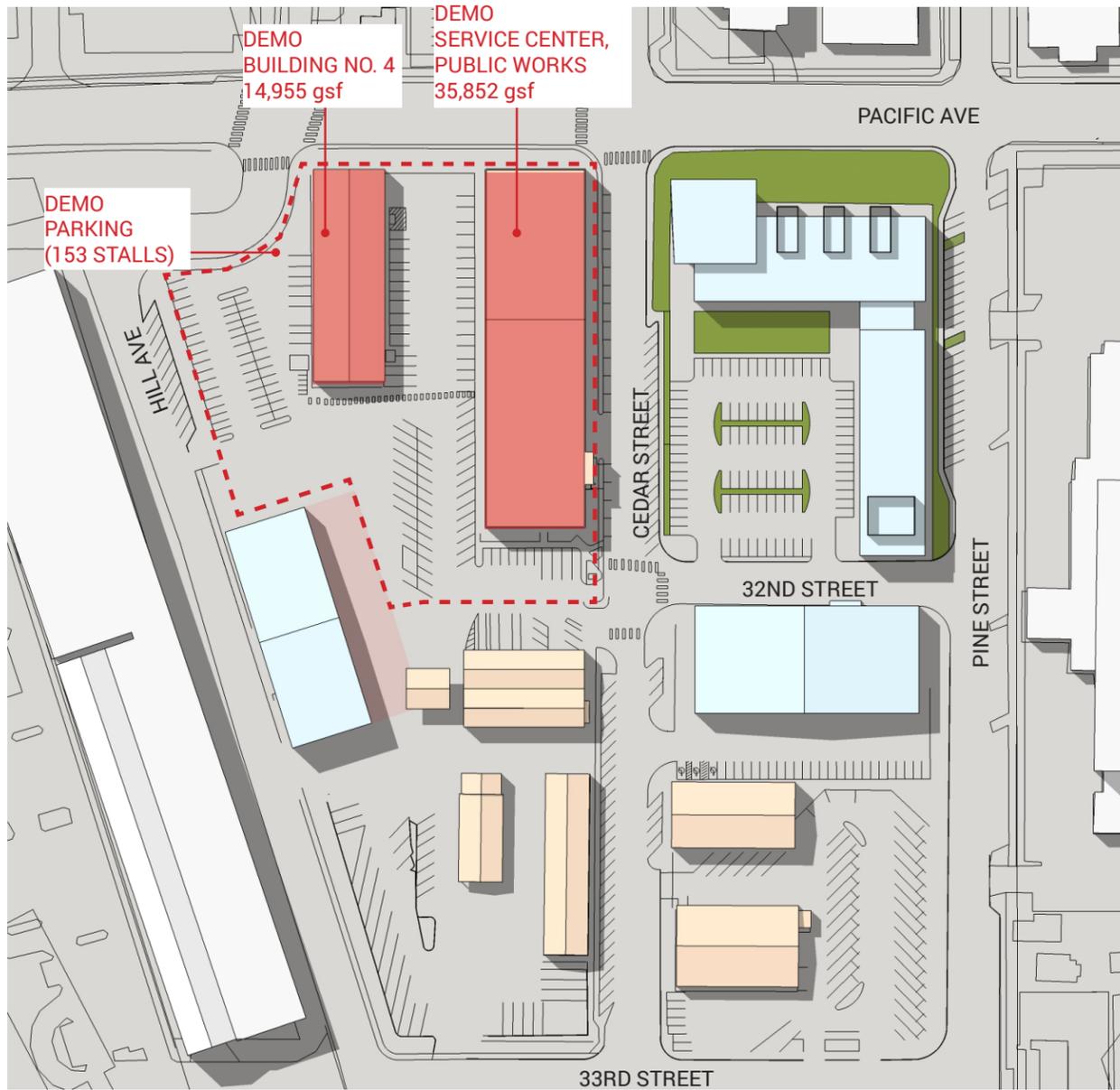
Phase 3 Build



PARKING COUNT				
	EXISTING	DEMO	NEW	TOTAL
EXISTING PHASE	502	0	0	502
PHASE 1 DEMO	502	180	0	322
PHASE 1 BUILD	322	0	0	322
PHASE 2 BUILD	322	0	106	428
PHASE 3 DEMO	428	64	0	364
PHASE 3 BUILD	364	0	0	364

- Build Maintenance shop 22,009 gsf

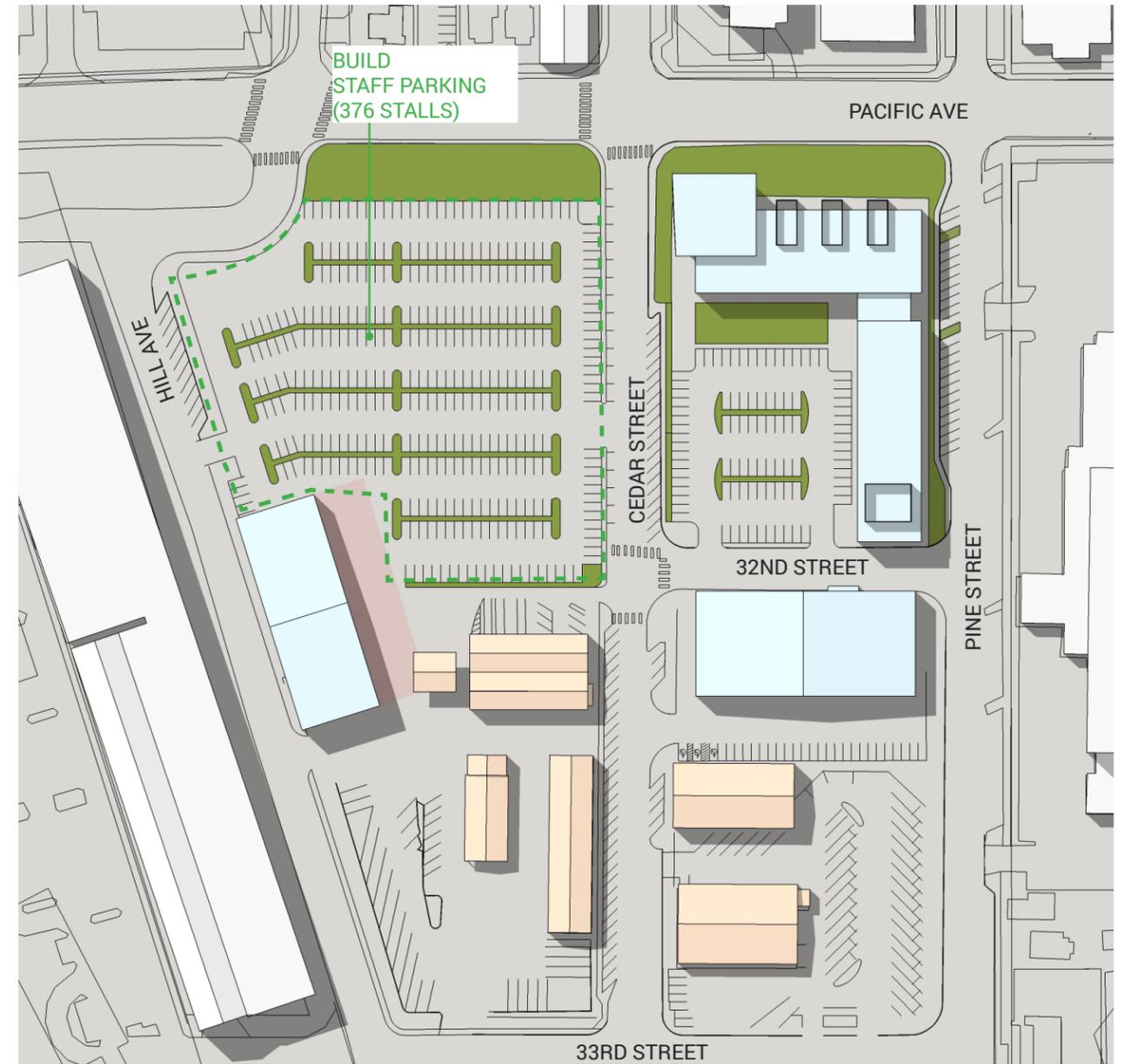
Phase 4 demo



PARKING COUNT				
	EXISTING	DEMO	NEW	TOTAL
EXISTING PHASE	502	0	0	502
PHASE 1 DEMO	502	180	0	322
PHASE 1 BUILD	322	0	0	322
PHASE 2 BUILD	322	0	106	428
PHASE 3 DEMO	428	64	0	364
PHASE 3 BUILD	364	0	0	364
PHASE 4 DEMO	364	153	0	211

- Demo buildings on the NW quadrant site
- Demo 153 parking stalls on the NW quadrant site as indicated

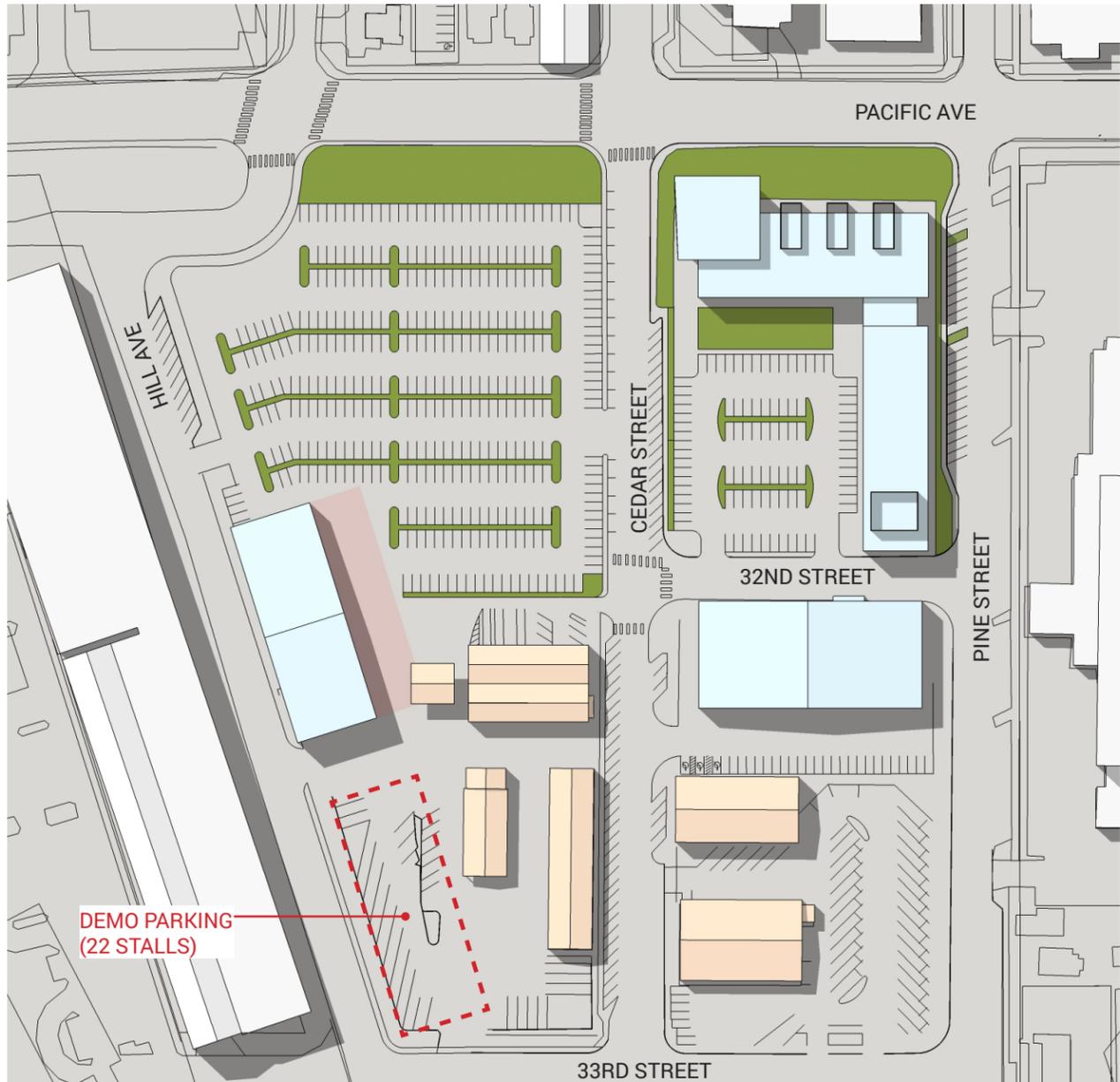
Phase 4 build



PARKING COUNT				
	EXISTING	DEMO	NEW	TOTAL
EXISTING PHASE	502	0	0	502
PHASE 1 DEMO	502	180	0	322
PHASE 1 BUILD	322	0	0	322
PHASE 2 BUILD	322	0	106	428
PHASE 3 DEMO	428	64	0	364
PHASE 3 BUILD	364	0	0	364
PHASE 4 DEMO	364	153	0	211
PHASE 4 BUILD	211	0	376	587

- Build 376 parking stalls on the NW quadrant site

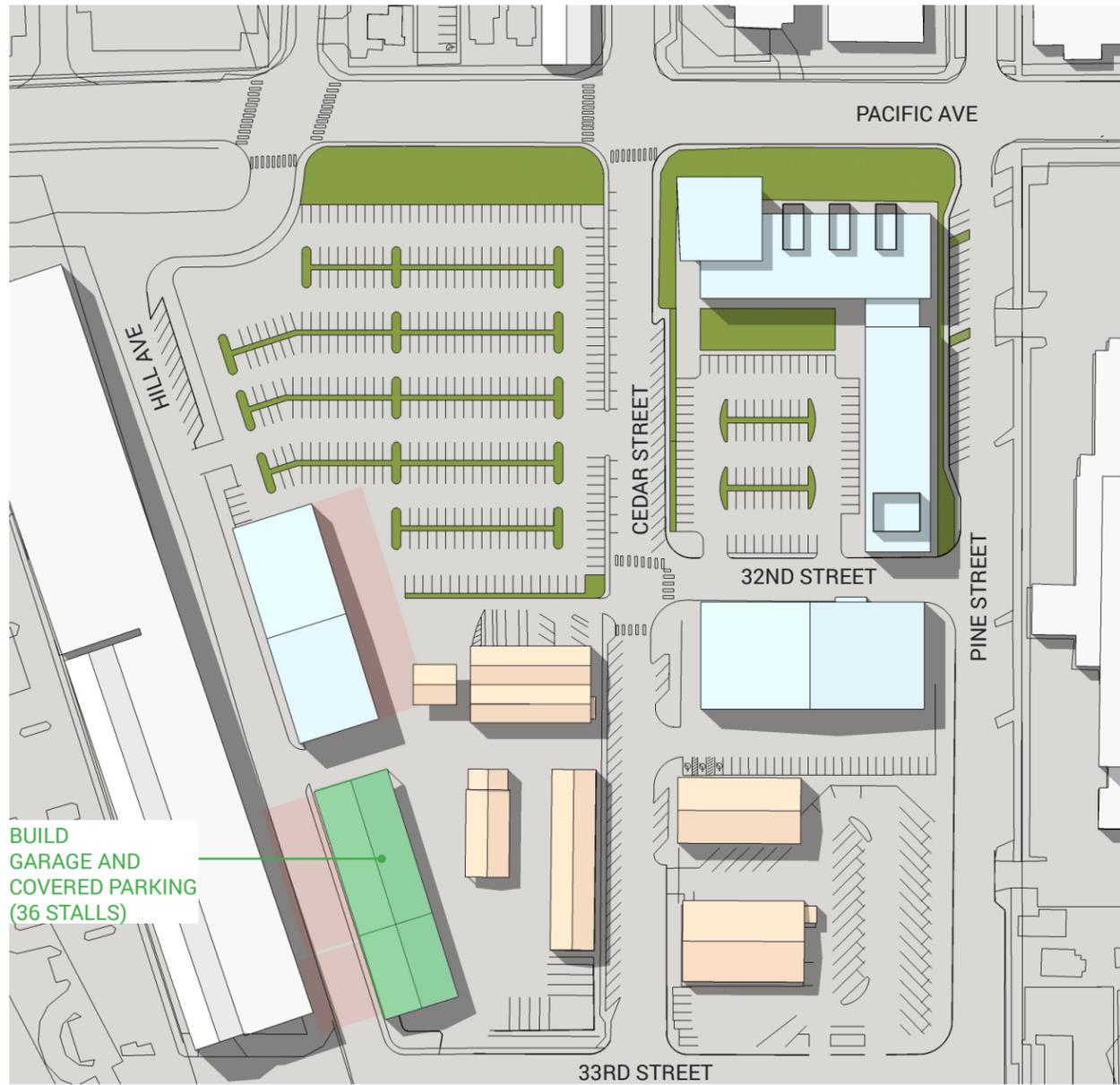
Phase 5 demo



	PARKING COUNT			
	EXISTING	DEMO	NEW	TOTAL
EXISTING PHASE	502	0	0	502
PHASE 1 DEMO	502	180	0	322
PHASE 1 BUILD	322	0	0	322
PHASE 2 BUILD	322	0	106	428
PHASE 3 DEMO	428	64	0	364
PHASE 3 BUILD	364	0	0	364
PHASE 4 DEMO	364	153	0	211
PHASE 4 BUILD	211	0	376	587
PHASE 5 DEMO	587	22	0	565

- Demo 22 parking stalls on the SW quadrant site

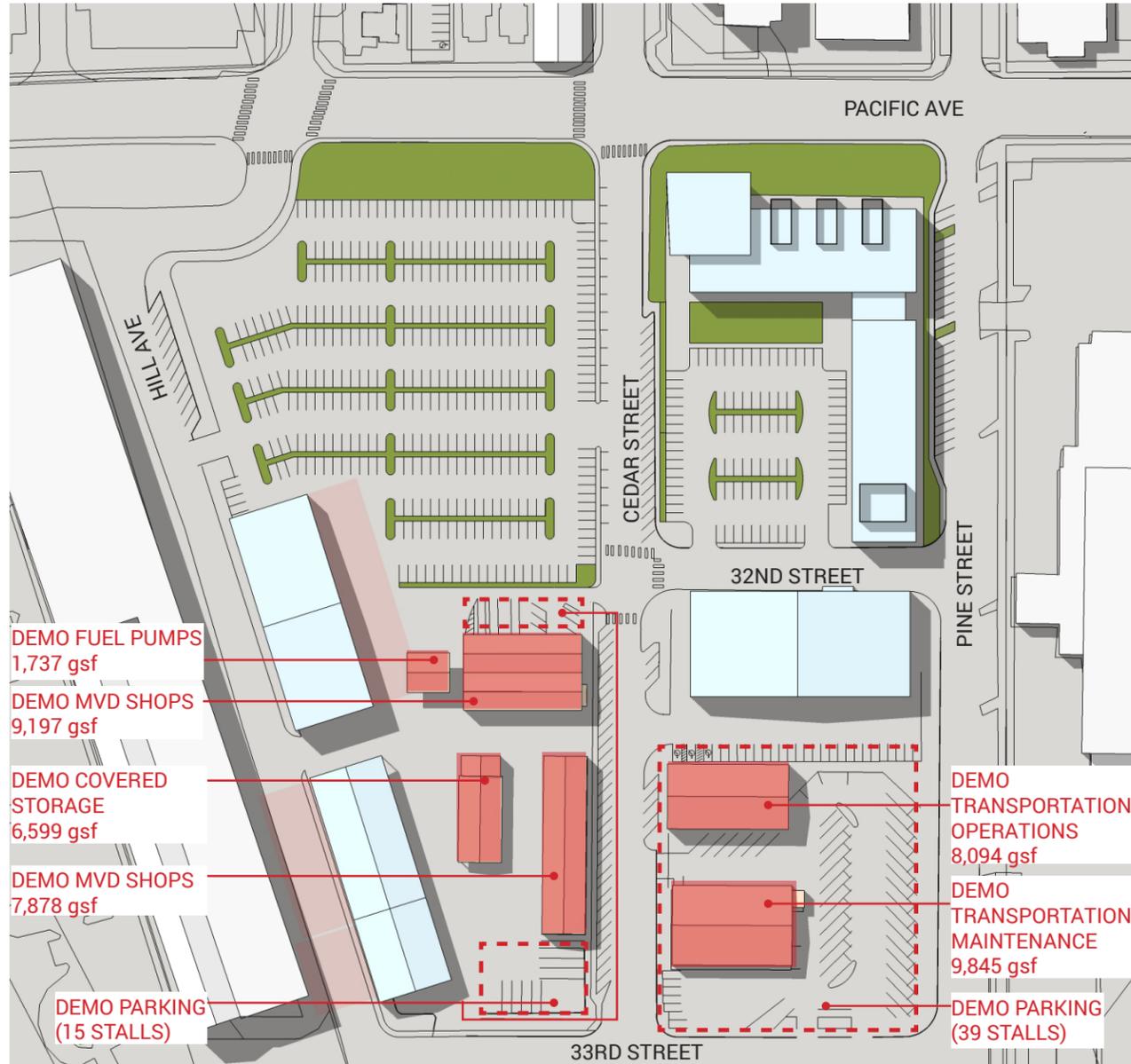
Phase 5 Build



	PARKING COUNT			
	EXISTING	DEMO	NEW	TOTAL
EXISTING PHASE	502	0	0	502
PHASE 1 DEMO	502	180	0	322
PHASE 1 BUILD	322	0	0	322
PHASE 2 BUILD	322	0	106	428
PHASE 3 DEMO	428	64	0	364
PHASE 3 BUILD	364	0	0	364
PHASE 4 DEMO	364	153	0	211
PHASE 4 BUILD	211	0	376	587
PHASE 5 DEMO	587	22	0	565
PHASE 5 BUILD	565	0	36	601

- Build garage 7,000 gsf, and covered parking

Future phase demo



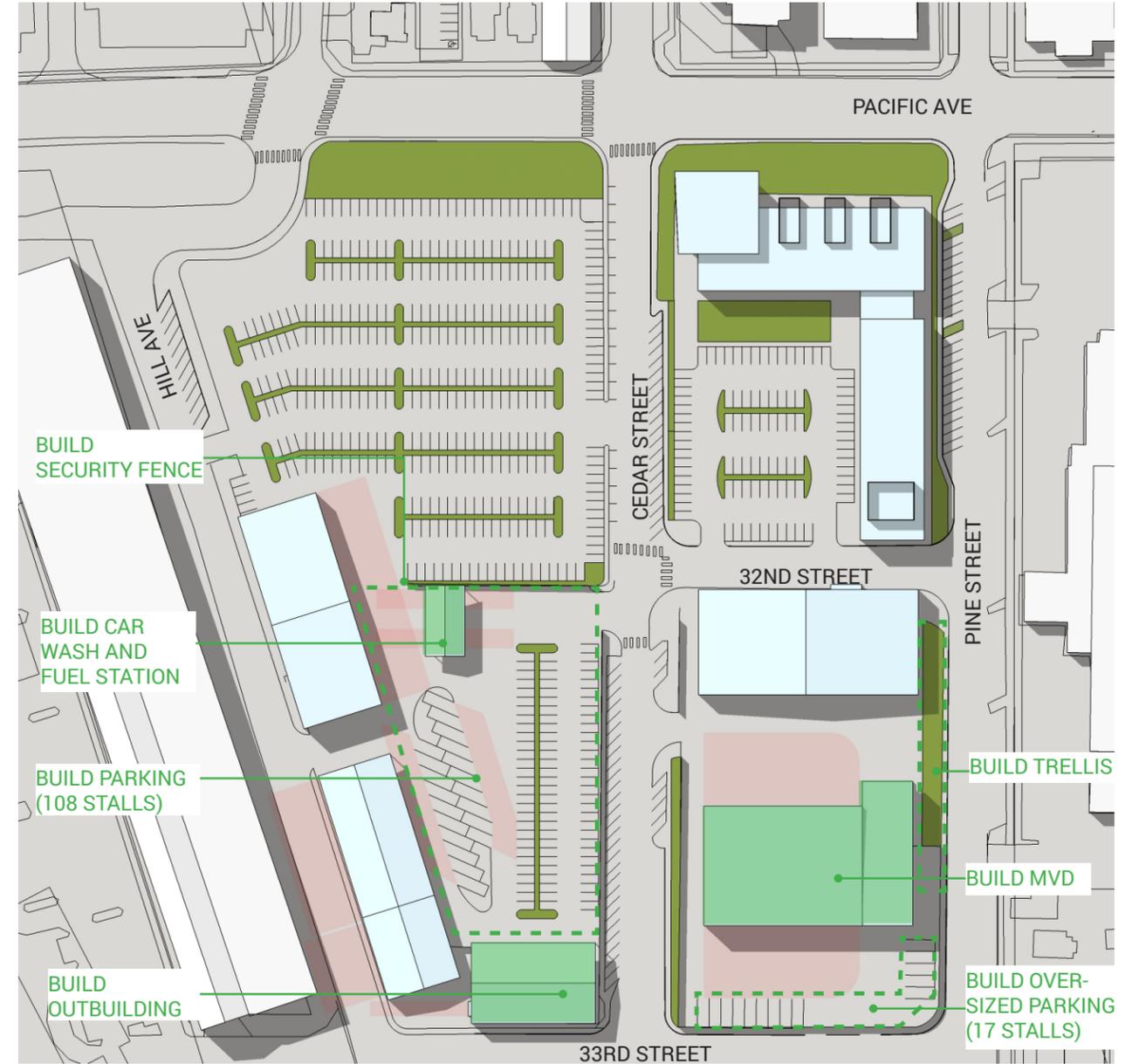
- DEMO FUEL PUMPS
1,737 gsf
- DEMO MVD SHOPS
9,197 gsf
- DEMO COVERED STORAGE
6,599 gsf
- DEMO MVD SHOPS
7,878 gsf
- DEMO PARKING
(15 STALLS)

- DEMO TRANSPORTATION OPERATIONS
8,094 gsf
- DEMO TRANSPORTATION MAINTENANCE
9,845 gsf
- DEMO PARKING
(39 STALLS)

PARKING COUNT				
	EXISTING	DEMO	NEW	TOTAL
EXISTING PHASE	502	0	0	502
PHASE 1 DEMO	502	180	0	322
PHASE 1 BUILD	322	0	0	322
PHASE 2 BUILD	322	0	106	428
PHASE 3 DEMO	428	64	0	364
PHASE 3 BUILD	364	0	0	364
PHASE 4 DEMO	364	153	0	211
PHASE 4 BUILD	211	0	376	587
PHASE 5 DEMO	587	22	0	565
PHASE 5 BUILD	565	0	36	601
FUTURE DEMO	601	54	0	547

- Demo rest of parking stalls on the SE quadrant site as indicated
- Demo buildings on the SE quadrant site 17,939 gsf in total
- Demo the rest of existing buildings on SW quadrant site
- Demo the rest of parking on SW quadrant site 25,411 gsf in total

Future phase build



- BUILD SECURITY FENCE
- BUILD CAR WASH AND FUEL STATION
- BUILD PARKING (108 STALLS)
- BUILD OUTBUILDING

- BUILD TRELLIS
- BUILD MVD
- BUILD OVER-SIZED PARKING (17 STALLS)

PARKING COUNT				
	EXISTING	DEMO	NEW	TOTAL
EXISTING PHASE	502	0	0	502
PHASE 1 DEMO	502	180	0	322
PHASE 1 BUILD	322	0	0	322
PHASE 2 BUILD	322	0	106	428
PHASE 3 DEMO	428	64	0	364
PHASE 3 BUILD	364	0	0	364
PHASE 4 DEMO	364	153	0	211
PHASE 4 BUILD	211	0	376	587
PHASE 5 DEMO	587	22	0	565
PHASE 5 BUILD	565	0	36	601
FUTURE DEMO	601	54	0	547
FUTURE BUILD	547	29	125	643

- Build MVD and shop
- Build car wash and fuel station
- Build outbuilding
- Build parking stalls on the SE and SW quadrant site as indicated

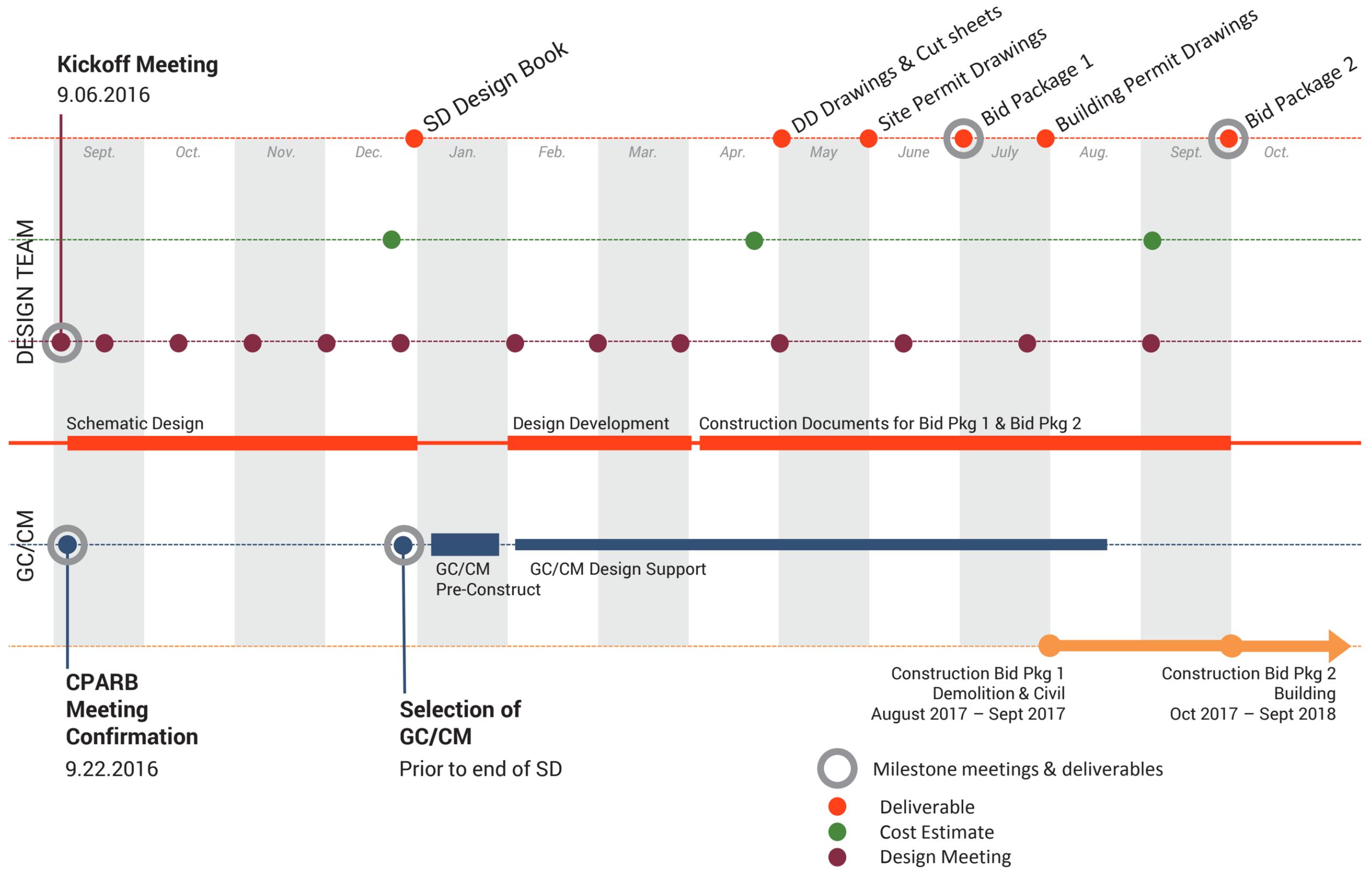
DRAFT

06

SCHEDULE

DESIGN SCHEDULE

OVERALL PROJECT SCHEDULE





Project: PRC Application Schedule
Date: Fri 8/19/16

Task		Project Summary		Manual Task		Start-only		Deadline	
Split		Inactive Task		Duration-only		Finish-only		Progress	
Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
Summary		Inactive Summary		Manual Summary		External Milestone			



DRAFT

07

PROJECT COST ESTIMATE

SUMMARY

DETAIL ESTIMATE

DRAFT

SUMMARY

EXECUTIVE SUMMARY

City of Everett Public Works Service Center Redevelopment



August 9, 2016

PROJECT INFORMATION

Owner: City of Everett
Name: Public Works Services Center
Location: Everett, WA

Building Area: See Detail
Site Area: See Detail

Consultant: Roen Associates
 911 Western Avenue, Suite 204
 Seattle, WA 98104-1031

Contact Name: Matt Wiggins
Telephone: V (206) 343-1003 F (206) 343-1004
E-mail: matw@roenassociates.com

Consultant: Roen Associates
 W. 1526-1/2 Riverside
 Spokane, WA 99209

Contact Name:
Telephone: V(509) 838-8688 F (509) 838-7167
E-mail:

Documents Reviewed:

	Document	A / E / C Firm	Date
Drawings:			
Reports:	Everett Public Works / Service Center Redevelopment Documents	DLR Group	07/26/16

Construction Cost Summary

Owner: City of Everett
 Project: Public Works & Services Center



August 9, 2016

ESTIMATED COSTS SUMMARY

Phase	Description	Gross Square Feet	\$ / GSF	Cost
1	NE Quadrant Site Demo & Earthwork (inc. Service Center Annex, Insurance Building and Morgan Bros buildings demo)	132,600	\$7.03	\$932,481
2	Office Building	42,994	\$337.49	\$14,509,965
3	Maintenance Office Building	31,829	\$310.19	\$9,873,127
4	Maintenance Shop Building	22,009	\$279.14	\$6,143,639
5	Glazed Steel Frame Trellis / Canopy	2,700	\$76.86	\$207,522
6	NE Quadrant Sitework Improvements & Utilities	132,600	\$13.10	\$1,737,398
7	Warehouse Site Demo & Earthwork	45,000	\$5.61	\$252,427
8	Warehouse	23,667	\$185.47	\$4,389,467
9	Warehouse Site Improvements & Utilities	45,000	\$13.85	\$623,344
10	Garage / Covered Parking Site Demo & Earthwork	52,500	\$5.06	\$265,414
11	Garage	7,000	\$169.70	\$1,187,926
12	Covered Parking	11,400	\$59.40	\$677,157
13	Garage / Covered Parking Site Improvements & Utilities	52,500	\$14.01	\$735,440
14	NW Quadrant Site Demo & Earthwork (inc. PW Service Center, Building No. 4, Supply Storage & Dispatch buildings demo)	188,000	\$12.59	\$2,366,363
15	NW Quadrant Site Improvements (inc. paving demo, parking lots, landscaping, utilities)	188,000	\$7.41	\$1,393,711
16	Hazardous Material Abatement of Existing Buildings to be Demolished - Allowance	120,000	\$3.57	\$428,400
Subtotal Onsite Construction Cost (Today's Costs)				\$45,723,779
17	Offsite Construction Allowance - New signalization and associated work at a 4 way intersection (includes GCCM Management & Markups)			\$1,190,000
Subtotal Construction Cost (Today's Costs)				\$46,913,779
18	Escalation to Mid Point of Construction (Q3 2018 @ 4% / Year)	46,913,779	8.00%	\$3,753,102
Grand Total Construction Cost				\$50,666,881
19	Soft Costs (Design, FF & E, Permits, Construction CO Contingency, Owner PM, etc...)	50,666,881	25.00%	\$12,666,720
20	GCCM Preconstruction Contract			\$150,000
21	Moving Costs			\$365,000
22	OFOI Shop Building / Warehouse Equipment: Racking Systems, Forklifts & Chargers.			\$345,000
23	Sales Tax	64,193,601	9.20%	\$5,905,811
Grand Total Project Costs				\$70,099,412

ADD ALTERNATES

Data Center TBD

COMMENTS:

GC/CM delivery method is included
 Assumes a Q3 of 2017 start and a 24 month schedule
 All buildings are priced to receive a LEED silver qualification
 All estimates assume suitable bearing soils are present. Minimal over excavation and imported fill is included

See Detailed Estimates for Each Construction Item Above

Roen Associates
911 Western Avenue, Suite 204
Seattle, WA 98104-1031

Everett Public Works
NE Quadrant Site Demo / Earthwork
Pre-Design Estimate



Project Owner: **City of Everett**
Project Name: **Public Works Services Center**
Project Location: Everett, WA
Project Start Date: Q3, 2017
Estimate Date: August 9, 2016

Architect: DLR
Project Duration: 24 MO
Building GSF:
Site GSF: 132,600

ESTIMATE SUMMARY					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
G10	Site Preparation	132,600	Site GSF	\$4.34	\$576,062
G20	Site Improvements	132,600	Site GSF	\$0.00	\$0
G30	Site Civil / Mechanical Utilities	132,600	Site GSF	\$0.46	\$61,600
G40	Site Electrical Utilities	132,600	Site GSF	\$0.38	\$50,000
G90	Other Site Construction	132,600	Site GSF	\$0.00	\$0
Sitework Subtotal					\$687,662
Z10	General Requirements	132,600	Site GSF	\$0.31	\$41,260
Estimate Subtotal					\$728,922
Design Contingency				15.00%	\$109,338
Subtotal					\$838,260
GC/CM Risk Contingency				3.00%	\$25,148
Subtotal					\$863,408
GC/CM Mark Up (Overhead, Insurance, P&P Bond & Profit)				8.00%	\$69,073
Subtotal					\$932,481
Escalation to Mid-Point (See Summary)				0.00%	\$0
ESTIMATE GRAND TOTAL					\$932,481

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

Roen Associates
911 Western Avenue, Suite 204
Seattle, WA 98104-1031

Everett Public Works
NE Quadrant Site Demo / Earthwork
Pre-Design Estimate



DETAILED ESTIMATE					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
G10 SITE PREPARATION					
	Mobilization	1	ls	20,000.00	\$20,000
Building Demolition (pricing inc. foundations, SOG, hauling, dump fees & salvage rebates)					
	Demo Service Center Annex	219,435	cf	0.51	\$112,460
	Demo Former Insurance Building	1	ls	35,000.00	\$35,000
	Demo Morgan Brothers Building	221,280	cf	0.31	\$69,150
Site Demolition					
	Demo Site Paving, Curbs, Misc...	132,600	site gsf	2.00	\$265,200
	Sawcutting - Asphalt	1,426	lf	1.50	\$2,139
Site Earthwork					
	Site Grading	132,600	sf	0.25	\$33,150
	Excavation Cut / Fill - Allowance	4,870	cy	8.00	\$38,963
Hazardous Waste Remediation					
	Included on Summary Sheet			-	\$0
SUBTOTAL SITE PREPARATION					\$576,062
G20 SITE IMPROVEMENTS					
	Site Paving, Development, Landscaping				
	See Sitework Estimate			-	\$0
SUBTOTAL SITE IMPROVEMENTS					\$0
G30 SITE CIVIL / MECHANICAL UTILITIES					
Utilities Demo (includes excavation, removal & backfill)					
Storm System Removals					
	Inlets	4	ea	500.00	\$2,000
	CB Type 1	11	ea	1,500.00	\$16,500
	CB Type 2	4	ea	1,500.00	\$6,000
	Pipe 12"-18"	400	lf	16.00	\$6,400
	Pipe 6-8"	650	lf	14.00	\$9,100
Sewer System Removals					
	SS Manhole	1	ea	2,000.00	\$2,000
	Pipe 6-8"	700	lf	20.00	\$14,000
Water System Removals					
	Hydrants	2	ea	750.00	\$1,500
	Meters	4	ea	500.00	\$2,000
	Pipe 6-8"	150	lf	14.00	\$2,100
SUBTOTAL SITE CIVIL / MECHANICAL UTILITIES					\$61,600

COST ESTIMATE



Roen Associates
911 Western Avenue, Suite 204
Seattle, WA 98104-1031

Everett Public Works
NE Quadrant Site Demo / Earthwork
Pre-Design Estimate



DETAILED ESTIMATE					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
G40 SITE ELECTRICAL UTILITIES					
	Site Power, Telecomm, Lighting Demo				
	Allowance	1	Is	50,000	\$50,000
	SUBTOTAL SITE ELECTRICAL UTILITIES	132,600	Site GSF	\$0.38	\$50,000
G90 OTHER SITE CONSTRUCTION					
	Service Tunnels			-	\$0
	Other Site Systems			-	\$0
	SUBTOTAL OTHER SITE CONSTRUCTION	132,600	Site GSF	\$0.00	\$0
Z10 GENERAL REQUIREMENTS					
	General Conditions	6%			\$41,259.74
	Management, Project General Requirements				
	SUBTOTAL GENERAL REQUIREMENTS	132,600	Site GSF	\$0.31	\$41,260

Roen Associates
911 Western Avenue, Suite 204
Seattle, WA 98104-1031

Everett Public Works
Office Building
Pre-Design Estimate



Project Owner: **City of Everett**
Project Name: **Public Works & Services Center**
Project Location: Everett, WA
Project Start Date: Q3, 2017
Estimate Date: August 9, 2016

Architect: DLR
Project Duration: 24 MO
Building GSF: 42,994
Site GSF:

ESTIMATE SUMMARY					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
A10	Foundations	42,994	BGSF	\$9.81	\$421,617
A20	Basement Construction	42,994	BGSF	\$0.00	\$0
B10	Superstructure	42,994	BGSF	\$28.08	\$1,207,475
B20	Exterior Enclosure	42,994	BGSF	\$37.71	\$1,621,392
B30	Roofing	42,994	BGSF	\$9.17	\$394,274
C10	Interior Construction	42,994	BGSF	\$28.06	\$1,206,335
C20	Stairs	42,994	BGSF	\$1.51	\$65,000
C30	Interior Finishes	42,994	BGSF	\$18.00	\$773,892
D10	Conveying Systems	42,994	BGSF	\$1.98	\$85,000
D20	Plumbing	42,994	BGSF	\$10.00	\$429,940
D30	HVAC	42,994	BGSF	\$45.00	\$1,934,730
D40	Fire Protection	42,994	BGSF	\$3.00	\$128,982
D50	Electrical	42,994	BGSF	\$36.86	\$1,584,790
E10	Equipment	42,994	BGSF	\$1.00	\$42,994
E20	Casework & Furnishings	42,994	BGSF	\$6.58	\$282,765
F10	Special Construction	42,994	BGSF	\$7.52	\$323,100
F20	Selective Demolition	42,994	BGSF	\$0.00	\$0
Building Construction Subtotal					\$10,502,285
Z10	General Requirements	42,994	BGSF	\$19.54	\$840,183
Estimate Subtotal					\$11,342,468
Design Contingency					15.00% \$1,701,370
Subtotal					\$13,043,838
GC/CM Risk Contingency					3.00% \$391,315
Subtotal					\$13,435,153
GC/CM Mark Up (Overhead, Insurance, P&P Bond & Profit)					8.00% \$1,074,812
Subtotal					\$14,509,965
Escalation to Mid-Point (See Summary)					0.00% \$0
ESTIMATE GRAND TOTAL					\$14,509,965

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

Roen Associates
911 Western Avenue, Suite 204
Seattle, WA 98104-1031

Everett Public Works
Office Building
Pre-Design Estimate



DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
A10 FOUNDATIONS					
Foundation Earthwork					
	Footing Excavation & Backfill	2,171	cy	8.00	\$17,372
	Footing Drains w/ Gravel	856	lf	15.00	\$12,840
Foundations					
	Continuous Footings (inc reinforcing)	394	cy	350.00	\$137,744
	Spread Footings (inc reinforcing)	41	cy	400.00	\$16,296
	Stem Wall (inc reinforcing)	1,712	sf	35.00	\$59,920
Slab-on-Grade / SoMD					
	Slab on Grade (inc reinforcing, base course and vapor barrier)	23,530	sf	6.00	\$141,180
Misc. Concrete Construction					
	Elevator Pit	1	ea	20,000.00	\$20,000
Perimeter Insulation / Waterproofing					
	2" Rigid Polyiso	5,136	sf	3.00	\$15,408
	Stem Wall Damp Proofing	1,712	sf	0.50	\$856
	SUBTOTAL FOUNDATIONS	42,994	BGSF	\$9.81	\$421,617
A20 BASEMENT CONSTRUCTION					
	Basement Excavation				
	Basement Walls				
	Waterproofing				
	SUBTOTAL BASEMENT CONSTRUCTION	42,994	BGSF	\$0.00	\$0
B10 SUPERSTRUCTURE					
Structural Steel Framing					
	Bar Joist & Structural Steel Floor System (12# / SF)	128	tons	3,800.00	\$488,157
	Bar Joist & Structural Steel Roof System (9# / SF)	116	tons	3,800.00	\$442,599
	Columns & Braced Frames - Included above				
	Misc. Metals	42,994	gsf	1.00	\$42,994
Metal Deck					
	3", 16 GA Mech Platform Floor Decking	19,464	sf	3.55	\$69,097
	1.5", 20 GA Roof Decking	23,530	sf	3.00	\$70,590
Topping Slab					
	4.5" Avg Thickness Topping Slab on Metal Deck	19,464	sf	4.50	\$87,588
Fireproofing					
	Structural Fireproofing (Spray Applied, etc..) - None Required	42,994	gsf	-	\$0
	Fire stopping	42,994	gsf	0.15	\$6,449
	SUBTOTAL SUPERSTRUCTURE	42,994	BGSF	\$28.08	\$1,207,475

Roen Associates
911 Western Avenue, Suite 204
Seattle, WA 98104-1031

Everett Public Works
Office Building
Pre-Design Estimate



DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
B20 EXTERIOR ENCLOSURE					
Exterior Wall Construction					
	Metal Panel Siding	15,907	sf	40.00	\$636,280
	Mechanical Equipment Screen	3,900	sf	30.00	\$117,000
	Exterior Wall Assembly (int. GWB, vapor barrier, 6" metal studs, R-19 batt insul, rigid insulation, sheathing, weather barrier)	15,907	sf	16.00	\$254,512
Exterior Soffits (includes framing)					
	Misc. Allowance	250	sf	45.00	\$11,250
Exterior Windows					
	Aluminum Storefront / Windows, Std Clear Anodized w/ Flashing	9,685	sf	50.00	\$484,250
	Aluminum Sunshades Allowance	350	lf	240.00	\$84,000
Exterior Doors					
	Aluminum Entry Door, HW, Complete - Double	3	ea	3,500.00	\$10,500
	Auto Operators	3	ea	4,000.00	\$12,000
	HM Dr, HM Frame, HW, Complete - Single	2	ea	1,450.00	\$2,900
	HM Dr, HM Frame, HW, Complete - Double	2	ea	1,850.00	\$3,700
	Overhead Roll Up Doors - None			-	\$0
Exterior Paint					
	Misc Allowance	1	ls	5,000.00	\$5,000
	SUBTOTAL EXTERIOR ENCLOSURE	42,994	BGSF	\$37.71	\$1,621,392
B30 ROOFING					
Roof Coverings					
	Membrane Roof Assembly w/ Insulation	23,530	sf	13.00	\$305,890
	Misc. Flashing & Blocking	15	%	305,890	\$45,884
Roof Accessories					
	Fall Protection - None, roof as 3.5' parapet			-	\$0
	Misc. Roof Accessories (Hatch, Ladders, etc...)	1	lsum	10,000	\$10,000
Skylights					
	Allowance	500	sf	65.00	\$32,500
	SUBTOTAL ROOFING	42,994	BGSF	\$9.17	\$394,274



Roen Associates
911 Western Avenue, Suite 204
Seattle, WA 98104-1031

Everett Public Works
Office Building
Pre-Design Estimate



DETAILED ESTIMATE					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
C10 INTERIOR CONSTRUCTION					
Partitions & Interior Glazing					
	Allowance for Admin Program Requirements	42,994	gsf	20.00	\$859,880
Interior Doors, Frames, Hardware					
	Allowance for Admin Program Requirements	42,994	gsf	5.00	\$214,970
Fittings / Specialties					
	Toilet Accessories				
	Restrooms	6	ea	3,000.00	\$18,000
	Janitorial Accessories	2	ea	3,000.00	\$6,000
	Signage	42,994	gsf	1.50	\$64,491
	Misc. Specialties Allowance (FECs, Corner Guards, etc...)	42,994	gsf	1.00	\$42,994
Interior Construction Demolition					
	Included Below with Select Building Demolition				
	SUBTOTAL INTERIOR CONSTRUCTION	42,994	BGSF	\$28.06	\$1,206,335
C20 STAIRS					
Stair Construction					
	Metal Steel w/ Concrete Pan Treads and Metal Picket Rails	2	flights	15,000.00	\$30,000
	Main Entry Feature Stair	1	flights	35,000.00	\$35,000
Stair Finishes					
	Included above			-	\$0
	SUBTOTAL STAIRS	42,994	BGSF	\$1.51	\$65,000
C30 INTERIOR FINISHES					
Wall / Floor / Ceiling Finishes					
	Allowance for Admin Program Requirements	42,994	gsf	18.00	\$773,892
Interior Finishes Demolition					
	Included Below with Select Building Demolition				
	SUBTOTAL INTERIOR FINISHES	42,994	BGSF	\$18.00	\$773,892
D10 CONVEYING SYSTEMS					
Elevators & Lifts					
	Passenger Elevator, 2 stops	1	ea	85,000.00	\$85,000
	SUBTOTAL CONVEYING SYSTEMS	42,994	BGSF	\$1.98	\$85,000

Roen Associates
911 Western Avenue, Suite 204
Seattle, WA 98104-1031

Everett Public Works
Office Building
Pre-Design Estimate



DETAILED ESTIMATE					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
D20 PLUMBING					
Plumbing (Roen Associates Cost History Budget)					
	Plumbing per Program Requirements	42,994	gsf	10.00	\$429,940
	SUBTOTAL PLUMBING	42,994	BGSF	\$10.00	\$429,940
D30 HVAC					
HVAC					
	Roof Top Unit System w/ Dx Cooling & Heat Recovery	42,994	gsf	45.00	\$1,934,730
	SUBTOTAL HVAC	42,994	BGSF	\$45.00	\$1,934,730
D40 FIRE PROTECTION					
Fire Protection					
	Sprinkler System per Program Requirements	42,994	gsf	3.00	\$128,982
	SUBTOTAL FIRE PROTECTION	42,994	BGSF	\$3.00	\$128,982
D50 ELECTRICAL					
Electrical					
	Allowance for LEED Silver Office Program	42,994	gsf	35.00	\$1,504,790
	Generator Back up - See Site Electrical			-	\$0
	Access Control, Intrusion Detection, IP CCTV System - Allow.	1	ls	40,000	\$40,000
	AV Equipment - Allowance	1	ls	40,000	\$40,000
	SUBTOTAL ELECTRICAL	42,994	BGSF	\$36.86	\$1,584,790
E10 EQUIPMENT					
Equipment					
	Misc. Equipment Allowance	42,994	ea	1.00	\$42,994
	SUBTOTAL EQUIPMENT	42,994	BGSF	\$1.00	\$42,994
E20 CASEWORK & FURNISHINGS					
Fixed Casework					
	Allowance per Program Requirements	42,994	gsf	5.00	\$214,970
Window Treatment					
	Roller Shades	9,685	sf	7.00	\$67,795
Fixed Furnishings					
	Office Cubicles - Excluded			-	\$0

Roen Associates
911 Western Avenue, Suite 204
Seattle, WA 98104-1031

Everett Public Works
Office Building
Pre-Design Estimate



Roen Associates
911 Western Avenue, Suite 204
Seattle, WA 98104-1031

Everett Public Works
Maintenance Office
Pre-Design Estimate



Project Owner: **City of Everett**
Project Name: **Public Works & Services Center**
Project Location: Everett, WA
Project Start Date: Q3, 2017
Estimate Date: August 9, 2016

Architect: DLR
Project Duration: 24 MO
Building GSF: 31,829
Site GSF:

DETAILED ESTIMATE					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
Moveable Furnishings - Excluded					
	None			-	\$0
	SUBTOTAL FURNISHINGS	42,994	BGSF	\$6.58	\$282,765
F10 SPECIAL CONSTRUCTION					
Special Facilities					
	Premium for Traffic Management Center Program (assumes majority of equipment is to be salvaged and re-used from existing TMC)	2,154	sf	150.00	\$323,100
	SUBTOTAL SPECIAL CONSTRUCTION	42,994	BGSF	\$7.52	\$323,100
F20 SELECTIVE BUILDING DEMOLITION					
Building Interior Demolition					
	None			-	\$0
Hazardous Components Abatement					
	None			-	\$0
	SUBTOTAL SELECTIVE BUILDING DEMOLITION	42,994	BGSF	\$0.00	\$0
Z10 GENERAL REQUIREMENTS					
General Conditions					
	Management, Project General Requirements, Phasing Premium	8%			\$840,182.79
	SUBTOTAL GENERAL REQUIREMENTS	42,994	BGSF	\$19.54	\$840,183

ESTIMATE SUMMARY					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
A10	Foundations	31,829	BGSF	\$9.52	\$303,036
A20	Basement Construction	31,829	BGSF	\$0.00	\$0
B10	Superstructure	31,829	BGSF	\$28.03	\$892,239
B20	Exterior Enclosure	31,829	BGSF	\$27.66	\$880,370
B30	Roofing	31,829	BGSF	\$8.81	\$280,422
C10	Interior Construction	31,829	BGSF	\$29.07	\$925,298
C20	Stairs	31,829	BGSF	\$0.47	\$15,000
C30	Interior Finishes	31,829	BGSF	\$18.00	\$572,922
D10	Conveying Systems	31,829	BGSF	\$2.67	\$85,000
D20	Plumbing	31,829	BGSF	\$10.00	\$318,290
D30	HVAC	31,829	BGSF	\$45.00	\$1,432,305
D40	Fire Protection	31,829	BGSF	\$3.00	\$95,487
D50	Electrical	31,829	BGSF	\$36.89	\$1,174,015
E10	Equipment	31,829	BGSF	\$1.00	\$31,829
E20	Casework & Furnishings	31,829	BGSF	\$4.40	\$139,937
F10	Special Construction	31,829	BGSF	\$0.00	\$0
F20	Selective Demolition	31,829	BGSF	\$0.00	\$0
Building Construction Subtotal					\$7,146,150
Z10	General Requirements	31,829	BGSF	\$17.96	\$571,692
Estimate Subtotal					\$7,717,842
Design Contingency				15.00%	\$1,157,676
Subtotal					\$8,875,518
GC/CM Risk Contingency				3.00%	\$266,266
Subtotal					\$9,141,784
GC/CM Mark Up (Overhead, Insurance, P&P Bond & Profit)				8.00%	\$731,343
Subtotal					\$9,873,127
Escalation to Mid-Point (See Summary)				0.00%	\$0
ESTIMATE GRAND TOTAL					\$9,873,127

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

COST ESTIMATE



Roen Associates
911 Western Avenue, Suite 204
Seattle, WA 98104-1031

Everett Public Works
Maintenance Office
Pre-Design Estimate



DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
A10 FOUNDATIONS					
Foundation Earthwork					
	Footing Excavation & Backfill	1,528	cy	8.00	\$12,222
	Footing Drains w/ Gravel	635	lf	15.00	\$9,525
Foundations					
	Continuous Footings (inc reinforcing)	259	cy	350.00	\$90,546
	Spread Footings (inc reinforcing)	47	cy	400.00	\$18,741
	Stem Wall (inc reinforcing)	1,270	sf	35.00	\$44,450
Slab-on-Grade / SoMD					
	Slab on Grade (inc reinforcing, base course and vapor barrier)	15,915	sf	6.00	\$95,487
Misc. Concrete Construction					
	Elevator Pit	1	ea	20,000.00	\$20,000
Perimeter Insulation / Waterproofing					
	2" Rigid Polyiso	3,810	sf	3.00	\$11,430
	Stem Wall Damp Proofing	1,270	sf	0.50	\$635
	SUBTOTAL FOUNDATIONS	31,829	BGSF	\$9.52	\$303,036
A20 BASEMENT CONSTRUCTION					
Basement Excavation					
Basement Walls					
Waterproofing					
	SUBTOTAL BASEMENT CONSTRUCTION	31,829	BGSF	\$0.00	\$0
B10 SUPERSTRUCTURE					
Structural Steel Framing					
	Bar Joist & Structural Steel Floor System (12# / SF)	105	tons	3,800.00	\$399,136
	Bar Joist & Structural Steel Roof System (9# / SF)	74	tons	3,800.00	\$280,645
	Columns & Braced Frames - Included above				
	Misc. Metals	31,829	gsf	1.00	\$31,829
Metal Deck					
	3", 16 GA Floor Decking	15,915	sf	3.55	\$56,496
	1.5", 20 GA Roof Decking	15,915	sf	3.00	\$47,744
Topping Slab					
	4.5" Avg Thickness Topping Slab on Metal Deck	15,915	sf	4.50	\$71,615
Fireproofing					
	Structural Fireproofing (Spray Applied, etc..) - None Required	31,829	gsf	-	\$0
	Fire stopping	31,829	gsf	0.15	\$4,774
	SUBTOTAL SUPERSTRUCTURE	31,829	BGSF	\$28.03	\$892,239

Roen Associates
911 Western Avenue, Suite 204
Seattle, WA 98104-1031

Everett Public Works
Maintenance Office
Pre-Design Estimate



DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
B20 EXTERIOR ENCLOSURE					
Exterior Wall Construction					
	Metal Panel Siding	1,210	sf	40.00	\$48,400
	Prefinished Metal Siding	8,030	sf	15.00	\$120,450
	CMU Veneer (6' wainscot)	2,190	sf	16.00	\$35,040
	Mechanical Equipment Screen	2,400	sf	30.00	\$72,000
	Exterior Wall Assembly (int. GWB, vapor barrier, 6" metal studs, R-19 batt insul, rigid insulation, sheathing, weather barrier)	11,430	sf	16.00	\$182,880
Exterior Soffits (includes framing)					
	Allowance	200	sf	45.00	\$9,000
Exterior Windows					
	Aluminum Storefront / Windows, Std Clear Anodized w/ Flashing	6,350	sf	50.00	\$317,500
	Aluminum Sunshades Allowance	270	lf	240.00	\$64,800
Exterior Doors					
	Aluminum Entry Door, HW, Complete - Double	4	ea	3,500.00	\$14,000
	Auto Operators	2	ea	4,000.00	\$8,000
	HM Dr, HM Frame, HW, Complete - Single	1	ea	1,450.00	\$1,450
	HM Dr, HM Frame, HW, Complete - Double	1	ea	1,850.00	\$1,850
	Overhead Roll Up Doors - None			-	\$0
Exterior Paint					
	Misc Allowance	1	ls	5,000.00	\$5,000
	SUBTOTAL EXTERIOR ENCLOSURE	31,829	BGSF	\$27.66	\$880,370
B30 ROOFING					
Roof Coverings					
	Membrane Roof Assembly w/ Insulation	15,915	sf	13.00	\$206,889
	Misc. Flashing & Blocking	15	%	206,889	\$31,033
Roof Accessories					
	Fall Protection - None, roof as 3.5' parapet			-	\$0
	Misc. Roof Accessories (Hatch, Ladders, etc...)	1	lsum	10,000	\$10,000
Skylights					
	Allowance	500	sf	65.00	\$32,500
	SUBTOTAL ROOFING	31,829	BGSF	\$8.81	\$280,422
C10 INTERIOR CONSTRUCTION					
Partitions & Interior Glazing					
	Allowance for Admin Program Requirements	31,829	gsf	20.00	\$636,580
Interior Doors, Frames, Hardware					
	Allowance for Admin Program Requirements	31,829	gsf	5.00	\$159,145

Roen Associates
911 Western Avenue, Suite 204
Seattle, WA 98104-1031

Everett Public Works
Maintenance Office
Pre-Design Estimate



DETAILED ESTIMATE					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
Fittings / Specialties					
	Toilet Accessories				
	Locker Rooms	2	ea	10,000.00	\$20,000
	Restrooms	8	ea	3,000.00	\$24,000
	Janitorial Accessories	2	ea	3,000.00	\$6,000
	Signage	31,829	gsf	1.50	\$47,744
	Misc. Specialties Allowance (FECs, Corner Guards, etc...)	31,829	gsf	1.00	\$31,829
Interior Construction Demolition					
	Included Below with Select Building Demolition				
	SUBTOTAL INTERIOR CONSTRUCTION	31,829	BGSF	\$29.07	\$925,298
C20 STAIRS					
Stair Construction					
	Metal Steel w/ Concrete Pan Treads and Metal Picket Rails	1	flights	15,000.00	\$15,000
Stair Finishes					
	Included above			-	\$0
	SUBTOTAL STAIRS	31,829	BGSF	\$0.47	\$15,000
C30 INTERIOR FINISHES					
Wall / Floor / Ceiling Finishes					
	Allowance for Admin Program Requirements (Primarily Carpet & Suspended ACT)	31,829	gsf	18.00	\$572,922
Interior Finishes Demolition					
	Included Below with Select Building Demolition				
	SUBTOTAL INTERIOR FINISHES	31,829	BGSF	\$18.00	\$572,922
D10 CONVEYING SYSTEMS					
Elevators & Lifts					
	Passenger Elevator, 2 stops	1	ea	85,000.00	\$85,000
	SUBTOTAL CONVEYING SYSTEMS	31,829	BGSF	\$2.67	\$85,000
D20 PLUMBING					
Plumbing (Roen Associates Cost History Budget)					
	Plumbing per Program Requirements	31,829	gsf	10.00	\$318,290
	SUBTOTAL PLUMBING	31,829	BGSF	\$10.00	\$318,290

Roen Associates
911 Western Avenue, Suite 204
Seattle, WA 98104-1031

Everett Public Works
Maintenance Office
Pre-Design Estimate



DETAILED ESTIMATE					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
D30 HVAC					
HVAC					
	Roof Top Unit System w/ Dx Cooling & Heat Recovery	31,829	gsf	45.00	\$1,432,305
	SUBTOTAL HVAC	31,829	BGSF	\$45.00	\$1,432,305
D40 FIRE PROTECTION					
Fire Protection					
	Sprinkler System per Program Requirements	31,829	gsf	3.00	\$95,487
	SUBTOTAL FIRE PROTECTION	31,829	BGSF	\$3.00	\$95,487
D50 ELECTRICAL					
Electrical					
	Allowance for LEED Silver Office Program	31,829	gsf	35.00	\$1,114,015
	Generator Back up - See Site Electrical			-	\$0
	Access Control, Intrusion Detection, IP CCTV System - Allow.	1	ls	40,000	\$40,000
	AV Equipment - Allowance	1	ls	20,000	\$20,000
	SUBTOTAL ELECTRICAL	31,829	BGSF	\$36.89	\$1,174,015
E10 EQUIPMENT					
Equipment					
	Misc. Equipment Allowance	31,829	ea	1.00	\$31,829
	SUBTOTAL EQUIPMENT	31,829	BGSF	\$1.00	\$31,829
E20 CASEWORK & FURNISHINGS					
Fixed Casework					
	Allowance per Program Requirements	31,829	gsf	3.00	\$95,487
Window Treatment					
	Roller Shades	6,350	sf	7.00	\$44,450
Fixed Furnishings					
	Office Cubicles - Excluded			-	\$0
Moveable Furnishings - Excluded					
	None			-	\$0
	SUBTOTAL FURNISHINGS	31,829	BGSF	\$4.40	\$139,937

COST ESTIMATE



Roen Associates
911 Western Avenue, Suite 204
Seattle, WA 98104-1031

Everett Public Works
Maintenance Office
Pre-Design Estimate



DETAILED ESTIMATE					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
F10 SPECIAL CONSTRUCTION					
	Special Facilities				
	None			-	\$0
	SUBTOTAL SPECIAL CONSTRUCTION	31,829	BGSF	\$0.00	\$0
F20 SELECTIVE BUILDING DEMOLITION					
	Building Interior Demolition				
	None			-	\$0
	Hazardous Components Abatement				
	None			-	\$0
	SUBTOTAL SELECTIVE BUILDING DEMOLITION	31,829	BGSF	\$0.00	\$0
Z10 GENERAL REQUIREMENTS					
	General Conditions	8%			\$571,692.00
	Management, Project General Requirements, Phasing Premium				
	SUBTOTAL GENERAL REQUIREMENTS	31,829	BGSF	\$17.96	\$571,692

Roen Associates
911 Western Avenue, Suite 204
Seattle, WA 98104-1031

Everett Public Works
Maintenance Shop
Pre-Design Estimate



Project Owner: **City of Everett**
Project Name: **Public Works & Services Center**
Project Location: Everett, WA
Project Start Date: Q3, 2017
Estimate Date: August 9, 2016

Architect: DLR
Project Duration: 24 MO
Building GSF: 22,009
Site GSF:

ESTIMATE SUMMARY					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
A10	Foundations	22,009	BGSF	\$18.17	\$399,909
A20	Basement Construction	22,009	BGSF	\$0.00	\$0
B10	Superstructure	22,009	BGSF	\$31.70	\$697,773
B20	Exterior Enclosure	22,009	BGSF	\$33.34	\$733,680
B30	Roofing	22,009	BGSF	\$15.74	\$346,516
C10	Interior Construction	22,009	BGSF	\$10.05	\$221,086
C20	Stairs	22,009	BGSF	\$1.36	\$30,000
C30	Interior Finishes	22,009	BGSF	\$5.00	\$110,045
D10	Conveying Systems	22,009	BGSF	\$7.04	\$155,000
D20	Plumbing	22,009	BGSF	\$9.10	\$200,282
D30	HVAC	22,009	BGSF	\$26.00	\$572,234
D40	Fire Protection	22,009	BGSF	\$3.00	\$66,027
D50	Electrical	22,009	BGSF	\$21.82	\$480,180
E10	Equipment	22,009	BGSF	\$18.72	\$412,014
E20	Casework & Furnishings	22,009	BGSF	\$1.00	\$22,009
F10	Special Construction	22,009	BGSF	\$0.00	\$0
F20	Selective Demolition	22,009	BGSF	\$0.00	\$0
Building Construction Subtotal					\$4,446,754
Z10	General Requirements	22,009	BGSF	\$16.16	\$355,740
Estimate Subtotal					\$4,802,494
Design Contingency					15.00% \$720,374
Subtotal					\$5,522,868
GC/CM Risk Contingency					3.00% \$165,686
Subtotal					\$5,688,554
GC/CM Mark Up (Overhead, Insurance, P&P Bond & Profit)					8.00% \$455,084
Subtotal					\$6,143,639
Escalation to Mid-Point (See Summary)					0.00% \$0
ESTIMATE GRAND TOTAL					\$6,143,639

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

Roen Associates
911 Western Avenue, Suite 204
Seattle, WA 98104-1031

Everett Public Works
Maintenance Shop
Pre-Design Estimate



DETAILED ESTIMATE					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
A10 FOUNDATIONS					
Foundation Earthwork					
	Footing Excavation & Backfill	1,650	cy	8.00	\$13,200
	Footing Drains w/ Gravel	640	lf	15.00	\$9,600
Foundations					
	Continuous Footings (inc reinforcing)	297	cy	350.00	\$104,093
	Spread Footings (inc reinforcing)	33	cy	400.00	\$13,037
	Stem Wall (inc reinforcing)	1,280	sf	35.00	\$44,800
Slab-on-Grade / SoMD					
	Slab on Grade (inc reinforcing, base course and vapor barrier)	20,336	sf	9.00	\$183,020
Misc. Concrete Construction					
	Elevator Pit	1	ea	20,000.00	\$20,000
Perimeter Insulation / Waterproofing					
	2" Rigid Polyiso	3,840	sf	3.00	\$11,520
	Stem Wall Damp Proofing	1,280	sf	0.50	\$640
	SUBTOTAL FOUNDATIONS	22,009	BGSF	\$18.17	\$399,909
A20 BASEMENT CONSTRUCTION					
Basement Excavation					
Basement Walls					
Waterproofing					
	SUBTOTAL BASEMENT CONSTRUCTION	22,009	BGSF	\$0.00	\$0
B10 SUPERSTRUCTURE					
Structural Steel Framing					
	Bar Joist & Structural Steel Floor System (13# / SF)	12	tons	3,800.00	\$45,469
	Bar Joist & Structural Steel Roof System (13# / SF) - Assumes long spans with minimal interior columns	145	tons	3,800.00	\$552,516
	Columns & Braced Frames - Included above				
	Misc. Metals	22,009	gsf	1.00	\$22,009
Metal Deck					
	3", 16 GA Mezz Floor Decking	1,674	sf	3.55	\$5,941
	1.5", 20 GA Roof Decking	20,336	sf	3.00	\$61,007
Topping Slab					
	4.5" Avg Thickness Topping Slab on Metal Deck	1,674	sf	4.50	\$7,531
Fireproofing					
	Structural Fireproofing (Spray Applied, etc..) - None Required	22,009	gsf	-	\$0
	Fire stopping	22,009	gsf	0.15	\$3,301
	SUBTOTAL SUPERSTRUCTURE	22,009	BGSF	\$31.70	\$697,773

Roen Associates
911 Western Avenue, Suite 204
Seattle, WA 98104-1031

Everett Public Works
Maintenance Shop
Pre-Design Estimate



DETAILED ESTIMATE					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
B20 EXTERIOR ENCLOSURE					
Exterior Wall Construction					
	Prefinished Metal Siding	10,560	sf	17.00	\$179,520
	CMU Veneer (4' wainscot)	2,560	sf	16.00	\$40,960
	Exterior Wall Assembly (int. GWB, vapor barrier, 6" metal studs, R-19 batt insul, rigid insulation, sheathing, weather barrier)	13,120	sf	12.50	\$164,000
Exterior Soffits (includes framing)					
	Misc. Allowance	720	sf	20.00	\$14,400
Exterior Windows					
	Aluminum Storefront / Windows, Std Clear Anodized w/ Flashing	4,800	sf	50.00	\$240,000
Exterior Doors					
	Aluminum Entry Door, HW, Complete - Double	1	ea	3,500.00	\$3,500
	Auto Operators	1	ea	4,000.00	\$4,000
	HM Dr, HM Frame, HW, Complete - Single	2	ea	1,450.00	\$2,900
	HM Dr, HM Frame, HW, Complete - Double	4	ea	1,850.00	\$7,400
	16' x 12' Motorized Overhead Roll Up Doors	8	ea	9,000.00	\$72,000
Exterior Paint					
	Misc Allowance	1	ls	5,000.00	\$5,000
	SUBTOTAL EXTERIOR ENCLOSURE	22,009	BGSF	\$33.34	\$733,680
B30 ROOFING					
Roof Coverings					
	Membrane Roof Assembly w/ Insulation	20,336	sf	13.00	\$264,362
	Misc. Flashing & Blocking	15	%	264,362	\$39,654
Roof Accessories					
	Fall Protection - None, roof as 3.5' parapet			-	\$0
	Misc. Roof Accessories (Hatch, Ladders, etc...)	1	lsum	10,000	\$10,000
Skylights					
	Allowance	500	sf	65.00	\$32,500
	SUBTOTAL ROOFING	22,009	BGSF	\$15.74	\$346,516
C10 INTERIOR CONSTRUCTION					
Partitions & Interior Glazing					
	Allowance for Work Shop Type Program Requirements	22,009	gsf	5.00	\$110,045
Interior Doors, Frames, Hardware					
	Allowance for Work Shop Type Program Requirements	22,009	gsf	2.00	\$44,018



Roen Associates
911 Western Avenue, Suite 204
Seattle, WA 98104-1031

Everett Public Works
Maintenance Shop
Pre-Design Estimate



DETAILED ESTIMATE					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
Fittings / Specialties					
	Toilet Accessories				
	Restrooms	2	ea	3,000.00	\$6,000
	Janitorial Accessories	2	ea	3,000.00	\$6,000
	Signage	22,009	gsf	1.50	\$33,014
	Misc. Specialties Allowance (FECs, Corner Guards, etc...)	22,009	gsf	1.00	\$22,009
Interior Construction Demolition					
	Included Below with Select Building Demolition				
	SUBTOTAL INTERIOR CONSTRUCTION	22,009	BGSF	\$10.05	\$221,086
C20 STAIRS					
Stair Construction					
	Metal Steel w/ Concrete Pan Treads and Metal Picket Rails	2	flights	15,000.00	\$30,000
Stair Finishes					
	Included above			-	\$0
	SUBTOTAL STAIRS	22,009	BGSF	\$1.36	\$30,000
C30 INTERIOR FINISHES					
Wall / Floor / Ceiling Finishes					
	Allowance for Work Shop Type Program Requirements	22,009	gsf	5.00	\$110,045
Interior Finishes Demolition					
	Included Below with Select Building Demolition				
	SUBTOTAL INTERIOR FINISHES	22,009	BGSF	\$5.00	\$110,045
D10 CONVEYING SYSTEMS					
Elevators & Lifts					
	Freight Elevator, 2 stops	1	ea	155,000.00	\$155,000
	SUBTOTAL CONVEYING SYSTEMS	22,009	BGSF	\$7.04	\$155,000
D20 PLUMBING					
Plumbing					
	Plumbing per Program Requirements	22,009	gsf	9.10	\$200,282
	SUBTOTAL PLUMBING	22,009	BGSF	\$9.10	\$200,282

Roen Associates
911 Western Avenue, Suite 204
Seattle, WA 98104-1031

Everett Public Works
Maintenance Shop
Pre-Design Estimate



DETAILED ESTIMATE					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
D30 HVAC					
HVAC					
	Roof Top Unit System w/ Dx Cooling & Heat Recovery (assumes very low number of zones)	22,009	gsf	26.00	\$572,234
	SUBTOTAL HVAC	22,009	BGSF	\$26.00	\$572,234
D40 FIRE PROTECTION					
Fire Protection					
	Sprinkler System per Program Requirements	22,009	gsf	3.00	\$66,027
	SUBTOTAL FIRE PROTECTION	22,009	BGSF	\$3.00	\$66,027
D50 ELECTRICAL					
Electrical					
	Allowance for Shop Program Requirements	22,009	gsf	20.00	\$440,180
	Generator Back up - See Site Electrical			-	\$0
	Access Control, Intrusion Detection, IP CCTV System - Allow.	1	ls	40,000	\$40,000
	AV Equipment - None			-	\$0
	SUBTOTAL ELECTRICAL	22,009	BGSF	\$21.82	\$480,180
E10 EQUIPMENT					
Equipment					
	Bridge Cranes	3	ea	65,000.00	\$195,000
	Jib Crane	2	ea	20,000.00	\$40,000
	Heavy Duty Work Benches	34	ea	1,000.00	\$34,000
	Paint Booth	1	ls	25,000.00	\$25,000
	Dust Collection System	1	ls	30,000.00	\$30,000
	Misc. Equipment Allowance (Cantilever Racks, Pedestal Grinder, Etc...)	22,009	gsf	1.50	\$33,014
	Salvage, Move and Reinstall Existing Equipment	1	ls	55,000.00	\$55,000
	SUBTOTAL EQUIPMENT	22,009	BGSF	\$18.72	\$412,014

Roen Associates
911 Western Avenue, Suite 204
Seattle, WA 98104-1031

Everett Public Works
Maintenance Shop
Pre-Design Estimate



DETAILED ESTIMATE					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
E20 CASEWORK & FURNISHINGS					
Fixed Casework					
	Allowance per Program Requirements	22,009	gsf	1.00	\$22,009
Window Treatment					
	None			-	\$0
Fixed Furnishings					
	Office Cubicles - Excluded			-	\$0
Moveable Furnishings - Excluded					
	None			-	\$0
SUBTOTAL FURNISHINGS		22,009	BGSF	\$1.00	\$22,009
F10 SPECIAL CONSTRUCTION					
Special Facilities					
	None			-	\$0
SUBTOTAL SPECIAL CONSTRUCTION		22,009	BGSF	\$0.00	\$0
F20 SELECTIVE BUILDING DEMOLITION					
Building Interior Demolition					
	None			-	\$0
Hazardous Components Abatement					
	None			-	\$0
SUBTOTAL SELECTIVE BUILDING DEMOLITION		22,009	BGSF	\$0.00	\$0
Z10 GENERAL REQUIREMENTS					
General Conditions					
	Management, Project General Requirements, Phasing Premium	8%			\$355,740.30
SUBTOTAL GENERAL REQUIREMENTS		22,009	BGSF	\$16.16	\$355,740

Roen Associates
911 Western Avenue, Suite 204
Seattle, WA 98104-1031

Everett Public Works
NE Quadrant Site Improvements
Pre-Design Estimate



Project Owner: **City of Everett**
 Project Name: **Public Works Services Center**
 Project Location: Everett, WA
 Project Start Date: Q3, 2017
 Estimate Date: August 9, 2016
 Architect: DLR
 Project Duration: 24 MO
 Building GSF:
 Site GSF: 132,600

ESTIMATE SUMMARY					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
G10	Site Preparation	132,600	Site GSF	\$0.00	\$0
G20	Site Improvements	132,600	Site GSF	\$4.79	\$634,795
G30	Site Civil / Mechanical Utilities	132,600	Site GSF	\$1.76	\$233,030
G40	Site Electrical Utilities	132,600	Site GSF	\$2.94	\$389,700
G90	Other Site Construction	132,600	Site GSF	\$0.00	\$0
Sitework Subtotal					\$1,257,525
Z10	General Requirements	132,600	Site GSF	\$0.76	\$100,602
Estimate Subtotal					\$1,358,127
Design Contingency				15.00%	\$203,719
Subtotal					\$1,561,846
GC/CM Risk Contingency				3.00%	\$46,855
Subtotal					\$1,608,701
GC/CM Mark Up (Overhead, Insurance, P&P Bond & Profit)				8.00%	\$128,696
Subtotal					\$1,737,398
Escalation to Mid-Point (See Summary)				0.00%	\$0
ESTIMATE GRAND TOTAL		132,600	BGSF	\$13.10	\$1,737,398

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.



Roen Associates
911 Western Avenue, Suite 204
Seattle, WA 98104-1031

Everett Public Works
NE Quadrant Site Improvements
Pre-Design Estimate



DETAILED ESTIMATE					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
G10 SITE PREPARATION					
Site Demolition & Relocation					
	See Site Demo / Earthwork Estimate			-	\$0
Site Earthwork					
	See Site Demo / Earthwork Estimate			-	\$0
	SUBTOTAL SITE PREPARATION	132,600	Site GSF	\$0.00	\$0
G20 SITE IMPROVEMENTS					
Site Paving / Concrete Work (includes basecourses)					
	Sidewalks	21,745	sf	6.00	\$130,470
	Premium for Upgraded Aesthetic Paving - Allowance	5,000	sf	4.00	\$20,000
	Drive Apron	2,735	sf	12.00	\$32,820
	Curbs	2,465	lf	15.00	\$36,975
	Asphalt Paving	27,080	sf	3.50	\$94,780
	Parking Lot Striping	80	ea	45.00	\$3,600
	Pavement Replacement for Utility work at Existing Areas to Remain	7,300	sf	10.00	\$73,000
Site Development					
	Site Stairs, Ramps and Retaining Walls - Allowance	1	ls	50,000.00	\$50,000
	Site Furniture	1	ls	15,000.00	\$15,000
Landscaping					
	Irrigated Landscaped Areas - Allowance	15,630	sf	5.00	\$78,150
	Bioretention Cell	10,000	sf	10.00	\$100,000
	SUBTOTAL SITE IMPROVEMENTS	132,600	Site GSF	\$4.79	\$634,795
G30 SITE CIVIL / MECHANICAL UTILITIES					
Water Service					
	Meter	2	ea	3,000.00	\$6,000
	Hydrants	4	ea	4,200.00	\$16,800
	New Water Service Line - 2"	150	lf	25.00	\$3,750
	New Fire Water Service Line - 6"	100	lf	37.00	\$3,700
Sanitary Sewer					
	New Sewer Line - 12"	250	lf	40.00	\$10,000
	New Sewer Line - 6"	150	lf	30.00	\$4,500
	Manholes	2	ea	3,450.00	\$6,900
	Oil / Water SP	2	ea	75,000.00	\$150,000
Storm Sewer					
	CB Type 1	6	ea	1,230.00	\$7,380
	CB Type 2	4	ea	2,700.00	\$10,800
	12" PVC Pipe	400	lf	33.00	\$13,200
	SUBTOTAL SITE CIVIL / MECHANICAL UTILITES	132,600	Site GSF	\$1.76	\$233,030

Roen Associates
911 Western Avenue, Suite 204
Seattle, WA 98104-1031

Everett Public Works
NE Quadrant Site Improvements
Pre-Design Estimate



DETAILED ESTIMATE					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
G40 SITE ELECTRICAL UTILITIES					
Emergency Power					
	Emergency Generator to Serve PW Office & Maintenance Building	1	ls	150,000.00	\$150,000
Utilities (includes excavation / trenching)					
	Power Duct Bank w/ Feeder	480	lf	115.00	\$55,200
	Telecomm Duct Bank w/ Fiber Cable and Phone Wire	745	lf	100.00	\$74,500
	Large PSE Vault	1	ea	25,000.00	\$25,000
	Underground Telecomm Hand Hole Vaults	2	ea	5,000	\$10,000
Site Lighting					
	Pole Light (includes underground feeders)	10	ea	7,500	\$75,000
	SUBTOTAL SITE ELECTRICAL UTILITIES	132,600	Site GSF	\$2.94	\$389,700
G90 OTHER SITE CONSTRUCTION					
Service Tunnels					
				-	\$0
Other Site Systems					
				-	\$0
	SUBTOTAL OTHER SITE CONSTRUCTION	132,600	Site GSF	\$0.00	\$0
Z10 GENERAL REQUIREMENTS					
General Conditions					
	Management, Project General Requirements, Phasing Premium	8%			\$100,602.00
	SUBTOTAL GENERAL REQUIREMENTS	132,600	Site GSF	\$0.76	\$100,602

Roen Associates
911 Western Avenue, Suite 204
Seattle, WA 98104-1031

Everett Public Works
Warehouse Site Demo / Earthwork
Pre-Design Estimate



Roen Associates
911 Western Avenue, Suite 204
Seattle, WA 98104-1031

Everett Public Works
Warehouse Site Demo / Earthwork
Pre-Design Estimate



Project Owner: **City of Everett**
 Project Name: **Public Works Services Center**
 Project Location: Everett, WA
 Project Start Date: Q3, 2017
 Estimate Date: August 9, 2016
 Architect: DLR
 Project Duration: 24 MO
 Building GSF: 45,000
 Site GSF: 45,000

ESTIMATE SUMMARY					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
G10	Site Preparation	45,000	Site GSF	\$3.02	\$136,053
G20	Site Improvements	45,000	Site GSF	\$0.00	\$0
G30	Site Civil / Mechanical Utilities	45,000	Site GSF	\$0.56	\$25,100
G40	Site Electrical Utilities	45,000	Site GSF	\$0.56	\$25,000
G90	Other Site Construction	45,000	Site GSF	\$0.00	\$0
Sitework Subtotal					\$186,153
Z10	General Requirements	45,000	Site GSF	\$0.25	\$11,169
Estimate Subtotal					\$197,323
Design Contingency				15.00%	\$29,598
Subtotal					\$226,921
GC/CM Risk Contingency				3.00%	\$6,808
Subtotal					\$233,729
GC/CM Mark Up (Overhead, Insurance, P&P Bond & Profit)				8.00%	\$18,698
Subtotal					\$252,427
Escalation to Mid-Point (See Summary)				0.00%	\$0
ESTIMATE GRAND TOTAL					\$252,427

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

DETAILED ESTIMATE					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
G10 SITE PREPARATION					
	Mobilization	1	ls	20,000.00	\$20,000
	Site Demolition & Relocation				
	Demo Site Paving, Curbs, Misc...	45,000	site gsf	2.00	\$90,000
	Sawcutting - Asphalt	980	lf	1.50	\$1,470
	Site Earthwork				
	Site Grading	45,000	sf	0.25	\$11,250
	Mass Excavation Cut / Fill - Allowance	1,667	cy	8.00	\$13,333
	Hazardous Waste Remediation				
	Included on Summary Sheet			-	\$0
	SUBTOTAL SITE PREPARATION	45,000	Site GSF	\$3.02	\$136,053
G20 SITE IMPROVEMENTS					
	Site Paving / Concrete Work				
	See Site Improvements Estimate			-	\$0
	SUBTOTAL SITE IMPROVEMENTS	45,000	Site GSF	\$0.00	\$0
G30 SITE CIVIL / MECHANICAL UTILITIES					
	Utilities Demo (includes excavation, removal & backfill)				
	Storm System				
	Inlets	2	ea	500.00	\$1,000
	CB Type 1	3	ea	1,500.00	\$4,500
	CB Type 2	4	ea	1,500.00	\$6,000
	Pipe 15"	150	lf	16.00	\$2,400
	Pipe 6-8"	300	lf	14.00	\$4,200
	Sewer System Removals				
	None			-	\$0
	Water System Removals				
	Pipe (Yard Lines)	500	lf	14.00	\$7,000
	SUBTOTAL SITE CIVIL / MECHANICAL UTILITES	45,000	Site GSF	\$0.56	\$25,100
G40 SITE ELECTRICAL UTILITIES					
	Site Power, Telecom, Lighting Demo				
	Allowance	1	ls	25,000	\$25,000
	SUBTOTAL SITE ELECTRICAL UTILITIES	45,000	Site GSF	\$0.56	\$25,000

COST ESTIMATE



Roen Associates
911 Western Avenue, Suite 204
Seattle, WA 98104-1031

Everett Public Works
Warehouse Site Demo / Earthwork
Pre-Design Estimate



DETAILED ESTIMATE					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
G90 OTHER SITE CONSTRUCTION					
	Service Tunnels			-	\$0
	Other Site Systems			-	\$0
	SUBTOTAL OTHER SITE CONSTRUCTION	45,000	Site GSF	\$0.00	\$0
Z10 GENERAL REQUIREMENTS					
	General Conditions	6%			\$11,169.20
	Management, Project General Requirements				
	SUBTOTAL GENERAL REQUIREMENTS	45,000	Site GSF	\$0.25	\$11,169

Roen Associates
911 Western Avenue, Suite 204
Seattle, WA 98104-1031

Everett Public Works
Warehouse
Pre-Design Estimate



Project Owner: **City of Everett**
Project Name: **Public Works Services Center**
Project Location: Everett, WA
Project Start Date: Q3, 2017
Estimate Date: August 9, 2016

Architect: DLR
Project Duration: 24 MO
Building GSF: 23,667
Site GSF:

ESTIMATE SUMMARY					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
A10	Foundations	23,667	BGSF	\$13.30	\$314,724
A20	Basement Construction	23,667	BGSF	\$0.00	\$0
B10	Superstructure	23,667	BGSF	\$1.15	\$27,217
B20	Exterior Enclosure	23,667	BGSF	\$5.23	\$123,770
B30	Roofing	23,667	BGSF	\$0.11	\$2,500
C10	Interior Construction	23,667	BGSF	\$4.50	\$106,585
C20	Stairs	23,667	BGSF	\$0.00	\$0
C30	Interior Finishes	23,667	BGSF	\$5.00	\$118,335
D10	Conveying Systems	23,667	BGSF	\$0.00	\$0
D20	Plumbing	23,667	BGSF	\$5.00	\$118,335
D30	HVAC	23,667	BGSF	\$20.00	\$473,340
D40	Fire Protection	23,667	BGSF	\$3.00	\$71,001
D50	Electrical	23,667	BGSF	\$16.06	\$380,005
E10	Equipment	23,667	BGSF	\$1.00	\$23,667
E20	Casework & Furnishings	23,667	BGSF	\$1.00	\$23,667
F10	Special Construction	23,667	BGSF	\$65.00	\$1,538,355
F20	Selective Demolition	23,667	BGSF	\$0.00	\$0
Building Construction Subtotal					\$3,321,501
Z10	General Requirements	23,667	BGSF	\$11.23	\$265,720
Estimate Subtotal					\$3,587,221
Design Contingency				10.00%	\$358,722
Subtotal					\$3,945,943
GC/CM Risk Contingency				3.00%	\$118,378
Subtotal					\$4,064,321
GC/CM Mark Up (Overhead, Insurance, P&P Bond & Profit)				8.00%	\$325,146
Subtotal					\$4,389,467
Escalation to Mid-Point (See Summary)				0.00%	\$0
ESTIMATE GRAND TOTAL					\$4,389,467

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

Roen Associates
911 Western Avenue, Suite 204
Seattle, WA 98104-1031

Everett Public Works
Warehouse
Pre-Design Estimate



DETAILED ESTIMATE					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
A10 FOUNDATIONS					
Foundation Earthwork					
	Footing Excavation & Backfill	568	cy	8.00	\$4,547
	Footing Drains w/ Gravel	770	lf	15.00	\$11,550
Foundations					
	Continuous Footings (inc reinforcing)	94	cy	350.00	\$32,939
	Spread Footings (inc reinforcing)	20	cy	400.00	\$7,822
	Stem Wall (inc reinforcing)	1,540	sf	35.00	\$53,900
Slab-on-Grade / SoMD					
	8" Slab on Grade (inc reinforcing, base course and vapor barrier)	23,667	sf	8.00	\$189,336
Misc. Concrete Construction					
	Elevator Pit - None			-	\$0
Perimeter Insulation / Waterproofing					
	2" Rigid Polyiso	4,620	sf	3.00	\$13,860
	Stem Wall Damp Proofing	1,540	sf	0.50	\$770
	SUBTOTAL FOUNDATIONS	23,667	BGSF	\$13.30	\$314,724
A20 BASEMENT CONSTRUCTION					
Basement Excavation					
Basement Walls					
Waterproofing					
	SUBTOTAL BASEMENT CONSTRUCTION	23,667	BGSF	\$0.00	\$0
B10 SUPERSTRUCTURE					
Structural Steel Framing					
	See Pre-Engineered Steel Buildings Below			-	\$0
	Misc. Metals	23,667	gsf	1.00	\$23,667
Topping Slab					
	None			-	\$0
Fireproofing					
	Structural Fireproofing (Spray Applied, etc..) - None			-	\$0
	Fire stopping	23,667	gsf	0.15	\$3,550
	SUBTOTAL SUPERSTRUCTURE	23,667	BGSF	\$1.15	\$27,217
B20 EXTERIOR ENCLOSURE					
Exterior Wall Construction					
	See Pre-Engineered Steel Buildings Below			-	\$0
	Premium for CMU Veneer (6' wainscot)	4,620	sf	16.00	\$73,920
Exterior Soffits (includes framing)					
	None			-	\$0

Roen Associates
911 Western Avenue, Suite 204
Seattle, WA 98104-1031

Everett Public Works
Warehouse
Pre-Design Estimate



DETAILED ESTIMATE					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
Exterior Windows					
	See Pre-Engineered Steel Buildings Below			-	\$0
Exterior Doors					
	Aluminum Entry Door, HW, Complete - Double			-	\$0
	Auto Operators			-	\$0
	HM Dr, HM Frame, HW, Complete - Single	1	ea	1,450.00	\$1,450
	HM Dr, HM Frame, HW, Complete - Double	4	ea	1,850.00	\$7,400
	16' x 12' Motorized Overhead Roll Up Doors	4	ea	9,000.00	\$36,000
Exterior Paint					
	Misc Paint and Sealant Allowance	1	ls	5,000.00	\$5,000
	SUBTOTAL EXTERIOR ENCLOSURE	23,667	BGSF	\$5.23	\$123,770
B30 ROOFING					
Roof Coverings					
	See Pre-Engineered Steel Buildings Below			-	\$0
Roof Accessories					
	Fall Protection - None			-	\$0
	Misc. Roof Accessories (Hatch, Ladders, etc...)	1	lsum	2,500	\$2,500
Skylights					
	None			-	\$0
	SUBTOTAL ROOFING	23,667	BGSF	\$0.11	\$2,500
C10 INTERIOR CONSTRUCTION					
Partitions, Interior Glazing					
	Allowance for Warehouse Program Requirements	23,667	gsf	2.00	\$47,334
Interior Doors, Frames, Hardware					
	Allowance for Warehouse Program Requirements	23,667	gsf	1.00	\$23,667
Fittings / Specialties					
	Toilet Accessories				
	Restrooms	2	ea	3,000.00	\$6,000
	Signage	23,667	gsf	0.25	\$5,917
	Misc. Specialties Allowance (FECs, Corner Guards, etc...)	23,667	gsf	1.00	\$23,667
	SUBTOTAL INTERIOR CONSTRUCTION	23,667	BGSF	\$4.50	\$106,585
C20 STAIRS					
Stair Construction					
	None			-	\$0
	SUBTOTAL STAIRS	23,667	BGSF	\$0.00	\$0



Roen Associates
911 Western Avenue, Suite 204
Seattle, WA 98104-1031

Everett Public Works
Warehouse
Pre-Design Estimate



DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
C30 INTERIOR FINISHES					
	Wall / Floor / Ceiling Finishes				
	Allowance for Warehouse Program Requirements	23,667	gsf	5.00	\$118,335
	SUBTOTAL INTERIOR FINISHES	23,667	BGSF	\$5.00	\$118,335
D10 CONVEYING SYSTEMS					
	Elevators & Lifts				
	None			-	\$0
	SUBTOTAL CONVEYING SYSTEMS	23,667	BGSF	\$0.00	\$0
D20 PLUMBING					
	Plumbing (Roen Associates Cost History Budget)				
	Plumbing per Program Requirements	23,667	gsf	5.00	\$118,335
	SUBTOTAL PLUMBING	23,667	BGSF	\$5.00	\$118,335
D30 HVAC					
	HVAC				
	HVAC per Program Requirements (No Cooling)	23,667	gsf	20.00	\$473,340
	SUBTOTAL HVAC	23,667	BGSF	\$20.00	\$473,340
D40 FIRE PROTECTION					
	Fire Protection				
	Sprinkler System per Program Requirements	23,667	gsf	3.00	\$71,001
	SUBTOTAL FIRE PROTECTION	23,667	BGSF	\$3.00	\$71,001
D50 ELECTRICAL					
	Electrical				
	Electrical System per Program Requirements	23,667	gsf	15.00	\$355,005
	Access Control, Intrusion Detection, IP CCTV System - Allow.	1	ls	25,000	\$25,000
	SUBTOTAL ELECTRICAL	23,667	BGSF	\$16.06	\$380,005

Roen Associates
911 Western Avenue, Suite 204
Seattle, WA 98104-1031

Everett Public Works
Warehouse
Pre-Design Estimate



DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
E10 EQUIPMENT					
	Equipment				
	Loading Dock Equipment - None			-	\$0
	OFOI Warehouse Shelving Systems - By Owner			-	\$0
	Misc. Equipment Allowance	23,667	gsf	1.00	\$23,667
	SUBTOTAL EQUIPMENT	23,667	BGSF	\$1.00	\$23,667
E20 CASEWORK & FURNISHINGS					
	Fixed Casework				
	Allowance per Program Requirements	23,667	gsf	1.00	\$23,667
	Window Treatment				
	None			-	\$0
	Fixed Furnishings				
	Office Cubicles - Excluded			-	\$0
	Moveable Furnishings - Excluded				
	None			-	\$0
	SUBTOTAL FURNISHINGS	23,667	BGSF	\$1.00	\$23,667
F10 SPECIAL CONSTRUCTION					
	Pre-Engineered Steel Building				
	28' Eave Height Clear Span Structure, 26 ga. Prefinished Roofing / Siding, Windows and Faced Batt Insulation	23,667	sf	65.00	\$1,538,355
	SUBTOTAL SPECIAL CONSTRUCTION	23,667	BGSF	\$65.00	\$1,538,355
F20 SELECTIVE BUILDING DEMOLITION					
	Building Interior Demolition				
	None			-	\$0
	Hazardous Components Abatement				
	None			-	\$0
	SUBTOTAL SELECTIVE BUILDING DEMOLITION	23,667	BGSF	\$0.00	\$0
Z10 GENERAL REQUIREMENTS					
	General Conditions	8%			\$265,720.05
	Management, Project General Requirements, Phasing Premium				
	SUBTOTAL GENERAL REQUIREMENTS	23,667	BGSF	\$11.23	\$265,720

Roen Associates
911 Western Avenue, Suite 204
Seattle, WA 98104-1031

Everett Public Works
Warehouse Site Improvements
Pre-Design Estimate



Roen Associates
911 Western Avenue, Suite 204
Seattle, WA 98104-1031

Everett Public Works
Warehouse Site Improvements
Pre-Design Estimate



Project Owner: **City of Everett**
 Project Name: **Public Works Services Center**
 Project Location: Everett, WA
 Project Start Date: Q3, 2017
 Estimate Date: August 9, 2016
 Architect: DLR
 Project Duration: 24 MO
 Building GSF:
 Site GSF: 45,000

ESTIMATE SUMMARY					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
G10	Site Preparation	45,000	Site GSF	\$0.00	\$0
G20	Site Improvements	45,000	Site GSF	\$4.30	\$193,416
G30	Site Civil / Mechanical Utilities	45,000	Site GSF	\$3.14	\$141,360
G40	Site Electrical Utilities	45,000	Site GSF	\$2.59	\$116,400
G90	Other Site Construction	45,000	Site GSF	\$0.00	\$0
Sitework Subtotal					\$451,176
Z10	General Requirements	45,000	Site GSF	\$0.80	\$36,094
Estimate Subtotal					\$487,270
Design Contingency				15.00%	\$73,090
Subtotal					\$560,360
GC/CM Risk Contingency				3.00%	\$16,811
Subtotal					\$577,171
GC/CM Mark Up (Overhead, Insurance, P&P Bond & Profit)				8.00%	\$46,174
Subtotal					\$623,344
Escalation to Mid-Point (See Summary)				0.00%	\$0
ESTIMATE GRAND TOTAL					\$623,344

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

DETAILED ESTIMATE					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
G10 SITE PREPARATION					
Site Demolition					
	See Site Demo and Earthwork Estimate			-	\$0
Site Earthwork					
	See Site Demo and Earthwork Estimate			-	\$0
Hazardous Waste Remediation					
	None Included			-	\$0
SUBTOTAL SITE PREPARATION		45,000	Site GSF	\$0.00	\$0
G20 SITE IMPROVEMENTS					
Site Paving / Concrete Work (base course included)					
	Sidewalks	1,970	sf	6.00	\$11,820
	9" CIP Concrete Vehicle Paving	7,050	sf	9.00	\$63,450
	Asphalt Paving	12,313	sf	3.50	\$43,096
	Curbs	150	lf	15.00	\$2,250
	Pavement Replacement for Utility work at Existing Areas to Remain	6,780	sf	10.00	\$67,800
Site Development					
	Site Furniture	1	ls	5,000.00	\$5,000
Landscaping					
	Irrigated Landscaped Areas - None			-	\$0
SUBTOTAL SITE IMPROVEMENTS		45,000	Site GSF	\$4.30	\$193,416
G30 SITE CIVIL / MECHANICAL UTILITIES					
Water Service					
	Meter	2	ea	3,000.00	\$6,000
	Hydrants	1	ea	4,200.00	\$4,200
	New Water Service Line - 2"	50	lf	25.00	\$1,250
	New Yard Line - 2"	300	lf	25.00	\$7,500
	New Fire Water Service Line - 6"	100	lf	37.00	\$3,700
Sanitary Sewer					
	18" PVC Sewer Line	80	lf	52.00	\$4,160
	PVC Service Connection Sewer Line - 6"	150	lf	30.00	\$4,500
	Manholes	1	ea	3,450.00	\$3,450
	Oil / Water SP	1	ea	75,000.00	\$75,000
Storm Sewer					
	CB Type 2	4	ea	2,700.00	\$10,800
	18" PVC Pipe	400	lf	52.00	\$20,800
SUBTOTAL SITE CIVIL / MECHANICAL UTILITIES		45,000	Site GSF	\$3.14	\$141,360

COST ESTIMATE



Roan Associates
911 Western Avenue, Suite 204
Seattle, WA 98104-1031

Everett Public Works
Warehouse Site Improvements
Pre-Design Estimate



DETAILED ESTIMATE					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
G40 SITE ELECTRICAL UTILITIES					
	Utilites (includes excavation / trenching)				
	Power Duct Bank w/ Feeder	660	lf	115.00	\$75,900
	Telecomm Duct Bank w/ Fiber Cable and Phone Wire	355	lf	100.00	\$35,500
	Power Junction Vault	1	ea	5,000	\$5,000
	Site Lighting				
	None - Building Wall Packs Only			-	\$0
	SUBTOTAL SITE ELECTRICAL UTILITIES	45,000	Site GSF	\$2.59	\$116,400
G90 OTHER SITE CONSTRUCTION					
	Service Tunnels			-	\$0
	Other Site Systems			-	\$0
	SUBTOTAL OTHER SITE CONSTRUCTION	45,000	Site GSF	\$0.00	\$0
Z10 GENERAL REQUIREMENTS					
	General Conditions	8%			\$36,094.04
	Management, Project General Requirements, Phasing Premium				
	SUBTOTAL GENERAL REQUIREMENTS	45,000	Site GSF	\$0.80	\$36,094

Roan Associates
911 Western Avenue, Suite 204
Seattle, WA 98104-1031

Everett Public Works
Garage Site Demo / Earthwork
Pre-Design Estimate



Project Owner: **City of Everett**
Project Name: **Public Works Services Center**
Project Location: Everett, WA
Project Start Date: Q3, 2017
Estimate Date: August 9, 2016

Architect: DLR
Project Duration: 24 MO
Building GSF:
Site GSF: 52,500

ESTIMATE SUMMARY					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
G10	Site Preparation	52,500	Site GSF	\$2.95	\$155,031
G20	Site Improvements	52,500	Site GSF	\$0.00	\$0
G30	Site Civil / Mechanical Utilities	52,500	Site GSF	\$0.30	\$15,700
G40	Site Electrical Utilities	52,500	Site GSF	\$0.48	\$25,000
G90	Other Site Construction	52,500	Site GSF	\$0.00	\$0
Sitework Subtotal					\$195,731
Z10	General Requirements	52,500	Site GSF	\$0.22	\$11,744
Estimate Subtotal					\$207,474
	Design Contingency			15.00%	\$31,121
	Subtotal				\$238,596
	GC/CM Risk Contingency			3.00%	\$7,158
	Subtotal				\$245,753
	GC/CM Mark Up (Overhead, Insurance, P&P Bond & Profit)			8.00%	\$19,660
	Subtotal				\$265,414
	Escalation to Mid-Point (See Summary)			0.00%	\$0
ESTIMATE GRAND TOTAL		52,500	BGSF	\$5.06	\$265,414

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

Roen Associates
911 Western Avenue, Suite 204
Seattle, WA 98104-1031

Everett Public Works
Garage Site Demo / Earthwork
Pre-Design Estimate



DETAILED ESTIMATE					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
G10 SITE PREPARATION					
	Mobilization	1	ls	20,000.00	\$20,000
	Site Demolition & Relocation				
	Demo Site Paving, Curbs, Misc...	52,500	site gsf	2.00	\$105,000
	Sawcutting - Asphalt	900	lf	1.50	\$1,350
	Site Earthwork				
	Site Grading	52,500	sf	0.25	\$13,125
	Mass Excavation Cut / Fill - Allowance	1,944	cy	8.00	\$15,556
	Hazardous Waste Remediation				
	Included on Summary Sheet			-	\$0
	SUBTOTAL SITE PREPARATION	52,500	Site GSF	\$2.95	\$155,031
G20 SITE IMPROVEMENTS					
	Site Paving / Concrete Work				
	See Site Improvements Estimate			-	\$0
	Site Development				
	See Site Improvements Estimate			-	\$0
	Landscaping				
	See Site Improvements Estimate			-	\$0
	SUBTOTAL SITE IMPROVEMENTS	52,500	Site GSF	\$0.00	\$0
G30 SITE CIVIL / MECHANICAL UTILITIES					
	Utilities Demo (includes excavation, removal & backfill)				
	Storm System				
	Inlets	1	ea	500.00	\$500
	CB Type 1	4	ea	1,500.00	\$6,000
	Pipe 12"	200	lf	16.00	\$3,200
	Sewer System Removals				
	SS Manhole	1	ea	2,000.00	\$2,000
	Pipe 6-8"	200	lf	20.00	\$4,000
	Water System Removals				
	None				
	SUBTOTAL SITE CIVIL / MECHANICAL UTILITES	52,500	Site GSF	\$0.30	\$15,700

Roen Associates
911 Western Avenue, Suite 204
Seattle, WA 98104-1031

Everett Public Works
Garage Site Demo / Earthwork
Pre-Design Estimate



DETAILED ESTIMATE					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
G40 SITE ELECTRICAL UTILITIES					
	Site Power, Telecomm, Lighting Demo				
	Allowance	1	ls	25,000	\$25,000
	SUBTOTAL SITE ELECTRICAL UTILITIES	52,500	Site GSF	\$0.48	\$25,000
G90 OTHER SITE CONSTRUCTION					
	Service Tunnels			-	\$0
	Other Site Systems			-	\$0
	SUBTOTAL OTHER SITE CONSTRUCTION	52,500	Site GSF	\$0.00	\$0
Z10 GENERAL REQUIREMENTS					
	General Conditions	6%			\$11,743.83
	Management, Project General Requirements, Phasing Premium				
	SUBTOTAL GENERAL REQUIREMENTS	52,500	Site GSF	\$0.22	\$11,744



Roen Associates
911 Western Avenue, Suite 204
Seattle, WA 98104-1031

Everett Public Works
Garage
Pre-Design Estimate



Project Owner: **City of Everett**
Project Name: **Public Works Services Center**
Project Location: Everett, WA
Project Start Date: Q3, 2017
Estimate Date: August 9, 2016

Architect: DLR
Project Duration: 24 MO
Building GSF: 7,000
Site GSF:

ESTIMATE SUMMARY					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
A10	Foundations	7,000	BGSF	\$15.40	\$107,771
A20	Basement Construction	7,000	BGSF	\$0.00	\$0
B10	Superstructure	7,000	BGSF	\$1.15	\$8,050
B20	Exterior Enclosure	7,000	BGSF	\$13.69	\$95,830
B30	Roofing	7,000	BGSF	\$0.36	\$2,500
C10	Interior Construction	7,000	BGSF	\$2.25	\$15,750
C20	Stairs	7,000	BGSF	\$0.00	\$0
C30	Interior Finishes	7,000	BGSF	\$3.00	\$21,000
D10	Conveying Systems	7,000	BGSF	\$0.00	\$0
D20	Plumbing	7,000	BGSF	\$5.00	\$35,000
D30	HVAC	7,000	BGSF	\$10.00	\$70,000
D40	Fire Protection	7,000	BGSF	\$3.00	\$21,000
D50	Electrical	7,000	BGSF	\$16.43	\$115,000
E10	Equipment	7,000	BGSF	\$2.14	\$15,000
E20	Casework & Furnishings	7,000	BGSF	\$1.00	\$7,000
F10	Special Construction	7,000	BGSF	\$55.00	\$385,000
F20	Selective Demolition	7,000	BGSF	\$0.00	\$0
Building Construction Subtotal					\$898,901
Z10	General Requirements	7,000	BGSF	\$10.27	\$71,912
Estimate Subtotal					\$970,813
Design Contingency				10.00%	\$97,081
Subtotal					\$1,067,894
GC/CM Risk Contingency				3.00%	\$32,037
Subtotal					\$1,099,931
GC/CM Mark Up (Overhead, Insurance, P&P Bond & Profit)				8.00%	\$87,994
Subtotal					\$1,187,926
Escalation to Mid-Point (See Summary)				0.00%	\$0
ESTIMATE GRAND TOTAL					\$1,187,926

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

Roen Associates
911 Western Avenue, Suite 204
Seattle, WA 98104-1031

Everett Public Works
Garage
Pre-Design Estimate



DETAILED ESTIMATE					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
A10 FOUNDATIONS					
Foundation Earthwork					
	Footing Excavation & Backfill	221	cy	8.00	\$1,770
	Footings Drains w/ Gravel	330	lf	15.00	\$4,950
Foundations					
	Continuous Footings (inc reinforcing)	40	cy	350.00	\$14,117
	Spread Footings (inc reinforcing)	4	cy	400.00	\$1,564
	Stem Wall (inc reinforcing)	660	sf	35.00	\$23,100
Slab-on-Grade / SoMD					
	8" Slab on Grade (inc reinforcing, base course and vapor barrier)	7,000	sf	8.00	\$56,000
Misc. Concrete Construction					
	Elevator Pit - None			-	\$0
Perimeter Insulation / Waterproofing					
	2" Rigid Polyiso	1,980	sf	3.00	\$5,940
	Stem Wall Damp Proofing	660	sf	0.50	\$330
SUBTOTAL FOUNDATIONS		7,000	BGSF	\$15.40	\$107,771
A20 BASEMENT CONSTRUCTION					
Basement Excavation					
Basement Walls					
Waterproofing					
SUBTOTAL BASEMENT CONSTRUCTION		7,000	BGSF	\$0.00	\$0
B10 SUPERSTRUCTURE					
Structural Steel Framing					
	See Pre-Engineered Steel Buildings Below			-	\$0
	Misc. Metals	7,000	gsf	1.00	\$7,000
Topping Slab					
	None			-	\$0
Fireproofing					
	Structural Fireproofing (Spray Applied, etc..) - None			-	\$0
	Fire stopping	7,000	gsf	0.15	\$1,050
SUBTOTAL SUPERSTRUCTURE		7,000	BGSF	\$1.15	\$8,050
B20 EXTERIOR ENCLOSURE					
Exterior Wall Construction					
	See Pre-Engineered Steel Buildings Below			-	\$0
	Premium for CMU Veneer (6' wainscot)	1,980	sf	16.00	\$31,680
Exterior Soffits (includes framing)					
	None			-	\$0

Roen Associates
911 Western Avenue, Suite 204
Seattle, WA 98104-1031

Everett Public Works
Garage
Pre-Design Estimate



DETAILED ESTIMATE					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
Exterior Windows					
	See Pre-Engineered Steel Buildings Below			-	\$0
Exterior Doors					
	Aluminum Entry Door, HW, Complete - Double			-	\$0
	Auto Operators			-	\$0
	HM Dr, HM Frame, HW, Complete - Single	1	ea	1,450.00	\$1,450
	HM Dr, HM Frame, HW, Complete - Double	2	ea	1,850.00	\$3,700
	16' x 12' Motorized Overhead Roll Up Doors	6	ea	9,000.00	\$54,000
Exterior Paint					
	Misc Paint and Sealant Allowance	1	ls	5,000.00	\$5,000
SUBTOTAL EXTERIOR ENCLOSURE		7,000	BGSF	\$13.69	\$95,830
B30 ROOFING					
Roof Coverings					
	See Pre-Engineered Steel Buildings Below			-	\$0
Roof Accessories					
	Fall Protection - None			-	\$0
	Misc. Roof Accessories (Hatch, Ladders, etc...)	1	lsum	2,500	\$2,500
Skylights					
	None			-	\$0
SUBTOTAL ROOFING		7,000	BGSF	\$0.36	\$2,500
C10 INTERIOR CONSTRUCTION					
Partitions & Interior Glazing					
	Allowance for Garage Program Requirements	7,000	gsf	1.00	\$7,000
Interior Doors, Frames, Hardware					
	None			-	\$0
Fittings / Specialties					
	Toilet Accessories			-	\$0
	None			-	\$0
	Signage	7,000	gsf	0.25	\$1,750
	Misc. Specialties Allowance (FECs, Corner Guards, etc...)	7,000	gsf	1.00	\$7,000
SUBTOTAL INTERIOR CONSTRUCTION		7,000	BGSF	\$2.25	\$15,750
C20 STAIRS					
Stair Construction					
	None			-	\$0
SUBTOTAL STAIRS		7,000	BGSF	\$0.00	\$0

Roen Associates
911 Western Avenue, Suite 204
Seattle, WA 98104-1031

Everett Public Works
Garage
Pre-Design Estimate



DETAILED ESTIMATE					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
C30 INTERIOR FINISHES					
Wall / Floor / Ceiling Finishes					
	Allowance for Garage Program Requirements	7,000	gsf	3.00	\$21,000
SUBTOTAL INTERIOR FINISHES		7,000	BGSF	\$3.00	\$21,000
D10 CONVEYING SYSTEMS					
Elevators & Lifts					
	None			-	\$0
SUBTOTAL CONVEYING SYSTEMS		7,000	BGSF	\$0.00	\$0
D20 PLUMBING					
Plumbing					
	Plumbing per Program Requirements	7,000	gsf	5.00	\$35,000
SUBTOTAL PLUMBING		7,000	BGSF	\$5.00	\$35,000
D30 HVAC					
HVAC					
	Exhaust / Freeze Protection Only	7,000	gsf	10.00	\$70,000
SUBTOTAL HVAC		7,000	BGSF	\$10.00	\$70,000
D40 FIRE PROTECTION					
Fire Protection					
	Sprinkler System per Program Requirements	7,000	gsf	3.00	\$21,000
SUBTOTAL FIRE PROTECTION		7,000	BGSF	\$3.00	\$21,000
D50 ELECTRICAL					
Electrical					
	Electrical System per Program Requirements	7,000	gsf	15.00	\$105,000
	Access Control, Intrusion Detection, IP CCTV System - Allow.	1	ls	10,000	\$10,000
SUBTOTAL ELECTRICAL		7,000	BGSF	\$16.43	\$115,000
E10 EQUIPMENT					
Equipment					
	Misc. Equipment Allowance	1	ls	15,000.00	\$15,000
SUBTOTAL EQUIPMENT		7,000	BGSF	\$2.14	\$15,000



Roen Associates
911 Western Avenue, Suite 204
Seattle, WA 98104-1031

Everett Public Works
Garage
Pre-Design Estimate



DETAILED ESTIMATE					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
E20 CASEWORK & FURNISHINGS					
Fixed Casework					
	Allowance per Program Requirements	7,000	gsf	1.00	\$7,000
Window Treatment					
	None			-	\$0
Fixed Furnishings					
	Office Cubicles - Excluded			-	\$0
Moveable Furnishings - Excluded					
	None			-	\$0
	SUBTOTAL FURNISHINGS	7,000	BGSF	\$1.00	\$7,000
F10 SPECIAL CONSTRUCTION					
Pre-Engineered Steel Building					
	20' Eave Height Clear Span Structure, 26 ga. Prefinished Roofing / Siding, Windows and Vinyl Faced Batt Insulation	7,000	sf	55.00	\$385,000
	SUBTOTAL SPECIAL CONSTRUCTION	7,000	BGSF	\$55.00	\$385,000
F20 SELECTIVE BUILDING DEMOLITION					
Building Interior Demolition					
	None			-	\$0
Hazardous Components Abatement					
	None			-	\$0
	SUBTOTAL SELECTIVE BUILDING DEMOLITION	7,000	BGSF	\$0.00	\$0
Z10 GENERAL REQUIREMENTS					
General Conditions					
	Management, Project General Requirements, Phasing Premium	8%			\$71,912.07
	SUBTOTAL GENERAL REQUIREMENTS	7,000	BGSF	\$10.27	\$71,912

Roen Associates
911 Western Avenue, Suite 204
Seattle, WA 98104-1031

Everett Public Works
Covered Parking
Pre-Design Estimate



Project Owner: **City of Everett**
Project Name: **Public Works Services Center**
Project Location: Everett, WA
Project Start Date: Q3, 2017
Estimate Date: August 9, 2016

Architect: DLR
Project Duration: 24 MO
Building GSF: 11,400
Site GSF:

ESTIMATE SUMMARY					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
A10	Foundations	11,400	BGSF	\$1.10	\$12,503
A20	Basement Construction	11,400	BGSF	\$0.00	\$0
B10	Superstructure	11,400	BGSF	\$0.00	\$0
B20	Exterior Enclosure	11,400	BGSF	\$0.44	\$5,000
B30	Roofing	11,400	BGSF	\$0.22	\$2,500
C10	Interior Construction	11,400	BGSF	\$0.00	\$0
C20	Stairs	11,400	BGSF	\$0.00	\$0
C30	Interior Finishes	11,400	BGSF	\$0.00	\$0
D10	Conveying Systems	11,400	BGSF	\$0.00	\$0
D20	Plumbing	11,400	BGSF	\$0.00	\$0
D30	HVAC	11,400	BGSF	\$0.00	\$0
D40	Fire Protection	11,400	BGSF	\$3.00	\$34,200
D50	Electrical	11,400	BGSF	\$9.19	\$104,800
E10	Equipment	11,400	BGSF	\$1.00	\$11,400
E20	Casework & Furnishings	11,400	BGSF	\$0.00	\$0
F10	Special Construction	11,400	BGSF	\$30.00	\$342,000
F20	Selective Demolition	11,400	BGSF	\$0.00	\$0
Building Construction Subtotal					\$512,403
Z10	General Requirements	11,400	BGSF	\$3.60	\$40,992
Estimate Subtotal					\$553,396
Design Contingency				10.00%	\$55,340
Subtotal					\$608,735
GC/CM Risk Contingency				3.00%	\$18,262
Subtotal					\$626,997
GC/CM Mark Up (Overhead, Insurance, P&P Bond & Profit)				8.00%	\$50,160
Subtotal					\$677,157
Escalation to Mid-Point (See Summary)				0.00%	\$0
ESTIMATE GRAND TOTAL					\$677,157

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

Roen Associates
911 Western Avenue, Suite 204
Seattle, WA 98104-1031

Everett Public Works
Covered Parking
Pre-Design Estimate



DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
A10 FOUNDATIONS					
Foundation Earthwork					
	Footing Excavation & Backfill	28	cy	8.00	\$220
	Footing Drains w/ Gravel	450	lf	15.00	\$6,750
Foundations					
	Spread Footings (inc reinforcing)	6	cy	400.00	\$2,200
	Column Plinths	7	cy	500.00	\$3,333
Slab-on-Grade / SoMD					
	None - 9" CIP Vehicle Paving Included w/ Sitework Improvements			-	\$0
Misc. Concrete Construction					
	Elevator Pit - None			-	\$0
Perimeter Insulation / Waterproofing					
	None			-	\$0
	SUBTOTAL FOUNDATIONS	11,400	BGSF	\$1.10	\$12,503
A20 BASEMENT CONSTRUCTION					
Basement Excavation					
Basement Walls					
Waterproofing					
	SUBTOTAL BASEMENT CONSTRUCTION	11,400	BGSF	\$0.00	\$0
B10 SUPERSTRUCTURE					
Structural Steel Framing					
	See Pre-Engineered Steel Buildings Below			-	\$0
Topping Slab					
	None			-	\$0
Fireproofing					
	None			-	\$0
	SUBTOTAL SUPERSTRUCTURE	11,400	BGSF	\$0.00	\$0
B20 EXTERIOR ENCLOSURE					
Exterior Wall Construction					
	None			-	\$0
Exterior Paint					
	Misc Paint and Sealant Allowance	1	ls	5,000.00	\$5,000
	SUBTOTAL EXTERIOR ENCLOSURE	11,400	BGSF	\$0.44	\$5,000

Roen Associates
911 Western Avenue, Suite 204
Seattle, WA 98104-1031

Everett Public Works
Covered Parking
Pre-Design Estimate



DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
B30 ROOFING					
Roof Coverings					
	See Pre-Engineered Steel Buildings Below			-	\$0
Roof Accessories					
	Fall Protection - None			-	\$0
	Misc. Roof Accessories (Hatch, Ladders, etc...)	1	lsum	2,500	\$2,500
Skylights					
	None			-	\$0
	SUBTOTAL ROOFING	11,400	BGSF	\$0.22	\$2,500
C10 INTERIOR CONSTRUCTION					
Partitions & Interior Glazing					
	None			-	\$0
Interior Doors, Frames, Hardware					
	None			-	\$0
Fittings / Specialties					
	None			-	\$0
	SUBTOTAL INTERIOR CONSTRUCTION	11,400	BGSF	\$0.00	\$0
C20 STAIRS					
Stair Construction					
	None			-	\$0
	SUBTOTAL STAIRS	11,400	BGSF	\$0.00	\$0
C30 INTERIOR FINISHES					
Wall / Floor / Ceiling Finishes					
	None			-	\$0
Interior Finishes Demolition					
	None			-	\$0
	SUBTOTAL INTERIOR FINISHES	11,400	BGSF	\$0.00	\$0
D10 CONVEYING SYSTEMS					
Elevators & Lifts					
	None			-	\$0
	SUBTOTAL CONVEYING SYSTEMS	11,400	BGSF	\$0.00	\$0

COST ESTIMATE



Roen Associates
911 Western Avenue, Suite 204
Seattle, WA 98104-1031

Everett Public Works
Covered Parking
Pre-Design Estimate



DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
D20 PLUMBING					
	Plumbing				
	None			-	\$0
	SUBTOTAL PLUMBING	11,400	BGSF	\$0.00	\$0
D30 HVAC					
	HVAC				
	None			-	\$0
	SUBTOTAL HVAC	11,400	BGSF	\$0.00	\$0
D40 FIRE PROTECTION					
	Fire Protection				
	Sprinkler System per Program Requirements	11,400	gsf	3.00	\$34,200
	SUBTOTAL FIRE PROTECTION	11,400	BGSF	\$3.00	\$34,200
D50 ELECTRICAL					
	Electrical				
	Lighting	11,400	gsf	7.00	\$79,800
	IP CCTV System - Allow.	1	ls	25,000	\$25,000
	SUBTOTAL ELECTRICAL	11,400	BGSF	\$9.19	\$104,800
E10 EQUIPMENT					
	Equipment				
	Misc. Equipment Allowance	11,400	ea	1.00	\$11,400
	SUBTOTAL EQUIPMENT	11,400	BGSF	\$1.00	\$11,400
E20 CASEWORK & FURNISHINGS					
	Fixed Furnishings / Casework				
	None			-	\$0
	SUBTOTAL FURNISHINGS	11,400	BGSF	\$0.00	\$0
F10 SPECIAL CONSTRUCTION					
	Pre-Engineered Steel Building				
	20' Eave Height Clear Span Structure, 26 ga. Prefinished Roofing / Siding, Windows and Vinyl Faced Batt Insulation	11,400	sf	30.00	\$342,000
	SUBTOTAL SPECIAL CONSTRUCTION	11,400	BGSF	\$30.00	\$342,000

Roen Associates
911 Western Avenue, Suite 204
Seattle, WA 98104-1031

Everett Public Works
Covered Parking
Pre-Design Estimate



DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
F20 SELECTIVE BUILDING DEMOLITION					
	Building Interior Demolition				
	None			-	\$0
	Hazardous Components Abatement				
	None			-	\$0
	SUBTOTAL SELECTIVE BUILDING DEMOLITION	11,400	BGSF	\$0.00	\$0
Z10 GENERAL REQUIREMENTS					
	General Conditions	8%			\$40,992.27
	Management, Project General Requirements, Phasing Premium				
	SUBTOTAL GENERAL REQUIREMENTS	11,400	BGSF	\$3.60	\$40,992

Roen Associates
911 Western Avenue, Suite 204
Seattle, WA 98104-1031

Everett Public Works
Garage Site Improvements
Pre-Design Estimate



Roen Associates
911 Western Avenue, Suite 204
Seattle, WA 98104-1031

Everett Public Works
Garage Site Improvements
Pre-Design Estimate



Project Owner: **City of Everett**
 Project Name: **Public Works Services Center**
 Project Location: Everett, WA
 Project Start Date: Q3, 2017
 Estimate Date: August 9, 2016
 Architect: DLR
 Project Duration: 24 MO
 Building GSF: 52,500
 Site GSF: 52,500

ESTIMATE SUMMARY					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
G10	Site Preparation	52,500	Site GSF	\$0.00	\$0
G20	Site Improvements	52,500	Site GSF	\$7.28	\$381,950
G30	Site Civil / Mechanical Utilities	52,500	Site GSF	\$2.27	\$119,110
G40	Site Electrical Utilities	52,500	Site GSF	\$0.60	\$31,250
G90	Other Site Construction	52,500	Site GSF	\$0.00	\$0
Sitework Subtotal					\$532,310
Z10	General Requirements	52,500	Site GSF	\$0.81	\$42,585
Estimate Subtotal					\$574,895
Design Contingency				15.00%	\$86,234
Subtotal					\$661,129
GC/CM Risk Contingency				3.00%	\$19,834
Subtotal					\$680,963
GC/CM Mark Up (Overhead, Insurance, P&P Bond & Profit)				8.00%	\$54,477
Subtotal					\$735,440
Escalation to Mid-Point (See Summary)				0.00%	\$0
ESTIMATE GRAND TOTAL					\$735,440

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

DETAILED ESTIMATE					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
G10 SITE PREPARATION					
Site Demolition					
	See Site Demo & Earthwork Estimate			-	\$0
Site Earthwork					
	See Site Demo & Earthwork Estimate			-	\$0
Hazardous Waste Remediation					
	None Included			-	\$0
SUBTOTAL SITE PREPARATION		52,500	Site GSF	\$0.00	\$0
G20 SITE IMPROVEMENTS					
Site Paving / Concrete Work (base course included)					
	Sidewalks	2,500	sf	6.00	\$15,000
	9" CIP Concrete Vehicle Paving	33,300	sf	9.00	\$299,700
	Asphalt Paving	7,500	sf	3.50	\$26,250
	Curbs	1,300	lf	15.00	\$19,500
	Pavement Replacement for Utility work at Existing Areas to Remain		sf	10.00	\$0
Site Development					
	Fencing - None			-	\$0
	Site Furniture	1	ls	5,000.00	\$5,000
Landscaping					
	Irrigated Landscaped Areas - Allowance	2,200	sf	7.50	\$16,500
SUBTOTAL SITE IMPROVEMENTS		52,500	Site GSF	\$7.28	\$381,950
G30 SITE CIVIL / MECHANICAL UTILITIES					
Water Service					
	Meter	1	ea	3,000.00	\$3,000
	Hydrants	1	ea	4,200.00	\$4,200
	New Water Service Line - 2"	50	lf	25.00	\$1,250
Sanitary Sewer					
	18" PVC Sewer Line	350	lf	52.00	\$18,200
	PVC Service Connection Sewer Line - 6"	50	lf	30.00	\$1,500
	Manholes	2	ea	3,450.00	\$6,900
	Oil / Water SP	1	ea	75,000.00	\$75,000
Storm Sewer					
	CB Type 1	2	ea	1,230.00	\$2,460
	12" PVC Pipe	200	lf	33.00	\$6,600
SUBTOTAL SITE CIVIL / MECHANICAL UTILITIES		52,500	Site GSF	\$2.27	\$119,110

COST ESTIMATE



Roen Associates
911 Western Avenue, Suite 204
Seattle, WA 98104-1031

Everett Public Works
Garage Site Improvements
Pre-Design Estimate



DETAILED ESTIMATE					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
G40 SITE ELECTRICAL UTILITIES					
Utilities (includes excavation / trenching)					
	Power Duct Bank w/ Feeder	250	If	115.00	\$28,750
	Telecomm Duct Bank w/ Fiber Cable and Phone Wire	25	If	100.00	\$2,500
Site Lighting					
	None - Building Wall Packs Only			-	\$0
	SUBTOTAL SITE ELECTRICAL UTILITIES	52,500	Site GSF	\$0.60	\$31,250
G90 OTHER SITE CONSTRUCTION					
	Service Tunnels			-	\$0
	Other Site Systems			-	\$0
	SUBTOTAL OTHER SITE CONSTRUCTION	52,500	Site GSF	\$0.00	\$0
Z10 GENERAL REQUIREMENTS					
	General Conditions	8%			\$42,584.80
	Management, Project General Requirements, Phasing Premium				
	SUBTOTAL GENERAL REQUIREMENTS	52,500	Site GSF	\$0.81	\$42,585

Roen Associates
911 Western Avenue, Suite 204
Seattle, WA 98104-1031

Everett Public Works
NW Quadrant Site Demo / Earthwork
Pre-Design Estimate



Project Owner: **City of Everett**
Project Name: **Public Works Services Center**
Project Location: Everett, WA
Project Start Date: Q3, 2017
Estimate Date: August 9, 2016

Architect: DLR
Project Duration: 24 MO
Building GSF:
Site GSF: 188,000

ESTIMATE SUMMARY					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
G10	Site Preparation	188,000	Site GSF	\$8.61	\$1,618,086
G20	Site Improvements	188,000	Site GSF	\$0.00	\$0
G30	Site Civil / Mechanical Utilities	188,000	Site GSF	\$0.41	\$77,000
G40	Site Electrical Utilities	188,000	Site GSF	\$0.27	\$50,000
G90	Other Site Construction	188,000	Site GSF	\$0.00	\$0
Sitework Subtotal					\$1,745,086
Z10	General Requirements	188,000	Site GSF	\$0.56	\$104,705
Estimate Subtotal					\$1,849,791
Design Contingency				15.00%	\$277,469
Subtotal					\$2,127,259
GC/CM Risk Contingency				3.00%	\$63,818
Subtotal					\$2,191,077
GC/CM Mark Up (Overhead, Insurance, P&P Bond & Profit)				8.00%	\$175,286
Subtotal					\$2,366,363
Escalation to Mid-Point (See Summary)				0.00%	\$0
ESTIMATE GRAND TOTAL					\$2,366,363

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

Roan Associates
911 Western Avenue, Suite 204
Seattle, WA 98104-1031

Everett Public Works
NW Quadrant Site Demo / Earthwork
Pre-Design Estimate



DETAILED ESTIMATE					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
G10 SITE PREPARATION					
	Mobilization	1	ls	20,000	\$20,000
	Building Demolition (includes salvage, hauling & dump fees)				
	Demo Public Works Service Center	1,254,820	cf	0.69	\$862,689
	Demo Building No. 4	448,650	cf	0.31	\$140,203
	Demo Supply Storage & Dispatch	364,080	cf	0.31	\$113,775
	Site Demolition & Relocation				
	Demo Site Paving, Curbs, Misc...	188,000	site gsf	2.00	\$376,000
	Sawcutting - Asphalt	1,810	lf	1.50	\$2,715
	Site Earthwork				
	Site Grading	188,000	sf	0.25	\$47,000
	Mass Excavation Cut / Fill - Allowance	6,963	cy	8.00	\$55,704
	Hazardous Waste Remediation				
	Included on Summary Sheet			-	\$0
	SUBTOTAL SITE PREPARATION	188,000	Site GSF	\$8.61	\$1,618,086
G20 SITE IMPROVEMENTS					
	See Sitework Estimates			-	\$0
	SUBTOTAL SITE IMPROVEMENTS	188,000	Site GSF	\$0.00	\$0

Roan Associates
911 Western Avenue, Suite 204
Seattle, WA 98104-1031

Everett Public Works
NW Quadrant Site Demo / Earthwork
Pre-Design Estimate



DETAILED ESTIMATE					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
G30 SITE CIVIL / MECHANICAL UTILITIES					
	Utilities Demo				
	Storm System Removals				
	Inlets	7	ea	500.00	\$3,500
	CB Type 1	7	ea	1,500.00	\$10,500
	CB Type 2	4	ea	1,500.00	\$6,000
	Pipe 12"	500	lf	18.00	\$9,000
	Pipe 6-8"	1,000	lf	16.00	\$16,000
	Sewer System Removals				
	Oil/Water SP	1	ea	1,500.00	\$1,500
	Pipe 6-8"	500	lf	20.00	\$10,000
	Water System Removals				
	Meters	3	ea	500.00	\$1,500
	Pipe 6-8"	1,000	lf	16.00	\$16,000
	Valves	6	ea	500.00	\$3,000
	SUBTOTAL SITE CIVIL / MECHANICAL UTILITIES	188,000	Site GSF	\$0	\$77,000
G40 SITE ELECTRICAL UTILITIES					
	Site Power, Telecomm, Lighting Demo				
	Allowance	1	ls	50,000	\$50,000
	SUBTOTAL SITE ELECTRICAL UTILITIES	188,000	Site GSF	\$0	\$50,000
G90 OTHER SITE CONSTRUCTION					
	Service Tunnels			-	\$0
	Other Site Systems			-	\$0
	SUBTOTAL OTHER SITE CONSTRUCTION	188,000	Site GSF	\$0.00	\$0
Z10 GENERAL REQUIREMENTS					
	General Conditions	6%			\$104,705.13
	Management, Project General Requirements, Phasing Premium				
	SUBTOTAL GENERAL REQUIREMENTS	188,000	Site GSF	\$1	\$104,705



Roen Associates
911 Western Avenue, Suite 204
Seattle, WA 98104-1031

Everett Public Works
NW Quadrant Site Improvements
Pre-Design Estimate



Project Owner: **City of Everett**
Project Name: **Public Works Services Center**
Project Location: Everett, WA
Project Start Date: Q3, 2017
Estimate Date: August 9, 2016

Architect: DLR
Project Duration: 24 MO
Building GSF:
Site GSF: 188,000

ESTIMATE SUMMARY					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
G10	Site Preparation	188,000	Site GSF	\$0.00	\$0
G20	Site Improvements	188,000	Site GSF	\$4.40	\$827,395
G30	Site Civil / Mechanical Utilities	188,000	Site GSF	\$0.33	\$61,370
G40	Site Electrical Utilities	188,000	Site GSF	\$0.64	\$120,000
G90	Other Site Construction	188,000	Site GSF	\$0.00	\$0
Sitework Subtotal					\$1,008,765
Z10	General Requirements	188,000	Site GSF	\$0.43	\$80,701
Estimate Subtotal					\$1,089,466
Design Contingency				15.00%	\$163,420
Subtotal					\$1,252,886
GC/CM Risk Contingency				3.00%	\$37,587
Subtotal					\$1,290,473
GC/CM Mark Up (Overhead, Insurance, P&P Bond & Profit)				8.00%	\$103,238
Subtotal					\$1,393,711
Escalation to Mid-Point (See Summary)				0.00%	\$0
ESTIMATE GRAND TOTAL					\$1,393,711

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

Roen Associates
911 Western Avenue, Suite 204
Seattle, WA 98104-1031

Everett Public Works
NW Quadrant Site Improvements
Pre-Design Estimate



DETAILED ESTIMATE					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
G10 SITE PREPARATION					
Site Demolition & Relocation					
	See Site Demo & Earthwork Estimate			-	\$0
Site Earthwork					
	See Site Demo & Earthwork Estimate			-	\$0
SUBTOTAL SITE PREPARATION		188,000	Site GSF	\$0.00	\$0
G20 SITE IMPROVEMENTS					
Site Paving / Concrete Work (inc. basecourse)					
	Gravel Base - Future Development Site	48,000	sf	1.50	\$72,000
	Sidewalks	13,925	sf	6.00	\$83,550
	Asphalt Paving	110,800	sf	3.50	\$387,800
	Curbs	6,125	lf	15.00	\$91,875
	Parking Lot Striping	331	ea	45.00	\$14,895
Site Development					
	Site Stairs, Ramps and Retaining Walls - Allowance	1	ls	100,000.00	\$100,000
	Site Furniture	1	ls	15,000.00	\$15,000
Landscaping					
	Irrigated Landscaped Areas - Allowance	12,455	sf	5.00	\$62,275
SUBTOTAL SITE IMPROVEMENTS		188,000	Site GSF	\$4.40	\$827,395
G30 SITE CIVIL / MECHANICAL UTILITIES					
Water Service					
	Hydrants	2	ea	2,000.00	\$4,000
	New Fire Water Service Line - 6"	100	lf	37.00	\$3,700
Sanitary Sewer					
	None				
Storm Sewer					
	CB Type 1	4	ea	1,230.00	\$4,920
	CB Type 2	5	ea	2,700.00	\$13,500
	12" PVC Pipe	600	lf	33.00	\$19,800
	18" PVC Pipe	300	lf	51.50	\$15,450
SUBTOTAL SITE CIVIL / MECHANICAL UTILITIES		188,000	Site GSF	\$0.33	\$61,370
G40 SITE ELECTRICAL UTILITIES					
Electrical Distribution, Site Lighting, Site Telecomm.					
	Lighting - Allowance	24	ea	5,000	\$120,000
SUBTOTAL SITE ELECTRICAL UTILITIES		188,000	Site GSF	\$0.64	\$120,000

Roen Associates
 911 Western Avenue, Suite 204
 Seattle, WA 98104-1031

Everett Public Works
 NW Quadrant Site Improvements
 Pre-Design Estimate



DETAILED ESTIMATE					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
G90 OTHER SITE CONSTRUCTION					
	Service Tunnels			-	\$0
	Other Site Systems			-	\$0
	SUBTOTAL OTHER SITE CONSTRUCTION	188,000	Site GSF	\$0.00	\$0
Z10 GENERAL REQUIREMENTS					
	General Conditions	8%			\$80,701.20
	Management, Project General Requirements, Phasing Premium				
	SUBTOTAL GENERAL REQUIREMENTS	188,000	Site GSF	\$0.43	\$80,701



DRAFT

08

WORKPLACE SURVEY

Survey to City of Everett employees

With input from the City of Everett employees, DLR Group developed a survey to better understand the current work environments and what focus the design team should have moving forward. The survey was comprised of 22 questions and used the survey program Survature to administer the survey to the employees. Survature is an interactive survey tool that offers its users more options than traditional survey platforms by collecting behavioral data in addition to quantitative data. This program, for certain question types, monitors the rate at which people select answers to view a priority level whether positive or negative.

The survey opened on Monday, July 18th and ended Friday, August 19th. Employees of the City of Everett were emailed a link to access the survey; additionally a workstation was set up to allow access for those who may not have a computer. There were 176 responses received, with the average response time being 12 minutes and 17 seconds. Question topics ranged from project priorities, functionality of individual workspaces, to importance of office features. See full list of questions on following pages.

Survey Questions:

1. What are your priorities for this project?

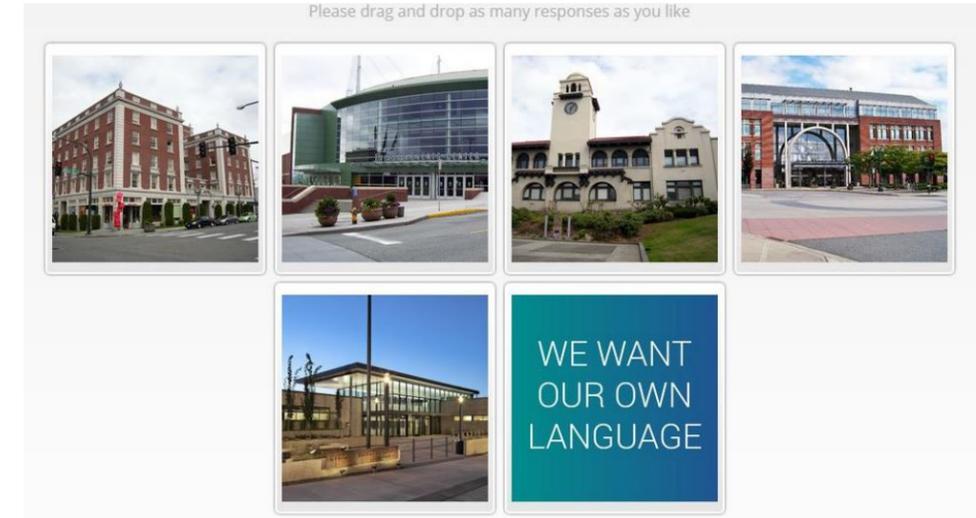
Options:

- Employee Experience
- Security
- Innovation
- Forward Thinking
- Cost Effective
- Functionality
- Public Experience
- Public Amenities
- Efficiency
- Parking
- Sustainability
- Gateway to the City

Scale:

- Not a Priority
- Low Priority
- Medium Priority
- High Priority
- Essential

2. Of the following buildings, which best represents the architectural language you would like to see on this project?



Scale:

- Not at all
- Slightly
- Somewhat
- Moderately
- Extremely

3. In your personal office environment, what is most important?

Options:

- Collaboration Space
- Thermal Comfort
- Windows
- Open Office Space
- Outlet Access
- Layout/Storage
- Private Work Area
- Day Lighting
- Ergonomics
- Proximity to Others
- Noise Levels

Scale:

- Not Important
- Low Importance
- Neutral
- Somewhat Important
- Extremely Important

4. What best describes your current individual work environment?

- Private Office
- Shared Office
- Workstation
- Crew Meeting Area/In the Field
- Shop
- Warehouse
- Other

5. If other, please describe your current individual work environment.

6. In your office environment, which would you like to have personal control over?

- Heating and Cooling
- Lighting
- Blinds
- Personal/Work Space Configuration
- Other
- N/A

7. If other, please describe what you would like to have personal control over in your office environment.

8. How do you rate your current individual workspace in terms of the following?

Options:

- Access to Natural Light
- Comfort & Ergonomics
- Ease of Assessing Resources
- Noise Levels
- Adaptable Workspaces
- Spaces to Display Materials
- Size & Layout
- Appearance/Design/Look and Feel
- Access to Plugs/Ports
- Ease of Contacting People Storage Space

Scale:

- Poor
- Fair
- Good
- Very Good
- Excellent

9. How do you most frequently interact with others?

- Over the phone
- In Person
- Via Email
- All of the Above

10. How do you best interact with others?

- Over the phone
- In Person
- Via Email

11. Where do you do your best work?

- Heads Down/Quiet Space
- Open Environment Desk
- In the Field
- Show/Warehouse
- N/A

12. What do you like *best* about your current facility?

13. What do you like least about your current facility?

14. What amenities are important to you?

Options:

- Access to Car Sharing
- Outdoor Employee Spaces
- Quiet Areas
- Employee Showers
- Bike Storage
- Breakroom
- Car Charging Station
- Food Services
- Exercise Room
- Water Feature

Scale:

- Not Important
- Low Importance
- Neutral
- Somewhat Important
- Extremely Important



DRAFT

15. What office features are important to you?

Options:

- Collaborative Spaces
- Task Lighting
- Operable Windows
- Thermal Comfort Control
- Division Identity
- Views to the Outside
- Daylighting
- Team Breakout Areas
- Functional Workspace

Scale:

- Not Important
- Low Importance
- Neutral
- Somewhat Important
- Extremely Important

16. How do you want your new facility to be perceived?

- Prudent
- Classic
- Innovative
- Civic
- Sustainable
- Other

17. Does your position require unique safety measures?

- Yes
- No

18. If yes, how would your safety concern be best mitigated? (Ex: security glass, fencing, lines of sight, etc.)

19. How likely is it that you would recommend the City of Everett as a place to work to a friend or colleague?



20. How likely is it that you would recommend the City of Everett's physical work environment to a friend or colleague?



21. What generation are you?

- Gen Y/Millennial (born 1981-2010)
- Gen X (born 1965-1980)
- Baby Boomer (born 1946-1964)
- Traditionalist (born 1922-1945)

22. What is your primary department?

- Transit Office
- Transit Field
- Public Works Office
- Public Works Field
- Public Works Warehouse
- Facilities Office
- Facilities Field
- MVD Shop
- MVD Office

DRAFT

09

APPENDICES

GC/CM SUBMITTAL APPLICATION
DESIGN CHARRETTE
ALTERNATIVE SCHEMES



PUBLIC WORKS

September 1, 2016

State of Washington
 Project Review Committee
 Department of Enterprise Services
 Engineering and Architectural Services
 Attention: Danelle Bessett Sent via email to danelle.bessett@des.wa.gov
 PO Box 41476
 Olympia, Washington 98504-1476

**Re: City of Everett Application to use GC/CM for
 Service Center Redevelopment Project**

Dear Members of the Project Review Committee:

We have attached the City of Everett's application to the Project Review Committee (PRC) to use the GC/CM project delivery method for the City's \$74 million Service Center Redevelopment Project. The Project is an ideal candidate for delivering through the GC/CM process, and will be successfully managed by an outstanding team with Washington State GC/CM experience.

Project Meets GC/CM Use Criteria: This multi-year Project meets four of the six criteria identified in RCW 39.10.340. The Project involves complex scheduling and phasing at a mission-critical City site that must remain in continuous operation during construction, and is the type of project for which the GC/CM process is ideally suited. The Project calls for demolition and new construction at the 14 acre Service Center site that houses multiple City departments, parking for the 160 departmental vehicles along with providing parking for public and staff while continuously providing a range of critical services including Public Works administration along with the operation and maintenance of the City's drainage, sewers, drinking water, traffic control, developer services, street repair and maintenance, vehicle maintenance, public transportation, utility finance and billing, and building facilities. The GC/CM's involvement during preconstruction is critical to the successful sequencing and phasing of what the architect has preliminarily identified as a two phase Project extending over a 24 month period. Without use of the GC/CM process, the City faces risks of these critical functions not being able to respond to the public's needs at all times.

Ms. Danelle Bessett
 September 1, 2016
 Page 2 of 2

Project Team GC/CM Qualifications: This Project will be the third GC/CM project managed by the City of Everett. In addition to other staff, we have carefully assembled the following team of outstanding professionals to manage the GC/CM contracting process, all of whom have Washington State GC/CM experience:

- Mike Purdy (GC/CM Consultant)
- John Nottingham (City's Senior GC/CM Project Manager)
- Erica Loynd (Architect – DLR Group Project Manager)
- Sheri O'Brien (Architect – DLR Group Construction Administration)
- Tim Benedict (Deputy City Attorney)
- John Parnass (Outside Legal Counsel with Pacifica Law Group)

Thank you for your consideration of our application to use the GC/CM process for this critical Project for the City of Everett. We look forward to meeting with the PRC on September 22, 2016 and responding to any questions you may have about the Project.

If you need additional information, or have questions, please contact our Project Manager, Chris Lark at (425) 257-8897 or by email at Clark@everettwa.gov.

Sincerely,

David H. Davis, PE
 Public Works Director
 City of Everett

Enclosure: City of Everett GC/CM Application including Attachments



City of Everett Service Center Redevelopment Project

State of Washington
Capital Projects Advisory Review Board (CPARB)
Project Review Committee (PRC)

APPLICATION FOR PROJECT APPROVAL
TO USE THE
GENERAL CONTRACTOR/CONSTRUCTION MANAGER (GC/CM)
CONTRACTING PROCEDURE

The CPARB PRC will only consider complete applications: Incomplete applications may result in delay of action on your application. Responses to Questions 1-8 and 10 should not exceed 20 pages (font size 11 or larger). Provide no more than six sketches, diagrams or drawings under Question 9

1. Identification of Applicant

- (a) Legal name of Public Body: City of Everett
- (b) Address: 3200 Cedar Street, Everett, Washington 98201
- (c) Contact Person Name: Chris Lark, Project Manager
- (d) Phone Number: (425) 257-8897 Fax: (425) 257-8916
E-mail: Clark@everettwa.gov

2. Brief Description of Proposed Project.

The Service Center Redevelopment Project is a comprehensive, phased redevelopment of a 14 acre site currently occupied by the City of Everett. Approximately 140,000 sf of buildings will be demolished. These buildings have reached the end of their useful life, are seismically unfit, and no longer have the functional capacity to support the City's operational and emergency response needs. The Project has been designed as a multi-year, two phase project that will involve demolition, new construction, and intense open space management in order to ensure that the City is able to continuously offer mission-critical services to the public. Space management includes providing staff with locations from which to work, parking for customers, employees and City vehicles, along with providing the required lay down area for the GC/CM's construction activities.

The existing Service Center was originally built in 1971 and has been expanded over the years by acquisition of adjacent properties and buildings. The Service Center is the operational hub for the Public Works Department, Facilities Department, and the Transit & Motor Vehicles Department. These departments currently operate out of 11 buildings. The Project involves buildings and site improvements to support the Public Works Department

and the Facilities Department. There are approximately 260 employees working for these two departments to serve both the office and maintenance/repair functions for the City. Public Works and Facilities operations also include approximately 160 on-site service vehicles. New construction will include a 42,994 sf office building for City administrative functions, 31,829 sf of office and support spaces for employees, 22,090 sf of maintenance shops, 23,617 sf for a consolidated warehouse, on grade parking for employees and public vehicles, covered parking for 24 maintenance vehicles, and enclosed parking for the City's vector trucks. There are also a few portions of the larger site that may be developed in future years for the Transit and Motor Vehicles Department under separate Design-Bid-Build contracts once programmatic and funding issues are addressed.

3. Projected Total Cost for the Project:

A. Project Budget:

Costs for Professional Services (A/E, Legal etc.)	\$5,492,000
Estimated project construction costs (including construction contingencies)*	\$55,660,000
Equipment and Furnishing costs	\$3,345,000
Site costs (no site acquisition costs and site work is included in the construction costs above)	\$0.00
Contract administration costs (Owner, CM, Special Inspections, Testing, Preconstruction Services, etc)	\$1,050,000
Contingencies (design & owner)	\$888,000
Other related project costs (Permitting; Phone, Data and Communications Systems; Utilities; Moving, etc.)	\$2,500,000
Sales Tax at 9.2%	\$5,122,000
Total	\$74,057,000

Note: * The City of Everett has included in the project construction costs above a 10% construction budget contingency amount for change orders, well above the required 5% construction budget contingency required by RCW 39.10.350.

B. Funding Status: The Project will be funded from a combination of sources, including current capital reserves, future rate funded capital contributions from charges for water and sewer services, and revenue bonds.

Funding Source	Amount	Notes
Capital Reserves	\$10,000,000	Funds currently on-hand and expected to be used on this Project.
Rate Funded Capital	\$10,000,000	Additional capital funds derived from charges for water and sewer utility service provided by the City of Everett utility (an enterprise fund), and fees for development.
Revenue Bonds	\$54,057,000	Revenue Bonds to be paid back from rate revenues and interfund leasing of portions of the new Service Center to other governmental departments.
Total Funding Available	\$74,057,000	



4. Anticipated Project Design and Construction Schedule

- **Procurement:** The draft procurement schedule is included as part of our response to question 7 in this application. In addition, a more detailed project design and construction schedule is included in Attachment A, outlining major milestone events during design, GC/CM selection process, and construction.
- **Hiring Consultants:**
 - **Architect:** The City has hired and contracted with DLR Group to develop the master plan for the site, serve as the architect for the project, and for construction administration duties, including inspection. DLR Group has been practicing throughout the United States and internationally for 50 years. Through acquisitions, the Seattle office has been practicing in Seattle since 1901. DLR Group has 21 offices in the United States, and 2 global offices in Dubai and Shanghai. DLR Group has over 750 employees with architects, engineers, interior designers, and planners to provide an Integrated Design team on all projects. The Seattle office specializes in public work for government agencies and public schools, and private corporate clients. Roen Associates is a sub-consultant to DLR Group and will provide cost estimating services for the Project.
 - **GC/CM Procurement and Contracting Consultant:** Mike Purdy, Principal of Michael E. Purdy Associates, LLC, has been hired by, and is under contract with, the City as a consultant and will guide and assist the City with the Washington State required GC/CM selection and contracting process, as well as providing GC/CM related support throughout the Project.
 - **Outside GC/CM Legal Counsel:** John Parnass of the law firm Pacifica Law Group, has been selected to provide outside legal counsel for the Project regarding specific GC/CM selection and contracting issues.
- **Employing Staff:** The City's Project Manager will be Chris Lark, a project manager in the City's Facilities & Project Management Division. John Nottingham, who has successfully managed the City's recent GC/CM project (Water Pollution Control Facility Expansion, Phase C), will be the City's Senior GC/CM Project Manager. Bill Fisher, who has served as a construction inspector on City projects for 26 years, will be the inspector on the Project.
- **Percent Complete of Design Documents:** The City anticipates that the Schematic Design documents will be complete by January 31, 2017.

5. Why the GC/CM Contracting Procedure is Appropriate for this Project

Please provide a detailed explanation of why use of the contracting procedure is appropriate for the proposed project. Please address the following, as appropriate:

- **Complex Scheduling, Phasing, or Coordination:** The Project will require complex and dynamic scheduling, phasing, and coordination to ensure that the Service Center remains operational throughout demolition of seismically unfit buildings and construction of multiple buildings that will be built in new locations on the existing site. One of the most complex phasing issues is parking. A large number of the City's service vehicles that require space on the site and must be mobile compete for space with staff and visitor parking. Service vehicles need to move in and out daily, and service vehicles must be in proximity to where staff report.

Parking Required for Site	
Number of Spaces	Parking For
340	City Employees
160	City Service Vehicles
30	Visitor Parking
530	Total

The phasing will help ensure that there is adequate parking at all times during construction, meet the cost-reduction objective of moving each work group a minimum number of times, and reduce the costs otherwise associated with leasing alternate spaces or providing portables. Without effectively coordinating the complex phasing and multiple moves by various City departments and functions, all functions of the Service Center would not be available to the public at all times. Working with the GC/CM, the project team will develop a phasing plan that ensures constant operation of the facility. Without a GC/CM, and using the traditional Design-Bid-Build project delivery method, the City would be unable to plan for all of the complexities, contingencies, and ensure adequate coordination to keep all of the mission-critical functions of the City operational at all times during construction.

Phase 1 will include the demolition of 3 buildings (Service Center Annex, Former Insurance Building, Morgan Brothers Building) and the clearing of the site located to the east of Cedar Street between Pacific Avenue and 32nd Street. The reasoning behind this phase is that demolition and grading construction documents can be expedited allowing the work to occur in the summer of 2017. This allows additional time to complete final Phase 2 design and commence construction of footings and slabs in the fall of 2017. Phase 1 will also prepare the site for the construction of the Office Building and Maintenance Office. These buildings are on the project's critical path as they are the largest and most complex buildings to construct. The additional time gained through the 2017 summer start of Phase 1 enables the City to capture a portion of the 2017 construction season and proceed with the Phase 2 footings, slabs, and erection of the structural frames through the winter.

Phase 2 will include the building of the 5 new buildings (Office & Admin, Maintenance Office, Warehouse, Maintenance Shop, Garage & Covered Parking) and the demolition of 3 buildings (Service Center Public Works, Building No.4, Supply, Storage & Dispatch) along with associated site work. The sequence of construction will be determined with the help of the GC/CM and will need to take into account the ongoing operations of the entire Service Center, employee and service vehicle parking, and construction staging and lay down areas.

- **Construction at an Existing Facility:** The City of Everett anticipates that construction of the Service Center Redevelopment Project will take approximately 24 months, depending on the phasing plan developed by the project team once the GC/CM is selected. During that time, the Service Center must remain in continuous operation, 24 hours a day, seven days a week, without any disruption of services in order to adequately meet the needs of the public in not only the City of Everett, but the greater Snohomish County area as well. Service disruption and facility events occur with no notice and staff must be able to assemble and activate crews and vehicles without delay. In the event of a major disaster, the Service Center is designated as the Public Works Command Center, meaning it must be available to large numbers of staff to work extended shifts for unknown segments of time. After evaluating existing real estate and logistical issues, the City has concluded that there are no options available

for moving portions of the Service Center to another facility or location during construction. The functions provided by the various City departments on the 14-acre site provide a wide variety of critical services including Public Works administration, along with the operation and maintenance of the City's drainage, sewers, drinking water, traffic control, developer services, street repair and maintenance, vehicle maintenance, public transportation, utility finance and billing, and building facilities. All of these work groups will need to be kept fully functional throughout the project to continuously provide these services to Everett citizens, and construction must therefore occur at the same time while the Service Center remains operational. GC/CM is the best project delivery tool for managing the complex sequencing and phasing of the work that will be required to keep the Operations Center in operation during construction. Engaging the construction expertise and problem-solving skills of a qualified GC/CM will help ensure that the public interest is protected. Please refer to Attachment E for drawings that show the preliminary phasing plan for the Project, subject to discussions with and input from the selected GC/CM.

- **GC/CM Involvement Critical During Design Phase:** The involvement of a GC/CM during the design phase will be critical to the success of the project, not only to help develop the complex phasing and coordination that will be required to keep the Service Center in continuous operations during construction, but the GC/CM's essential involvement during preconstruction will assist them in developing an accurate understanding of existing conditions and operations at the Service Center and to accurately estimate the cost of working within this complex environment. The GC/CM will be involved during the design phase to provide critical recommendations from a contractor's perspective for adjusting the design to meet City of Everett's programmatic and budgetary objectives. The GC/CM will also work with the City of Everett and architect in providing valuable constructability reviews and value engineering that will help in constructing the project in the most efficient manner with the least disruption. This Project is simply too risky to deliver using a traditional Design-Bid-Build model that does not include early involvement by the GC/CM to assist with phasing and ensuring continuous operations.
- **Complex or Technical Work Environment:** The Service Center site (both current and as it will be redeveloped with the Project) includes a number of mission-critical City functions that creates a complex and technical work environment in which the GC/CM must operate. Response to emerging community needs creates an intricate dance between crews that must layer their efforts with precision to get the job done. Safety and efficiency are paramount considerations in their work, and deficiencies in facility and resource accessibility and logistics could create response-time delays that negatively affect individual, neighborhood, and community quality of life. It is impossible to predict when aging infrastructure will fail, where it will fail, and the magnitude of the impact it will have. In some cases, response inefficiencies could be catastrophic. The Project will recreate a multi-city department public works service center over an existing footprint of a multi-department public works service center. The City of Everett Public Works Service Center is home to three city departments (Public Works, Facilities, and Everett Transit & Motor Vehicles) and all are contained within the approximately 14 acre site. The Project will provide new buildings for the Public Works and Facilities departments within the same 14 acre site, while keeping these three key city departments functional with adequate parking, meeting high customer service demands, and providing adequate lay down areas for the GC/CM. New buildings for the Everett Transit & Motor Vehicles Department are not part of this Project and will be the subject of future Design-Bid-Build projects. The complexity of

the site to be redeveloped is illustrated with a couple of key statistics of the programs supported and maintained at the site:

- **Water maintenance program:**
 - 342 miles of service mains
 - 22,000 service connections
 - Nearly 2,000 fire hydrants
 - 4 water transmission lines that range from 18.4 miles to 23.5 miles long.
 - 700,000 total water supply customers (3rd largest water supplier in Washington state)
- **Street maintenance program:**
 - 255 miles of street infrastructure, consisting of the City's alleys, streets, shoulders, bridges, and sidewalks
- **Facilities department:**
 - Management and maintenance crews to operate 40 City offices and buildings

- **Work on Building With Historic Significance:** The Project does not involve work on any building with historic significance.
- **Heavy Civil GC/CM Project:** The Project is not a heavy civil construction project.

6. Public Benefit

The use of GC/CM for this project will serve the public interest by keeping all operations operational during construction through appropriate phasing and sequencing of the work, bringing contractor expertise in planning for construction at an existing complex facility, and providing critical feedback and value engineering during design. In addition, there is a substantial fiscal benefit to using GC/CM, and the use of Design-Bid-Build is not a practical alternative for a number of reasons, all as outlined below.

- **Substantial Fiscal Benefit:** The use of the GC/CM contracting procedure for this Project will significantly reduce the financial risk of potential claims to the City based on the following:
 - **Operations:** Loss of operational continuity for mission-critical City services including Public Works administration along with the operation and maintenance of the City's drainage, sewers, drinking water, traffic control, developer services, street repair and maintenance, vehicle maintenance, public transportation, utility finance and billing, and building facilities.
 - **Health:** Health of the public through ensuring no disruption of utility services including drainage, sewers, and drinking water.
 - **Facility Costs:** By phasing this project as a GC/CM project rather than constructing all of the buildings on the site at once, the City will be saving hundreds of thousands of dollars by not having to locate alternate space to lease (which would also not be operationally efficient).
 - **Value Engineering:** The involvement of the GC/CM during preconstruction will reduce costs through the input provided by the GC/CM on value engineering.
 - **Claims:** GC/CM familiarity with physical conditions at the Service Center and schedule/phasing issues, gained during preconstruction, will reduce construction delays and potential claims/change orders from the contractor.
- **Design-Bid-Build Not Practical for Project:** As described above for how the Project meets the criteria for a GC/CM project under RCW 39.10.340, this Project involves a complex work environment, where existing mission-critical functions must remain operational at all times, and therefore requires phasing to accomplish these objectives. The input from the GC/CM



will be critical in successfully planning and sequencing the work. Design-Bid-Build does not afford the City with the critical preconstruction services that will be necessary to plan for the redevelopment of this complex and always operational site.

7. Public Body Qualifications

A description of your organization's qualifications to use the GC/CM contracting procedure. The City of Everett has been conducting and managing major capital improvement projects for many years, with internal engineering and architectural staff, and on larger, more complex projects, through the use of the support provided by architectural/engineering firms, and other outside construction management organizations. The City intends to utilize the same model on this Project, and has developed the following team to manage the GC/CM contracting process, all of whom have Washington State GC/CM experienced:

- Mike Purdy (GC/CM Consultant)
- John Nottingham (City's Senior GC/CM Project Manager)
- Erica Loynd (DLR Group Project Manager)
- Sheri O'Brien (DLR Group Construction Administration)
- Tim Benedict (Deputy City Attorney)
- John Parnass (Outside Legal Counsel with Pacifica Law Group)

With this Washington State GC/CM team in place and the other support provided by City staff and architect DLR Group, the City's existing project management system can be effectively integrated into the GC/CM model of project delivery. Refer to Attachment D of this application for a summary of the construction projects managed by the Project team.

Previous collaboration between GC/CM experienced team members: One of the benefits of using the GC/CM expertise of Mike Purdy, John Nottingham, Tim Benedict, and John Parnass on this project is that they have successfully collaborated together on the City of Everett's most recent GC/CM project, the Water Pollution Control Facility Expansion, Phase C project.

GC/CM Training: The Project team has been deliberate to ensure its members are educated and have a thorough understanding of how GC/CM operates under chapter 39.10 RCW, the complexities of GC/CM cost categories, preconstruction services, subcontract bidding, MACC negotiations, etc. On August 31, 2016, Mike Purdy provided GC/CM training and led a Project strategy discussion to ensure that City personnel and DLR Group staff have a common understanding of the legal framework for GC/CM, along with an understanding of best practices and strategic decisions that are necessary for this GC/CM project.

- **A Project organizational chart, showing all existing or planned staff and consultant roles.** Please refer to Attachment B for the Project organizational chart.

- **Staff and consultant short biographies (not complete résumés).**

PROJECT MANAGEMENT

Chris Lark, RA

Project Manager

Role: Manage all aspects of the Service Center Redevelopment Project from the initial preliminary study, managing the delivery of architectural design, through construction, final completion, and beyond. Chris will serve as the City's point of contact in coordinating with and managing the GC/CM throughout the Project.

Relevant Experience: As a licensed architect for 22 years and a project manager for the City of Everett for 25 years, Chris Lark has managed 32 public works construction projects, and has been the project manager for all major Facilities projects since 1992. From 1983 to 1992, Chris worked at Dykeman Architects in Everett where he gained experience in commercial, educational and governmental design and construction which included work on the South Branch Library, Main Library, and Sewer Utility Building. As a Project Manager, Chris has managed projects through a variety of project delivery methods including Design-Bid-Build, Small Works Roster, and Job Order Contracting. Chris has spent most of his career managing public works projects and working on the site of the Service Center Redevelopment Project, giving him unique insight into how the various City departments and buildings work, and effective working relationships with the various key City departments that will all have a role in this project: Administration, City Council, Legal, Accounting, Planning Department, Building Department.

John Nottingham, PE

Senior GC/CM Project Manager

Role: Collaborate closely with the Project Manager on an ongoing basis throughout the Project to provide GC/CM related strategic advice based on state law, contract terms, best practices, and lessons learned. Help guide the City through the GC/CM selection process; Serve as a key negotiator of preconstruction services amount; review preconstruction deliverables including but not limited to subcontracting plan, estimates, and schedule; assist in MACC negotiations including Negotiated Support Services; review of change orders and monthly pay estimates to ensure consistency with provisions of GC/CM contract; provide advice on use of Risk Contingency Account during construction;

Relevant Experience: John has worked for the City of Everett for the past 5 years as a Project Manager. His primary role has been as the Project Manager for the City's \$31 million Water Pollution Control Facility – Phase C project, approved by the PRC on July 22, 2010. John managed this GC/CM project from the point of 30% design to completion of the project. This included overseeing and conducting the GC/CM selection process, managing the Pre-Construction phase with the GC/CM and the Design Engineers, and being the on-site Project Manager during the two year construction period. John has also managed various smaller projects during his time with the City. Prior to working for the City, John was a Principal Engineer/Partner of an engineering firm with close to 30 people. His prior work experience includes the design and management of multiple water and waste water projects. John also has a depth of experience with writing comprehensive plans, securing project funding, and the management of permitting efforts for public works construction projects. He has an AA degree from Bellevue College in Pre-Engineering, and a BA degree in Civil Engineering from the University of Washington. John is a licensed Professional Engineer in the State of Washington.

Bill Fisher

Construction Inspector

Role: During design: Plan and specification review, constructability review, and coordination with City forces. During construction: Onsite City representative assisting with construction

management, inspection, and reviewing work performed by testing agencies, special inspectors and surveyors.

Relevant Experience: Bill has worked as a construction inspector for the City for 26 years. Prior to starting with the City, he worked for eight years for WSDOT doing structural and civil site inspection, and spent four years prior to that with Reid Middleton working on a survey crew. His experience and responsibilities with the City includes contract administration, inspection, oversight of testing agencies and special inspections, review of survey layout, constructability reviews, and preparing record drawings. Bill was the City's inspector on the GC/CM Water Pollution Control Facility project, and has served in a similar role on multiple other building and water related projects, including a number of other multimillion dollar public works contracts.

ARCHITECTURAL DESIGN & CONSTRUCTION ADMINISTRATION

**Erica Loynd, AIA, LEED AP
Architect Project Manager (DLR Group)**

Role: Manage the architectural delivery of design and coordination with the GC/CM throughout the Project.

Relevant Experience: Erica has 14 years experience designing and constructing public projects for all project delivery types, including Washington State GC/CM, Design-Build, and traditional Design-Bid-Build. Erica has led projects throughout the northwest region, California, and Tennessee and internationally working in the United Kingdom. Her projects have been recognized for design excellence and sustainability achievements. She chairs knowledge communities with the AIA Academy of Architecture for Justice, leading workshops and speaking engagements on sustainability on Justice and Civic projects. Erica has a Master of Architecture from Pratt Institute in Brooklyn, NY and a Bachelor of Arts in Architecture from Washington University in St. Louis. She is a licensed architect in the states of Washington, Oregon, and Hawaii.

**Lori Coppenrath, LEED AP
Principal-in-Charge (DLR Group)**

Role: Program management and oversight of the daily requirements of the architectural, engineering, and construction, and manage the contractual relationship with the City.

Relevant Experience: Lori has more than 17 years of master planning, justice and civic programming, and sustainability in multiple project types for municipal, county, and state agencies throughout the country that are recognized for their innovations and design excellence. Lori's experience includes public GC/CM projects in Oregon and other alternative delivery method projects that total in excess of \$1 billion (half of which were GC/CM or CM/GC). Lori works with clients from the outset of a project by programming the essential needs of the jurisdiction to define the project parameters. With DLR Group, she works hand-in-hand with the design team to ensure the programmatic needs are carried into the design and final construction. Lori holds multiple degrees including a Master of Arts in Criminology and Criminal Justice from the University of Memphis and two Bachelor of Arts degrees from Ithaca College.

**Sheri O'Brien, AIA
Construction Administration and Inspection**

Role: Manage the City's expectations, design intentions and documentation, and permitting and constructability reviews. During construction, lead the architectural observation, coordination of the design team, and on-site responses to conditions in the field. Ensure design excellence and coordination in construction through understanding of contractual requirements for quality control.

Relevant Experience: Sheri has 10 years of experience working through design quality and management as project manager and architect on various public projects. Her projects range in scale and complexity from small scale renovations, to the largest ground up high school in Washington state. She provides a consistent design excellence from early programming to final

construction. She has a Masters of Architecture from University of Oregon, a Bachelor of Science degree in Architectural Studies from the University of Illinois, Urbana-Champaign, and is a licensed architect in the state of Washington.

**William Valdez, PE, LEED GA
GC/CM Advisor (DLR Group)**

Role: Provide expert advice to the architectural team about issues relating to the use of GC/CM as the project delivery method.

Relevant Experience: William Valdez has more than 17 years of architecture experience in project design, project management, and construction administration over a diverse range of project types, including courthouse and detention projects in Colorado, Wyoming, Washington, Oregon, and Hawaii. William has extensive experience in various public project delivery types, including public GC/CM projects in Oregon, Colorado, and Wyoming, Design-Build, and traditional Design-Bid-Build. He has a Bachelor of Science degree from the University of Wyoming in Architectural Engineering. He is a licensed Structural and Civil Engineer. He is a member of the Design Build Institute of America (DBIA), is a LEED Green Associate, and an active member in the Maple Valley Rotary.

GC/CM PROCUREMENT AND CONTRACTING

**Mike Purdy
GC/CM Procurement and Contracting Consultant (Michael E. Purdy Associates, LLC)**

Role: Provide strategic GC/CM guidance and advice to the City for the GC/CM selection, negotiations, contract administration, and close-out processes, including but not limited to the following: compliance with RCW 39.10, provide training to Project team on GC/CM, develop RFP and RFFP and related documents for the GC/CM selection process, assist in negotiation of preconstruction and construction contracts, pre-bid eligibility for subcontractors, bidder responsibility criteria, early subcontract bidding, review of proposed subcontract bid packages by the GC/CM, bonding, prevailing wages, review of schedule of values for consistency with GC/CM cost categories and the contract, review of change orders, review of appropriateness of using funds from various GC/CM cost categories.

Relevant Experience: With more than 30 years of experience as a manager in public contracting and procurement with some of the largest government agencies in the State of Washington, and as an independent consultant for more than 10 years, Mike Purdy is one of the State's most experienced and respected leaders and experts in public contracting, especially GC/CM. As the Contracts Manager at the University of Washington, Mr. Purdy was a key player in the selection, contracting, and administration of more than a dozen GC/CM projects at the University. He served in a similar role for three multi-million dollar GC/CM housing redevelopment projects when he was the Contracting and Procurement Manager at the Seattle Housing Authority. As the Principal of Michael E. Purdy Associates, LLC, Mr. Purdy has provided GC/CM consulting services to 11 public bodies (City of Seattle, Sound Transit, Tacoma Water, City of Bellingham, Port of Pasco, Ridgefield School District, Kennewick School District, City of Everett, Kitsap County, Port Townsend School District, LOTT Clean Water Alliance), guiding them through the GC/CM procurement and contracting process for their first GC/CM projects. Mr. Purdy is a frequent trainer and speaker on GC/CM and other public procurement and contracting issues, and was the author for many years of the popular Mike Purdy's Public Contracting Blog, followed by thousands of contracting professionals in the state and around the country.

**Tim Benedict
Deputy City Attorney (City of Everett)**

Role: Provide legal guidance and advice for the Project with respect to RCW 39.10 compliance, procurement, negotiation, contracting, and contract administration.



Relevant Experience: Tim has served as the legal advisor to City of Everett's Public Works Department for eight years. He has been practicing law in Washington since 2000. After graduating from University of Washington Law School, he worked for 8 years as an attorney at Hillis Clark Martin & Peterson in Seattle. Tim was the legal advisor on one of the City's GC/CM projects (Water Pollution Control Facility, Phase C), and on City Design-Build projects (Reservoir 6 Roof Replacement, and Transmission Line 5 Replacement)

John Parnass

Outside GC/CM Legal Counsel (Pacifica Law Group)

Role: Provide legal guidance to the City for RCW 39.10 compliance, procurement, negotiation, contracting, subcontracting, and contract administration.

Relevant Experience: John Parnass is a construction lawyer with 27 years of experience representing clients on public and private infrastructure projects. John joined Pacifica Law Group (PLG) as a partner in 2013. PLG is a 34 lawyer law firm focusing on representation of public sector clients in construction and development matters, public finance, and general litigation. Before joining PLG in 2013, John was a partner with the law firm of Davis Wright Tremaine in Seattle, where he chaired the firm's Construction Law Group. John has successfully represented numerous large public entities in connection with major alternative procurements involving Washington State GC/CM, Design-Build, and Job Order Contracting. Projects have included transit facilities, water/wastewater systems, roads, bridges, tunneling projects, large commercial structures, airport facilities, pollution control facilities, criminal and civil justice facilities, hospitals, sports stadiums, and educational facilities. His practice is equally divided between transactional work (contracts, bid documents, specifications review) and litigation/dispute resolution. John's GC/CM experience includes work for the City of Everett on the Water Pollution Control Facility, Phase C project.

MANAGEMENT AND OVERSIGHT (City of Everett)

David H. Davis, PE

Public Works Director

Role: Dave will act as the executive administrator for the project.

Relevant Experience: Dave Davis has 40 years of public sector engineering and management experience. He has served as the City of Everett's Public Works Director for seven years and has worked for the City since 1979, serving in a variety of positions including Director of Engineering and Public Services, City Engineer, City Traffic Engineer, and Project Manager. As Public Works Director, Dave supervises almost 300 employees and is responsible for the maintenance, operation, engineering, planning and finance of Everett's utilities, filtration and waste water plants, streets and bridges, building permits and inspections, and public services. He has a Bachelor's degree in Civil Engineering from Washington State University, and a Master's degree in Civil Engineering from the University of Washington.

Jim Miller, PE

Engineering Superintendent, Public Works

Role: With previous GC/CM experience, Jim will provide general program oversight for the project.

Relevant Experience: Jim has 43 years of experience in the public and private sectors as an engineering manager, designer and construction manager, and has been with the City of Everett for 21 years with responsibility for water, sewer, and surface water planning, Capital Improvement Program (CIP), project management, construction management, surface water management, and information services including mapping, GIS, and records. He is an expert in water resource and water supply issues. Jim supervised the City of Everett's two GC/CM projects for the Water Pollution Control Facility: the Phase A Expansion and the current Phase C

Expansion. He is the former Chair of the Washington Water Utility Council (WWUC). Presently, he is the Chair of the WWUC Water Rights Committee. Prior to his employment with the City, Jim was the Water Resource Program Manager for Parametrix, a local engineering consulting firm. He has an undergraduate degree in civil engineering from Seattle University and a master's degree in Water Resource Management from the University of Washington.

Mike Palacios

Facilities/Real Property Director

Role: Coordinate with the project team to ensure the Facilities Department remains operational during construction. Supervise and monitor work load for Project Manager Chris Lark. Review bi-weekly project status updates. As needed, acquire leased property for temporary parking or operational relocations. Manage the process for the vacation of 32nd Street if required by the design.

Relevant Experience: Mike has been employed for 33 years with the City of Everett and has been with the City's Facilities and Real Property Division since 2002. He oversees and is involved with capital improvement projects for new city facilities as well as the ongoing maintenance and operations of these city-owned facilities, including office buildings, libraries, fire stations, police stations, maintenance buildings, and warehouse buildings. He oversees and is personally involved in the acquisition, leasing, licensing, surplus and managing of all city-owned real property and also has oversight responsibilities for city right of ways, ranging from acquisition of right of way to the vacation of right of way in accordance with local, state, and federal regulations. He began his career with the City in the Planning Department where he spent 19 years responsible for the review of land use development proposals, including large scale multiple family developments, commercial/retail developments, public developments, land subdivisions and binding site plan developments for consistency with local, state, and federal regulations. He spent ten years as the city's liaison to the Board of Adjustment (variance board) responsible for the public hearings, review, and recommendations to the board for variance requests.

Matt Welborn

Utilities Finance Manager

Role: Matt will provide financial administration for the project, from securing and making available at the appropriate times the necessary funds, to ensuring accurate job cost reporting, to facilitating timely payment to the GC/CM, architect, and other consultants and service providers.

Relevant Experience: Matt has been with the City of Everett since 1989. He has two bachelor degrees from Central Washington University, a degree in Finance and a degree in Accounting.

Project Team Level of Involvement

Individual	GC/CM Procurement and Contracting	Preconstruction Phase	Construction Phase
PROJECT MANAGEMENT			
Chris Lark Project Manager (City of Everett)	80%	90%	90%
John Nottingham Senior GC/CM Project Manager (City of Everett)	30%	50%	50%

Individual	GC/CM Procurement and Contracting	Preconstruction Phase	Construction Phase
Bill Fisher Construction Inspector (City of Everett)	0%	10%	90%
ARCHITECTURAL DESIGN AND CONSTRUCTION ADMINISTRATION			
Erica Loynd, AIA, LEED AP Architect Project Manager (DLR Group)	30%	70%	25%
Lori Coppenrath Principal-in-Charge (DLR Group)	20%	40%	10%
Sheri O'Brien Construction Administration (DLR Group)	0%	25%	80%
William Valdez GC/CM Advisor (DLR Group)	5%	10%	5%
GC/CM PROCUREMENT AND CONTRACTING			
Mike Purdy GC/CM Consultant (Michael E. Purdy Associates, LLC)	30%	20%	15%
Tim Benedict Deputy City Attorney (City of Everett)	As needed	As needed	As needed
John Parnass Outside GC/CM Legal Counsel (Pacifica Law Group)	As needed	As needed	As needed
MANAGEMENT AND OVERSIGHT (City of Everett)			
Dave Davis Public Works Director (City of Everett)	20%	10%	5%
Matt Welborn Utilities Finance Manager (City of Everett)	5%	5%	10%
Jim Miller Engineering Superintendent (City of Everett)	5%	5%	As needed

Mike Palacios Facilities/Real Property Director (City of Everett)	5%	5%	As needed
--	----	----	-----------

- **Provide the experience and role on previous GC/CM projects delivered under RCW 39.10 or equivalent experience for each staff member or consultant in key positions on the proposed project.** Please refer to Attachment C for a chart describing the team's project experience.
- **The qualifications of existing or planned for project manager and consultants.** Please refer to the bios above for the qualifications of the City's staff and consultants that are part of the Project team.
- **If the project manager is interim until your organization has employed staff or hired a consultant as the project manager, indicate whether sufficient funds are available for this purpose and how long it is anticipated the interim project manager will serve.** There will be no interim Project Manager for this Project. Chris Lark of the City of Everett has been selected by the City to serve as the Project Manager.
- **A brief summary of the construction experience of your organization's project management team that is relevant to the project.** Please refer to Attachment D that summarizes the relevant construction projects from question 8 that involved the project management team.
- **A description of the controls your organization will have in place to ensure that the project is adequately managed.** For many years, the City of Everett has been extremely successful in managing and delivering public works projects on time and within budget. This is partially due to the comprehensive management systems provided by selected consultants hired by the City, and the outstanding quality of the employees at the City responsible for managing capital projects. The City of Everett, in collaboration with the selected architect (DLR Group), and the selected GC/CM will collaboratively implement and apply management tools and practices to control the scope, schedule, and budget through preconstruction, construction, and testing and startup. Project control tools related to cost, schedule, and scope will include clear, accessible, and accurate information, as well as appropriate performance measures. The City of Everett will benefit from the construction management framework and expertise established and implemented by this team.
- **A brief description of your planned GC/CM procurement process.** The City of Everett's GC/CM procurement process will be based on the requirements of chapter 39.10 RCW and emerging best practices for Washington State GC/CM projects, with significant input and advice from our GC/CM consultant, Mike Purdy, along with City staff and the Architect. The selection process will include initial proposals focused on bidder qualifications and project approach, interviews of qualified firms, and then final proposals in which the finalist contractors will submit their prices for Percent Fee and a fixed amount for Specified General Conditions work. The firm with the highest total score from the scoring of Proposal, Interview, and Final Proposal, will be selected to provide Preconstruction Services and MACC negotiations. During the selection process, in the unlikely event of a tie, the firm with the lowest proposal price will be selected. The RFP and RFFP documents that will be used are time-tested documents used on many previous Washington state GC/CM projects. Below is a list of key dates in the procurement and contracting schedule:



Activity	Date
PRC Review and Approval Process	
PRC Application Submittal	September 1, 2016
PRC Presentation and Decision	September 22, 2016
GC/CM Selection Process	
Advertise and Issue Request for Proposals (RFP)	September 27, 2016
Second Date of Advertisement for RFP	October 4, 2016
Pre-Proposal Meeting and Site Visit	October 12, 2016
Submission of RFP Questions Due	October 18, 2016
Proposal Submission Deadline	October 25, 2016
Proposal Reviews Completed	October 31, 2016
Notify Short-Listed Firms	November 1, 2016
Interview Short-Listed Firms	November 10, 2016
Notify Finalists	November 14, 2016
Issue Request for Final Proposals (RFFP)	November 14, 2016
Pre-Pricing Proposal Meeting with Finalists	November 21, 2016
Final Proposal Submission Deadline	November 30, 2016
Notification of Selected GC/CM	November 30, 2016
Preconstruction and Construction	
Preconstruction Work Plan Due and Start of Preconstruction Contract Negotiation	December 22, 2016
Preconstruction Contract Signed	January 12, 2017
Begin Preconstruction Services	January 13, 2017
Begin MACC Negotiation (Phase 1 – Mini-MACC)	May 29, 2017
Mini-MACC Negotiation Completed	June 9, 2017
Construction Begins for Phase 1	August 1, 2017
Begin Full MACC Negotiation (Phase 2)	July 24, 2017
Full MACC Negotiation Completed	August 4, 2017
Construction Begins for Phase 2	October 2, 2017
Construction Substantially Complete	August 2, 2019

- **Verification that your organization has already developed (or provide your plan to develop) specific GC/CM contract terms.** Using the GC/CM expertise and procurement and contract documents previously developed by our GC/CM consultant, Mike Purdy, on close to a dozen successful Washington State GC/CM projects, the effort to develop the RFP, RFFP and associated contract documents is well underway including but not limited to the following: Preconstruction Services Contract, GC/CM Construction Contract, General Conditions, Division 01, Summary Matrix of Cost Allocation). These documents reflect compliance with chapter 39.10 RCW and best practices for GC/CM in the state.

8. Public Body (your organization) Construction History:

Provide a matrix summary of your organization’s construction activity for the past six years outlining project data in content and format per the attached sample provided: Please refer to Attachment B.

9. Preliminary Concepts, sketches or plans depicting the Project. Please refer to Attachment E for concept drawings and diagrams.

10. Resolution of Audit Findings on Previous Public Works Projects

If your organization had audit findings on any project identified in your response to Question 8, please specify the project, briefly state those findings, and describe how your organization resolved them. There have been no audit findings on any of the projects identified in response to Question 8.

Attachments to PRC Application:

- Attachment A – Schedule
- Attachment B – Organizational Chart
- Attachment C – Team Experience with Project Delivery
- Attachment D – City’s Project Construction History
- Attachment E – Diagrams for Existing Condition, Phase 1, Phase 2, Final Project Completion

Caution to Applicants

The definition of the project is at the applicant’s discretion. The entire project, including all components, must meet the criteria to be approved.

Signature of Authorized Representative

In submitting this application, you, as the authorized representative of your organization, understand that: (1) the PRC may request additional information about your organization, its construction history, and the proposed project; and (2) your organization is required to submit the information requested by the PRC. You agree to submit this information in a timely manner and understand that failure to do so shall render your application incomplete.

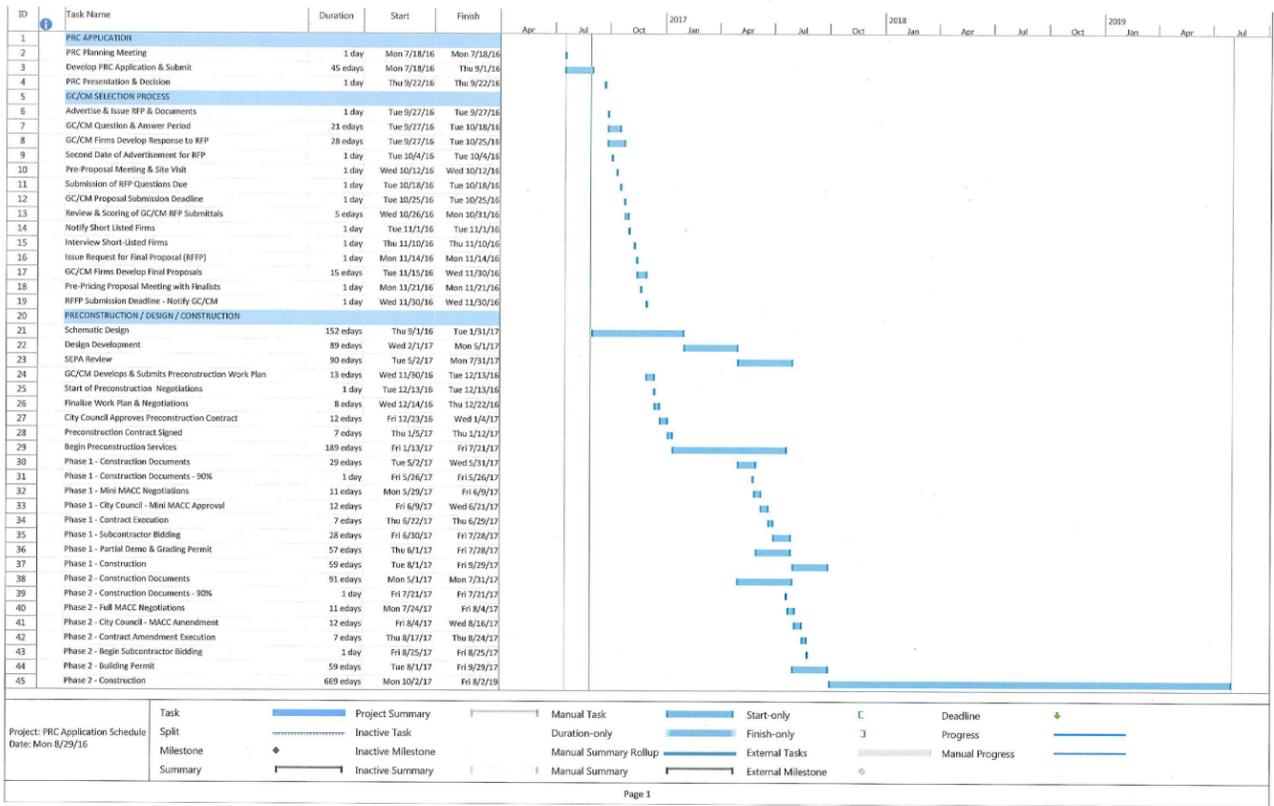
Should the PRC approve your request to use the GC/CM contracting procedure, you also understand that: (1) your organization is required to participate in brief, state-sponsored surveys at the beginning and the end of your approved project; and (2) the data collected in these surveys will be used in a study by the state to evaluate the effectiveness of the GC/CM process. You also agree that your organization will complete these surveys within the time required by CPARB.

I have carefully reviewed the information provided and attest that this is a complete, correct, and true application.

Signature: _____

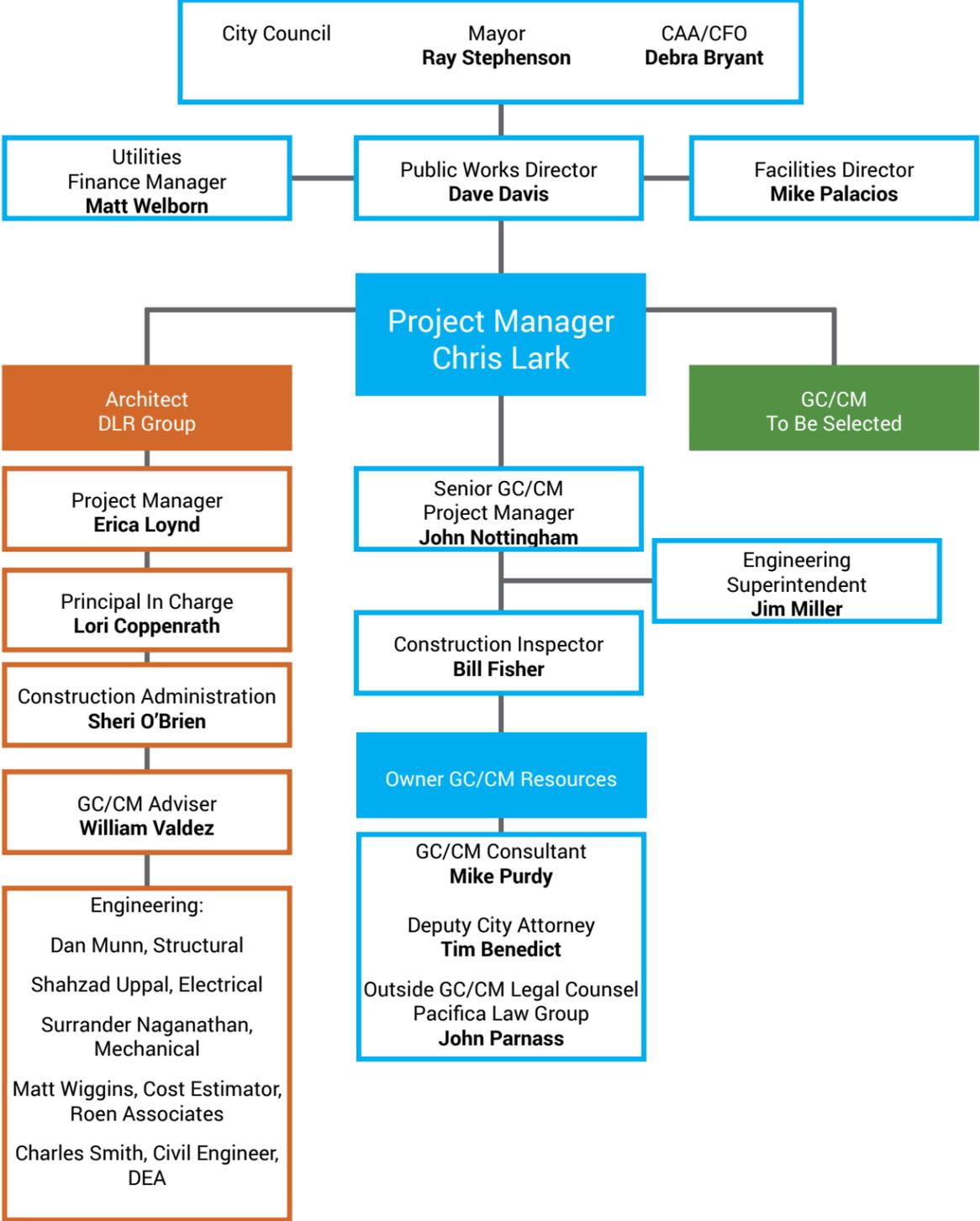
Name: David H. Davis, Public Works Director, City of Everett

Date: _____



(Note: see page 67 for enlarged schedule)

CITY OF EVERETT SERVICE CENTER REDEVELOPMENT PROJECT



GC/CM APPLICATION



**Attachment C
Team Experience with Project Delivery**

Name / Title	Organization	Project Names	Role During Project Phases				
			Construction Budget	Procurement Type	Planning	Design	Construction
Chris Lark Project Manager	City of Everett	Fire Department Warehouse	\$ 5 M	DBB	OPM	OPM	OPM
		Municipal Court	\$6.2M	DBB	OPM	OPM	OPM
		Fire Administration Complex Seismic Improvements	\$1.8M	DBB	OPM	OPM	OPM
		Animal Shelter	\$5.2M	DBB	OPM	OPM	OPM
		Fire Station No.5	\$2.5M	DBB	OPM	OPM	OPM
		Fire Station 6	\$.6M	DBB	OPM	OPM	OPM
		South Precinct	\$2.8M	DBB	OPM	OPM	OPM
John Nottingham Senior GC/CM Project Manager	City of Everett	Water Pollution Control Facility (WPCF), Phase C	\$31M	WA GC/CM	OPM	OPM	OPM/OCM
		Water Pollution Control Facility – Sludge Pump Mod	\$316K	DBB	OPM	OPM	OPM/OCM
		Supply Station #1	\$1.2M	DBB	OPM	OPM	OPM/OCM
		175th Water Main Replacement	\$750K	DBB	OPM	OPM	OPM/OCM
		2.0 Reservoir Supply Station /Fill Line	\$950K	DBB	PM	DES	CM
Bill Fisher Construction Inspector	City of Everett	Water Pollution Control Facility (WPCF), Phase C	\$31M	WA GC/CM	N/A	OREP/OCM	OREP/OCM
		WPCF Phase B-2 Improvements	\$2.7M	DBB	N/A	OREP	OREP/OCM
		WPCF Phase B-2A Improvements	\$700K	DBB	N/A	OREP	OREP/OCM
		Landslide Repair - Lowell Larimer Rd.	\$372K	DBB	N/A	OREP	OREP
		2012 HMA Overlay	\$1.3M	DBB	N/A	OREP	OREP
		WPCF Sludge Piping Improvements	\$290K	DBB	N/A	OREP	OREP/OCM
		WPCF Chlorine Contact Channel Rehabilitation	\$168K	DBB	N/A	OREP	OREP/OCM
		Lake Chaplain Recovered Water Outfall Improvements	\$1.1M	DBB	N/A	OREP	OREP/OCM
Jim Miller Engineering Superintendent	City of Everett	Water Pollution Control Facility (WPCF), Phase A	\$36M	WA GC/CM	OEX	OEX	OEX
		Water Pollution Control Facility (WPCF), Phase C	\$31M	WA GC/CM	OEX	OEX	OEX
		Reservoir 6 Roof Replacement	\$4.9M	WA DB	OEX	OEX	OEX
		Transmission Line 5 Replacement @ Pilchuck River	\$3.6M	WA DB	OEX	OEX	OEX
		Transmission Lines #2 & #3 replacement	\$24M	DBB	OEX	OEX	OEX
		Broadway Bridge	\$7.8M	DBB	OEX	OEX	OEX
Erica Loynd Architect Project Manager	DLR Group	Steilacoom High School, WA	\$21.3M	WA GC/CM	DES	DES	DES
		Marysville Getchell High School Campus, WA	\$67.2M	WA GC/CM	DES	DES	DES
		Bledsoe County Correctional Complex, TN	\$143.4M	PU CM@R	DES	DES	DES
		Deer Ridge Correctional Institute	\$142.8M	OR CM/GC	DES	DES	DES
		King County Children and Family Justice Center	\$160M*	PU DB	SUBADV	SUBADV	SUBADV
		RMJM, Scotland	\$100M	PU DB		DES	DES
		RMJM, Scotland	\$54M	PU DB		DES	DES
Lori Coppenrath	DLR Group	Bledsoe County Correctional Complex	\$143.4M	PU CM@R	DES	DES	DES

Attachment C – Team Experience with Project Delivery
City of Everett – GC/CM Application to PRC
Service Center Redevelopment Project

**Attachment C
Team Experience with Project Delivery**

Principal-in-Charge		Deer Ridge Correctional Institute	\$142.8M	OR CM/GC	DES	DES	DES
		Coffee Creek Correctional Facility	\$92M	OR CM/GC	DES	DES	DES
		Wayne L. Morse United States Courthouse	\$75.2M	OR CM/GC	DES	DES	DES
		LADPW Mira Loma Detention Center Master Plan	\$100M*	PU DB	DES	DES	DES
		Kern County 790 Bed AB900 Jail	\$100M*	PU DB	DES	DES	DES
		Chillcothe Correctional Center	\$104.8M	PU DB	DES	DES	DES
Sheri O'Brien Construction Administrator	DLR Group	Tahoma High School and Regional Learning Center	\$121.7M	WA GC/CM	DES	DES	---
		Steilacoom High School, WA	\$21.3M	WA GC/CM	---	---	DES
		Lake Washington School District – AG Bell Replacement Elementary	\$20M	WA GC/CM	---	DES	DES
		Marysville Getchell High School Campus, WA	\$67.2M	WA GC/CM	DES	DES	---
		Klamath Falls Union High School Addition and Renovations	\$23.4M	OR CM/GC	---	DES	---
		Chillcothe Correctional Center	\$104.8M	PU DB	---	DES	---
William Valdez GC/CM Advisor	DLR Group	Pueblo County Courthouse	\$54.8M	PU CM@R	DES	DES	DES
		El Paso County Terry R. Harris Judicial Complex Addition	\$41.1M	PU CM@R	DES	DES	DES
		Wyoming Medium Correctional	\$108.2M	PU CM@R	DES	DES	DES
		Jefferson County Courts	\$11.6M	OR CM/GC	DES	DES	DES
		The Portland Building	\$120M*	OR DB	DES	DES	DES
		76 Space Control & RAIDRS	\$13.9M	PU DB	DES	DES	DES
		Fort Carson Warrior in Transition Facilities	\$18.6M	PU DB	DES	DES	DES
Mike Purdy GC/CM Procurement and Contracting Consultant	Michael E. Purdy Associates, LLC	LOTT Clean Water Alliance, Budd Inlet Treatment Plant Improvements	\$31M	WA GC/CM	PROC	PROC	PROC
		Sound Transit, University of Washington Station	\$115M	WA GC/CM	PROC	PROC	PROC
		City of Bellingham, Post Point Wastewater Treatment Plant Improvements	\$28M	WA GC/CM	SUBPROC	SUBPROC	SUBPROC
		City of Tacoma (Water), Green River Filtration Facility	\$161M	WA GC/CM	SUBPROC	SUBPROC	SUBPROC
		City of Seattle, Fire Station 14 Renovation	\$6M	WA GC/CM	PROC	PROC	PROC
		Kennewick School District, Kennewick Elementary Modernization Project	\$26M	WA GC/CM	SUBPROC	SUBPROC	SUBPROC
		Ridgefield School District, Ridgefield Capital Improvements Project	\$49M	WA GC/CM	PROC	PROC	PROC
		City of Everett, Water Pollution Control Facility (WPCF), Phase C	\$31M	WA GC/CM	SUBPROC	SUBPROC	SUBPROC
		Port Townsend School District, Grant Street Elementary School Replacement Project	\$20M	WA GC/CM	SUBPROC	SUBPROC	SUBPROC
		Port of Pasco, Tri-Cities Airport Expansion and Modernization Project	\$26M	WA GC/CM	SUBPROC	SUBPROC	SUBPROC
		Kitsap County, Pump Station 16/67 Upgrades Project	\$2M	WA GC/CM	SUBPROC	SUBPROC	SUBPROC
Tim Benedict Deputy City Attorney	City of Everett	Water Pollution Control Facility (WPCF), Phase C	\$31M	WA GC/CM	---	---	OPROC
		Reservoir 6 Roof Replacement	\$4.9M	WA DB	---	---	OPROC

Attachment C – Team Experience with Project Delivery
City of Everett – GC/CM Application to PRC
Service Center Redevelopment Project

**Attachment C
Team Experience with Project Delivery**

		Transmission Line 5 Replacement @ Pilchuck River	\$3.6M	WA DB	---	---	OPROC
John Parnass Outside GC/CM Legal Counsel	Pacifica Law Group	Port of Seattle North Satellite Expansion	\$250M	WA GC/CM	---	---	OPROC
		Snohomish County Courthouse	\$80M	WA GC/CM	---	---	OPROC
		City of Everett Water Pollution Control Facility (WPCF), Phase C	\$31M	WA GC/CM	---	---	OPROC
		Port of Seattle – Job Order Contract	N/A	WA JOC	---	---	OPROC
			*Estimates				

**Attachment C
Team Experience with Project Delivery**

**PROJECT DELIVERY
TYPE KEY**

- WA DB WA State Design-Build project administered under RCW 39.10.
- PU DB A public/federal Design-Build project
- PR DB A Design-Build project for a private owner
- WA GC/CM WA State GC/CM project administered under RCW 39.10.
- OR CM/GC OR State CM/GC project
- PU CM@R A public/federal CM at Risk project
- PR CM@R A CM at Risk project for a private owner
- DBB Public or Private Design-Bid-Build project

INDIVIDUAL ROLE KEY

- As the Public Body:
 - OEX The executive or manager for the Owner responsible for the project
 - OPM The Owner's Project Manager
 - ODM The Owner's Design Manager
 - OCM The Owner's Construction Manager
 - OENG As the Owner acting as the resident engineer or field engineer
 - OREP The Owner's Representative
 - OPROC The Owner's Procurement Manager or Attorney
 - OCTR Provided project controls, scheduling, or estimating support to the project as the Owner
- As a Prime Consultant or Prime Contractor providing service to the Public Body:
 - PROC A prime consultant providing procurement services
 - ADV A prime consultant providing project advisory, oversight, or audit services
 - PM A prime consultant providing project management services
 - CTR A prime consultant providing project controls, scheduling, or estimating services
 - DES Designer of Record or prime consultant providing design services
 - CM A prime consultant providing construction management, resident engineering, or field engineering services
 - CON The prime contractor responsible for building the project
 - PRECON The prime contractor responsible for preconstruction services
- As a Subconsultant or Subcontractor to a Prime:
 - SUBPROC A subconsultant providing procurement services
 - SUBADV A subconsultant providing contract advisory, oversight, or audit services
 - SUBPM A subconsultant providing project management services
 - SUBCTR A subconsultant providing project controls, scheduling, or estimating services
 - SUBDES A subconsultant providing design or engineering services
 - SUBCM A subconsultant providing construction management, resident engineering, or field engineering services
 - SUBCON A subcontractor to the prime on the project



Attachment D - City of Everett's Project Construction History - 2010 - 2016

Year	Project Name, Number, Description	Contracting Method	Start Date	Finish Date	Planned Budget Amount	Actual Budget Amount	Reasons \$/Days Overruns
2010	2008 Signal Improvements	DBB	Nov-09	Mar-10	\$295,942.00	\$356,402.48	1
	2010 Asphalt Overlay	DBB	Aug-10	Dec-10	\$676,300.80	\$589,414.62	1
	Bond St CSO Fac. Interceptor	DBB	Feb-10	Apr-10	\$586,480.00	\$521,747.24	NA
	Fire Station No 4 - Exterior Renovation	DBB	May-09	Apr-10	\$5,000,000.00	\$434,432.00	
	Lk Chaplain Recovered Water Outfall	DBB	NA	NA	\$1,110,545.20	\$1,163,093.46	1, 2, 3
	Riverfront Surcharge Ph 2	DBB	Jun-09	Oct-10	\$1,663,402.00	\$1,754,339.84	1
	Sewer System Capacity Impr J	DBB	Aug-09	Apr-10	\$2,205,110.00	\$1,901,454.16	1
	Signal Impvmt Broadway and Everett Ave	DBB	Apr-09	Sep-09	\$587,503.50	\$665,631.42	1,3
	Snohomish Riverfront Trail & 36th Street Crossing	DBB	Feb-10	May-10	\$504,309.00	\$540,084.81	1,3
	WFP Clearwell	DBB	Jul-07	Nov-10	\$17,769,880.00	\$19,534,619.90	1,2,3
2011	7th Ave SE - 92nd to 10th	DBB	Mar-11	Jun-11	\$354,705.23	\$515,731.74	1,3
	112th St Safety Improvments	DBB	Jun-11	Jun-11	\$50,666.00	\$50,666.00	NA
	126th St Drainage Improvements	DBB	Aug-10	Oct-10	\$265,047.00	\$252,167.00	NA
	Holly Drive Non-Motorized Improvements	DBB	Jul-09	Mar-10	\$698,000.00	\$831,537.84	1,2,3
	River Point Fill	DBB	Jun-11	Sep-11	\$613,941.50	\$575,046.47	NA
	River Front Surcharge Phase 3	DBB	Jul-10	Sep-11	\$2,918,101.38	\$2,720,525.00	NA
	Senior Center Expansion	DBB	Mar-10	Mar-11	\$916,589.00	\$1,263,000.00	1,2,3
	Sewer Main Replacement - F	DBB	Sep-08	Jan-12	\$2,614,900.05	\$3,001,085.62	1,2,3
	Water Trans 2&3 Repl-Phase 6(D)	DBB	Jun-08	Oct-10	\$22,691,646.42	\$23,801,315.49	1,2,3
	Trans Line 2 Repl 8B	DBB	Apr-10	Jan-11	\$2,492,100.00	\$2,593,267.88	1,2,3
	WFP Recovery Water Outfall	DBB	Jul-10	Mar-11	\$1,082,699.00	\$1,083,638.26	1
	WMVD ARRA Project	DBB	Sep-09	Mar-10	\$1,110,545.20	\$1,163,093.46	1
	WPCF B-1 Improvements	DBB	May-10	Jan-16	\$793,355.00	\$794,240.22	1
WPCF B-1A Improvements	DBB	Dec-10	Jun-11	\$373,707.00	\$385,939.00	1	
	2011 Asphalt Overlay	DBB	Aug-11	Oct-11	\$1,193,644.00	\$1,059,756.05	NA
	Casino Rd & Rucker Ave Ped	DBB	Feb-12	Jun-12	\$365,403.50	\$362,363.04	NA
	Evergreen Swift Stations	DBB	Apr-16	Aug-16	\$515,777.00	\$555,201.72	1,2,3
	Hoyt & Rucker Streetscape Improvements	DBB	Sep-10	Jun-12	\$3,734,975.46	\$3,892,899.37	1,2,3
	Key Bank - Shell Improvements	DBB	May-10	Mar-11	\$2,007,376.00	\$1,312,939.00	NA

Year	Project Name, Number, Description	Contracting Method	Start Date	Finish Date	Planned Budget Amount	Actual Budget Amount	Reasons \$/Days Overruns
2012	Portal # 3 Relocation	DBB	Jun-11	Jul-12	\$781,000.00	\$890,092.59	1,2,3
	Sewer F Schedule B	DBB	Aug-10	Sep-11	\$2,800,980.00	\$3,128,759.61	1,2,3
	Sewer Main Replacement - L	DBB	Mar-11	Nov-11	\$3,224,841.20	\$3,356,592.51	1,2,3
	Trans Line 3 - Phase 7	DBB	Jun-11	May-12	\$5,686,000.00	\$5,539,707.83	NA
	Trans Line 4 Cathodic Protection	DBB	Jan-12	Jul-12	\$1,161,960.00	\$1,076,046.85	NA
	Pipeline No. 5 Pile Replacement	DBB	Apr-12	Jun-12	\$820,675.00	\$896,127.25	2,3
	WPCF Phase B-2 Improvements	DBB	May-11	Sep-12	\$2,307,445.00	\$2,705,998.12	1,2,3
	WPCF Phase B-2A Improvements	DBB	Oct-11	Jun-12	\$728,000.00	\$700,068.59	NA
2013	2012 Asphalt Overlay	DBB	Aug-12	Mar-13	\$1,509,885.00	\$1,342,561.03	NA
	Biosolids Removal 2013	DBB	Jun-13	Jul-13	\$552,098.00	\$595,577.21	1
	BNSF Pacific Intersection	DBB	Jun-12	Jun-13	\$661,585.00	\$759,001.35	1,2,3
	City Center Safety Improvements	DBB	Apr-13	Jul-13	\$395,365.00	\$403,358.19	1,2,3
	Fire Admin. Complex Seismic Imprvmt.	DBB	Aug-12	Oct-13	\$2,544,296.00	\$2,432,295.00	NA
	Lift Station 24-Replacement	DBB	Sep-12	Nov-14	\$4,340,300.00	\$4,178,869.49	NA
	Lift Station #24-Emerg Force Main	DBB	Jul-12	Apr-13	\$819,100.00	\$2,614,872.06	1,2
	Landslide Repair - Lowell Larimer Rd	DBB	Oct-12	Feb-13	\$391,901.00	\$371,625.00	NA
	Municipal Court	DBB	Sep-11	Mar-13	\$8,357,000.00	\$8,281,000.00	NA
	SR99/Evergreen Wy BRT Imp.	DBB	Mar-13	Sep-13	\$1,086,302.00	\$1,196,948.20	1,2
	Senior Center - Roof Replacement	DBB	Jul-13	Nov-13	\$293,176.00	\$327,489.00	1,2,3
	Water Improvement L	DBB	Oct-12	Mar-13	\$776,702.50	\$907,611.89	1,2,3
	Water Main Replacement - K	DBB	May-12	Feb-13	\$2,351,916.00	\$2,496,273.00	1,2,3
	West Marine View Dr. Ped Improvements	DBB	Apr-11	Jun-12	\$772,708.00	\$691,394.90	NA
WPCF Chlorine Contact Channel Rehab	DBB	May-13	Jun-13	\$177,408.00	\$168,058.44	NA	
WPCF Sludge Piping Improvements	DBB	Jan-13	Dec-13	\$260,420.00	\$289,755.00	2,3	
	41st Extension and Roundabout	DBB	Jun-11	Mar-13	\$5,865,558.00	\$6,317,432.78	1,2,3
	112th St. Corridor Completion	DBB	Sep-12	May-14	\$2,587,019.35	\$2,699,088.21	1,2,3
	112th St SE (I-5 to 19th)	DBB	Sep-12	Apr-13	\$539,355.39	\$998,060.01	1,2,3
	2013 Aphalt Overlay	DBB	Aug-13	Jun-14	\$2,344,550.15	\$2,339,019.64	NA
	Citywide Guardrail Improvements	DBB	Feb-14	Apr-14	\$472,558.58	\$506,305.48	2,3
	Culmback Building Masonry Restoration	DBB	Sep-13	Mar-14	\$580,672.00	\$210,182.00	NA

Year	Project Name, Number, Description	Contracting Method	Start Date	Finish Date	Planned Budget Amount	Actual Budget Amount	Reasons \$/Days Overruns
2014	Evergreen Way and Peck's Drive	DBB	Jun-14	Aug-14	\$256,905.09	\$224,473.77	NA
	Horizon Elementary Safety Imp.	DBB	May-13	Jun-14	\$453,635.00	\$536,741.89	1,2,3
	Lift S# 2 Force Main Exxon Cln	DBB	Jan-12	Apr-13	\$782,290.00	\$941,279.30	1,2
	Main Library Garage Fire Sprinkler Replace	DBB	Jun-14	Oct-14	\$238,819.00	\$234,580.00	NA
	N Everett Ped & Bike Safety	DBB	Mar-14	Jun-14	\$295,928.42	\$313,690.30	1,2
	Powder Mill Gulch	DBB	Aug-13	Oct-14	\$741,325.00	\$724,492.64	NA
	Riverfront Corridor Trail & Enhanced Channel	DBB	Apr-13	Nov-14	\$1,034,992.40	\$1,475,173.40	1,2,3
	Service Center No.1 - Roofing	DBB	Aug-14	Sep-14	\$286,753.00	\$278,156.00	NA
	Stormwater Facility Access Retrofit	DBB	Nov-14	Apr-16	\$324,520.00	\$338,171.97	2,3
	Water Main Replacement - M	DBB	Oct-13	Mar-14	\$1,102,951.50	\$1,256,820.14	1,2,3
2015	2014 Asphalt Overlay	DBB	Jul-14	Nov-14	\$1,545,067.35	\$1,553,882.29	1
	East Everett Ped Walkway	DBB	Sep-13	Jun-14	\$669,334.00	\$904,569.94	1,2,3
	Everett Performing Arts - Roofing	DBB	Aug-15	Oct-15	\$426,422.00	\$424,103.00	NA
	Fire Department Warehouse Conversion	DBB	Jun-15	Dec-15	\$900,000.00	\$843,770.00	NA
	Fire Station No.1 - Roof Replacement	DBB	Oct-15	Oct-15	\$137,189.00	\$194,977.00	1
	Lift Station 24	DBB	Sep-12	Aug-14	\$4,340,300.00	\$4,178,869.49	NA
	Main Library - Roof Replacement	DBB	Jul-15	Sep-15	\$515,826.00	\$401,255.00	NA
	Senior Center - Remodel	DBB	Jul-15	Oct-15	\$255,500.00	\$117,744.00	NA
	SRO 7 Sno River Outfall	DBB	Jul-13	Oct-13	\$100,749.35	\$75,509.79	NA
	Stormwater Facility Access Retrofit 2014 B	DBB	Nov-14	Apr-16	\$332,782.25	\$322,103.95	NA
	Water Improvement O	DBB	Jun-14	Aug-14	\$615,620.00	\$658,075.97	1,2,3
	Water Main Replacement - N	DBB	Aug-14	Mar-15	\$972,899.81	\$916,045.54	NA
Water Pollution Control Facility (WPCF), Phase C	GC/CM	Feb-14	Dec-15	\$31,000,000.00	\$24,000,000.00	NA	
2016	2015 Asphalt Overlay	DBB	Jun-15	Jan-16	\$4,776,428.62	\$4,970,297.57	1,2
	2016 Asphalt Overlay Project	DBB	May-16	Aug-16	\$1,818,939.50	\$1,859,316.31	1
	Lk Chaplain S Dam Tunnel Decommissioning	DBB	Mar-16	Jul-16	\$399,111.00	\$397,763.22	NA
	Reservoir 6 Roof Replacement	WA DB	Sep-14	Feb-16	\$4,569,715.00	\$4,851,684.75	1,2
	Shore Ave Drain Outfall	DBB	Aug-15	Aug-16	\$1,529,647.00	\$1,917,493.88	1,2,3
	Trans Line 5 Replacement @ Pilchuck River	WA DB	Feb-16	Jul-16	\$3,292,000.00	\$3,609,685.62	1
	Broadway Bridge Replacement	DBB	Dec-14	Apr-16	\$7,685,423.50	\$7,800,022.66	1,2,3

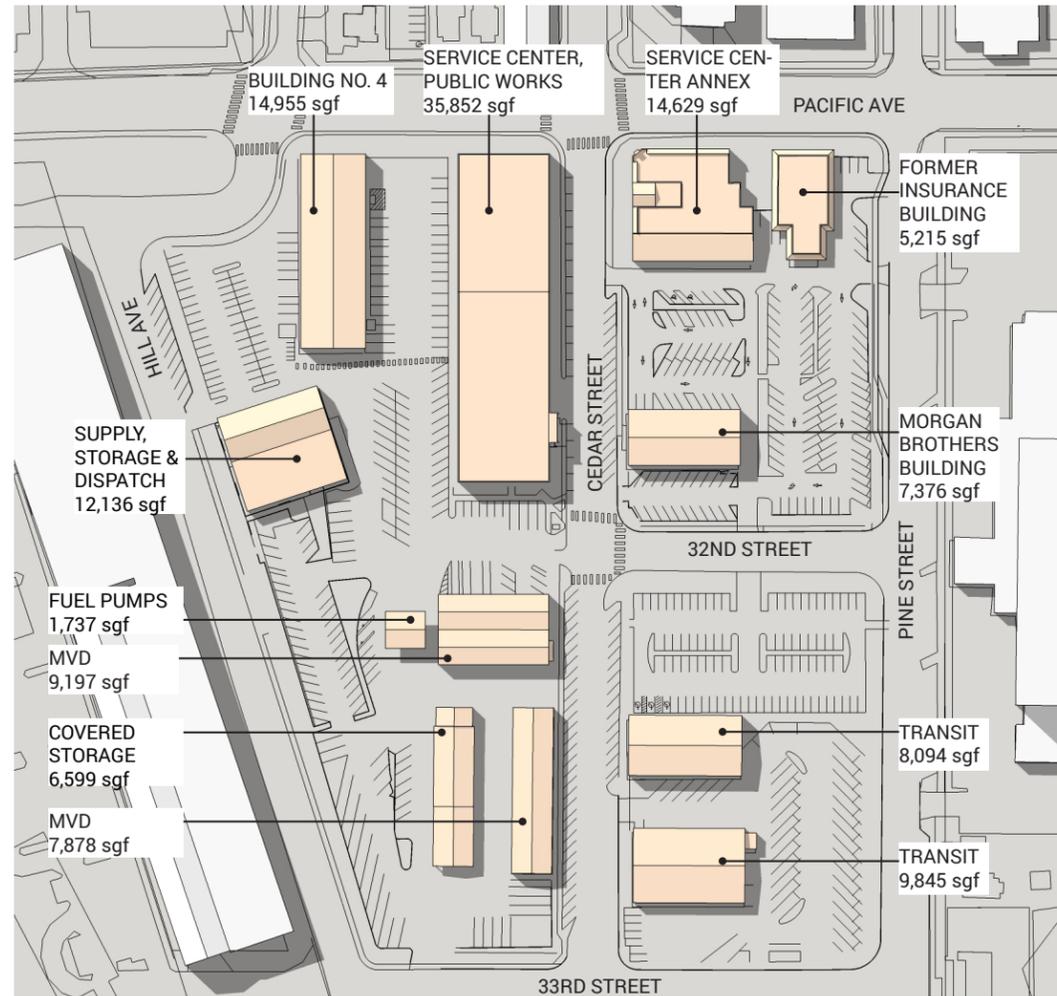
Year	Project Name, Number, Description	Contracting Method	Start Date	Finish Date	Planned Budget Amount	Actual Budget Amount	Reasons \$/Days Overruns
	Evergreen Way - Airport to 112	DBB	Nov-15	May-16	\$233,268.05	\$267,131.16	1,2,3
	Sewer Main Replacement - M	DBB	Mar-15	Jul-16	\$9,924,064.00	\$10,950,000.00	1,2,3
	Water Main Replacement - P	DBB	Feb-16	Jul-16	\$873,987.00	\$916,930.35	1,2,3

Reasons for time and budget changes: 1) Owner added scope, 2) Unforeseen conditions, 3) Design document corrections

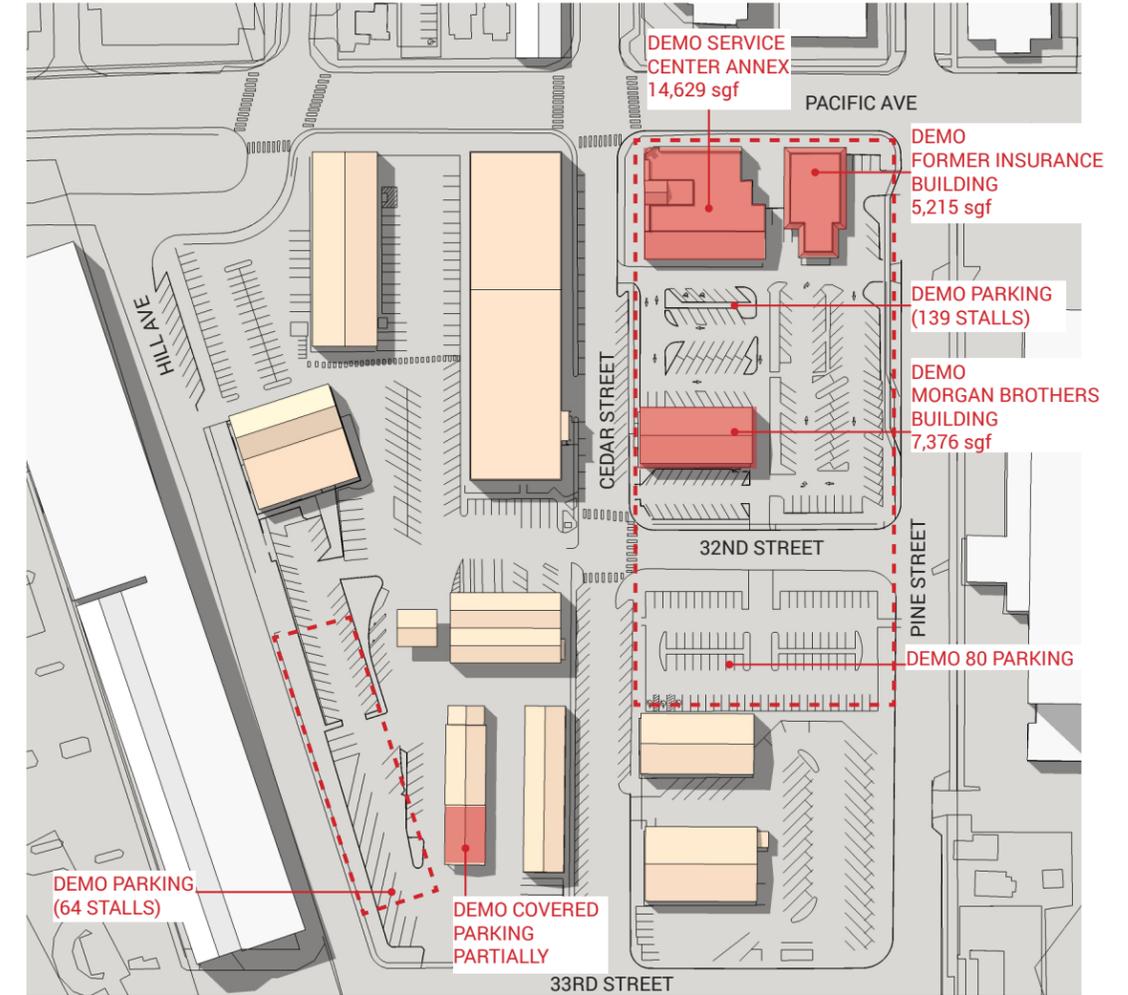
Note: In addition to the projects listed above, the City had 110 additional public works projects during the period 2010 through the present. We have listed the highest dollar amount projects for each year. We believe that the 86 projects listed provides a sufficient basis to assess the City's abilities and comfort level with managing public works construction projects.



SERVICE CENTER REDEVELOPMENT PROJECT EXISTING CONDITION

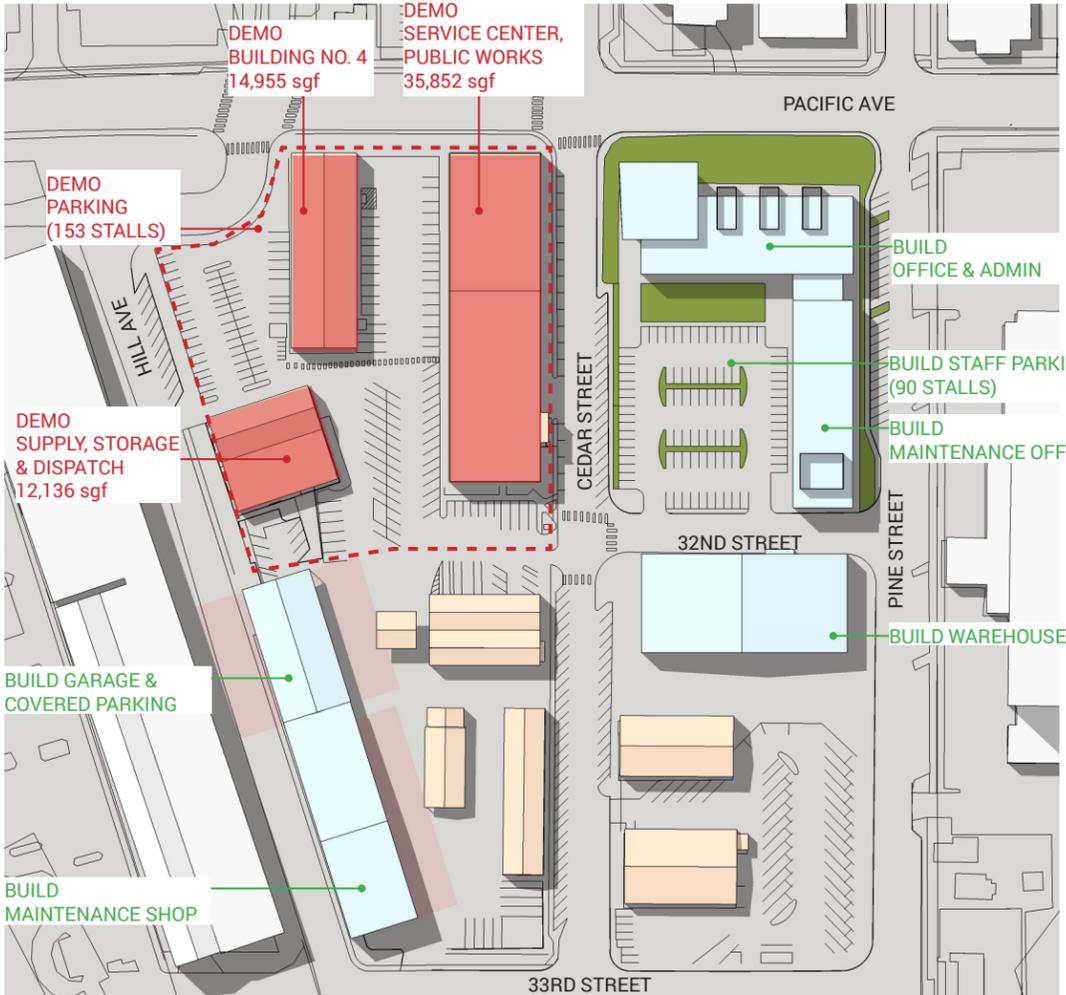


SERVICE CENTER REDEVELOPMENT PROJECT PHASE 1 DEMO AND GRADING



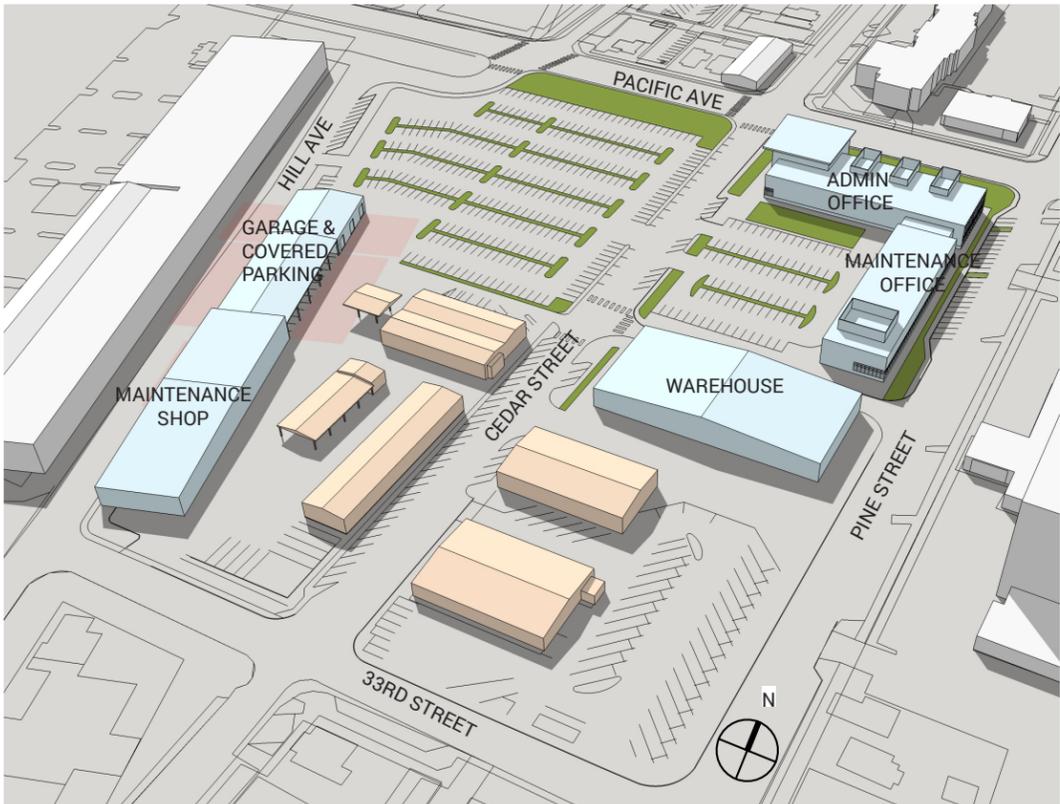
SERVICE CENTER REDEVELOPMENT PROJECT

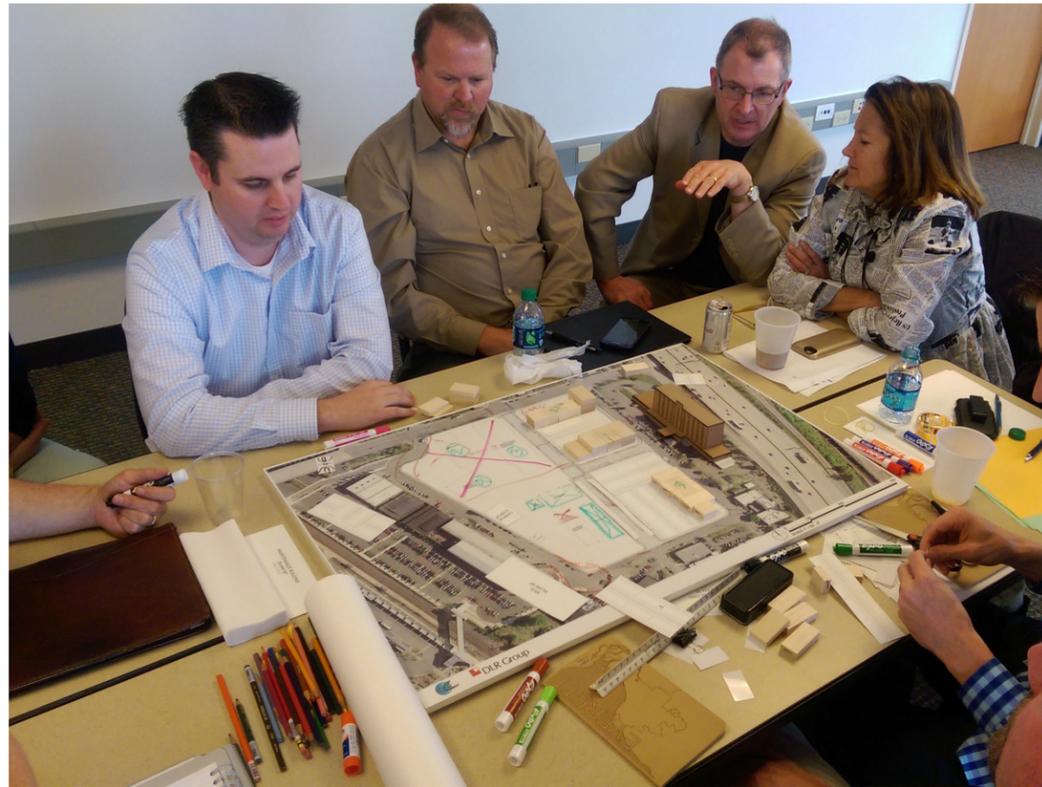
PHASE 2 DEMO AND BUILD



SERVICE CENTER REDEVELOPMENT PROJECT

FINAL PROJECT COMPLETION





PUBLIC WORK SITE DESIGN CHARRETTE



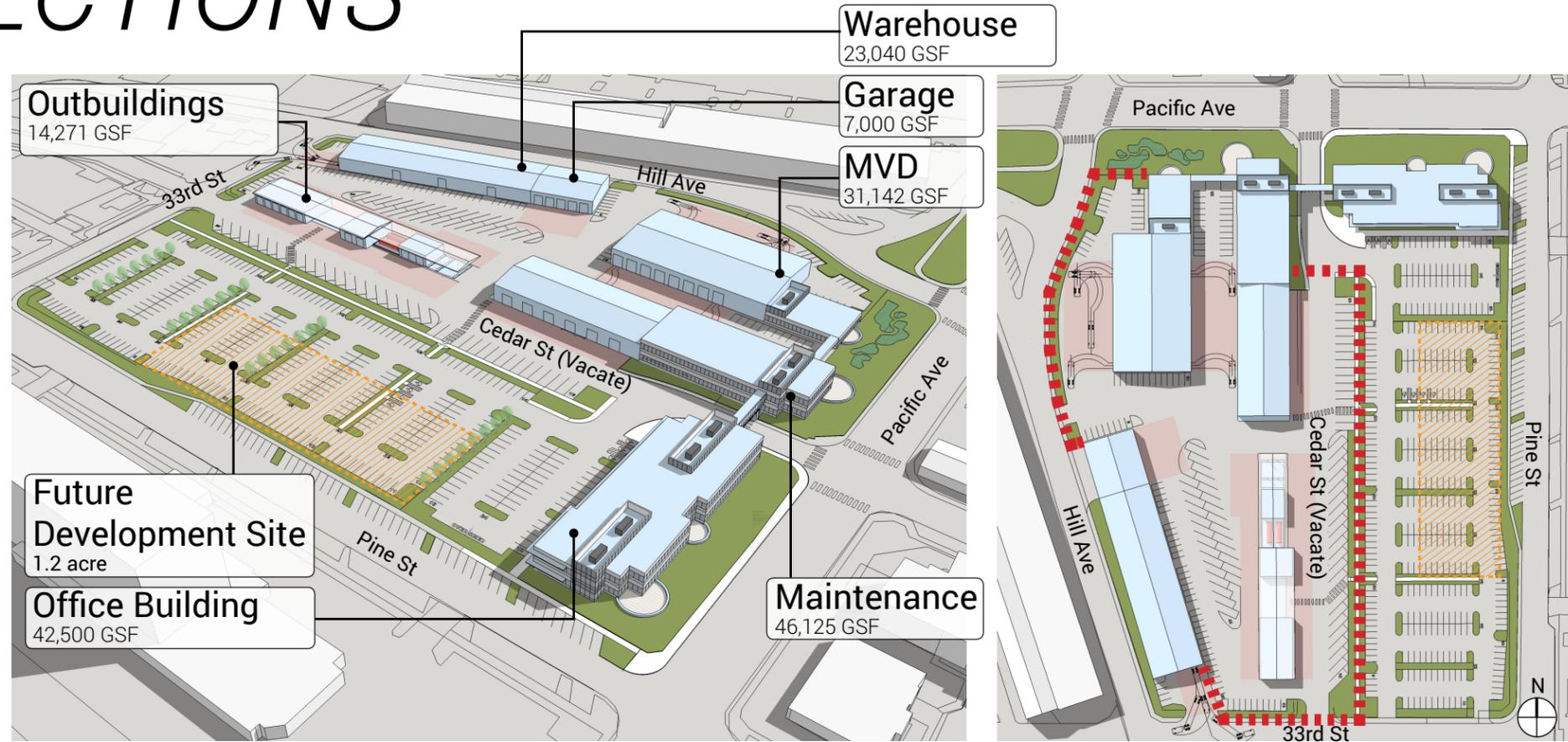
DESIGN CHARRETTE



"CONNECTIONS"

"Connections" refers to the location of the buildings along Pacific Avenue. The office spaces are connected by covered walkways and bridges enhancing collaboration between departments. They all have a connection to the green landscape buffer enhancing their working environment.

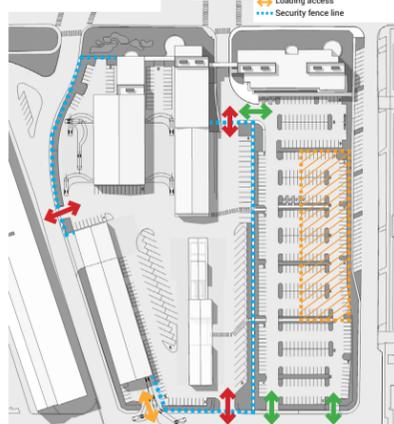
COMMENTS:



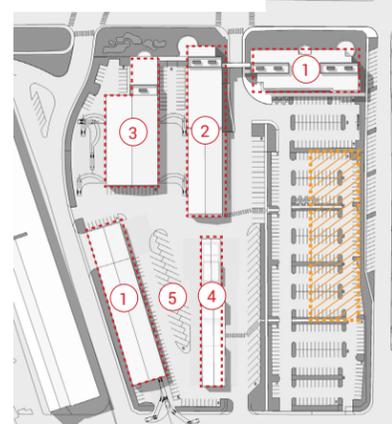
Parking count

Nonsecured Employee and visitor 9x18	375
Secured Service Standard Surface 9x18	103
Secured Surface Oversized vehicle 12x30	64
Secured Enclosed Oversized vehicle 12x30	12
Secured Covered Oversized vehicle 12x30	14
Total	568

Circulation



Construction Phases



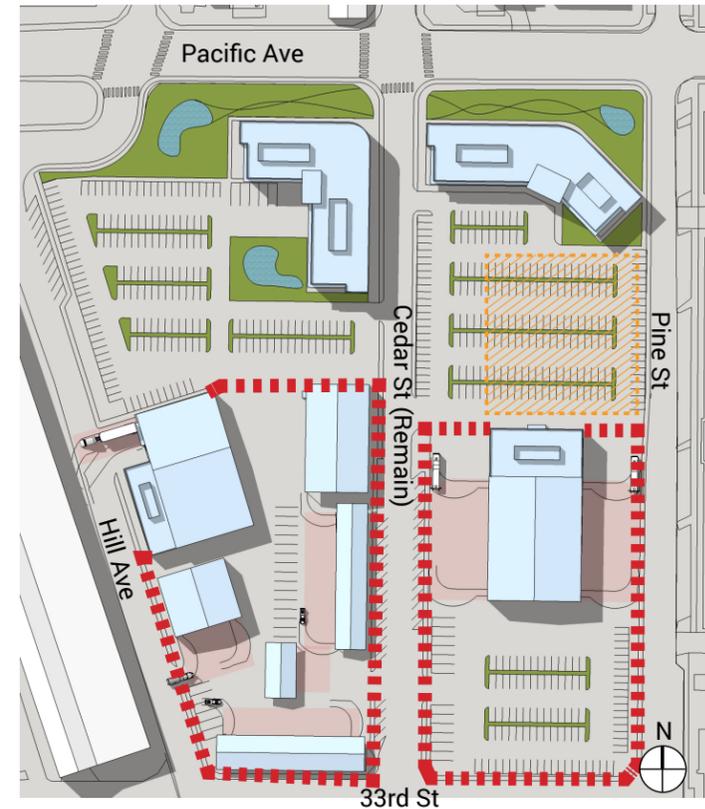
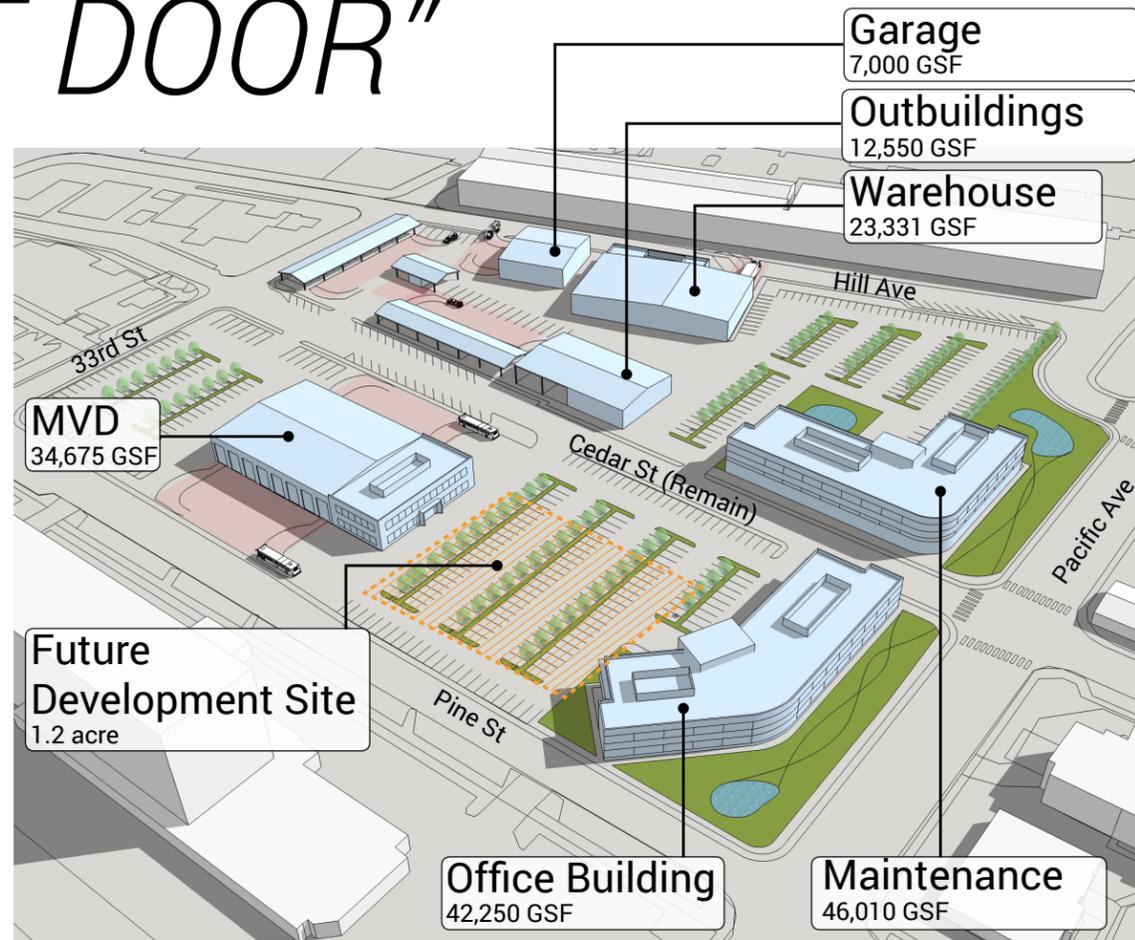
- 1** DEMO: NE quadrant
BUILD: Office, Warehouse, Garage
- 2** DEMO: Service Center
BUILD: Maintenance Shops
- 3** DEMO: No.4 Building
BUILD: Motor Vehicle Department
- 4** DEMO: SW quadrant
BUILD: Fueling station, car wash, laydown
- 5** DEMO: Clean up site
BUILD: Parking

- Site vacates Cedar Street.
- Hill Avenue is realigned.
- Proper access space adjacent to shops & garages.
- Keeps industrial activities to west quadrants & away from hotel.
- Staff and equipment move only one time to new space.
- Service Center buildings & parking are within one security area.

"FRONT DOOR"

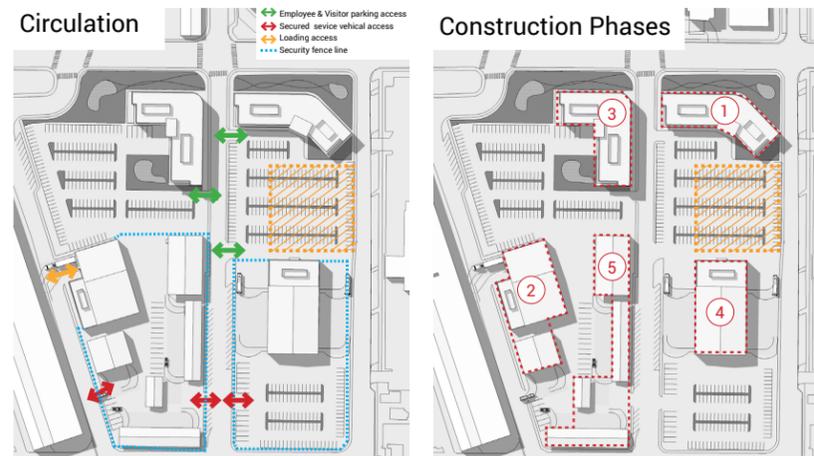
"Front Door" refers to the location of the orientation of buildings along Pacific Avenue. The office buildings face the entrance of the city from the I-5 ramp, welcoming people to the city. The buildings use a similar material palette to create a visual campus entrance approach.

COMMENTS:



Parking count

Nonsecured Employee and visitor 9x18	383
Secured Service Standard Surface 9x18	94
Secured Surface Oversized vehicle 12x30	40
Secured Enclosed Oversized vehicle 12x30	12
Secured Covered Oversized vehicle 12x30	22
Total	551



- Extends green street buffer along Pacific Avenue.
- Does not require vacating streets.
- Provides additional covered parking.
- Office design provides parity between all employees.
- Requires temporary outsourcing of fueling services to remove fueling station early.

