



**Washington State
Department of Transportation**

PREDESIGN STUDY

Olympic Region Headquarters Replacement Project

Predesign Study

August 30, 2007

Paula Hammond
Interim Secretary of Transportation



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The Washington State Department of Transportation (WSDOT) is proposing to build a modern Olympic Region Headquarters Facility. The new facility will combine region resources assigned to the current headquarters site in Tumwater along with six satellite offices in Thurston County. The complex will include a multistory office building to house approximately 411 regional administrative staff and a shop complex of light industrial buildings, a fueling station, and radio tower. The shop complex will house Olympic Region's Equipment Shop, Stores, Parts, Radio, Carpenter Shop, Striping, Signals, Materials Laboratory, Work Zone Safety, and Bridge Maintenance. About 132 people will be located in the light industrial buildings. The cost estimate to construct the project is \$62.5 million.

A major purpose of the Olympic Region Headquarters Facility project is to consolidate region resources and workgroups. Consolidation into a single location will result in substantial improvements in efficiency, technology, working environments and reduced operation costs. For example, its location will result in less travel time for employees because it will be in north Thurston County, which is closer to the Pierce County centroid of operations.

The Tumwater Olympic Region Headquarters facilities, built in 1935, are beyond their useful life, undersized, and inefficient due to the condition of the existing buildings and the \$600,000 annual lease costs for project offices throughout Thurston County. Under current zoning regulations, WSDOT cannot build a new facility in the same location because the region's light industrial functions are not consistent with the city of Tumwater's General Commercial and Mixed Use zoning. The existing property will be surplus after being vacated. The 2004 appraisal value of the property was \$4 million and is expected to be higher at this time.

Replacement of the Tumwater complex is the number one priority on WSDOT's statewide Capital Facilities project list.

An administrative staff of 372 is currently housed in approximately 79,618 square feet of leased and owned facilities located throughout Thurston County. There is 113 maintenance staff housed in approximately 69,683 square feet of shop space located at the existing Olympic Region site in Tumwater. After extensive space analysis in December of 2005 and a verification during the predesign study, the building space requirements are 93,990 square feet for an Administrative Building and 87,130 square feet for shop buildings to house a projected staffing level of 411 administrative staff and 132 maintenance staff. This is region management's estimate of staffing needs to deliver core functions for the next 10 years and does not include 300+ employees delivering Transportation Partnership Account and Nickel projects.

With the approval of the 2005 Legislature, WSDOT purchased 38 acres near Hawks Prairie in northeast Thurston County at the intersection of Marvin Road and 32nd Avenue. The Hawks Prairie location was chosen for the project due to minimal environmental impacts, site operational benefits, site development opportunities, and site acquisition costs. See 4.0, Site Analysis, for more information.

2.1 Discussion of Operational Needs

The Washington State Department of Transportation purchased 38 acres of property in the Hawks Prairie vicinity of the city of Lacey in 2005. The department proposes to construct new facilities on this site to replace the existing Olympic Region Headquarters facility at 5720 Capital Boulevard South, Tumwater, and three leased Project Engineer Offices. These facilities house the current regional headquarters staff of approximately 485. Olympic Region is responsible for the construction, maintenance, and operations of highway systems in Pierce, Thurston, Kitsap, Jefferson, Clallam, Grays Harbor, and Mason counties. The current outgrown 1930s vintage facility is surrounded by urban Tumwater development.

To support the delivery of services, the facility will need the following types of space:

- Office space
- Limited laboratory space for the Construction program (Materials Laboratory functions).
- Normal administrative office support space including storage space for field gear, archives, office supplies, and information technology (IT) equipment.
- Special shop space for maintenance and field operations including carpenter shop, sign shop, bridge shop, and central stores.
- Fleet equipment shop for maintenance and repair of WSDOT fleet and housing special equipment including vehicle lifts, cranes, compressors, and welding equipment.

The agency's Executive Management Team has approved this project. The Executive Management Team is comprised of the Chief of Staff, Assistant Secretary for Engineering and Regional Operations, Olympic Regional Administrator, and Co-Directors of Maintenance and Operations.

Agency Name: Washington State Department of Transportation
Agency Code: 4050
Project Number: D399301
Project Title: Olympic Region Headquarters Facility
Agency Contact: Yvonne Medina, Facilities Program Administrator
Washington State Department of Transportation
P.O. Box 47328
Olympia, WA 98504-7328
(360) 705-7890

2.2 Discussion of Alternatives

The department considered the following three alternatives to the construction of a new Olympic Region Headquarters facility at the Hawks Prairie location.

Construction of new facilities at the existing headquarters location.

Under this alternative, the department would continue all regional activities at existing locations that include 34,851 square feet of leased space and 114,450 square feet of owned space at the existing headquarters site in Tumwater. All of the buildings at the existing site would be replaced and an additional 39,704 square feet constructed to meet projected operational space requirements.

ALTERNATIVE 1

	Total SF	No. of Employees
Existing Leased Facilities	34,851	165
Existing Tumwater HQ Complex Administration	44,767	207
Operational additions for Administration Functions	14,372	39
Existing Shops	69,683	113
Operational additions for Shops Functions	17,447	19
Total	181,120	543
Cost for new construction	\$50,462,805	
Relocation and moving costs	\$5,700,000	
Ongoing lease costs	\$600,000 per year	

The department considered, but rejected the option of renovating the buildings on this site because they are beyond their useful lifetimes. Investments in needed repairs would defer the need for replacement for only a few years. However, because of the age and condition of these buildings there would be a substantial risk of failure of existing building systems and major damage from an earthquake.

Based on an estimated cost of \$251 per square foot for the administrative building and \$168 per square foot for the shops buildings (not including soft costs such as tax, architecture, and engineering services), the construction cost of the new facilities would be approximately \$50.5 million. The department would incur an estimated \$5.7 million cost to lease space for regional staff during the construction period and relocation and moving costs of \$0.16 million. The facilities currently in lease space would continue to incur \$600,000 per year in lease cost.

This alternative would be feasible only if the department could obtain a change in existing zoning regulations. The City of Tumwater has zoned the property General Commercial and Mixed use which does not allow light

industrial uses. Without a change in zoning, construction of new shops would not be possible at this site. Moreover, under current zoning regulations, it would be necessary to construct small multistory buildings to house office functions with the result that construction costs would be greater than for the single office facility that the department proposes for the Hawks Prairie site.

Lease all space for regional headquarters office and shop requirements.

Under this alternative, the department would lease office space for regional staff and space for shops now located at the Tumwater site totaling 181,120 square feet. Current lease rates for such space in the Thurston County area are about \$25 per square foot, and would increase with inflation over future years.

ALTERNATIVE 2

	Total SF	No. of Employees
Existing Leased Facilities	34,851	165
Existing Tumwater HQ Complex Administration	44,767	207
Operational additions for Administration Functions	14,372	39
Existing Shops	69,683	113
Operational additions for Shops Functions	17,447	19
Total	181,120	543
Lease all facilities cost per year	\$4,528,000	

Unless the department contracted with a developer to construct facilities and lease them to the department, this option is not currently feasible because adequate facilities for the department's vehicle servicing shops and other shop space is not available for lease in the Thurston County area.

Retain current headquarters site and leased space for office facilities and construct new shops space at the Hawks Prairie site in Lacey.

Under this scenario, the department would reconstruct 87,130 square feet of Shops at the Hawks Prairie site in Lacey, continue leasing 34,851 square feet and rebuild the existing 44,767 square feet of owned space and an additional 14,372 square feet (operational need) because the buildings are all beyond their useful life. Based on an estimated cost of \$251 per square foot for the administrative building and \$168 per square foot for the shops buildings (not including soft costs such as tax, architecture, and engineering services), the construction costs would be \$50,462,805. The department would incur an estimated \$2.24 million cost to lease space for regional staff during the construction period and relocation and moving costs of \$0.104 million. This alternative would keep the region fragmented and the land in Tumwater (approximately value \$4 million) would not be surplussed.

ALTERNATIVE 3

	Total SF	No. of Employees
Existing Leased Facilities	34,851	165
Existing Tumwater HQ Complex Administration	44,767	207
Operational additions for Administration Functions	14,372	39
Existing Shops	69,683	113
Operational additions for Shops Functions	17,447	19
Total	181,120	543
Construction Cost	\$50,462,805	
Relocation and moving costs	\$2,240,000	
Ongoing lease costs	\$600,000 per year	

As the financial analysis shows in Section 5, the above alternatives are not feasible or cost effective for delivering the agency's mission. The nonpreferred alternatives would continue to leave the region functions fragmented throughout Thurston County.

2.3 Discussion of Preferred Alternatives

Construction of a new office facility and shops that can fully meet the Olympic Region's space needs in Thurston County at the Hawks Prairie site is the department's preferred alternative. This site has advantages over the existing site because it is more central to the region's operations and is located in a light industrial zoned area. The Olympic Region functions are responsible for the construction, maintenance, and operations of highway systems in Pierce, Thurston, Kitsap, Jefferson, Clallam, Grays Harbor, and Mason counties.

South Puget Sound Community College (SPSCC) – Hawks Prairie Campus, will be located directly across from the WSDOT acquired property. This is a benefit for various reasons, such as potential training programs developed for WSDOT employees, WSDOT use of students for internships, WSDOT use of SPSCC food services, and joint uses of facility conference areas. These benefits were identified during discussions with Gerald Pumphrey, SPSCC President. A Memorandum of Understanding was also developed to potentially share traffic improvement costs if schedules aligned. Cost of shared traffic improvements are estimated to be approximately \$500K.

2.4 Scope and Project Description of Preferred Alternative

An administrative staff of 372 is currently housed in approximately 79,618 square feet of leased and owned facilities located throughout Thurston County.

There is 113 maintenance staff housed in approximately 69,683 square feet of shop space located at the existing Olympic Region site in Tumwater. To accommodate the region's needs, the building space requirements are 93,990 square feet for the Administrative Building and 87,130 square feet for shop buildings. These facilities would house a projected 411 administrative staff and 132 maintenance staff.

2.5 Identification of Issues

This will be a design-build delivered project and the Request for Proposals (RFP) will require that the facility be a Leadership in Energy and Environmental Design (LEED) silver building. A sustainable building design charrette was not performed because of the delivery method. Issues that will be worked out with the design build team include:

- Programming verification to modify design submittal to meet tenant needs.
- Technical evaluations of design-build proposals
- LEED scorecard
- Value Engineering
- Telecommunication and information technology coordination with WSDOT IT staff and design-build team.

2.6 Prior Planning and History

1986 – Olympic Region identified as a high priority for replacement in the Capital Facilities Needs Study. It has been the number one regional complex priority in the WSDOT Capital Facilities Plan since.

1994 – General Administration (GA) Multiagency light industrial initiative to consolidate agency light industrial needs in north Thurston County. Failed in land acquisition phase.

1998 – WSDOT and Washington State Patrol (WSP) light industrial initiative in south Thurston County. Failed due to stormwater related development restrictions

1999-01 – Site acquisition and design funded, then unfunded due to Initiative 695.

2001-02 – Partnership with Department of Natural Resources (DNR) to acquire joint property in north Thurston County. 2002 Supplemental request for site acquisition not funded. DNR has since decided to go to south county.

2002 – Request to pursue site acquisition funds in 2003-05 was denied.

May 2005 – WSDOT received design build authority and Certificates of Participation (COP) authority for 2005-2007 for the project.

August 2005 – WSDOT purchased the 38-acre site for the Olympic Region Headquarters Replacement Project. Site was acquired with a combination of cash and COP's for \$4,050,000

December 2005 – Office and shop space requirements were updated; project scope was refined and reduced to minimize costs.

April 2006 – RFP advertised to potential contractors.

May 2006 – Three construction firms were short-listed to develop proposals.

June 2006 – Proprietary meetings with each contract team. All firms indicated that the budget was not enough to build what was identified in the RFP. One firm dropped out.

July 2006 – New budget breakdown resulted in a 51 percent increase in the original budget to \$52.5 million.

August 2006 – WSDOT developed a budget proposal for Legislative consideration that would account for the project cost increases while staying within the 2007-2009 plan.

October 2006 – Upon review and consideration of the increases to the project budget, Office of Financial Management (OFM) recommended delaying award of the contract for construction pending approval of the new budget by the 2007 Legislature.

February 2007 – Culminating the rigorous nine-month best value evaluation process, a preferred design-build contractor was selected. This process involved project consultants, researchers from the University of Arizona, facilities experts from the University of Washington, Olympic Region managers, local elected officials, architectural consultants, GA engineers, and the WSDOT Space and Lease Management team.

May 2007 – Project funding request was not approved by the 2007 Legislature.

2.7 Stakeholders

Olympic Region's mission is to keep people and business moving by operating and improving the state's transportation systems vital to our taxpayers and communities. Key stakeholders are:

- Citizens who will benefit from increase efficiency in region delivery and operations.
- Thurston County will be permitting agency.
- City of Lacey will be reviewing permit applications.
- SPSCC will be a partner in traffic improvements.
- Nisqually Indian Tribe will review State Environmental Policy Act (SEPA) checklist
- Department of Ecology will review SEPA checklist.
- Olympic Region Clean Air Agency will review fueling design.
- Facility users have been interviewed to develop program.
- City of Tumwater will have Capital Boulevard property back on tax rolls and potentially a commercial owner more consistent with zoning.

2.8 Project Description

Agency Name: Washington State Department of Transportation
Agency Code: 405
Project Number: D30103R
Project Title: Olympic Region Replacement Project
Agency Contact: Yvonne Medina, Facilities Program Administrator
Washington State Department of Transportation
PO Box 47328
Olympia, WA 98504-7328
(360) 705-7890

2.9 Implementation Approach

WSDOT and the Department of General Administration (GA) have concluded that the design-build process is the best approach for meeting the complex requirements and demanding schedules for Project Number D30103R, Olympic Region Facility Replacement Project, Olympia, Washington, based on the following:

- Allows the awarded contractor to work collaboratively with the owner to provide the best possible design and to complete the project scope within schedule and budget (this maximizes the use of public dollars).
- The project will require unique and collaborative solutions to match available budget to desired scope.

- The design of the structures is repetitive in nature and is an incidental part of the construction.
- Construction and management expertise early in the design process is needed to facilitate continuous and synergistic cost estimating, construction material and system selection, value engineering, constructability review, and scheduling.

In February 2006 a design-build public notice for this project was issued and no comments or objections were received.

WSDOT plans to submit a project approval form to the Project Review Committee (RCW 39.10). The Project Review Committee is responsible under the Capital Projects Advisory Review Board (CPARB) to review and approve public body certification and project approval applications for the utilization of General Contractor/Construction Manager (GC/CM) and design-build delivery methods of construction.

2.10 Project Management

A team from WSDOT Headquarters Facilities Office staff and consultants will manage the project. GA will provide consultation on design-build, selection criteria and technical issues. WSDOT will be the contracting authority and will administer the contract with the selected design-build team.

The Project Team will be made up of:

- All WSDOT Facilities Office staff.
- Designees of the Olympic Region Headquarters group.
- Representatives of GA's Engineering and Architectural Services technical support staff.
- Representative of the State Attorney General.
- Representative(s) of the city of Lacey and Thurston County jurisdictions for the Olympic Region Headquarters facility.

Name	Responsibilities
Yvonne Medina, Facilities Administrator WSDOT M&O – Facilities Office 360-705-7890	<ul style="list-style-type: none"> • Obtaining agency authorization from Executive Management Team • Agency oversight and signature authority • Budget submittal and compliance with legislative intent
Thanh Nguyen, Project Manager WSDOT M&O – Facilities Office 360-705-7154	<ul style="list-style-type: none"> • Regional programming and coordination • Project Management and General Administration Liaison
Gary Larson, Design-Build Consultant WSDOT M&O – Facilities Office 360-705-7867	<ul style="list-style-type: none"> • Quality assurance and contract Management • Technical support to Project Manager

2.11 Schedule

The schedule is based on approval of funding by April 1, 2008. Timelines are consistent with contractor submitted proposals for the 2006 advertisement. See Appendix 2.A, Project Schedule.

3.1 Assumptions

The program was first developed in 2004 for the shops and administrative building. In December 2005 a program verification effort took place and was lead by shop and administrative space programming consultants. The information compiled by the consultants was included in the RFP documents that were advertised in April 2006. The 2006 RFP was reviewed for this predesign study process and assumptions are presented below.

An administrative function square footage increase from the existing space occupied is due to the 411 planned employees vs. the 372 existing employees (employee count at time of predesign study). A growth rate of approximately 10 percent was given to the existing number to formulate the estimated 411 planned staff. The growth number was based on historical information and region analysis on needed staffing levels to deliver the base program. This allows for the region staffing levels to fluctuate from existing number without leasing additional space. For example, some support programs in the existing complex have recently leased space in the last several years to accommodate the fluctuations in increased staffing from program management, environmental, and traffic. The square foot per person does not exceed the GA lease space guidelines of 250 square feet per person. The planned employee numbers do not reflect TPA and Nickel projects. Those projects are handled through leased facilities that are located in the Tacoma area and amount to over 300 people. This is Olympic Region managements' recommendation on staffing levels needed for the next 10 years.

The shop square footage increase from existing space occupied is due to the 132 planned employees vs. 113 existing employees (employee count at time of predesign study), as well as space standard changes and increased numbers of equipment. For example, there are significant changes in space standards for some vehicle bays in order to accommodate vehicles and equipment. Bays at the existing Tumwater site are not large enough to fit some of the vehicles and heavy equipment.

In addition, there will be covered parking for a portion of the vehicle and equipment fleet, such as signal bucket trucks, that adds to the square footage needed. Signal trucks have electronic equipment that need to stay out of the weather to operate safely.

3.2 Assessment of Existing and Future Space Needs

To effectively deliver WSDOT Region services, Olympic Region (OR) Headquarters (HQ) must house both office and light industrial work activities. See Appendix 3.A , Administrative Function Program Detail and Appendix 3.B, Shops Function Program Detail for further information on space program and adjacencies.

A space breakdown follows:

Existing vs. Proposed Administrative Functions			
	Total Area (Sq. Ft.)	No. of Employees	Sq. Ft. per person
Total Tumwater HQ Complex Administration:	44,767	207	216
Total for Olympic Region Leased Facilities:	34,851	165	211
Existing Olympic Region Administration	79,618	372	214
Proposed 2008 RFP Administration Program	93,990	411	229
Existing vs. Proposed Shops Functions			
Existing Olympic Region Shops	69,683	113	617
Proposed 2008 RFP Administration Program	87,130	132	660
Source: Olympic Region Facilities Manager, July 2007.			

Existing Regional Facility



The stairway leading into the back of building is very old, unsafe, and there are no handrails leading upstairs.



The parking lot is in desperate need of being repaved. There are many potholes that need patching.



Office space is complex and getting tighter. The only possibility for growth is to lease additional space.

Existing Regional Facility



The gutter system running through the center of the two connected structures has leaked for an extended period of time. Due to the placement of the two structures, this results in water leakage inside of the buildings. There are a number of drainage problems.



Windows are not energy efficient, mold is building up, and the frames are cracked. Every building on the complex requires painting. The paint is bubbling and causing leaks within the buildings.



A new central HVAC system would lower utility costs and provide a more comfortable work space for assigned employees. There are a number of individual HVAC units in this complex that are inefficient.

Existing Regional Facility



The shop bays are not insulated, and the heating system is very inefficient.



Replacement of all existing roofs, except for Building 04, will protect the building interior from further damage due to water infiltration. It will also cut down on escalating maintenance costs.



Water enters buildings under doors when it rains.

3.3 Interrelationships and Adjacencies

The WSDOT Olympic Region is comprised of the operations, maintenance, support, and construction programs. Program functions are listed below and Administrative Building program adjacencies are shown in the detailed program, see Appendix 3.A. Shop program adjacencies were addressed during the design charrette and are shown on the conceptual shop diagrams. See 8.0, Project Drawings/Diagrams.

Administrative Programs

Olympic Region Administration

Function: The Olympic Region Administration is responsible for the functions and activities associated with the management and support of program delivery.

Transportation Planning Office

Function: The Transportation Planning Office is responsible for providing management and administrative support to three functional teams: development services, systems analysts/corridor planning, and regional planning and coordination

Local Programs

Function: The Local Programs Office is responsible for assisting local agencies in delivery of transportation projects. This office also oversees all transportation funding for Federal programs and some state programs.

Project Development Office

Function: The Project Development Office consists of six separate offices: the Utilities Office, Plans Office, Right of Way Plans, Environmental, managing Project Delivery, and Information Technology.

Olympic Region Operations

Function: Olympic Region Operations consists of the Maintenance and Construction Administration offices. They are responsible for the administration of project contracts through the project offices, the administration of the Roadway Maintenance Program, Traffic Operations, Facilities, and Bridge.

Program Management

Function: Program Management is responsible for managing highway construction, and preservation and improvement of funding for highway construction.

Administration, Accounting, and Safety Offices

Function: Personnel, Accounting and Safety offices are responsible for providing internal services such as personnel, health and safety, financial services, and recruitment/civil service testing.

Real Estate Services Office

Function: The Real Estate Services Office is responsible for purchasing real estate under eminent domain. The office protects state property interests pursuant to federal and state laws. The office appraises, purchases, and manages properties, and relocates persons or businesses for highway projects.

Design Offices A and B

Function: The Design offices are responsible for design administration. Space will be used for general office activities but will require special considerations for engineering design services.

Construction Offices A and B

Function: The Construction offices are responsible for construction administration.

Traffic

Function: Traffic is responsible for traffic design, traffic maintenance, and handling calls from the public about safety concerns at intersections.

Shop Programs*Materials Laboratory*

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

Construction Project Engineering (PE)

Function: Construction PE conducts acceptance testing for materials used on their construction projects. The Construction project engineers develop a variety of testing reports.

Trades Shop / Field Crew

Function: The function of the Trades Shop is to perform preventative maintenance, corrective maintenance, new construction, and remodels. In addition they are responsible for plumbing, electrical, masonry, HVAC, for nearly 200 buildings in a seven-county area. Occasionally they provide services for other facilities such as the Capitol Building in Olympia.

Traffic Signal Operations

Function: The function of Traffic Signal Operations is to conduct field counts and traffic analysis for all signalized intersections within the region. In addition they conduct traffic signal simulations and computer models for interconnected corridors.

Information Technology (IT) System Maintenance

Function: The function of IT System Maintenance is to maintain, repair, and install IT systems throughout the Olympic region. They also repair and test cabinets in addition to other electronic bench work.

Traffic Signal Maintenance

Function: The function of Traffic Signal Maintenance is to maintain, repair, and install traffic signals, beacons, highway lighting, and other highway related electrical systems throughout the Olympic Region. They also conduct electrical inspections for all ongoing projects throughout the region.

Sign Shop

Function: The function of the Sign Shop is to install and maintain signs.

Button Shop

Function: The function of the Button Shop is to install and maintain raised pavement markers (RPM).

Thermo Plastics Shop

Function: The function of the Thermo Plastics Shop is to install and maintain plastic pavement markings (transverse markings and symbols). Additionally they are responsible for striping and channelization changes.

Striping Shop

Function: The function of the Striping Shop is to layout all highway striping.

Work Zone Safety

Function: The function of the Work Zone Safety (WZS) crew is to provide traffic control for crews working on the roadways. They employ several methods of traffic control including flagging, complex multilane closures, and emergency event control.

Transportation Equipment Fund (TEF) Radio

Function: The function of the TEF Radio Shop is to design, install, and maintain wireless communication systems and IT systems, repair and troubleshoot electronic equipment; maintain electronic equipment on large state trucks, and stage large systems for telecommunications sites.

Bridge Shop

Function: The function of the Bridge Shop is to perform repairs to concrete, wood, and steel structures that carry traffic on or over state highways.

Central Stores

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

TEF Equipment Maintenance

Function: The function of TEF Equipment Maintenance is to maintain and repair all TEF-owned equipment, prepare new vehicles for service, install warning lights, and any needed fabrication.

3.4 Major Equipment

- Systems furniture will be provided by Correctional Industries.
- Shop equipment includes bridge cranes, compressors, radio tower, and fuel island.
- Data telecommunication equipment includes routers, switches, phone system, patch cables, and racks.

3.5 Space Requirements

Administrative Programs

	Existing Number	Projected Number	Unit Area (Sq Ft)	Total Area (Sq Ft)
Administrative Office Space Program				
OO1*	2	2	48	96
OO2C	3	3	80	240
OO3A	1	1	96	96
PO1	1	1	120	120
PO2	1	1	150	150
PO3	2	2	192	384
PO4	2	2	210	420
PO5	1	1	330	330
Reception/waiting area	1	1	100	100
Medium conference room	1	1	270	270
Total				2,206
Transportation Planning Office				
OO2	7	7	80	560
OO2A	1	1	80	80
OO3D	8	10	96	960
PO1	3	3	120	360
PO2	1	1	150	150
PO3	1	1	192	192
Small conference room	1	1	180	180
Total				2,482
Local Programs				
OO2	2	3	80	240
OO3C	1	1	96	96
PO1	2	2	120	240
PO3	1	1	192	192
Total				768

* These codes are for different type of cubicle spaces

	Existing Number	Projected Number	Unit Area (Sq Ft)	Total Area (Sq Ft)
Project Development Office				
OO2	1	1	80	80
OO2A	4	4	80	320
OO2B	14	14	80	1120
OO2C	16	16	80	1280
OO3B	16	24	96	2304
OO3D	9	9	96	864
OO4	9	9	120	1080
PO1	4	4	120	480
PO2	2	2	150	300
PO3	2	2	192	384
Help Desk	1	1	150	150
Delivery/box down area	1	1	200	200
Computer Set up/storage	1	1	396	396
Communications/MDF room	1	1	306	306
GPS PC	1	1	48	48
GPS Crew	1	1	48	48
Reception/waiting area	1	2	100	200
Reception/waiting area	1	1	150	150
Open conference room	0	4	180	720
Total				10,430
Olympic Region Operations				
OO2A	6	6	80	480
OO3	1	1	96	96
OO3C	2	4	96	384
OO4	4	4	120	480
PO1	1	1	120	120
PO2	2	2	150	300
PO3	4	4	192	768
PO4	2	2	210	420
Reception/waiting area	1	1	100	100
Total				3,148

	Existing Number	Projected Number	Unit Area (Sq Ft)	Total Area (Sq Ft)
Program Management				
OO2A	2	2	80	160
OO2C	1	1	80	80
OO2D	4	4	80	320
OO3C	2	3	96	288
PO2	2	2	150	300
PO3	1	1	192	192
PO4	1	1	120	120
Open conference room	1	1	180	180
Total				1,640
Personnel, Accounting, and Safety Office				
OO2C	10	12	80	960
OO3	1	1	96	96
OO3A	1	1	96	96
OO3C	2	2	96	192
PO1	2	2	120	240
PO3	1	1	192	192
Reception/waiting area	1	1	100	100
Open conference room	1	1	180	180
Total				2,056
Real Estate Services Office				
OO2A	1	1	80	80
OO2C	14	16	80	1,280
OO3C	6	6	96	576
PO1	1	1	120	120
PO3	1	1	192	192
Reception/waiting area	1	1	100	100
Open conference room	1	1	180	180
Total				2,528

	Existing Number	Projected Number	Unit Area (Sq Ft)	Total Area (Sq Ft)
Design Office A and B				
OO1	2	2	48	96
OO2A	2	2	80	160
OO2B	20	20	80	1,600
OO2C	24	27	80	2,160
OO3B	7	7	96	672
OO3C	5	8	96	768
PO1	4	4	120	480
PO3	2	2	192	384
Reception/waiting area	1	2	100	200
Open conference room	0	4	180	720
Total				7,240

Constructions Offices A and B				
OO2A	2	2	80	160
OO2B	13	13	80	1,040
OO2C	23	26	80	2,080
OO2D	10	10	80	800
OO3B	4	7	96	672
OO3C	4	4	96	384
PO1	4	4	120	480
PO3	2	2	192	384
Reception/waiting area	1	2	100	200
Open conference room	0	4	180	720
Total				6,920

Traffic				
OO1	2	2	48	96
OO2A	3	3	80	240
OO2B	32	37	80	2960
OO3B	11	11	96	1056
OO4	1	1	120	120
PO1	2	2	120	240
PO2	2	2	150	300
PO3	1	1	192	192
Reception/waiting area	1	1	100	100
Open conference room	0	3	180	540
Total				5,748

	Existing Number	Projected Number	Unit Area (Sq Ft)	Total Area (Sq Ft)
Office Support				
Large conf./board Room./dividable	1	1	3,000	3,000
Computer training/OR EOC	1	1	800	800
Large divisible conference rooms	1	2	540	1,080
Medium conference rooms	2	4	270	1,080
Small conference Room	6	6	180	1,080
Library/resource/Workroom	2	2	200	400
Total				7,440

Administration				
Div 4 Printing Services	1	1	560	560
Shipping/Receiving/Mail Rooms	1	1	400	400
Supply/copier/printer/plotter Workrooms	7	7.5	300	2,250
Filing storage space	1	1	2,362	2,632
Total				5,842

Building Support				
Loading dock	0	1	300	300
Dumpster	1	1	150	150
Recyclable storage	1	1	150	150
Building reception	1	2	96	192
Building reception/waiting area	1	1	300	300
Employee lunch room	1	1	750	750
Coffee bars/break areas	4	8	100	800
Communication rooms	2	7	100	700
Facilities Mgr/Facility Service Coordinator	1	1	120	120
Radio room	1	1	150	150
Locker rooms	0	2	300	600
Total				4,212

Total Space Identification

A. Total Program Area	(add total areas above)	62,660
B. Total Internal Circulation	(25% of line A)	15,665
C. Assignable Space Required	(add lines A + B)	78,325
D. Nonassignable Areas	(20% of line C)	15,665
E. Total Gross Interior Area	(add lines C + D)	93,990

Shop Space Program

Building Areas	
Office/Crew Areas	Square Footage
Materials Lab	1,250
Trades	360
Signals	2,440
Signs	310
Buttons	520
Thermo Plastics	340
Striping	520
Work Zone Safety	590
TEF Radio	180
Bridge Maintenance	780
Central Stores	510
TEF Equipment Maintenance	1,250
Core Areas	4,896
Subtotal	13,946
Shop Spaces	Square Footage
Materials Lab	4,220
Construction PE	600
Trades	3,080
Signals	3,670
Signs	1,000
Buttons	300
Thermo Plastics	300
Striping	600
Data Collection	300
Work Zone Safety	250
TEF Radio	1,200
Bridge Maintenance	3,900
TEF Equipment Maintenance	16,880
Subtotal	36,300

Building Areas

<i>Enclosed Heated</i>	<i>Square Footage</i>
Trades	0
Buttons	0
Thermo Plastics	0
Striping	480
Central Stores (Warehouse)	5,000

Subtotal **5,480**

<i>Enclosed Unheated Storage</i>	<i>Square Footage</i>
Construction PE	600
Trades	900
Signals	1,200
Thermo Plastics	750
Striping	0
TEF Radio	0
Central Stores	0
TEF Equipment Maintenance	300
Subtotal	3,750

Subtotal: Building Areas **59,476**

Circulation Factor 11,684

Total: Building Areas Charrette → **71,160**

Covered Areas

<i>Covered Storage</i>	<i>Square Footage</i>
Signs	270
Buttons	480
Striping	700
Work Zone Safety	200
Central Stores	2,000
Fuel and Wash Areas	3,000
Fuel and Wash Areas	
Total: Covered Storage	6,650

Exterior Yard Areas

<i>Exterior Storage</i>	<i>Square Footage</i>
Materials Lab	200
Signs	3,750
Work Zone Safety	80
TEF Radio	1,020
Central Stores	85,300
TEF Equipment Maintenance	400
Fuel and Wash Areas	1,800
Total: Exterior Yard Areas	92,550

Parking Areas	
Covered Parking	Square Footage
Materials Lab	480
Signals	6,860
Buttons	400
Thermo Plastics	800
TEF Equipment Maintenance	480
Subtotal	9,320
100% Circulation	9,320
Exterior WSDOT Parking	
Materials Lab	1,400
Construction PE	7,000
Trades	4,680
Signals	5,560
Signs	1,400
Buttons	1,880
Thermo Plastics	560
Striping	1,120
Work Zone Safety	3,720
TEF Radio	1,080
Bridge Maintenance	4,840
Central Stores	200
TEF Equipment Maintenance	8,200
State Light Vehicles	0
Heavy Vehicles and Equipment	0
Subtotal	41,640
100% Circulation	41,640
Total: Parking Areas	101,920
Employee/Visitor Parking Areas	
Employee/Visitor/Accessible	Square Footage
Shop Employee Parking	21,384
Carpool Parking	810
Motorcycle Parking	150
Visitor Parking	590
Accessible Parking	852
Bike Parking	200
Subtotal	23,985
100% Circulation	23,985
Total: Employee/Visitor Parking Areas	47,971

Total Areas	
Employee/Visitor/Accessible	Square Footage
Total Building and Site Areas	315,451
Site Circulation/Setbacks/Water Detention 75%	236,588
Total Site Requirements	552,039
Total Average	12.67

3.6 Future Needs and Flexibility

WSDOT programs can fluctuate depending upon transportation projects and funding. Therefore, it will be required in the RFP documents for the Administration Building layout to be an open office concept to allow programs to grow and shrink. An open concept allows more flexibility for reconfigurations of space based on program changes.

3.7 Codes and Regulations

The acquired site is located in the city of Lacey’s Urban Growth Area and Thurston County. Thurston County will be the permitting agency and all submittals will be reviewed by the city of Lacey. Frontage improvements and offsite traffic mitigation will be driven by the city of Lacey. A traffic impact analysis was completed by Parametrix Consulting in December 2006. An update of the traffic study will be needed if the project is funded. Parking code allows for a minimum of 378 and a maximum of 756 employee parking stalls based on the building foot print. The number of parking stalls in the preferred concept plan is 549 employee/visitor/ADA stalls. This number will be modified when final parking plan is developed with GA and the City of Lacey. Parking plans will encourage alternative modes of transportation beyond single occupancy vehicles.

The building will comply with the International Building Code.

The project is required to achieve a minimum of a silver rating, based on the LEED rating system. LEED falls under the guidance of the state of Washington’s “High-Performance Public Buildings” legislation (ESSB 5509) which requires “All major facility projects . . . must be designed, constructed, and certified to at least the LEED silver standard.”

Obtaining a LEED silver standard will result in avoiding future maintenance costs in energy and water and sewer usage when compared to current expenditures due to inefficiencies caused from the condition of the existing buildings. Significant energy saving features have been incorporated to the proposed design.

Goals of the Project

- To serve as a model of conservation of resources and of the State's responsibility to the environment. Create landforms (berms) using excess cut material to aid in off-site noise deflection and to save on disposal. The building and other exterior improvements should blend into the environment without appearing intrusive.
- To provide natural daylight to the open office work environment for all employees. Solar orientation should be considered. The buildings long axis should run East and West. Where practical, the office building portion of the facility and specifically the office area windows should be oriented to take advantage of daylighting and views.
- To incorporate features that facilitate use of mass transit, car pooling and bicycles. The site development program shall provide for private vehicle parking, transit, pedestrian, and bicycles.
- To encourage the use of alternate transportation modes other than private, single occupancy vehicles by providing access to bicycle and motorcycle facilities, pedestrian trails, etc.
- To encourage the use of recycled materials in the design and construction of site improvements.

Appendix 3.A Administrative Function Program Detail

OLYMPIC REGION HEADQUARTERS PRELIMINARY ADMINISTRATIVE OFFICE PROGRAM

SPACE	QUAN. OF EMP.	OCC. (CODE)	TOTAL NET SPACE
BUILDING SUMMARY			
1 Administration Sub-Total	13	37	2,206
2 Transportation Planning Office Sub-Total	23	25	2,482
3 Trans Aid Office Sub-Total	7	8	768
4 Project Development Office Sub-Total	87	106	10,430
5 Olympic Region Operations Sub-Total	24	32	3,148
6 Program Management Sub-Total	14	17	1,640
7 Administration Office Sub-Total	19	21	2,056
8 Real Estate Services Office Sub Total	25	26	2,528
9 Design Offices A & B Sub-Total	72	73	7,240
10 Construction Offices A & B Sub-Total	67	69	6,920
11 Traffic Sub-Total	57	58	5,748
12 Conference Sub-Total	0	216	7,440
13 Copy/Plotter/Work Room Sub-Total	0	26	3,210
14 File/Storage Sub-Total	0	9	2,632
15 Building Support Sub-Total	3	81	4,212
OFFICE BUILDING NET TOTALS	411	801	62,660
		Includes Growth of 33 Workstations	
Grossing Factor for 66.7% efficiency: Toilet Rooms, Janitorial, Circulation, Stairs, Elevators, Electrical and Mechanical Spaces, All Interior & Exterior Walls			x 0.5 31,330
OFFICE BUILDING GROSS TOTAL SQUARE FEET			93,990

WSDOT

OLYMPIC REGION HEADQUARTERS PRELIMINARY OFFICE PROGRAM

SPACE		QUAN. OF SPACES	QUAN. OF EMP.	OCC. (CODE)	SF/ OCC.	PO/ OO	SPACE SIZE	TOTAL NET SPACE	
1 OLYMPIC REGION ADMINISTRATION									
1A Regional Administrator's Office									
1.01	Olympic Region Admin		R Hain	1	1	3.3	100	PO5 330	330
1.02	Asst Director		Vacant	1	1	2.1	100	PO4 210	210
1.03	Confidential Sec		M Blake	1	1	1	100	OO3A 96	96
1B Project Development									
1.05	Asst RA for Proj Development		P Bakotich	1	1	2.1	100	PO4 210	210
1.06	Project Dev Engineer		M Frucci	1	1	1.9	100	PO3 192	192
1.07	Project Dev Engineer		R Landon	1	1	1.9	100	PO3 192	192
1C Public Information Office									
1.10	Public Info Manager		L Brown	1	1	1.5	100	PO2 150	150
1.11	Public Info Officer		D Schow	1	1	0.8	100	OO2C 80	80
1.12	Public Info Officer		A Finman	1	1	0.8	100	OO2C 80	80
1.13	Public Info Officer		N Dawson	1	1	0.8	100	OO2C 80	80
1.14	Resource PC		Temps	2	2	1	100	OO1 48	96
1D OEO Office									
1.20	Affirmative Action Officer		J River	1	1	1.2	100	PO1 120	120
1E Support Areas									
1.21	Reception/Waiting Area			1		1	100	100	100
1.22	Medium Conf Room			1		18	15	270	270
Administration Sub-Total					13	37			2,206

Division 1 Adjacency Notes

- Division 1 to be on first floor.
- 1.01 through 1.03 to be adjacent to conf rm 1.22.
- 1.01 through 1.03 to be in close proximity to Division 6 Program Management.
- 1.01 through 1.03 to be in close proximity to 1.10 through 1.14.
- 1.20 to be in secluded, private area of first floor away from remainder of Division 1.
- 1.05 to 1.07 to be in close proximity to division 5, Olympic Region Operations.

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OLYMPIC REGION HEADQUARTERS PRELIMINARY OFFICE PROGRAM

SPACE		QUAN. OF SPACES	QUAN. OF EMP.	OCC. (CODE)	SF/ OCC.	PO/ OO	SPACE SIZE	TOTAL NET SPACE
2	TRANSPORTATION PLANNING OFFICE							
2A	Transportation Planning Manager							
2.01	Transp Planning Mgr B Jones	1	1	1.9	100	PO3	192	192
2.02	Secretary Sr D Maker	1	1	0.8	100	OO2A	80	80
2.03	Asst Planning Mgr V Steigner	1	1	1.5	100	PO2	150	150
2B	Systems Analysis							
2.04	System Planning Engr J Donahue	1	1	1.2	100	PO1	120	120
2.05	Planning Spclst S Kashani	1	1	0.8	100	OO2	80	80
2.06	Planning Spclst M Marrah	1	1	0.8	100	OO2	80	80
2.07	Planning Team Leader L Hakes	1	1	1	100	OO3D	96	96
2.08	Planning Tech Y Liufau	1	1	0.8	100	OO2	80	80
2.09	Planning Spclst Vacant	1	1	0.8	100	OO2	80	80
2.10	Systems Analysis Team Lead F Suttmiller	1	1	1	100	OO3D	96	96
2C	Development Services							
2.11	Dev Services Engineer D Severson	1	1	1.2	100	PO1	120	120
2.12	Dev Services Sr Reviewer Alana	1	1	1	100	OO3D	96	96
2.13	Dev Services Sr Reviewer D Carruth	1	1	1	100	OO3D	96	96
2.14	Dev Services Sr Reviewer Leroy	1	1	1	100	OO3D	96	96
2.15	Dev Services Review Vacant	1	1	0.8	100	OO2	80	80
2.16	Planning Tech T Johnson	1	1	0.8	100	OO2	80	80
2D	Regional Coordination							
2.17	Region Planning & Coord Mgr G Kovich	1	1	1.2	100	PO1	120	120
2.18	RHTPO Coordinator P Babineau	1	1	1	100	OO3D	96	96
2.19	Regional Planning PIO Coord D Cleman	1	1	1	100	OO3D	96	96
2.20	TDM Coordinator T Nederow	1	1	1	100	OO3D	96	96
2.21	Transportation Planner Vacant	1	1	0.8	100	OO2	80	80
2E	Support Areas							
2.22	Growth Work Stations	2	2	1.9	100	OO3D	96	192
2.23	Small Conference room	1		1.8	100		180	180
Transportation Planning Office Sub-Total			23	25				2482

Division 2 Adjacency Notes

Division 2 has no specific relationship with other divisions.
Division 2 to have proximity to a medium conf rm, 12.04.

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OLYMPIC REGION HEADQUARTERS PRELIMINARY OFFICE PROGRAM

SPACE		QUAN. OF SPACES	QUAN. OF EMP.	OCC. (CODE)	SF/ OCC.	PO/ OO	SPACE SIZE	TOTAL NET SPACE		
3	LOCAL PROGRAMS									
3A	Office Areas									
3.01	Local Programs Engr		N Campbell	1	1	1.9	100	PO3	192	192
3.02	Asst Local Programs Engr		B Moorehead	1	1	1.2	100	PO1	120	120
3.03	Asst Local Programs Engr		R Egolf	1	1	1.2	100	PO1	120	120
3.04	Contract Admin/Agreements		K Kalish	1	1	1	100	OO3C	96	96
3.05	Local Programs Area Engr		M Brooks	1	1	0.8	100	OO2	80	80
3.06	Local Programs Area Engr		B Samblis	1	1	0.8	100	OO2	80	80
3.07	Growth Work Station			1	1	0.8	100	OO2	80	80
	Local Programs Sub-Total			7	8					768

Division 3 Adjacency Notes

Division 3 has no specific relationship with other divisions.
Files for this office need to be adjacent to cubicles, or inside them

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OLYMPIC REGION HEADQUARTERS PRELIMINARY OFFICE PROGRAM

SPACE		QUAN. OF SPACES	QUAN. OF EMP.	OCC. (CODE)	SF/ OCC.	PO/ OO	SPACE SIZE	TOTAL NET SPACE
4	PROJECT DEVELOPMENT OFFICE							
4A	Utilities Office							
4.01	Utilities Engineer	K McKeon	1	1	1.5	100	PO2	150
4.02	Project Support Engineer	G Immel	1	1	1	100	OO3B	96
4.03	Area Utilities Engineer	J Narramore	1	1	0.8	100	OO2C	80
4.04	Utilities Technician	G Tittmore	1	1	0.8	100	OO2C	80
4.05	Project Support Engineer	P Lorenzo	1	1	1	100	OO3B	96
4.06	Area Utilities Engineer	W Wonch	1	1	0.8	100	OO2	80
4B	Information Technology							
4.10	IT Mgr	J Hamre	1	1	1.5	100	PO2	150
4.11	Asst IT Mgr	A Howard	1	1	1.2	100	OO4	120
4.12	Help Desk Support Spclst	L Meeks	1	1	0.8	100	OO2A	80
4.13	Workstation Support Superv	T Westfall	1	1	1	100	OO3D	96
4.14	Workstation Support Spclst	vacant	1	1	1	100	OO3D	96
4.15	Workstation Support Spclst	J Gregoire	1	1	1	100	OO3D	96
4.16	Workstation Support Spclst	R Woodruff	1	1	1	100	OO3D	96
4.17	Workstation Support Superv	P Dobsin	1	1	1.2	100	OO4	120
4.18	Application Software Coor	S Kendrick	1	1	0.8	100	OO2C	80
4.19	Deployment Tech	vacant	1	1	1	100	OO3D	96
4.20	Deployment Tech	vacant	1	1	1	100	OO3D	96
4.21	Deployment Tech (Contractor)	Z Wilhoite	1	1	1	100	OO3D	96
4.22	Network Services Mgr	J Hewitt	1	1	1.2	100	OO4	120
4.23	CAE Team Leader	J Graham	1	1	1	100	OO3D	96
4.24	CAE Support Engineer	C LaPointe	1	1	0.8	100	OO2C	80
4.25	CAE Support Engineer	C Stoval	1	1	0.8	100	OO2C	80
4.26	Help Desk		1		1.5	100		150
4.27	Delivery/Box Down Area		1		2	100		200
4.28	Computer Set Up & Storage		1		4	100		396
4.29	Communications/MDF Room		1		3	100		306
4C	R/W Plans Office							
4.35	R/W Engineer	S Wasmundt	1	1	1	100	OO3B	96
4.36	R/W Plans Engineer	vacant	1	1	1	100	OO3B	96
4.37	CAD Engineer	S Bryant	1	1	1	100	OO3B	96
4.38	R/W Plans Supervisor	M Sweeney	1	1	1	100	OO3B	96
4.39	R/W CAD Mgr	S Palmen	1	1	1.2	100	PO1	120
4.40	Plans Tech	M McCabe	1	1			in Printing Svc Rm	13.06
4.41	R/W Plans Tech	D Jorgensen	1	1	1	100	OO3B	96
4.42	Microfiche station		1		0.8	100	OO2C	80
4.43	GPS PC	vacant	1	1	0.5	100		48
4.44	GPS Crew	vacant	1	1	0.5	100		48
4D	Plans Office							
4.45	Plans Mgr	M Britton	1	1	1.9	100	PO3	192
4.46	Asst Plans Mgr	B Dias	1	1	1.2	100	PO1	120
4.47	Secretary Senior	vacant	1	1	0.8	100	OO2A	80

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OLYMPIC REGION HEADQUARTERS PRELIMINARY OFFICE PROGRAM

	SPACE		QUAN. OF SPACES	QUAN. OF EMP.	OCC. (CODE)	SF/ OCC.	PO/ OO	SPACE SIZE	TOTAL NET SPACE
4	PROJECT DEVELOPMENT OFFICE (Continued)								
4D1	Team #1								
4.48	Design Support Engr	S Vestal	1	1	0.8	100	OO2B	80	80
4.49	Design Support Engr	K Kreger	1	1	0.8	100	OO2B	80	80
4.50	Design Support Engr	R Houx	1	1	1	100	OO2B	96	80
4.51	Design Support Engr	vacant	1	1	0.8	100	OO2C	80	80
4.52	Design Support Tech	vacant	1	1	0.8	100	OO2C	80	80
4D2	Design Team								
4.53	CAD Operator	J Curry	1	1	0.8	100	OO2B	80	80
4.54	Design Team Leader	S Thomson	1	1	1	100	OO3B	96	96
4.55	Designer	C Minten	1	1	0.8	100	OO2B	80	80
4D3	Team #3								
4.56	Roadside Safety Engr	R Baugh	1	1	1	100	OO3B	96	96
4.57	Design Team Leader/Cons	K Johnson	1	1	1	100	OO3B	96	96
4.58	Technician	J Turner	1	1	0.8	100	OO2C	80	80
4.59	Designer	vacant	1	1	0.8	100	OO2C	80	80
4.60	Reception/Waiting		1		1.5	100		150	150
4E	Environmental Office								
4.65	Asst Environmental Mgr	L Moody	1	1	1.2	100	PO1	120	120
4.66	Environmental Mgr	T Whitney	1	1	1.9	100	PO3	192	192
4.67	Office Secretary	T Landon	1	1	0.8	100	OO2A	80	80
4.68	Temp Office Asst	T Kelly	1	1	0.8	100	OO2A	80	80
4.69	Env Tech	P Ambrosino	1	1	0.8	100	OO2B	80	80
4E1	Hydraulics Unit								
4.70	Asst Hydraulics Engr	D Dizon	1	1	0.8	100	OO2C	80	80
4.71	Asst Hydraulics Engr	M Olmstead	1	1	0.8	100	OO2C	80	80
4.72	Hydraulics Engr Design	S Thompson	1	1	1	100	OO3B	96	96
4.73	Hydraulics Engr Operations	B Lindgren	1	1	1	100	OO3B	96	96
4.74	Asst Hydraulics Engr	J Williams	1	1	0.8	100	OO2C	80	80
4E2	Biology Program Unit								
4.75	Biology Program Mgr	C Ward	1	1	1.2	100	OO4	120	120
4.76	Env Biologist	J Beall	1	1	1	100	OO3B	96	96
4.77	Env Biologist	T Chestnut	1	1	1	100	OO3B	96	96
4.78	Fisheries Biologist	E Gower	1	1	1	100	OO3B	96	96
4.79	Restoration Crew	S Boutillier	1	1	0.8	100	OO2C	80	80
4.80	Restoration Crew Coor	T Dukes	1	1	0.8	100	OO2C	80	80
4.81	RMEC	K Schlatter	1	1	1	100	OO3B	96	96
4.82	Restoration Crew	J Harris	1	1	0.8	100	OO2C	80	80

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OLYMPIC REGION HEADQUARTERS PRELIMINARY OFFICE PROGRAM

SPACE		QUAN. OF SPACES	QUAN. OF EMP.	OCC. (CODE)	SF/ OCC.	PO/ OO	SPACE SIZE	TOTAL NET SPACE
4	PROJECT DEVELOPMENT OFFICE (Continued)							
4E3	Documentation & Permitting							
4.82	Env Doc Program Mgr	K Mueller	1	1	1.2	100	OO4 120	120
4.83	Env Engr	D Zahn	1	1	0.8	100	OO2B 80	80
4.84	Env Engr	T Barton	1	1	0.8	100	OO2B 80	80
4.85	Env Planner	R Neff	1	1	0.8	100	OO2B 80	80
4.86	SR 167 Env Planner	C Stonick	1	1	0.8	100	OO2B 80	80
4.87	SR 167 EIS Mgr	M Elling	1	1	1.2	100	OO4 120	120
4.88	Sr Env Engr	H Bhalla	1	1	1.2	100	OO4 120	120
4.89	Sr Env Engr	S Kelsey	1	1	1.2	100	OO4 120	120
4.90	Env Engr	C McNamara	1	1	0.8	100	OO2B 80	80
4.91	Env Engr	D Evans	1	1	0.8	100	OO2B 80	80
4.92	Staff Engr	D Ireland	1	1	0.8	100	OO2B 80	80
4.93	Resource PC	Temp	1	1	0.8	100	OO2B 80	80
4F	Managing Project Delivery							
4.95	MPD Mgr	B Elliot	1	1	1.2	100	PO1 120	120
4.96	Project Development Trainer	D Philpott	1	1	1.2	100	OO4 120	120
4.97	PS8/PDIS	A Sprouffske	1	1	1	100	OO3D 96	96
4G	Support Areas							
4.98	Growth Work Stations		8	8	7.7	100	OO3B 96	768
4.99	Reception/Waiting		2		2	100	100	200
4.100	Open Conference Areas		4		7.2	100	180	720
Project Development Office Sub-Total			87	106				10430

Division 4 Adjacency Notes

Division 4A Utilities Office (4.01 - 4.06) to be in close proximity to a med conf rm (12.04).
 Division 4B IT Office (4.10 - 4.29) to be adjacent to Box Down Area (4.30) and Loading Dock (15.01).
 Division 4B IT Office (4.10 - 4.29) to be adjacent to Communications/MDF Rm (4.32).
 Computer Set Up & Storage Room 4.32 to be **next to** IT Division 4B (4.10 - 4.29).
 Division 4C R/W Plans Office (4.35 - 4.42) to be adjacent to 4D Plans Office (4.45 - 4.60).
 Division 4D Plans Office (4.45 - 4.60) to be in close proximity to small & med conf rms (12.04 and 12.05).
 Division 4D Plans Office (4.45 - 4.60) to be adjacent to Files (14.03).
 Division 4E Environmental (4.65 - 4.82) prefers a second or first floor location.
 Division 4E Environmental (4.65 - 4.82) does not need proximity to any other group.
 Division 4E Environmental (4.65 - 4.82) to be in close proximity to a med conf rm (12.04).
 Division 4F Managing Project Delivery (4.95 - 4.97) to be in close proximity to Training Rm (12.02).
4.40 Printing Services to be located on first floor. All other copy/workrooms to be located on other floors

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OLYMPIC REGION HEADQUARTERS PRELIMINARY OFFICE PROGRAM

SPACE		QUAN. OF SPACES	QUAN. OF EMP.	OCC. (CODE)	SF/ OCC.	PO/ OO	SPACE SIZE	TOTAL NET SPACE		
5 OLYMPIC REGION OPERATIONS										
5A Construction Operations										
5.01	ARA Construction		S Roark	1	1	2.1	100	PO4	210	210
5.02	Secretary Sr		D Williams	1	1	0.8	100	OO2A	80	80
5.03	Asst Construction Engr		A Revis	1	1	1.9	100	PO3	192	192
5.04	Asst Construction Engr		M Morishege	1	1	1.9	100	PO3	192	192
5.05	Construction Asst Engr		M Miner	1	1	1.2	100	OO4	120	120
5.06	Documentation		B Mathis	1	1	0.8	100	OO2A	80	80
5.07	Change Documentation		D Gasche	1	1	1	100	OO3C	96	96
5.08	Construction Trainer		M Schueffle	1	1	1.2	100	OO4	120	120
5B Maintenance Operations										
5.10	ARA Maintenance & Ops		J Nisbet	1	1	2.1	100	PO4	210	210
5.11	Office Asst Sr		S Albertson	1	1	0.8	100	OO2A	80	80
5.12	Maintenance Mgr		D Clotfelter	1	1	1.9	100	PO3	192	192
5.13	Landscape Architect		B Barnes	1	1	1.5	100	PO2	150	150
5.14	TPS2		L Weber	1	1	0.8	100	OO2A	80	80
5.15	TPS2		vacant	1	1	0.8	100	OO2A	80	80
5.16	TPS3		E Winkley	1	1	1	100	OO3C	96	96
5.17	TPS2		C Sunstrom	1	1	0.8	100	OO2A	80	80
5.18	Maintenance Trainer		T Barnett	1	1	1.2	100	OO4	120	120
5.19	Operations Engr		C Keegan	1	1	1.9	100	PO3	192	192
5.20	Maintenance Super		R Bashon *	1	1	1.2	100	PO1	120	120
5.21	Work Zone Safety		T Liengang	1	1	1	100	OO3	96	96
5.22	Facility/Budget Mgr		S Woodruff	1	1	1.5	100	PO2	150	150
5.23	OR Facility Planner		K McMullan	1	1	1.2	100	OO4	120	120
5C Support Areas										
5.24	Growth Work Station			2	2	1.9	100	OO3C	96	192
5.25	Reception/Waiting			1		1	100		100	100
Olympic Region Operations Sub-Total					24	32				3148

Division 5 Adjacency Notes

5A Construction Ops (5.01 - 5.08) and 5B Maintenance & Ops (5.10 - 5.23) to be adjacent.
 Landscape Arch & TPS (5.13 - 5.17) to be integral with remainder of 5B Maintenance Ops.
 Landscape Arch & TPS (5.13 - 5.17) to be close to small conf rm (12.05).
 5.10 ARA Maint & Ops, 5.12 Maint Mgr and 5.18 Maint Trainer relate strongly to 5A Constn Ops.
 5.10 ARA Maint & Ops, 5.12 Maint Mgr and 5.18 Maint Trainer to be close to large conf rm (12.03).

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OLYMPIC REGION HEADQUARTERS PRELIMINARY OFFICE PROGRAM

SPACE		QUAN. OF SPACES	QUAN. OF EMP.	OCC. (CODE)	SF/ OCC.	PO/ OO	SPACE SIZE	TOTAL NET SPACE		
6 PROGRAM MANAGEMENT										
6A Program Manager										
6.01	OR Program Mgr		M Garman	1	1	1.9	100	PO3	192	192
6B Office Support & Project Reporting										
6.02	Asst Program Mgr		N Thompson	1	1	1.5	100	PO2	150	150
6.03	Office Support Spclst		D Dello	1	1	0.8	100	OO2D	80	80
6.04	Office Support Team Leader		A Sporseen	1	1	0.8	100	OO2D	80	80
6.05	Office Support Team Leader		J Blankenship	1	1	0.8	100	OO2D	80	80
6.06	Office Support Spclst		vacant	1	1	0.8	100	OO2D	80	80
6.07	Program Info Engr		R Smith	1	1	0.8	100	OO2C	80	80
6.08	Program Info Team Lead		R Scarborough	1	1	1	100	OO3C	96	96
6C Strategic Programming										
6.09	Strategic Programming Mgr		C Deer	1	1	1.5	100	PO2	150	150
6.10	Budget Development Super		M Flynn	1	1	1.2	100	PO4	120	120
6.11	Budget Development Engr		S A Butters	1	1	0.8	100	OO2A	80	80
6.12	Systems Analysis PP Engr		C Shea	1	1	0.8	100	OO2A	80	80
6.13	Systems Analysis PP Tm Lead		T Hume-Pontius	1	1	1	100	OO3C	96	96
6D Support Areas										
6.14	Growth Work Station			1	1	1	100	OO3C	96	96
6.16	Open Conference Area			1		1.8	100		180	180
Program Management Sub-Total					14	17				1640

Division 6 Adjacency Notes

Division 6 to be on first floor, adjacent to Regional Administration Division 1A (1.01-1.03)

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OLYMPIC REGION HEADQUARTERS PRELIMINARY OFFICE PROGRAM

SPACE		QUAN. OF SPACES	QUAN. OF EMP.	OCC. (CODE)	SF/ OCC.	PO/ OO	SPACE SIZE	TOTAL NET SPACE	
7.0 PERSONNEL, ACCOUNTING & SAFETY OFFICES									
7A OR Personnel									
7.01	Administrative Officer		B Otis	1	1	1.9	100	PO3 192	192
7.02	Office Asst Sr		R Sok	1	1	1.0	100	OO3A 96	96
7.03	Operations Tech		G Zimmerman	1	1	0.8	100	OO2C 80	80
7.04	Recruitment/Class Comp Spc		N Brown	1	1	1.0	100	OO3C 96	96
7.05	Human Resouce Consultant		vacant	1	1	0.8	100	OO2C 80	80
7.05	Recruitment/Class (NEW)		S Comer	1	1	0.8	100	OO2C 80	80
7.06	Operations Benefit Spclst		C Correa	1	1	1.0	100	OO3C 96	96
7B OR Financial Services									
7.10	Financial Services Mgr		M Peck	1	1	1.2	100	PO1 120	120
7.11	Financial Analyst 5 (Asst. Mgr)		vacant	1	1	1.0	100	OO3 96	96
7.12	Financial Analyst 1		R Turner	1	1	0.8	100	OO2C 80	80
7.13	Financial Analyst 1		vacant	1	1	0.8	100	OO2C 80	80
7.14	Financial Analyst 2		A Brown	1	1	0.8	100	OO2C 80	80
7.15	Financial Analyst 2		S Gibson	1	1	0.8	100	OO2C 80	80
7.16	Fiscal Tech		D Smith	1	1	0.8	100	OO2C 80	80
7C OR Safety Office									
7.20	Safety Officer		A Riley	1	1	1.2	100	PO1 120	120
7.21	Safety Officer Asst		J Franklin	1	1	0.8	100	OO2C 80	80
7.22	Safety Officer 1		S Rockwell	1	1	0.8	100	OO2C 80	80
7D Support Areas									
7.23	Growth Work Stations			2	2	1.6	100	OO2C 80	160
7.24	Reception/Waiting Area			1		1	100	100	100
7.25	Open Conference Areas			1		1.8	100	180	180
Administration Office Sub-Total					19	21			2056

Division 7 Adjacency Notes

All Division 7 to be located in one secured office to include file storage areas, 14.23, 14.24 and 14.25.
 Division 7 to be adjacent to med conf rm (12.04).

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OLYMPIC REGION HEADQUARTERS PRELIMINARY OFFICE PROGRAM

SPACE		QUAN. OF SPACES	QUAN. OF EMP.	OCC. (CODE)	SF/ OCC.	PO/ OO	SPACE SIZE	TOTAL NET SPACE		
8 REAL ESTATE SERVICES OFFICE										
8A RES admin										
8.01	RES Manager		M. Ellis	1	1	1.9	100	PO3	192	192
8.02	RES Asst. Manager		H. Wolfe	1	1	1.2	100	PO1	120	120
8.03	Secretary Senior		R. Curl	1	1	0.8	100	OO2A	80	80
8.04	Contracts Specialist		Vacant	1	1	1	100	OO3C	96	96
8B RES Appraisal Team										
8.05	Appraisal		P. Lovgren	1	1	0.8	100	OO2C	80	80
8.06	Appraisal		G. Harmon	1	1	0.8	100	OO2C	80	80
8.07	Appraisal		C. Cross	1	1	0.8	100	OO2C	80	80
8.08	Appraisal		Vacant	1	1	0.8	100	OO2C	80	80
8.09	Appraisal Supervisor		D. Blake	1	1	1	100	OO3C	96	96
8.10	Review Appraiser		L. Turnbull	1	1	1	100	OO3C	96	96
8.11	Resource PC Area		Open	1	1	0.8	100	OO2C	80	80
8C RES Negotiations Team										
8.12	Negotiations		Moody	1	1	0.8	100	OO2C	80	80
8.13	Negotiations		Prudhomme	1	1	0.8	100	OO2C	80	80
8.14	Negotiations/Title		P. Dole	1	1	0.8	100	OO2C	80	80
8.15	Negotiations		D. Fletcher	1	1	0.8	100	OO2C	80	80
8.16	Negotiations		W. McBrady	1	1	0.8	100	OO2C	80	80
8.17	Negotiations/Title Supervisor		M. Eldridge	1	1	1	100	OO3C	96	96
8D RES Property Mgmt. Team										
8.18	Property Management		Vacant	1	1	0.8	100	OO2C	80	80
8.19	Property Management		N. Powers	1	1	0.8	100	OO2C	80	80
8.20	Property Management		D. Ivers	1	1	0.8	100	OO2C	80	80
8.21	Property Management		L. Schandel	1	1	0.8	100	OO2C	80	80
8.22	Property Management Supervisor		E. Richards	1	1	1	100	OO3C	96	96
8E RES Local Agency Coord.										
8.23	Local Agency Coordinator		S. Carver	1	1	1	100	OO3C	96	96
8F Support Areas										
8.24	Growth Work Stations	2		2	2	1.6	100	OO2C	80	160
8.25	Reception/Waiting Area	1		1	1	1	100		100	100
8.26	Open Conference Areas	1		1	1	1.8	100		180	180
Real Estate Services Office Sub Total					25	26				2528

Division 8 Adjacency Notes

Division 8 to be adjacent to small and med conf rms (12.04 and 12.05).

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OLYMPIC REGION HEADQUARTERS PRELIMINARY OFFICE PROGRAM

SPACE		QUAN. OF SPACES	QUAN. OF EMP.	OCC. (CODE)	SF/ OCC.	PO/ OO	SPACE SIZE	TOTAL NET SPACE		
9	DESIGN OFFICES A & B									
9A	Design Team A Office Areas									
9.01	Project Engr		S Fuchs	1	1	1.9	100	PO3	192	192
9.02	Asst Project Engr		J Elvin	1	1	1.2	100	PO1	120	120
9.03	Asst PE for SR 167		R Bennett	1	1	1.2	100	PO1	120	120
9.04	Secretary Senior		R Hall	1	1	0.8	100	OO2A	80	80
9A1	Team 1									
9.05	Design Engr		S. Leiren	1	1	0.8	100	OO2C	80	80
9.06	Design Engr		J Boehme	1	1	0.8	100	OO2C	80	80
9.07	Design Engr		L Boetcher	1	1	0.8	100	OO2C	80	80
9.08	Design Engr		C Langhoff	1	1	0.8	100	OO2C	80	80
9.09	Design Engr		R Dahl	1	1	0.8	100	OO2C	80	80
9.10	Design Team Leader		T Armon	1	1	1	100	OO3C	96	96
9.11	Design Team Leader		R Bhalla	1	1	1	100	OO3C	96	96
9.12	Design Tech		S Williams	1	1	0.8	100	OO2C	80	80
9A2	Team 2									
9.13	Design Engr		T Horton	1	1	0.8	100	OO2C	80	80
9.14	Design Engr		S Oh	1	1	0.8	100	OO2C	80	80
9.15	Design Engr		C Carrico	1	1	0.8	100	OO2C	80	80
9.16	Design Engr		D Ireland	1	1	0.8	100	OO2C	80	80
9.17	Design Team Leader		E Yates	1	1	1	100	OO3C	96	96
9.18	Design Tech		M Hallford	1	1	0.8	100	OO2C	80	80
9.19	Design Tech		vacant	1	1	0.8	100	OO2C	80	80
9A3	Team 3									
9.20	Design Engr		D Nelson	1	1	0.8	100	OO2C	80	80
9.21	Design Engr		B Schlechten	1	1	0.8	100	OO2C	80	80
9.22	Design Engr		S Gowan	1	1	0.8	100	OO2C	80	80
9.23	Design Team Leader		J Petterson	1	1	1	100	OO3C	96	96
9.24	Design Tech		A. Moore	1	1	0.8	100	OO2C	80	80
9.25	Design Tech		vacant	1	1	0.8	100	OO2C	80	80
9A4	Team 4									
9.26	Design Engr		vacant	1	1	0.8	100	OO2C	80	80
9.27	Design Team Leader		J Perez	1	1	1	100	OO3C	96	96
9.28	Design Tech		P Dana	1	1	0.8	100	OO2C	80	80
9.29	Design Tech		J Childress	1	1	0.8	100	OO2C	80	80
9A5	Survey Crew									
9.30	Survey Team Leader		N Jacobs	1	1	0.8	100	OO2C	80	80
9.31	Survey Tech		S Anderson	1	1	0.5	100	OO1	48	48
9.32	Survey Tech		M Lensegrav	1	1	0.5	100	OO1	48	48
9A6	Design Team A Support Areas									
9.33	Growth Work Stations			3	3	2.9	100	OO3C	96	288
9.34	Reception/Waiting Area			1	1	1	100		100	100
9.35	Open Conference Areas			2		3.6	100		180	360

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OLYMPIC REGION HEADQUARTERS PRELIMINARY OFFICE PROGRAM

SPACE		QUAN. OF SPACES	QUAN. OF EMP.	OCC. (CODE)	SF/ OCC.	PO/ OO	SPACE SIZE	TOTAL NET SPACE
9	DESIGN OFFICES A & B (continued)							
9B	Design Team B Office Areas							
9.50	Asst. PE J Schueler	1	1	1.2	100	PO1	120	120
9.51	Asst. PE J Ho	1	1	1.2	100	PO1	120	120
9.52	Project Engineer G Roycroft	1	1	1.9	100	PO3	192	192
9.53	Secretary Senior D Maasjo	1	1	0.8	100	OO2A	80	80
9B1	Team 1							
9.54	Design Engineer S Etienne	1	1	0.8	100	OO2B	80	80
9.55	Design Engineer P Reyes	1	1	0.8	100	OO2B	80	80
9.56	Design Engineer K Anderson	1	1	0.8	100	OO2B	80	80
9.57	Design Engineer N Bennett	1	1	0.8	100	OO2B	80	80
9.58	Design Engineer J Gonzales	1	1	0.8	100	OO2B	80	80
9.59	Design Engineer J Varady	1	1	0.8	100	OO2B	80	80
9.60	Design Engineer S Cheung	1	1	0.8	100	OO2B	80	80
9.61	Design Supervisor J Metcalf	1	1	1	100	OO3B	96	96
9.62	Design Supervisor B Register	1	1	1	100	OO3B	96	96
9.63	Design Technician E Quinn	1	1	1	100	OO3B	96	96
9.64	Design Technician A Sutton	1	1	0.8	100	OO2B	80	80
9B2	Team 2							
9.65	Design Engineer T Sproufske	1	1	0.8	100	OO2B	80	80
9.66	Design Engineer M Kwiatkowski	1	1	0.8	100	OO2B	80	80
9.67	Design Engineer M Roos	1	1	0.8	100	OO2B	80	80
9.68	Design Supervisor J Romero	1	1	1	100	OO3B	96	96
9.69	Design Technician A Dorrough	1	1	0.8	100	OO2B	80	80
9.70	Design Technician Vacant	1	1	0.8	100	OO2B	80	80
9B3	Team 3							
9.71	Design Engineer T Meacham	1	1	0.8	100	OO2B	80	80
9.72	Design Engineer C Kuntz	1	1	0.8	100	OO2B	80	80
9.73	Design Engineer C Maloney	1	1	0.8	100	OO2B	80	80
9.74	Design Engineer D Wilder	1	1	0.8	100	OO2B	80	80
9.75	Design Engineer G Carr	1	1	0.8	100	OO2B	80	80
9.76	Design Supervisor M Smith	1	1	1	100	OO3B	96	96
9.77	Design Supervisor Vacant	1	1	1	100	OO3B	96	96
9.78	Design Technician T Kerr	1	1	0.8	100	OO2B	80	80
9.79	Design Technician Vacant	1	1	0.8	100	OO2B	80	80
9B4	Survey Crew							
9.80	Party Chief Vacant	1	1	0.8	100	OO2C	80	80
9.81	Chief of Parties M Carl	1	1	1	100	OO3B	96	96
9.82	Survey Technician S Yokel	1	1	0.8	100	OO2C	80	80
9.83	Instrument Person Vacant	1	1	0.8	100	OO2C	80	80
9B5	Design Team B Support Areas							
9.84	Growth Work Stations	3	3	2.4	100	OO2C	80	240
9.85	Reception/Waiting Area	1		1	100		100	100
9.86	Open Conference Areas	2		3.6	100		180	360
	Design Offices A & B Sub-Total		72	73				7240

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OLYMPIC REGION HEADQUARTERS PRELIMINARY OFFICE PROGRAM

9 DESIGN OFFICES A & B (continued)

Division 9 Adjacency Notes

Division 9 to be on first or second floor.

Design Team A, Division 9A (9.01 - 9.38), to be adjacent to Design Team B, Division 9B (9.50 - 9.87).

Design Team A, Division 9A (9.01 - 9.38), to be adjacent to large divisible conf rm (12.03).

Design Team B, Division 9B (9.50 - 9.87), to be adjacent to large divisible conf rm (12.03).

Team A & B to be adjacent to copy/plotter/workroom.

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OLYMPIC REGION HEADQUARTERS PRELIMINARY OFFICE PROGRAM

SPACE		QUAN. OF SPACES	QUAN. OF EMP.	OCC. (CODE)	SF/ OCC.	PO/ OO	SPACE SIZE	TOTAL NET SPACE	
10	CONSTRUCTIONS OFFICES A & B								
10A	Construction Team A Admin								
10.01	Project Engr	J McNutt	1	1	1.9	100	PO3	192	192
10.02	Asst Project Engr	N Uhlmeyer	1	1	1.2	100	PO1	120	120
10.03	Secretary Senior	P Giffin	1	1	0.8	100	OO2A	80	80
10.04	Asst Project Engr	vacant	1	1	1.2	100	PO1	120	120
10A1	Team 1								
10.05	Field/Design Engr	P Townsend	1	1	1	100	OO3C	96	96
10.06	CADD/Tester	K Workman	1	1	0.8	100	OO2C	80	80
10.07	Designer/Inspector	vacant	1	1	0.8	100	OO2C	80	80
10.08	Designer/Inspector	M Kinion	1	1	0.8	100	OO2C	80	80
10.09	Designer/Inspector	T Barton III	1	1	0.8	100	OO2C	80	80
10.10	CADD/Tester	vacant	1	1	0.8	100	OO2C	80	80
10A2	Team 2								
10.11	Field/Design Engr	M Hoffman	1	1	1	100	OO3C	96	96
10.12	Designer/Inspector	vacant	1	1	0.8	100	OO2C	80	80
10.13	Designer/Inspector	S Shannon	1	1	0.8	100	OO2C	80	80
10.14	Designer/Inspector	C Harper	1	1	0.8	100	OO2C	80	80
10.15	CADD/Tester	K McCoy	1	1	0.8	100	OO2C	80	80
10.16	CADD/Tester	R Dodd	1	1	0.8	100	OO2C	80	80
10A3	Team 3								
10.17	Office Engr	J Terry	1	1	1	100	OO3C	96	96
10.18	Survey	W Ring	1	1	0.8	100	OO2D	80	80
10.19	Survey Party Chief	P Rathbun	1	1	0.8	100	OO2D	80	80
10.20	Records	A Hahn	1	1	0.8	100	OO2D	80	80
10.21	CADD/Tester	J Odell	1	1	0.8	100	OO2D	80	80
10.22	Materials Documentation	M Carson	1	1	0.8	100	OO2C	80	80
10.23	Survey	vacant	1	1	0.8	100	OO2C	80	80
10.24	Design/Inspector	D Young	1	1	0.8	100	OO2C	80	80
10A4	Team 4								
10.25	Field/Design Engr	M McConnon	1	1	1	100	OO3C	96	96
10.26	Designer/Inspector	vacant	1	1	0.8	100	OO2C	80	80
10.27	Designer/Inspector	S Lucero	1	1	0.8	100	OO2C	80	80
10.28	Designer/Inspector	C Ehresmann	1	1	0.8	100	OO2C	80	80
10.29	Designer/Inspector	J Feil	1	1	0.8	100	OO2C	80	80
10.30	CADD/Tester	L Stueve	1	1	0.8	100	OO2C	80	80
10A5	Construction Team A Support								
10.31	Growth Work Stations		3	3	2.4	100	OO2C	80	240
10.32	Reception/Waiting Area		1		1	100		100	100
10.33	Reference Area		1	1	0.8	100	OO2C	80	80
10.34	Open Conference Areas		2		3.6	100		180	360

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OLYMPIC REGION HEADQUARTERS PRELIMINARY OFFICE PROGRAM

SPACE		QUAN. OF SPACES	QUAN. OF EMP.	OCC. (CODE)	SF/ OCC.	PO/ OO	SPACE SIZE	TOTAL NET SPACE		
10	CONSTRUCTION OFFICES A & B (continued)									
10B	Construction Team B									
10.50	Project Engr		T Cowan	1	1	1.9	100	PO3	192	192
10.51	Asst Project Engr		vacant	1	1	1.2	100	PO1	120	120
10.52	Asst Project Engr		vacant	1	1	1.2	100	PO1	120	120
10.53	Secretary Sr		K Blayney	1	1	0.8	100	OO2A	80	80
10B1	Design Team									
10.53	Designer/Inspector		J Heusman	1	1	0.8	100	OO2D	80	80
10.54	Designer/Inspector		S Etienne	1	1	0.8	100	OO2D	80	80
10.55	Designer/Inspector		B Johnson	1	1	0.8	100	OO2B	80	80
10.56	Design		B Kramer	1	1	0.8	100	OO2B	80	80
10.57	Design		R Bailey	1	1	0.8	100	OO2B	80	80
10.58	Team Leader		vacant	1	1	1	100	OO3B	96	96
10.59	Team Leader		J Klockenteger	1	1	1	100	OO3B	96	96
10.60	Tech		vacant	1	1	0.8	100	OO2D	80	80
10.61	Tech		T Kelly	1	1	0.8	100	OO2D	80	80
10B2	Materials Documentation									
10.62	Designer/Inspector		A Kramer	1	1	0.8	100	OO2B	80	80
10.63	Materials Documentation		S VanMieghem	1	1	0.8	100	OO2B	80	80
10.64	Team Leader		P O'Hagan	1	1	1	100	OO3B	96	96
10.65	Tech		L Jensen	1	1	0.8	100	OO2B	80	80
10B3	Core CN Team									
10.66	Designer/Inspector		vacant	1	1	0.8	100	OO2B	80	80
10.67	Designer/Inspector		J Loescher	1	1	0.8	100	OO2B	80	80
10.68	Team Leader		D Hitchcock	1	1	1	100	OO3B	96	96
10.69	Tech		S Oliver	1	1	0.8	100	OO2B	80	80
10.70	Tech		M Arneson	1	1	0.8	100	OO2B	80	80
10.71	Tech		J Richards	1	1	0.8	100	OO2B	80	80
10.72	Tech		B Berry	1	1	0.8	100	OO2B	80	80
10.73	Tech		D Rich	1	1	0.8	100	OO2B	80	80
10.74	Tech		vacant	1	1	0.8	100	OO2D	80	80
10.75	Tech		vacant	1	1	0.8	100	OO2D	80	80
10B4	Survey									
10.76	Survey Party Chief		A Sanderson	1	1	0.8	100	OO2C	80	80
10.77	Survey Crew Tech		C Young	1	1	0.8	100	OO2C	80	80
10.78	Survey Crew Tech		E Loper	1	1	0.8	100	OO2C	80	80
10B5	Construction Team B Support									
10.79	Growth Work Stations			3	3	2.9	100	OO3B	96	288
10.80	Reference Area			1		0.8	100	OO2C	80	80
10.81	Reception/Waiting Area			1		1	100		100	100
10.82	Open Conference Areas			2		3.6	100		180	360
	Construction Offices A & B Sub-Total				67	69				6920

Division 10 Adjacency Notes

Division 10 to be on first floor near the rear building entry and adjacent to Locker Rooms (15.11).

Division 10 should incorporate shared file space (14.34 through 14.39).

Division 10 to be adjacent to a medium size conference room (12.04).

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OLYMPIC REGION HEADQUARTERS PRELIMINARY OFFICE PROGRAM

SPACE		QUAN. OF SPACES	QUAN. OF EMP.	OCC. (CODE)	SF/ OCC.	PO/ OO	SPACE SIZE	TOTAL NET SPACE		
11	TRAFFIC									
11A	Traffic Engineering Branch									
11.01	Traffic Engr		S Kim	1	1	1.9	100	PO3	192	192
11.02	Office Supply Supv 2		M Diseth	1	1	0.8	100	OO2A	80	80
11.03	Office Asst		vacant	1	1	0.8	100	OO2A	80	80
11.04	Secretary Senior		T Prill	1	1	0.8	100	OO2A	80	80
11B	Traffic Design Branch									
11.10	Traffic Design Engineer		M Villnave	1	1	1.5	100	PO2	150	150
11.11	Traffic Analysis Engr		L Hosek	1	1	1.2	100	OO4	120	120
11.12	Safety Analysis		P Smith	1	1	0.8	100	OO2B	80	80
11.13	Safety Analysis		D Perry	1	1	1	100	OO3B	96	96
11.14	Traffic Analysis		T Zoebel	1	1	1	100	OO3B	96	96
11.15	Traffic Analysis		vacant	1	1	0.8	100	OO2B	80	80
11.16	Traffic Analysis		R Peterson	1	1	0.8	100	OO2B	80	80
11.17	Traffic Analysis		J Norman	1	1	1	100	OO3B	96	96
11.18	Asst Traffic Design		R Reyes	1	1	1.2	100	PO1	120	120
11.19	Special Design ITS		B Burke	1	1	1	100	OO3B	96	96
11.20	Special Design ITS		vacant	1	1	0.8	100	OO2B	80	80
11.21	Special Design ITS		vacant	1	1	0.8	100	OO2B	80	80
11.22	Special Design ITS		K Wakjira	1	1	0.8	100	OO2B	80	80
11.23	Special Design ITS		vacant	1	1	0.8	100	OO2B	80	80
11.24	Traffic Design		D Wentz	1	1	1	100	OO3B	96	96
11.25	Traffic Design		T Benton	1	1	0.8	100	OO2B	80	80
11.26	Traffic Design		J Smith	1	1	0.8	100	OO2B	80	80
11.27	Traffic Design		E Donely	1	1	0.8	100	OO2B	80	80
11.28	Traffic Design		S Roediger	1	1	1	100	OO3B	96	96
11.29	Traffic Design		F Blakely	1	1	0.8	100	OO2B	80	80
11.30	Traffic Design		H Giang	1	1	0.8	100	OO2B	80	80
11.31	TE 1 Rotation		C Langford	1	1	0.8	100	OO2B	80	80
11.32	Traffic Design		A Simons	1	1	0.8	100	OO2B	80	80
11.33	Asst Traffic Design		S Haapala	1	1	1.2	100	PO1	120	120
11.34	Special Design SSI		J Mery	1	1	1	100	OO3B	96	96
11.35	Special Design SSI		N Knecht	1	1	0.8	100	OO2B	80	80
11.36	Special Design TC		C Compton	1	1	1	100	OO3B	96	96
11.37	Special Design TC		W Knowlen	1	1	0.8	100	OO2B	80	80
11.38	Special Design TC		vacant	1	1	0.8	100	OO2B	80	80
11.39	Growth Work Stations			3	3	2.4	100	OO2B	80	240

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OLYMPIC REGION HEADQUARTERS PRELIMINARY OFFICE PROGRAM

SPACE		QUAN. OF SPACES	QUAN. OF EMP.	OCC. (CODE)	SF/ OCC.	PO/ OO	SPACE SIZE	TOTAL NET SPACE		
11	TRAFFIC (Continued)									
11C	Traffic Operations Branch									
11.40	Traffic Operations Engr		S Bennett	1	1	1.5	100	PO2	150	150
11.41	Operations		W Wutzke	1	1	1	100	OO3B	96	96
11.42	MIS/OAC		G Nelson	1	1	0.8	100	OO2B	80	80
11.43	MIS/OAC		D Lindsey	1	1	0.8	100	OO2B	80	80
11.44	Special Studies		E Sharp	1	1	0.8	100	OO2B	80	80
11.45	Special Design		vacant	1	1	0.8	100	OO2B	80	80
11.46	Traffic Studies		R Symes	1	1	0.8	100	OO2B	80	80
11.47	Traffic Studies		K Kirkendall	1	1	0.8	100	OO2B	80	80
11.48	OPS Design Engr		vacant	1	1	0.8	100	OO2B	80	80
11.49	CAD Operator		vacant	1	1	0.8	100	OO2B	80	80
11.50	Op Review Area		L McBee	1	1	1	100	OO3B	96	96
11.51	Op Review Area		J Moore	1	1	1	100	OO3B	96	96
11.52	Ops Review		vacant	1	1	0.8	100	OO2B	80	80
11.54	Ops Review		vacant	1	1	0.8	100	OO2B	80	80
11.55	Ops Review		S Davis	1	1	0.8	100	OO2B	80	80
11.56	Ops Review		B Mauerman	1	1	0.8	100	OO2B	80	80
11.57	Ops Review		D Brewer	1	1	0.8	100	OO2B	80	80
11.60	Ops Review		B Bond	1	1	0.8	100	OO2B	80	80
11.61	TE1 Rotation (Ops)		vacant	1	1	0.8	100	OO2B	80	80
11.62	Growth Work Stations			2	2	1.6	100	OO2B	80	160
11D	Traffic Support Areas									
11.63	Reception/Waiting Area			1		1	100		100	100
11.64	Open Conference Areas			3		5.4	100		180	540
	Traffic Sub-Total					57	58			5748

Division 11 Adjacency Notes

Division 11 to have close proximity to a large conf rm (12.03).

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OLYMPIC REGION HEADQUARTERS PRELIMINARY OFFICE PROGRAM

SPACE	QUAN. OF SPACES	QUAN. OF EMP.	OCC. (CODE)	SF/ OCC.	PO/ OO	SPACE SIZE	TOTAL NET SPACE
12 CONFERENCE ROOMS							
12.01 Large Conf/Board Rm/Divisible	1		200	15		3000	3000
12.02 Computer Training/OR EOC	1		53.3	15		800	800
12.03 Large Divisible Conf Rooms	2		72	15		540	1080
12.04 Medium Conf Room	4		72	15		270	1080
12.05 Small Conf Rms	6		72	15		180	1080
12.06 Library/resource/work room	2		26.6	15		200	400
Conference Sub-Total	16		496				7440

Division 12 Notes

Spaces 12.06, library/resource/work rooms, are to be located one per floor. If the building is three floors or more, additional spaces are to be added. The spaces are to have bookcases and small conference tables.

13 COPY/PLOTTER/WORK ROOMS

13.01 Div 4 Printing Services	1		5.6	100		560	560
13.02 Shipping/Receiving/Mail Rm	1		4	100		400	400
13.03 Supply/copy/printer/plotter work rooms	7.5		16.3	100		300	2250
Copy/Plotter/Work Room Sub-Total	9.5		26				3210

Division 13 Notes

Spaces 13.01 and 13.02 may be combined into a single ground floor space of 960 SF.
 Space 13.01, printing services, may be used as one of the requested ground floor supply/copy/printer/plotter work rooms.
 Spaces 13.03, supply/copy/printer/plotter work rooms, are to be located 2 per floor. If the project is three floors or more, one or more additional spaces may be required.

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OLYMPIC REGION HEADQUARTERS PRELIMINARY OFFICE PROGRAM

SPACE	ASSOCIATED DIVISION	QUAN. OF SPACES	QUAN. OF EMP.	OCC. (CODE)	SF/ OCC.	PO/ OO	SPACE SIZE	TOTAL NET SPACE
14	FILE/STORAGE SPACE							
14.01	Tab shelving, 6 levels	Division 1A			300		6	6
14.02	Tab shelving, 6 levels	Division 1B			300		5	5
14.03	Tab shelving, 6 levels	Division 1C			300		8	8
14.04	Tab shelving, 6 levels	Division 2B			300		23	23
14.05	Tab shelving, 6 levels	Division 2C			300		58	58
14.06	Tab shelving, 6 levels	Division 2D			300		36	36
14.07	Tab shelving, 6 levels	Division 3			300		20	20
14.08	Tab shelving, 6 levels	Division 4A			300		81	81
14.09	Tab shelving, 6 levels	Division 4B			300		8	8
14.10	Special table for hanging files	Division 4C			300		55	55
14.11	Tab shelving, 6 levels	Division 4C			300		38	38
14.12	Flat plan storage 4 cabinets	Division 4D			300		58	58
14.13	Tab shelving, 6 levels	Division 4D			300		133	133
14.14	Tab shelving, 6 levels	Division 4D1			300		12	12
14.15	Flat plan storage 2 cabinets	Division 4E			300		29	29
14.16	Tab shelving, 6 levels	Division 4E			300		109	109
14.17	Flat plan storage 2 cabinets	Division 5A			300		29	29
14.18	Tab shelving, 6 levels	Division 5A			300		119	119
14.19	Large display boards 6' deep	Division 5B			300		24	24
14.20	Flat plan storage 1 cabinet	Division 5B			300		12	12
14.21	Tab shelving, 6 levels	Division 5B			300		17	17
14.22	Tab shelving, 6 levels	Division 6			300		39	39
14.23	Tab shelving, 6 levels	Division 7A			300		47	47
14.24	Tab shelving, 6 levels	Division 7B			300		142	142
14.25	Tab shelving, 6 levels	Division 7C			300		39	39
14.26	Vertical map storage 2 units	Division 8			300		8	8
14.27	Tab shelving, 6 levels	Division 8			300		53	53
14.28	Flat plan storage	Division 9A			300		36	36
14.29	Tab shelving, 6 levels	Division 9A			300		60	60
14.30	Large display boards 6' deep	Division 9B			300		16	16
14.31	Flat plan storage	Division 9B			300		18	18
14.32	Tab shelving, 6 levels	Division 9B			300		62	62
14.33	Nuclear gauge storage	Division 10			300		300	300
14.34	Equipment storage	Division 10A			300		300	300
14.35	Tab shelving, 6 levels	Division 10A			300		91	91
14.36	Equipment storage	Division 10B			300		300	300
14.37	Container storage, 6 levels	Division 10B			300		38	38
14.38	Flat plan storage 2 units	Division 10B			300		16	16
14.39	Tab shelving, 6 levels	Division 10B			300		57	57
14.40	Tab shelving, 6 levels	Division 11A			300		18	18
14.42	Flat plan storage 1 unit	Division 11B			300		12	12
14.43	Tab shelving, 6 levels	Division 11B			300		77	77
14.44	Tab shelving, 6 levels	Division 11C			300		23	23
	File/Storage Sub-Total			9	300			2632

Division 14 Notes

All Tab storage to be mobile/modular file system.

All Division 14 storage to be located with each associated division.

Space 14.25, storage room for Division 7C, requires a counter top and utility sink.

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OLYMPIC REGION HEADQUARTERS PRELIMINARY OFFICE PROGRAM

SPACE	ASSOCIATED DIVISION	QUAN. OF SPACES	QUAN. OF EMP.	OCC. (CODE)	SF/ OCC.	PO/ OO	SPACE SIZE	TOTAL NET SPACE
15	BUILDING SUPPORT							
15.01	Loading Dock	1		1	300		300	300
15.02	Dumpster	1		0.5	300		150	150
15.03	Recyclable Storage	1		0.5	300		150	150
15.04	Building Reception	2	2	1.9	100	OO3A	96	192
15.05	Building Reception/Waiting Area	1		3	100		300	300
15.06	Employee Lunch Room	1		50	15		750	750
15.07	Coffee Bars/Break Areas	8		8	100		100	800
15.08	Communication Rms	7		7	100		100	700
15.09	Facilities Mgr/Facility Service Coordinator	1	1	1.2	100	PO1	120	120
15.10	Radio Room	1		1.5	100	PO2	150	150
15.11	Locker Rooms	2		6	100		300	600
Building Support Sub-Total			3	81				4212

Olympic Region Headquarters Complex
Preliminary Design Report

February 2, 2005

Area Description	Space Standard	Program 2010		Remarks	
		Quantity			Area
		Staff	Space		
Materials Lab					
Office Spaces					
Region Materials Engineer	152	1	152	Private Office	
Asst. Materials Engineer	120	1	120	Private Office	
Secretary	80	1	80	Workstation Admin. Building	
Construction Trainer					
Soils/Pavement Engineer	96	1	96	Private Office	
Lab Supervisor	120	1	120	Private Office adj. to or in Lab	
IA Inspector	96	1	96	Shared Office	
Asst. IA Inspector	96	1	96	Shared Office	
Lab Technician	80	2	160	Workstation adj. to Lab	
Conference Room	0		0	Share Lg. Conf. Room in Core Area	
Copy/Fax/Work			150		
File Storage			100		
Locker Alcove	10		8		
Break Room			---	Incl. in Core Area	
Woman's Room			---	Incl. in Core Area	
Men's Room			---	Incl. in Core Area	
Janitor's Closet			---	Incl. in Core Area	
<i>Subtotal</i>			1,250		
<i>Circ/Mech/Elect/Structural</i>	0%		0	See Note 1	
Subtotal: Office Spaces					
		9	1,250		
Lab Area					
Crusher/Shaker Room			150	Isolated, sound proof, dust collection	
Small Shaker Room			120	Isolated, sound proof, dust collection	
Density Testing Room			300	Isolated, sound proof	
Aggregate Breakdown Room			500	Adj. to Shaker Rm; dust collection	
HMA Testing Room			900	Compressed air, dust collect; space for training	
Soil Testing			850	Compressed air, dust collect; space for training	
Equipment Storage/Maintenance			1,050	Secured; workbench, buffer/grinder	
Sample Receiving Area			200	After hours access	
Lab Field Storage			75	Lab samples, coring equipment, supplies	
Sample Storage			150		
Nuclear Gauge Storage			75	Secured; racks	
Elect/Telecom/Data Room			0	See Core Areas	
Truck Bay (Insp./Core Rig)			0	See Covered Parking	
<i>Subtotal</i>			4,220		
<i>Circ/Mech/Elect/Structural</i>	0%		0	See Note 1	
Subtotal: Lab Area					
			4,220		
Exterior Storage					
Waste Material Bin Storage			200	Bin storage adjacent to Aggregate Testing	
<i>Subtotal</i>			200		
<i>Circulation</i>	0%		0	See Note 1	
Subtotal: Exterior Storage					
			200		

Continued on next page

Area Description	Space Standard	Program 2010			Remarks
		Quantity		Area	
		Staff	Space		
Materials Lab Continued					
Covered Parking					
Large	12 x 40		1	480	Drill/Core Rig (Coring machine hooked up to truck)
Subtotal				480	
Circulation	0%			0	See Note 2
Subtotal: Covered Parking			1	480	
Exterior Parking					
Standard	10 x 20		7	1,400	SUV's, pick-ups, sedans, Full size trucks
Subtotal				1,400	
Circulation	0%			0	See Note 2
Subtotal: Exterior Parking			7	1,400	
Total: Materials Lab		9	8	7,350	

*Note 1-Building Circulation included in the Summary *Note 2-Parking Circulation is included in the Summary.

Construction PE					
Lab Area					
Construction Materials Lab	300		2	600	Adjacent to Materials Lab
Subtotal				600	
Circ/Mech/Elect/Structural	0%			0	See Note 1
Subtotal: Lab Area				600	
Enclosed Storage (unheated)					
Field Supply Storage	300		2	600	Stakes
Subtotal				600	
Circ/Mech/Elect/Structural	0%			0	See Note 1
Subtotal: Enclosed Storage Area				600	
Exterior Parking					
Standard	10 x 20		35	7,000	SUV's, pick-ups, sedans
Subtotal				7,000	
Circulation	0%			0	See Note 2
Subtotal: Exterior Parking			35	7,000	
Total: Construction PE			35	8,200	

*Note 1-Building Circulation included in the Summary *Note 2-Parking Circulation is included in the Summary.

Area Description	Space Standard	Program 2010			Remarks
		Quantity		Area	
		Staff	Space		
Trades					
Crew Spaces					
Plant Manager 1	120	0		0	Located in Admin. Bldg.
Plant Manager 2	120	1		120	Located in Admin. Bldg.
Transportation Systems Tech B	34	2		68	Work carrel in Crew Room
Maintenance Specialist Transp.	34	4		136	Work carrel in Crew Room
Trades Helper	36	1		36	Work carrel in Crew Room
Plan Storage				---	Located w/ Archive Storage
Manual/Archive Storage				---	
<i>Subtotal</i>				360	
<i>Circ/Mech/Elect/Structural</i>	0%			0	See Note 1
Subtotal: Crew Spaces					
		8		360	
Shop Area					
Locker Alcove	10		8	80	18" x 18" full height lockers
Carpentry/Metal Shop				1,400	Central dust collection; share w/ Bridge Shop
Finished Carpentry				---	Assembly/laydown; combined w/Carpentry
Paint Area				200	10' x 20' Spray booth, shelving; shared by all
Plumbing Area				250	Open work area; pipe threader
Compressor Bay				400	Incl. scissor lift; OH door
Receiving/Transition Area				400	OH door
Electrical Shop				250	Clean; test bench; all volts; forklift access
Lock Shop				100	Secure; peg bd, sm. bins, buffer/grinder
<i>Subtotal</i>				3,080	
<i>Circ/Mech/Elect/Structural</i>	0%			0	See Note 1
Subtotal: Shop Area					
				3,080	
Enclosed Vehicle/Equip Parking					
Scissor lift	8 x 10		1	---	Stored in shop or covered storage
<i>Subtotal</i>				0	
<i>Circulation</i>	0%			0	
Subtotal: Enclosed Parking					
			1	0	
Enclosed Storage (unheated)					
Landscape Storage				100	Hanging tools, lumber
Tool Crib				400	
Materials Storage				400	Brick laying materials, scaffolding
<i>Subtotal</i>				900	
<i>Circ/Mech/Elect/Structural</i>	0%			0	See Note 1
Subtotal: Enclosed Storage					
				900	
Exterior Parking					
Small	8 x 10		1	80	Trailer for small equipment
Standard	10 x 20		5	1,000	Pick-ups, trailers
Medium	12 x 30		10	3,600	Vans, bucket truck, dump truck
<i>Subtotal</i>				4,680	
<i>Circulation</i>	0%			0	See Note 2
Subtotal: Exterior Parking					
			16	4,680	
Total: Trades					
		8	16	9,020	

*Note 1-Building Circulation included in the Summary *Note 2-Parking Circulation is included in the Summary.

Area Description	Space Standard	Program 2010			Remarks
		Quantity		Area	
		Staff	Space		
Signals					
Crew Spaces					
Signal Superintendent	150	1		150	Private Office; room for 1-2 pp meeting
Asst. Signal Superintendent	120	1		120	Private Office; room for 1-2 pp meeting
Signal Supervisor	120	1		120	Private Office; room for 1-2 pp meeting; B
Electrical Inspectors	60	3		180	Work carrel w/ computer & file cab. in Crew Room; B
Transportation Systems Tech	45	12		540	Work carrel w/ computer in Crew Room; B
Secretary Senior	100	0		0	
Stores Clerk	100	0		0	
ITS Supervisor	120	1		120	Private Office; room for 1-2 pp meeting; A
Transportation Systems Tech	45	6		270	Work carrel in Crew Room; A
Signal Operations Engineer	120	1		120	Private Office; C
Asst. Signal Operations Engineer	120	0		0	
Transportation Engineer 3	96	3		288	Workstation; C
Transportation Planning Tech	64	2		128	Workstation; C
Transportation Systems Tech	64	1		64	Workstation; C
Controller Test Area				80	Dedicated workstation space
Lab-Volt Training Center				80	Dedicated space, enclosed
Conference/Training Room				0	Share Lg. Conf. Room in Core Area
File Storage				100	
Copy/Fax/Work				80	
Kitchenette/Coffee Bar				0	
<i>Subtotal</i>				<i>2,440</i>	
<i>Circ/Mech/Elect/Structural</i>	<i>0%</i>			<i>0</i>	<i>See Note 1</i>
Subtotal: Crew Spaces		32		2,440	

Continued on next page

Area Description	Program 2010			Remarks
	Quantity		Area	
	Staff	Space		
Signals Continued				
Shop Area				
Test Shop/Storage - Signal Maint.			1,600	
Test Shop/Storage - ITS Maint.		27	1,600	OH door; stg mezz.; electrostatic bench
Locker Alcove			270	
Electronic Work Area/Storage				
TMC Spare Parts Storage			200	Climate controlled
Subtotal			3,670	
Circ/Mech/Elect/Structural			0	See Note 1
Subtotal: Shop Area			3,670	
Enclosed Storage (unheated)				
Storage Bay			1,200	Signs, cabinets, hardware
Vehicle Storage			0	See Covered Parking
Subtotal			1,200	
Circ/Mech/Elect/Structural			0	See Note 1
Subtotal: Covered Storage			1,200	
Exterior Storage				
Pole Storage/Laydown area			---	Incl. in Stores Exterior Storage
Subtotal			0	
Circulation			0	See Note 1
Subtotal: Exterior Storage			0	
Covered Parking				
Small		0	0	Portable traffic signals
Standard		4.6	920	Portable H.A.R. units and signs
Medium		4.5	1,620	Man-lifts (covered - high priority)
Large		9	4,320	Man-lifts (covered - high priority)
Subtotal			6,860	
Circulation			0	see note 2
Subtotal: Covered Parking		18.1	6,860	
Exterior Parking				
Small		2	160	Air compressor, generator
Standard		27	5,400	Pick-ups, vans, sedans
Subtotal			5,560	
Circulation			0	see note 2
Subtotal: Exterior Parking		29	5,560	
Total: Signals	32	47.1	19,730	

*Note 1-Building Circulation included in the Summary Note2-Parking circulation include in the summary.

Area Description	Program 2010			Remarks
	Quantity		Area	
	Staff	Space		
Sign Shop				
Crew Spaces				
Maintenance Supervisor	1		120	For Signs, Buttons, Plastics, Striping
Lead Tech/Sign Installer 2/Crew Room	1		150	Office plus Crew Room
Sign Installer 1	3		0	
Locker Alcove		4	40	
<i>Subtotal</i>			310	
<i>Circ/Mech/Elect/Structural</i>			0	See Note 1
Subtotal: Crew Spaces	5		310	
Shop Area				
Sign Assembly Shop			1,000	24' OH door, hoist, heat, comp. air, 240 VAC
<i>Subtotal</i>			1,000	
<i>Circ/Mech/Elect/Structural</i>			0	See Note 1
Subtotal: Shop Area			1,000	
Covered Storage				
Small Signs				
<i>Subtotal</i>			270	
<i>Circ/Mech/Elect/Structural</i>			0	See Note 1
Subtotal: Covered Storage			270	
Exterior Storage				
Large Signs			0	Truck maneuvering
Posts			3,750	Truck maneuvering
Sign Panels			---	
<i>Subtotal</i>			3,750	
<i>Circ/Mech/Elect/Structural</i>			0	See Note 1
Subtotal: Exterior Storage			3,750	
Covered Parking				
Medium	0		0	Manlift truck
Large	0		0	Digger-derick truck
<i>Subtotal</i>			0	
<i>Circ/ulation</i>			0	see note 2
Subtotal: Covered Parking	0		0	
Exterior Parking				
Standard	1		200	Pick-up
Medium	2		720	Attenuator, pole trailer
Large	1		480	Digger-derick truck
<i>Subtotal</i>			1,400	
<i>Circ/ulation</i>			0	see note 2
Subtotal: Exterior Parking	3		1,400	
Total: Sign Shop	5	3	6,730	

*Note 1-Building Circulation included in the Summary Note2-Parking circulatin include in the summary.

Area Description	Program 2010			Remarks
	Quantity		Area	
	Staff	Space		
Button Shop				
Crew Spaces				
Lead Tech	1		150	Office plus Crew Room
Maintenance Tech	8		280	
Locker Alcove		9	90	
<i>Subtotal</i>			520	
<i>Circ/Mech/Elect/Structural</i>			0	See Note 1
Subtotal: Crew Spaces	9		520	
Shop Area				
Workshop			300	Heated, 240 VAC, spc. to maintain equip.
<i>Subtotal</i>			300	
<i>Circ/Mech/Elect/Structural</i>			0	See Note 1
Subtotal: Shop Area			300	
Enclosed Heated				
Button and Tar Storage			0	See Covered Storage
<i>Subtotal</i>			0	
<i>Circ/Mech/Elect/Structural</i>			0	See Note 1
Subtotal: Enclosed Heated			0	
Covered Storage				
Button and Tar Storage			480	Combine Buttons, Plastics, Striping No south or west openings; HD racks
<i>Subtotal</i>			480	
<i>Circ/Mech/Elect/Structural</i>			0	See Note 1
Subtotal: Covered Storage			480	
Covered Parking				
Standard		2	400	Button truck, recess grinder w/trailer
<i>Subtotal</i>			400	
<i>Circ/ulation</i>			0	see note 2
Subtotal: Covered Parking		2	400	
Exterior Parking				
Standard		4	800	Pick-ups, vans
Medium		3	1,080	Attenuator
<i>Subtotal</i>			1,880	
<i>Circ/ulation</i>			0	see note 2
Subtotal: Exterior Parking		7	1,880	
Total: Buttons	9	9	3,580	

*Note 1-Building Circulation included in the Summary Note2-Parking circulatoin include in the summary.

Area Description	Program 2010			Remarks
	Quantity		Area	
	Staff	Space		
Thermo Plastics				
Crew Spaces				
Lead Tech	1		150	Office plus Crew Room
Maintenance Tech	4		140	
Locker Alcove		5	50	
Subtotal			340	
Circ/Mech/Elect/Structural			0	See Note 1
Subtotal: Crew Spaces	5		340	
Shop Area				
Workshop			300	
Subtotal			300	
Circ/Mech/Elect/Structural			0	See Note 1
Subtotal: Shop Area			300	
Enclosed Vehicle/Equip. Parking				
Small Stripers		0	0	Heated
Subtotal			0	
Circ/Mech/Elect/Structural			0	See Note 1
Subtotal: Enclosed Parking		0	0	
Enclosed Storage				
Thermoplastics			400	
Methyl methacrylate			200	
Beads			100	Heavy duty racks
Flammable Liquid			50	
Subtotal			750	
Circ/Mech/Elect/Structural			0	See Note 1
Subtotal: Enclosed Storage			750	
Covered Parking				
Small		1	80	Grinders
Standard		0	0	Grinder w/trailer
Medium		2	720	Thermoplastic, methyl, support trucks
Subtotal			800	
Circulation			0	see note 2
Subtotal: Covered Parking		3	800	
Exterior Parking				
Standard		1	200	Utility Trailer
Medium		1	360	Attenuator
Subtotal			560	
Circulation			0	see note 2
Subtotal: Exterior Parking		2	560	
Total: Thermo Plastics	5	5	2,750	

*Note 1-Building Circulation included in the Summary Note2-Parking circulatin include in the summary.

Area Description	Program 2010			Remarks
	Quantity		Area	
	Staff	Space		
Striping				
Crew Spaces				
Lead Tech	1		150	Office plus Crew Room
Maintenance Tech	8		280	Crew Room
Locker alcove		9	90	
<i>Subtotal</i>			520	
<i>Circ/Mech/Elect/Structural</i>			0	See Note 1
Subtotal: Crew Spaces	9		520	
Shop Area				
Workshop			300	Accom. 2 crews
Bead Storage			---	Incl. in Covered Storage
Parts and Supplies		1	300	Workbench
<i>Subtotal</i>			600	
<i>Circ/Mech/Elect/Structural</i>			0	See Note 1
Subtotal: Shop Area			600	
Enclosed Heated Veh./Eq. Parking				
Striper Truck		1	480	
<i>Subtotal</i>			480	
<i>Circ/Mech/Elect/Structural</i>			0	See Note 2
Subtotal: Enclosed Parking		1	480	
Covered Storage				
Storage Bay			700	14' clear; forklift access; beads in totes
Paint Storage			0	Spill containment
Loading Area			0	Drive-thru, adjacent to Paint Stg.
<i>Subtotal</i>			700	
<i>Circ/Mech/Elect/Structural</i>			0	See Note 1
Subtotal: Covered Storage			700	
Covered Parking				
Small	0		0	Grinders
Standard	1		300	Grinder w/trailer
Medium	0		0	Thermoplastic, methyl, support trucks
<i>Subtotal</i>			300	
<i>Circulation</i>			0	see note 2
Subtotal: Covered Parking		1	300	
Exterior Parking				
Standard	2		400	Buffer trucks, pick-ups
Medium	2		720	Attenuator, Cone truck
Large	1		480	Support truck (materials)
<i>Subtotal</i>			1,120	
<i>Circulation</i>			0	See Note 2
Subtotal: Exterior Parking		4	1,120	
Total: Striping	9	4	6,720	

*Note 1-Building Circulation included in the Summary Note2-Parking circulatin include in the summary.

Area Description	Program 2010			Remarks
	Quantity		Area	
	Staff	Space		
Data Collection				
Shop Area				
Standard		1	300	Data Collection Counters
Subtotal			300	
Circulation			0	See Note 2
Subtotal: Exterior Parking		1	300	
Total: Data Collection	0	1	300	

*Note 1-Building Circulation included in the Summary Note2-Parking circulatin include in the summary.

Area Description	Program 2010			Remarks
	Quantity		Area	
	Staff	Space		
Work Zone Safety				
Crew Spaces				
Supervisor	1		120	Private Office
Lead Tech	2		90	Work carrel w/ computer in Crew Room
Maintenance Tech II	3		100	Work carrel in Crew Room
Maintenance Tech I	0		0	
Maintenance Laborers	0		0	
Crew Room	0		120	16 Seasonals plus Lead Techs and Maint. Tech II's
Locker Alcove		16	160	Seasonal Employees
Subtotal			590	
Circ/Mech/Elect/Structural			0	See Note 1
Subtotal: Crew Spaces	6		590	
Shop Area				
Workshop			150	Workbench, can be in storage area
Storage (secure)			100	Hand tools, light stands, vests, hard hats
Subtotal			250	
Circ/Mech/Elect/Structural			0	See Note 1
Subtotal: Shop Area			250	
Covered Storage				
Storage Bay			200	Cones, signs,stands, traffic drums
Subtotal			200	
Circ/Mech/Elect/Structural			0	See Note 1
Subtotal: Covered Storage			200	
Exterior Storage				
Hazardous Materials Container			80	Flares, generators; secured
Subtotal			80	
Circ/Mech/Elect/Structural			0	See Note 1
Subtotal: Exterior Storage			80	
Covered Parking				
TMA Trucks		0	0	
Subtotal			0	
Circulation			0	See Note 2
Subtotal: Covered Parking	0		0	
Exterior Parking				
Small		1	80	Arrow Board Trailer
TMA Trucks		3	1,440	
Standard		11	2,200	Pick-ups, Trailers
Subtotal			3,720	
Circulation			0	See Note 2
Subtotal: Exterior Parking	15		3,720	
Total: Work Zone Safety	6	15	4,840	

*Note 1-Building Circulation included in the Summary Note2-Parking circulatin include in the summary.

Area Description	Space Standard	Program 2010			Remarks
		Quantity		Area	
		Staff	Space		
TEF Radio					
Crew Spaces					
Senior Telecomm Specialist	100	1		100	WS w/elect. bench adj. to shop with running water
ECST/Field	80	1		0	Shared with TST B
Trans. System Tech B	80	1		80	Workstation w/elect. bench adj. to shop
<i>Subtotal</i>				180	
<i>Circ/Mech/Elect/Structural</i>	0%			0	See Note 1
Subtotal: Crew Spaces		3		180	
Shop Area					
Screened Room				180	Exhaust fan, outlet strips; climate control
Staging Room				145	Multiple outlet strips; climate controlled
Workshop				360	Metal working, comp. air, in Radio Bay
Large Radio Bay	20 x 25		1	515	Accommodate largest DOT vehicles; heated
<i>Subtotal</i>				1,200	
<i>Circ/Mech/Elect/Structural</i>	0%			0	See Note 1
Subtotal: Shop Area				1,200	
Enclosed Vehicle (unheated)					
Medium	12 x 30		0	0	Snow Vehicle
<i>Subtotal</i>				0	
<i>Circulation</i>	0%			0	See Note 2
Subtotal: Enclosed Vehicle			0	0	
Exterior Yard Areas					
Radio Building				620	Prefabricated Building
Radio Tower				400	Triangular tower 20' legs
<i>Subtotal</i>				1,020	
<i>Circulation</i>	0%			0	See Note 1
Subtotal: Exterior Yard Areas				1,020	
Covered Parking					
Medium	12 x 30		0	0	See Exterior Parking
<i>Subtotal</i>				0	
<i>Circulation</i>	0%			0	See Note 2
Subtotal: Covered Parking			0	0	
Exterior Parking					
Medium	12 x 30		3	1,080	Trucks w/custom box and Snow Vehicle
<i>Subtotal</i>				1,080	
<i>Circulation</i>	0%			0	See Note 2
Subtotal: Exterior Parking			3	1,080	
Total: TEF Radio		3	3	3,480	

*Note 1-Building Circulation included in the Summary *Note 2-Parking Circulation is included in the Summary.

Area Description	Space Standard	Program 2010			Remarks
		Quantity		Area	
		Staff	Space		
Bridge Maintenance					
Crew Spaces					
Supervisor	120	1		120	Private Office
Lead Tech	50	2		100	Shared Office
Maintenance Tech II	28.5	10		285	Work carrel in Crew Room
Locker Alcove	10		12	275	Lockers 36" x 18"
<i>Subtotal</i>				780	
<i>Circ/Mech/Elect/Structural</i>	0%			0	See Note 1
Subtotal: Crew Spaces		13		780	
Shop Area					
Carpentry/Wood Shop				0	Shared w/ Trades Carpentry Shop
Welding Bay/Shop				1,200	Bridge crane, central vac.; adj. to Trades
Welding/Truck Drying Bay				1,200	Bridge crane, central vac.
Steel Prep Room				600	Adj. to Weld Shop; sandblasting, paint
Storage	20 x 40			900	Bolts/nails, concrete, asphalt patch; steel 60' lengths
Mezzanine Storage				600	Need mezzanine storage (not included in subtotal)
<i>Subtotal</i>				3,900	
<i>Circ/Mech/Elect/Structural</i>	0%			0	See Note 1
Subtotal: Shop Area				3,900	
Exterior Storage					
Mottman Yard				---	Remains at Mottman Yard
Taylor Town Yard				---	Remains at Taylor Town
<i>Subtotal</i>				0	
<i>Circ/Mech/Elect/Structural</i>	0%			0	See Note 1
Subtotal: Exterior Storage				0	
Exterior Parking					
Small	8 x 10		4	320	Lite tower, arrow board
Standard	10 x 20		7	1,400	Pick-ups
Medium	12 x 30		6	2,160	Attenuator, Tool Truck, workboat on trailer
Large	12 x 40		2	960	Boom, Hydralift; drive thru bay
<i>Subtotal</i>			19	4,840	
<i>Circulation</i>	0%			0	See Note 2
Subtotal: Exterior Parking			19	4,840	
Total: Bridge Maintenance		13	19	9,520	

*Note 1-Building Circulation included in the Summary *Note 2-Parking Circulation is included in the Summary.

Area Description	Program 2010			Remarks
	Quantity		Area	
	Staff	Space		
Central Stores				
Office Spaces				
Purchasing Manager	1		120	Private Office
Supply Officer 1	1		80	Workstation
Supply Control Tech	1		80	Workstation
Warehouse Supply Control Tech	1		80	Work Carrel in Warehouse
Customer Lobby/Issue Counter			150	
<i>Subtotal</i>			510	
<i>Circ/Mech/Elect/Structural</i>			0	See Note 1
Subtotal: Office Spaces	4		510	
Warehouse				
Inventory Storage			5,000	Pallet, bulk racks
Signal Cabinets Storage			0	OH door; forklift access
Receiving			0	
<i>Subtotal</i>			5,000	
<i>Circ/Mech/Elect/Structural</i>			0	See Note 1
Subtotal: Warehouse			5,000	
Enclosed Vehicle/Equip Parking				
Standard		0	0	Forklift; stored in warehouse
<i>Subtotal</i>			0	
<i>Circ/Mech/Elect/Structural</i>			0	See Note 1
Subtotal: Enclosed Parking		0	0	
Covered Storage				
Loading Dock			0	Shared w/ TEF
Inventory Storage			2,000	Adjacent to Storeroom
Compressor Area			incl. 2,000	Shared by all shops, duplex compressor w/ dryer
<i>Subtotal</i>			2,000	
<i>Circ/Mech/Elect/Structural</i>			0	See Note 1
Subtotal: Covered Storage			2,000	
Exterior Storage				
Dumpsters/Recycle Containers			300	
Pole Yard			70,000	Fenced; storage racks; 35-60' lengths
Yard Storage			15,000	Paint; arm racks; 10-16' mast arms, lumber
<i>Subtotal</i>			85,300	
<i>Circ/Mech/Elect/Structural</i>			0	See Note 1
Subtotal: Exterior Storage			85,300	
Exterior Parking				
Standard		1	200	Pick-up; can be stored in warehouse
<i>Subtotal</i>			200	
<i>Circulation</i>			0	See Note 2
Subtotal: Exterior Parking		1	200	
Total: Central Stores	4	1	93,010	

*Note 1-Building Circulation included in the Summary Note2-Parking circulation include in the summary.

Area Description	Space Standard	Program 2010			Remarks
		Quantity		Area	
		Staff	Space		
TEF Equipment Maintenance					
Office/Support Areas					
WMS Band 2	150	1		150	Private Office; could be on 2nd floor
Financial Analyst	80	1		80	Shared Office; could be on 2nd floor
Office Assistant	80	1		80	Share office w/ Fin. Anal.; could be on 2nd fl.
Equipment Analyst	120	2		240	Private Office; could be on 2nd floor
Equipment Shop Supervisor	60	2		120	Private Office
Customer Service Writer	80	1		80	Workstation
Reception Area				150	Adjacent to Customer Service Writer
Copy/File/Fax				150	
Mechanic I		12		0	
Mechanic II		3		0	
Equipment Shop Assistant		4		0	
Reference/Manual Library				200	2 workstations; shelving
Break Room/Kitchenette				---	See Core Areas
Women's Room/Showers/Lockers				---	See Core Areas
Men's Room/Showers/Lockers				---	See Core Areas
Custodial Closet				---	See Core Areas
Electrical/Mechanical Room				---	See Core Areas
Telecom/Data Room				---	See Core Areas
<i>Subtotal</i>				1,250	
<i>Circ/Mech/Elect/Structural</i>	0%			0	See Note 1
Subtotal: Office/Support Areas		27		1,250	
Repair Bays					
Heavy Duty Bay (more than 1 ton)	20 x 50		4	4,000	440 total vehicles;
Heavy Duty Lube Bay	20 x 50		1	1,000	
Light Duty Bay (up to 1 ton)	18 x 35		4	2,520	912 total vehicles;
Light Duty Bay (up to 1 ton)	20 x 35		3	2,100	912 total vehicles;
<i>Subtotal</i>				9,620	
<i>Circ/Mech/Elect/Structural</i>	0%			0	See Note 1
Subtotal: Repair Bays				9,620	
Shop/Storage Areas					
Welding/Fabrication Bay	20 x 50		3	3,000	1 bay shared w/ Bridge Shop
Fabrication Area/Welding Shop				---	
Steel Storage				---	
Welding Shop				---	Adj. to Steel Storage
Portable Equipment Storage	300		1	300	
Common Work Area	300		1	300	
Toolbox Storage	300		1	300	
<i>Subtotal</i>				3,900	
<i>Circ/Mech/Elect/Structural</i>	0%			0	See Note 1
Subtotal: Shop/Storage Areas				3,900	

Continued on next page

Area Description	Space Standard	Program 2010			Remarks
		Quantity		Area	
		Staff	Space		
TEF Equipment Continued					
Parts Room					
Equipment Parts Specialist I	80	1		80	Shared office in Parts Room
Equipment Parts Specialist II	80	1		80	Shared office in Parts Room
Basement Parts Storage				---	
Main Parts Room				2,000	Small, fast moving inventory; Remstar Unit
Warehouse - Parts Department					Pallet and bulk racks, OH door, forklift
Tool Room				600	Secure; access by Parts Spec.
Lube/Compressor Room				600	Exterior access
Battery Storage				0	Locate on outside wall
Receiving/Forklift	400		1	0	
<i>Subtotal</i>				3,360	
<i>Circ/Mech/Elect/Structural</i>	0%			0	See Note 1
Subtotal: Parts Room		2		3,360	
Enclosed Storage (unheated)					
Warehouse - TEF				300	Large parts, TEF Radio equipment
<i>Subtotal</i>				300	
<i>Circ/Mech/Elect/Structural</i>	0%			0	See Note 1
Subtotal: Enclosed Parking			0	300	
Covered Parking					
Large	12 x 40		1	480	Grove crane and forklift
<i>Subtotal</i>				480	
<i>Circ/Mech/Elect/Structural</i>	0%			0	See Note 1
Subtotal: Covered Parking			1	480	
Exterior Storage					
Steel/Aluminum Bins				200	Secured
Scrape Metal Bins				200	Adjacent to Shop
<i>Subtotal</i>				400	
<i>Circ/Mech/Elect/Structural</i>	0%			0	See Note 1
Subtotal: Exterior Storage				400	
Exterior Parking					
Heavy Ready/Down Line	12 x 30		10	3,600	Easy access to Heavy Bays
Light Ready/Down Line	10 x 20		20	4,000	Easy access to Light Bays
Standard	10 x 20		3	600	Trucks, sedans, vans
<i>Subtotal</i>				8,200	
<i>Circulation</i>	0%			0	See Note 2
Subtotal: Exterior Parking			33	8,200	
Total:TEF Equip Maintenance		29	33	27,510	

*Note 1-Building Circulation included in the Summary *Note 2-Parking Circulation is included in the Summary.

Area Description	Program 2010			Remarks
	Quantity		Area	
	Staff	Space		
Fuel/Wash Area				
Covered Yard Areas				
Fuel Island			1,800	One 6' W island w/ two 12' lanes
Washout Area			1,200	Sand/Oil separator required
Subtotal			3,000	
Circulation			0	See Note 1
Subtotal: Covered Yard Areas			3,000	
Exterior Yard Areas				
Fuel Island			---	See Covered Yard
Fuel Farm			1,800	underground tanks
Washout Area			---	See Covered Yard
Subtotal			1,800	
Circulation			0	See Note 1
Subtotal: Exterior Yard Areas			1,800	
Total: Fuel/Wash Areas	0	####	4,800	

*Note 1-Circulation will be determined at the design charette.

Area Description	Space Standard	Program 2010		Remarks
		Quantity		
		Staff	Space	
Core Spaces				
Break Room/Kitchenette			300	Sink, microwave, refrigerator, vending
Women's Room/Showers/Lockers			210	1 sink, 1 toilet, 1 shower, 6 lockers
Men's Room/Showers/Lockers			530	2 sinks, 2 urinals, 2 toilets, 2 showers, 31 lockers
Custodial Closet			100	
Electrical/Mechanical Room			160	
Telecom/Data Room			240	
Large Conference Room			500	30 people w/ storage cabinets
Training Room			0	
Kitchenette		2	200	Vending, sink, fridge, microwave, storage
Men's Locker Room	132		0	Moved to Shop Spaces
Women's Locker Room	33		0	Moved to Shop Spaces
Men's Room/Showers/Lockers	132		1580	Adj. to Locker Rm
Women's Room/Showers	33		495	Adj. to Locker Rm
Janitor Closet			200	Adj. to Restrooms
Data/Telecom Room			160	
Mechanical/Electrical			221	
Subtotal: Core Areas			4,896	
Circ/Mech/Elec/Struct			0	See Note 1
Total: Core Spaces			4,896	

*Note 1-Building Circulation included in the Summary Note2-Parking circulatin include in the summary.

Area Description	Space Standard	Program 2010		Remarks
		Quantity		
		Staff	Space	
Parking				
Employee/Visitor/Accessible				
Shop Employee Parking	9 x 18	132	21,384	
Carpool Parking	9 x 18	5	810	
Motorcycle Parking	5 x 10	3	150	
Visitor Parking	9 x 18	4	590	
Accessible Parking	13 x 18	4	852	
Bike Parking			200	
State Light Vehicles				
Heavy Vehicles and Equipment				
Subtotal: Parking		147	23,985	
Circulation	0%		0	See Note 2
Total: Parking			23,985	

*Note 1-Building Circulation included in the Summary *Note 2-Parking Circulation is included in the Summary.

4.1 Evaluating Potential Sites

In April 2002 a report, *State of Washington Light Industrial Park Site Comparison Analysis*, was written summarizing the site selection process. The 2002 report identified the potential for collocation with the Department of Natural Resources and the benefits. The recommendation of the report was to perform the third cut and due diligence on the north Thurston County and south Pierce County sites. The Department of Natural Resources ultimately pulled out of the process and has pursued a south Thurston County site.

In 2003, the site selection process continued with the proposed project as a standalone facility. Following the recommendations of the 2002 report, the team focused on sites that were identified in north Thurston County. Local legislators also recommended that the Olympic Region facility stay within Thurston County. The cost/benefit analysis comparing the south Pierce County site with the north Thurston County site did not show significant cost differences. The outcome of the discussion was that the Crest/Hill Betti property be the focus for the due diligence investigation. Due diligence was completed for the property in September 2003. During the appraisal process, the Crest/Hill Betti property was purchased by a pharmaceutical company.

The project team regrouped in October 2003 and began to look at other potential sites in the area that would be operationally functional for the WSDOT Olympic Region Headquarters. The William Jenks property was researched and Olympic Region Real Estate Services negotiated an option agreement to make sure the property was not purchased while due diligence was performed. Due diligence was completed in 2004 and the property was determined to be suitable for development.

4.2 Preferred Site Analysis

With the approval of the 2005 Legislature, WSDOT purchased 38 acres near Hawks Prairie in northeast Thurston County at the intersection of Marvin Road and 32nd Avenue. They include the William Jenks property and the Betti property.

The preferred site meets the qualifications set by department executives and area elected officials:

- Meets region business requirements to move closer to core business operations in Pierce County and on the Olympic Peninsula.
- Accommodates both light industrial and office uses.
- Remains in Thurston County.
- Provides reasonable access to I-5.

- Minimizes the size of the site while meeting the region's operational needs.
- Minimizes impact to the environment.
- Has utilities readily available.
- Building consistent with local land use and comprehensive plans.

Site/Parcel Description

The site is made up of three parcels of land. Two of the three parcels are directly connected (20-acre and 15-acre sites) with the third parcel across 32nd Street to the north of the 15-acre parcel. During early conceptual site evaluations and layout development, the design-build team was advised by the city that new streets had been master-planned through the contiguous parcels and would need to be provided for as part of the development. This process resulted in the creation of the primary site access points and the development of two distinct site uses: Administration Building (15-acre parcel) and Maintenance Shops (20-acre parcel). The proposed development of these parcels and the proposed use of the remaining 3-acre parcel are described below.

1. Fifteen-acre parcel – The site is roughly square in orientation, surrounded by existing residential development to the west and bordered on the other three sides by existing or planned streets. The site slopes approximately 15 feet downhill from southeast to northwest in a generally even slope. It is an existing wooded area that will need to be logged for development. The low point on the site is in the northwest corner at which point a stormwater management pond is proposed for placement. As the site fronts along Marvin Road, it is proposed for use as the Administration Building portion of the project and will accommodate vehicle parking (automobiles, motorcycles and bicycles) as defined by the Zoning Code and/or program requirements of the RFP. This location allows for staff amenities, such as a patio, drop-off zone, bus and smoker's shelter, etc.). The site will be accessed by the newly developed 31st Avenue off of Marvin Road at the south end of the property and the existing 32nd Avenue off of Marvin Road on the north end of Marvin Road.
2. Twenty-acre parcel – This is a rectangular site oriented east to west. It is surrounded by industrial land to the east and existing or future residential land developments to the north, south, and west. The site slopes approximately 30 feet downhill from south to north in a generally even slope. It is currently used as pasture land by the previous landowner. This site is not visible from Marvin Road and lends itself to east/west development of buildings to minimize slope problems for vehicle access. This site is proposed for use as the Maintenance Shop portion of the project. It is large enough to contain the shop's functions, yard storage, service and staff vehicle parking requirements, fuel island and wash bay

building (with fuel tanks), and the radio tower and base building. This site will be accessed by a newly developed 31st Avenue off of Marvin Road at the very north end of the property and future streets along both east and west ends of the property. Once the planned streets are installed on the east and west ends of the site (future development by the city), access to this site will be available from a variety of directions and not entirely dependent on the newly developed 31st Avenue. With the exception of the fuel island and wash bay building, all of the buildings have been provided with perimeter security fencing and access gates.

3. Three-acre site – The site is triangular in orientation, primarily north to south, and surrounded by industrial development to the west and existing streets to the east and south. The site slopes downhill generally south to north approximately 20 feet except for the existence of a seasonal wetland/stormwater management pond in the center. This site is proposed to remain as is with minimal revisions only to include possible enhancement of the wetland area as a public feature, including a walking pathway. Clean stormwater runoff from the Administration Building site may be channeled to this property to create a more permanent water feature.

Physical Site Conditions

Topography

The proposed site has not been topographically surveyed. The existing contours were taken from county topography data. The property's highest point is 242 feet above the southern property line and slopes down to the north. The lowest point of the property is 200 feet below the northern property line. The grade of the property ranges from 3 to 15 percent.

Soils

A baseline geotechnical report for the site was prepared by WSDOT on January 18, 2006. The soils found on-site are mapped as Alderwood gravelly sandy loam. The Alderwood soils in this area have a 6-inch layer of very dark brown sandy loam, with subsoil consisting of a 9-inch thick dark brown gravelly sandy loam. The lower 15-inches are dark brown, very gravelly, sandy loam. A hardpan layer is reported as occurring at a depth of between 20 and 40 inches. Subsurface investigation and laboratory testing has not indicated the presence of any liquefiable soils.

Generally the water table is between 15 and 30 feet below the surface. No artesian pressures were observed in the completed borings.

Based on the preliminary geotechnical report, the site is suitable for the proposed development.

Water

The site is located in the city of Lacey's urban growth boundary and the city's utility service area. Water is currently provided to the project site by a 14-inch main located along Marvin Road, and a 12-inch main located along 32nd Avenue NW.

On-site water will consist of two systems, domestic and fire. The water system extension will consist of a 12 to 14-inch internal loop off the main along 32nd Avenue NW, and an existing 14-inch line extended from Marvin Road. This water main loop will provide domestic water to all buildings on-site. The looped system will also provide hydrants and fire protection coverage for the entire site. The fire sprinkler services to individual buildings will be provided off of the looped system.

Sewer

The site is located in the city of Lacey's urban growth boundary and utility service area. Municipal sanitary sewer is currently not available at the project site ending approximately 200 feet north of the site on Marvin Road.

A sewer-force main will be constructed up to the northeast corner of the site to a lift station. Gravity sanitary sewer will be installed along the frontage of Marvin Road. An additional main will be constructed along 31st Avenue NW in order to serve the project. An on-site gravity sanitary sewer system will be constructed and connected to the new sanitary sewer being built along Marvin Road. All buildings will be served by laterals and will gravity flow to the new mains and lift station. Stub outs for all buildings will be provided.

Storm Drainage

Storm drainage will be designed under the Thurston County Drainage Manual. A stormwater pond system will be installed for the entire facility and stubs will be provided for connection of downspout and footing drain lines. Connection to these stubs will be made in accordance with Thurston County standards. The stormwater system runoff from the site improvements will be routed to on-site stormwater detention facilities to be released at the predeveloped rates.

Grading

Grading will include rough grading over the entire site and the construction on the storm ponds. Fine grading for the site will be completed in order to allow the buildings to be constructed and the area paved. The intent is to provide a balance of cut and fill within the site.

Landscape

The landscape design will create an environment that reflects the state's desires to promote the use of native plant species in a low-impact landscape design. The design goals for the landscape are fourfold:

- To meet or exceed the requirements set forth in Thurston County's Landscape Code.
- To create a cohesive, yet distinctive experience for visitors and employees through a bold and simple design using plant species native to western Washington or well suited to its growing conditions.

- To implement plants and design principles that meet or exceed the current standards for LEED certification.
- To select plants and irrigation systems that require little maintenance to achieve a high level of plant health and long-term performance.

Administrative Building and Surrounds Planting Plan

A key factor at this northeastern portion of the campus is to develop an organized, simple, and inviting appearance to employees and visitors. The design currently shows locations of deciduous canopy trees to provide shade and seasonal interest and coniferous trees located for screening and visual diversity. Trees are positioned primarily along pedestrian and vehicle corridors, throughout parking landscaped areas, and among wet pond planting zones for light screening. Trees will be planted along Marvin Road and around the perimeter boundaries for heavy visual and sound screening. Slight landscape berming will occur along Marvin Road NE to further provide visual and sound relief.

The plantings surrounding the Administrative Building will consist of a mix of ornamental and native tree, shrub, and ground cover species that are drought tolerant. These plantings will accent the building and provide a main focus for the campus. Along the perimeter of the parking areas will be a variety of shrubs, ground covers, and trees specific to each planting requirement type as well as meadow flower and grass mixes. Stormwater ponds will be seeded with freshwater seed mix, surrounded by meadow grass with a buffering of coniferous and deciduous trees, native shrubs, and ground cover species.

Southwest Facilities Planting Areas

The goal at this southwestern portion of the campus is to develop a modest design screening the property from surrounding plots. The design provides a deciduous tree canopy for shade and seasonal interest, and coniferous tree locations for screening and visual significance.

Trees are located along pedestrian and vehicle corridors, throughout parking landscape areas, among wet pond planting for light screening, and on perimeter boundaries for heavy visual screening. Plantings in this portion will consist of native meadow grasses and wildflowers, shrubs, ground cover and trees with low water requirements specific to each planting requirement type. Stormwater ponds will be seeded with freshwater seed mix, surrounded by meadow grass and buffering of deciduous trees and native shrub and ground cover species.

Site Perimeters and Miscellaneous Areas

The required perimeter buffers will be planted with native and drought tolerant species. They will be massed to create a bold boundary edge by layering plant material of various height, textures, and colors. This will establish visual diversity at the property edges and maintain a cohesive appeal.

All utility areas, sewage, and storm water facilities, as well as private outdoor activity areas will be visually screened with shrub and evergreen tree species.

Irrigation

The irrigation system will utilize the LOTT Reclaimed Water Line for permanent and temporary services to the WSDOT project site. The proposed irrigation system will be fully automatic to ensure complete uniform coverage of all lawn, ground cover, shrub and tree plantings, within the planting areas immediately around the Administrative Building. All other planted areas on the project site will employ temporary irrigation to adequately establish the new plantings for one full year. The system will be designed utilizing the most current water efficiency industry components and methods to aid in water conservation and long-term management.

Irrigation system components will include, but not be limited to water meter and pressure regulator (if required), back flow prevention device that conforms to local plumbing codes, gate valves, ball valves, remote control valves, manual drain valves, quick couplers, piping, sleeves, fittings, sprinkler heads, automatic controller and controller enclosure, and wiring. The irrigation system will be regulated by an electronic controller that has a “water budgeting” feature and an external connection to a “Rain Sensor” to shut the system off during periods of rain. The remote control valves will be commercial grade plastic and located below grade in a standard thermoplastic valve box out of foot traffic areas.

The system will provide head-to-head coverage and be zoned to water specific planting types, i.e., lawn vs. ground cover/shrub planting areas. To aid in the preservation of water, low gallonage spray or rotor nozzles or drip irrigation will provide sufficient water to sustain plant life. Quick couplers will be strategically placed near the entry walk to aid in maintenance operations.

Maintenance of the irrigation system will coincide with the maintenance period for the landscape plantings and for a period of one full year.

Site Access and Circulation

31st Avenue NE

One access into the project will be from the proposed 31st Avenue NE roadway. This road will be constructed in accordance with city of Lacey major collector Type II County standards. This roadway type includes 32 feet of pavement consisting of two 11-foot wide lanes and two 5-foot bike lanes. In addition, curb, gutter, 12-foot median or turn pocket, 7-foot separated landscape strip, and 5-foot sidewalk, and street trees are required. Runoff from the street improvements will be routed to an on-site public stormwater detention facility to be released at a predeveloped rate. The stormwater will be released into a wet biofiltration swale for treatment. The department will be responsible for constructing the street before discharging at the lower portion of the site.

32nd Avenue NE

One access into the project will be from the proposed 32nd Avenue NE roadway. This road will be improved in accordance with city of Lacey major collector Type II standards. This roadway type includes 32 feet of pavement consisting of two 11-foot wide lanes and two 5-foot bike lanes. In addition, curb, gutter, 7-foot separated landscape strip, a 6-foot sidewalk, and street trees are required. The department will be responsible for constructing the street improvements. Runoff from the street improvements will be routed to an on-site treatment and detention system.

Marvin Road

One access to the site will be from Marvin Road. This road will be improved with half street improvements in accordance with the City of Lacey street arterial standards. This roadway type includes 27 feet of pavement consisting of two 11-foot wide lanes and two 5-foot bike lanes. In addition, only 6 feet of pocket will be built until such time as the east side of Marvin Road is improved. Curb, gutter, 7-foot separated landscape strip, 8-foot sidewalk, and street trees are required. The department will be responsible for constructing the west half of the street improvements. The center median or turn pocket will not be constructed with this project because it is not possible to construct half of this system. Runoff from the street improvements will be routed to an on-site public treatment and detention system.

5.1 General Project Descriptions

WSDOT is proposing to build a modern Olympic Region Headquarters Facility that would combine region resources assigned to the current headquarters site in Tumwater along with six satellite offices in Thurston County. The complex will include a multistory office building to house approximately 411 regional administrative staff and a shop complex of light industrial buildings, a fueling station and radio tower. The shop complex will house Olympic Region's Equipment Shop, Stores, Parts, Radio, Carpenter Shop, Striping, Signals, Materials Laboratory, Work Zone Safety, and Bridge Maintenance. About 132 people will be located in the light industrial buildings.

5.2 Construction Costs

WSDOT purchased the 38-acre site in August 2005 for \$4.05 million. Certificates of Participation (COP) funded \$3.8 million of the costs. Biennial COP debt payments of approximately \$568,000 began in the 05-07 biennium and are on a 20 year term.

The land acquisition and other expenditures that have been made total \$4.2 million. Remaining project costs primarily design and construction are currently estimated to be \$62.5 million, making the overall project cost \$66.7 million.

Current estimate is based on Bluewater Project Management Services, LLC estimating.

The following chart provides a breakdown of the project costs.

See Appendix 5.A, Consultant Detailed Budget Breakout.

See Appendix 5.B, C-100 Form for C-100 Breakout.

Cost Summary	
Project Phase	Escalated Cost
Project Total	\$62,324,000
Consultant Services	\$3,379,000
Pre-Schematic Design Services	\$27,000
Architecture/Engineering Basic Design Services	\$1,678,000
Architecture/Engineering Extra Services/Reimbursables	\$542,000
Other Services	\$818,000
Design Services Contingency	\$314,000
Construction	\$51,287,000
Maximum Allowable Construction Cost – Administration Building	\$23,612,000
Maximum Allowable Construction Cost – Secondary	\$14,680,000
Contingencies	\$8,836,000
Sales Tax	\$4,159,000
Other	\$7,658,000
Acquisition	Completed
Equipment	\$3,846,000
Equipment Tax	\$338,000
Artwork	\$210,000
Agency Project Administration	\$1,881,000
Other	\$1,383,000

5.3 Life Cycle Cost Analysis

The following chart is a summary of the benefit and life cycle cost analysis for the project and the alternatives that were considered.

Assumptions

1. Locating at the existing site would require reconstruction of current buildings due to deterioration beyond repair. Reconstruction was estimated at \$251 per square foot for the administrative building and \$168 per square foot for the shops buildings (not including soft costs such as tax, architecture, and engineering services).
2. Increased organizational efficiencies such as less travel time to meetings, closer to job site, and worker satisfaction, were not quantified.
3. Increased productivity and efficiency due to additional space were not quantified.
4. Phasing would have to take place to reconstruct on existing site. Extra moves and leasing of facilities would be required. Two year of leasing of 114,450 square feet at \$25 square foot in option 2 and leasing of 44,767 square feet in option 4.

Summary

The present value analysis shows Option one constructing a new facility as being the best option. Option two, three, and four would still leave the region fragmented and administrative functions will still be in lease facilities throughout Thurston County.

Option one is the most feasible and would allow for the consolidation of region functions, relocate closer to centroid of operations in Pierce County, zoning consistent with use and eliminate leasing costs.

5.4 Funding Sources

The proposed funding for the remainder of the project is through the Certificate of Participation (COP) program that is administered by the State Treasurer. COP issues would consist of \$58.5 million for the design and construction costs, and \$4 million for the equipment and furnishings costs. The COP's would be issued for a 20 year term for the design-build budget, a 10 year term for furniture, and a 4 year term for the data equipment. The table below shows actual site acquisition COP principal and interest payments and projected payments for the additional COPS required to finance the project.

Capital Facilities Financial Plan (10 YEAR DETAILED VIEW)

	2005-2007	2007-2009	2009-2011	2011-2013	2013-2015	2013-2015
Uses of Funds						
Spokane St. SMF (Design Phase)	158,000	-	-	-	-	-
Statewide Administration Support	584,000	584,000	584,000	584,000	584,000	584,000
Ephrata AMF (Design Phase)	40,000	-	-	-	-	-
Tri-cities AMF (Property Acquisition)	-	1,600,000	-	-	-	-
Vancouver Light Industrial (Property Acquisition)	-	2,700,000	-	-	-	-
Region Minor Projects	561,000	750,000	750,000	750,000	750,000	750,000
Olympic Region Headquarters (Acquisition COP debt payment see note #1)	568,000	569,000	559,000	568,000	564,000	566,000
Olympic Region Headquarters (Design, and Construction COP debt payment see note #2)	-	-	9,929,000	9,653,000	9,657,000	9,656,000
Olympic Region HQ replacement (Furnishings COP debt payment see note #3)	-	-	291,000	623,000	623,000	623,000
Olympic Region HQ replacement (Data Equip. COP debt payment see not #4)	-	-	435,000	897,000	449,000	-
ProForma Budget Level	2,328,000	6,203,000	1,893,000	1,902,000	1,897,000	1,900,000
Total	1,911,000	6,203,000	12,548,000	13,075,000	12,627,000	12,179,000
Difference	-	-	(10,655,000)	(11,173,000)	(10,730,000)	(10,279,000)

Notes:

Olympic Region HQ Replacement

1. 20 year term, \$3,771,373 Property Acquisition Phase financing, 4.75% All Inclusive Interest Cost, Issuance Date September 2005.
2. 20 year term, \$58,500,000 Design-Build financing 5.50% All Inclusive Interest Cost, Issuance Date June 2009.
3. 10 year term, \$2,400,000 Furnishings financing 5.25% All Inclusive Interest Cost, Issuance Date September 2010.
4. 4 year term, \$1,600,000 Data Equipment financing 5.0% All Inclusive Interest Cost, Issuance Date September 2010.



Bluewater

Project Management Services, LLC

WSDOT
Olympic Region HQ Replacement
Pre-design Cost Estimates
Thanh Nguyen
June 29, 2007
Page 2 of 2

The escalation of 3.00% in the C-100 form is not adequate to cover the escalation to labor and materials over the next 3-4 years. With the current economic market, craft wages have increased an average of 5% per year and will do so in the next 3 years based on the negotiated wages and benefits negotiated this year. Assuming that on an average project, labor is 50% of the costs, the escalation to the project from labor alone is 2.5% per year compounded. Additionally, with the shortage of labor in the marketplace, contractors are paying above scale to keep qualified workers as there is a shortage. This also impacts the project costs and hence increases escalation.

Materials are becoming to be in as short of a supply as labor, with continued increases in steel, concrete, sheetrock, copper and other materials. Additionally, the energy to produce these materials and to transport them has also increased significantly and will not abate in the near future. With the unstable world energy futures, there could be additional increase in the cost of energy which will be passed on to the project.

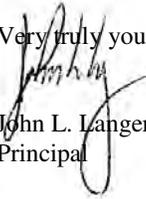
Construction equipment rentals are also impacted due to the explosion of work in the area. A recent article in the Puget Sound Business Journal alluded to contractor's having to lease tower cranes several months prior to required site installation to ensure that the unit will be available.

My recommendation and what I have been using as escalation for the next 3 years on projects I estimate for clients is 6.50% per annum and calculated from the date of the estimate to the mid-point of the proposed construction period.

Finally on a typical "design-build" method of delivery in the commercial market, the design fees are between 8 and 10% of the total cost of construction. These fees exclude commissioning and startup as they are typically sourced by the Owner. For a project of this size, the design fees would be between \$3.7 and \$4.2 million dollars. These costs have not been captured in the C-100 form as the format is not conducive to this type of project delivery.

Please feel free to contact me if you have any questions or require clarification on any points in this letter or the cost estimates.

Very truly yours,



John L. Langer
Principal



Bluewater

Project Management Services, LLC

Project: WSDOT Olympic Region HQ Replacement
Location: Site-Related Construction
Bldg SF: 1
Estimate: BW#8356
Est. Type: Pre-design

DIVISION	DESCRIPTION	TOTAL	\$/SF
A10	Foundations	\$ -	-
A20	Basement Construction	\$ -	-
B10	Superstructure	\$ -	-
B20	Exterior Closure	\$ -	-
B30	Roofing	\$ -	-
C10	Interior Construction	\$ -	-
C20	Stairs	\$ -	-
C30	Interior Finishes	\$ -	-
D10	Conveying Systems	\$ -	-
D20	Plumbing	\$ -	-
D30	HVAC	\$ -	-
D40	Fire Protection	\$ -	-
D50	Electrical Systems	\$ -	-
E10	Equipment	\$ -	-
E20	Furnishings	\$ -	-
F10	Special Construction	\$ -	-
F20	Selective Demolition	\$ -	-
G10	Site Preparation	\$ 715,383	715,383
G20	Site Improvements	\$ 2,261,855	2,261,855
G30	Site Civil / Mechanical Improvements	\$ 749,973	749,973
G40	Site Electrical Utilities	\$ 430,300	430,300
G90	Other Site Construction	\$ 144,750	144,750
Z10	General Requirements	\$ 350,000	350,000
ESTIMATE SUBTOTAL		\$ 4,652,261	4,652,261
	General Contractor's OH&P @	10.00%	\$ 465,226
	Subtotal	\$ 5,117,487	
	Design Contingency @	15.00%	\$ 767,623
	Subtotal	\$ 5,885,110	
	Escalation From Date of Estimate to Mid-point Construction ~January 2009 (6.5% per Yr)	9.75%	\$ 573,798
TOTAL		\$ 6,458,908	6,458,908



Bluewater

Project Management Services, LLC

Project: WSDOT Olympic Region HQ Replacement
Location: Site-Related Construction
Bldg SF: 0
Estimate: BW#8356
Est. Type: Pre-design

Item	Description	Quantity	Unit	Unit Cost	Total	\$/SF
01500	Temporary Fencing for 16 months	4,500	LF	4	16,875	
02050	Site Demolition	1	ALW	15,000	15,000	
02050	Pavement Demolition N side Marvin Rd.	9,300	SF	3	23,250	
02071	Temporary Erosion Control					
	Silt Fencing	1,250	LF	7	8,125	
	CB / MH Protection	1	LS	2,000	2,000	
02071	Construction Entrances w/wheel wash	3	EA	3,500	10,500	
02071	Temporary drainage swales					
	w/permanent storm water detention	1	LS	30,000	30,000	
02110	Clearing and Grubbing	28	AC	3,750	105,000	
02300	Mass excavation and onsite stockpile of unsuitable material	34,500	TCY	4	138,000	
	Note:					
	Excavation qty taken from previous E&AS estimate.					
02300	Import and Compaction	10,000	CY	23	230,000	
02300	Rough grading of site	1,219,680	SF	0	121,968	
02300	Fine Grading other than Bldg pads / Roadways	293,300	SF	0	14,665	
G10	Site Preparation			Division Total:	\$715,383	0
G20	Site Improvements					
	Marvin Road					
02300	Roadway Excavation incl Haul	1,018	TCY	8	7,635	
02510	4" Class "B" ACP o/9" CSBC (South Marvin Road	2,830	SY	14	38,205	
02510	4" Class "B" ACP o/Exist Subgrade (North Marvin Road)	1,035	SY	11	10,868	
02510	Pavement Patching	1	ALW	7,500	7,500	
02515	Concrete Sidewalks (4" PCC o/4" CSBC)	5,000	SF	6	30,000	
02525	Integral concrete curb and gutter (machine placed)	1,520	LF	8	12,160	
02550	Round-a-bout @ 31st Ave NE	1	ALW	350,000	350,000	
	30th and 32nd Ave NE					
02300	Roadway Excavation incl Haul	3,080	TCY	8	23,100	
02510	4" Class "B" ACP o/9" CSBC (30th and 32nd Ave NE)	8,560	SY	14	115,560	
02515	Concrete Sidewalks (4" PCC o/4" CSBC)	6,840	SF	6	41,040	
02525	Integral concrete curb and gutter (machine placed)	4,900	LF	8	39,200	



Bluewater

Project Management Services, LLC

Project: WSDOT Olympic Region HQ Replacement
Location: Site-Related Construction
Bldg SF: 0
Estimate: BW#8356
Est. Type: Pre-design

Item	Description	Quantity	Unit	Unit Cost	Total	\$/SF
WSDOT Site						
02300	Roadway Excavation incl Haul	24,000	TCY	8	180,000	
02300	9" Gravel pads at storage and equipment parking	12,500	SY	7	81,250	
02510	4" Class "B" ACP o/9" CSBC (Admin Parking)	18,415	SY	14	248,603	
02510	6" Class "B" ACP o/9" CSBC (Equipment Yard and Access)	35,765	SY	19	679,535	
02515	Concrete Sidewalks (4" PCC o/4" CSBC)	17,045	SF	6	102,270	
02525	Integral concrete curb and gutter (machine placed)	8,100	LF	8	64,800	
02525	Parking Lot Islands	1	ALW	10,000	10,000	
02580	Wheel Stops	462	EA	65	30,030	
02580	Traffic / Exterior Signage	1	LS	15,000	15,000	
02580	Pavement Marking	1	LS	7,500	7,500	
02830	6' Chainlink Fence @ Communication Tower and detention pond (galv steel)	975	LF	21	20,475	
02830	8' Chainlink Fence w/3strand barbed wire (galv steel)	3,630	LF	38	136,125	
02830	Mangate	2	EA	500	1,000	
02830	Motorized Gates (assumed 24 ft Slide Gates)	1	EA	6,500	6,500	
02830	Double Swing Gate (assumed 24')	1	EA	3,500	3,500	
G20	Site Improvements		Division Total:		\$2,261,855	0
G30 Site Civil / Mechanical Utilities						
Water Distribution						
02660	Firewater Loop 10" DI MJ incl trenching and backfill (admin and parking area)	2,100	LF	65	136,500	
02660	Firewater Loop 8" DI MJ incl trenching and backfill (shops and storage)	3,110	LF	53	163,275	
02660	6" Firewater to Admin incl trenching and backfill	125	LF	35	4,375	
02660	4" Firewater to Equipment & Shops incl trenching and backfill	100	LF	38	3,750	
02660	Fire Hydrant Assy	10	EA	2,000	20,000	
02660	Post Indicator Valve (PIV)	3	EA	1,100	3,300	
02660	6" Double Detector Check Valve in vault (admin)	1	EA	8,000	8,000	

Site-Related Construction.xls

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Bluewater

Project Management Services, LLC

Project: WSDOT Olympic Region HQ Replacement
Location: Site-Related Construction
Bldg SF: 0
Estimate: BW#8356
Est. Type: Pre-design

Item	Description	Quantity	Unit	Unit Cost	Total	\$/SF
02660	4" Double Detector Check Valve in vault (shops)	1	EA	6,000	6,000	
02660	3" Domestic Water to Admin incl trenching and backfill	150	LF	17	2,513	
02660	3" Domestic Water to Shops incl trenching and backfill	100	LF	17	1,675	
02660	10" Hot Taps to Existing Waterline	2	EA	5,000	10,000	
02660	Domestic Water Meter (by Purveyor)	1	EA			
02660	Irrigation Deduct Meter	1	EA	1,500	1,500	
02660	2" Irrigation Double Detector Check Valve in vault	1	EA	2,500	2,500	
	Natural Gas Distribution					
02680	3" Natural Gas incl trenching and backfill	1,725	LF	20	34,500	
02680	2" Natural Gas incl trenching and backfill	1,550	LF	17	25,575	
	Storm Sewer System					
02720	Ave 12" PVC or ADS N-21 Storm Sewer piping incl trenching and backfill	5,100	LF	25	127,500	
02720	Catch Basin Type 1 w/frame and cover	20	EA	1,250	25,000	
02720	Area Drain in Landscape Area	6	EA	750	4,500	
02720	Manhole 48" Diam <=8' w/frame and cover	9	EA	2,750	24,750	
02720	Connections to Rainwater / Footing Drains	1	LS	7,500	7,500	
02720	Detention Pnd overflow structure	1	EA	5,000	5,000	
02720	Oily Water Separator	2	EA	15,000	30,000	
02720	Saddle Manholes at existing storm sewer along Marvin Road	2	EA	4,500	9,000	
	Sanitary Sewer System					
02730	8" PVC 3034 Sanitary Sewer piping incl trenching and backfill	1,695	LF	20	33,900	
02730	6" PVC 3034 Sanitary Sewer piping incl trenching and backfill	1,360	LF	16	21,760	
02730	4" PVC 3034 Sanitary Sewer piping incl trenching and backfill	350	LF	15	5,250	
02730	Manhole 48" Diam <=8' w/frame and cover	8	EA	2,750	22,000	
02730	Saddle Manholes at existing sanitary sewer along Marvin Road	2	EA	4,500	9,000	
02730	Cleanout	3	EA	450	1,350	
G30	Site Civil / Mechanical Utilities		Division Total:		\$749,973	0

Site-Related Construction.xls

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Bluewater

Project Management Services, LLC

Project: WSDOT Olympic Region HQ Replacement
Location: Site-Related Construction
Bldg SF: 0
Estimate: BW#8356
Est. Type: Pre-design

Item	Description	Quantity	Unit	Unit Cost	Total	\$/SF
G40 Site Electrical Utilities						
02780	15kVA feeder from PSE pole to main station transformer	1	ALW	15,000	15,000	
02780	1200A 5kVA/480/277VAC Transformer	1	EA	22,500	22,500	
02780	Transformer pad and vault	1	EA	10,000	10,000	
02780	Concrete Encased Secondary Feeders to Admin Bldg	200	LF	150	30,000	
02780	Concrete Encased Secondary Feeders to Shops	1,500	LF	100	150,000	
02780	Site Lighting incl conduit and wire direct burial + trenching and backfill (assumed dual luminaries on metal pole with concrete pedestal)	48	EA	3,350	160,800	
02780	Site Lighting incl conduit and wire direct burial + trenching and backfill (assumed bollard lighting along admin walkways)	20	EA	1,750	35,000	
02780	Telephone and data conduit and pull tape only (assume 4-4" conduits in ductbank with power)	200	LF	35	7,000	
G40	Site Electrical Utilities	Division Total:			\$430,300	0
G90 Other Site Construction						
02810	Irrigation System (assumed parking and admin bldg areas only)	15,000	SF	2	24,750	
02910	Landscaping (assumed at parking, Marvin Road, and admin bldg only)	15,000	SF	8	112,500	
13000	Bus Stop Enclosure	1	EA	7,500	7,500	
G90	Other Site Construction	Division Total:			\$144,750	0
Z10 General Requirements						
01500	General Site Requirements	10	MO	35,000	350,000	
Z10	General Requirements	Division Total:			\$350,000	0

Site-Related Construction.xls

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Bluewater

Project Management Services, LLC

Project: WSDOT Olympic Region HQ Replacement
Location: Site-Related Construction
Bldg SF: 1
Estimate: BW#8356
Est. Type: Pre-design

Notes:

Quantities developed for this estimate were taken from the overall site plan prepared by Apex Engineering and dated 9/12/2006, and provided by WSDOT.

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

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



Project: WSDOT Olympic Region HQ Replacement
Location: Administration Building
Bldg SF: 94115
Estimate: BW#8356
Est. Type: Pre-design

DIVISION	DESCRIPTION	TOTAL	\$/SF
A10	Foundations	\$ 801,895	8.52
A20	Basement Construction	\$ -	-
B10	Superstructure	\$ 3,033,938	32.24
B20	Exterior Closure	\$ 1,431,183	15.21
B30	Roofing	\$ 312,750	3.32
C10	Interior Construction	\$ 903,444	9.60
C20	Stairs	\$ 60,000	0.64
C30	Interior Finishes	\$ 1,552,663	16.50
D10	Conveying Systems	\$ 225,000	2.39
D20	Plumbing	\$ 302,605	3.22
D30	HVAC	\$ 1,529,093	16.25
D40	Fire Protection	\$ 318,498	3.38
D50	Electrical Systems	\$ 2,791,205	29.66
E10	Equipment	\$ 16,450	0.17
E20	Furnishings	\$ 229,363	2.44
F10	Special Construction	\$ 15,800	0.17
F20	Selective Demolition	\$ -	-
G10	Site Preparation	\$ -	-
G20	Site Improvements	\$ -	-
G30	Site Civil / Mechanical Improvements	\$ -	-
G40	Site Electrical Utilities	\$ -	-
G90	Other Site Construction	\$ -	-
Z10	General Requirements	\$ 900,000	9.56
ESTIMATE SUBTOTAL		\$ 14,423,886	153.26
	General Contractor's OH&P @	10.00% \$ 1,442,389	
	Subtotal	\$ 15,866,274	
	Estimating Contingency @	15.00% \$ 2,379,941	
	Subtotal	\$ 18,246,216	
	Escalation From Date of Estimate to Mid-point Construction ~January 2009 (6.5% per Yr)	9.75% \$ 1,779,006	
TOTAL		\$ 20,025,222	212.77



Bluewater

Project Management Services, I.L.C

Project: WSDOT Olympic Region HQ Replacement
Location: Administration Building
Bldg SF: 94115
Estimate: BW#8356
Est. Type: Pre-design

Item	Description	Quantity	Unit	Unit Cost	Total	\$/SF
A10 Foundations						
02300	Structural Excavation Incl Haul	790	TCY	13	9,875	
02300	Backfill incl Compaction	525	CY	23	12,075	
02300	Rough Grading	42,275	SF	0	4,228	
02300	Gravel under SOG	42,275	SF	1	27,479	
03300	Exterior Wall Continuous Footings	985	LF	125	123,125	
03300	Spread Footings (columns @ +/-30' c/c)	45	EA	1,100	49,500	
03300	Grade Beam	450	CY	475	213,750	
02810	Footing Drains Complete	1,135	LF	8	8,513	
03300	6" SOG o/Vapor Barrier (assumed 29,005 first floor plate)	33,775	SF	7	244,869	
03300	4" SOG o/4" CSBC Architectural Site Concrete (patterned and scored)	8,500	SF	10	80,750	
03300	Loading Dock Retaining Walls and Ramp	1	ALW	15,000	15,000	
03300	Misc Concrete Pads	1	ALW	3,500	3,500	
07150	Fluid Applied Waterproofing	2,462	SF	4	9,233	
A10	Foundations		Division Total:		\$801,895	8.52
B10 Superstructure						
05120	Structural Steel Framing @ 12# SF incl Braced Frame (assumed 94,115 SF)	565	TNS	4,250	2,401,250	
05310	51-/2" Slab on Metal Deck (2nd / 3rd floor)	60,340	SF	5	301,700	
05310	31-/2" Slab on Metal Deck (roof)	33,775	SF	4	126,656	
05310	2" Metal Decking at Canopies	1,172	SF	3	3,457	
05400	6" load bearing metal stud wall (assume 30% of exterior wall)	8,057	SF	5	42,299	
05500	Misc Fabrications	94,115	SF	1	94,115	
05560	Metal Canopy	1,172	SF	55	64,460	
B10	Superstructure		Division Total:		\$3,033,938	32.24
B20 Exterior Closure						
04810	Brick Veneer o/sheathing (4' wainscot)	4,276	SF	19	81,244	
07310	Insulated Metal Wall Panel	3,781	SF	9	33,084	
07620	Flashing and Sheetmetal	26,857	SF	1	13,429	
07900	Sealants	1	LS	10,000	10,000	
08110	6 ⁰ x7 ⁰ HM Door w/HM Frame & Hdwre	1	EA	1,350	1,350	
08110	3 ⁰ x7 ⁰ HM Door w/HM Frame & Hdwre	4	EA	950	3,800	
08310	12' x12' Overhead Coiling Door (Motorized)	1	EA	7,500	7,500	
08410	Aluminum Storefront	765	SF	85	65,025	
08920	Glazed Curtain Wall System	18,035	SF	65	1,172,275	

3 Admin Bldg.xls

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Bluewater

Project Management Services, LLC

Project: WSDOT Olympic Region HQ Replacement
Location: Administration Building
Bldg SF: 94115
Estimate: BW#8356
Est. Type: Pre-design

Item	Description	Quantity	Unit	Unit Cost	Total	\$/SF
09250	Gypsum Sheathing on Parapet (assumed a 42" parapet)	2,422	SF	4	8,477	
09900	Exterior Painting	1	LS	35,000	35,000	
B20	Exterior Closure			Division Total:	\$1,431,183	15.21
B30	Roofing					
07535	Single Ply Membrane Roof incl 4" rigid insulation	29,005	SF	10	275,548	
07600	Flashing and sheetmetal	29,005	SF	1	14,503	
07800	Metal Framed Skylights (4'x4')	384	SF	50	19,200	
07900	Sealants	1	LS	3,500	3,500	
B30	Roofing			Division Total:	\$312,750	3.32
C10	Interior Closure					
07120	Building Insulation at interior of exterior walls R-21	8,057	SF	1	7,654	
07210	Acoustical Insulation @ Restrooms & Conference Rooms	1,500	SF	2	2,625	
07920	Sealants	1	LS	15,000	15,000	
08110	3 ⁰ x7 ⁰ HM Door w/HM Frame & 1/2 Lite & Hdwre	8	EA	1,050	8,400	
08110	3 ⁰ x7 ⁰ HM Door w/HM Frame & Hdwre	20	EA	950	19,000	
08110	6 ⁰ x7 ⁰ HM Door w/HM Frame & Hdwre & Full lites	3	EA	1,350	4,050	
08200	3 ⁰ x7 ⁰ Pre-finished Wood Door w/HM Frame & Side Lite & Hdwre	70	EA	1,750	122,500	
08200	3 ⁰ x7 ⁰ Wood Door w/HM Frame & Hdwre	14	EA	975	13,650	
08200	3 ⁰ x7 ⁰ Pre-finished Wood Door w/HM Frame & 1/2 Lite & Hdwre	6	EA	1,150	6,900	
09250	Non-bearing Metal Wall Framing (9'1/2' high)	39,890	SF	4	149,588	
09250	Non-bearing Metal Wall Framing (full height)	13,135	SF	5	65,675	
09250	5/8" Type X GWB (full height at exterior walls)	13,135	SF	5	59,108	
09250	5/8" Type X GWB Walls (91/2' high)	65,883	SF	4	263,532	
09250	5/8" Type X GWB Ceiling (communications / data, restrooms & janitors closets)	9,500	SF	5	45,125	
09250	Plumbing Chase	4,860	SF	6	30,375	
09250	Rated Shaft Walls	12,450	SF	7	90,263	

3 Admin Bldg.xls

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Bluewater

Project Management Services, LLC

Project: WSDOT Olympic Region HQ Replacement
Location: Administration Building
Bldg SF: 94115
Estimate: BW#8356
Est. Type: Pre-design

Item	Description	Quantity	Unit	Unit Cost	Total	\$/SF
C10	Interior Closure			Division Total:	\$903,444	9.60
C20	Stairs					
05590	Pre-engineered Stairs	12	FLT	5,000	60,000	
C20	Stairs			Division Total:	\$60,000	0.64
C30	Interior finishes					
06200	Millwork	94,115	SF	1	117,644	
06240	Reception Desk	1	EA	7,500	7,500	
06240	Cabinetry in Lunchroom / Coffee Bars	90	LF	300	27,000	
06240	Cabinetry in Copy Rooms / Printing	128	LF	225	28,800	
06240	Restroom Vanity Counter	84	LF	175	14,700	
06240	Counter in Computer Setup / Loading Dock	95	LF	200	19,000	
09310	Ceramic Tile restroom 5' wainscot	4,060	SF	17	69,020	
09310	Ceramic Tile restroom floor	4,150	SF	13	53,950	
09330	Quarry Tile Flooring	5,200	SF	25	130,000	
09510	Acoustical Ceiling Tile	83,870	SF	3	251,610	
09680	Carpeting (office / common areas only)	8,713	SY	54	470,502	
09900	Structural Painting (exposed structure)	1	ALW	15,000	15,000	
09900	Interior Painting	94,115	SF	2	155,290	
09950	Prefinished Wood Paneling in Lobby	2,000	SF	45	90,000	
09980	Concrete Floor Sealer	2,190	SF	1	1,643	
09980	Epoxy Floor Sealer in loading dock / recycle	2,015	SF	7	14,105	
10160	Toilet Compartments	31	EA	750	23,250	
10160	Urinal Screens	4	EA	250	1,000	
10400	Interior Signage	1	LS	7,500	7,500	
10500	Lockers and Benches	1	LS	10,000	10,000	
10700	Telephone Enclosures in Lobby	1	ALW	3,500	3,500	
10800	Toilet Accessories	1	LS	17,500	17,500	
12690	Walkoff Mats	690	SF	35	24,150	
C30	Interior Finishes			Division Total:	\$1,552,663	16.50
D10	Conveying Systems					



Bluewater

Project Management Services, LLC

Project: WSDOT Olympic Region HQ Replacement
Location: Administration Building
Bldg SF: 94115
Estimate: BW#8356
Est. Type: Pre-design

Item	Description	Quantity	Unit	Unit Cost	Total	\$/SF
14240	Holeless Hydraulic Passenger Elevator (3 stop 2500 LB capacity)	2	EA	60,000	120,000	
14245	Holeless Hydraulic Freight Elevator (3 stop 4000 LB Capacity)	1	EA	105,000	105,000	
D10	Conveying Systems			Division Total:	\$225,000	2.39
D20	Plumbing					
15120	Natural Gas Piping <=3"	350	LF	32	11,200	
15400	DWV piping to bldg line	1,750	LF	25	43,750	
15400	Domestic HW & CW <=3" CU w/insul	2,750	LF	38	103,125	
15410	Plumbing Fixtures (assumed 420 person occupancy)					
	WC	20	EA	1,250	25,000	
	WC ADA	10	EA	1,275	12,750	
	UR ADA	6	EA	975	5,850	
	Drinking Fountain ADA	4	EA	1,250	5,000	
	Lavatory	28	EA	650	18,200	
	Service Sink	3	EA	1,200	3,600	
	Kitchen Sink w/Disposer	1	EA	950	950	
	Sink in Coffee Bar	3	EA	650	1,950	
	Shower	6	EA	2,000	12,000	
	Floor Drains	16	EA	450	7,200	
	Dishwasher	1	EA	1,000	1,000	
	Hose Bibbs	6	EA	145	870	
	Freezeproof Hose Bibbs	4	EA	165	660	
15440	Roof Drains (RD) / Overflow Drains (OFD) (assumed 3,000SF per RD / OFD)	20	EA	650	13,000	
15440	Rainwater Leaders <=4"	400	LF	35	14,000	
15540	Circulating Pump Package for Domestic Hot Water	1	EA	5,000	5,000	
15550	Gas Fired Boiler for Heating/Domestic Water	1	EA	17,500	17,500	
D20	Plumbing			Division Total:	\$302,605	3.22
D30	HVAC					
15750	Split system AC Data Center	3	EA	12,500	37,500	
15850	HVAC Equipment (Packaged RTU assumed 80 tons per unit)	3	EA	150,000	450,000	
15850	Exhaust Fans					

3 Admin Bldg.xls

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Bluewater

Project Management Services, LLC

Project: WSDOT Olympic Region HQ Replacement
Location: Administration Building
Bldg SF: 94115
Estimate: BW#8356
Est. Type: Pre-design

Item	Description	Quantity	Unit	Unit Cost	Total	\$/SF
	Restroom Exhaust	4	EA	2,500	10,000	
	Elevator Pressurization Fans	2	EA	5,000	10,000	
	General Exhaust	3	EA	12,500	37,500	
15860	Ductwork and GRDs	94,115	SF	4	399,989	
15990	HVAC Controls	94,115	SF	5	494,104	
15995	HVAC Commissioning	720	HR	125	90,000	
D30	HVAC		Division Total:		\$1,529,093	16.25
D40	Fire Protection					
15300	Wet Pipe Fire Sprinklers	94,115	SF	3	282,345	
15330	Dry Pipe Fire Sprinklers @ Canopies	1,172	SF	5	6,153	
15335	FM 200 Supression Ssystem In MDF / IDF Rooms	3	EA	10,000	30,000	
D40	Fie Protection		Division Total:		\$318,498	3.38
D50	Electrical Systems					
16100	Basic Electrical					
	Power wiring including devices	94,115	SF	4	399,989	
	Power home runs	96	EA	450	43,200	
	Lighting Home Runs incl Switching	64	EA	475	30,400	
16200	MSB 1000A 480 3ph 4 wire	1	EA	25,000	25,000	
16200	Panelboards	24	EA	3,000	72,000	
16200	Motor Control Center (MCC)	3	EA	12,500	37,500	
16250	Emergency Generator w/ATS 125kW	1	EA	42,000	42,000	
16500	General lighting incl conduit / wire	94,115	SF	7	635,276	
16721	Fire Alarm System	94,115	SF	2	164,701	
16740	Security / Access Control incl CCTV	94,115	SF	6	517,633	
16750	Data / Communications incl racks and head end equipment	94,115	SF	6	564,690	
16770	A/V Systems	94,115	SF	3	258,816	
D50	Electrical Systems		Division Total:		\$2,791,205	29.66
E10	Equipment					
11500	Refrigerator w/Ice Maker (Lunch Room)	1	EA	2,350	2,350	
11500	Microwave Oven (Lunch room and Coffee Bars	4	EA	650	2,600	
11500	Dishwasher (Lunch Room)	1	EA	1,500	1,500	
11500	Coffee Machine	4	EA	2,500	10,000	



Bluewater

Project Management Services, LLC

Project: WSDOT Olympic Region HQ Replacement
Location: Administration Building
Bldg SF: 94115
Estimate: BW#8356
Est. Type: Pre-design

Item	Description	Quantity	Unit	Unit Cost	Total	\$/SF
E10	Equipment			Division Total:	\$16,450	0.17
E20	Furnishings					
10100	Chalkboards / Markerboards	1	ALW	20,000	20,000	
10125	Motorized Projection Screens	4	EA	2,500	10,000	
10125	Overhead Projector	4	EA	5,000	20,000	
10520	Fire Extinguisher Cabinets	24	EA	275	6,600	
10650	Operable Partition in Boardroom	1	EA	12,500	12,500	
10670	Steel Shelving	1	LS	25,000	25,000	
12510	Blinds	18,035	SF	8	135,263	
E20	Furnishings			Division Total:	\$229,363	2.44
F10	Special Construction					
02835	Bike Racks	8	EA	650	5,200	
02840	Benches	4	EA	1,500	6,000	
02847	Trash Receptacles	4	EA	1,150	4,600	
F10	Special Construction			Division Total:	\$15,800	0.17
Z10	General Requirements					
01500	Site General Conditions	18	MO	50,000	900,000	
Z10	General Requirements			Division Total:	\$900,000	9.56



Bluewater

Project Management Services, LLC

Project: WSDOT Olympic Region HQ Replacement
Location: Administration Building
Bldg SF: 94115
Estimate: BW#8356
Est. Type: Pre-design

Notes:

Building size assumed to be +/-94,000GSF on 3 floors on SOG with std foundations.
Administration Building takeoff quantities based on Helix Design Group drawings dated 12/28/06 and provided by WSDOT, and extrapolated.
Building height assumed to be 48.5' (15' floor to floor w/3.5' parapet).
Metal wall paneling a mix of horizontal and vertical insulated panel.
Exterior of Building to have brick veneer wainscot to 4' above FF.
Exterior Glazing to be Aluminum Curtain Wall system with spandrel glass.
Communications, Data , A/V, and Security systems included in this estimate.



Project: WSDOT Olympic Region HQ Replacement
Location: Secondary Building Summary
Bldg SF: 85566
Estimate: BW#8356
Est. Type: Pre-design

DIVISION DESCRIPTION	Covered-Storage			Fueling-Communications			Large Vehicle Storage			Medium Vehicle Storage			Small Vehicle Storage			Shops Bldg			Equipment Bldg			Wash Bay & Paint Cleanout			TOTAL	\$/SF
	Storage	Communications	Fueling	Vehicle Storage	Vehicle Storage	Vehicle Storage	Vehicle Storage	Vehicle Storage	Vehicle Storage	Vehicle Storage	Vehicle Storage	Vehicle Storage	Vehicle Storage	Vehicle Storage	Vehicle Storage	Vehicle Storage	Vehicle Storage	Vehicle Storage	Vehicle Storage	Vehicle Storage	Vehicle Storage	Vehicle Storage	Vehicle Storage	Vehicle Storage		
A10 Foundations	\$ 101,088	\$ 21,820	\$ -	\$ 50,421	\$ 24,017	\$ 21,067	\$ 443,271	\$ 447,150	\$ 33,910	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13.36
A20 Basement Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
B10 Superstructure	\$ -	\$ -	\$ -	\$ 81,000	\$ 22,500	\$ 22,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1.85
B20 Exterior Closure	\$ 28,830	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 140,470	\$ 257,200	\$ 10,230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5.10
B30 Roofing	\$ -	\$ -	\$ -	\$ 31,150	\$ 13,350	\$ 11,420	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.79
C10 Interior Construction	\$ 18,420	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 529,141	\$ 369,418	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10.72
C20 Stairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
C30 Interior Finishes	\$ 30,082	\$ 5,000	\$ -	\$ 10,080	\$ 4,200	\$ 3,430	\$ 460,664	\$ 375,261	\$ 30,055	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10.74
D10 Conveying Systems	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
D20 Plumbing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 189,700	\$ 138,745	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4.01
D30 HVAC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 366,250	\$ 238,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7.06
D40 Fire Protection	\$ 28,980	\$ -	\$ -	\$ 30,240	\$ 12,600	\$ 10,290	\$ 103,426	\$ 108,680	\$ 10,080	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3.56
D50 Electrical Systems	\$ 55,942	\$ 16,700	\$ -	\$ 30,331	\$ 14,640	\$ 14,640	\$ 732,460	\$ 808,751	\$ 14,822	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	19.73
E10 Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 102,000	\$ 443,750	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6.39
E20 Furnishings	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 126,950	\$ 62,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2.50
F10 Special Construction	\$ 231,840	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 1,638,300	\$ 1,672,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	47.24
F20 Selective Demolition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
G10 Site Preparation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
G20 Site Improvements	\$ 6,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.07
G30 Site Civil / Mechanical Improvements	\$ 22,803	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.27
G40 Site Electrical Utilities	\$ 18,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.22
G90 Other Site Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Z10 General Requirements	\$ 37,500	\$ 5,000	\$ -	\$ 3,500	\$ 3,500	\$ 3,500	\$ 112,500	\$ 192,500	\$ 6,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4.26
ESTIMATE SUBTOTAL	\$ 605,484	\$ 548,520	\$ 5,000	\$ 236,722	\$ 94,807	\$ 86,847	\$ 4,945,133	\$ 5,113,454	\$ 165,651	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	137.87
General Contractor's OH&P @ 10.00%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,179,662
Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,976,280
Estimating Contingency @ 15.00%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,946,442
Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,922,722
Escalation @ 9.50%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,417,659
TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,340,380



Project: WSDOT Olympic Region HQ Replacement
Location: Covered / Enclosed Unheated Storage Building
Bldg SF: 5520
Estimate: BW#8356
Est. Type: Pre-design

DIVISION	DESCRIPTION	TOTAL	\$/SF
A10	Foundations	\$ 101,088	18.31
A20	Basement Construction	\$ -	-
B10	Superstructure	\$ -	-
B20	Exterior Closure	\$ 28,830	5.22
B30	Roofing	\$ -	-
C10	Interior Construction	\$ 18,420	3.34
C20	Stairs	\$ -	-
C30	Interior Finishes	\$ 30,082	5.45
D10	Conveying Systems	\$ -	-
D20	Plumbing	\$ -	-
D30	HVAC	\$ -	-
D40	Fire Protection	\$ 28,980	5.25
D50	Electrical Systems	\$ 55,942	10.13
E10	Equipment	\$ -	-
E20	Furnishings	\$ 25,000	4.53
F10	Special Construction	\$ 231,840	42.00
F20	Selective Demolition	\$ -	-
G10	Site Preparation	\$ -	-
G20	Site Improvements	\$ 6,100	1.11
G30	Site Civil / Mechanical Improvements	\$ 22,803	4.13
G40	Site Electrical Utilities	\$ 18,900	3.42
G90	Other Site Construction	\$ -	-
Z10	General Requirements	\$ 37,500	6.79
ESTIMATE SUBTOTAL		\$ 605,484	109.69
	General Contractor's OH&P @	10.00% \$ 60,548	
	Subtotal	\$ 666,032	
	Estimating Contingency @	15.00% \$ 99,905	
	Subtotal	\$ 765,937	
	Escalation From Date of Estimate to Mid-point Construction ~January 2009 (6.5% per Yr)	9.75% \$ 74,679	
TOTAL		\$ 840,616	152.29

Estimating Contingency @



Bluewater

Project Management Services, I.L.C

Project: WSDOT Olympic Region HQ Replacement
Location: Covered / Enclosed Unheated Storage Building
Bldg SF: 5520
Estimate: BW#8356
Est. Type: Pre-design

Item	Description	Quantity	Unit	Unit Cost	Total	\$/SF
A10 Foundations						
02300	Structural Excavation Incl Haul	140	TCY	13	1,750	
02300	Backfill incl Compaction	105	CY	23	2,415	
02300	Rough Grading	9,400	SF	0	940	
02300	Gravel under SOG	9,400	SF	1	6,110	
03300	Foundations (Strip Ftg)	328	LF	75	24,600	
03300	Spread Footings	12	EA	375	4,500	
02810	Footing Drains Complete	375	LF	8	2,813	
03300	6" SOG o/Vapor Barrier	5,520	SF	7	35,880	
03300	6" SOG x 20' Pad in Front of Bldg	3,680	SF	6	22,080	
A10	Foundations			Division Total:	\$101,088	18.31
B20 Exterior Closure						
02810	Chain Link Fencing 8' High w/Gates @ NW Exterior	552	SF	9	4,830	
08110	6 ⁰ x7 ⁰ HM Door w/HM Frame & Hdwre	1	EA	1,350	1,350	
08110	3 ⁰ x7 ⁰ HM Door w/HM Frame & Vision Panel & Hdwre	3	EA	1,050	3,150	
08310	Overhead Sectional Doors 12' x 14'H (Mtr Opr)	3	EA	6,500	19,500	
B20	Exterior Closure			Division Total:	\$28,830	5.22
C10 Interior Closure						
02810	Chain Link Fencing 8' High	1,440	SF	9	12,600	
06100	3/4" Plywood Walls (1-side) between work zone safety and signals	640	SF	3	2,080	
07920	Sealants	1	LS	1,500	1,500	
09250	Non-bearing Metal Wall Framing	640	SF	4	2,240	
C10	Interior Closure			Division Total:	\$18,420	3.34
C30 Interior finishes						
09900	Structural Painting	13,592	SF	2	23,786	
09900	Interior Painting	640	SF	2	1,056	
09980	Concrete Floor Sealer	5,520	SF	1	4,140	
10520	Fire Extinguisher Cabinets	4	EA	275	1,100	
C30	Interior Finishes			Division Total:	\$30,082	5.45
D40 Fire Protection						



Bluewater

Project Management Services, LLC

Project: WSDOT Olympic Region HQ Replacement
Location: Covered / Enclosed Unheated Storage Building
Bldg SF: 5520
Estimate: BW#8356
Est. Type: Pre-design

Item	Description	Quantity	Unit	Unit Cost	Total	\$/SF
15330	Dry Pipe Fire Sprinklers	5,520	SF	5	28,980	
D40	Fire Protection			Division Total:	\$28,980	5.25
D50	Electrical Systems					
16100	Basic Electrical					
	Power wiring including devices	5,520	SF	2	12,972	
	Power home runs	10	EA	350	3,500	
	Lighting home runs incl switching	6	EA	375	2,250	
16200	Panelboards	4	EA	2,750	11,000	
16500	General lighting incl conduit / wire	5,520	SF	3	16,560	
16721	Fire Alarm Ssystem	5,520	Sf	1	6,900	
16750	Data / Communications	5,520	SF	1	2,760	
D50	Electrical Systems			Division Total:	\$55,942	10.13
E20	Furnishings					
10670	Steel Shelving	1	LS	25,000	25,000	
E20	Furnishings			Division Total:	\$25,000	4.53
F10	Special Construction					
13000	Premanufactured Metal Bldg Incls siding and roofing	5,520	SF	42	231,840	
F10	Special Construction			Division Total:	\$231,840	42.00
G20	Site Improvements					
03300	Concrete Bollards @ Site Lights	16	EA	350	5,600	
02760	Pavement Markings	1	ALW	500	500	
G20	Site Improvements			Division Total:	\$6,100	1.11



Bluewater

Project Management Services, I.L.C

Project: WSDOT Olympic Region HQ Replacement
Location: Covered / Enclosed Unheated Storage Building
Bldg SF: 5520
Estimate: BW#8356
Est. Type: Pre-design

Item	Description	Quantity	Unit	Unit Cost	Total	\$/SF
G30 Site Civil / Mechanical Utilities						
02610	Water Distribution					
	Firewater Piping 6"	150	LF	33	4,875	
	Post Indicator Valve (PIV)	1	EA	975	975	
	Domestic Water Piping <=2"	150	LF	18	2,625	
	Freezeproof Hose Bibbs	8	EA	165	1,320	
02720	Storm Sewer System					
	Trench Drain at NW Storage	69	LF	55	3,795	
	Floor Drains	4	EA	450	1,800	
	Drain Piping 4" CISP	200	LF	25	5,000	
	Rainwater Leader 6" PVC	375	LF	18	6,563	
	Cleanouts	4	EA	250	1,000	
	Connect to Site Storm Sewer	2	EA	350	700	
G30	Site Civil / Mechanical Utilities			Division Total:	\$22,803	4.13
G40 Site Electrical Utilities						
16100	240VAC U/G Feeders to Panels	100	LF	65	6,500	
16500	Site Lighting @ Bldg	4	EA	3,100	12,400	
G40	Site Electrical Utilities			Division Total:	\$18,900	3.42
Z10 General Requirements						
01500	Site General Conditions (spilt 1/2 with Equipment Bldg and Storage @ \$25,000 per month)	3	MO	12,500	37,500	
Z10	General Requirements			Division Total:	\$37,500	6.79



Bluewater

Project Management Services, LLC

Project: WSDOT Olympic Region HQ Replacement
Location: Covered / Enclosed Unheated Storage Building
Bldg SF: 5520
Estimate: BW#8356
Est. Type: Pre-design

Notes:

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

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



Bluewater

Project Management Services, LLC

Project: WSDOT Olympic Region HQ Replacement
Location: Fuel Dispensing & Communications Tower
Bldg SF: 1
Estimate: BW#8356
Est. Type: Pre-design

DIVISION	DESCRIPTION		TOTAL	\$/SF
A10	Foundations	\$	21,820	21,820
A20	Basement Construction	\$	-	-
B10	Superstructure	\$	-	-
B20	Exterior Closure	\$	-	-
B30	Roofing	\$	-	-
C10	Interior Construction	\$	-	-
C20	Stairs	\$	-	-
C30	Interior Finishes	\$	5,000	5,000
D10	Conveying Systems	\$	-	-
D20	Plumbing	\$	-	-
D30	HVAC	\$	-	-
D40	Fire Protection	\$	-	-
D50	Electrical Systems	\$	16,700	16,700
E10	Equipment	\$	-	-
E20	Furnishings	\$	-	-
F10	Special Construction	\$	500,000	500,000
F20	Selective Demolition	\$	-	-
G10	Site Preparation	\$	-	-
G20	Site Improvements	\$	-	-
G30	Site Civil / Mechanical Improvements	\$	-	-
G40	Site Electrical Utilities	\$	-	-
G90	Other Site Construction	\$	-	-
Z10	General Requirements	\$	5,000	5,000
ESTIMATE SUBTOTAL			\$ 548,520	548,520
	General Contractor's OH&P @	10.00%	\$ 54,852	
	Subtotal		\$ 603,372	
	Estimating Contingency @	15.00%	\$ 90,506	
	Subtotal		\$ 693,878	
	Escalation From Date of Estimate to Mid-point Construction ~January 2009 (6.5% per Yr)	9.75%	\$ 67,653	
TOTAL			\$ 761,531	761,531



Bluewater

Project Management Services, I.L.C

Project: WSDOT Olympic Region HQ Replacement
Location: Fuel Dispensing & Communications Tower
Bldg SF: 1
Estimate: BW#8356
Est. Type: Pre-design

Item	Description	Quantity	Unit	Unit Cost	Total	\$/SF
A10 Foundations						
02300	Structural Excavation Incl Haul	50	TCY	13	625	
02300	Backfill incl Compaction	15	CY	23	345	
02300	Rough Grading	1,000	SF	0	100	
02300	Gravel under SOG	1,000	SF	1	650	
03300	Thickened Edge	140	LF	15	2,100	
03300	Spread Footings (Comm Tower)	4	EA	2,500	10,000	
03300	6" SOG o/Vapor Barrier (20'x50') @ Dispensing Island)	1,000	SF	7	6,500	
03300	Dispensing Island	1	LS	1,500	1,500	
A10	Foundations			Division Total:	\$21,820	21,820.00
C30 Interior finishes						
09900	Structural Painting	1	LS	5,000	5,000	
C30	Interior Finishes			Division Total:	\$5,000	5,000.00
D50 Electrical Systems						
16100	Basic Electrical					
	Power wiring including devices	1	LS	2,500	2,500	
	Power home runs	2	EA	350	700	
	Lighting home runs incl switching	2	EA	375	750	
16200	Panelboards	1	EA	2,750	2,750	
16500	General lighting incl conduit / wire	1	LS	2,500	2,500	
16740	Security / Access Control	1	LS	7,500	7,500	
D50	Electrical Systems			Division Total:	\$16,700	16,700.00
F10 Special Construction						
13100	Fuel Dispensing Equipment (U/G fuel oil tanks and dispensers)	1	LS	250,000	250,000	
13120	Communications Tower	1	LS	250,000	250,000	
F10	Special Construction			Division Total:	\$500,000	500,000.00
Z10 General Requirements						



Bluewater

Project Management Services, LLC

Project: WSDOT Olympic Region HQ Replacement
Location: Fuel Dispensing & Communications Tower
Bldg SF: 1
Estimate: BW#8356
Est. Type: Pre-design

Item	Description	Quantity	Unit	Unit Cost	Total	\$/SF
01500	Site General Conditions	1	LS	5,000	5,000	
Z10	General Requirements			Division Total:	\$5,000	5,000.00



Bluewater

Project Management Services, LLC

Project: WSDOT Olympic Region HQ Replacement
Location: Fuel Dispensing & Communications Tower
Bldg SF: 1
Estimate: BW#8356
Est. Type: Pre-design

Notes:

Fuel Dispensing costs from Consultants information dated 2006.
Communications Tower based on costs provided by WSDOT in 2006.



Bluewater

Project Management Services, L.L.C

Project: WSDOT Olympic Region HQ Replacement
Location: Large Vehicle Storage
Bldg SF: 5760
Estimate: BW#8356
Est. Type: Pre-design

DIVISION	DESCRIPTION		TOTAL	\$/SF
A10	Foundations	\$	50,421	8.75
A20	Basement Construction	\$	-	-
B10	Superstructure	\$	81,000	14.06
B20	Exterior Closure	\$	-	-
B30	Roofing	\$	31,150	5.41
C10	Interior Construction	\$	-	-
C20	Stairs	\$	-	-
C30	Interior Finishes	\$	10,080	1.75
D10	Conveying Systems	\$	-	-
D20	Plumbing	\$	-	-
D30	HVAC	\$	-	-
D40	Fire Protection	\$	30,240	5.25
D50	Electrical Systems	\$	30,331	5.27
E10	Equipment	\$	-	-
E20	Furnishings	\$	-	-
F10	Special Construction	\$	-	-
F20	Selective Demolition	\$	-	-
G10	Site Preparation	\$	-	-
G20	Site Improvements	\$	-	-
G30	Site Civil / Mechanical Improvements	\$	-	-
G40	Site Electrical Utilities	\$	-	-
G90	Other Site Construction	\$	-	-
Z10	General Requirements	\$	3,500	0.61
ESTIMATE SUBTOTAL			\$ 236,722	41.10
	General Contractor's OH&P @	10.00%	\$ 23,672	
	Subtotal		\$ 260,394	
	Estimating Contingency @	15.00%	\$ 39,059	
	Subtotal		\$ 299,453	
	Escalation From Date of Estimate to Mid-point Construction ~January 2009 (6.5% per Yr)	9.75%	\$ 29,197	
TOTAL			\$ 328,649	57.06



Bluewater

Project Management Services, LLC

Project: WSDOT Olympic Region HQ Replacement
Location: Large Vehicle Storage
Bldg SF: 5760
Estimate: BW#8356
Est. Type: Pre-design

Item	Description	Quantity	Unit	Unit Cost	Total	\$/SF
A10 Foundations						
02300	Structural Excavation Incl Haul	29	TCY	13	363	
02300	Backfill incl Compaction	6	CY	23	138	
02300	Rough Grading	5,760	SF	0	576	
02300	Gravel under SOG	5,760	SF	1	3,744	
03300	Thickened Edge	244	LF	15	3,660	
03300	Spread Footings	12	EA	375	4,500	
03300	6" SOG o/Vapor Barrier	5,760	SF	7	37,440	
A10	Foundations			Division Total:	\$50,421	8.75
B10 Superstructure						
05120	Structural Steel Framing @ 7.5#/SF	22	TN	3,750	81,000	
B10	Superstructure			Division Total:	\$81,000	14.06
B30 Roofing						
07530	Standing Seam Metal Roof	5,760	SF	5	28,800	
07600	Gutters and Downspouts	140	LF	15	2,100	
07920	Sealants	1	LS	250	250	
B30	Roofing			Division Total:	\$31,150	5.41
C30 Interior finishes						
09900	Structural Painting	5,760	SF	2	10,080	
C30	Interior Finishes			Division Total:	\$10,080	1.75
D40 Fire Protection						
15300	Dry Pipe Sprinkler	5,760	SF	5	30,240	



Bluewater

Project Management Services, I.L.C

Project: WSDOT Olympic Region HQ Replacement
Location: Large Vehicle Storage
Bldg SF: 5760
Estimate: BW#8356
Est. Type: Pre-design

Item	Description	Quantity	Unit	Unit Cost	Total	\$/SF
D40	Fire Protection			Division Total:	\$30,240	5.25
D50	Electrical Systems					
16100	Basic Electrical					
	Power wiring including devices	5,760	SF	1	7,776	
	Power home runs	4	EA	350	1,400	
	Lighting home runs incl switching	3	EA	375	1,125	
16200	Panelboards	1	EA	2,750	2,750	
16500	General lighting incl conduit / wire	5,760	SF	3	17,280	
D50	Electrical Systems			Division Total:	\$30,331	5.27
Z10	General Requirements					
01500	Site General Conditions	1	LS	3,500	3,500	
Z10	General Requirements			Division Total:	\$3,500	0.61



Bluewater

Project Management Services, LLC

Project: WSDOT Olympic Region HQ Replacement
Location: Large Vehicle Storage
Bldg SF: 5760
Estimate: BW#8356
Est. Type: Pre-design

Notes:

Large Vehicle Storage assumed to be structural steel framed open building founded on spread footings with anchor bolts to be installed by GC, no wall panels and standing seam metal roof with gutters and downspouts and all associated flashing. Building assumed to be 18' at eave with shed roof profile with one foot overhang in all directions



Bluewater

Project Management Services, L.L.C.

Project: WSDOT Olympic Region HQ Replacement
Location: Medium Vehicle Storage
Bldg SF: 2400
Estimate: BW#8356
Est. Type: Pre-design

DIVISION	DESCRIPTION	TOTAL	\$/SF
A10	Foundations	\$ 24,017	10.01
A20	Basement Construction	\$ -	-
B10	Superstructure	\$ 22,500	9.38
B20	Exterior Closure	\$ -	-
B30	Roofing	\$ 13,350	5.56
C10	Interior Construction	\$ -	-
C20	Stairs	\$ -	-
C30	Interior Finishes	\$ 4,200	1.75
D10	Conveying Systems	\$ -	-
D20	Plumbing	\$ -	-
D30	HVAC	\$ -	-
D40	Fire Protection	\$ 12,600	5.25
D50	Electrical Systems	\$ 14,640	6.10
E10	Equipment	\$ -	-
E20	Furnishings	\$ -	-
F10	Special Construction	\$ -	-
F20	Selective Demolition	\$ -	-
G10	Site Preparation	\$ -	-
G20	Site Improvements	\$ -	-
G30	Site Civil / Mechanical Improvements	\$ -	-
G40	Site Electrical Utilities	\$ -	-
G90	Other Site Construction	\$ -	-
Z10	General Requirements	\$ 3,500	1.46
ESTIMATE SUBTOTAL		\$ 94,807	39.50
	General Contractor's OH&P @	10.00% \$ 9,481	
	Subtotal	\$ 104,288	
	Estimating Contingency @	15.00% \$ 15,643	
	Subtotal	\$ 119,931	
	Escalation From Date of Estimate to Mid-point Construction ~January 2009 (6.5% per Yr)	9.75% \$ 11,693	
TOTAL		\$ 131,624	54.84



Bluewater

Project Management Services, LLC

Project: WSDOT Olympic Region HQ Replacement
Location: Medium Vehicle Storage
Bldg SF: 2400
Estimate: BW#8356
Est. Type: Pre-design

Item	Description	Quantity	Unit	Unit Cost	Total	\$/SF
A10 Foundations						
02300	Structural Excavation Incl Haul	18	TCY	13	225	
02300	Backfill incl Compaction	4	CY	23	92	
02300	Rough Grading	2,400	SF	0	240	
02300	Gravel under SOG	2,400	SF	1	1,560	
03300	Thickened Edge	220	LF	15	3,300	
03300	Spread Footings	8	EA	375	3,000	
03300	6" SOG o/Vapor Barrier	2,400	SF	7	15,600	
A10	Foundations			Division Total:	\$24,017	10.01
B10 Superstructure						
05120	Structural Steel Framing @ 5#/SF	6	TN	3,750	22,500	
B10	Superstructure			Division Total:	\$22,500	9.38
B30 Roofing						
07530	Standing Seam Metal Roof	2,400	SF	5	12,000	
07600	Gutters and Downspouts	80	LF	15	1,200	
07920	Sealants	1	LS	150	150	
B30	Roofing			Division Total:	\$13,350	5.56
C30 Interior finishes						
09900	Structural Painting	2,400	SF	2	4,200	
C30	Interior Finishes			Division Total:	\$4,200	1.75
D40 Fire Protection						
15300	Dry Pipe Sprinkler	2,400	SF	5	12,600	



Bluewater

Project Management Services, I.L.C

Project: WSDOT Olympic Region HQ Replacement
Location: Medium Vehicle Storage
Bldg SF: 2400
Estimate: BW#8356
Est. Type: Pre-design

Item	Description	Quantity	Unit	Unit Cost	Total	\$/SF
D40	Fire Protection			Division Total:	\$12,600	5.25
D50	Electrical Systems					
16100	Basic Electrical					
	Power wiring including devices	2,400	SF	1	3,240	
	Power home runs	2	EA	350	700	
	Lighting home runs incl switching	2	EA	375	750	
16200	Panelboards	1	EA	2,750	2,750	
16500	General lighting incl conduit / wire	2,400	SF	3	7,200	
D50	Electrical Systems			Division Total:	\$14,640	6.10
Z10	General Requirements					
01500	Site General Conditions	1	LS	3,500	3,500	
Z10	General Requirements			Division Total:	\$3,500	1.46



Bluewater

Project Management Services, LLC

Project: WSDOT Olympic Region HQ Replacement
Location: Medium Vehicle Storage
Bldg SF: 2400
Estimate: BW#8356
Est. Type: Pre-design

Notes:

Medium Vehicle Storage assumed to be structural steel framed open building founded on spread footings with anchor bolts to be installed by GC, no wall panels and standing seam metal roof with gutters and downspouts and all associated flashing. Building assumed to be 18' at eave with shed roof profile with one foot overhang in all directions



Bluewater

Project Management Services, LLC

Project: WSDOT Olympic Region HQ Replacement
Location: Small Vehicle Storage
Bldg SF: 1960
Estimate: BW#8356
Est. Type: Pre-design

DIVISION	DESCRIPTION		TOTAL	\$/SF
A10	Foundations	\$	21,067	10.75
A20	Basement Construction	\$	-	-
B10	Superstructure	\$	22,500	11.48
B20	Exterior Closure	\$	-	-
B30	Roofing	\$	11,420	5.83
C10	Interior Construction	\$	-	-
C20	Stairs	\$	-	-
C30	Interior Finishes	\$	3,430	1.75
D10	Conveying Systems	\$	-	-
D20	Plumbing	\$	-	-
D30	HVAC	\$	-	-
D40	Fire Protection	\$	10,290	5.25
D50	Electrical Systems	\$	14,640	7.47
E10	Equipment	\$	-	-
E20	Furnishings	\$	-	-
F10	Special Construction	\$	-	-
F20	Selective Demolition	\$	-	-
G10	Site Preparation	\$	-	-
G20	Site Improvements	\$	-	-
G30	Site Civil / Mechanical Improvements	\$	-	-
G40	Site Electrical Utilities	\$	-	-
G90	Other Site Construction	\$	-	-
Z10	General Requirements	\$	3,500	1.79
ESTIMATE SUBTOTAL		\$	86,847	44.31
	General Contractor's OH&P @	10.00%	\$ 8,685	
	Subtotal		\$ 95,532	
	Estimating Contingency @	15.00%	\$ 14,330	
	Subtotal		\$ 109,861	
	Escalation From Date of Estimate to Mid-point Construction ~January 2009 (6.5% per Yr)	9.75%	\$ 10,711	
TOTAL			\$ 120,573	61.52



Bluewater

Project Management Services, LLC

Project: WSDOT Olympic Region HQ Replacement
Location: Small Vehicle Storage
Bldg SF: 1960
Estimate: BW#8356
Est. Type: Pre-design

Item	Description	Quantity	Unit	Unit Cost	Total	\$/SF
A10 Foundations						
02300	Structural Excavation Incl Haul	18	TCY	13	225	
02300	Backfill incl Compaction	4	CY	23	92	
02300	Rough Grading	1,960	SF	0	196	
02300	Gravel under SOG	1,960	SF	1	1,274	
03300	Thickened Edge	236	LF	15	3,540	
03300	Spread Footings	8	EA	375	3,000	
03300	6" SOG o/Vapor Barrier	1,960	SF	7	12,740	
A10	Foundations			Division Total:	\$21,067	10.75
B10 Superstructure						
05120	Structural Steel Framing @ 5#/SF	6	TN	3,750	22,500	
B10	Superstructure			Division Total:	\$22,500	11.48
B30 Roofing						
07530	Standing Seam Metal Roof	1,960	SF	5	9,800	
07600	Gutters and Downspouts	98	LF	15	1,470	
07920	Sealants	1	LS	150	150	
B30	Roofing			Division Total:	\$11,420	5.83
C30 Interior finishes						
09900	Structural Painting	1,960	SF	2	3,430	
C30	Interior Finishes			Division Total:	\$3,430	1.75
D40 Fire Protection						
15300	Dry Pipe Sprinkler	1,960	SF	5	10,290	



Bluewater

Project Management Services, I.L.C

Project: WSDOT Olympic Region HQ Replacement
Location: Small Vehicle Storage
Bldg SF: 1960
Estimate: BW#8356
Est. Type: Pre-design

Item	Description	Quantity	Unit	Unit Cost	Total	\$/SF
D40	Fire Protection			Division Total:	\$10,290	5.25
D50	Electrical Systems					
16100	Basic Electrical					
	Power wiring including devices	2,400	SF	1	3,240	
	Power home runs	2	EA	350	700	
	Lighting home runs incl switching	2	EA	375	750	
16200	Panelboards	1	EA	2,750	2,750	
16500	General lighting incl conduit / wire	2,400	SF	3	7,200	
D50	Electrical Systems			Division Total:	\$14,640	7.47
Z10	General Requirements					
01500	Site General Conditions	1	LS	3,500	3,500	
Z10	General Requirements			Division Total:	\$3,500	1.79



Bluewater

Project Management Services, LLC

Project: WSDOT Olympic Region HQ Replacement
Location: Small Vehicle Storage
Bldg SF: 1960
Estimate: BW#8356
Est. Type: Pre-design

Notes:

Small Vehicle Storage assumed to be structural steel framed open building founded on spread footings with anchor bolts to be installed by GC, no wall panels and standing seam metal roof with gutters and downspouts and all associated flashing. Building assumed to be 18' at eave with shed roof profile with one foot overhang in all directions



Bluewater

Project Management Services, L.L.C.

Project: WSDOT Olympic Region HQ Replacement
Location: Shops Building
Bldg SF: 32766
Estimate: BW#8356
Est. Type: Pre-design

DIVISION	DESCRIPTION	TOTAL	\$/SF
A10	Foundations	\$ 443,271	13.53
A20	Basement Construction	\$ -	-
B10	Superstructure	\$ -	-
B20	Exterior Closure	\$ 140,470	4.29
B30	Roofing	\$ -	-
C10	Interior Construction	\$ 529,141	16.15
C20	Stairs	\$ -	-
C30	Interior Finishes	\$ 460,664	14.06
D10	Conveying Systems	\$ -	-
D20	Plumbing	\$ 189,700	5.79
D30	HVAC	\$ 366,250	11.18
D40	Fire Protection	\$ 103,426	3.16
D50	Electrical Systems	\$ 732,460	22.35
E10	Equipment	\$ 102,000	3.11
E20	Furnishings	\$ 126,950	3.87
F10	Special Construction	\$ 1,638,300	50.00
F20	Selective Demolition	\$ -	-
G10	Site Preparation	\$ -	-
G20	Site Improvements	\$ -	-
G30	Site Civil / Mechanical Improvements	\$ -	-
G40	Site Electrical Utilities	\$ -	-
G90	Other Site Construction	\$ -	-
Z10	General Requirements	\$ 112,500	3.43
ESTIMATE SUBTOTAL		\$ 4,945,133	150.92
	General Contractor's OH&P @	10.00% \$ 494,513	
	Subtotal	\$ 5,439,646	
	Estimating Contingency @	15.00% \$ 815,947	
	Subtotal	\$ 6,255,593	
	Escalation From Date of Estimate to Mid-point Construction ~January 2009 (6.5% per Yr)	9.75% \$ 609,920	
TOTAL		\$ 6,865,513	209.53



Bluewater

Project Management Services, I.L.C

Project: WSDOT Olympic Region HQ Replacement
Location: Shops Building
Bldg SF: 32766
Estimate: BW#8356
Est. Type: Pre-design

Item	Description	Quantity	Unit	Unit Cost	Total	\$/SF
A10 Foundations						
02300	Structural Excavation Incl Haul	375	TCY	13	4,688	
02300	Backfill incl Compaction	260	CY	23	5,980	
02300	Rough Grading	48,006	SF	0	4,801	
02300	Gravel under SOG	48,006	SF	1	31,204	
03300	Foundations (Strip Ftg)	934	LF	75	70,050	
03300	Spread Footings (columns @ 20' c/c)	32	EA	375	12,000	
02810	Footing Drains Complete	984	LF	8	7,380	
03300	6" SOG o/Vapor Barrier	32,766	SF	7	212,979	
03300	6" SOG x 20' Pad in Front / Back of Bldg	15,240	SF	6	91,440	
03300	Misc Concrete Pads	1	Alw	2,000	2,000	
03300	Concrete Entry Pad @ Mat'l's Lab	100	SF	8	750	
A10	Foundations			Division Total:	\$443,271	13.53
B20 Exterior Closure						
02810	Chain Link Fencing 8' High w/Gates @ Exterior Storage	688	SF	9	6,020	
08110	6 ⁰ x7 ⁰ HM Door w/HM Frame & Hdwre	3	EA	1,350	4,050	
08110	3 ⁰ x7 ⁰ HM Door w/HM Frame & Vision Panel & Hdwre	18	EA	1,050	18,900	
08310	Overhead Sectional Doors 8' x 14'H (Mtr Opr)	1	EA	5,000	5,000	
08310	Overhead Sectional Doors 12' x 14'H (Mtr Opr)	5	EA	6,500	32,500	
08310	Overhead Sectional Doors 14' x 14'H (Mtr Opr)	1	EA	8,500	8,500	
08310	Overhead Sectional Doors 20' x 14'H (Mtr Opr)	1	EA	10,750	10,750	
08310	Overhead Sectional Doors 24' x 14'H (Mtr Opr)	1	EA	12,750	12,750	
	Note: All overhead doors to be insulated					
08500	Aluminum Windows	1,200	SF	35	42,000	
B20	Exterior Closure			Division Total:	\$140,470	4.29
C10 Interior Closure						
02810	Chain Link Fencing 8' H in Thermo Plastic Button shop	192	SF	9	1,680	
05500	Misc Metal Fabrications	30,487	SF	0	7,622	
06100	3/4" Plywood Walls 8' H in high bays	4,950	SF	3	16,088	
07210	Acoustical Insulation	1,200	SF	2	2,100	



Bluewater

Project Management Services, I.L.C.

Project: WSDOT Olympic Region HQ Replacement
Location: Shops Building
Bldg SF: 32766
Estimate: BW#8356
Est. Type: Pre-design

Item	Description	Quantity	Unit	Unit Cost	Total	\$/SF
07800	Skylights (assume 4'x8' at office area)	256	SF	65	16,640	
07920	Sealants	1	LS	7,500	7,500	
08110	3 ⁰ x7 ⁰ HM Door w/HM Frame & Vision Panel & Hdwre	18	EA	1,050	18,900	
08110	3 ⁰ x7 ⁰ HM Door w/HM Frame & Hdwre	14	EA	950	13,300	
08110	6 ⁰ x7 ⁰ HM Door w/HM Frame & Hdwre	6	EA	1,350	8,100	
08110	Add for Sidelights at offices / conference 3 ⁰ x7 ⁰ Pre-finished Wood Door w/HM	1	ALW	2,500	2,500	
08200	Frame & Vision Panel & Hdwre	14	EA	975	13,650	
09250	Non-bearing Metal Wall Framing (9'1/2' high)	37,345	SF	4	130,708	
09250	Non-bearing Metal Wall Framing (full height)	13,135	SF	4	55,824	
09250	1/2" Type X GWB (full height between corridors and bays)	20,085	SF	5	90,383	
09250	1/2" Type X GWB Walls (91/2' high)	33,345	SF	4	133,380	
09250	1/2" Type X GWB Ceiling (restrooms & janitors closets)	2,267	SF	5	10,768	
C10	Interior Closure			Division Total:	\$529,141	16.15
C30	Interior finishes					
06200	Millwork	30,487	SF	1	22,865	
06240	Cabinetry in Kitchenettes	48	LF	300	14,400	
06240	Cabinetry in Copy Rooms	16	LF	225	3,600	
06240	Restroom Vanity Counter	42	LF	175	7,350	
06240	Counter in Central Stores	30	LF	150	4,500	
09310	Ceramic Tile restroom 5' wainscot	1,785	SF	17	30,345	
09310	Ceramic Tile restroom floor	2,073	SF	13	26,949	
09510	Acoustical Ceiling Tile	13,870	SF	3	41,610	
09680	Carpeting (office areas only)	843	SY	45	37,935	
09900	Structural Painting (exposed structure)	19,260	SF	2	33,705	
09900	Interior Painting	55,700	SF	2	91,905	
09980	Concrete Floor Sealer (assume +/-35%)	10,400	SF	1	7,800	
09980	Epoxy Floor Sealer (assume +/-35%)	10,400	SF	7	72,800	
10100	Chalkboards / Markerboards	12	EA	425	5,100	
10160	Toilet Compartments	22	EA	750	16,500	
10160	Urinal Screens	6	EA	250	1,500	
10400	Interior Signage	1	LS	5,000	5,000	
10500	Lockers and Benches	1	LS	15,000	15,000	
10520	Fire Extinguisher Cabinets	12	EA	275	3,300	
10800	Toilet Accessories	1	LS	15,000	15,000	

Shops Bldg.xls

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Bluewater

Project Management Services, I.L.C

Project: WSDOT Olympic Region HQ Replacement
Location: Shops Building
Bldg SF: 32766
Estimate: BW#8356
Est. Type: Pre-design

Item	Description	Quantity	Unit	Unit Cost	Total	\$/SF
12690	Walkoff Mats	100	SF	35	3,500	
C30	Interior Finishes			Division Total:	\$460,664	14.06

D20 Plumbing						
15120	Natural Gas Piping <=2"	500	LF	21	10,500	
15120	Compressed Air Piping	650	LF	28	17,875	
15400	DWV piping to bldg line	1,000	LF	20	20,000	
15400	Domestic HW & CW <=2" CU w/insul	2,000	LF	25	50,000	
15410	Plumbing Fixtures (assumed 100 person occupancy)					
	WC	14	EA	1,250	17,500	
	WC ADA	7	EA	1,275	8,925	
	UR	4	EA	950	3,800	
	UR ADA	2	EA	975	1,950	
	Wall Hung Lavatory	1	EA	700	700	
	Lavatory	16	EA	650	10,400	
	Service Sink	2	EA	1,200	2,400	
	Kitchen Sink w/Disposer	2	EA	750	1,500	
	Shower	10	EA	2,000	20,000	
	Floor Drains	20	EA	450	9,000	
	Dishwasher	2	EA	1,000	2,000	
	Hose Bibbs	12	EA	145	1,740	
	Freezeproof Hose Bibbs	6	EA	165	990	
	Utility Sink (Mat'ls)	2	EA	1,050	2,100	
15420	Precast Trench Drain (at shops)	128	LF	65	8,320	
D20	Plumbing			Division Total:	\$189,700	5.79

D30 HVAC						
15510	Hydronic Piping incl Insulation	750	LF	35	26,250	
15540	Circulating Pump Package for Heating Water	1	EA	12,500	12,500	
15550	Gas Fired Boiler for Heating/Domestic Water	1	EA	17,500	17,500	
15750	Split system AC Data Center	1	EA	8,500	8,500	
15850	HVAC Equipment (assumed 75 tons)	1	LS	100,000	100,000	
15850	Gas Fired Heaters in High Bays	1	LS	35,000	35,000	
15850	Exhaust Fans					
	Restroom Exhaust	2	EA	1,750	3,500	
	Exhaust for Gas Burner (Mat'ls)	1	EA	2,500	2,500	
	General Exhaust at Shops	6	EA	3,500	21,000	

Shops Bldg.xls

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Bluewater

Project Management Services, I.L.C.

Project: WSDOT Olympic Region HQ Replacement
Location: Shops Building
Bldg SF: 32766
Estimate: BW#8356
Est. Type: Pre-design

Item	Description	Quantity	Unit	Unit Cost	Total	\$/SF
15860	Ductwork and GRDs	18,000	SF	4	72,000	
15980	HVAC Controls	18,000	SF	4	67,500	
D30	HVAC			Division Total:	\$366,250	11.18
D40	Fire Protection					
15300	Wet Pipe Fire Sprinklers	30,487	SF	3	91,461	
15330	Dry Pipe Fire Sprinklers	2,279	SF	5	11,965	
D40	Fire Protection			Division Total:	\$103,426	3.16
D50	Electrical Systems					
16100	Basic Electrical					
	Power wiring including devices	32,766	SF	3	111,404	
	Power home runs	48	EA	450	21,600	
	Lighting Home Runs incl Switching	36	EA	475	17,100	
16200	MSB 800A 480 3ph 4 wire	1	EA	17,500	17,500	
16200	Panelboards	8	EA	2,750	22,000	
16200	Motor Control Center (MCC)	1	EA	12,500	12,500	
16500	General lighting incl conduit / wire (shops and storage)	14,766	SF	3	44,298	
16500	General lighting incl conduit / wire (labs and office area)	18,000	SF	5	94,500	
16721	Fire Alarm System	32,766	SF	1	40,958	
16740	Security / Access Control incl CCTV	30,487	SF	6	167,679	
16750	Data / Communications	30,487	SF	6	182,922	
D50	Electrical Systems			Division Total:	\$732,460	22.35
E10	Equipment					
	OFCI Per WSDOT List (Mat'ls Lab)	1	LS	5,000	5,000	
	OFCI Per WSDOT List (Const. PE)	1	LS	2,500	2,500	
	OFCI Per WSDOT List (Shops Area))	1	LS	10,000	10,000	
	<i>Note:</i> The above costs are for M/E/P connections only. Specific items to be CFCI are listed below.					
11800	Vehicle Exhaust System Type 2	1	LS	25,000	25,000	
14630	Overhead Electric Monorail Hoist					
	5 Ton Hoist w/Rail TEF Shop	1	EA	10,000	10,000	
	2 Ton Hoist w/Rail Sign Shop	1	EA	8,500	8,500	

Shops Bldg.xls

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Bluewater

Project Management Services, I.L.C

Project: WSDOT Olympic Region HQ Replacement
Location: Shops Building
Bldg SF: 32766
Estimate: BW#8356
Est. Type: Pre-design

Item	Description	Quantity	Unit	Unit Cost	Total	\$/SF
	1 Ton Hoist w/Rail Trades Shop	1	EA	6,500	6,500	
15480	Dust Collector	1	EA	12,500	12,500	
15485	Air Compressor	1	EA	22,000	22,000	
E10	Equipment			Division Total:	\$102,000	3.11
E20	Furnishings					
10100	Chalkboards / Markerboards	1	EA	450	450	
10520	Fire Extinguisher Cabinets	12	EA	275	3,300	
10670	Steel Shelving	1	LS	35,000	35,000	
12345	Laboratory Casework w/Ctops	196	LF	450	88,200	
E20	Furnishings			Division Total:	\$126,950	3.87
F10	Special Construction					
13000	Premanufactured Metal Bldg Incls siding and roofing	32,766	SF	50	1,638,300	
F10	Special Construction			Division Total:	\$1,638,300	50.00
Z10	General Requirements					
01500	Site General Conditions (spilt 1/2 with Equipment Bldg and Storage @ \$25,000 per month)	9	MO	12,500	112,500	
Z10	General Requirements			Division Total:	\$112,500	3.43



Bluewater

Project Management Services, LLC

Project: WSDOT Olympic Region HQ Replacement
Location: Shops Building
Bldg SF: 32766
Estimate: BW#8356
Est. Type: Pre-design

Notes:

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

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

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



Project: WSDOT Olympic Region HQ Replacement
Location: Equipment Building
Bldg SF: 33440
Estimate: BW#8356
Est. Type: Pre-design

DIVISION	DESCRIPTION	TOTAL	\$/SF
A10	Foundations	\$ 447,150	13.37
A20	Basement Construction	\$ -	-
B10	Superstructure	\$ -	-
B20	Exterior Closure	\$ 257,200	7.69
B30	Roofing	\$ -	-
C10	Interior Construction	\$ 369,418	11.05
C20	Stairs	\$ -	-
C30	Interior Finishes	\$ 375,261	11.22
D10	Conveying Systems	\$ -	-
D20	Plumbing	\$ 138,745	4.15
D30	HVAC	\$ 238,000	7.12
D40	Fire Protection	\$ 108,680	3.25
D50	Electrical Systems	\$ 808,751	24.19
E10	Equipment	\$ 443,750	13.27
E20	Furnishings	\$ 62,000	1.85
F10	Special Construction	\$ 1,672,000	50.00
F20	Selective Demolition	\$ -	-
G10	Site Preparation	\$ -	-
G20	Site Improvements	\$ -	-
G30	Site Civil / Mechanical Improvements	\$ -	-
G40	Site Electrical Utilities	\$ -	-
G90	Other Site Construction	\$ -	-
Z10	General Requirements	\$ 192,500	5.76
ESTIMATE SUBTOTAL		\$ 5,113,454	152.91
	General Contractor's OH&P @	10.00% \$ 511,345	
	Subtotal	\$ 5,624,800	
	Estimating Contingency @	15.00% \$ 843,720	
	Subtotal	\$ 6,468,520	
	Escalation From Date of Estimate to Mid-point Construction ~January 2009 (6.5% per Yr)	9.75% \$ 630,681	
TOTAL		\$ 7,099,200	212.30



Bluewater

Project Management Services, LLC

Project: WSDOT Olympic Region HQ Replacement
Location: Equipment Building
Bldg SF: 33440
Estimate: BW#8356
Est. Type: Pre-design

Item	Description	Quantity	Unit	Unit Cost	Total	\$/SF
A10 Foundations						
02300	Structural Excavation Incl Haul	390	TCY	13	4,875	
02300	Backfill incl Compaction	270	CY	23	6,210	
02300	Rough Grading	47,640	SF	0	4,764	
02300	Gravel under SOG	47,640	SF	1	30,966	
03300	Foundations (Strip Ftg)	967	LF	75	72,525	
03300	Spread Footings (columns @ 20' c/c)	38	EA	375	14,250	
02810	Footing Drains Complete	1,000	LF	8	7,500	
03300	6" SOG o/Vapor Barrier	33,440	SF	7	217,360	
03300	6" SOG x 20' Pad in Front / Back of Bldg	14,200	SF	6	85,200	
03300	Misc Concrete Pads	1	ALW	3,500	3,500	
A10	Foundations		Division Total:		\$447,150	13.37
B20 Exterior Closure						
08110	6 ⁰ x7 ⁰ HM Door w/HM Frame & Hdwre	1	EA	1,350	1,350	
08110	3 ⁰ x7 ⁰ HM Door w/HM Frame & Vision Panel & Hdwre	12	EA	1,050	12,600	
08310	Overhead Sectional Doors 10' x 14'H (Mtr Opr)	2	EA	5,500	11,000	
08310	Overhead Sectional Doors 14' x 14'H (Mtr Opr)	8	EA	8,500	68,000	
08310	Overhead Sectional Doors 16' x 14'H (Mtr Opr)	13	EA	9,500	123,500	
08310	Overhead Sectional Doors 24' x 14'H (Mtr Opr)	1	EA	12,750	12,750	
	<i>Note:</i> All overhead doors to be insulated					
08500	Aluminum Windows	800	SF	35	28,000	
B20	Exterior Closure		Division Total:		\$257,200	7.69
C10 Interior Closure						
05500	Misc Metal Fabrications	33,440	SF	0	8,360	
06100	3/4" Plywood Walls 8' H in high bays	8,775	SF	3	28,519	
07800	Skylights (assume 4'x8' at office area)	144	SF	65	9,360	
07920	Sealants	1	LS	7,500	7,500	
08110	3 ⁰ x7 ⁰ HM Door w/HM Frame & Vision Panel & Hdwre	12	EA	1,050	12,600	
08110	3 ⁰ x7 ⁰ HM Door w/HM Frame & Hdwre	9	EA	950	8,550	
08110	6 ⁰ x7 ⁰ HM Door w/HM Frame & Hdwre	7	EA	1,350	9,450	
08200	3 ⁰ x7 ⁰ Pre-finished Wood Door w/HM Frame & Vision Panel & Hdwre	8	EA	975	7,800	

Equipment Bldg.xls

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Bluewater

Project Management Services, I.L.C.

Project: WSDOT Olympic Region HQ Replacement
Location: Shops Building
Bldg SF: 32766
Estimate: BW#8356
Est. Type: Pre-design

Item	Description	Quantity	Unit	Unit Cost	Total	\$/SF
07800	Skylights (assume 4'x8' at office area)	256	SF	65	16,640	
07920	Sealants	1	LS	7,500	7,500	
08110	3 ⁰ x7 ⁰ HM Door w/HM Frame & Vision Panel & Hdwre	18	EA	1,050	18,900	
08110	3 ⁰ x7 ⁰ HM Door w/HM Frame & Hdwre	14	EA	950	13,300	
08110	6 ⁰ x7 ⁰ HM Door w/HM Frame & Hdwre	6	EA	1,350	8,100	
08110	Add for Sidelights at offices / conference 3 ⁰ x7 ⁰ Pre-finished Wood Door w/HM	1	ALW	2,500	2,500	
08200	Frame & Vision Panel & Hdwre	14	EA	975	13,650	
09250	Non-bearing Metal Wall Framing (9'1/2' high)	37,345	SF	4	130,708	
09250	Non-bearing Metal Wall Framing (full height)	13,135	SF	4	55,824	
09250	1/2" Type X GWB (full height between corridors and bays)	20,085	SF	5	90,383	
09250	1/2" Type X GWB Walls (91/2' high)	33,345	SF	4	133,380	
09250	1/2" Type X GWB Ceiling (restrooms & janitors closets)	2,267	SF	5	10,768	
C10	Interior Closure			Division Total:	\$529,141	16.15
C30	Interior finishes					
06200	Millwork	30,487	SF	1	22,865	
06240	Cabinetry in Kitchenettes	48	LF	300	14,400	
06240	Cabinetry in Copy Rooms	16	LF	225	3,600	
06240	Restroom Vanity Counter	42	LF	175	7,350	
06240	Counter in Central Stores	30	LF	150	4,500	
09310	Ceramic Tile restroom 5' wainscot	1,785	SF	17	30,345	
09310	Ceramic Tile restroom floor	2,073	SF	13	26,949	
09510	Acoustical Ceiling Tile	13,870	SF	3	41,610	
09680	Carpeting (office areas only)	843	SY	45	37,935	
09900	Structural Painting (exposed structure)	19,260	SF	2	33,705	
09900	Interior Painting	55,700	SF	2	91,905	
09980	Concrete Floor Sealer (assume +/-35%)	10,400	SF	1	7,800	
09980	Epoxy Floor Sealer (assume +/-35%)	10,400	SF	7	72,800	
10100	Chalkboards / Markerboards	12	EA	425	5,100	
10160	Toilet Compartments	22	EA	750	16,500	
10160	Urinal Screens	6	EA	250	1,500	
10400	Interior Signage	1	LS	5,000	5,000	
10500	Lockers and Benches	1	LS	15,000	15,000	
10520	Fire Extinguisher Cabinets	12	EA	275	3,300	
10800	Toilet Accessories	1	LS	15,000	15,000	

Shops Bldg.xls

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Bluewater

Project Management Services, LLC

Project: WSDOT Olympic Region HQ Replacement
Location: Equipment Building
Bldg SF: 33440
Estimate: BW#8356
Est. Type: Pre-design

Item	Description	Quantity	Unit	Unit Cost	Total	\$/SF
	UR ADA	1	EA	975	975	
	Lavatory	8	EA	650	5,200	
	Service Sink	1	EA	1,200	1,200	
	Kitchen Sink w/Disposer	1	EA	750	750	
	Shower	6	EA	2,000	12,000	
	Floor Drains	24	EA	450	10,800	
	Dishwasher	1	EA	1,000	1,000	
	Hose Bibbs	14	EA	145	2,030	
	Freezeproof Hose Bibbs	6	EA	165	990	
	Utility Sink in common Work Area	1	EA	1,050	1,050	
	Emergency Eyewash Station	1	EA	1,200	1,200	
15420	Precast Trench Drain (at shops)	165	LF	65	10,725	
D20 Plumbing				Division Total:	\$138,745	4.15
D30 HVAC						
15510	Hydronic Piping incl Insulation	350	LF	35	12,250	
15540	Circulating Pump Package for Heating Water	1	EA	12,500	12,500	
15550	Gas Fired Boiler for Heating/Domestic Water	1	EA	17,500	17,500	
15750	Split system AC Data Center	1	EA	8,500	8,500	
15850	HVAC Equipment (assumed 50 tons)	1	LS	80,000	80,000	
15850	Gas Fired Heaters in High Bays	1	LS	25,000	25,000	
15850	Exhaust Fans					
	Restroom Exhaust	2	EA	1,750	3,500	
	Exhaust for Welding	1	EA	3,500	3,500	
	Exhaust for Paint Booth	1	EA	5,500	5,500	
	General Exhaust at Shops	8	EA	5,000	40,000	
15860	Ductwork and GRDs	3,500	SF	5	16,625	
15980	HVAC Controls	3,500	SF	4	13,125	
D30 HVAC				Division Total:	\$238,000	7.12
D40 Fire Protection						
15300	Wet Pipe Fire Sprinklers	33,440	SF	3	108,680	
D40 Fire Protection				Division Total:	\$108,680	3.25



Bluewater

Project Management Services, LLC

Project: WSDOT Olympic Region HQ Replacement
Location: Equipment Building
Bldg SF: 33440
Estimate: BW#8356
Est. Type: Pre-design

Item	Description	Quantity	Unit	Unit Cost	Total	\$/SF
D50 Electrical Systems						
16100	Basic Electrical					
	Power wiring including devices	33,440	SF	3	113,696	
	Power home runs	50	EA	450	22,500	
	Lighting Home Runs incl Switching	40	EA	475	19,000	
16200	MSB 1000A 480 3ph 4 wire	1	EA	25,000	25,000	
16200	Panelboards	12	EA	2,750	33,000	
16200	Motor Control Center (MCC)	2	EA	12,500	25,000	
16250	Emergency Generator w/ATS 100kW	1	EA	36,000	36,000	
16500	General lighting incl conduit / wire (shops and storage)	29,940	SF	3	89,820	
16500	General lighting incl conduit / wire (office area)	3,500	SF	5	18,375	
16721	Fire Alarm System	33,440	SF	1	41,800	
16740	Security / Access Control incl CCTV	33,440	SF	6	183,920	
16750	Data / Communications	33,440	SF	6	200,640	
D50	Electrical Systems			Division Total:	\$808,751	24.19
E10 Equipment						
11140	Service Lift (Surface Mtd. 18,000#)	7	EA	25,000	175,000	
11800	Vehicle Exhaust System	1	LS	45,000	45,000	
14620	Overhead Bridge Crane					
	10 Ton Hoist Bridge Shop (60' span)	1	EA	65,000	65,000	
	5 Ton Hoist Service Bay (40' span)	1	EA	35,000	35,000	
14640	Monorail Hoist					
	2 Ton Monorail @ Electrical Bay	1	EA	7,500	7,500	
	2 Ton Jib Crane in Light bay	7	EA	5,000	35,000	
15485	Lube Oil System	1	EA	20,000	20,000	
15485	High Pressure Washer	1	EA	1,250	1,250	
15485	Bulk Fluids Tanks w/transfer pumps	1	LS	35,000	35,000	
15485	Air Compressor Package	1	EA	25,000	25,000	
E10	Equipment			Division Total:	\$443,750	13.27
E20 Furnishings						
10100	Chalkboards / Markerboards	14	EA	450	6,300	
10160	Toilet Compartments	8	EA	750	6,000	
10160	Urinal Screens	3	EA	250	750	
10400	Interior Signage	1	LS	5,000	5,000	
10520	Fire Extinguisher Cabinets	6	EA	275	1,650	
10520	Fire Extinguisher 5# Wall Mtd	14	EA	75	1,050	
10670	Steel Shelving	1	LS	35,000	35,000	

Equipment Bldg.xls

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Bluewater

Project Management Services, LLC

Project: WSDOT Olympic Region HQ Replacement
Location: Equipment Building
Bldg SF: 33440
Estimate: BW#8356
Est. Type: Pre-design

Item	Description	Quantity	Unit	Unit Cost	Total	\$/SF
10800	Toilet Accessories	1	LS	5,000	5,000	
12690	Walkoff Mats	50	SF	25	1,250	
E20	Furnishings			Division Total:	\$62,000	1.85
F10	Special Construction					
13000	Premanufactured Metal Bldg Incls siding and roofing	33,440	SF	50	1,672,000	
F10	Special Construction			Division Total:	\$1,672,000	50.00
Z10	General Requirements					
01500	Site General Conditions (spilt 1/2 with Equipment Bldg and Storage @ \$35,000 per month)	11	MO	17,500	192,500	
Z10	General Requirements			Division Total:	\$192,500	5.76



Bluewater

Project Management Services, LLC

Project: WSDOT Olympic Region HQ Replacement
Location: Shops Building
Bldg SF: 32766
Estimate: BW#8356
Est. Type: Pre-design

Notes:

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

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

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



Project: WSDOT Olympic Region HQ Replacement
Location: Wash Bay & Paint Cleanout
Bldg SF: 3720
Estimate: BW#8356
Est. Type: Pre-design

DIVISION	DESCRIPTION	TOTAL	\$/SF
A10	Foundations	\$ 33,910	9.12
A20	Basement Construction	\$ -	-
B10	Superstructure	\$ 32,625	8.77
B20	Exterior Closure	\$ 10,230	2.75
B30	Roofing	\$ 11,650	3.13
C10	Interior Construction	\$ -	-
C20	Stairs	\$ -	-
C30	Interior Finishes	\$ 30,055	8.08
D10	Conveying Systems	\$ -	-
D20	Plumbing	\$ 15,030	4.04
D30	HVAC	\$ -	-
D40	Fire Protection	\$ 10,080	2.71
D50	Electrical Systems	\$ 14,822	3.98
E10	Equipment	\$ 1,000	0.27
E20	Furnishings	\$ -	-
F10	Special Construction	\$ -	-
F20	Selective Demolition	\$ -	-
G10	Site Preparation	\$ -	-
G20	Site Improvements	\$ -	-
G30	Site Civil / Mechanical Improvements	\$ -	-
G40	Site Electrical Utilities	\$ -	-
G90	Other Site Construction	\$ -	-
Z10	General Requirements	\$ 6,250	1.68
ESTIMATE SUBTOTAL		\$ 165,651	44.53
	General Contractor's OH&P @	10.00% \$ 16,565	
	Subtotal	\$ 182,217	
	Estimating Contingency @	15.00% \$ 27,332	
	Subtotal	\$ 209,549	
	Escalation From Date of Estimate to Mid-point Construction ~January 2009 (6.5% per Yr)	9.75% \$ 20,431	
TOTAL		\$ 229,980	61.82



Bluewater

Project Management Services, I.L.C

Project: WSDOT Olympic Region HQ Replacement
Location: Wash Bay & Paint Cleanout
Bldg SF: 3720
Estimate: BW#8356
Est. Type: Pre-design

Item	Description	Quantity	Unit	Unit Cost	Total	\$/SF
A10 Foundations						
02300	Structural Excavation Incl Haul	15	TCY	13	188	
02300	Backfill incl Compaction	4	CY	23	92	
02300	Rough Grading	3,720	SF	0	372	
02300	Gravel under SOG	3,720	SF	1	2,418	
03300	Thickened Edge	244	LF	15	3,660	
03300	Spread Footings	8	EA	375	3,000	
03300	6" SOG o/Vapor Barrier	3,720	SF	7	24,180	
A10	Foundations			Division Total:	\$33,910	9.12
B10 Superstructure						
05120	Structural Steel Framing @ 5#/SF	5	TN	3,750	17,625	
05500	Loading Platforms	2	EA	7,500	15,000	
B10	Superstructure			Division Total:	\$32,625	8.77
B20 Exterior Closure						
07400	Metal Wall Panel	600	SF	8	4,500	
07400	Insulated Metal Wall Panel	320	SF	9	2,880	
08110	3 ⁰ x7 ⁰ HM Door w/HM Frame & Hdwre	3	EA	950	2,850	
B20	Exterior Closure			Division Total:	\$10,230	2.75
B30 Roofing						
07530	Standing Seam Metal Roof	1,920	SF	5	9,600	
07600	Gutters and Downspouts	120	LF	15	1,800	
07920	Sealants	1	LS	250	250	
B30	Roofing			Division Total:	\$11,650	3.13
C30 Interior finishes						
09900	Structural Painting	1,920	SF	2	3,360	
09900	Interior Painting	306	SF	2	505	
09980	Epoxy Floor Sealer	3,720	SF	7	26,040	
10520	Fire Extinguisher 5# Wall Mtd	2	EA	75	150	



Bluewater

Project Management Services, I.L.C

Project: WSDOT Olympic Region HQ Replacement
Location: Wash Bay & Paint Cleanout
Bldg SF: 3720
Estimate: BW#8356
Est. Type: Pre-design

Item	Description	Quantity	Unit	Unit Cost	Total	\$/SF
C30	Interior Finishes			Division Total:	\$30,055	8.08
D20	Plumbing					
15400	DWV Piping	75	LF	20	1,500	
15400	CW Piping	100	LF	28	2,750	
15400	Oily Waste Separator	1	EA	7,500	7,500	
15410	Floor Drain	1	EA	450	450	
15410	Drain Sump w/Grating	1	EA	2,500	2,500	
15410	Freezeproof Hosebibb	2	EA	165	330	
D20	Plumbing			Division Total:	\$15,030	4.04
D40	Fire Protection					
15300	Dry Pipe Sprinkler	1,920	SF	5	10,080	
D40	Fire Protection			Division Total:	\$10,080	2.71
D50	Electrical Systems					
16100	Basic Electrical					
	Power wiring including devices	1,920	SF	2	4,512	
	Power home runs	3	EA	350	1,050	
	Lighting home runs incl switching	2	EA	375	750	
16200	Panelboards	1	EA	2,750	2,750	
16500	General lighting incl conduit / wire	1,920	SF	3	5,760	
D50	Electrical Systems			Division Total:	\$14,822	3.98
E10	Equipment					
11140	Pressure Washer	1	LS	1,000	1,000	
E10	Equipment			Division Total:	\$1,000	0.27
Z10	General Requirements					

Copy of Wash Bay_Paint Cleanout.xls

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Bluewater

Project Management Services, I.L.C

Project: WSDOT Olympic Region HQ Replacement
Location: Wash Bay & Paint Cleanout
Bldg SF: 3720
Estimate: BW#8356
Est. Type: Pre-design

Item	Description	Quantity	Unit	Unit Cost	Total	\$/SF
01500	Site General Conditions (spilt 1/4 with Equipment Bldg and Shop Bldg @ \$25,000 per month)	1	MO	6,250	6,250	
Z10	General Requirements			Division Total:	\$6,250	1.68



Bluewater

Project Management Services, LLC

Project: WSDOT Olympic Region HQ Replacement
Location: Wash Bay & Paint Cleanout
Bldg SF: 3720
Estimate: BW#8356
Est. Type: Pre-design

Notes:

Wash Bay Building assumed to be Butler or Sabre type pre-engineered building complete with anchor bolts to be installed by GC, steel framing, no wall panels and standing seam metal roof with gutters and downspouts and all associated flashing. Building assumed to be 18' at eave with pitched roof profile with one foot overhang in all directions

STATE OF WASHINGTON AGENCY/INSTITUTION PROJECT COST SUMMARY		
Agency	Washington Department of Transportation	
Project Name	New Olympic Region Replacement Project	
Project Number	D399301	

Contact Information	
Analysis Date	8/28/2007
Analysis By	Thanh Nguyen
Contact Phone Number	360-705-7154

Statistics	Primary	Secondary	Total
Gross Square Feet	93,990	87,130	181,120
Net Square Feet	0	0	0
Efficiency	0%	0%	0%
Escalated MACC Cost per Sq.Ft.	251	168	211
Building Type	Office Buildings	Shop and Maintenance Facilities	
Is project a remodel?	No	No	
A/E Fee Class	B	C	
A/E Fee Percentage	6.79%	6.13%	

Schedule	Start Date	End Date
Pre-design (mm-yyyy)	Jul-2007	Sep-2007
Design (mm-yyyy)	Dec-2008	Aug-2009
Construction (mm-yyyy)	Aug-2009	Feb-2011
Construction Duration (months)		18

Cost Summary	
Project Phase	Escalated Cost
Project Total	\$62,324,000
Consultant Services	\$3,379,000
Pre-Schematic Design Services	\$27,000
A/E Basic Design Services	\$1,678,000
A/E Extra Services/Reimbursables	\$542,000
Other Services	\$818,000
Design Services Contingency	\$314,000
Construction	\$51,287,000
MACC - Primary	\$23,612,000
MACC - Secondary	\$14,680,000
GC/CM Risk Contingency	\$0
GC/CM or Design Build	\$0
Contingencies	\$8,836,000
Sales Tax	\$4,159,000
Other	\$7,658,000
Acquisition	\$0
Equipment	\$3,846,000
Equipment Tax	\$338,000
Artwork	\$210,000
Agency Project Administration	\$1,881,000
Other	\$1,383,000

Other Details	
Number of C100s Included in Summary	1
Alternative Public Works Project	No
State Construction Inflation Rate	3.00%
Base Month	Mar-2006
Project Administration by	Agency
Project Admin Impact to GA that is NOT included in Project Total	\$0

ITEM	BASE MONTH AMOUNT	FORMULA OVERRIDE	STANDARD FORMULA	ESCALATION FACTOR	ESCALATED COST
Total: Consultant Services	\$3,051,921				\$3,379,000
C. CONSTRUCTION CONTRACTS					
1 Site Work					
a. G10 - Site Preparation	\$715,383				
b. G20 - Site Improvements	\$2,261,855				
c. G30 - Site Mechanical Utilities	\$749,973				
d. G40 - Site Electrical Utilities	\$430,300				
e. G60 - Other Site Construction	\$144,750				
f. General Conditions	\$350,000				
g. Contractor's OH&P @ 10.00%	\$465,226				
INSERT <--Double-Click Here to Insert a Row					
SubTotal: Site Work	\$5,117,487			1.1064	\$5,662,000
2 Related Project Costs					
a. Off site improvements					
b. City Utilities Relocation					
c. Parking Mitigation					
d. Stormwater Retention/Detention					
e. Wetland Mitigation					
f.					
INSERT <--Double-Click Here to Insert a Row					
SubTotal: Related Project Costs	\$0			1.1064	\$0
3A Facility Construction - Primary					
a. A10 - Foundations	\$801,895				
b. A20 - Basement Construction					
c. B10 - Superstructure	\$3,033,938				
d. B20 - Exterior Closure	\$1,431,183				
e. B30 - Roofing	\$312,750				
f. C10 - Interior Construction	\$903,444				
g. C20 - Stairs	\$60,000				
h. C30 - Interior Finishes	\$1,552,663				
i. D10 - Conveying	\$225,000				
j. D20 - Plumbing Systems	\$302,605				
k. D30 - HVAC Systems	\$1,529,093				
l. D40 - Fire Protection Systems	\$318,498				
m. D50 - Electrical Systems	\$2,791,205				
n. F10 - Special Construction	\$15,800				
o. F20 - Selective Demolition					
p. General Conditions	\$900,000				
q. E10 - Equipment	\$16,450				
r. E20 - Furnishings	\$229,363				
s. Contractor's OH&P @ 10.00%	\$1,442,389				
t.					
INSERT <--Double-Click Here to Insert a Row					
SubTotal: Facility Construction - Primary	\$15,866,276			1.1313	\$17,950,000
Maximum Allowable Construction Cost (MACC) - Primary	\$20,983,763				\$23,612,000
3B Facility Construction -Secondary (By Building System)					
a. A10 - Foundations	\$1,142,743				
b. A20 - Basement Construction					
c. B10 - Superstructure	\$158,625				
d. B20 - Exterior Closure	\$436,730				
e. B30 - Roofing	\$67,570				
f. C10 - Interior Construction	\$916,979				
g. C20 - Stairs					
h. C30 - Interior Finishes	\$918,772				
i. D10 - Conveying					
j. D20 - Plumbing Systems	\$343,475				
k. D30 - HVAC Systems	\$604,250				
l. D40 - Fire Protection Systems	\$304,296				
m. D50 - Electrical Systems	\$1,688,286				
n. F10 - Special Construction	\$4,042,140				
o. F20 - Selective Demolition					
p. General Conditions	\$364,250				
q. E10 - Equipment	\$546,750				
r. E20 - Furnishings	\$213,950				
s. G20 - Site Improvements	\$6,100				
t. G30 - Site Civil / Mechanical Improvements	\$22,803				
u. G40 - Site Electrical Utilities	\$18,900				
v. Contractor's OH&P @ 10.00%	\$1,179,662				
w.					
INSERT <--Double-Click Here to Insert a Row					
SubTotal: Facility Construction -Secondary (By Building System)	\$12,976,281			1.1313	\$14,680,000
Maximum Allowable Construction Cost (MACC) - Secondary	\$12,976,281				\$14,680,000
4 GC/CM Risk Contingency - NOT APPLICABLE					
5 GC/CM or Design Build Costs - NOT APPLICABLE					
6 Construction Contingencies					
a. Management Reserve 10.00%	\$3,396,004		\$3,396,004		
b. Allowance for Change Orders 10.00%	\$3,396,004		\$3,396,004		
c. Additional 3% inflation contingency	\$1,018,801				
d.					
INSERT <--Double-Click Here to Insert a Row					
SubTotal: Construction Contingencies	\$7,810,809			1.1313	\$8,836,000

ITEM	BASE MONTH AMOUNT	FORMULA OVERRIDE	STANDARD FORMULA	ESCALATION FACTOR	ESCALATED COST
7 Sales Tax	8.80%		\$3,675,835		\$3,675,835
a.					
INSERT <--Double-Click Here to Insert a Row					
SubTotal: Sales Tax			\$3,675,835	1.1313	\$4,159,000
Total: Construction Contracts			\$45,446,688		\$51,287,000
D. EQUIPMENT					
1 E10 - Equipment			\$0		
2 E20 - Furnishings			\$2,000,000		
3 F10 - Special Construction					
4 Telecommunications/Data equipment			\$1,400,000		
INSERT <--Double-Click Here to Insert a Row					
SubTotal: Equipment			\$3,400,000	1.1313	\$3,846,000
99 Sales Tax	8.80%		\$299,200		\$299,200
100					
INSERT <--Double-Click Here to Insert a Row					
SubTotal: Sales Tax			\$299,200	1.1313	\$338,000
Total: Equipment			\$3,699,200		\$4,184,000
E. ARTWORK					
1 Project Artwork			N/A		N/A
2 Higher Education Artwork			N/A		N/A
3 Administrative Building Art work 1% of Primary facility MACC			\$209,838		
INSERT <--Double-Click Here to Insert a Row					
Total: Artwork			\$209,838	1.0000	\$210,000
F. OTHER COSTS					
1 Mitigation Costs					
2 Hazardous Material Remediation/Removal					
3 Offsite improvements			\$500,000		
4 Traffic Impact Fees			\$500,000		
5 Honorarium payments to unsuccessful proposers			\$250,000		
INSERT <--Double-Click Here to Insert a Row					
Total: Other Costs			\$1,250,000	1.1064	\$1,383,000
G. PROJECT MANAGEMENT					
1 Agency Project Management			\$1,880,791		\$1,880,791
2					
INSERT <--Double-Click Here to Insert a Row					
Total: Project Management			\$1,880,791	1.0000	\$1,881,000
GRAND TOTAL			\$55,538,438		\$62,324,000
NOTES					

6.1 Thurston County Master Plan

This project is not part of the GA/Thurston County Master Plan. A considerable amount of coordination has been performed with the city of Lacey to best locate the new Olympic Region Headquarters facility within the city urban growth area, meet zoning requirements, and match the city's vision for the area.

6.2 Adherence to State Policies

The project will adhere to all state policies and requirements. The project will be required to meet the silver rating level under the Leadership in Energy and Environmental Design (LEED), as required per Chapter 12, Laws of 2005.

Section 7

Facility Operations and Maintenance

7.1 Assumptions

7.2 Operating Costs

Operational Costs	Existing operations budget	New Facility operations budget	
Utilities	\$1.34	\$1.34	Cost per Sq. Ft.
Custodial	\$0.90	\$0.90	Cost per Sq. Ft.
Maintenance	\$1.64	\$1.64	Cost per Sq. Ft.
Sub-Total	\$3.88	\$3.88	Cost per Sq. Ft.
(Existing 149,301 SF) (New 181,120 SF)	\$579,288	\$702,746	Per Year
Plant Manager 2	\$0	\$72,000	Per Year
Subtotal	\$0	\$72,000	
Minor repairs and renovation per year	\$0.78	\$0.78	Per Year
(Existing 149,301 SF) (New 181,120 SF)	\$116,455	\$141,274	Per Year
Total	\$695,743	\$916,020	Per Year

Minor and Major Renovation Projects

The estimated operations and maintenance costs of the new Olympic Region Headquarters Facility is \$5.06 per square foot. There will be a request for an additional Plant Manager 2 and funding for the position for the facility once it is constructed.

Through project planning efforts, the work has been scheduled to avoid paying operations and maintenance costs on both facilities and to avoid having to invest in temporary facilities. The relocation of staff will be after the new facility is constructed. The old site will then go through the surplus process.

Achieving a LEED silver standard for the new facility will result in more efficient energy, and water and sewer usage than is possible at the existing Tumwater facilities because of their condition.

7.3 Staffing Plan for Expansion

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

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

8.1 Conceptual Ideas

A design charrette was conducted to create conceptual site and building plans for a new complex. During this process, the Planning Team spent five days in Tumwater, Washington, developing multiple site concept drawings and conceptual building drawings to present to key WSDOT staff. Each day a meeting was held to present the concepts. At each meeting, staff provided valuable insight and input into the concept site and building drawings. The goal at the end of the on-site design charrette was to develop a concept plan to present to a design-build firm that incorporates the administration and maintenance operations onto the site in Lacey, Washington.

The design charrette for the new Olympic Region Headquarters complex took place December 12 through December 16, 2005. This allowed key staff members to provide input and insight into the overall design of the new Headquarters complex. During the on-site session, multiple options were created for concept site plans that were based on the Space Needs Program. Each site plan included employee and WSDOT parking spaces, an Administrative Building, a Shop Building, and an Equipment Building. In addition to the concept site plans, conceptual drawings were developed for each building except the Administration Building.

Maintenance Design showed several concepts that tested the Space Needs Program to the site located in Lacey. The team presented the initial concepts to staff for their comment. During the meetings, the planning team and key staff discussed each developed concept. All insight, input, and suggestions greatly influenced site plans and building concepts developed. All concepts developed during the on-site meetings are included with this document. The Preferred Site Concept Plan F and conceptual building plans are presented in Appendix 8.A.

In December 2006 two contractors used the Request for Proposal requirements to submit proposals for the project. The site layout, space plans, and renderings submitted are also attached. See Appendix 8.B and 8.C.



Detailed and objective presentations of each concept allowed key members to evaluate all aspects of the plan. This provided the team with ideas for refinement of the concepts.

8.2 Site Plan

Site Design Goals

- To develop a concept plan of the new Olympic Region Headquarters complex based on the plan.
- To locate inefficiencies and adjust as needed to provide a cost efficient design.
- To design with the future in mind by allowing for growth on the site and within the buildings.
- To meet the operational needs of the complex.
- To separate employee/visitor parking areas from service vehicle parking areas by:
 - Having separate access points.
 - Providing separate parking lots: service vehicle parking secured within the yard and employee parking outside the secured yard.
- To develop a safe and efficient layout for the facility with:
 - Efficient circulation patterns.
 - View corridors without blind intersections.
- To establish adjacencies for different departments.
- To provide for public access and aesthetic design for the Administration Building.
- To locate the Fuel Island for easy access for WSDOT vehicles 24 hours each day.
- To mitigate the site operational noises to the west towards the residential neighborhood.
- To comply with zoning regulations and site development requirements for setbacks and stormwater runoff.
- To comply with environmental requirements to create better sustainable design solutions.

8.3 Building Plans

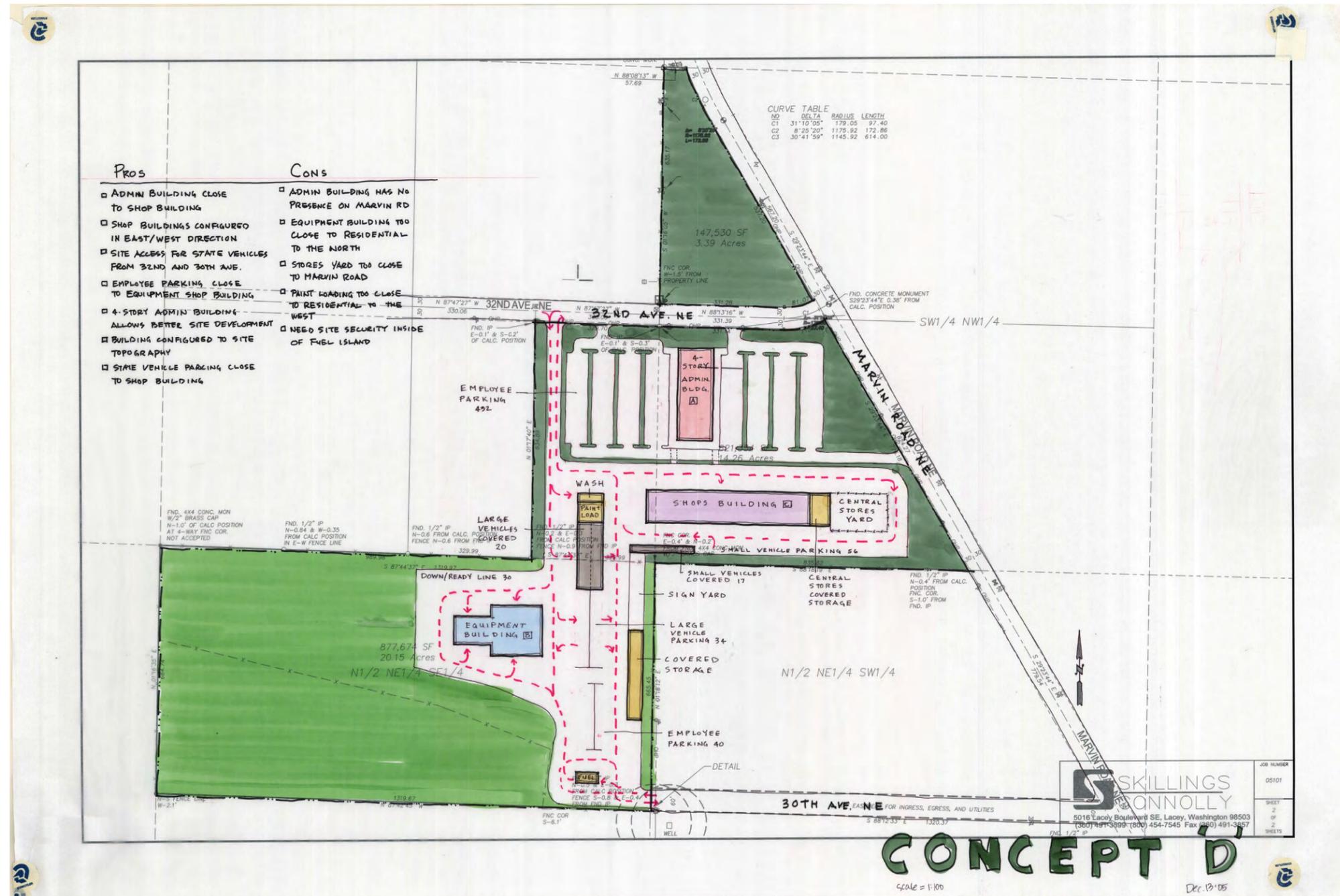
Administrative Building Design Goals

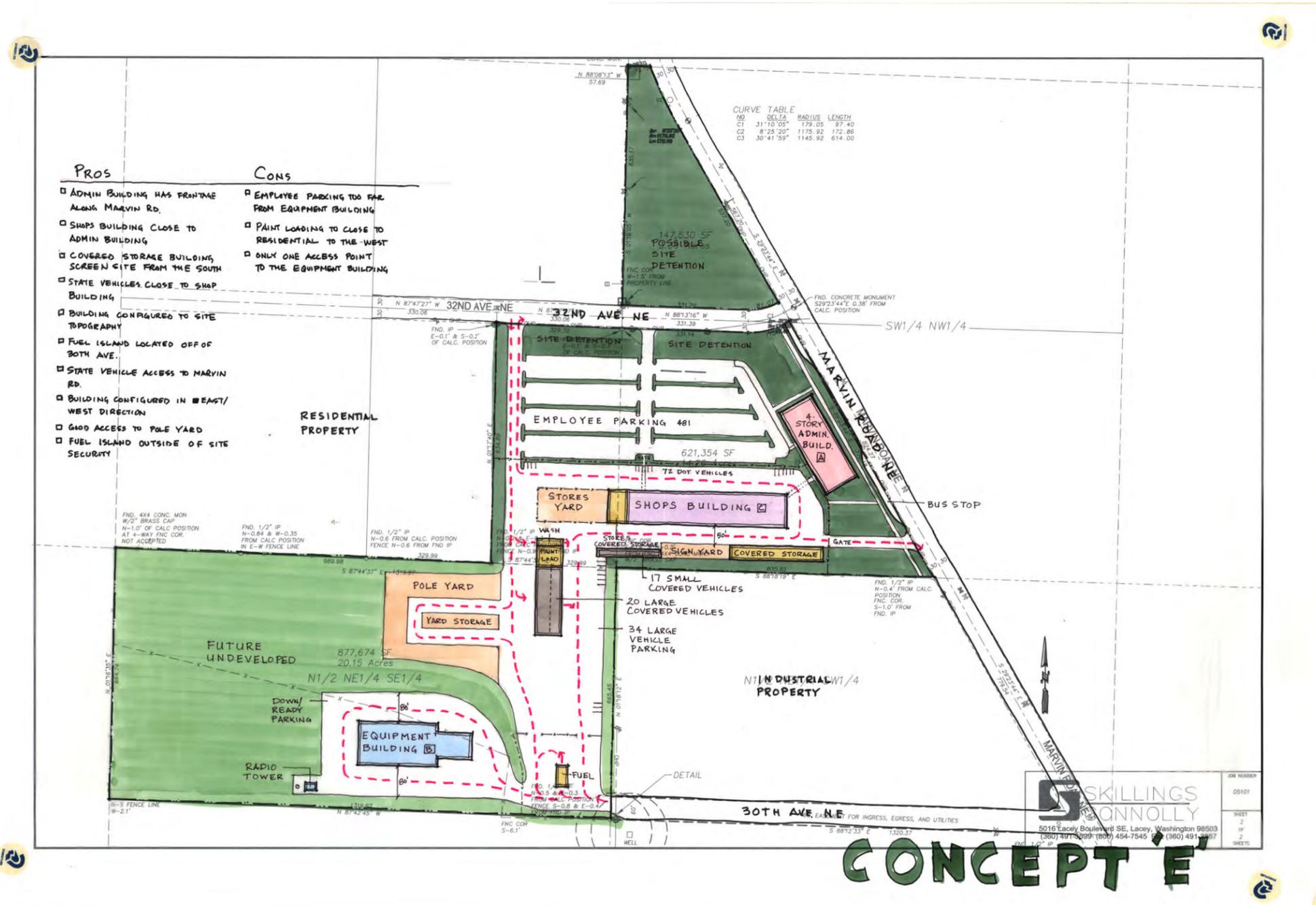
- The buildings should have 50-year life expectancies and should represent the openness and efficiency of WSDOT, contiguous with and sympathetic to the surrounding community. The buildings should reflect stewardship and public trust.
- The architectural forms should be appropriate to their function and the Pacific Northwest and should avoid appearing institutional or monumental. The buildings should be dignified and have human scale.
- The architectural image should be unique, germane to the site, and to the Olympic Region missions.
- The building design should not appear to be overly protective or exclusionary. The design should be open and inviting to all who may view the building, particularly as may be seen from pedestrian approaches.
- Interiors and hierarchy of spaces should be apparent from the exterior and from the building's public spaces. The site, building, and interior should not require excessive informational graphics for a visitor to be able to "read" the building. Circulation and way-finding should be clear.
- The building design should serve as a model of conservation of resources and of the state's responsibility to the environment. It should meet the LEED "silver" rating as defined in the U. S. Green Building Council LEED Rating System, version 2.2, including project checklist, and as outlined in Section VI-- D6020.
- The building modulation should be limited to 8 percent to allow for quality design and to minimize cost. Modulation is the degree to which a wall in a single flat plane can be varied.
- Building design should optimize the ratio of floor area to number of stories for efficiency in planning and minimizing cost within the limits of local zoning.
- Building office spaces should have a minimum of 10 foot ceiling height.
- Windows should have equally distributed glazing to the maximum allowed by code or as determined with life cycle cost analysis and/or LEED criteria, but not less than 5% of the floor area unless approved by state. Blinds should be on all exterior windows.
- Shops should have long, clear spans to maximize flexibility. Use a minimum 32-foot by 32-foot bay size.
- Should use floor systems that do not vibrate or bounce with typical dynamic live loads.
- Construction should be Type I-A and in accordance with ICC International Code.

- Columns 4 feet or less from exterior walls should be avoided.
- The use of basement construction wherever high groundwater levels are present should not be used.
- Long-term ADA Standards should be considered during construction ensuring adequate ingress and egress. Because this building is to last 50 years, consider allowing for more than minimum accessibility standards. Wheelchairs and scooters, used by people with disabilities, may become larger.

Shops Building Design Goals

- Design solution should include all Maintenance Shop facilities and storage needs.
- The buildings should have a 50-year life expectancy and should represent the optimum efficiency using state of the art layout and technology.
- Maintenance and operation facilities should be durable and meet or exceed safety regulations.
- Maintenance facility buildings should be unified in scale, materials, textures, and articulation to maximize their overall impact. Facilities supporting maintenance operations functions should blend in with the surrounding environment and be unobtrusive and yet large enough to support the functions of this work group.
- The building materials for the maintenance facilities must respond to the different demands of the functions and should provide a unifying theme for the total site complex.



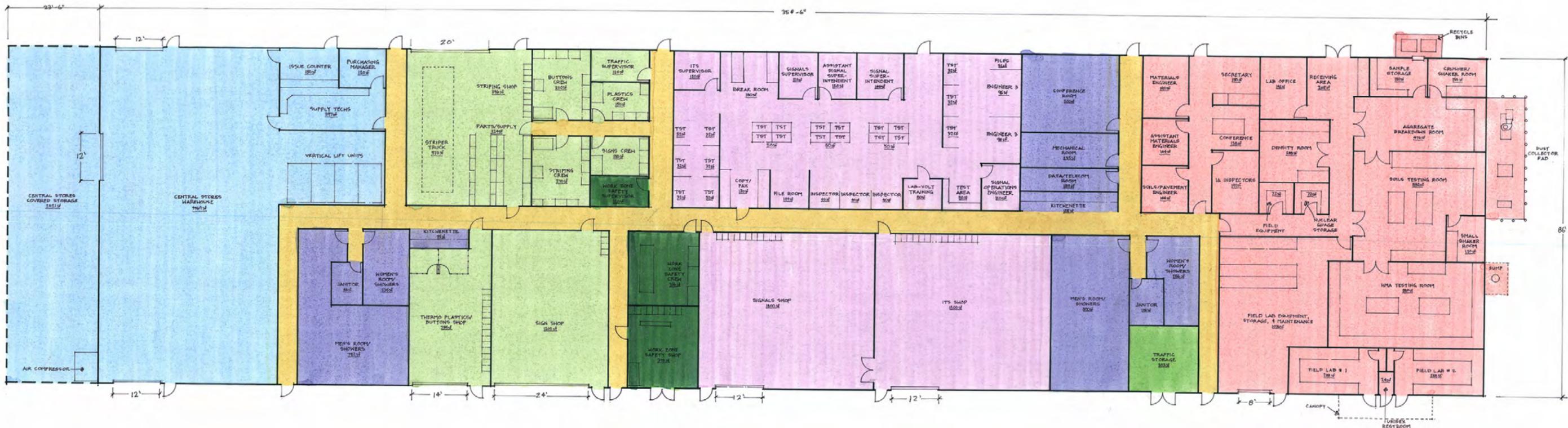




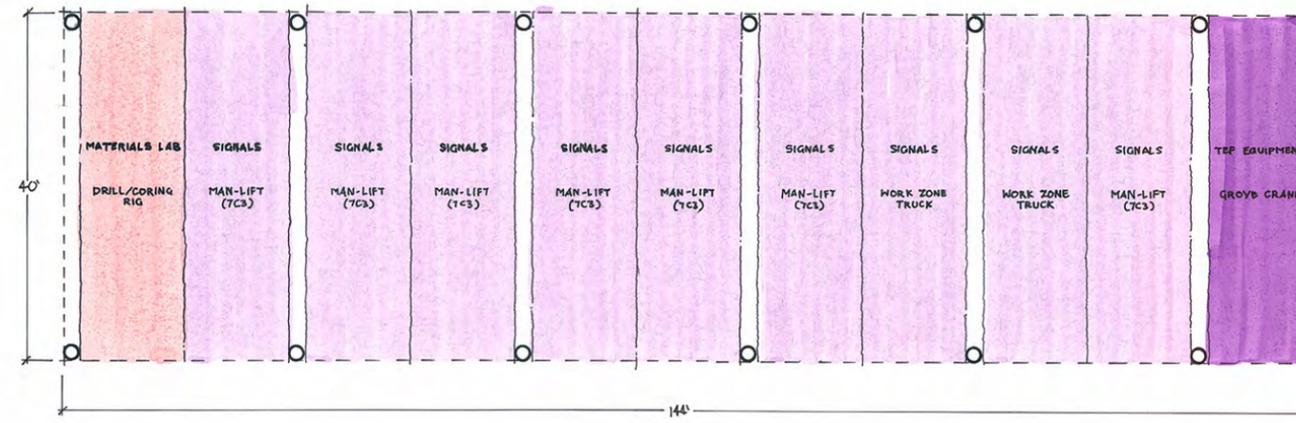
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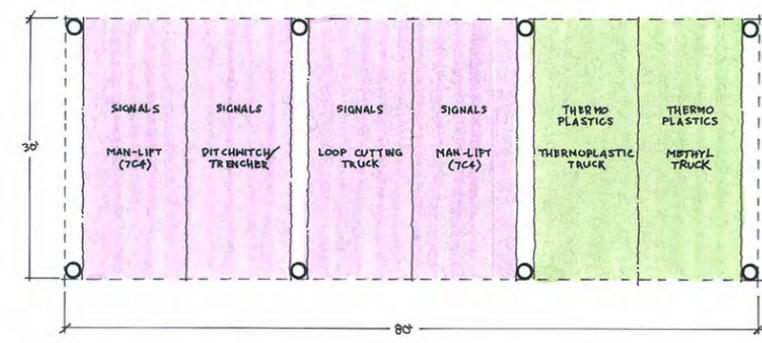
FEB. 2, 2006



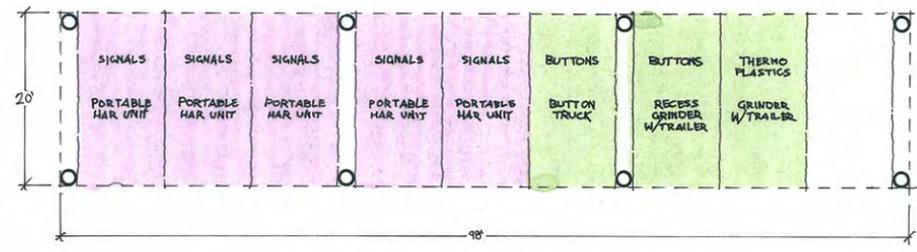

SHOP BUILDING
 SCALE: 1/8" = 1'-0" JUN. 21, 2006
 TOTAL BUILDING AREA: 3,087sq ft
 TOTAL COVERED AREA: 2,021sq ft



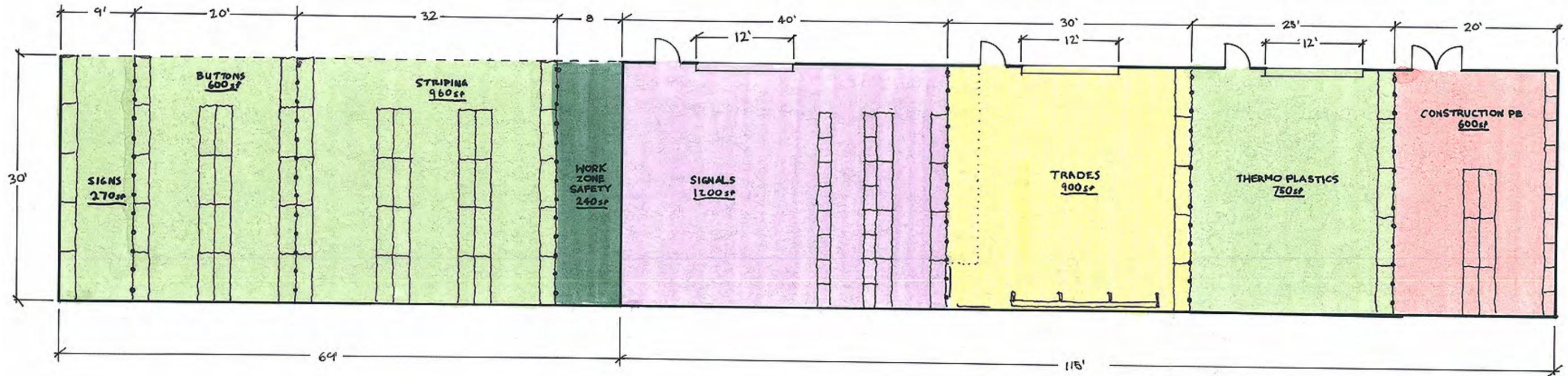
LARGE VEHICLE COVERED PARKING
 SCALE: 1/8" = 1'-0"
 TOTAL COVERED AREA: 5760sf
 JAN. 27, 2006



MEDIUM VEHICLE COVERED PARKING
 SCALE: 1/8" = 1'-0"
 TOTAL COVERED AREA: 2400sf
 JAN. 27, 2006



SMALL VEHICLE COVERED PARKING
 SCALE: 1/8" = 1'-0"
 TOTAL COVERED AREA: 1800sf
 JAN. 27, 2006



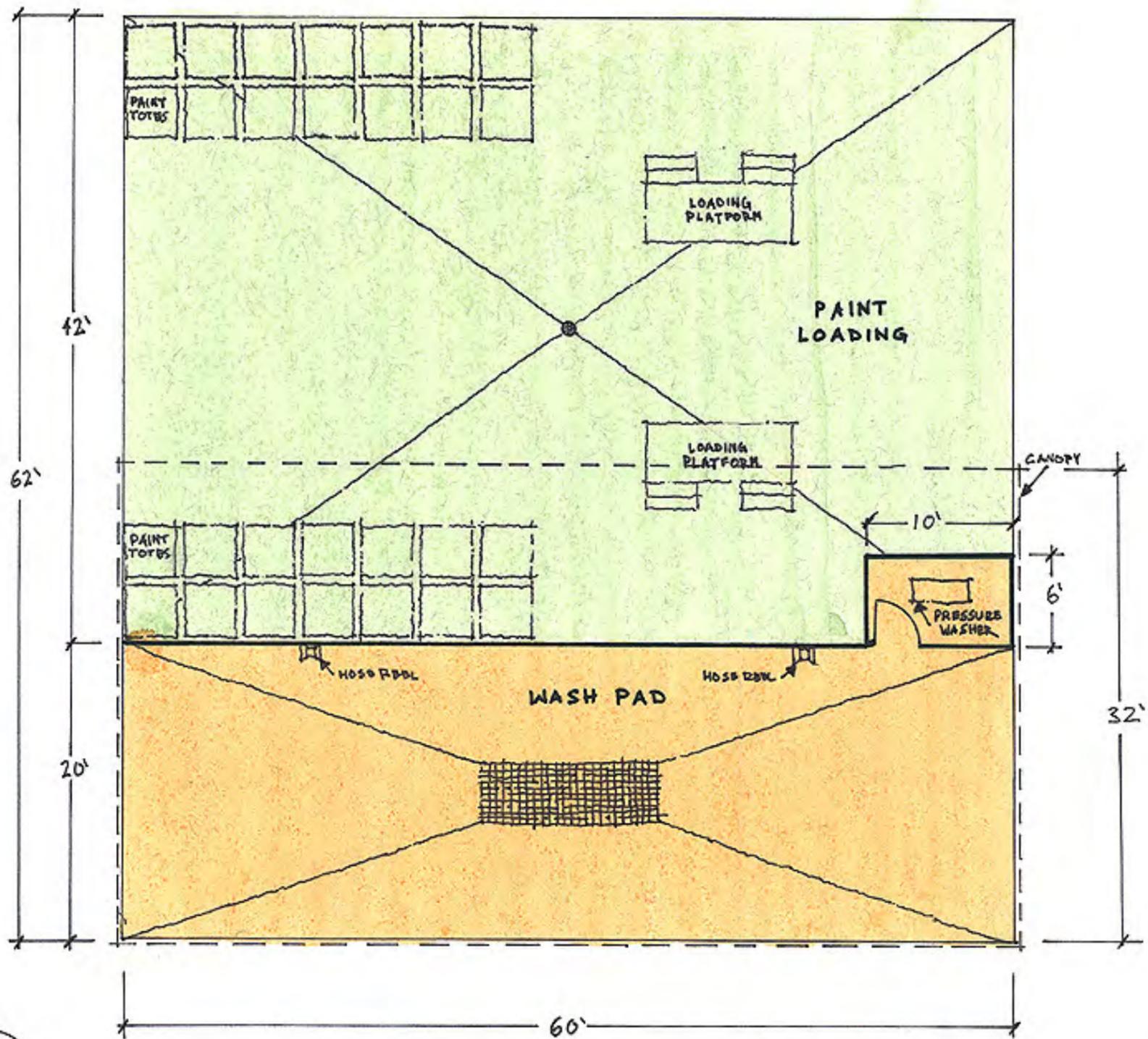
COVERED AND ENCLOSED UNHEATED BUILDING

SCALE: 1/8" = 1'-0"

JAN. 27, 2006

TOTAL COVERED AREA: 2070 sq ft

TOTAL ENCLOSED AREA: 3450 sq ft

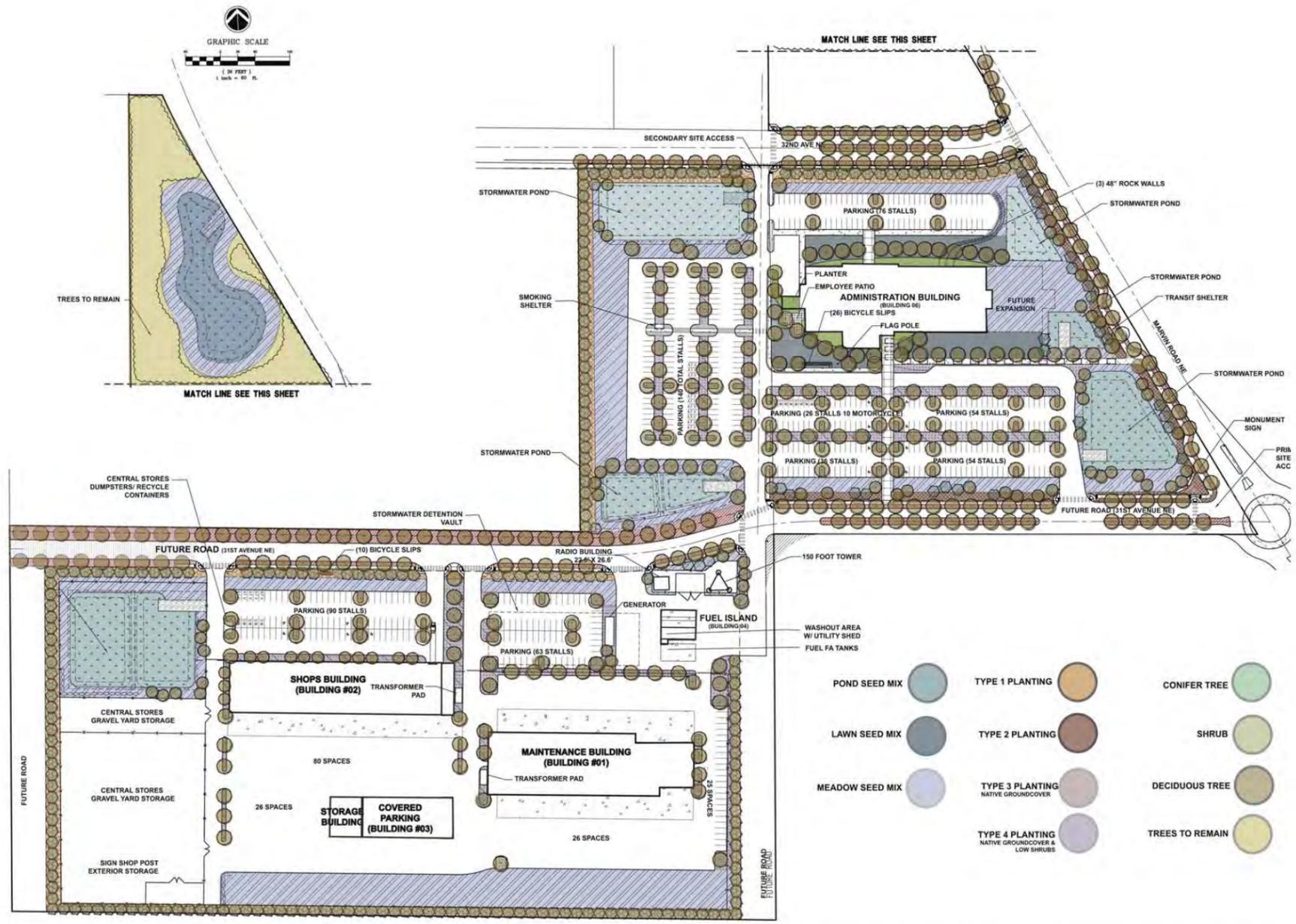


WASH BAY AND PAINT CLEANOUT

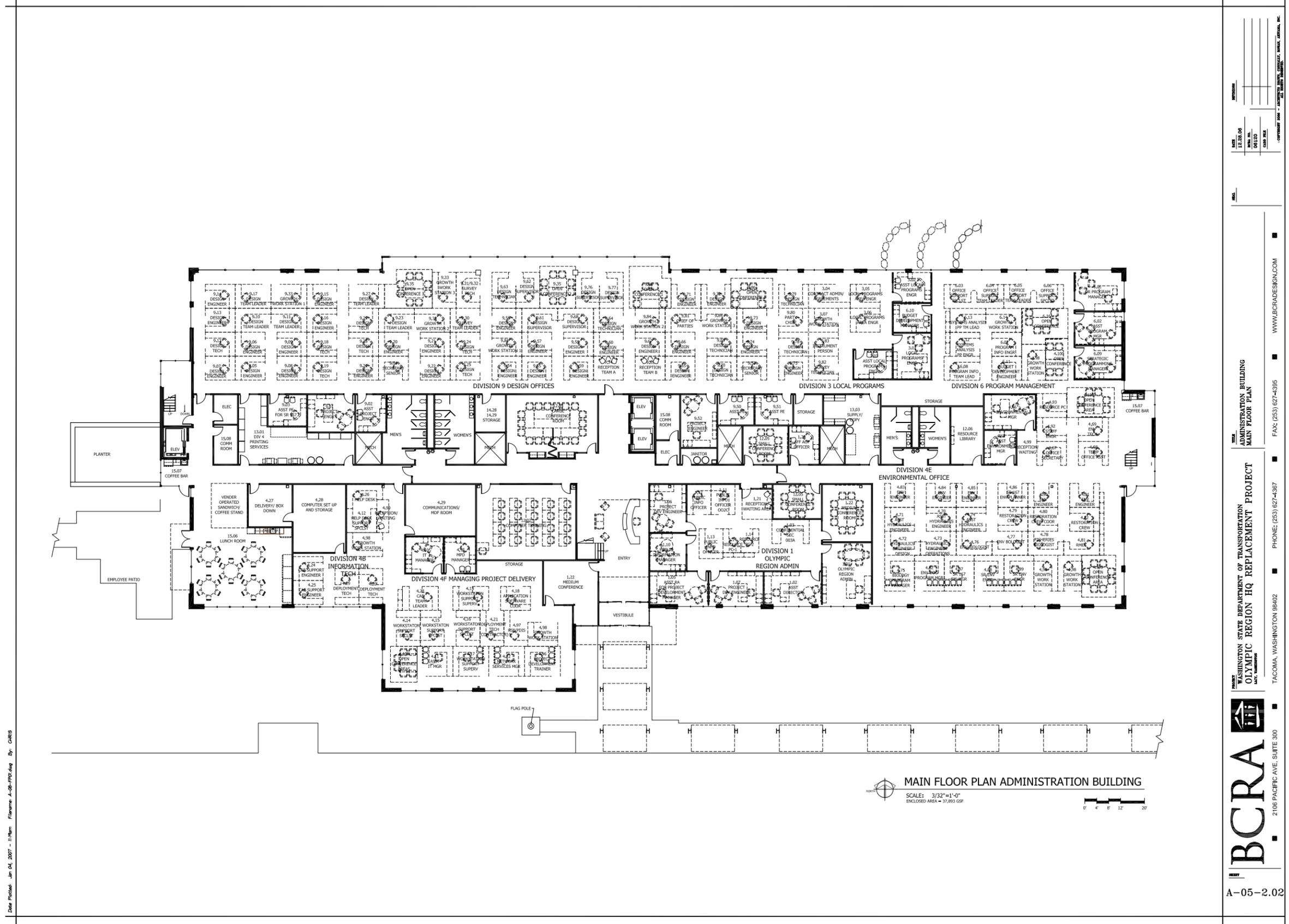
SCALE: 1/8" = 1'-0"

FEB. 02, 2006

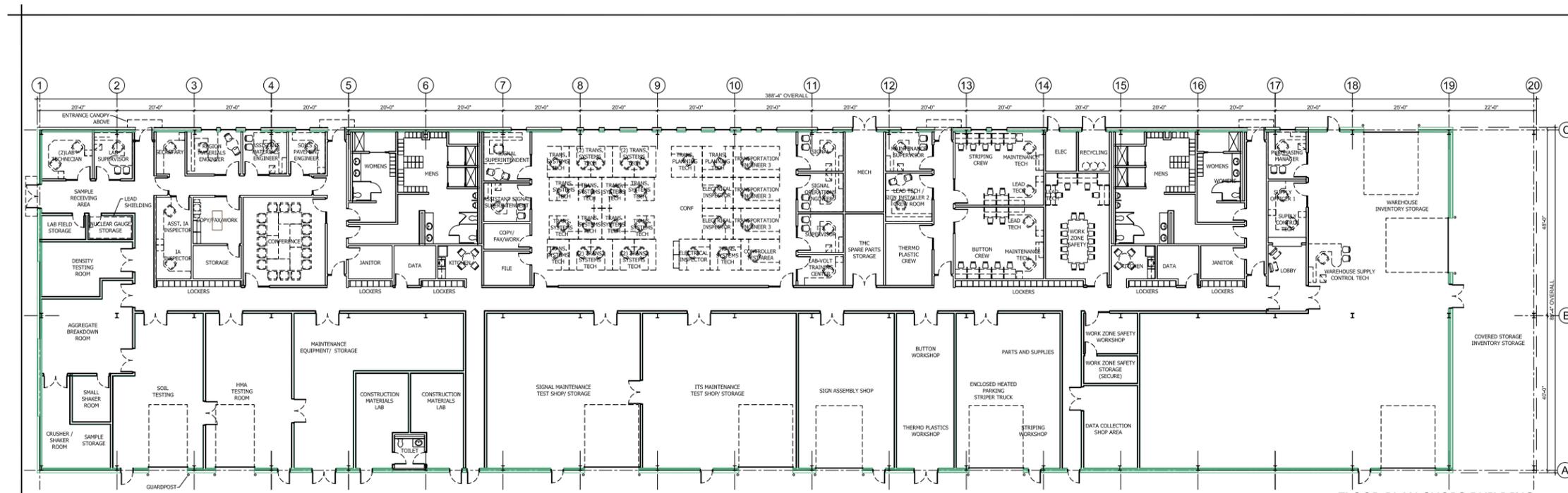
TOTAL COVERED AREA: 1920sq



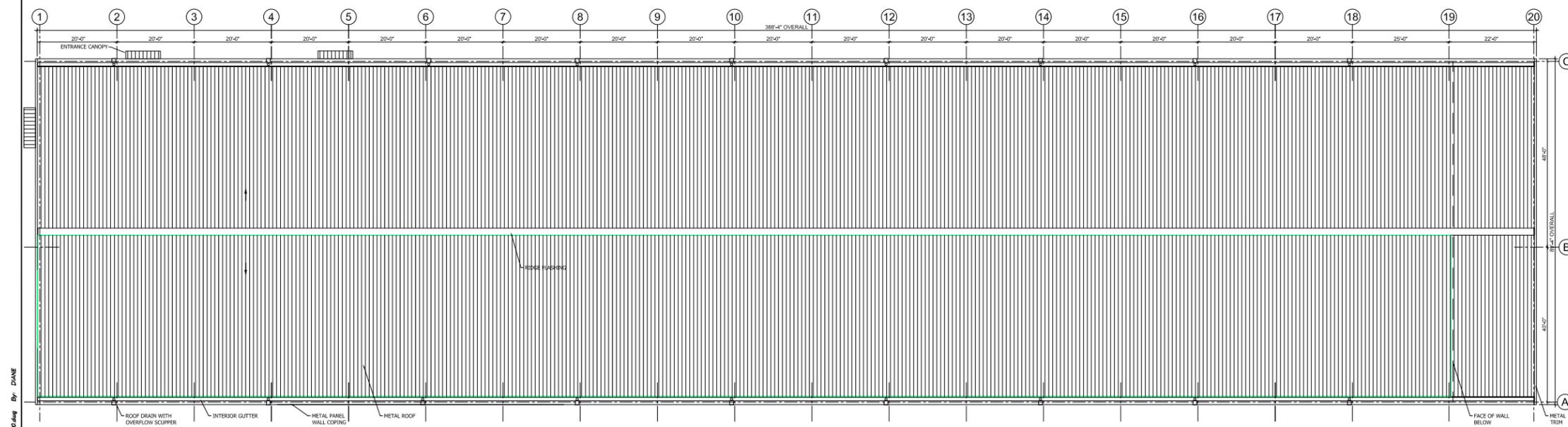
OLYMPIC REGION HEADQUARTERS REPLACEMENT PROJECT



Date Plotted: Jan 04, 2007 - 11:56am File Name: A-05-F100.dwg By: CHS



FLOOR PLAN SHOPS BUILDING
 SCALE: 3/32"=1'-0"
 ENCLOSED AREA = 32,759 GSF
 COVERED AREA = 1,931 GSF



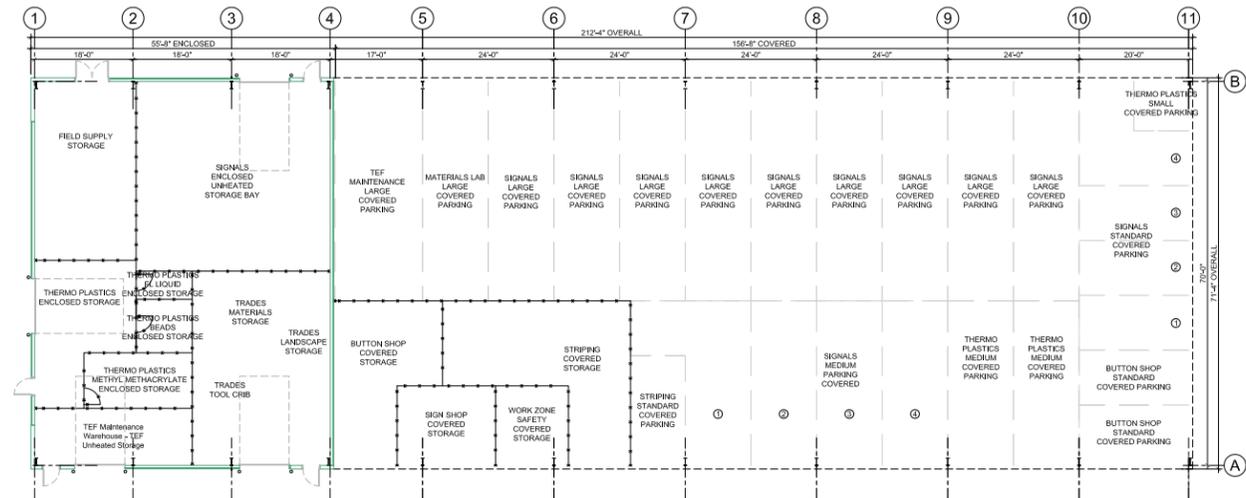
ROOF PLAN SHOPS BUILDING
 SCALE: 3/32"=1'-0"

Date Plotted: Dec 22, 2006 - 11:44am File Name: A-02-PP09.dwg By: DANE

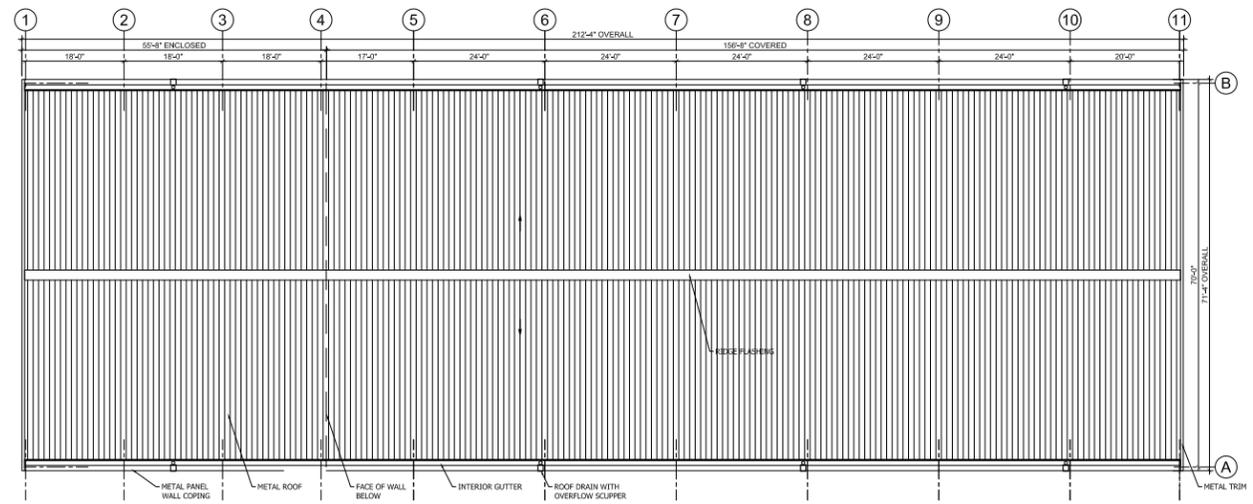
BCRA
 2108 PACIFIC AVE, SUITE 300
 TACOMA, WASHINGTON 98402
 PHONE: (253) 627-4387
 FAX: (253) 627-4385
 WWW.BCRADESIGN.COM

WASHINGTON STATE DEPARTMENT OF TRANSPORTATION
OLYMPIC REGION HQ REPLACEMENT PROJECT
 SHOPS BUILDING FLOOR AND ROOF PLANS

A-02-2.01



FLOOR PLAN COVERED PARKING AND ENCLOSED STORAGE BUILDING
 SCALE: 3/32"=1'-0"
 ENCLOSED AREA = 3,947 GSF
 COVERED AREA = 11,199 GSF



ROOF PLAN COVERED PARKING AND ENCLOSED STORAGE BUILDING
 SCALE: 3/32"=1'-0"

Date Plotted: Dec 22, 2006 - 12:01pm
 Filename: A-03-FR00.dwg By: DLANE

PROJECT: WASHINGTON STATE DEPARTMENT OF TRANSPORTATION
 OLYMPIC REGION HQ REPLACEMENT PROJECT
 TACOMA, WASHINGTON 98402
 PHONE: (253) 627-4367
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 WWW.BCRADESIGN.COM

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 PHONE: (253) 627-4367
 FAX: (253) 627-4385
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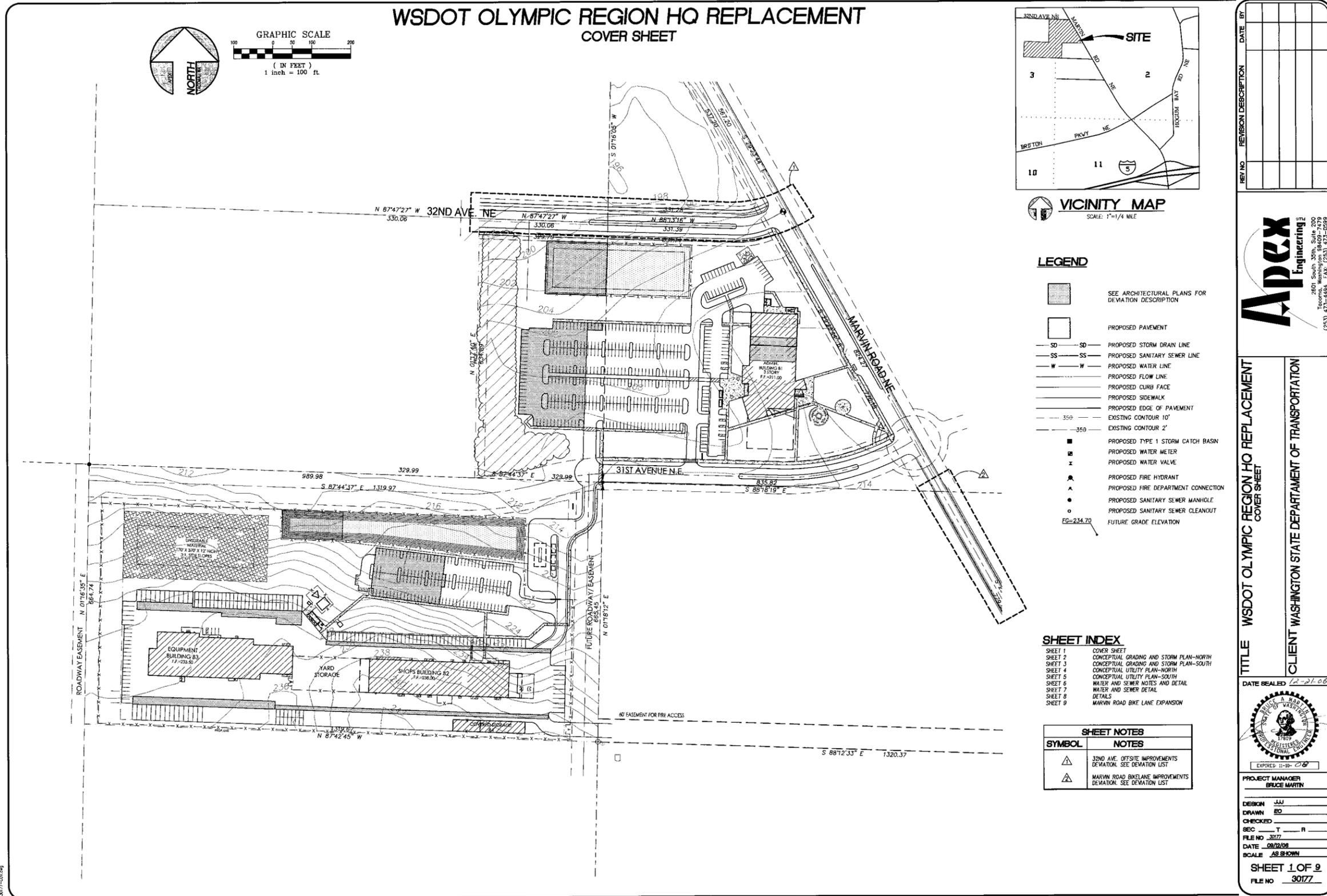
MAINTENANCE BUILDING
 FLOOR AND ROOF PLANS

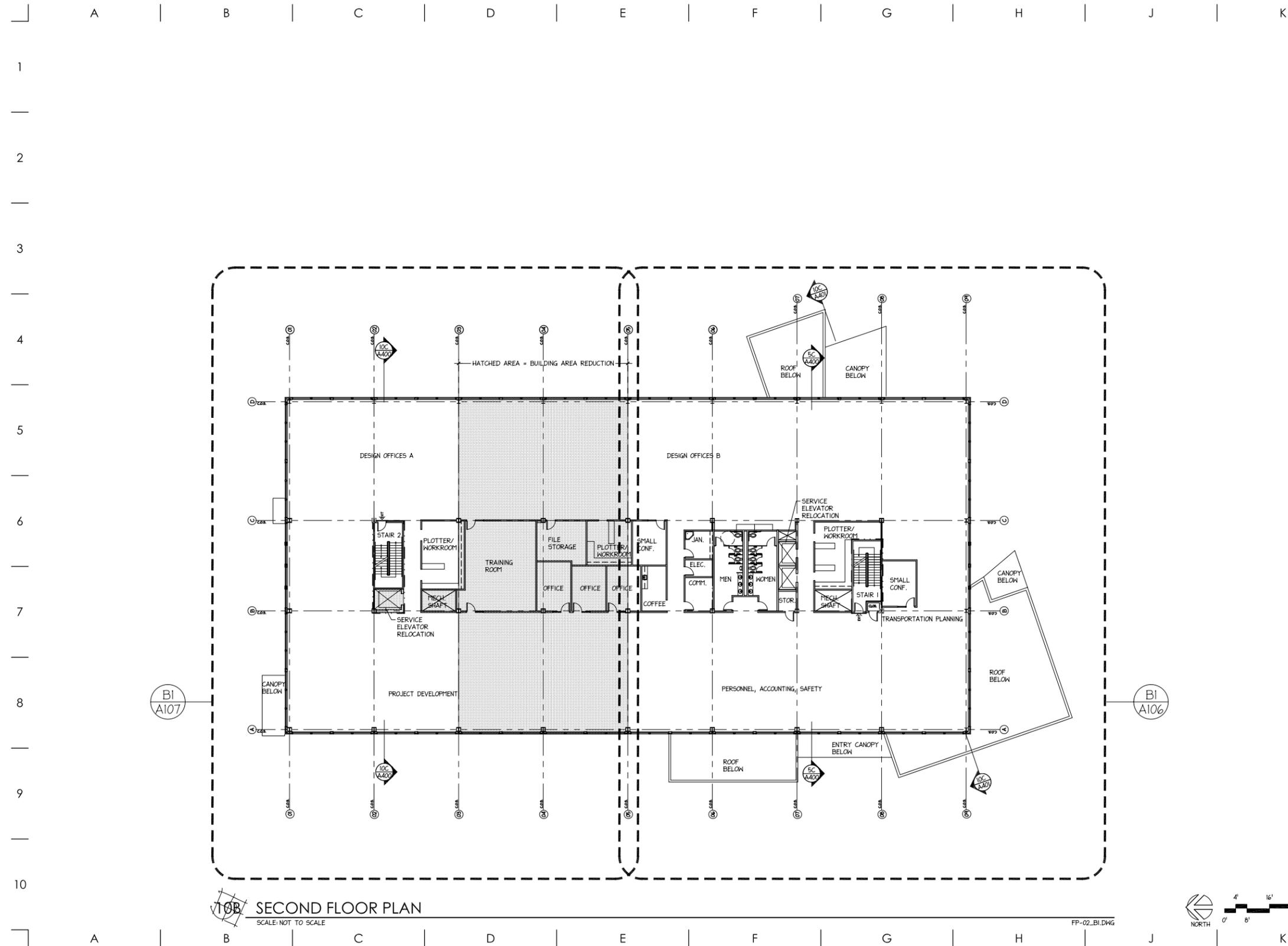
DATE: 12.22.06
 DRAWN BY: DLANE
 CHECKED BY: DLANE
 CADD FILE:

REVISIONS:

APPROVED BY:

A-03-2.01





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AMERICAN INSTITUTE OF ARCHITECTS

NOT FOR
CONSTRUCTION

BLDG. 1
ADMINISTRATION
2ND FLOOR
PLAN

WSDOT
OLYMPIC
REGION HQ

LACEY, WA

REVISION DATE

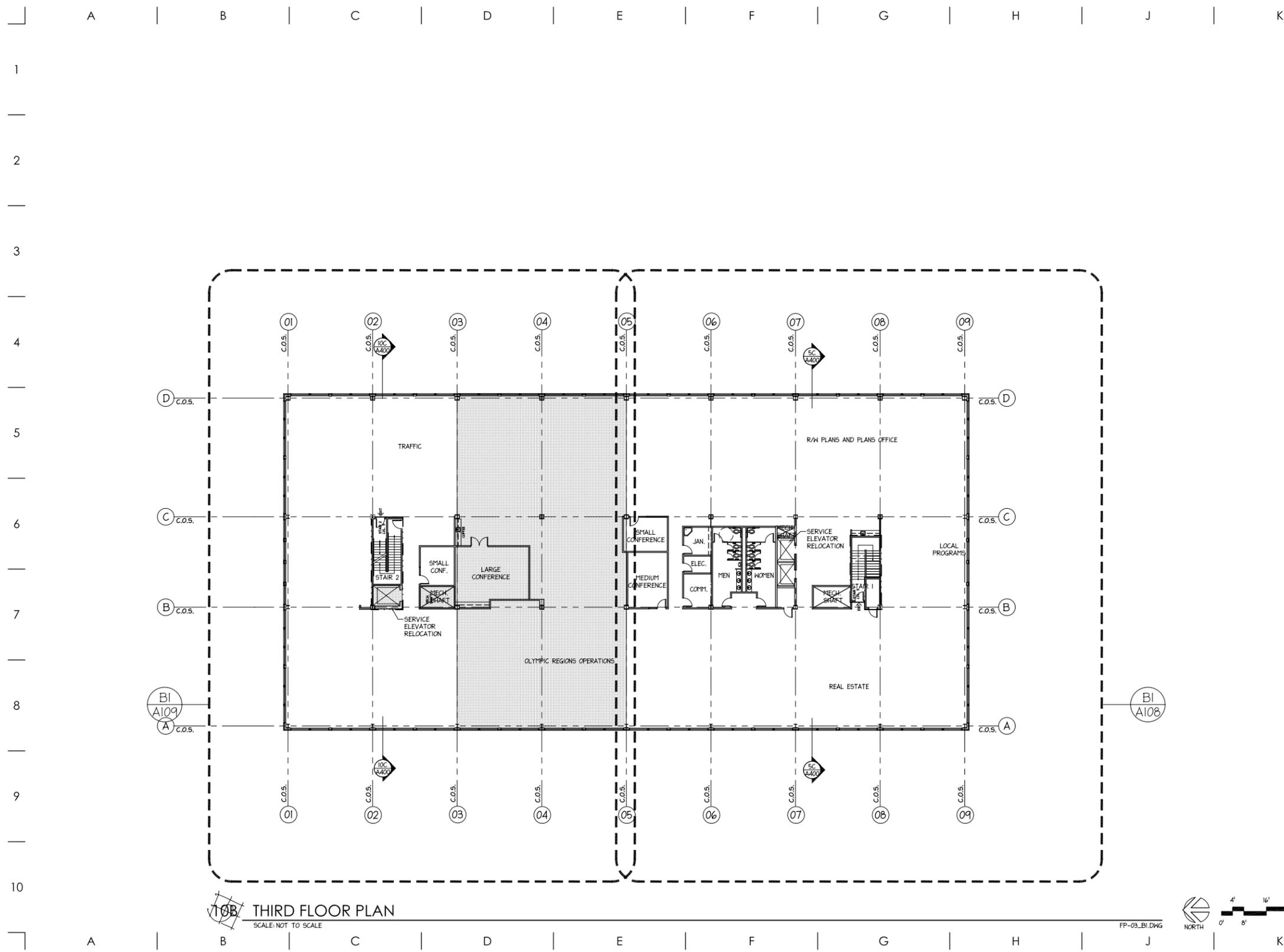
DATE JOB NO.
12.28.06 p05-085

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 PLOTTED BY: dshah

FP-02_B1.DWG



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BLDG. 1
ADMINISTRATION
3RD FLOOR
PLAN

WSDOT
OLYMPIC
REGION HQ

LACEY, WA

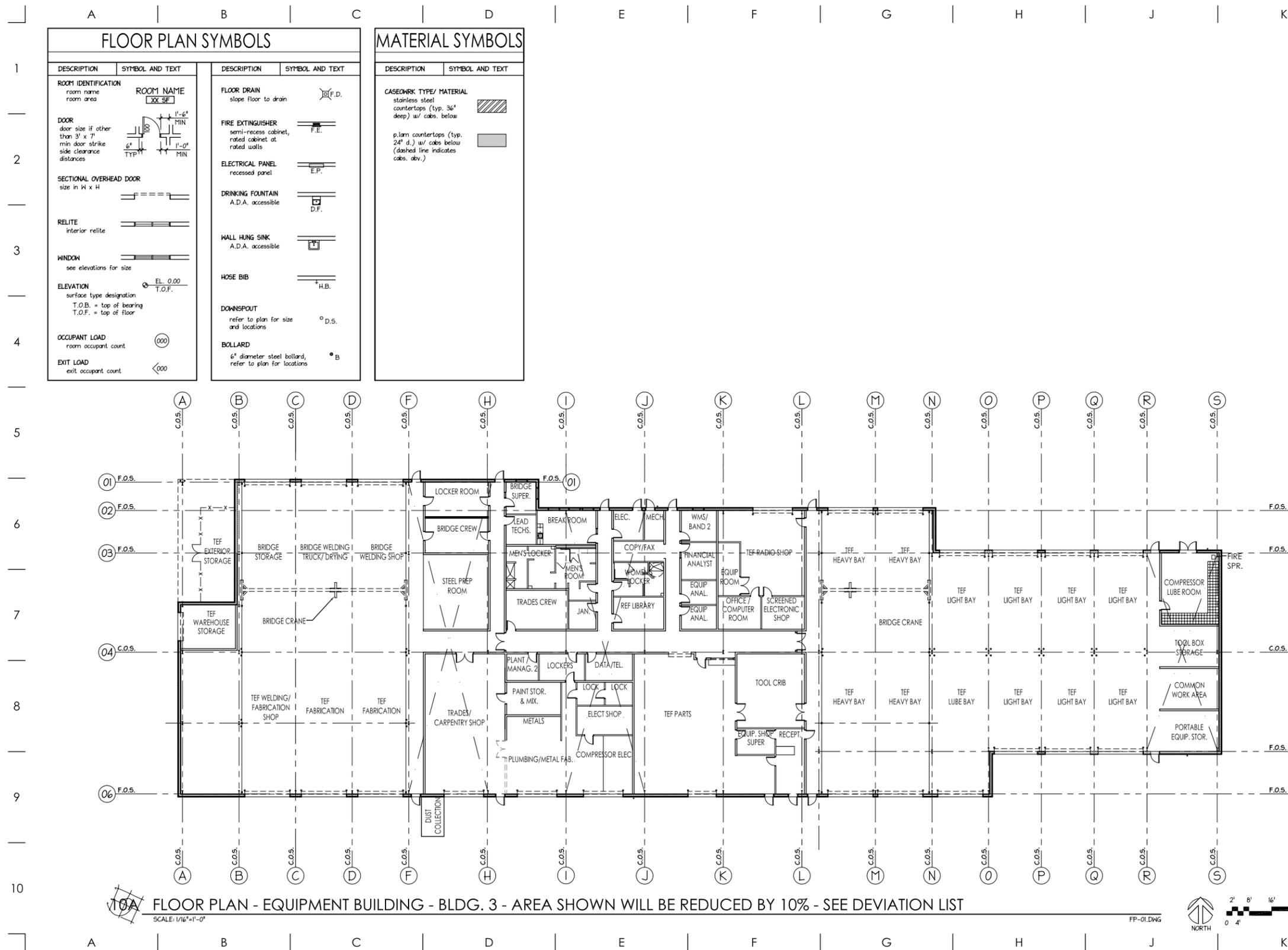
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DATE: 12.28.06 JOB NO.: p05-085

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BLDG. 3 EQUIPMENT FLOOR PLAN, PLAN NOTES

WSDOT OLYMPIC REGION HQ

LACEY, WA

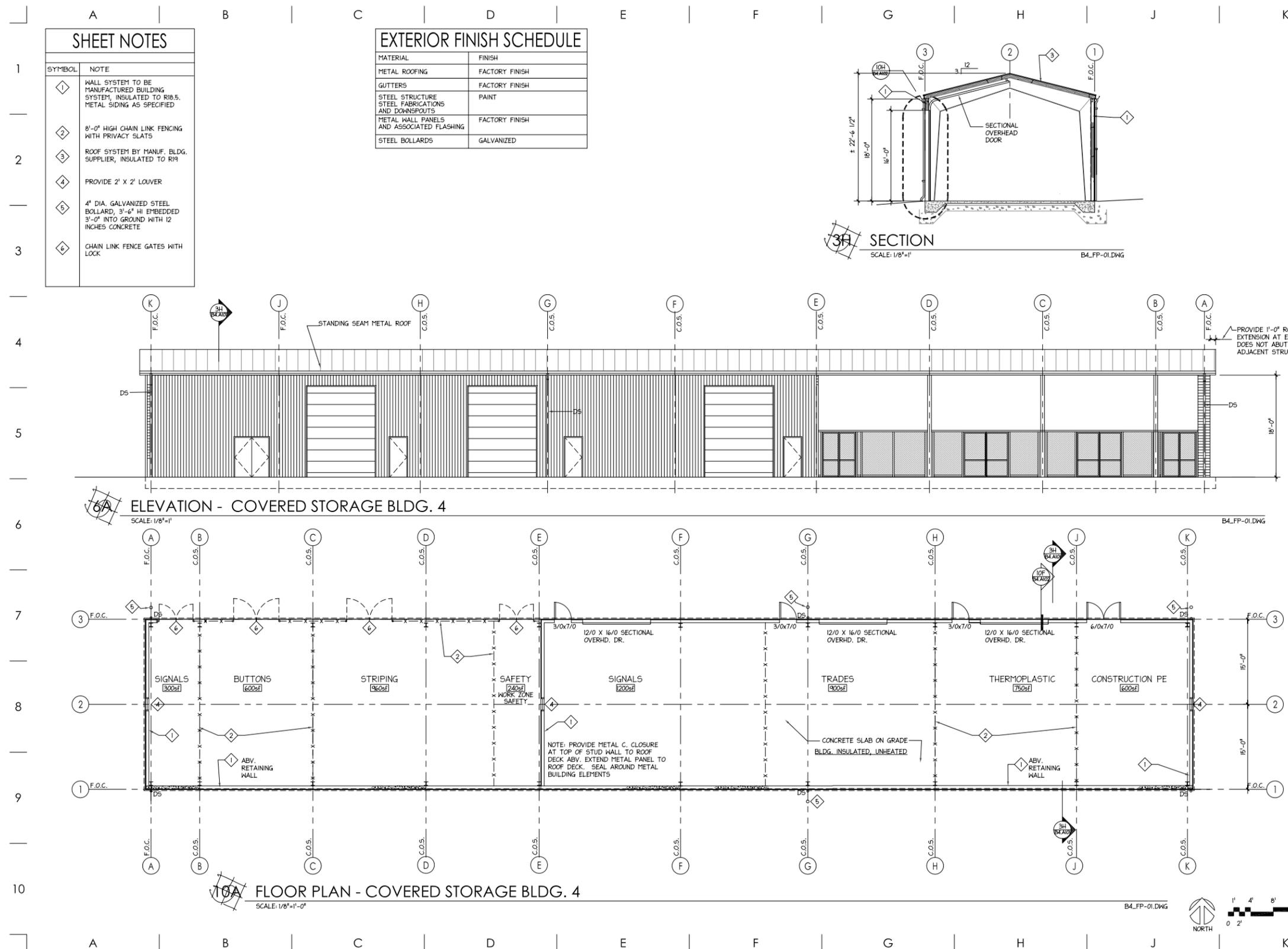
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APPENDIX A

Predesign Checklist

PREDESIGN CHECKLIST



The predesign checklist should be completed by the agency and submitted to the Office of Financial Management with the predesign.

Is the following in the predesign? If not, it should be noted “not applicable”

- Executive Summary
- Project Analysis
 - Discussion of operational needs
 - Discussion of alternatives
 - Discussion of selected alternative
 - Identification of issues
 - Prior planning and history
 - Stakeholders
 - Implementation approach
 - Project management
 - Schedule
- Program Analysis
 - Assumptions
 - Functions and FTEs
 - Spatial relationships between the facility and site
 - Interrelationships and adjacencies of functions
 - Major equipment
 - Special systems such as environmental, information technology, etc.
 - Future needs and flexibility
 - Sustainability and energy utilization
 - Applicable codes and regulations
- Site Analysis
 - Potential sites
 - Building footprint
 - Site considerations such as physical, regulatory, and access issues
 - Acquisition process
- Project Budget Analysis
 - Assumptions
 - Detailed estimates

Pre-design Checklist

Appendix A

- Funding sources
- Form C-4, Pre-design Capital Project Request Report Summary
- Form C100, Agency/Institution Project Cost Estimate
- Form C-3, Benefit and Life Cycle Cost Analysis Summary
- Sign off by agency

- Master Plan and Policy Coordination
 - Impacts to existing plans
 - Adherence to significant state policies

- Facility Operations and Maintenance Requirements
 - Assumptions
 - Operating costs in table form
 - Staffing plan (capital and operating)

- Project Drawings/Diagrams
 - Site plans
 - Building plans
 - Building volumes
 - Elevations

- Appendix
 - Pre-design checklist
 - Project budget unit cost detail
 - Sustainable design charette summary
 - Additional information as needed