

Northwest Senior Center
5431 32nd Ave NW

Teen Parent Home
339 22nd Ave E

Central Area Motivation Program (CAMP)
722 18th Ave

Central Area Senior Center (CASC)
500 30th Ave S

South Park Area Redevelopment Committee (SPARC)
8201 10th Ave S

CITY OF
SEATTLE
FACILITY
ASSESSMENTS

**OWNER**

City of Seattle
Department of Finance and Administrative Services
Capital Development & Construction Management Division
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**STRUCTURAL ENGINEER**

Integrated Design Engineers
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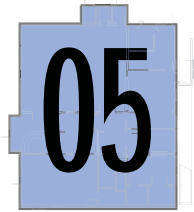
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Anthony Ager, Project Manager <anthonya@greenbusch.com>
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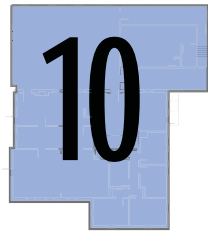
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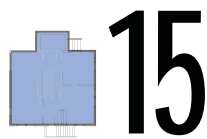
04 Summary



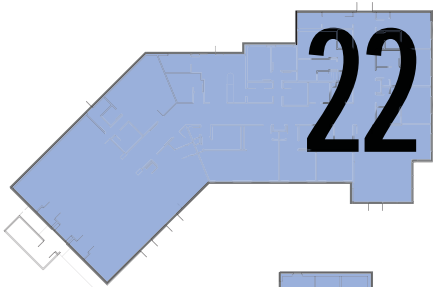
Northwest Senior Center
 Facility Assessment Inventory
 Architectural Assessment
 Structural Assessment
 Mechanical Assessment
 Electrical Assessment



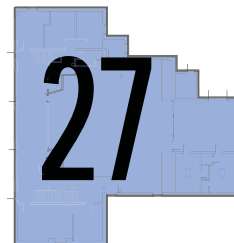
South Park Area Redevelopment Committee (SPARC)
 Facility Assessment Inventory
 Architectural Assessment
 Mechanical Assessment
 Electrical Assessment



Teen Parent Home
 Facility Assessment Inventory
 Architectural Assessment
 Mechanical Assessment
 Electrical Assessment



Central Area Senior Center (CASC)
 Facility Assessment Inventory
 Architectural Assessment
 Mechanical Assessment
 Electrical Assessment



Central Area Motivation Program (CAMP)
 Facility Assessment Inventory
 Architectural Assessment
 Mechanical Assessment
 Electrical Assessment

INTRODUCTION

The objective of this document is to provide construction cost estimates for specific repairs at (5) five mutual and offsetting benefit (MOB) properties owned by the City of Seattle. The repairs considered were identified based on the direction given by Statement of Legislative Intent (SLI) #2012-58-1-A-2.

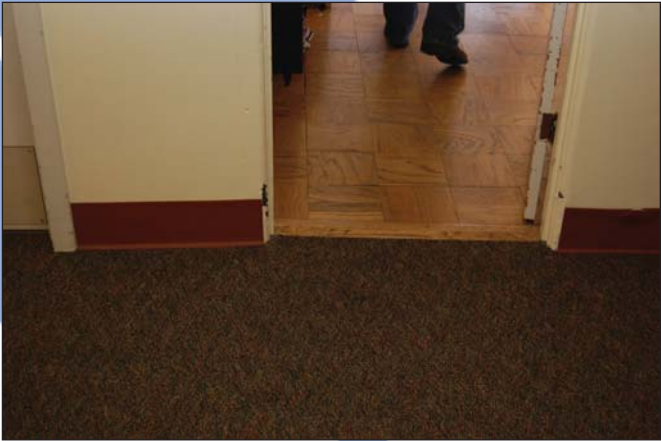
The Department of Finance and Administrative Services (FAS) contracted with ARC Architects and its consultant team to prepare this report. FAS staff and the consultant team toured each building, with and without on-site staff, in order to compile the following report.

PROCESS

There are five full assessments with their own section in this report. A non-intensive structural assessment was completed for the NWSC in Ballard but it did not reveal any immediate need for repairs. Photos of most conditions were recorded and are on file, but only an example of items photographed are included. For each facility, background information about building use, size- an approximate year built and location is included. Within each section is a detailed list of items suggested for repair by discipline (architectural, electrical and mechanical):

- Items are enumerated in spreadsheet form and color coded to the plans
- Estimates, exclude soft costs (taxes and escalation), but are calculated to sub-contractor pricing in today's dollars and totaled with general contractor and design contingency mark-ups of 20 and 15 percent .

Northwest Senior Center
5431 32nd Ave NW



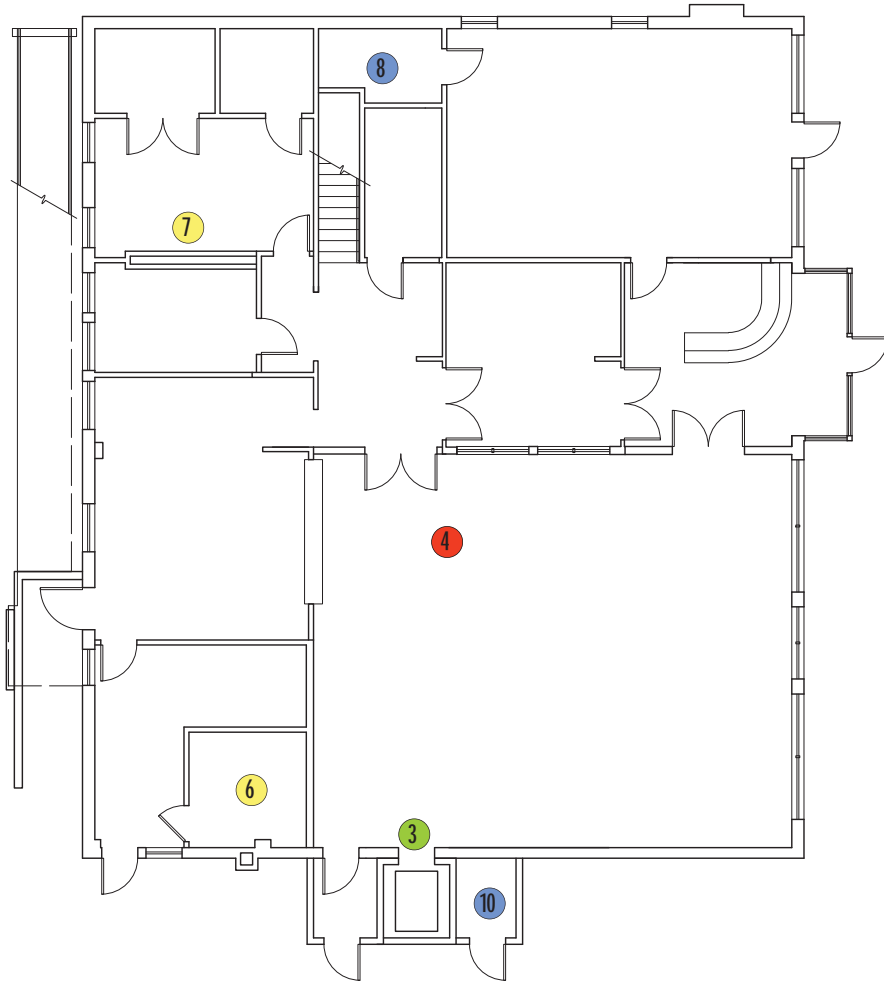
NW SENIOR CENTER

The Northwest Senior Center is affiliated with Senior Services, the most comprehensive non-profit corporation serving older adults in the state of WA. The building (circa early 1970's) is a two story, partial basement structure of approximately 8,400 SF located at 5431 32 Ave. NW. It provides office and support space for this organization's mission. The high-level facility assessment for this building was conducted as an escorted walking tour of the facility. The tour took place on January 23rd, 2012 with ARC and their consultants.



Northwest Senior Center

| Repair / Maintenance | | Estimate |
|-----------------------------|---|-----------------|
| Architectural | | |
| 1 | Replace loose parquet wood floor tile; door threshold too high - 10 sf | \$750 |
| 2 | Install panic hardware on this exit way door | \$250 |
| 3 | Secure firemen override keys for elevator - currently left in 2nd floor override | \$0 |
| Structural | | |
| 4 | No observable threat to life/safety issues. No corrections necessary at this time. | |
| Mechanical | | |
| 5 | Replace (3) non functional radiators on second floor | \$1,500 |
| 6 | Boiler is 25 years old and nearing end of life. Budgetting for future replacement should be considered. | \$15,000 |
| 7 | Provide duct smoke detector in (2) ventilation air handling units for shutdown | \$3,000 |
| Electrical | | |
| 8 | Remove abandoned 120/240V fused breaker pullman panel - no short circuit rating | \$1,200 |
| 9 | Provide smoke detector outside elevator on 2nd floor in existing j-box | \$480 |
| 10 | Provide smoke detector in elevator machine room | \$480 |
| | Subtotal | \$22,660 |
| | GC Mark-Ups; General Conditions, Bonding & Insurance, OH&P 20% | \$4,532 |
| | Estimating Contingency 15% | \$4,079 |
| | TOTAL COST ESTIMATE FOR NWSC | \$31,271 |

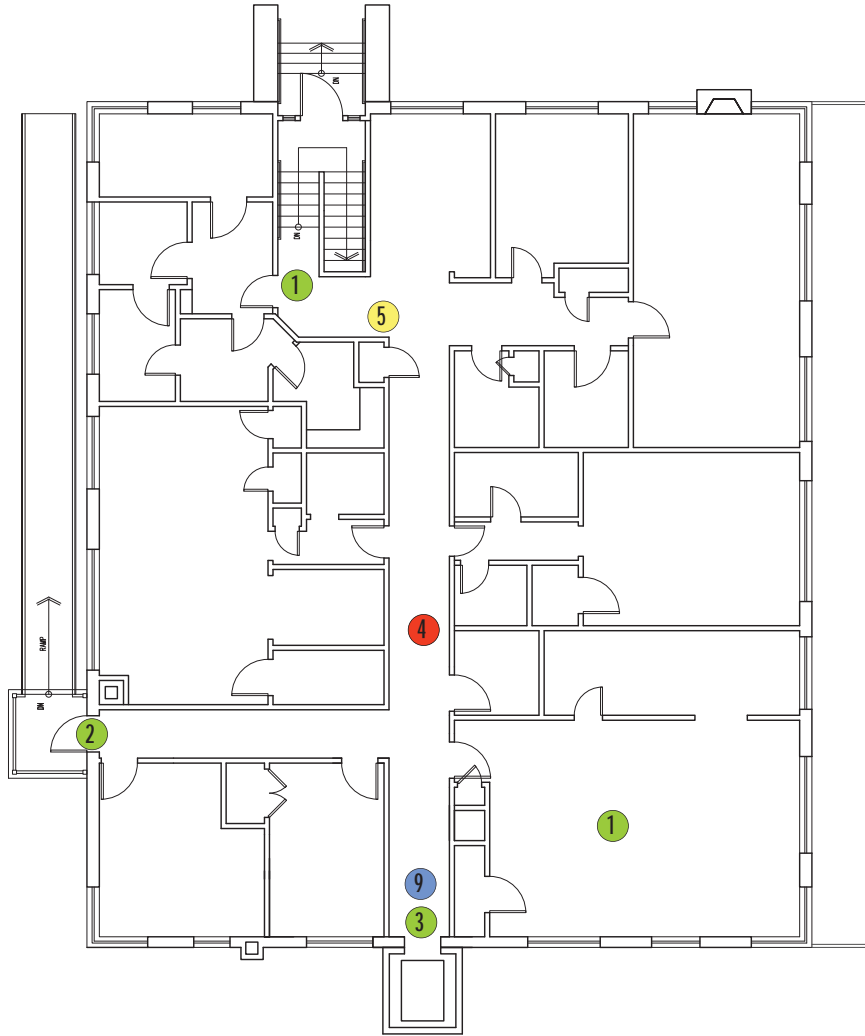


PLAN LEGEND

- Architectural Assessment
- Structural Assessment
- Mechanical Assessment
- Electrical Assessment



GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"

PLAN LEGEND

- Architectural Assessment
- Structural Assessment
- Mechanical Assessment
- Electrical Assessment



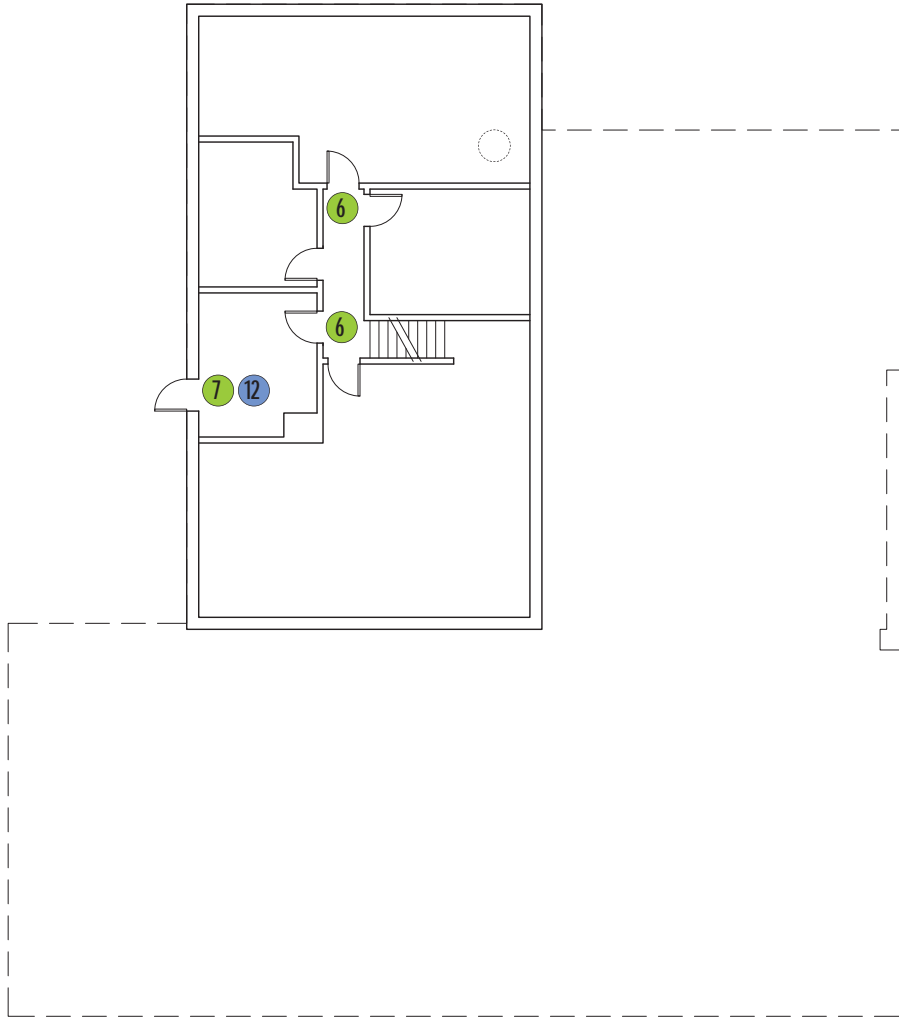
South Park Area Redevelopment Committee (SPARC)
8201 10th Ave S


The South Park Area Redevelopment Committee is a not-for-profit corporation currently operating the South Park Neighborhood Center, located at 8201 10th Ave. South. The building (circa early-mid 20th century with an addition early 1980's) is a one story, partial basement structure of approximately 5,200 SF that provides office and support space for this organization's mission. Additionally, it houses over a dozen organizations, including the South Park Senior Program, Providence Regina House Food and Clothing Bank and the South Park Information and Resource Center. The high-level facility assessment for this building was conducted as an escorted walking tour of the facility. The tour took place on January 23rd, 2012 with ARC and their consultants.







South Park Area Redevelopment Committee

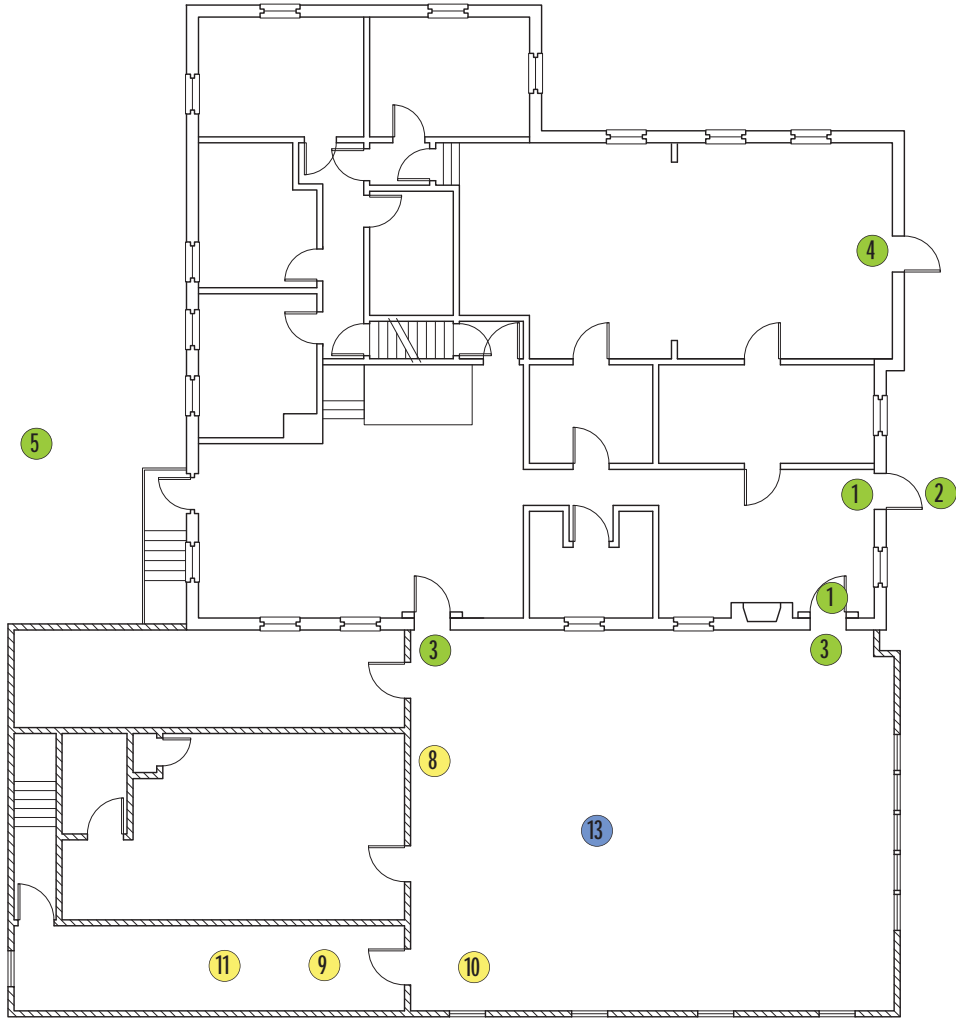
| Repair / Maintenance | Estimate |
|--|-----------------|
| Architectural | |
| 1 VCT flooring missing tiles | \$200 |
| 2 Door pull too high for ADA accessibility; push side clearance lacking | \$450 |
| 3 Panic hardware and closers missing; door width not wide enough | \$3,000 |
| 4 Exit signage needed above door; threshold at exterior not accessible for WC | \$225 |
| 5 ADA parking stall provided but no accessible route to building | \$600 |
| 6 Exit signage needed above door | \$300 |
| 7 Panic hardware necessary OR accessible window and light well needed for egress | \$250 |
| Structural | |
| Not Assessed | |
| Mechanical | |
| 8 Replace multi-purpose room gas furnace | \$15,000 |
| 9 Cap return duct in greenhouse, rebalance return ductwork | \$500 |
| 10 Remove transfer grill in greenhouse, infill wall | \$500 |
| 11 Provide electric unit heater and thermostat for greenhouse | \$600 |
| Electrical | |
| 12 Replace heat detector | \$600 |
| 13 Flush floor 120V outlets - remove wiring and outlet, fill with concrete | \$1,440 |
| Subtotal | \$23,665 |
| GC Mark-Ups; General Conditions, Bonding & Insurance, OH&P 20% | \$4,733 |
| Estimating Contingency 15% | \$4,260 |
| TOTAL COST ESTIMATE FOR SPARC | \$32,658 |



 BASEMENT FLOOR PLAN
SCALE: 1/16" = 1'-0"

PLAN LEGEND

-  Architectural Assessment
-  Structural Assessment
-  Mechanical Assessment
-  Electrical Assessment



GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"

PLAN LEGEND

- Architectural Assessment
- Structural Assessment
- Mechanical Assessment
- Electrical Assessment



Teen Parent Home
339 22nd Ave E

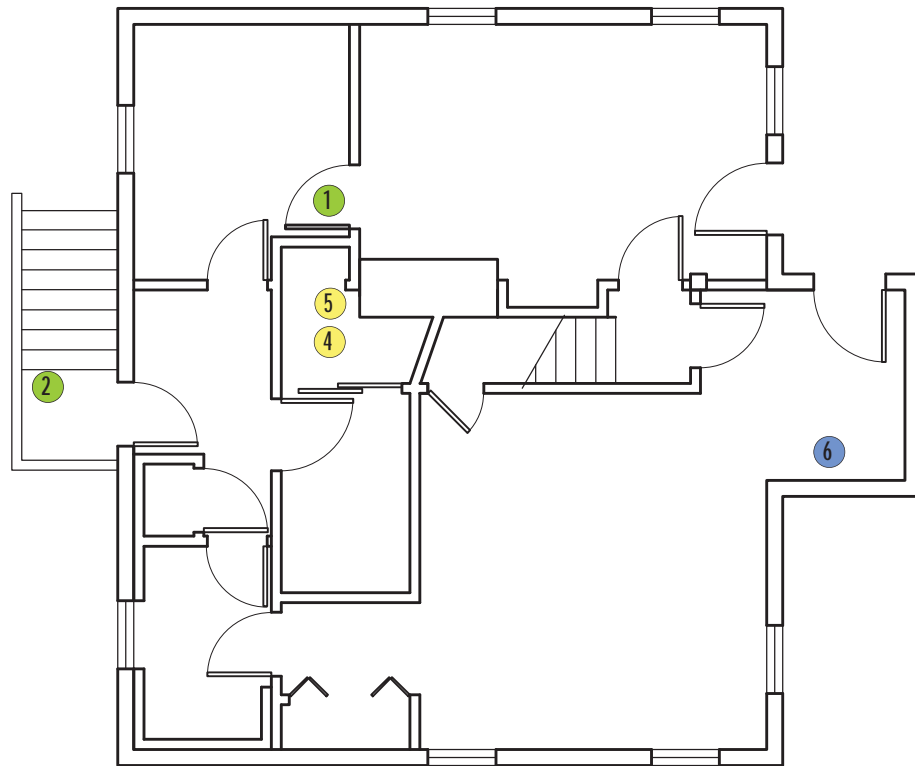


TEEN PARENT HOME

The Teen Parent Home Center is a facility leased to the Goodwill Development Association. The building (circa early 1920's) is a three story (former single family residence) day lit basement structure of approximately 2,880 SF located at 339 22nd Ave. East. It provides office and support space for this organization's mission. The high-level facility assessment for this building was conducted as an escorted walking tour of the facility. The tour took place on February 2nd, 2012 with ARC and their consultants. This facility has a NFPA-R13 (residential) fire suppression system.







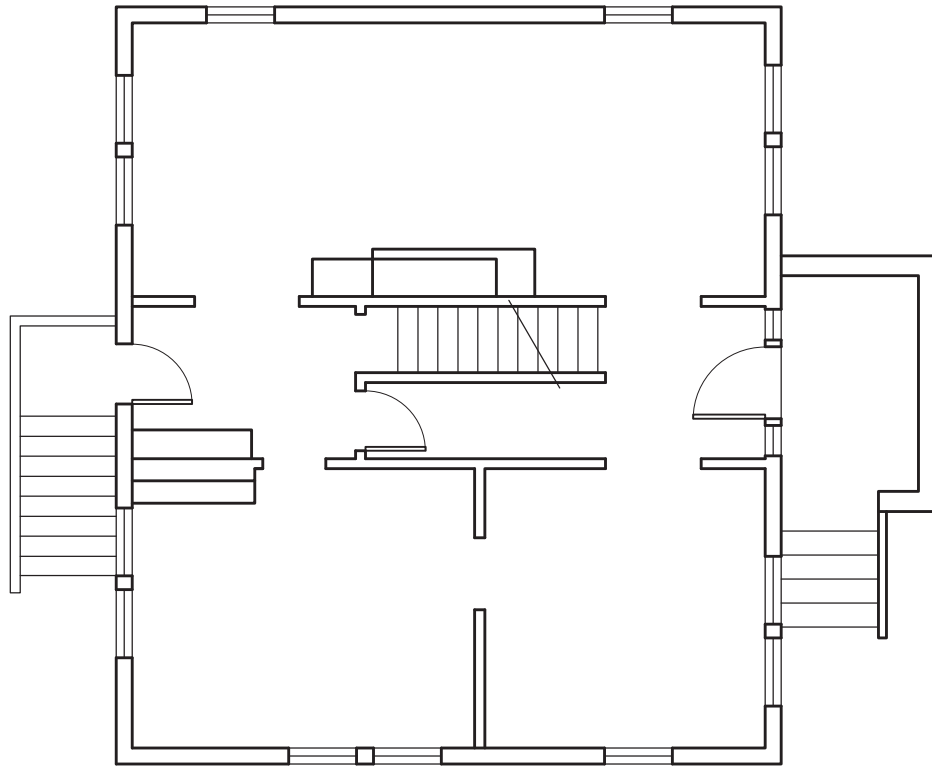
| Teen Parent Home | | |
|----------------------|--|-----------------|
| Repair / Maintenance | | Estimate |
| Architectural | | |
| 1 | Signage for fire alarm control panel | \$200 |
| 2 | Handrail replacement necessary (5 LF) | \$200 |
| 3 | Add handrail (25 LF) | \$750 |
| Structural | | |
| | Not Assessed | |
| Mechanical | | |
| 4 | Furnace is 25 years old and nearing end of life. Budgetting for future replacement | \$15,000 |
| 5 | Provide flex pipe gas connection to furnace | \$200 |
| Electrical | | |
| 6 | Remove tape covering smoke detectors | \$60 |
| | Subtotal | \$16,410 |
| | GC Mark-Ups; General Conditions, Bonding & Insurance, OH&P 20% | \$3,282 |
| | Estimating Contingency 15% | \$2,954 |
| | TOTAL COST ESTIMATE FOR TPH | \$22,646 |



BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"

PLAN LEGEND

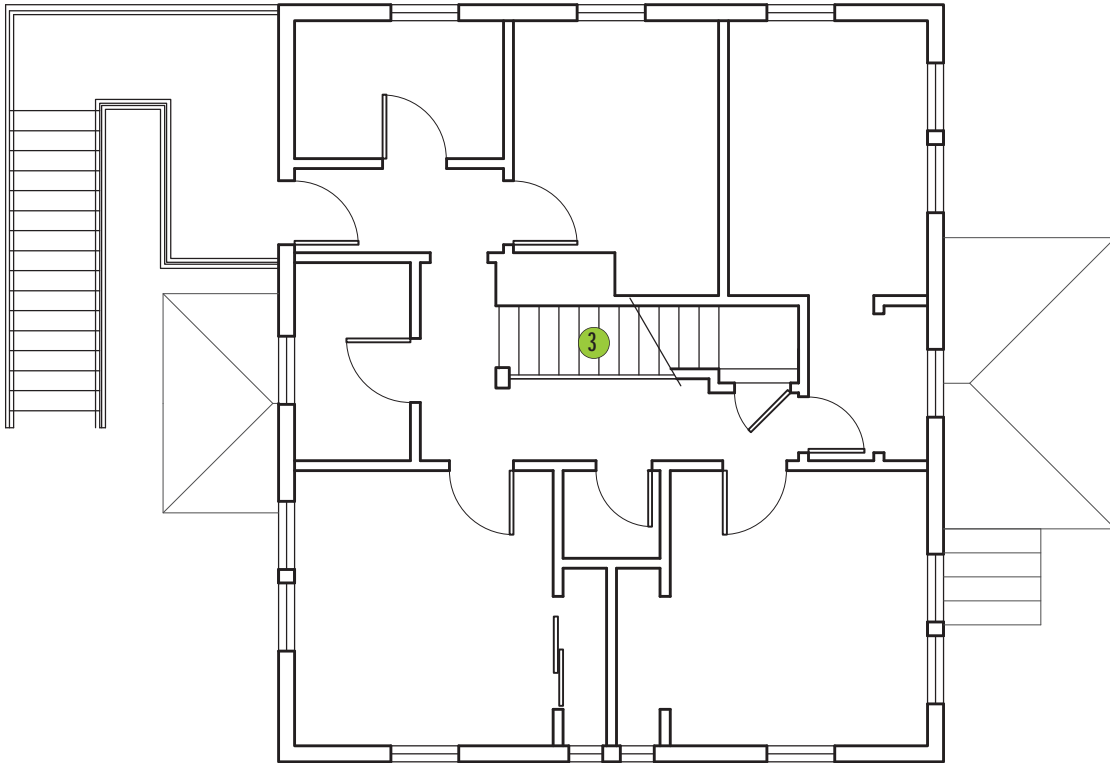
-  Architectural Assessment
-  Structural Assessment
-  Mechanical Assessment
-  Electrical Assessment



GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

PLAN LEGEND

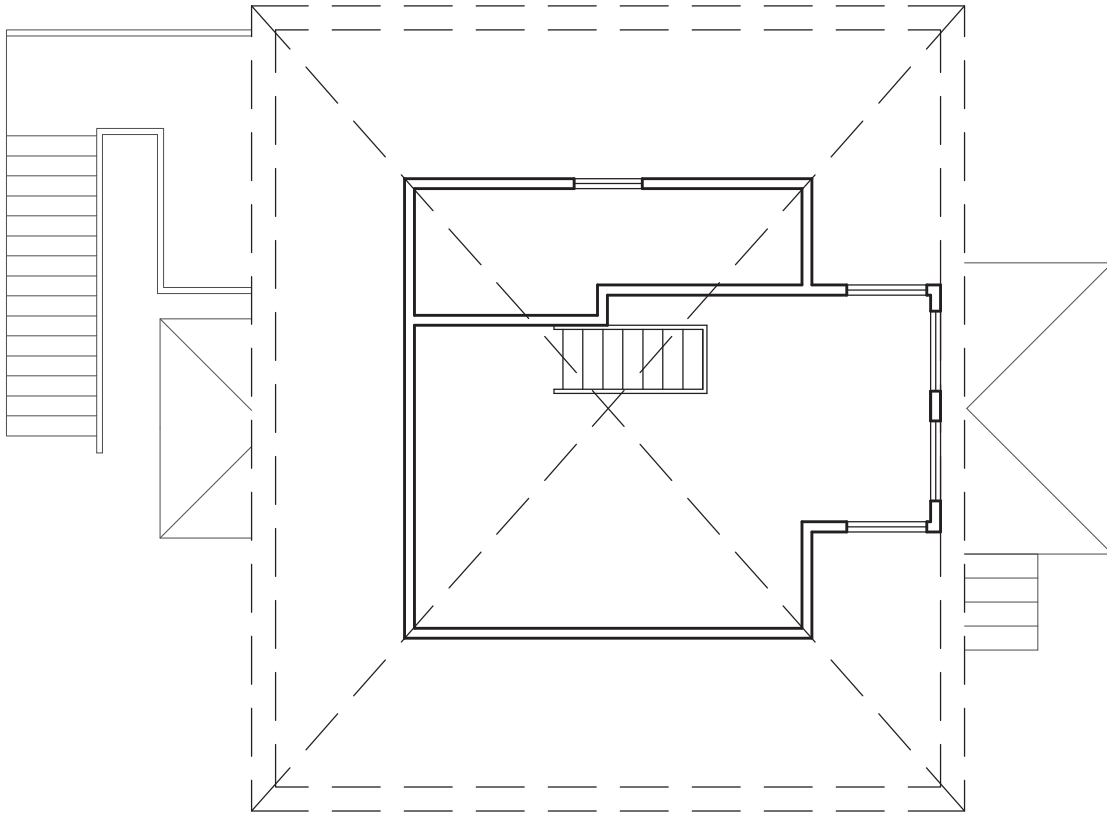
- Architectural Assessment
- Structural Assessment
- Mechanical Assessment
- Electrical Assessment



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

PLAN LEGEND

- Architectural Assessment
- Structural Assessment
- Mechanical Assessment
- Electrical Assessment



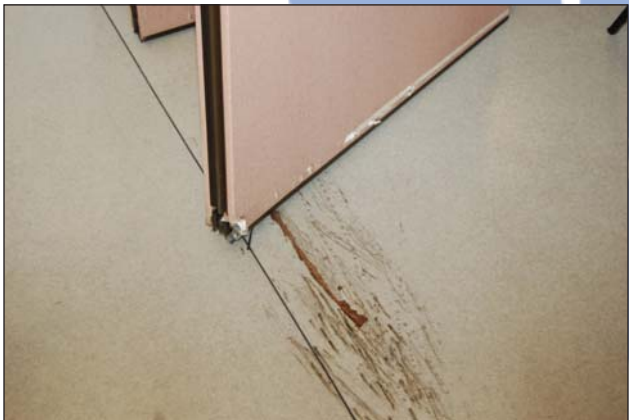
THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

PLAN LEGEND

- Architectural Assessment
- Structural Assessment
- Mechanical Assessment
- Electrical Assessment



Central Area Senior Center (CASC)
500 30th Ave S

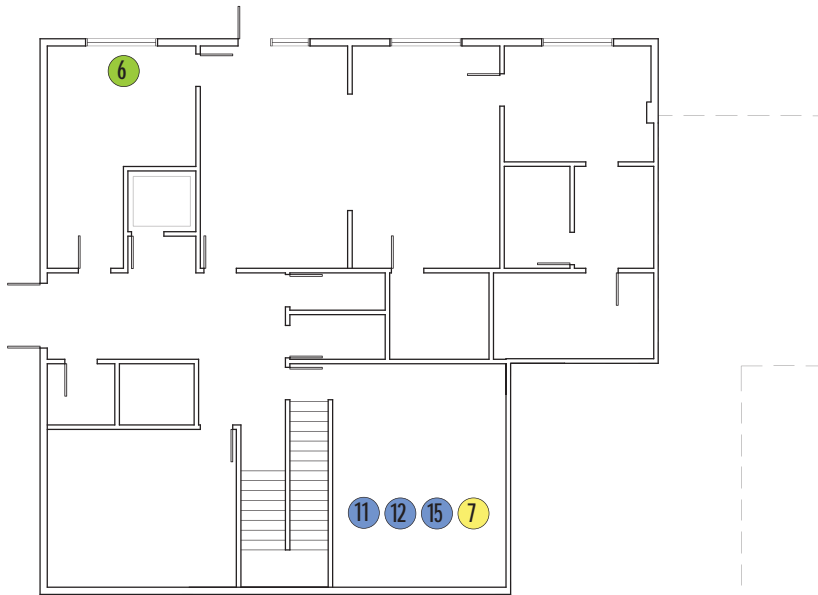


The Central Area Senior Center is a United Way agency and a member with Senior Services of state of WA. The building (circa late 1950's) is a one story, partial basement structure with approximately 12,000 SF located at 500 30th Ave. South. It provides office and support space for this organization's mission. The high-level facility assessment for this building was conducted as an escorted walking tour of the facility. The tour took place on February 2nd, 2012 with ARC and their consultants.



Central Area Senior Center

| Repair / Maintenance | Estimate |
|---|-----------------|
| Architectural | |
| 1 Bury downspout under walk-way | \$250 |
| 2 Door too narrow, not accessible | \$3,000 |
| 3 Evidence of clerestory glazing leaking water | \$720 |
| 4 Threshold repair necessary | \$150 |
| 5 Door swing / clear floor area non compliant | \$450 |
| 6 Egress signage is needed in storage room being used as a "vintage clothing room" | \$200 |
| Structural | |
| Not Assessed | |
| Mechanical | |
| 7 Provide duct smoke detector in ventilation air handling unit for shutdown | \$1,500 |
| Electrical | |
| 8 Replace Bollard lights - waterseal broken, showing condensation, post loose at base | \$4,800 |
| 9 Replace exterior fixtures showing water damage - breezeway | \$432 |
| 10 Verify de-energized, abandoned FACP and remove - NW storage room | \$1,200 |
| 11 Replace non-AIC rated power panels from 1959 (120/208V, 3ph, 300A SE, 200A Pnl) - includes demo cost | \$16,800 |
| 12 Relocate Panel C - water piping located directly above panel - basement | \$3,600 |
| 13 Seal 3" conduit penetration at exterior entrance wall - numerous exposed conductors | \$600 |
| 14 Flush floor 120V outlets - remove wiring and fill with concrete | \$600 |
| 15 Provide cover to j-box AND relocate for working clearance - above FACP | \$360 |
| Subtotal | \$34,662 |
| GC Mark-Ups; General Conditions, Bonding & Insurance, OH&P 20% | \$6,932 |
| Estimating Contingency 15% | \$6,239 |
| TOTAL COST ESTIMATE FOR CASC | \$47,834 |

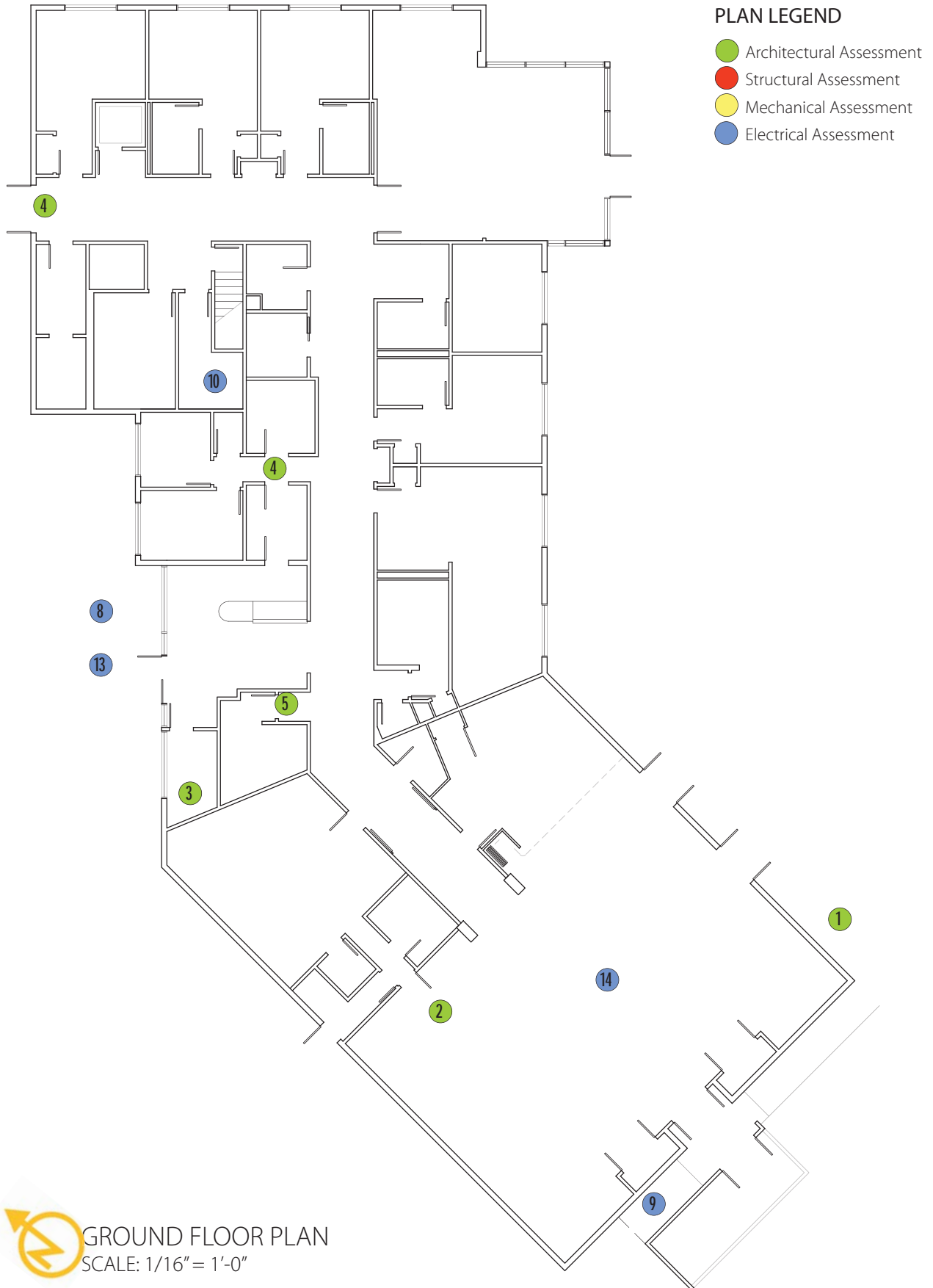


PLAN LEGEND

- Architectural Assessment
- Structural Assessment
- Mechanical Assessment
- Electrical Assessment



BASEMENT FLOOR PLAN
SCALE: 1/16" = 1'-0"





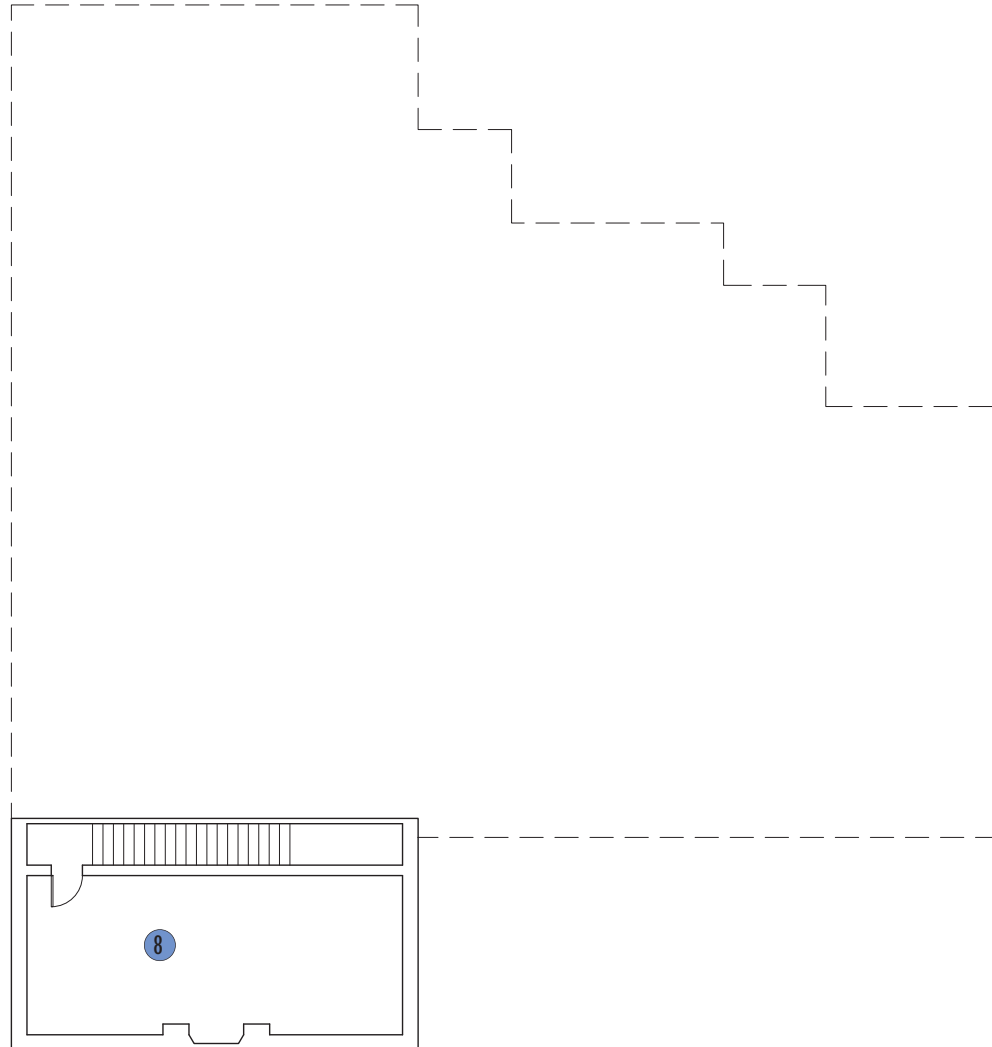
Central Area Motivation Program (CAMP)
722 18th Ave

The Central Area Motivation Program operates out of this neighborhood center that addresses essential human services to meet the needs of Seattle's poor. The building (circa early 20th century) is a two story, partial basement structure (once an old firehouse) with approximately 17,000 SF. It is located at 722 18th Ave. The high-level facility assessment for this building was conducted as an escorted walking tour of the facility. The tour took place on February 2nd, 2012 with ARC and their consultants.



Central Area Motivation Program

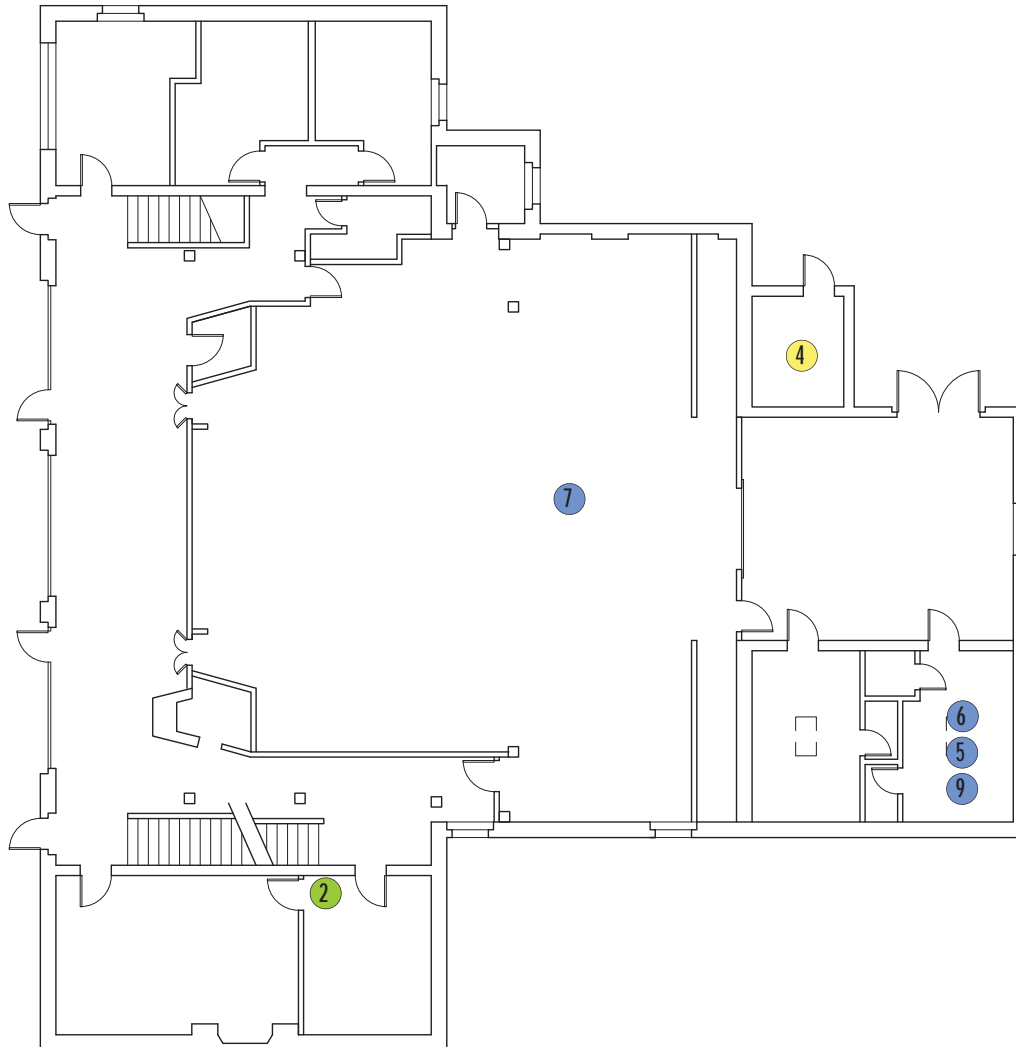
| Repair / Maintenance | Estimate |
|--|-----------------|
| Architectural | |
| 1 Cracked glazing at skylight | \$825 |
| 2 Step in door at threshold is tripping issue (noted but NO repair) | \$0 |
| 3 Door threshold non-compliant (too high, cut down) | \$350 |
| Structural | |
| Not Assessed | |
| Mechanical | |
| 4 Provide duct smoke detector in air handling unit for shutdown | \$1,500 |
| Electrical | |
| 5 Replace Zinsco 120/240 panelboards, 225A, 30P | \$43,200 |
| 6 Replace Zinsco main distribution panel, 800A, 120/240V | \$14,400 |
| 7 Provide smoke detectors in food bank distribution area and east 1st floor storage rooms | \$2,880 |
| 8 Relocate power panel and Siemens control panel in boiler room - water piping installed above | \$7,200 |
| 9 Replace 2 rusted and damaged steel conduits above Panel F | \$1,080 |
| Subtotal | \$71,435 |
| GC Mark-Ups; General Conditions, Bonding & Insurance, OH&P 20% | \$14,287 |
| Estimating Contingency 15% | \$12,858 |
| TOTAL COST ESTIMATE FOR CAMP | \$98,580 |



BASEMENT FLOOR PLAN
SCALE: 1/16" = 1'-0"

PLAN LEGEND

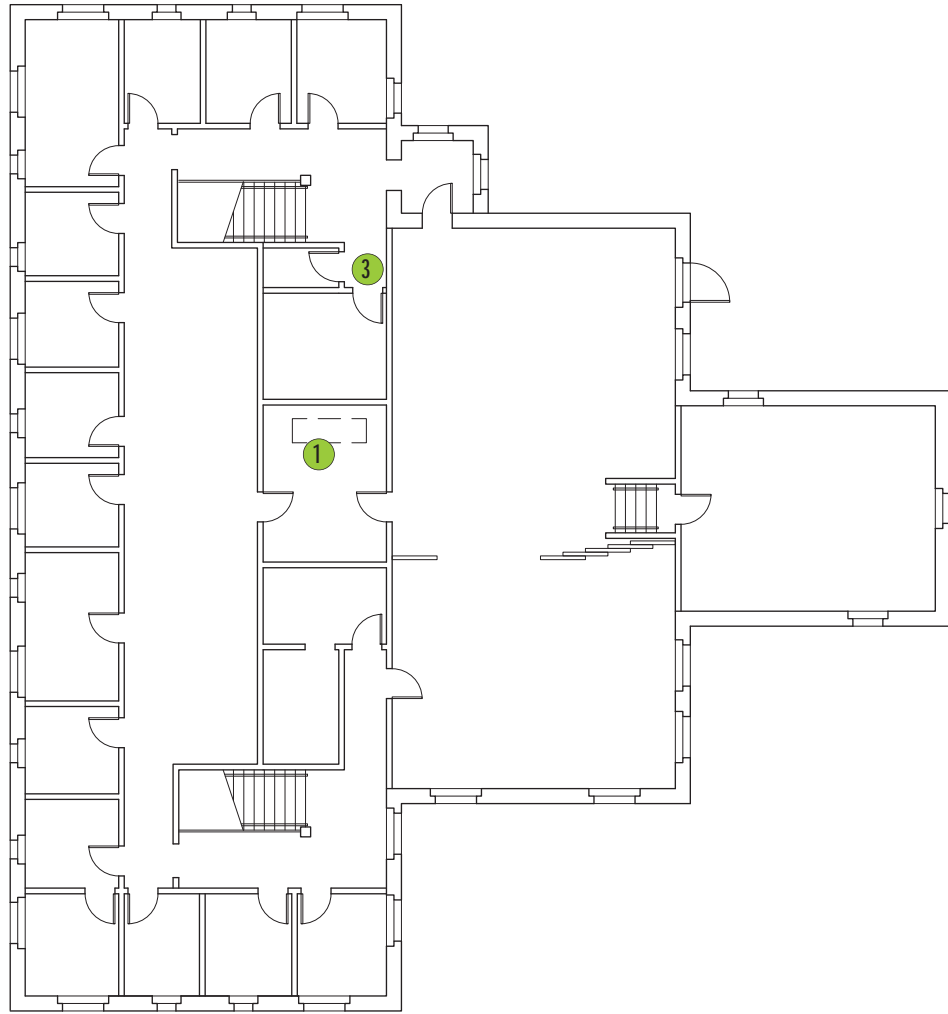
- Architectural Assessment
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GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"

PLAN LEGEND

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- Structural Assessment
- Mechanical Assessment
- Electrical Assessment



SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"

PLAN LEGEND

- Architectural Assessment
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- Mechanical Assessment
- Electrical Assessment