



RAINIER SCHOOL MASTER PLAN

WASHINGTON STATE DEPARTMENT OF SOCIAL AND HEALTH SERVICES

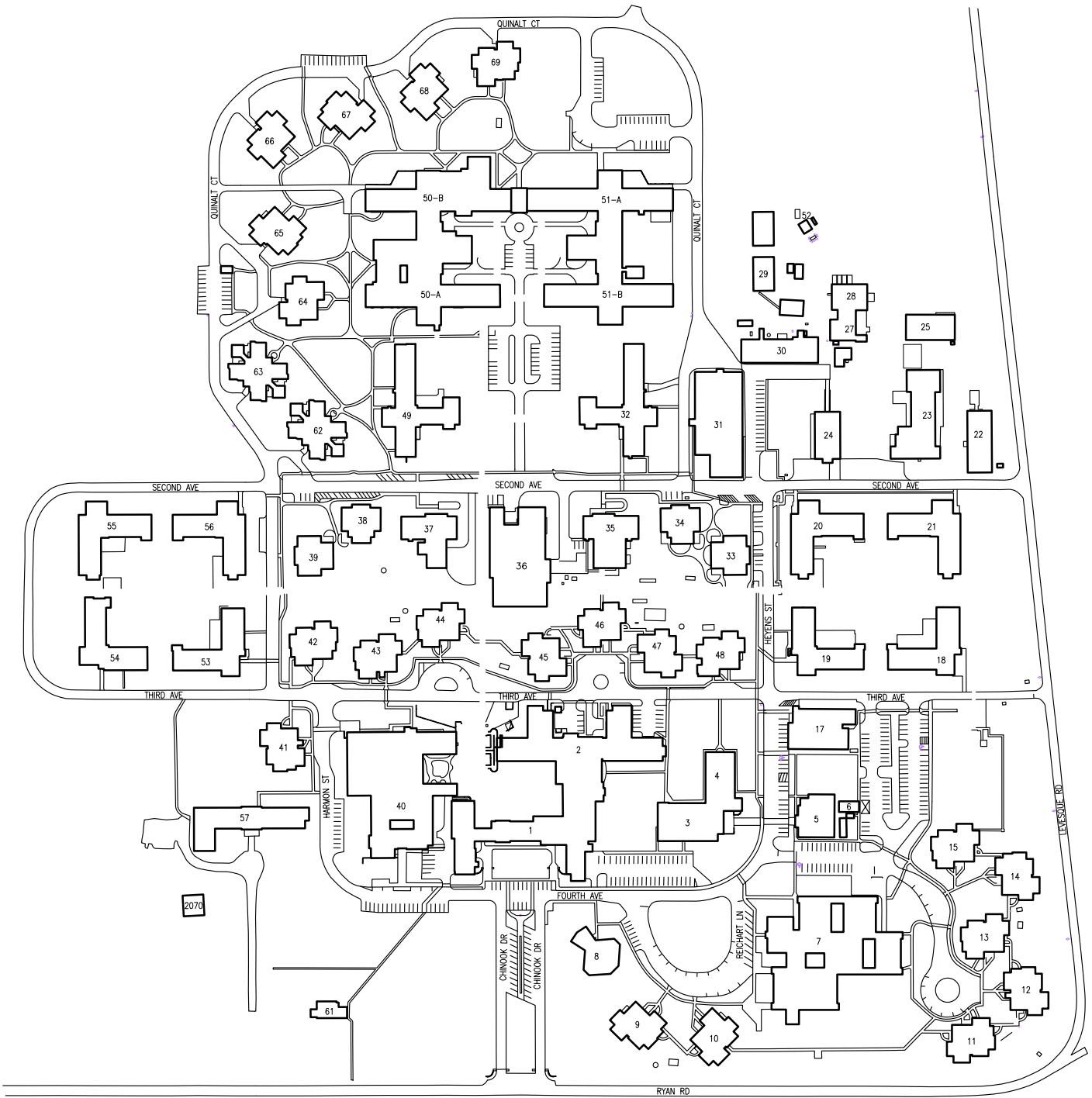
Developmental Disabilities Administration
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RAINIER SCHOOL CAMPUS: Building Number Key

EXECUTIVE SUMMARY

PROJECT

The goal of master planning is to provide a long-term road map for the Rainier School property by identifying strategies to consolidate the Intermediate Care Facility (ICF)'s operations and suggest complementary uses for the property, especially those which might generate revenue for the Developmental Disabilities Community Trust. This master plan considers a 20-year horizon, where Rainier School as an institution would remain in operation with a decrease in population of about 1/3 (300 clients to 200 clients) as community-based options for the developmentally disabled increases. The current aging population will be allowed to remain in place for end-of-life care as better living conditions for current and future clients will be developed. The end goal is to have the developmentally disabled community served within their own community and the Rainier School as an institution would close and the State's historical assets at Rainier School will be preserved for future adaptive re-use.

The strategy suggested within this Master Plan period of 20 years does not remove services at Rainier School, but consolidates services while introducing other uses for a rural campus. The strategy is phased consolidation, modernizing the facility for client care and improving operational efficiencies for DSHS management while introducing an appropriate neighbor with a complimentary trajectory. In the event the institution is closed, an intentional second occupant could transition into the entire campus.

CONSOLIDATION AND OPTIMIZATION OPTIONS

Three preliminary master plan options were developed for the Rainier School campus given the parameters described above:

Option 1 "Status Quo and Partnership"

The two sets of dormitory quadrangle buildings are seen as a critical part of the historic fabric creating a sense of place for the campus. In this option, the quadrangle buildings become opportunities for public/private development partnerships where the developer can take advantage of historic tax credits (requiring the building to be listed on the National Register of Historic Places). The existing PAT (Project Area Team)

E housing is demolished and redeveloped in the southwest corner of campus, and an outdoor active recreation area is developed in its place. The remaining campus functions remain in place (see page 27 of 45).

Option 2 “Status Quo and Surplus”

All Rainier School operations are moved to the south side of 2nd Ave and the area north of 2nd Ave is sold or leased as surplus property. This option demolishes the two sets of quadrangle buildings and PAT E housing; replacing the west buildings with new housing for PAT C; replacing the east buildings with a new CMO facility; constructing new PAT E housing and open space in the southwest corner of campus; and constructing a new ATP/Education building in the Southeast corner of campus (see page 28 of 45).

Option 3 “ICF and Clinical Resource Center”

Campus services grow to include offering services to the broader developmentally/intellectually disabled population. Similar to Option 2, this option also consolidates Rainier School operations to the south of 2nd Ave and surpluses the land north of 2nd Ave. Building 40 is renovated to accommodate the expanding medical/dental services for the broader community (see page 29 of 45).

Preferred Master Plan Option

The Consolidation + Optimization Options were exercises in understanding the general potential of the campus from the institutional perspective. Our investigation then developed to considered the broader potential of the campus as a leader in ICF/DD care, a Washington State capital asset, and community partner (see page 30 of 45).

The Consolidation + Optimization Options generated the Preferred Master Plan Option. The strategy of consolidation was resolved and our development and housing strategy was determined after the Real Estate Analysis.

REAL ESTATE ANALYSIS

An analysis of the Rainier School property grounded the master planning process on a foundation of realistic potential uses of the surplussed campus assets. The real estate analysis goals were: to summarize information on available holdings; to consider the feasibility, values and compatibility of the development options; to discuss management considerations for accomplishing these. The analysis identifies where, when and what types of development complement the existing operations. In broad terms, the analysis concludes that in the 20-year horizon, land values in Buckley would lag behind other communities that

are located closer to larger metropolitan areas due to its relative remoteness and demographic trends. The asset that could set this site apart from other land in the area is the historic architecture and site plan of the campus.

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CONSEQUENCES OF NON-ACTION

There is a significant backlog of deferred maintenance for the Rainier School buildings. If funding for this backlog is not systematically addressed, the residences will continue to deteriorate, value will depreciate exponentially, and risk of federal regulatory and state life-safety citations will increase. The outcome could be a decertification action due to safety concerns, which would require immediate movement of all residents without sufficient relocation inventory and support.

The Total Preservation Backlog is \$55,678,816, and the Total Replacement Cost is \$159,873,070. Rainier School should be recognized as a large, historically-relevant state asset that has a significant deferred maintenance backlog. Washington State legislature will need to allocate budget to address the facility serving its most fragile population.

FINAL MASTER PLAN

The Final Master Plan is based on the recommendation of Real Estate Consultant, Business Street, and the consolidation strategy by Rolluda Architects, Inc (RAI). The 20-year plan consists of four phases that introduce complimentary development as Rainier School upgrades and consolidation make land available. Phase I prioritizes client housing and initiates complimentary development with a small 25-unit project with a new, separate formal entry. Phase II upgrades most department facilities: administration, clinical, main kitchen, recreation. Phase III is the first new construction for Rainier School. An Adult Training Program (ATP)/Day Habilitation Center will be built where the northern

buildings on campus are demolished. The current buildings used for ATP will be repurposed for private Senior Congregate Care. Two 25-unit developments are built; one north of Quinault Court and one south.

The phasing in this Master Plan proposal prioritizes improved care for clients and transitions the campus in a way that responds to the pace of DSHS fluctuating obligations (see page 33 - 45).

Estimated costs for development of the Final Master Plan are:

Phase 1 \$40,222,133

Phase 2 \$10,011,925

Phase 3 \$31,706,941

Phase 4 \$19,886,476

Total \$101,435,071

NEXT STEPS

The opportunity for a Private/Public Partnership begins with an exploration of partners through outreach to private sector development. Scenarios should be explored on how to better capitalize on Rainier School. The project strategy should be longer term, and the private partner would need to be a fit for a long-term time line. The right conditions need to be identified that would entice a developing partner to join with the State of Washington for 15-20 years in a way that could give benefit to the state. A model for the appropriate partnership should be developed to understand how to structure the approach.

DEPARTMENT INTERVIEWS

RAI conducted department interviews determining the “fit” of the facility to current operations and quality of client care. Each department filled out a questionnaire analyzing current and projected quantitative space descriptions and staff accommodations. The initial impression of Rainier School’s organization is of a waning campus with indiscriminate space allocation. The goal of our department interviews was to uncover the inefficiencies of current use while looking to the future use of the campus. Our summary includes observations from department walk-throughs and descriptions of service conditions from interviews.

INTERVIEW SCHEDULE

Thursday 6-2-16:

Matt Cleveland	Adult Training Program Supervisor
Constance Sharp	Lead Psychologist
Kevin Cornelsen	Recreation Specialist 3
Pam Anderson	OT/PT Supervisor

Friday 6-10-16:

Carol Kirk	PAT C Director
Kelli Hogue	Food & Nutrition Manager
Shawn Yates	Plant Manager 2
Todd Shillam	IT Manager

Tuesday 6-14-16:

Shelly Williams	Personal Services Specialist 3
Christian Dahl, M.D.	Medical Director
Robert Stickroth	Telephone Services

Friday 7-1-16:

Jeff Flesner	Administration
Carol Kirk	PAT C Director
Danette Delo	Nursing Director

ADULT TRAINING PROGRAM (ATP)

CURRENT CONDITIONS Oakley (35) is the building for ATP offices. Most days the ATP staff only use the computers to clock in and then spend the day with their crew. Three rooms are used as classrooms.

There are twelve to fifteen vocational areas for work crews to process materials for the thrift store and to manufacture/package products for various contracts.

Work areas include a woodshop in Spruce Hall (50-A) and two greenhouses. The vocational program also includes six mobile truck crews, the thrift store off-campus, recycling services for Green River Community College and the Coffee Shop in Main Kitchen (36).

Robin (39) and Hurlbert (32) are the older concrete buildings used as workspaces. The quality of the work spaces they occupy, for the most part, have ample natural light and appear to be pleasant, spacious, safe environments. There are unused rooms with an existing configuration of fixed items (bathtubs, low concrete walls) that inhibit the ability to reconfigure and utilize all spaces as the ATP tasks dictate.

The community thrift store is off-campus, processing and storage is done on-campus. Pine Hall (51-B) is used for processing donated items, Fir Hall (51-A) is used for Storage. There is more office space in Spruce Hall (50-A) to accommodate 10-15 staff for the operation of the Thrift Store.

FUTURE PROJECTION As things move toward community-based services, it is anticipated that their programs will also move out to the community and their needs on the campus may be reduced. The need for on-site tasks will remain (community-transitioning training) for clients without the ability to participate in a community-based Adult Training Program. For programs



ATP: Vocational area for work crews to process newspapers



ATP : Vocational area for paper shredding work crews



ATP : Woodshop in Spruce Hall



ATP : Accessible teaching kitchens, scheduled for demolition in the Instructional Services Building



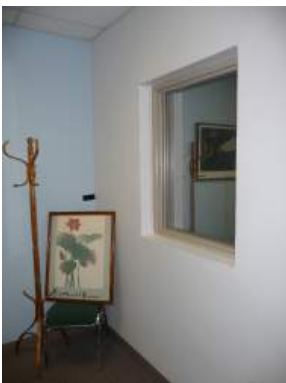
PSYCHOLOGY: Office area in PAT A



PSYCHOLOGY: Underutilized open office area in PAT C



PSYCHOLOGY: Therapy room



PSYCHOLOGY: Therapy room observation window

on campus, their facility needs may be better served by a large free-span space that would allow flexibility. In that condition their overall square footage needs could be reduced significantly. They've adapted to the existing spaces well.

The Instructional Services Building (7), scheduled for demolition in 2017, had accessible teaching kitchens. As the ATP program evolves, a space for culinary skills for independence training could be considered.

Staff recommended lighting improvements in the greenhouses as well as restroom facilities for crews working on the grounds and in the greenhouse.

The program would ideally consist of a consolidated, flexible workspace, increased transportation and administrative support to manage off-campus ATP partnerships as the program shifts towards community work opportunities.

PSYCHOLOGY

CURRENT CONDITIONS Psychology staff is organized under PATs instead of a centralized unit; there is not a lot of interaction in the department across PATs. Seven PAT C psychologists have cubicles in PAT C Headquarters in a large room with efficiency opportunities. Most offices in other PATs are small rooms or converted closets. The department meets once a month.

Psychologists want to be accessible to clients and spend more time at the houses, however they struggle to conceal work on confidential items while present and available in houses.

RAI noticed that therapy rooms with connected observation rooms were not used as designed, one example being an observation room that was turned into a closet. The department identified a need for small rooms for individual counseling with observation, but they were not using this configuration.

The work day of the psychologist is divided between three spaces: their office, their assigned houses, and therapy rooms (individual or group).

FUTURE PROJECTION During our interview, psychology staff requested the department offices be centralized. They suggested cubicles around a private conference room (an open, collaborative space but also a place for confidential conversations). Also requested was a central place for psychology resources (department library) with locked storage. Consolidating psychology offices would unify the department and provide better opportunities for training and internships.

If a centralized office space is not feasible, each PAT should have at least four psychology staff offices and an office for practicum students and interns.

Observation, reporting and analysis of behavior is collaborative and takes place in the houses with input from other staff members. Portability is necessary since most psychologists are assigned two or three houses. A private docking station within the service area of the houses where the monitor will not be seen is ideal.

Individual and group therapy space needs are expected to change as the population changes. Currently there are less than ten individuals receiving one on one therapy at Rainier School. An appropriate space for individual therapy would be a 12 x 12 room with chairs, natural light/lighting options, good ventilation, temperature control, tables and doors that swing out. Soundproofing is important for privacy and to prevent distractions. However, visibility is important for protecting staff from allegations.

Group therapy is predicted to have greater significance as Rainier School psychiatrists expect more autism spectrum and multiple personality disorder clients in the future. In our dialog with the department, they predicted needing two or three group therapy rooms, conditioned as

the individual rooms were described (lighting, temperature, sound proofing, ventilation, visibility). For transition purposes, placement of therapy locations and scheduling of treatment should parallel the experience of attending therapy in the community.

Also mentioned in our interview is the need for individual assessment rooms that can accommodate a wheel chair at a table and a monitor (staff person).

RECREATION

CURRENT CONDITIONS Recreation has spaces throughout the campus as well as in each PAT. General recreation spaces include the Gymnasium (3), Canteen (Ray Peel 17), and a boy scout camp to the north east of the campus. The Gymnasium floor has several “dead” spots due to failing substructure. It is currently used for social events and staff training. The pool has been closed and there are mixed feelings about repair/placement.

Recreation staff is organized by PATs and miscommunication and inefficiencies result from the divided department, especially for transporting clients to activities in the community. Currently in PAT C there is a white board for department scheduling and unassigned computer stations. The department would benefit from a central office to improve communication and collaboration. The white board/schedule is their main tool. The department needs conference room access for meetings of ten people every 2 to 3 days.

In PAT C, Recreation has 2 main storage rooms, the gym, the art room and two 12x20 activity rooms. An Adult Training Specialist (ATS) is in charge of the exercise room/gross motor room. PAT A has dedicated sensory rooms: themed experiences with light, noise and touch. PAT E often uses the canteen for activities.

Activities outside of campus was the main inefficiency brought up by recreation staff. Coordinating transportation for 3 separately run programs is a challenge. As ATP turns its focus to community work and as the population trends towards younger clients, transportation services for ATP and Recreation may need to be evaluated and updated.

Recreation is critical in bringing clients to the community and the community to the campus. Programs for Special Olympics training could influence priorities in recreation spaces. Bowling is the current sporting opportunity at Rainier School, however the equipment breaks often and is so outdated that it is costly and practically unrepairable.

FUTURE PROJECTION A centralized meeting space for coordination and shared computer use would be ideal to streamline the recreation department. The organization of transportation has efficiency opportunities. Improvements to recreation facilities improvements should consider programs that encourage interaction outside the campus, e.g. visiting bowling teams, training for Special Olympics, etc.

The department would like to see the addition of a large multi-use space that could be used for larger gatherings, preferably adjacent to the existing Canteen so they could take advantage of the kitchen facility. A covered outdoor accessible Pavilion and track were also requested.

Upgrades to the Boy Scout Camp include a small pavilion, barbecue pit, picnic tables and tent camping areas.

OCCUPATIONAL THERAPY/ PHYSICAL THERAPY/SPEECH THERAPY

CURRENT CONDITIONS OT/PT/ST currently has a large room with workstations and two rooms for treatment. Treatment often takes place in the clients’ bedrooms so that the therapist can confirm the space is set up for after care use.



RECREATION: Vintage bowling alley



RECREATION: Gym and auditorium



RECREATION: Sensory room PAT A



OT/PT/ST: Therapy Room PAT A



OT/PT/ST: Therapy Room PAT A

Their current office space is cramped. It may be possible to lay the space out more efficiently through the use of a standardized furniture system. The room is set up for 8 workstations with the assistant staff sharing one computer. With the open floor plan, there is no place for a private conversation between supervisor and staff.

The two main therapy rooms have electrical access issues and inefficient cabinet storage for sensory items and wheel chair pads. The space can get too hot, and the use of fans can be irritating to the clients.

OT/PT has use of Recreation's exercise/gross motor room. They also uses the wheel chair cleaning room in the Main Clinic (2). This space has a workshop for creating orthotics. Wheelchair storage and other big items are spread among three locations. The department would prefer one consolidated storage space.

FUTURE PROJECTION The department is considering a Speech Therapy supervisor and three assistants, making office space an urgent need. Supervisors would like a private office with individual computers and phone lines. Cubicles for staff would be ideal.

Treatment rooms should be better conditioned and have appropriate electrical access and a computer for notes during treatment.

Speech therapy would need a small treatment room with storage.

A separate wheelchair/ large item storage would ideally be consolidated, dry and clean, large enough for 25 chairs (35 lbs. each), and only accessible to department staff with key.

The Medical Director projected that OT/PT will be the largest future expansion rather than physicians.

MAIN KITCHEN

CURRENT CONDITIONS RAI observed that the Main Kitchen (36) generally functions effectively and efficiently in its current condition. Lack of counter space is an obstacle; the staff has improvised by sharing the bakery area. Storage for CIBS in the basement is adequate.

The Main Kitchen provides breakfast, lunch, dinner and three snacks a day. There is a Regular Food team and a Special Diets team. Food is loaded onto a cart and delivered to the houses in an organized and methodical system. Houses can also order food and they each have an assigned space in the dry goods and freezer areas.

There are three cooks that spend three quarters of their time at their desks writing a 6-week menu cycle. There are two dietitians that have their own office. Kitchen staff has lockers attached to restrooms. Kitchen staff use a shared computer to clock in/out.

Main Kitchen building also includes the Coffee Shop, which is part of ATP.

FUTURE PROJECTION Pierce County Health will start inspections, so there may be additional observations to consider from that authority.

The current aging population is moving to more pureed food and special diet needs. However that needs-projection is not consistent with the long-term direction of Rainier School.

CONSOLIDATED MAINTENANCE OPERATIONS/FACILITIES

CURRENT CONDITIONS DSHS-wide, Consolidated Maintenance Operations are roving maintenance teams and a resource for machinery. Rainier School Maintenance/Facilities is quite self-sufficient, but will be referred to as CMO for the purposes of this Master Plan. CMO occupies eight buildings (22, 23, 25, 27, 28, 30, 31, 52) in the northeast corner of the campus including a Carpentry Shop, Maintenance Shop,



MAIN KITCHEN: Prep area



CMO: Northeast campus maintenance buildings



CMO: Maintenance shop

Power House, Laundry and Sewing, Motor Pool and Gasoline Station. The services provided include carpentry, plumbing, welding, paint shop, grounds department, auto, motor pool, power house, laundry and appliance shop.

Many of the campus deficiencies have been on a Capitol Projects list for years and never funded. The department described the general campus needs as infrastructure updates: electrical, plumbing, steam, roofs, paint, curbs and sidewalks. Other needed improvements include unit controllers grounds-wide, integrated A/C on living units and some staff buildings, updating lights to LEDs and better service vehicles. The department also recommended to tint client bedroom windows for privacy.

Another issue to consider is that the electrical code requires the emergency electrical system for nursing facilities to have three branch circuits, instead of the two required for limited care facilities. This may seem like an arcane point, but it can be very costly to upgrade electrical infrastructure.

The old sheds that make up this department are in need of repair. Updates to the water plant generator and new gas line shut offs are needed. The paint shop was condemned because of back wall failure but is still in use. The paint booth no longer functions and needs to be replaced. There is a portable used for storage.

The carpenters shop has two computers for clocking in. Other buildings have one, and this is adequate for their needs. Communications boards were requested (an operational need).

FUTURE PROJECTION Covered storage for large equipment (man lift, dump truck, snow plow) is needed for protection from weather exposure. Our recommendation is to remove existing CMO buildings and replace with a large open floor plan shop.

COMPUTER SERVICES

CURRENT CONDITIONS Computer Services is located centrally on campus within Meyer (35), originally a residential building. The current amount of space is adequate. Individual offices would be preferred as the work is task-oriented; residential spaces are creatively adapted.

Computer Services has a help desk where Rainier School staff are able to walk in as a bell announces their entry. Label printing is another service that might draw employees from other departments to Computer Services.

Data Entry duties are often performed by employees on light-duty. Files and monitor visibility will need to be more secure. Data Entry staff are to be absorbed by Rainier School as the Computer Services Department is morphed into the consolidated model. These staff will be moving in the next several weeks to the Information Services Office.

The server room is locked and conditioned, however, there is worry about water leaks. A contingency plan is in place and tarps are ready for use. Relocation of the Server Room would require a complete re-route of Rainier School fiber network at a substantial cost. Fire suppression needs to be upgraded to meet industry standard best practices. Barred windows are in place as server room must be physically secured.

Computer Services currently adheres to NIST and HIPPA standards including locked computers and agency encryption.

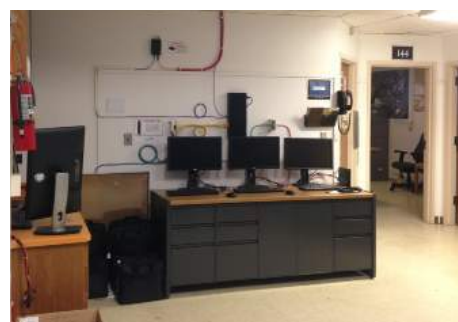
FUTURE PROJECTION As Consolidated IT Services program is being developed, additional recommendations should be expected. Data protection standards are evolving and the department is aware of the need to keep compliant.



CMO: Carpentry shop



COMPUTER SERVICES: Help desk



COMPUTER SERVICES: Staging area



COMPUTER SERVICES: Secured server



BEAUTY SHOP

As digital medical records become the standard, more staff, PC Technicians and Network Administrators will be needed. Relocation to an administration building may increase security and provide a better conditioned and efficient environment for IT work.

Limited WIFI access has been established in the Chapel (8) as well as assistive communication devices. Clients will get individual access as requested by their teams. No computer support is extended to clients, however ADA rights may require access to internet, video conferencing and adaptive technologies for clients.

BEAUTY SHOP

CURRENT CONDITIONS Currently the Beauty Shop is the sole personal service offered at Rainier School. There is an office with storage and sink connected to the shop with a sink. The shop is decorated with a water feature, fireplace, and magazines creating the same environment of a community salon.

Clients usually come with a staff member and the shop services 12 -15 clients per day. Supplies are ordered through CIBs and an account with Sally Beauty Supply.

FUTURE PROJECTION Current conditions are appropriate for future direction of Rainier School.

MAIN CLINIC

CURRENT CONDITIONS Clinic is located centrally on campus and operates in a traditional work week. Physicians, clinic nurses, pharmacy, dental, and lab are full time on campus; surgeons, podiatrists and optometrists make visits. Dedicated spaces include: Pharmacy work area and offices; Dental office and treatment areas; Lab/X-Ray; Medical Clinic area with exam rooms, offices, waiting areas and staff support areas; and the OT/PT/ST department.

There is some shifting in spaces, and the clinic has their own detailed plan for office relocations within the clinic. Loading dock is ideally located for clinic and pharmacy use. Nurses expressed need for more exam/triage rooms.

The general condition of the facility was poor. RAI observed a bucket on the floor due to a roof leak in the area of the clinic reserved for emergency housing.

Currently there are more long-term care clients requiring maintenance work that translates to the house staff, and care continues in homes.

FUTURE PROJECTION Growth is projected in therapies rather than clinical support. Organization of office space is in-process. Spaces are being reconfigured internally to match needs.

The facility is in need of upgrades and should be treated as an environmental health concern.

INFORMATION SERVICES & TELEPHONE SERVICES

CURRENT CONDITIONS Information Services (IS) and Telephone Services Supervisor is a consolidated position. Records staff has adequate space and privacy for staging and processing records to short term storage to send to Olympia. There is also a mandatory reading room in a central location for auditor review.

Persons needing to access records enter the IS area and documents are within eyesight on desks.

IS records storage is in Belle King (53), an older quadrangle building, with IR (Incident Reports) storage, which is part of a different department.

Telephone Services includes a staging area in the supervisor's office, storage in the basement of the Administration building (1), and the switchboard at the reception desk. The switchboard area was found insufficient. A better quality glass window is needed for visibility



MAIN CLINIC: Pharmacy



MAIN CLINIC: Operation room



MAIN CLINIC: Dentist

and safety. The entire reception area has rough finishes and exposed wires and conduit.

FUTURE PROJECTION For IS, space should be reconfigured to provide a counter/service area where Rainier School staff can request items without visibility to sensitive materials.

RAI observations for Telephone Services are upgrades to switchboard/reception area glass window and behind the counter extensive repairs to the floor, walls, ceiling and a reception counter top remodel is needed.

ADMINISTRATION

CURRENT CONDITIONS Administration supports all services in the program of assisting the Developmentally Disabled clientele to rise to their highest level of independence through teaching, mentoring and coaching.

The Administration department includes: Duty Office, Special Investigating, Special Outside Investigating Unit (separate offices), Mail Room (2), Safety Office and Staff Development (4).

The Administration (1) building is in relatively good condition, but deferred maintenance needs to be addressed. Most administration areas need some type of roofing repairs and constant preventative maintenance.

FUTURE PROJECTION Administrative space requirements will need to consider the following as campus improvements proceed: changes in staffing and shift scheduling throughout consolidation process; file storage and access to hard-copies, places to conduct interviews while investigating complaints/incidents.

NURSING

CURRENT CONDITIONS Nurses provide on-site medical care, yielding an immediate response avoiding the risk and expense of sending clients to outside hospitals. Nurses work in the Main Clinic

and the houses. There is another circumstance of a sub-acute need. Clients that are sick should be removed from communal living situations and there should be an environment to transition from the hospital to Rainier School.

The client experience at the Main Clinic is similar to a clinic visit in the community. There are 1 - 4 doctors available, depending on demand. Medication management occurs at a 90 - day review cycle, one house at a time.

Each PAT stations several nurses per shift. A current need is for improved spaces for privately distributing medication (upgraded medicine rooms). All medication is administered by LPN/RN; who also provide crisis intervention. They are part of an interdisciplinary team assigned to specific houses. Nurses also provide Behavior Response Teams to the PATs during evening hours, 8 pm to 8 am.

FUTURE PROJECTION As the client population is projected to decrease, Rainier School does not have the need to expand the Nursing Department.

As community care for the DD population struggles to establish itself, the specialty resources at Rainier School could serve the broader DD population.

Another opportunity for the department is to become a Clinical Site for nursing students and community college training; participate in Rainier School staff development.



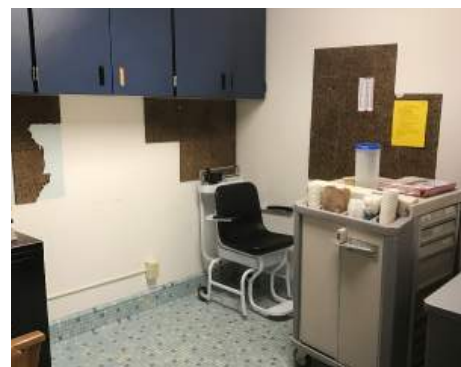
INFORMATION SERVICES: Document transfers



TELEPHONE SERVICES: Switchboard area in need of a remodel



ADMINISTRATION



NURSING: Medicine room in house

DEPARTMENT IMPROVEMENTS

During these interviews, RAI identified client-related improvements that could improve care and efficiency in the time before adoption:

DEPARTMENT	PRE-MASTER PLAN UPGRADES
<i>Campus</i>	Electrical Code requirement for emergency electrical system for nursing facilities to determine the number of circuits and coordinated with the primary electrical feeder and transformer related electrical projects.
<i>Campus</i>	Add A/C to existing living units and to designated staff buildings
<i>Campus</i>	General Infrastructure and Systems Upgrades: electrical, IT/Network Fiber, plumbing, steam, roofs, paint, curbs and sidewalks
<i>Campus</i>	Unit controllers grounds-wide (part of heating control systems)?
<i>ATP</i>	Space plan for office space for ATP Thrift Store in Spruce Hall
<i>ATP</i>	Update lighting in Greenhouse
<i>ATP</i>	Add restroom facility for greenhouse/grounds crews
<i>Psychology</i>	Space plan for either: a centralized office space for Psychology offices and secured library; or a minimum of four Psychology offices in each PAT
<i>Psychology</i>	Identify need/sufficiency of therapy rooms with connected observation
<i>Psychology</i>	Space plan for (2) or (3) group therapy rooms with condition standards (lighting, temperature, sound proofing, ventilation, visibility); campus placement of therapy locations and schedule of treatment will parallel the experience of attending therapy in the community
<i>Psychology</i>	Identify need/sufficiency of individual, accessible assessment rooms: can accommodate a wheel chair at a table and a monitor (staff person)
<i>Housing/ Psychology</i>	Space plan for private docking office space within houses
<i>Housing</i>	Upgrade heat in client sleeping rooms
<i>Housing/ Nursing</i>	Upgrade Medicine Rooms for accessibility and privacy
<i>Recreation</i>	Replace gymnasium floor

DEPARTMENT	PRE-MASTER PLAN UPGRADES
<i>Recreation</i>	Space plan for a central office; the department needs conference room access for meeting of ten people every 2 to 3 days, white boards too coordinate scheduling and touchdown space
<i>Recreation</i>	Add large multi-use space that could be used for larger gatherings, locate adjacent to the existing Ray Peel Building (Canteen) to share Canteen kitchen facility
<i>Recreation</i>	Upgrade boyscout camp: small pavilion, picnic table, barbecue pit
<i>OT/PT/ST</i>	Upgrade electrical access , upgrade storage and condition Therapy spaces.
<i>OT/PT/ST</i>	Space plan for private supervisors offices
<i>OT/PT/ST</i>	Space plan for adequate number of workstations for number of staff
<i>OT/PT/ST</i>	Space plan centralized/consolidated storage for large items: wheelchairs and adaptive equipment. OT/PT Department access only.
<i>Main Kitchen</i>	Add counter space
<i>CMO</i>	Update water plant generator and add new gas line shut offs
<i>CMO</i>	Replace paint work area and Paint Booth
<i>CMO</i>	New Construction: Covered, outdoor large equipment storage (man lift, dump truck, snow plow)
<i>Computer Sciences</i>	Upgrades to existing Server Room
<i>Computer Services</i>	Consolidated IT Services program is being developed; upgrades should be expected
<i>Main Clinic</i>	Space plan and reorganize Main Clinic for more exam/triage rooms
<i>Main Clinic</i>	Address urgent roof leaks in Residential Health Center Building (Main Clinic)



BEVERLY FARM: Cottages



BEVERLY FARM: Recreation Center



BEVERLY FARM: Medical Center



BEVERLY FARM: Equestrian Center



BEVERLY FARM: Developmental Training Center

PRECEDENT STUDIES

RAI researched nationally to find recent examples of vanguard housing design for independence training. Our research included agency organization as well as independence training philosophies and facilities. For the purposes of consolidating Rainier School's campus and responding to its current housing need, our research focused on analysis of client accommodations and housing support services. Most ICFs had similar cottage style housing, often also built in the 1970's and 1980's.

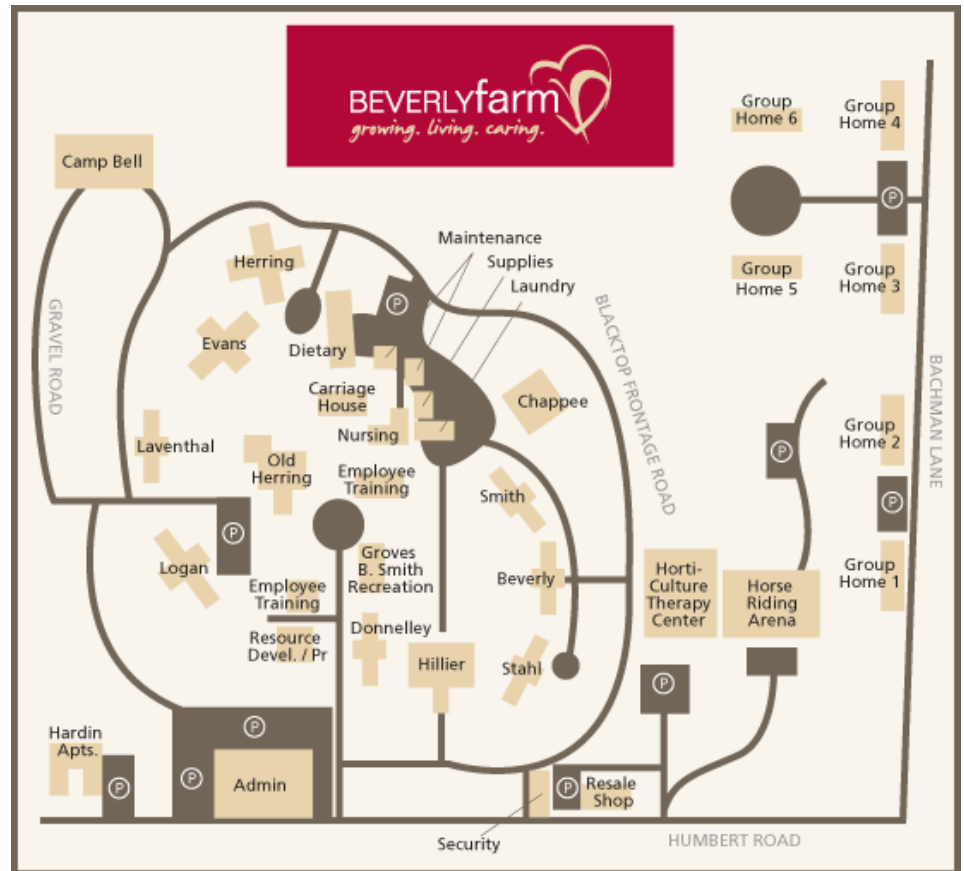
Independent bedrooms and lower density housing is a common trend, the quantity of ten clients per household came up frequently.

Beverly Farm, Godfrey, IL
www.beverlyfarm.org

Beverly Farm serves nearly 400 individuals in a small community setting. Founded in 1897, its focus changed from providing services for all ages to solely adults.

The campus has a small community/rural setting similar to Rainier School. Unique to this setting, services include Equestrian Therapy. The individuals who participate build confidence, increase socialization and improve their range of motion and fine motor skills.

The Medical Clinic is located in the center of campus. It is equipped with a waiting room and two exam rooms and is staffed by licensed nurses,



BEVERLY FARM: Rural campus home to about 400 clients

two medical technicians and a medical secretary. Two physicians knowledgeable of the specialized care required of clients provide primary care services. Specialized physicians provide care one day per month.

The main community also includes a modern recreation center. There are numerous opportunities to leave campus and enjoy community activities. Over 150 individuals who live at Beverly Farm participate in the Special Olympics in various events.

The Developmental Training Center is located one mile off campus. Programs include occupational and physical therapy, sensory stimulation, daily living skills, janitorial, and cooking training. A specialty program is also offered for individuals who prefer or medically require a more retirement type activity. Busy Bee Bakery is part of the facility and goods may be purchased at the coffee shop located on campus. Other work opportunities at the training center include light assembly work contracts.

Work opportunities at The Shops at Beverly Farm include a coffee shop, gift shop and resale shop.

Four types of living arrangements are available at Beverly Farms:

COTTAGES 10 cottages focus on active treatment with individualized learning environments also provide 24/7 staff and licensed nursing. All clients attend school, work or day training.

GROUP HOMES 6 group homes with high to moderate structure focus on active treatment with 24/7 staff. Everyone attends school, work or day-training.

CILA (Community Integrated Living Arrangement) This is currently an expanding program comprising of home with 1-8 beds, 24/7 staff, personal support services with person centered planning.

APARTMENTS 10 apartments have 2 to 4 people per unit and include intermittent support.



BEVERLY FARM: Equestrian therapy



*DEVELOPMENTAL TRAINING:
Key chain assembly*

Living Arrangements for the Developmentally Disabled, Inc. (LADD), Cincinnati, OH

www.laddinc.org

This agency is an exceptional precedent in planning, education/training opportunities, staff quality, community inclusion/integration and providing a variety of housing options and services on and off campus.

LADD is an education-based residential program non-profit that was established by a group of parents in 1975. It has now been six years since the completion of its second Long Range Plan. The Strategic Plan Goals are:

- Organizational Performance
- Expansion and Development of Supports

- Development, Retention and Expansion of Workforce
- Safeguard, Development and Expansion of Organization Resources

Teaching and education have become critical elements of all LADD supports and has continued to develop as a highly professional and caring organization with the capacity to attract highly qualified employees. LADD has a culture of providing services based on "need" versus "available resources" and leads in new ideas, new technology and new methodology.

LADD's State of the Art Training and Education Center provides a variety of workshops and seminars to clients, their families, staff and



LADD: Group Home surrounding Training and Education Center

professionals. A new two-story 5,100 sf addition provided open work space to allow for training and education for residents. The center houses key administrative staff allowing for expansion of living quarters in the existing buildings. By expanding their education and training to include client families, staff and professionals they have expanded their connection to the community beyond outsourcing work opportunities.

Work and alternatives to work include two programs:

- Community Connections helps people establish and develop relations in the community and identify and explore their personal interests.
- Supported Employment is for clients become valued employees and gain greater financial independence through long-term employment in partnership with businesses.

LADD's housing support services provides a spectrum of on-campus transitional housing to living arrangements in the community. LADD does not offer the extensive medical care provided by Rainier School. Please note the following examples do not include medical staff support. Independence Training Professionals support areas are not located within housing.

- Victor Parkway Campus provides people with a choice of living in an on-campus home with others or a one bedroom apartment. Group Homes include one-bedroom suites (kitchenette, bathroom, bedroom and living room), two-bedroom suites, and individual bedrooms with shared communal spaces.
- Find A Way and Margaret B. Geier Apartments offer clients the option to live in the community and refine their independent living skills while

learning how to access shopping, banks, churches recreation facilities and public transportation.

- Community Supported Living offers independence training to clients living in their own home, apartment or family residence. Services can range from a few hours each week to 24 hours a day.
- Services for the Ownership and Acquisition of Residences (SOAR) assists clients to become homeowners and/or obtain affordable housing.
- Home Living Arrangements (HLADD) is an adult foster care service where people live in typical households.

The floor plan provided is the Victor Parkway Campus group home. This graphic illustrates a similar arrangement to Rainier School's current housing with a variety unit options.

Tennessee Family Solutions
Nashville & Murfreesboro, TN
www.nashvilletfs.org

Tennessee Family Solutions (TFS) is a nonprofit private agency founded in 1999 by families/guardians specifically to meet the special needs of people in transition from living in a state Developmental Center, and people with similar needs. Currently, the agency serves 90 clients total, 24 clients in a ICF/ID capacity. This agency is especially dedicated to meeting the challenges of serving people whose disabilities are multiple and severe; it grew from concerns about community placement with individuals who had severe behavioral and medical needs.

The initial support of professional consultants came from the University of Kansas who have conducted applied research in the field of developmental disabilities for decades, with 25-plus years of experience serving people with severe disabilities in community settings, including utilization of the Teaching Family Model; a "family matters" philosophy.

The ICF/ID program provides Medical Residential services in a duplex style house that is home to 4 individuals living on each side with an interconnecting door between the two individual units. Each individual has their own bathroom and a bedroom modified to accommodate non-ambulatory individuals including widened hallways, an open floor plan, and walk-in showers.

LPNs and additional staff provide on-site 24/7 supervision. The Director of Nursing (DON) is an RN and provides additional health care oversight. The DON and the Program Director share the duties of managing the operations of the home. TFS implements the elements of the Teaching- Family Model of care. A Behavior Analyst provides assistance with those individuals who require behavioral services.

Clients do not live on a campus and do not attend a facility-centered ATP in the same manner as Rainier School or Beverly Farm.. Each person has an Individual Support Plan that addresses needs, preferences and most aspects of daily living. Through the support planning process, the Circle of Support Team finds out what a "personally fulfilling" lifestyle is for that individual. The components of that lifestyle are identified, and then become the cornerstones of the programs and services the individual receives.

TFS staff then development an individualized daily schedule (or Day Services) for each person that includes personal care, family-style means of work or functional activities, health care and therapy, recreation, opportunities for leisure, and more. TFS staff members provide ever-present supervision, teaching skills and appropriate behaviors as natural opportunities arise throughout the day. The Teaching Family Model is a professionally supported, established philosophy that meets the criteria of what Rainier School staff refers to as Aggressive Active Treatment.

Teaching-Family Association
<https://teaching-family.org>

Although innovation in ID institutional residential design is lacking, research brought us to the philosophy of The Teaching-Family Model (as discussed in our previous precedent). The Teaching Family Model is based on a service model that originated at the University of Kansas more than 30 years ago. The original model was an approach for serving troubled and at-risk youth and proved immensely successful; it is now utilized by hundreds of human service agencies all over the world.

Over the past 25 years, various professionals have adapted it to meet the unique needs of people with developmental disabilities. The Teaching Family Model is built upon the principles of dignity and respect for the people being served and features individualized daily schedules, positive behavioral supports, a focus on self-determination, community-based, family-style atmospheres, and a well-trained staff of / teachers/ (as opposed to “aides” or “caregivers”) who are encouraged to build lasting, positive relationships with the people they serve.

The Teaching-Family Association is only entity in North America that defines and implements standards and review procedures related to the actual performance and quality of treatment and service delivery systems at all organizational levels. The Teaching Family Model includes a process of consultation that also provides a means for program evaluation and refinement of teaching techniques. All of TFA’s managers are responsible for continually observing and assessing program settings. Family members and others who are important in the lives of persons served, professionals from other community-based organizations, and visitors of all sorts are also encouraged to provide input on program quality every time they visit a TFA teaching family home or other facility.

HOUSING

Rainier School’s future is undetermined during the process/investigations of this Master Plan. Direction was to assume a reduction of the population by approximately 1/3, from 300 to 200 individuals. Reduction of capacity along with continued support of new services for ID individuals can be accomplished while respecting the older population to age in place at the location they have lived for decades. The housing strategy is the cornerstone for this success.

HOUSING DURING TRANSITION

The current houses, or cottages, at Rainier School are nearing the end or have exceeded their life expectancy. A phased replacement of houses and infrastructure is choreographed with the understanding of the changing population throughout this process (Preferred Option, p.XX). Established clients include older adults with physical disabilities; new clients include a younger demographic with complex behavior (dual diagnosis) and psychiatric treatment needs.

CONSEQUENCE OF NON-ACTION

If not funded, the residences at Rainier School will continue to deteriorate, especially floors and roof failures; depreciation in value will occur at an exponential rate, the risk of federal regulatory and state life safety citations will steadily increase as building maintenance and updating is not done. The outcome could be a decertification action due to safety concerns which might require immediate movement of all residents. Other facilities do not have the capacity to accept 200-300 clients if an immediate order to close/reduce population were to be made based on life/safety threats.

EXISTING HOUSING

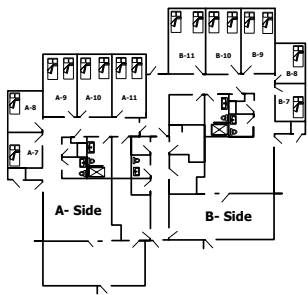
Rainier School functions as three separate Intermediate Care Facilities (ICFs) or Program Area Teams (PATs): PAT A, PAT C, and PAT E. Three programs exist to manage evaluation and compliance with the state survey agency. Clients are placed in houses within a PAT, with appropriate housemates based on cognitive abilities, physical disability and age. Although technically the PATs are three identical programs, Aggressive Adaptive Treatment plans and roommate placement are personalized and have created different conditions from house to

house, PAT to PAT. The following descriptions of the residential spaces are organized by PAT for that reason. Each PAT director spoke with the RAI team to describe the different layouts and inefficiencies of the houses.

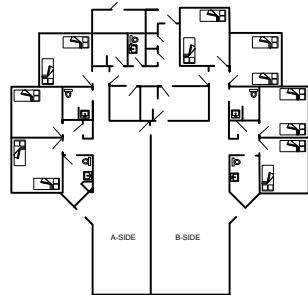
PAT A has about 110 clients and almost all of them have resided at Rainier School for most of their lives. Buildings 2010 A and B support the most dependent population on campus. Full-time care requires more professionals and more equipment, and therefore more space per individual. Wider doorways are needed for

transferring clients out of the room on beds or gurneys. Personal care often requires two staff members with adaptive equipment and assistive technology. Storage for Aggressive Adaptive Treatment equipment and personal items is in high demand.

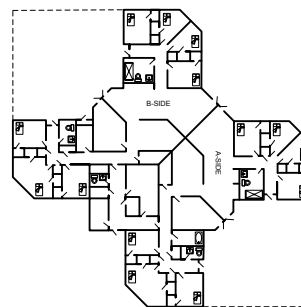
PAT E has about 114 clients housed in nine houses; Chelan is intended for short term/respite use, Hyak had two clients needing one on one care but is now closed due to floor failure; Tyee has one client needing protective supervision (PRO).



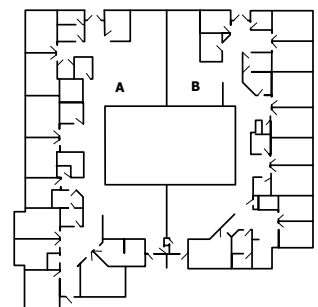
FLOOR PLAN B



FLOOR PLAN C



FLOOR PLAN D



FLOOR PLAN E

ROOM	A NET SF	B NET SF	C NET SF	D NET SF	E NET SF
Living/Leisure Room	2 @ 210	2 @ 210	186, 253	2 @ 273, 2 @ 225	1 @ 636, 585
Dining Room	2 @ 210	2 @ 210	288, 375	2 @ 340	
Activity Room	360, 310	360, 310		Program - 120	2 @ 740
Family Room			218, 240		
Pantry	33				
Kitchen	195	200	168	168	
Medicine Room	26	56		77	
Nurse Station					55, 76
Storage	4 @ 15, 2 @ 20	4 @ 15, 2 @ 20			40, 32, 10
Doffie	2 @ 44	42, 37		2 @ 43, 26	47, 54, 78, 76, 74
Staff Toilet	40	38	40		2 @ 30
Duty/Toile	45	80, 84, 98	78, 77, 72, 78	2 @ 302, 57, 42	183, 209 (both w/WC)
Shower	96				58, 47 Tolly - 91, 85
Housekeeping/Janitorial	305	95	18	PK-17, Jan-13, 7	Clean Utility - 63, 54
Laundry/Storage	55	48	70	52	
Soiled Linen	33		18	18	117, 98
Linen		2 @ 5	2 @ 5	2 @ 6, 4 @ 5	
Office	80	88		198	
Staff				2 @ 34	
Single Bedroom	130, 115, 120, 124	130, 115, 128, 124		16 @ 205 w/70 sq closets	5 @ 190, 4 @ 215, 3 @ 158, 3 @ 240, 2 @ 200, 225, 245
Double Bedroom	6 @ 185	6 @ 185	7 @ 180		

Floor Plan A: 1830, 2020, 1830, 2005, 2015, 2025, 2035
 Floor Plan B: Chelan, Tyee, Parcel, Buckley, Klamoff, Mechas, Haddon, Parcel, Dewarick, Hyak
 Floor Plan C: Cascade, Chiswick, Crystal, Columbia
 Floor Plan D: 1840, 2050
 Floor Plan E: 2030 A & B

RESIDENTIAL SPACE ALLOCATION ANALYSIS There are currently five residential floor plans in use at Rainier School. Square footage for each space was compared amongst floor plans and to regulations where applicable. The following chart was used to understand current space allocation within the houses at Rainier School.

NEW HOUSING CRITERIA

The design goals of the new housing units are to address the changing population and needs:

- Allow for more flexible living situations to respond to the needs of a revolving client population within the confines of staffing resources
- More appropriate living/teaching opportunities for residences
- Provide more appropriate space for food preparation for those with modified dietary and specialized medical needs
- Provide a safer and more humane living situation that allows more individual choice
- Respect personal privacy and dignity
- Allow for increase use and safety of personal possessions and client assets
- Provide for healthier living situations for the aging population and those with inability to move/movement disorders and nursing needs
 - Adequate bathrooms with space for staffing assistance and equipment use during personal care
 - Will meet disability needs: roll in showers, mechanical lifting systems, adaptive bathing equipment
 - Provide covered outdoor areas to allow for outdoor activities during both wet and hot weather for those with medical needs
- Provide healthier living situations which will support mental health needs
 - Allow for increased direct lines of visual supervision
 - Provide more open space to allow for improved observation and client monitoring
 - Add electronic duress/monitoring systems as needed

The design goals respect and accommodate the choice for long term aging population to remain in place for end of life care in a place they have lived for decades. For the group with mental health needs, better living conditions and quality of life will result in improved client and employee safety. Reactionary emergency repair and interventions will be controlled and will reduce the potential for emergency capital projects to fund unexpected failures. It is reasonable to expect a cost savings for energy and employee workman compensation.



COTTAGE MODERNIZATION PROTOTYPE

PAT C has about 109 clients. There is a total of 8 houses, one of which is a low density house with only three clients which is to be closed in the near future. Houses have 16 clients each. There is an open bed availability of 0 due to the placement of the clients moving from the low density house. All clients participate in ATP and have jobs, there are 15 clients with one one-on-one care due to behavioral issues, not physical health.

The types of equipment will affect the space needs of the residences. Floor/chair lifts require more space than ceiling mounted lifts but provide more flexibility with resources as client population changes. Tubs that are not working in the houses have been replaced with shower trolleys which are difficult to bring in the houses without large doors. To understand how to create spaces for the medical care, RAI referenced:

- Physical Environment for Provision of Nursing Care: Design for Safe Patient Handling" by Jocelyn Villeneuve in *Safe Patient Handling and Movement* Audrey Nelson, Ed., 2006

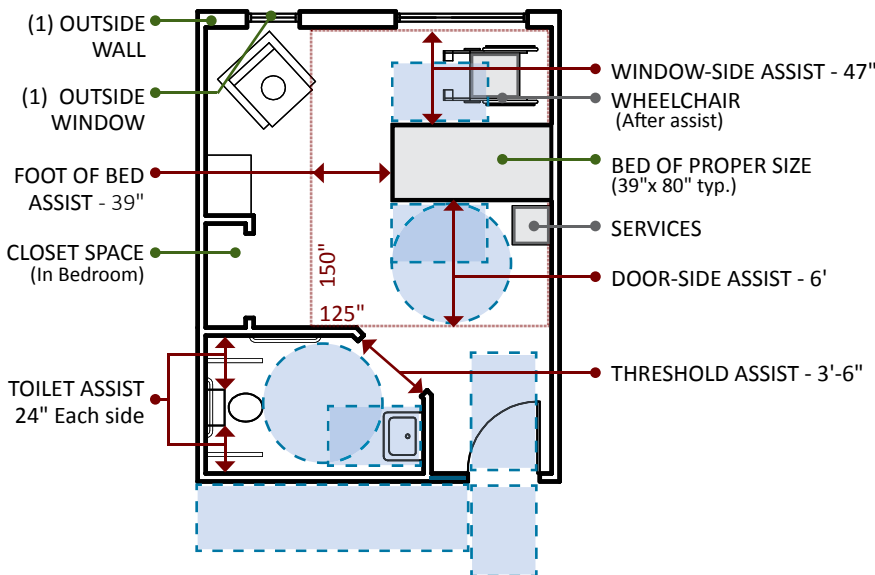
- "Accessible and Usable Buildings and Facilities" ANSI A117.1-2009
- "Americans with Disabilities Act Access to Medical Care for Individuals with Disabilities" from the Department of Justice Civil Rights Division Disability Rights Section and US Department of Health and Human Services Office for Civil Rights

Using this information for space-function sizes, RAI created diagrams illustrating different approaches to the design goals previously listed in NEW HOUSING CRITERIA.

RESIDENTIAL MEDICAL ASSISTANCE

INDIVIDUAL BED & BATH - 265 NSF DEPENDENT

This diagram below considers the space needs for a client receiving transfer and personal assistance from two caregivers. This scheme will provide more personal space and will easily translate into a space for assisted living in the future.



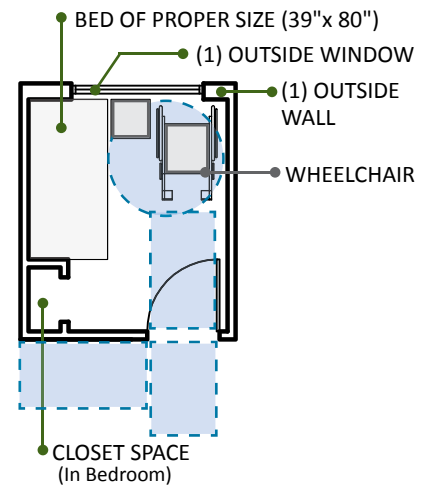
INDIVIDUAL BED & BATH - 265/NSF Dependent

For a client that is totally dependent, a floor lift would be placed around the bed. The diagrams provided have considered the use of non-fixed equipment to meet the changing needs of Rainier School.

The door widths have considered the transportation of equipment and gurney if needed for the room entrance; the bathroom door is the minimum required for two person assistance.

The toilet area requires a minimum of 24" on each side for two person assistance as well as folding arm bars. Slings may also be installed.

For clients not ready for interaction with housemates, a kitchenette could be placed in the furniture area outside the transfer area, giving the staff an opportunity to manage different needs without having to use an entire residence for one person.



MINIMAL - 80 NSF Supervised/Independent

MINIMAL - 80 NSF
SUPERVISED/INDEPENDENT

This diagram illustrates basic space needs for showing the minimum space allowed for a single independent individual per SOM regulation. If the occupant uses a wheel chair, there is little opportunity for furniture or storage within the room.

The benefit of the minimal model in the ICF environment is that the client will be less likely to retreat to their own space and need to be coerced into participating in Aggressive Active Treatment. This model supports individual privacy during sleep and dressing without compromising the focus of their training.

MINIMAL ASSIST: 125 NSF
SEMI-DEPENDENT

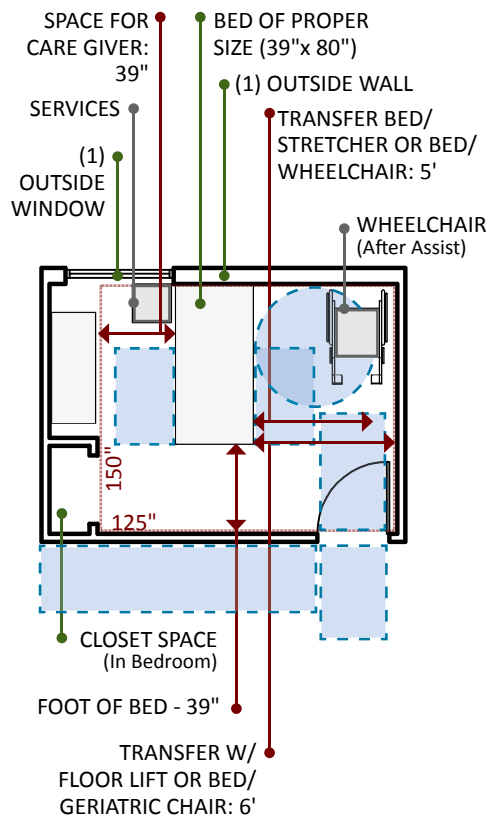
This diagram illustrates basic space needs for showing the minimum space allowed for a single semi-dependent individual needing two-person assistance. Space allowance on both side of the bed are necessary.

TRANSFER ASSIST: 150 NSF
TOTAL DEPENDENT

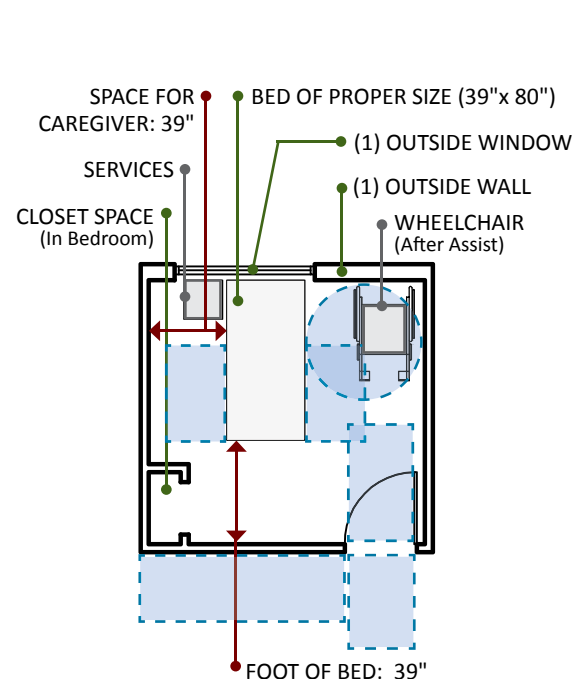
This diagram illustrates basic space needs for showing the minimum space allowed for a single dependent individual needing two-person assistance and floor lift equipment. A larger dimension is needed around the bed for equipment. It is assumed equipment used will be mobile equipment as opposed to fixed ceiling lifts.

BARIATRIC PATIENT: 210 NSF
TOTAL DEPENDENT

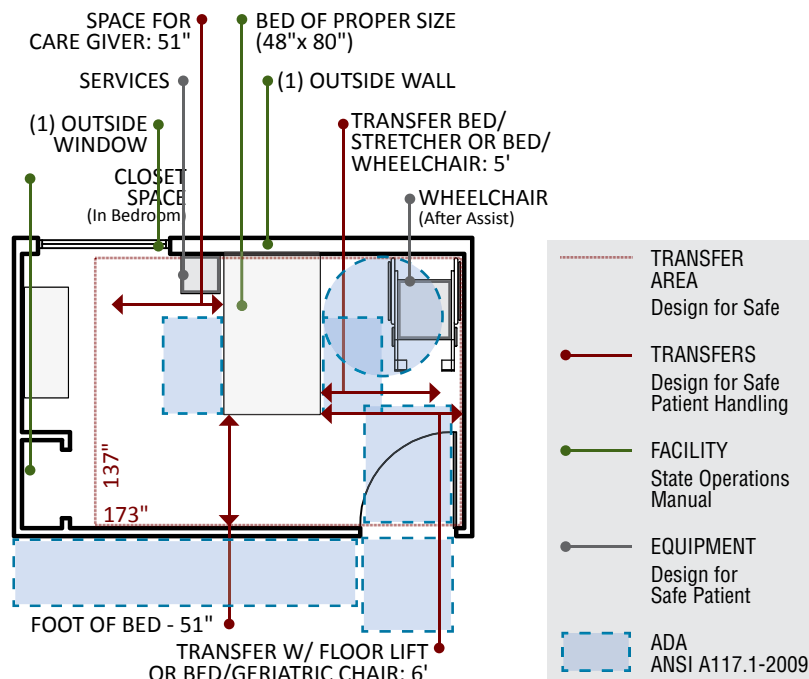
This diagram illustrates the minimum space allowed for a single bariatric dependent individual needing two-person assistance and floor lift equipment. An extra 12" is added to the dimension needed around the bed for equipment. It is assumed equipment used will be mobile equipment as opposed to fixed ceiling lifts. Furniture is shown in the scheme to illustrate how fixed items need to accommodate the larger transfer space and a larger bed is used.



TRANSFER ASSIST - 150 NSF Total Dependent



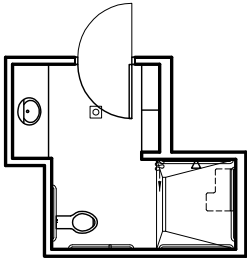
MINIMAL ASSIST - 125 NSF Semi-dependent



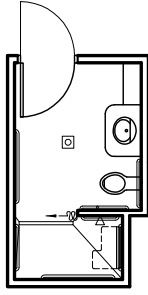
BARIATRIC PATIENT - 210 NSF Total Dependent

FLOOR PLAN KEY

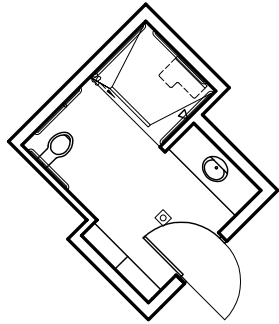
- TRANSFER AREA
Design for Safe
- TRANSFERS
Design for Safe Patient Handling
- FACILITY
State Operations Manual
- EQUIPMENT
Design for Safe Patient
- ADA
ANSI A117.1-2009



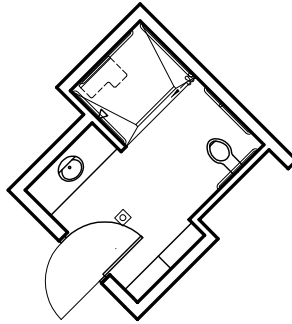
KLAMATH A: 95 nsf



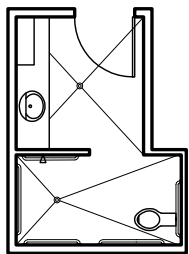
KLAMATH B: 80 nsf



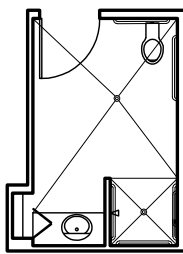
1040/1050 A: 102 nsf



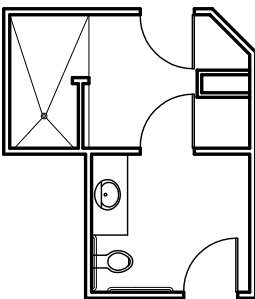
1040/1050 B: 102 nsf



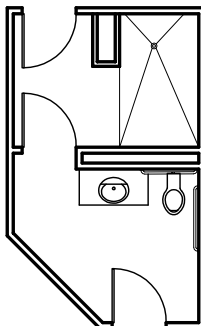
2015 A: 100 nsf



2015 B: 103 nsf



2010 A: 160 nsf



2010 B: 150 nsf

*EMPLOYEE PREFERRED
 BATHROOM LAYOUTS*

During the Employee Master Plan Preview, RAI discussed toilet and shower configurations in the current cottages. Show here, are the preferred layouts: Klamath, 1040/1050, 2015, 2010.

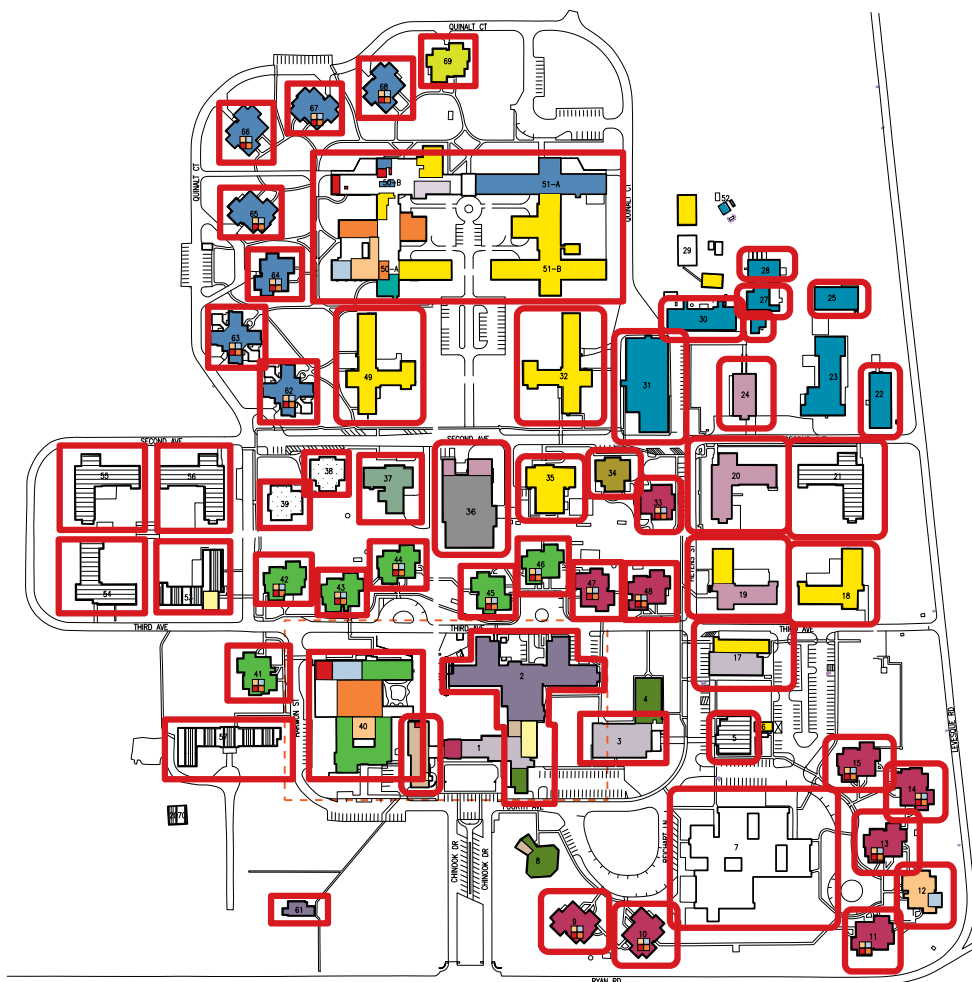
Issues discussed included: space to disrobe, toilet and transfer clients in the privacy of the bathroom; ventilation; and proper equipment like shower beds and hand held shower heads.

CAMPUS ANALYSIS

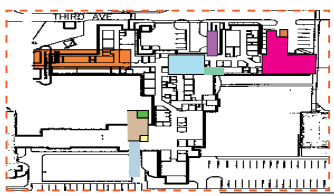
FACILITY UTILIZATION & CONDITIONS

To develop an overall understanding of how the buildings on the Rainier School campus were being used, a color-coded campus map was developed to show how programs/departments are currently utilizing the buildings. Then, using the 1/12/2016 FICAP report, buildings that have elements identified as either “poor” or “unsatisfactory” were circled in red to identify the buildings and programs that are potentially at risk. Essentially, this is the entire campus.

- ACCOUNTING
- ADMINISTRATION
- ATP
- BEAUTY/BARBER
- CENTRAL KITCHEN
- CIBS
- CMO
- HOUSEKEEPING
- HUMAN RESOURCES
- IT (COMPUTER SERVICES)
- MEDICAL
- NURSING
- OT/PT
- PAYROLL
- PSYCHIATRY
- QUALITY ASSURANCE
- RECREATION/ ACTIVITY
- RESPITE HOUSE
- RIS/ SWITCHBOARD
- SHARED
- STAFF DEVELOPMENT
- WELLNESS CENTER
- PAT-A
- PAT-C
- PAT-E
- COLD CLOSED
- POLICE TRAINING
- EMPTY



BASEMENT AREAS



FACILITY UTILIZATION & CONDITIONS



OPTION 1: STATUS QUO & PARTNERSHIP

This option considers the two historic dormitory quads as a critical part of the campus fabric that are worthy of keeping as a public/private partnership opportunity for adaptive reuse. The quads are in the central east and west zone and would be available for other agencies or potential public/private opportunities where private developers could take advantage of historic tax credits with long term leases (this assumes the buildings get listed on to the National Registry of Historic Places). These two areas could be served by separate access roads to facilitate security and separation of uses.

In the southeast corner, PAT E housing and Instructional Services Building are demolished and the area becomes an Outdoor Recreation Area. Sports fields and courts could provide recreation for the clients and perhaps an opportunity for shared use with the City of Buckley. This new Outdoor Recreation Area is adjacent to the existing Recreation Area, although those buildings are in questionable shape.

PAT E housing would then relocate to the southwest corner of the campus as new housing units configured to meet the current/future population's needs.

The north central area, where the ATP programs are currently located, would continue with this function but with a portion of the buildings reconfigured to accommodate potential classroom uses for school-aged clients.



LEGEND

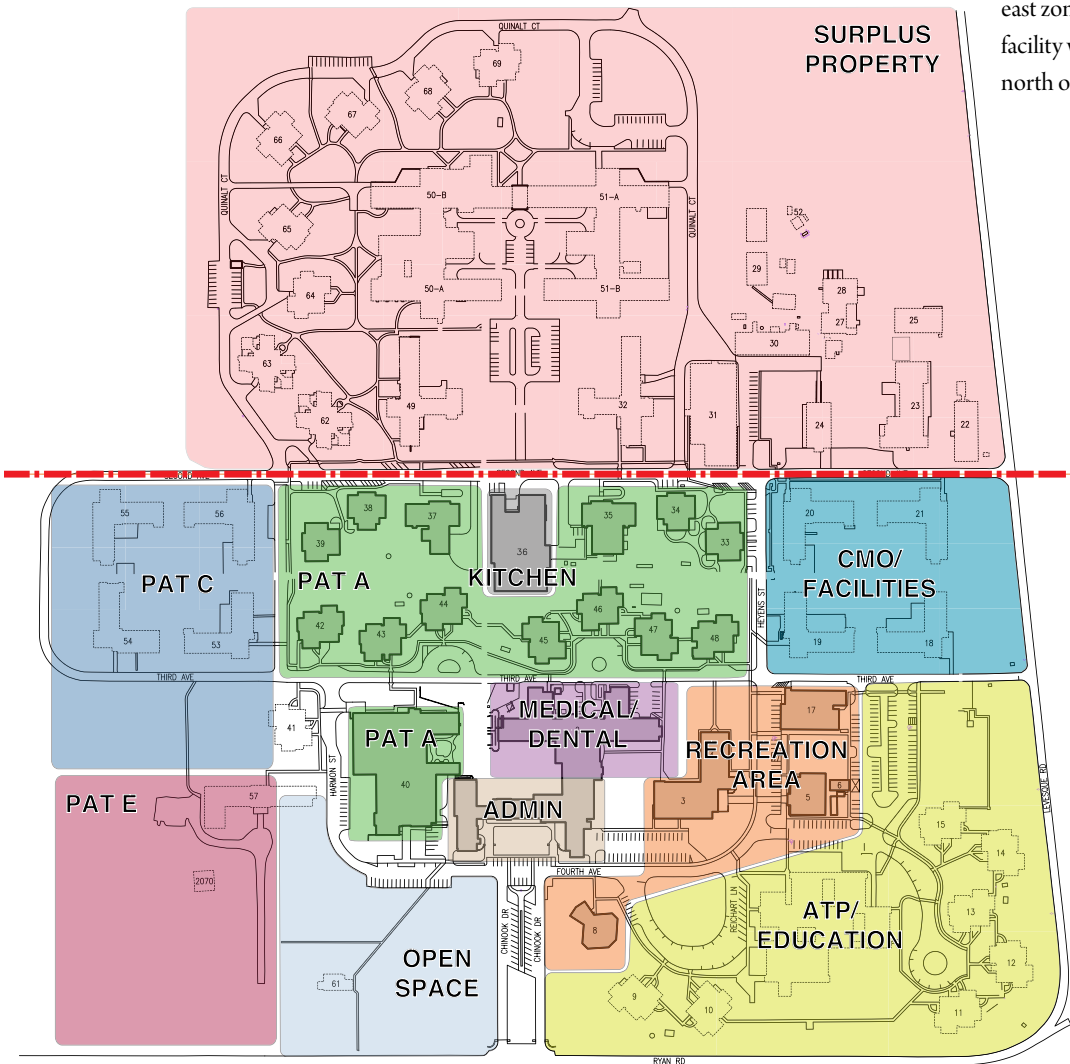
- BUILDING TO BE DEMOLISHED
- BUILDING TO REMAIN

MASTER PLAN OPTION 1



OPTION 2: STATUS QUO & SURPLUS



This scheme moves all program areas south of 2nd Avenue so that the land north of 2nd Ave could be surplus. PATs C and E move to the central west and southwest zones of the campus respectively, where new housing units would be constructed to meet current/future client needs. Existing PAT E would be demolished and replaced with new facilities to house ATP/ Education needs. The dorm quad in the central east zone would be demolished and a new CMO facility would be constructed the campus area north of Second Ave would be surplus.



MASTER PLAN OPTION 2



LEGEND

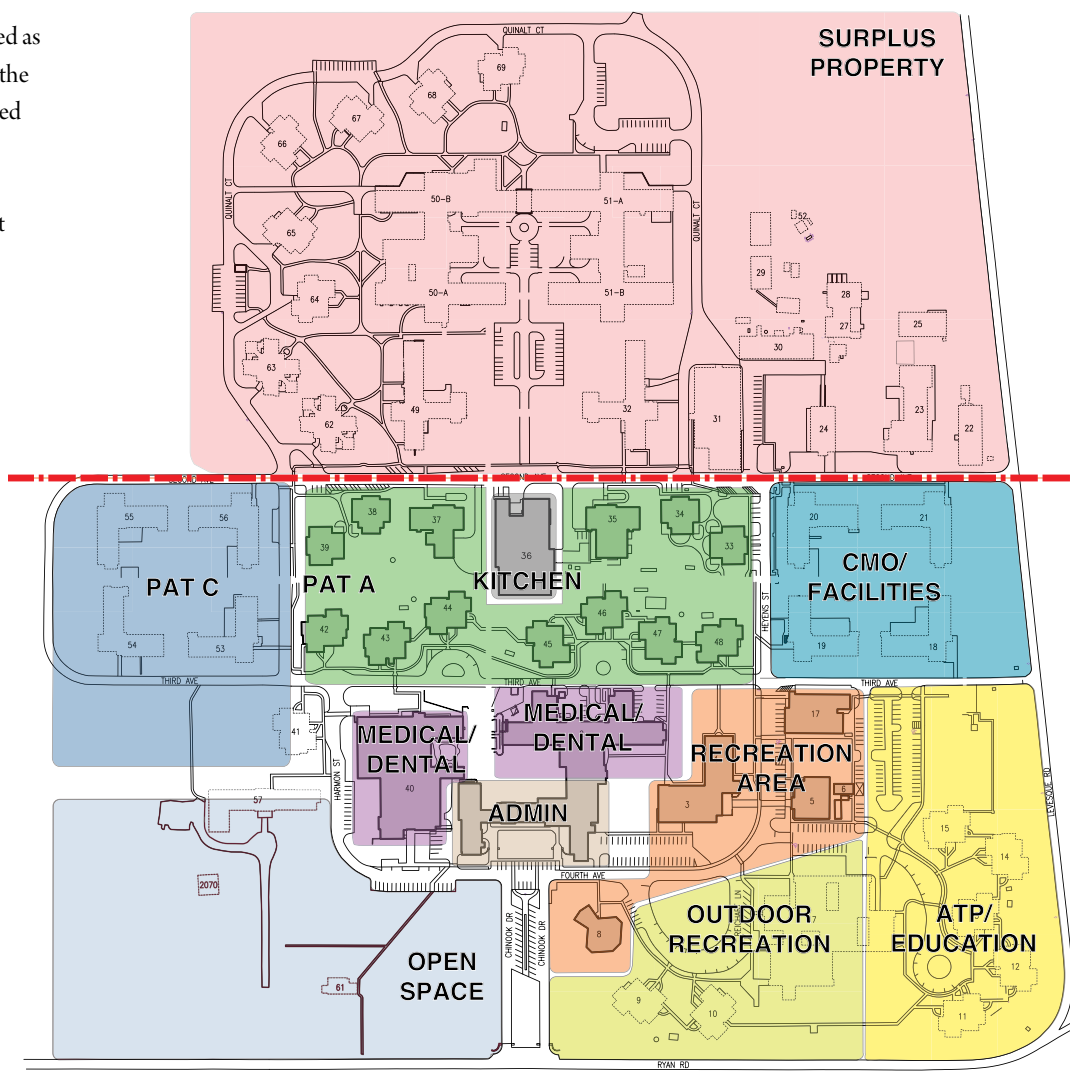
-  BUILDING TO BE DEMOLISHED
-  BUILDING TO REMAIN

OPTION 3: ICF AND CLINICAL RESOURCE CENTERS

In this scheme, the campus acts as both ICF and a Clinical Resource Center, expanding its specialized medical services to the greater DD community. This model has been discussed in several reports. Health Services would increase in size, continuing to occupy their current space in Building 2A as well as expanding into Building 40 – 2010.

This assumes PAT E is no longer needed as that population has been integrated in to the community. PAT A and C are consolidated with the central west quad demolished and new housing built for PAT C that is constructed to meet current/future client needs.

ATP campus needs are reduced as the program is integrated into community businesses, and are housed in new facilities constructed in the southeast corner of the campus. Health Services would increase in size to help serve the greater DD community and would continue to occupy their current space in Building 2A as well as expanded into Building 40 – 2010. The central east quad would be demolished and a new CMO facility would be built in its place. CMO would be reduced as the campus size is reduced. Existing PAT E would be demolished and replaced with new facilities to house APT/Education needs. A portion of the south central zone (where the ISB and 2 PAT E units are located) would be cleared and redeveloped as an Outdoor Recreation Area. The southwest zone would be open space.



LEGEND

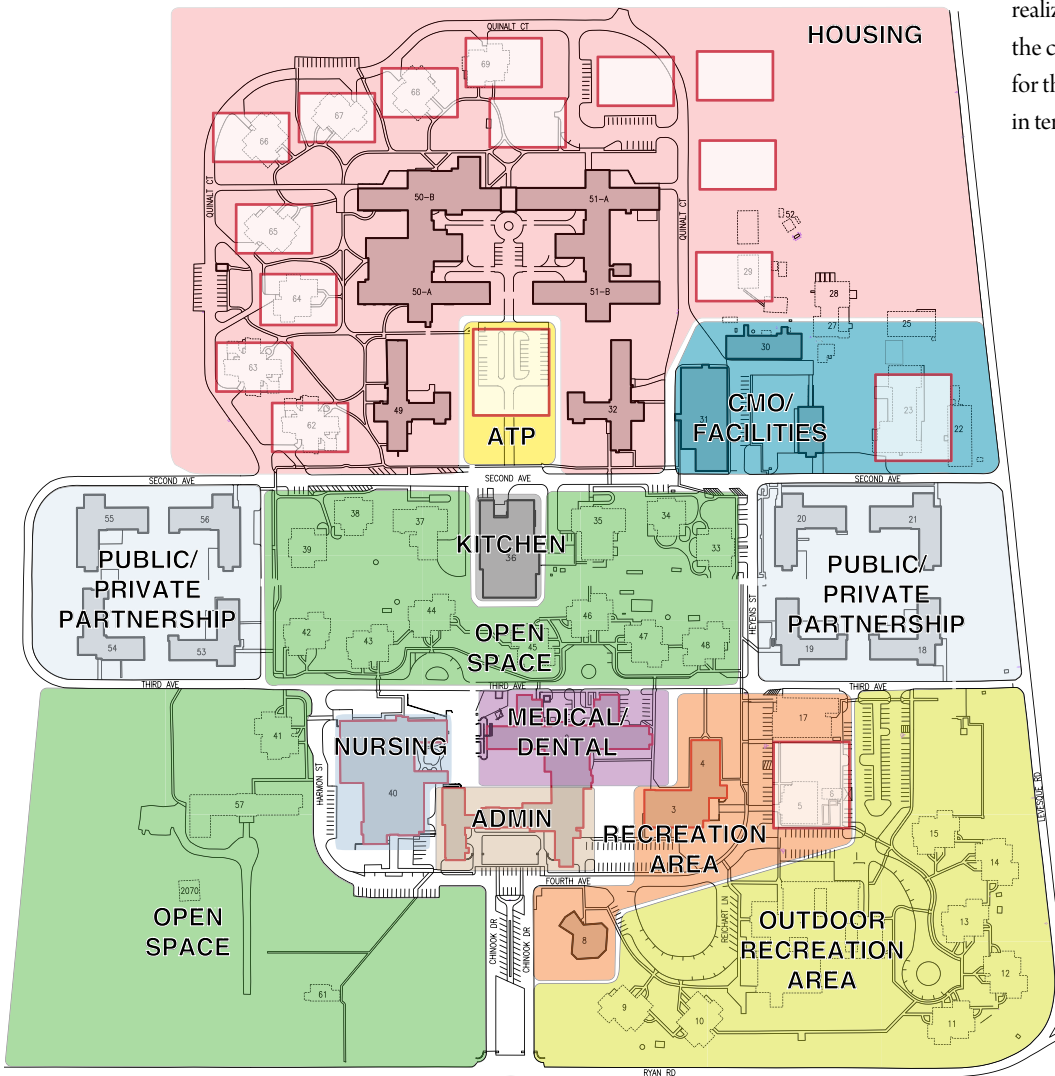
- BUILDING TO BE DEMOLISHED
- BUILDING TO REMAIN

MASTER PLAN OPTION 3



PREFERRED MASTER PLAN OPTION

The 3 options were reviewed and as a result of discussions, 2 preferred options arose that are variations of Option 1. Since the viability of Option 1 relies on attracting a project partner, a real estate consultant was brought on board to 1) summarize information on the available holdings; 2) consider the feasibility, values and compatibility of the development options; and 3) discuss management considerations of realizing these. The holdings exercise looked at the core campus' surplus land and/or buildings for the 5, 10, and 20 year horizons; farmlands in terms of acreage, current lease information, and availability over time; and the acreage, current harvest revenue, and availability of forest land. Evaluation of development options considered the options by sub-area, values, cash flow and time frame for development, and compatibility with Rainer School programs. Management considerations included likelihood and difficulty of realizing the different options, and managing the co-development process to ensure compatibility and cash flow.



PREFERRED MASTER PLAN OPTION



LEGEND

- BUILDING TO BE DEMOLISHED
- BUILDING TO REMAIN
- NEW CONSTRUCTION
- UPDATES AND ALTERATIONS

In this scheme the majority of the historic buildings are preserved. Preservation of the historic core is a critical component of this option; the historic buildings are what sets this land apart from other real estate in the area and will serve as the framework on which to build a new sense of place in the community. The exception to this is the Evergreen Complex (Fir, Pine, Hemlock, and Spruce), and Hurlbert and Robin, which would be demolished to make room for new housing.

Initially, new housing will be built in the area currently occupied by the Evergreen Complex, Hurlbert, and Robin Halls, followed by the demolition of Quinault Court housing (PAT C) to make room for an ultimate build-out of twenty new units. After the new homes are established, PAT A housing located in the central core of the campus and PAT E at the southeast corner of the campus will be demolished.

ATP will be housed in one new, flexible multi-use building north of Main Kitchen that will accommodate a variety of Adult Training Programs. The building will also have the ability to accommodate the educational activities for school-aged residents, should the demographic need this. This location will be central to the new housing. Consolidated Maintenance and Operations will be consolidated under one roof in a purpose-built facility located in the same general area they currently occupy. The location provides convenient, segregated site access for their operations.

The central core area currently occupied by PAT A housing will be transformed into an internal park-like Open Space. The courtyard-like space will provide a safe, passive-use outdoor space for residents and staff alike.

Medical/Dental (Main Clinic) and Administration will remain in their current central location with alterations to their spaces to accommodate their current and projected needs. In addition, Nursing will take the entire Building 40 – 2010 with updates as well.

Public/Private partnerships will be pursued for the adaptive reuse of the east and west dormitory quads located in the central campus. Preservation of these two quads is seen as critical to maintain the historic fabric of the campus, as they serve as the visual east and west “bookends” to the campus composition.

An Outdoor Recreation Area will be established in the southeast corner which is currently occupied by PAT E housing. This area will include ballfields and other active recreation activities. The pool will be demolished and a new Activity Center constructed in its place, promoting Special Olympics training and community-integrated activities. The existing Gymnasium will be renovated to reestablish use as a recreation facility. The Southeast corner of the campus will become the recreation hub for the campus, and the local community will be encouraged to use the facilities to promote community integration.

The southwest corner of the campus will be preserved as a passive use open space that can be enjoyed by Rainier School clients, staff and the community of Buckley.

FINAL MASTER PLAN OPTION

This Master Plan Option is based on the recommendation of real estate consultant, Business Street. their report is attached as an appendix and is titled Real Estate Analysis of Opportunities for Co-Development, Rainier School, Buckley, WA.

Buckley is mostly a bedroom community located in north-central Pierce County that serves the Tacoma and Fort Lewis areas. Development has spread east along the Hwy 410 corridor to Bonnie Lake, but has slowed over the past several years. While development may pick up along the Hwy 410 corridor, it's unclear when the demand will move east to Buckley. In addition, first-time home buyers and young families have become increasingly sensitive to commute times, preferring more centrally located communities. Based on this, and review of land values trends in the Buckley area over the past 16 years, this option proposes a partnership that introduces market rate senior housing, comprised of a variety of housing types. The demand currently is not large in this area, but may draw from the regional market over time if it offers affordable housing in a campus environment.

There are several features on the Rainier School campus that would make it attractive for senior housing:

- Rural setting adjacent to fertile farm land, preserving the open space directly adjacent to the campus
- Views of Mt Rainier
- Adjacent forest and river offer opportunities for development of a trail system for hiking and enjoying the river

- System of covered walkways, especially if expanded to the senior development
- Quality of the existing historic buildings
- Recreational amenities

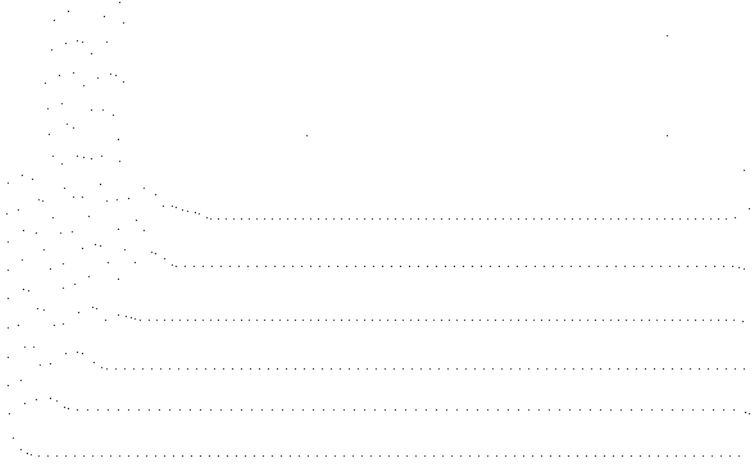
This project should be thought of as a long range phased transition plan that is based on the premise that the historic buildings that form the framework of the campus are what make this property unique and are an asset; preservation of these building is an important part of the success of this Master Plan. It starts with the development of independent living senior cottages and/or duplexes with a shared clubhouse or common room on the north side of the site on the undeveloped farmland within the 5 to 10 year time frame. Access to this senior development would be off of Collins Road with a separate entry and identity. This development expands upon the character of the formal site plan of the original campus that it will eventually tie into.

Subsequent phases include denser housing with increasing support services, including congregate and Alzheimer care. The second or third phase includes the reuse of Evergreen complex for these types of uses.

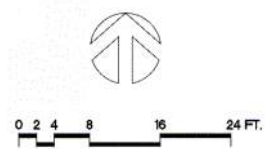
The dormitory quads at the east and west ends of campus are reestablished as housing for Rainier School clients, but are remodeled to meet the needs of today's clients and treatment methods with such things as private rooms, private baths, social gathering areas, kitchen, and support areas. If in the future, the need for Rainier School diminishes, this housing could be converted to more senior housing options.

The attractive aspect of this option is that it would build in a future buyer and developer for the Rainier School campus, if and when Rainier School ceases operations.





- | | | | |
|--|--|--|--|
| Bedrooms | | Living Spaces | |
| Independent | | Kitchen | |
| Minimal Assist | | Living/Dining
<i>To be partitioned</i> | |
| Dependent | | Shower/Toilet | |
| Support Spaces | | Storage | |
| Laundry | | Circulation | |
| Staff
<i>(offices, break room,
nursing station,
medicine closet)</i> | | | |



DORMITORY QUADRANGLE BUILDINGS - Renovation of 'historic' dormitory building with modern medical facilities and space-planning to accommodate Rainier School's evolving services and diverse client pool

PHASE I Central Campus

\$40,222,133

Phase I addresses Rainier School evolving housing needs and initiates the broader property Master Plan concept by introducing the complimentary development of senior housing for the general population.

HOUSING The cottages constructed in the late 1970s and early 1980s are suffering from deferred maintenance, which negatively impacts operations by causing the closure of buildings when conditions deteriorate to create unsafe and/or unhealthy living environments. In addition, the current layout of the cottages doesn't offer the flexibility needed to serve the diverse needs of today's clients. Clients with dual diagnoses sometimes require separation from other clients that cannot be accommodated by the current layout of the cottages. This results in 1-2 clients occupying a 16-bed cottage, along with associated staffing and costs. This, combined with the lack of modern amenities, is the basis for demolition. From the management and staffing perspective, there is a need for resource consolidation, and from the master planning perspective, the incentive for building is to reinvest for multiple potential future outcomes.

The two campus Quads, anchoring the east and west ends of the campus, comprise of eight L-shaped ward buildings built between 1947 and 1954. These 8 buildings are part of the historic framework that makes this property unique, and integral part of the campuses assets. The reuse of these now-empty buildings as housing for Rainier School clients retains these important assets, and addresses management/staffing/consolidation concerns with a design that could accommodate the conversion to senior housing at a later date, beyond the time line of this Master Plan. Although they may now have a stigma of formal institutional care, the buildings could undergo a major renovation and be subdivided for smaller living groups, with each floor being treated as a separate unit with living spaces, shared common areas, and staff and support areas. A variety of living spaces will be key to the success of this reuse, accommodating the spectrum of abilities of a fluctuating population. This solution will better serve clients with more tailored accommodations and more immediate services.

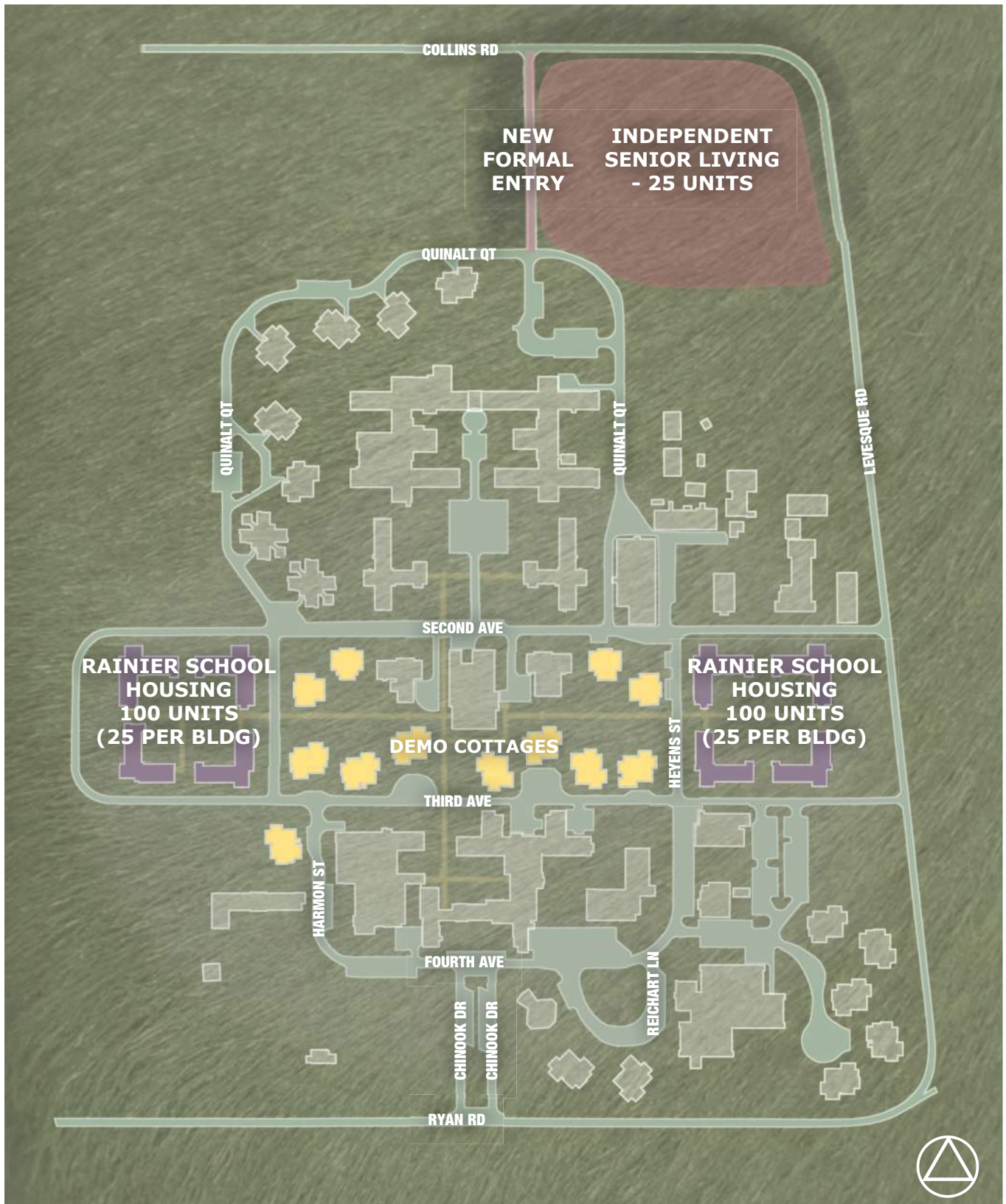
Each residential building will house 25 clients in individual bedrooms and will be organized as two joined cottages. The design is not the original dormitory layout, but a composite of the improved cottage models. Staff spaces will be larger and near the living/dining areas and a nursing space for private administration of medicine will be provided. The basements of the multiple buildings can support a combination of OT/PT/ST, sensory space, activity/recreation spaces, touchdown spaces for staff not needing offices, and PAT storage (house decorations, medical and feeding equipment, adaptive equipment). Employee recommendations for the multiple basement spaces included a library, movie theatre, and interpretive learning areas (museum-exhibition-like). Utilization of all three floors provides activities outside of the immediate living spaces, a need that will grow with an increasingly younger population.

The cottages surrounding the Main Kitchen building, between the two quadrangles, would be demolished and the area would be restored to its role and an interior courtyard feature for the campus. The covered walkways would remain.

DSHS REPURPOSING COSTS

Bldg 18	\$3,486,564
+ Sitework	\$415,229
Bldg 18 Total:	\$3,901,793
Bldg 19	\$2,324,376
+ Sitework	\$276,819
Bldg 19 Total:	\$2,601,195
Bldg 20	\$3,354,359
+ Sitework	\$399,484
Bldg 20 Total:	\$3,753,844
Bldg 21	\$3,354,359
+ Sitework	\$399,484
Bldg 21 Total:	\$3,753,844
Bldg 53	\$2,324,376
+ Sitework	\$276,819
Bldg 53 Total:	\$2,601,195
Bldg 54	\$2,324,376
+ Sitework	\$276,819
Bldg 54 Total:	\$2,601,195
Bldg 55	\$3,354,359
+ Sitework	\$399,484
Bldg 55 Total:	\$3,753,844
Bldg 55	\$5,031,539
+ Sitework	\$599,226
Bldg 18 Total:	\$5,630,765

TOTAL PROJECTED ESCALATED COST \$32,591,159



PHASE I Central Campus

\$40,222,133

PRIVATE DEVELOPMENT COSTS

Single Unit	\$184,861
Unit Count	13
Single Units Total:	\$2,403,195
Duplex	\$366,973
Duplex Count	6
Duplex Total:	\$2,201,840
Sitework:	\$2,395,859

**TOTAL PROJECTED
ESCALATED COST** **\$7,630,974**

The establishment of the central courtyard will include on-site recreation opportunities. The design will incorporate a variety of covered areas/nodes for groups as well as individuals, and wheelchair accessible landscaping.






Walking is an important activity in almost every major master planned senior community. Here the walkways already exist. The network or arcades might be expanded if the original grid for the Rainier School was extended in the adjacent development for senior housing.

Quinault Court cottages will remain until Phase III and the southeastern cottages until Phase IV, allowing the ICFs flexibility as the population will take time to decrease. This will offer more options during transition, for example, more controlled environments for dually diagnosed and PRO clients. Possibilities could be a short-term solution for ill clients to be when too sick to be in group housing, or a crisis house w/ secured doors and fenced area for short term stabilization.

COMPLIMENTARY DEVELOPMENT At the north property a new formal entry provides a separate entry for a small independent senior living development for the general population. The most logical pattern to introduce a complementary development is from north to south, starting with a new entrance off Collins Road to create a separate identity for the development.

Phase I complimentary development will be 25-units of market rate senior housing, potentially duplexes or single family homes. Buckley's housing market is not yet strong, therefore the likely time frame for starting co-development here is five to ten years out. At that time, discussions with astute and sophisticated developers experienced with independent senior housing would guide this development as part of an execution of the total complimentary development element of the subsequent phases in this Master Plan.

Over time, the demand for market rate senior housing will draw from the regional market, particularly if it offers a spectrum of affordable housing types in a campus environment. Phase I will be more successful if it is lower density and provides for more independent living, subsequent phases include denser housing and more services, including congregate and Alzheimer care.

	DEVELOPMENT
	CIRCULATION/PARKING
	EXISTING COVERED WALKWAY
	DEMOLITION
	TOTAL RENOVATION



PHASE II South + Central Campus

\$10,011,925

DSHS UPGRADE COSTS

Phase II addresses administrative/department areas preservation backlog and establishes direct outdoor access for clients from the housing to the Courtyard Garden.



DEPARTMENT UPGRADES + CONSOLIDATION The consolidation of support services begins with the upgrades and space planning for the Administration building, The Residential Health Center and 2010 A + B. Rainier School's projected client population of only 200, approximately 2/3rds of the current census, is on a campus with over 60 buildings. It is difficult to justify substantial construction outlays over the next 20 years, especially if the improvements are special purpose and cannot be easily reused or sold.

Phase I addressed new housing in the quads including relocating PAT E, leaving 2010 A + B available for a different use. This space could accommodate a Health Care Center for inpatient care of residents too sick to be in housing yet not sick enough for hospitalization. Nursing, Psychiatry, HPAs and Recreation will have more space in the Phase 1 Housing, however additional offices would be located here.

Mayer and Oakley will be demolished relocating Computer Services (soon to be Consolidated IT Services) and ATP/Day Habilitation offices to the upgraded Administration building. The pool will be demolished and currently there are no plans for a new facility.

Preservation backlog projects and interior upgrades will occur in the Gymnasium, Canteen and Main Kitchen.

COURTYARD GARDEN On-site recreation opportunities: variety of covered areas or nodes for groups as well as individuals with electrical outlets, wheelchair accessible landscaping,

	DEVELOPMENT COMPLETED IN PREVIOUS PHASE
	OPEN/PARK SPACE
	CIRCULATION/PARKING
	EXISTING COVERED WALKWAY
	UPGRADES COMPLETED IN PREVIOUS PHASE
	DEMOLITION
	50% INTERIOR REMODEL
	20% INTERIOR REMODEL
	10% INTERIOR REMODEL

Bldg 1	\$914,550
+ Sitework	\$87,079
Bldg 1 Total:	\$1,001,629

Bldg 2A	\$1,964,589
+ Sitework	\$187,059
Bldg 2A Total:	\$2,151,648

Bldg 2B	\$576,848
+ Sitework	\$32,252
Bldg 2B Total:	\$609,099

Bldg 2C	\$203,233
+ Sitework	\$19,351
Bldg 2C Total:	\$222,584

Bldg 40	\$2,737,350
+ Sitework	\$260,638
Bldg 40 Total:	\$2,997,987

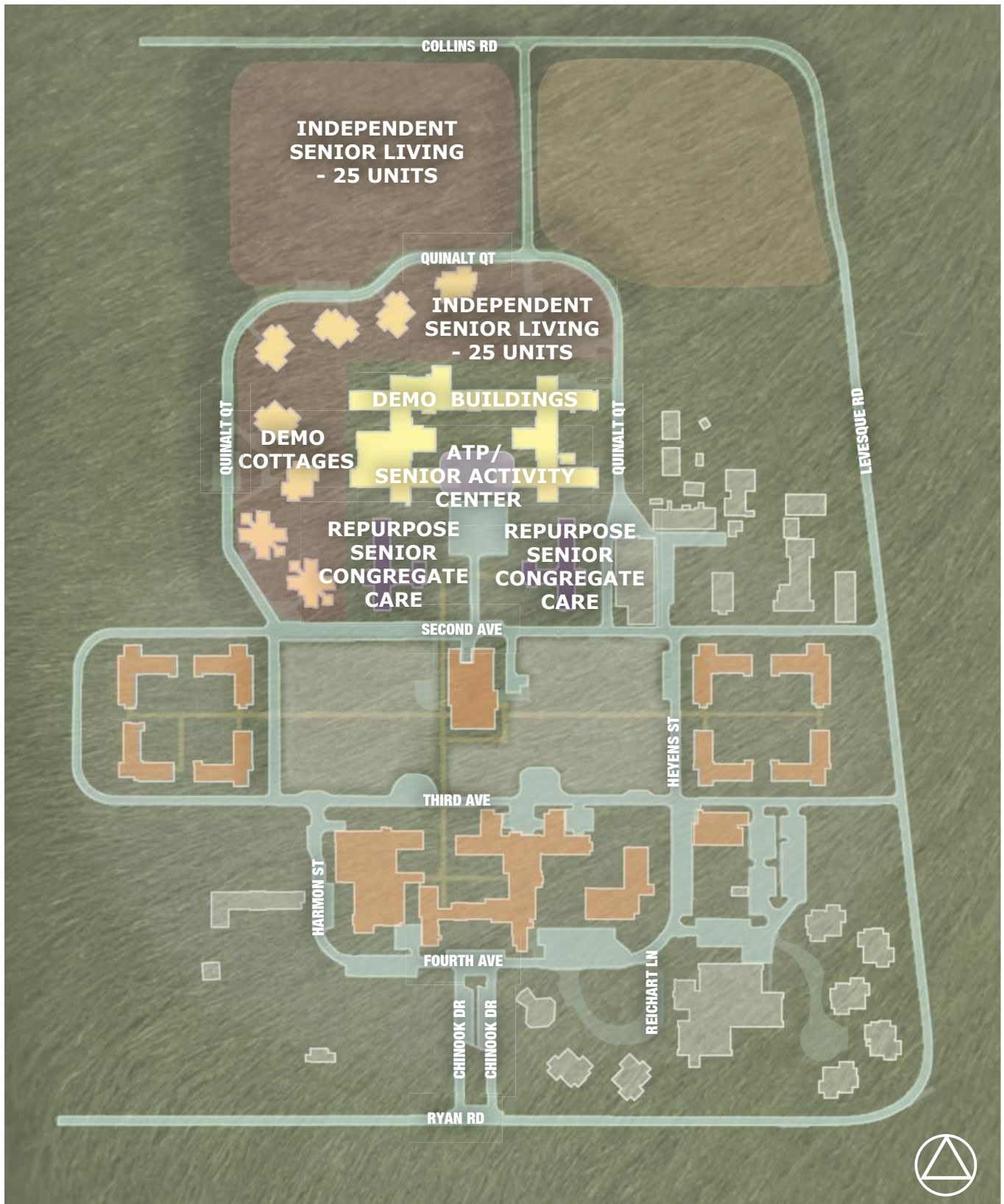
Bldg 3	\$356,288
+ Sitework	\$113,080
Bldg 3 Total:	\$469,369

Bldg 17	\$218,903
+ Sitework	\$69,476
Bldg 17 Total:	\$288,379

Bldg 36	\$806,539
+ Sitework	\$76,768
Bldg 36 Total:	\$883,029

Demolition + Sitework:	\$315,494
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TOTAL PROJECTED ESCALATED COST \$10,011,925



Phase III includes demolition of the Quinault Court cottages and the Evergreen Center. The first new facility in the Master Plan is for ATP/Day Habilitation. This center will be located between buildings Robin and Hurlbert, that will be renovated and repurposed for Senior Congregate Care. The complimentary development continues with another 25-unit Independent Senior Housing units in the northwest property and another 25-units of various housing types.

ADULT TRAINING PROGRAM (ATP) + DAY HABILITATION This newly constructed building will house both the vocational ATP and the activities programming of Day Habilitation. The building's size of 32,000 SF was determined by analyzing the usable space of the current ATP buildings and considering the space needs of the evolving client independence training. This multi-use building is several large, high volume spaces that can be divided into smaller spaces, some classroom sized rooms, restrooms, storage and office areas.

The new design will be influenced by the potential of Rainier School's further consolidation to the south, predicting its own repurposing into a Senior Activity Center.

COMPLIMENTARY DEVELOPMENT: RESUME NEW CONSTRUCTION + REPURPOSING A carefully carried-out complimentary development will maintain and enhance a 'sense of place' an increasing demand in the real estate market. If it is master planned in such a way that future residents get more choice and amenities with each successive phase, they will pay a premium to live there. Phase III co-development comprises a variety of housing types: cottages, duplexes, apartments, congregate care; as well as services: from dining and occasional nursing care, on an as-needed basis, to skilled nursing and Alzheimer housing. Hurlbert and Robin buildings will be repurposed for congregate care and is the tie that binds new construction with the updated campus. Developing a spectrum of types here, done right, will establish a sub-area of the existing Rainier School campus that grows over time. This phase would also extend the pedestrian grid and walkways of the existing campus to the south and joining to paths around the perimeter.

New construction strategically mixed with acquiring and reusing existing buildings will be a valuable transition of an asset if the State's need for those declines. The development in and adjoining Quinault Court will eventually absorb the ATP + Day Habilitation Center to repurpose as a Senior Activity Center

The repurposed Hurlbert + Robin buildings to the north and the Quads to the east and west are reminiscent of housing on college campuses like Pomona and Stanford. These, surrounding a central courtyard, will be a new and defining feature of the campus. Here the appeal for new residents would be a campus in nature, which was the original concept of the Rainier School. Phased re-use would build on the value originally established in the campus and buildings.

PHASE III North Campus

\$31,706,941

DSHS RS CAMPUS COSTS

ATP (Multi-use) Bldg:	\$6,138,362
Demolition + Sitework:	\$1,884,594

**TOTAL PROJECTED
ESCALATED COST \$9,226,399**

PRIVATE DEVELOPMENT COSTS

Single Unit	\$184,861
Unit Count	26
Single Units Total:	\$2,403,195

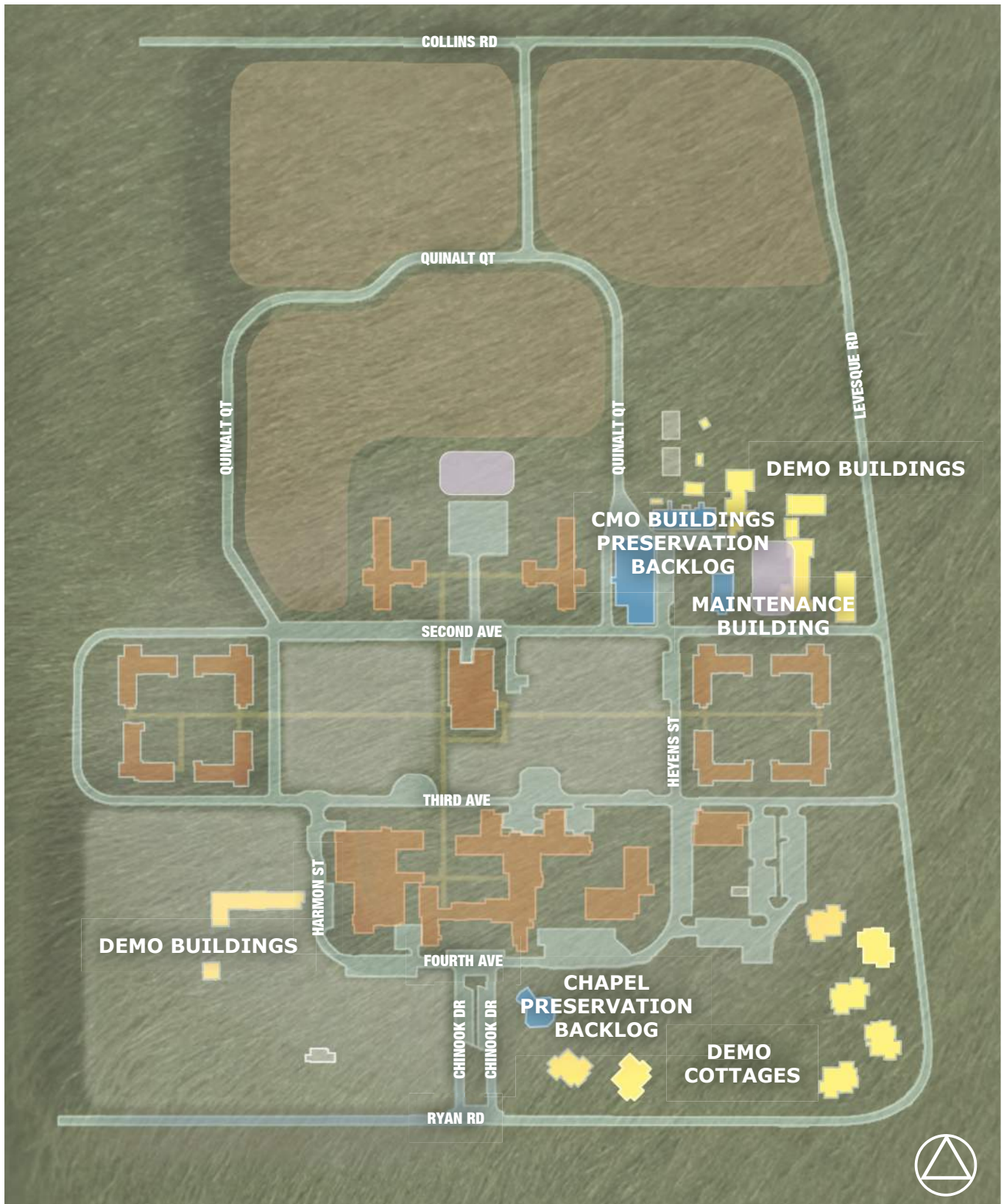
West Duplex	\$366,973
West Duplex Count	12
West Duplex Total:	\$2,201,840

Sitework: \$5,552,824

Repurpose Bldgs 32 + 49 \$5,503,215

**TOTAL PROJECTED
ESCALATED COST \$22,480,542**

	DEVELOPMENT
	DEVELOPMENT COMPLETED PREVIOUSLY
	OPEN/PARK SPACE
	CIRCULATION/PARKING
	EXISTING COVERED WALKWAY
	UPGRADES COMPLETED PREVIOUSLY
	DEMOLITION
	TOTAL RENOVATION
	NEW CONSTRUCTION



PHASE IV South + North Campus

\$19,886,476

DSHS UPGRADE COSTS

Bldg 8	\$502,915
+ Sitework	\$50,312
Bldg 8 Total:	\$553,228

Bldg 24	\$1,911,078
+ Sitework	\$191,187
Bldg 24 Total:	\$2,102,265

Bldg 30	\$560,468
+ Sitework	\$117,034
Bldg 30 Total:	\$677,502

Bldg 31	\$1,541,305
+ Sitework	\$302,171
Bldg 31 Total:	\$1,843,476

Maintenance Bldg	\$4,069,028
+ Sitework	\$125,520
Bldg Total:	\$4,194,548

Sitework:	\$5,698,386
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Demolition:	\$1,200,013
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TOTAL PROJECTED ESCALATED COST \$19,886,476

Phase IV transforms the south end of campus for a zone that could be shared with the community by creating passive and recreational outdoor spaces. The Northeast corner just south of the Phase I co-development will no longer be a dilapidating smattering of maintenance areas but one warehouse for CMO. Preservation backlogs for Commissary, Power House, Laundry and Chapel will also be addressed at this time.

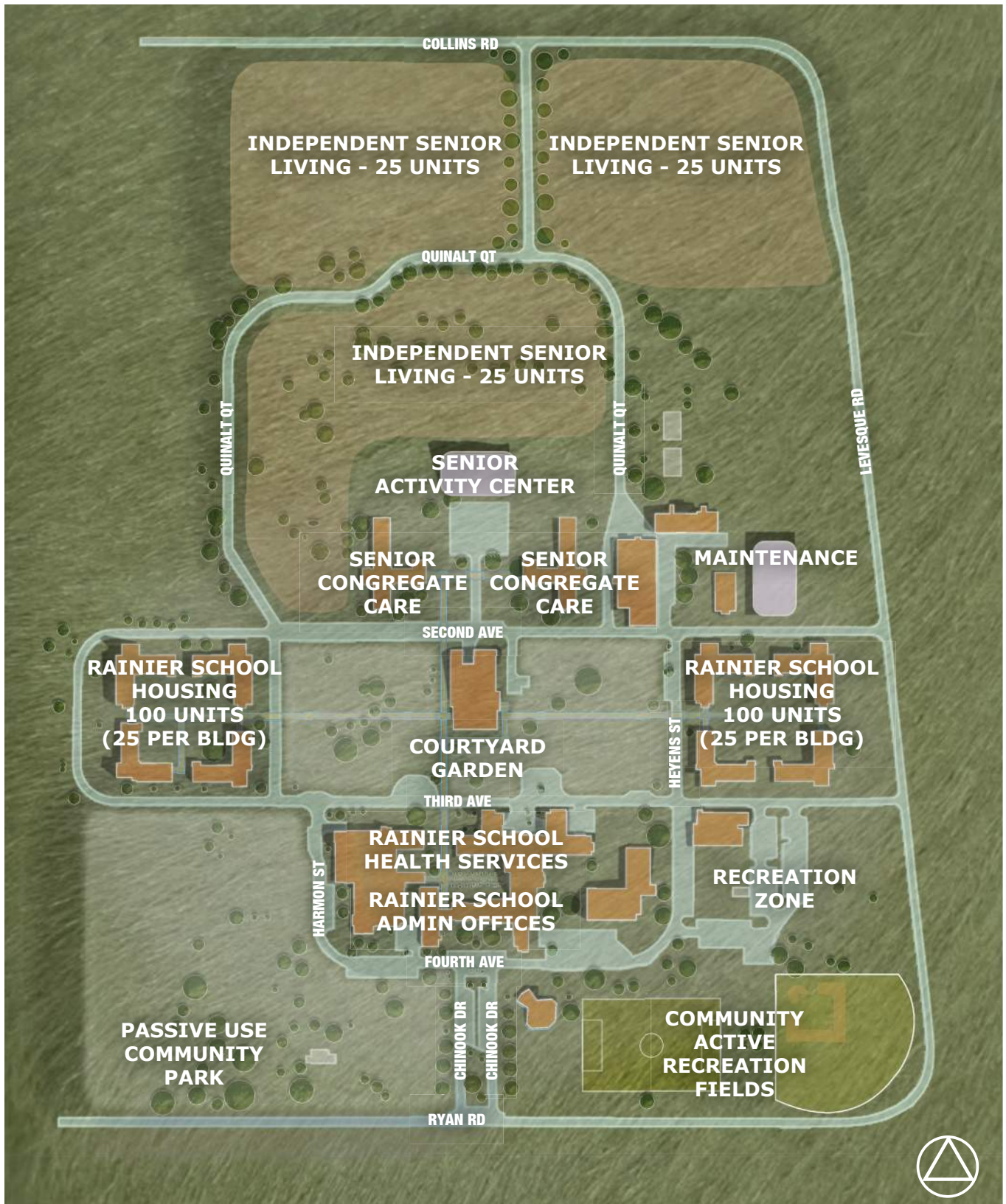
COMMUNITY PARK + RECREATION The areas north of Ryan Rd and on each side the main Chinook Dr entry will become zones for clients and the Buckley community to both use, and be managed in a way that creates additional (not replacing) managed opportunities for clients to interact with the community. This aligns with Buckley's comprehensive plan which envisions recreational and farm uses for underdeveloped portions of the campus.

The two zones will have different features and identities. The west will become a Passive Use Community Park with green space (wheel chair accessible and open) and walkways for exercise. Demolition includes the Staff Dormitory and 2070 Storage, but preserves the historic Superintendent's Residence.

The east zone will become Community Active Recreation. This assumes the ISB has been demolished as it is currently scheduled/budgeted for 2017. The remaining seven cottages will be demolished and replaced with a multi-use field and a baseball field in the southeast corner of campus. The existing Memorial Garden will remain.

CMO NEW CONSTRUCTION + CONSOLIDATION Consolidated Maintenance Operations (Maintenance and Facilities) has been working out of several separate buildings that are in poor condition. The building's size of 32,000 SF was determined by analyzing the current square footage. There is a need for an additional 5,000 SF of covered and secured storage for large equipment. Consolidating different CMO services and demolishing the old buildings will create a safer environment should clients gain access to that area.

-  DEVELOPMENT COMPLETED IN PREVIOUS PHASE
-  OPEN/PARK SPACE
-  CIRCULATION/PARKING
-  EXISTING COVERED WALKWAY
-  UPGRADES COMPLETED IN PREVIOUS PHASE
-  DEMOLITION
-  NEW CONSTRUCTION
-  50% INTERIOR REMODEL



FINAL Campus Master Plan

\$101,435,071

The completed Master Plan prioritizes modernizing client housing and care facilities while consolidating housing and support services. The park and recreation integration of the south campus dissolves the border between Rainier School and the broader community. The phases have organized the improvements to develop along with Rainier School's new direction.

The Master Plan comprises joint use of the campus and plans for evolutionary use of the buildings; from client use to senior or even general housing. The Master Plan is reinvestment rather than pure expense, improving these buildings firstly for clients, and secondly, a better future sale in which state government could recapture much of the cost. The state would also demonstrate stewardship, including:

Renewing a commitment to the high-quality care exemplified in the original design and construction.

Finding new use for historically significant buildings and retaining the original campus framework.

Fostering compact development that preserves neighboring farms and forests.

Sharing state-funded amenities with the local community.

Creating long-term housing for seniors.

Incorporating Senior Housing complimentary development will build in a future user for the remaining campus, if and when Rainier School ceases operation. There is also the possibility that, as it grows in scale, the senior housing here might grow and diversify to include different ages and household types wanting to live in a campus environment. To realize this value, the focus should be on the quality of complimentary development, not the quantity. That would occur 20 to 30 years out; it would protect the historic legacy of the school and provide more of the compact living that growth management policies are trying to encourage, and that more and more home buyers and renters are moving towards.

DSHS Repurposing	\$7,630,974
Private Development	\$32,591,159
Phase I Total:	\$40,222,133
DSHS Upgrades	\$10,011,925
Phase II Total:	\$10,011,925
DSHS Upgrades	\$9,226,399
Private Development	\$22,480,542
Phase III Total:	\$31,706,941
DSHS Upgrades	\$19,866,476
Phase IV Total:	\$19,866,476

- DEVELOPMENT COMPLETED IN PREVIOUS PHASE
- OPEN/PARK SPACE
- CIRCULATION/PARKING
- EXISTING COVERED WALKWAY
- UPGRADES COMPLETED IN PREVIOUS PHASE
- NEW CONSTRUCTION

8700 N.E. Oddfellows Rd.
Bainbridge Island, WA
98110



Office: 206-780-0553
Cell: 206-498-8532
Email: rdstevensjr@gmail.com

Thursday, October 20, 2016

Mr. Rich Murakami
Rolluda Architects

RE: Real Estate Analysis of Opportunities for Co-Development, Rainier School, Buckley, WA

Dear Rich,

I include this analysis in the following pages. My analysis identifies where, when and what types of development to plan for that can complement existing operations of the school.

Sincerely,

A handwritten signature in black ink that reads "Rod Stevens".

Rod Stevens

Analysis of Co-Development Opportunities The Rainier School, Buckley, WA

Description of Property Holdings

The Property

The Rainier School property consists of approximately 1000 acres, of which roughly 90 acres is used for the campus, 230 acres for farming, and about 680 acres is forest. Financial proceeds from the sale or use of the land goes to the Developmental Disabilities Community Trust. Much of the farmland is now leased to the City of Buckley, which has subleased it to a farmer. Most of the forest is subject to a harvest agreement.

The campus itself includes more than 60 buildings, with a core of historic masonry buildings in the Spanish Colonial Revival style built between 1940 and 1960, and an overlay of smaller, more suburban residential stick-built houses constructed in the late 1970s and early 1980s. There is dilapidation in both groups of buildings and uncertainty about which will be demolished or when. This analysis is intended to aid in master planning the property by identifying complementary uses of the property, especially those which might generate cash flow to the trust.

Possible Restrictions On Development

Although there has been a written assessment of the "cultural landscape" of the campus, which included an evaluation of the historic significance of individual buildings, there has been no official designation of the campus or these buildings as "historic". Further, the mix of historic and more contemporary structures, and the school's distance from major urban centers means that there is not a large group of state residents concerned about its preservation. Nonetheless, there are high quality structures, designed by some of Seattle's best known architects, durably built, and with wide and tall dimensions that may make them adaptable to new residential use. Demolishing these buildings could create controversy.

The urban planner for the City of Buckley also outlined several geotechnical, regulatory and public services issues that could affect new use of the property:

1. Soils under and around the main campus will not support buildings of three stories or more without considerable additional foundation expense. She noted that State government considered selling off one parcel to the Army Corps of Engineers, but that the extra foundation work needed for the building stopped the transaction.
2. There is public right-of-way for streets under the main campus. These might need to be moved or vacated if there is new development.
3. There is public sewer service along Collins Rd. but not Levesque or Ryan Roads. There could be considerable cost in extending utilities for new development immediately north of Ryan Rd.
4. The city's comprehensive plan envisions recreational and farm uses for undeveloped portions of the campus.

Land Value and Market Considerations

According to the details of recent land transactions in the Buckley area provided by the Bonney Lake office of Windermere Real Estate, larger parcels of five to ten acres near Buckley have generally sold for \$30,000 to \$45,000 per acre, depending on services, views, and buyer motivations.

The table below shows the estimate population and number of housing units in Buckley, Bonney Lake and the combined areas. Note that the population of Bonney Lake more than doubled between 2000 and 2016, while the population of Buckley largely stayed the same.

<u>Population</u>	<u>2000</u>	<u>2010</u>	<u>2016</u>
Bonney Lake	9,687	17,374	20,000
Buckley	<u>4,145</u>	<u>4,354</u>	<u>4,550</u>
Total	13,832	21,728	24,550

<u>Housing Units</u>			
Bonney Lake	3,404	6,394	7,547
Buckley	<u>1,772</u>	<u>1,669</u>	<u>1,717</u>
Total	5,176	8,063	9,264

Source: US Census Bureau and Washington State Office of Financial Management, using author estimates of household housing sizes to convert 2016 population counts into housing counts.

Assuming that sales slowed significantly, the first year after the onset of the recession, these numbers appear to indicate that average absorption in Bonney Lake fell from about 330 units per year during the 2000s to about 175 units per year since 2010, a fall of almost half. Part of this is simply a slowdown from what was an overheated real estate market, but this also may reflect changes in buyer behavior and the relative attractiveness of this area. Bonney Lake has been an area for price-sensitive entry- and mid-level buyers seeking to maximize the size of their house and lot. Besides financial cost, however, there is also a time cost for living in this area. With most jobs to the west, in Tacoma and at Fort Lewis, what is normally a 40-minute trip to the city in good driving conditions can become an hour and 15 minutes in bad traffic. The new generation of home buyers, especially Millennials with young children, have become increasingly sensitive to commute times, with the result that many have opted for more centrally located if smaller housing.

This has implications for the possible reuse of the Rainier School site, for it may mean that the volume of future subdivision development along Hwy. 410 will not be what it was ten and 20 years ago. At typical subdivision densities, there is enough land in the campus and farm fields of the Rainier School to support development of 1250 to 1600 single family houses. That is about equal to all of the housing development in Bonney Lake between 2008 and 2016. While the pace of development may pick up again in the Hwy. 410 corridor, it is not clear when the demand will move east from Bonney Lake to Buckley. For planning purposes, it is safe to assume that it may be five to ten years before much of the new development comes to Buckley. In terms of planning for the possible sale of land for single-family subdivisions at the Rainier School, the likely demand is probably in the range of five to ten acres per year for the next ten years.

Other Options for Co-Development

An alternative to single-family development is market rate senior housing, to comprise a variety of housing types, including cottages, duplexes, and apartments or condos, as well as a spectrum of services, from dining and occasional nursing care, on an as-needed basis, to congregate and Alzheimer housing. There is not large demand for market rate senior housing in this area now. Over time, however, this might draw from the regional market, particularly if it offers affordable housing in a campus environment.

The property has several features that would make it attractive for senior housing:

1. A rural setting with adjacent farm fields that are still being cultivated. The locavore movement and the popularity of cooking has increased interest in farming. When fields are actively used, people infer that they will not be immediately developed, leaving them with open space nearby. This would make senior housing here, particularly for congregate care, more attractive than competing locations along Hwy. 410.
2. Views of Mt. Rainier. These have long been a part of the identity of the school, and with good site planning, could be a key selling point of many of the new units.
3. Nearby forests and river. These would be even more attractive as amenities if there were trails cut through and to them. The town might participate in the improvement of these trails.
4. Covered walkways. Walking is an important activity in almost every major master planned senior community. Here the walkways already exist. The network of arcades might be expanded if the original grid for the Rainier School was extended in new and adjacent development for senior housing.
5. Quality architecture. The Spanish Colonial Revival style is unusual in the Pacific Northwest and bespeaks quality, since it is most often found in upscale center city neighborhoods and buildings constructed before WW II. At the Rainier School, these buildings were designed by some of Seattle's more notable architects.
6. Recreational amenities. These include a gym and bowling alley that might be shared with residents of the senior housing.

The central question is where this senior housing is located and how it relates to the current campus. One of the advantages of senior housing is that the residents are less likely to fear locating close to the school and its residents. For many, the disabled is an unknown group, and some parents in single-family housing might fear having their children nearby. Most residents of congregate care homes rarely walk far from their building, with most making trips by van. In more active senior living, many of the residents walk every day, and they would come to know Rainier School residents.

The challenge of senior housing is to develop a spectrum of types here, and to develop this over time in a way that makes the senior housing itself an attractive campus. Done right, this could start as a sub-area of the existing Rainier School campus that grows over time, taking over and reusing existing buildings if and when the State's need for those declines. As that senior housing expands in the number of units and overall scale of development, it might be opened to include younger people and families who want to live in a campus environment.

The most logical pattern of senior housing development is from north to south, starting with an entrance off Collins Rd., which has sewer service, with development adjoining Quinault Ct. This northerly entrance would give the senior housing its own identity from the start. The first phase might include cottages or duplexes and a shared clubhouse or common room that food service could be brought into for weekly or holiday events. The time frame for this first phase would best be five to ten years from now, not immediately, since the Buckley housing market is not yet strong or fully recovered from the 2008 recession. This first phase should also be developed as part of a larger master plan that extends the grid and walkways of the existing campus and that allows for more phased development and expansion to the south, reusing the central campus land and possibly some or even many of the more historic buildings. While the first phase is likely to be more successful if it is lower density and provides for more independent living, subsequent phases could include denser housing and more services, including congregate and Alzheimer care. The second or third phase might include reuse of the Evergreen complex, the former "Custodial Building" whose wings are now variously named Spruce, E. Fir, Pine and W. Hemlock.

There are eight L-shaped ward buildings at the center of the campus, east and west of the kitchen building, built between 1947 and 1954, and these might also be reused future senior housing, but this should not be planned for in the initial or early phases. If only this portion of the campus were redeveloped, it would lack its own entrance and identity.

A better plan is to reuse these now-empty buildings as housing for Rainier School clients, with a design that will allow later conversion to senior housing. Although they may now have a stigma of former institutional care, the various wings and levels might be subdivided for smaller living groups, each with its own entrance and common area. These buildings are reminiscent of housing on college campuses like Pomona and Stanford, and if the 1970s and 1980s houses around the kitchen building are removed, they could be near a central landscaped courtyard that would be a new and defining feature of the campus. The senior housing could front this courtyard from the north, and the Rainier School housing from the east and west.

One advantage of this senior housing, if developed with a master plan, is that it would build in a future buyer and developer for the rest of the campus, if and when the Rainier School ceases operation. There is also the possibility that, as it grows in scale, the senior housing here might grow and diversify to include different ages and household types, such as families who want to live in a campus environment. That would probably be 20 to 30 years out, but it would protect the historic legacy of the school and provide more of the compact living that growth management policies are trying to encourage, and that more and more home buyers and renters are moving towards.

Asset Management Considerations

For many years there has been de facto disinvestment in the Rainier School campus, seen in the holes in the roof of the quad buildings and rot in the siding of the 1980s houses. From a peak of 1958 residents in 1958 (figures taken from the cultural assessment) to between 300 and 400 clients today, the resident population has obviously declined, and staff members on site say that it may drop by another third in the next five to ten years. That would make for a client population of only 200 to 300 people, on a campus with over 60 buildings. It is difficult to justify substantial construction outlays if that construction has a likely usable life of 30 years or more when use of those buildings could be falling substantially over the next 20 years, especially if the improvements are special purpose and cannot be easily reused or sold.

The alternative is to plan for joint use of the campus, and to plan for evolutionary use of the buildings, from client use to senior or even general housing. This would be reinvestment rather than pure expense, improving these buildings for a possible future sale in which state government could recapture much of the cost. The state would also demonstrate stewardship, including:

1. Renewing a commitment to the high quality care exemplified in the original design and construction.
2. Finding new use for historic, architecturally significant buildings.
3. Fostering compact development that preserves neighboring farms and forests.
4. Sharing state-funded amenities with the local community.
5. Creating long-term housing for senior.

Suggested Next Steps

A graphically-oriented vision and conceptual plan for co-development will help both staff and elected officials understand how this place may evolve in its use. Several pieces of collateral material will help people envision this change:

1. A master plan with a central landscaped courtyard at the heart of the campus, senior housing to the north, and the Rainier School operations to the south.
2. A conceptual plan for re-use of the ward buildings showing how they can be turned into a collection of living groups, each with its own common area and entrance.
3. Two or three renderings that show what it would be like to live here, including one of the entrance road and entry patios with lush landscaping, and another of courtyard housing with a mix of clients and other residents using the walkways.

If there is internal interest in this approach, the state should then begin discussions with senior housing developers about their long-term interest in the property. A word of caution on this: most senior housing in Puget Sound is concentrated on the higher-end of the spectrum of services and lower mobility of residents. There are a few projects with a far greater variety of living options, such as Emerald Heights in Redmond, but in general Florida and California generally have more types of senior projects. As the population here grays slightly, and draws in developers and builders from other parts of the country, there will be an increasing number of potential partners in the region interested in

the kind of housing outlined here. The likely time frame for starting co-development here is five to ten years out, not today. Nonetheless, discussions with astute and sophisticated developers who have experience with housing for more independent senior would guide creation of master planning for the campus as a whole.

Final Note

This is a relatively remote site on the eastern edge of the metropolitan area of Puget Sound, somewhat far from job centers. Development has started up again along the Hwy. 410 corridor, but with increasing congestion along this road, and more and more young workers opting for urban living, the increase in demand for subdivision land, and the upward prices that go with that, is not as steady or predictable as it was 10 to 20 years ago. To realize value from the Rainier School campus, both from what is there now and what might be co-developed, the better strategy is focusing on the quality of co-development, not the quantity.

If this co-development is carried out carefully, it will maintain and enhance a sense of place that an increasing part of the real estate market will pay a premium for. (It is difficult to say how much that premium might be on a unit basis, but 20 to 30 percent per square foot of finished building is not unlikely.) If the co-development is master planned in such a way that future residents get more choice and amenities with each successive phase, they will pay a premium to live there. This is the opposite of development in most semi-rural areas, in which subdivision and construction of adjoining fields takes away the open space that people moved there to enjoy. Here the appeal for new residents would be a campus in nature, which was the original concept of the Rainier School. Phased re-use would build on the value originally established in the campus and buildings.



TUESDAY, FEBRUARY 14TH **RAINIER SCHOOL** **MASTER PLAN PREVIEW**

Stop by the Chapel at any time during the day between 9:00 a.m. and 4:00 p.m. during this open-house style employee forum to learn about what the future of the Rainier School campus could be. The Architects who designed the proposed Rainier School Master Plan will be on-site to share the proposed plan with Rainier School Employees for comment and review before it gets finalized.

The Proposed Master Plan will serve as a “guide” for campus and facility use and improvements over the next 20 years. We need your input to make sure that this proposed Master Plan considers the right factors and creates a roadmap that could work for Rainier School’s future needs.

Superintendent Harvey Perez, the Architects and others will be on hand throughout the day to share the proposed plan, hear your thoughts and include your voice in establishing a roadmap for Rainier School’s future.

REFRESHMENTS WILL BE PROVIDED

**Does the
Proposed Master
Plan ...**

**Consider the right
factors?**

**Include the right
variables?**

**Take us in the
right direction?**

**Look like
something that is
right for our
future?**

This event will occur *in* the
Rainier School Chapel

on **February 14th**

at any time you are available
between the hours of

9:00 a.m. and 4:00 p.m.

Employee Master Plan Preview

Project:	Rainier School Master Plan	Date:	2/14/2017
Project #:	321-16-01	Time:	9 am – 4 pm
Location:	Chapel, Rainier School Campus Buckley, WA	By:	Tara Augustad
		Date Issued:	2/27/2017
		Meeting #	Employee Preview

Present:

DSHS	Harvey Perez	PEREZHA@dshs.wa.gov
DSHS	Jeff Flesner	FLESNJA@dshs.wa.gov
DSHS	Ken Hayes	HAYSKM@dshs.wa.gov
DSHS	Marya Gingrey	GINGRM@dshs.wa.gov
DSHS	Pat Bockelman	BOCKEPR@dshs.wa.gov
RAI	Alex Rolluda	Alex@RolludaArchitects.com
RAI	Rich Murakami	Richard@RolludaArchitects.com
RAI	Tara Augustad	Tara@RolludaArchitects.com

These minutes are a record of the items discussed and considered correct. If there are any comments or adjustments considered, please notify Rolluda Architects at (206) 624-4222 within 3 days of receipt.

- Questions:**
- 1) What additional factors should we consider that are not reflected in the assumptions that guided the development of the proposed plan?
 - 2) Are we missing any key information that would significantly alter the proposed plan as written?
 - 3) Is this proposed plan something that could work for the use of the Rainier School Campus and facilities over the next 20 years?
 - 4) How would the proposed plan accommodate your needs as an employee of Rainier School?

Employee comments are transcribed verbatim. Comments were written on to Post-its and placed on the relative board.

Item	Station - Discussion Subject	Board	Feedback
1.0	Housing - Accessibility/Adaptive Issues		
1.1	Wheelchair foyer lifts and wheelchair (not in use) in bedroom		RAI Notes
1.2	Roadblocks in hallways, wide hallways, mirrors, lots of wheelchair traffic		

Item	Station - Discussion Subject	Board	Feedback
1.3	Clients able to access sinks to wash their own hands, independence training		RAI Notes
1.4	Shower trolleys not chairs (backside cleanliness), clothing removal, transfer and toilet all in shower area		
1.5	Ventilation in showers, curtain enclosures preferred		
2.0	Housing - Suggested Alterations to Prototypes		
2.1	Variety of dining and living spaces, not open floor plan		RAI Notes
2.2	Entrances to bedrooms not all in same hallway, wrap around support areas, less conflict when less people to pass.		
2.3	Ability for clients in wheelchair to be outside, but not restricted to small patio full of furniture (pavement options, see 1040 contained outside area for behaviors)		
2.4	Medicine to patients in private room, nurses should not be back in client bedrooms		
2.5	Best bathroom set ups: 1040, 1050, Klamath, 1030, 2015		
2.6	Staffing arrangement accommodates OT/PT, Nursing, HPA and psychology interaction, House staff needs space for own lockers and staff fridge.		
2.7	Bedrooms arranged in Horseshoe vs. shotgun or circle		
2.8	Flooring materials (for falls)		
2.9	Quad Remodel concerns: HVAC, enough elevators as high functioning patients will ride them all day, 2 nd floor balconies for fresh air access for more assistance-dependent clients, controlled outdoor spaces in quads, staffing areas adjacent to living spaces, basements could be activity centers, clients need more to do closer-in to stay out of trouble		
2.10	Storage: for clients in bedrooms (client access without locks/ and without being stolen by other clients); adequate storage for house (holiday decorations, adaptive equipment, cushions for lawn furniture)		

Item	Station - Discussion Subject	Board	Feedback
2.11	Precedent recommendation: CCRC (Continuing Care Retirement Communities) for DD. Keep in mind that DD population is getting older and this population is now trending to out-live siblings and family		RAI Notes
2.12	Address Autism Spectrum needs, Dual Diagnosis Needs		
3.0	Housing - General Site Plan Comments		
3.1	Open fields should have more “nodes” and not just be open. Wheelchairs cannot go on grass, some type of pavement options. Memorial garden located by ballfields Raingardens are currently being installed		RAI Notes
3.2	Sensory rooms should be mentioned in plans		
3.3	More duress buttons around campus outside of buildings, Western State example		
3.4	Wetlands in South Eastern corner, even though higher ground, clay soil pan holds water in soil. Run off goes from south east to northwest.		
3.5	Motion is beneficial for clients and helps with behaviors, think of slow pedestrian trains like at zoos/amusements parks or even carnival rides. Clients are positively affected by motion.		
3.6	On-site recreation opportunities: Summer time, sprinkler system to enjoy. Jungle gym like equipment. Putt Putt course. Community trips are often not affordable to all clients, and often cancelled due to lack of staff.		
3.7	Staff does not like parking, especially problematic during shift change, parking on lawns.		
3.8	Childcare – Lakeland has it.		
3.9	Community can be too stimulating. Need social practice opportunities on campus. Precedent Recommendation: Dementia Village – has opportunities to practice social interaction before going out to community.		
3.10	Wifi requested for community.		

Item	Station - Discussion Subject	Board	Feedback
3.11	Campus improvements – phase 3 of fiber optics was “slash and dash” (from fiber optics technician)		RAI Notes
3.12	ATP/ Day Habilitation – Travel Club, Cooking (cauliflower pizza, client participation measured in percentages), Music Club, Science Club. Morning classes: numbers, colors, shapes, outside safety, money management. 14-week classes.		
3.13	Precedent Recommendation: Puyallup Senior Center is a great example layout with multiple entrances		
3.14	½ and ½ Day Habilitation/ATP – Sensory, Recreation needs are equal in programming		
3.15	Staff/job coaching held in Chapel, acoustics are terrible, sound goes up.		
3.16	WSU extension courts proposed for east side of campus. A frame just north of that. Used to be a fish pond and day camp. Look at re-opening day camp (separate from boy scout camp). Fields redundant if WSU fields to go across street?		
3.17	Museums/learning exhibitions around campus that clients could visit. Maybe joined with a visitor center.		
3.18	CMO covered storage should be secured. Client safety – also secured parking lot for staff driving cars that cannot be secured to standards for client safety.		
4.0	Housing Station		
4.1	Need Fire doors in the apartments to separate one wing from the second wing (re: quad prototype)	Prototype Board	Post-it Comment
4.2	NO MORE STAIRS! 1. People are getting older 2. Evacuation is HORRIBLE when there is an emergency 3. Learn from the past: 1962 = 1900 clients 2 story was fine (average age and ability different than today)	Prototype Board	
4.3	Evacuating clients when the elevator is inoperable? Or new fire safety procedure like they have in multi-story nursing homes	Prototype Board	
4.4	Elevator needed	Question - 1	

Item	Station - Discussion Subject	Board	Feedback
4.5	Handicap accessible outside spaces	Question - 1	Post-it Comment
4.6	Separate area (offices, breakroom) for nursing	Question - 1	
4.7	May be issues with all clients having to access bedrooms via one hallway, would like to see some separation to access bedrooms	Question - 1	
4.8	In light of attracting and retaining A/C or other employees a child care could be a plus 1 – if an employee makes \$15/hr and spends \$5 per child at child care how much are they really making 2- if an employee can visit their child at lunch, how can you measure that worth? 3 – if employees have to be here for extended shifts (separated from family) but still able to visit their child and reconnect, how would that raise the morale of the staff?	Question - 1	
4.9	1 shared space for common areas is a cattle call and clients would only have their room as an alternative	Question - 1	
4.10	All levels of needs especially under the age of 18	Question - 1	
4.11	Feels like a step backwards away from community living goal. Why not use existing cottages with 5 and 5 per side. That is closer to community living model.	Question - 1	
4.12	Please keep pool, weather here, more useful	Question - 1	
4.13	Please include Transitional Housing in North Campus Area	Question - 2	
4.14	Is it possible to have a second-floor observation area? Maybe offices for psych & HPA?	Question - 2	
4.15	Please: Do not go back in History – nor more mass living units!	Question - 2	
4.16	Some of the land needs to be used for Agricultural purposes. It can be leased to truck farmers. This will also benefit the community as a whole	Question - 2	
4.17	Really love this!	Question - 2	
4.18	Potential security concerns for seniors moving in. Limiting clients' movement to areas between the quads is unlikely	Question - 2	

Item	Station - Discussion Subject	Board	Feedback
4.19	Staff need to access office areas in living areas. Staff can't leave the floor to do documentation.	Question - 2	Post-it Comment
4.20	Think of recreation trying relationship and community living careful with pool	Question - 3	
4.21	Showers on at least some of the buildings must accommodate gurneys. Please visit 2010A or 2010B. Shower curtains could be used instead of doors in these sower areas.	Question - 3	
4.22	Multiple small living spaces	Question - 3	
4.23	We currently have a 500 SF space to store supplies for tube-fed clients. Also, respiratory care items: oxygen equipment, supplies, nebulizer supplies take room, please visit PAT A Nursing Area.	Question - 3	
4.24	I like Senior Living Component	Question - 3	
4.25	Where is a work center for training + teaching/job coach start ups	Question - 3	
4.26	Solar energy green campus	Question - 3	
4.27	Solar panels should be installed if the savings on energy justify the cost	Question - 3	
4.28	Day care on sight	Question - 4	
4.29	What is the cost? Who will pay? Human concern's vague regarding type of occupancy.	Question - 4	
4.30	ATP & Training will be our primary focus, where will that be happening?	Question - 4	
4.31	Adequate Air Conditioning is essential. All bedrooms must have air conditioning. A client in the community recently died in an apartment in which lack of air conditioning was a factor.	Question - 4	
4.32	Resting areas for staff to take their breaks and lunches	Question - 4	
4.33	Is there a room for the nurses? Office/Med room?	Question - 4	
4.34	Massage Therapy for clients	Question - 4	

Item	Station - Discussion Subject	Board	Feedback
5.0	Consolidation Station		
5.1	In regard to the senior living community, maybe it would be a good idea as a transitional community for seniors from rainier school who are ready or as a mixed neighborhood. Seniors tend to be reserved but also keep a good watch.	Site Plan	Post-it Comment
5.2	Super Intendents House original building save	Site Plan	
5.3	What is future clientele for living here? (define)	Question - 1	
5.4	Outdoor covered picnic/activity area w/ electrical	Question - 1	
5.5	Infrastructure upgrades	Question - 1	
5.6	Edenalt.org reduce-prn use Increase environment	Question - 1	
5.7	Senior area should address the Eden component, the Eden (website) encompasses Quality of Life through enrichment natural supports, including living things, Plants, animals (fish tank) to soften the environment and provide natural activities	Question - 1	
5.8	How do we protect Senior Housing?	Question - 1	
5.9	Health Care Center for inpatient care of residents too sick to be on houses/ not enough for hospital	Question - 1	
5.10	More parking areas?	Question - 1	
5.11	After opening new houses placing clients who need more help than others on their own placement for more help	Question - 1	
5.12	Community shopette medical services on site. Dry cleaning services.	Question - 1	
5.13	Where will therapies (OT, PT, speech) be conducted? Will there be rooms/areas set aside for therapies?	Question - 1	
5.14	Client access to wifi	Question - 2	
5.15	Grandparent program	Question - 2	
5.16	We need lots of storage	Question - 2	

Item	Station - Discussion Subject	Board	Feedback
5.17	With an aging group of caretakers in the community there will be a greater need for Rainier School to provide the care needed that the community from experience have been unwilling to pay for in higher taxes or a commitment two.	Question - 2	Post-it Comment
5.18	Mental health unit	Question - 2	
5.19	Bring in the VA, homeless vets	Question - 2	
5.20	Consider clients with mental health issues and clients w/severe or dangerous behaviors	Question - 2	
5.21	Love all of this!	Question - 2	
5.22	Ensure wheelchair access in all buildings and open outdoor space for residents	Question - 2	
5.23	Make campus look like a town: more integration of public, bring in small business/maybe employ a client within)	Question - 2	
5.24	Space outside resident's door to personalize the space	Question - 2	
5.25	Who would be eligible for senior housing?	Question - 2	
5.26	Want the pool!	Question - 2	
5.27	Public transportation incorporated into plan for senior living	Question - 3	
5.28	Save pool, greenhouse, theatre, canteen	Question - 3	
5.29	Keep pool! Bring back library!!	Question - 3	
5.30	Individual hot tubs	Question - 3	
5.31	Save the pool!	Question - 3	
5.32	Save the pool, physical therapy and incentive	Question - 3	
5.33	The cost of pool out weighted by benefits	Question - 3	
5.34	Save and reopen the pool, great for clients and seniors	Question - 3	

Item	Station - Discussion Subject	Board	Feedback
5.35	Keep old buildings and pool but put them to use, optimize the space with more clients, more jobs for the community and care for clients. Make some houses available for rent to employees/ community. Utilize the school for daycare/preschool. Use all the grounds as before and become self-sufficient like it was when Rainier opened. Farmland to be farmed.	Question - 3	Post-it Comment
5.36	Keep the pool! Way more important than playing fields	Question - 3	
5.37	Hospital refinish for services to clients	Question - 3	
5.38	Keep the pool	Question - 3	
5.39	Save the pool fun, clean recreation and therapy for clients	Question - 3	
5.40	Keep pool	Question - 3	
5.41	Swimming pool!	Question - 3	
5.42	Save the pool	Question - 4	
5.43	On grounds staff-childcare facility? Lakeland village has an amazing childcare facility, would be amazing for staff	Question - 4	
5.44	Where will staff stay in bad weather if Crystal is demolished?	Question - 4	
5.45	ATP does not appear to have enough space	Question - 4	
5.46	Bring back an on grounds thrift shop for clients	Question - 4	
5.47	Area for all staff to rest, defuse, workout	Question - 4	
5.48	Staff Dorm? Childcare facility?	Question - 4	
5.49	More indoor areas for client sensory and time away	Question - 4	
5.50	Bring back the child care center we used to have	Question - 4	
5.51	Gym for staff, childcare for staff	Question - 4	
5.52	What about golf or putting course	Question - 4	

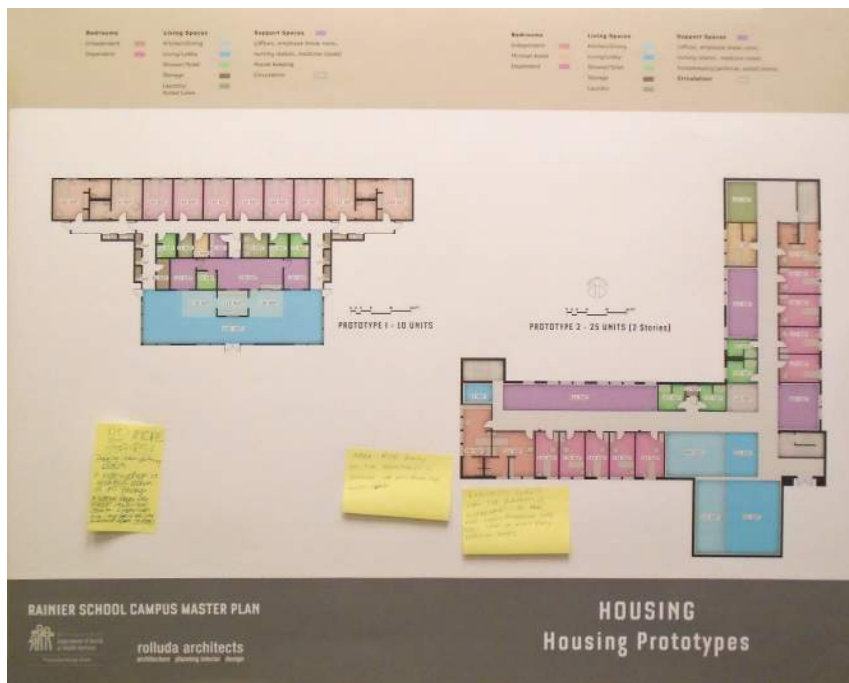
Item	Station - Discussion Subject	Board	Feedback
6.0	Programs		
6.1	Clients are used to living with other. 2 bedroom cottage would appear to be better	Site Plan	Post-it Comment
6.2	1. Love the plan for private rooms vs. shared. All adults need privacy! 2. Concern: If living areas are 2 levels/floors – safety during emergency evacuation- most times elevators not an option – in community – people who are in wheel chairs are told to wait for fire dept. to arrive.	Process	
6.3	Any consideration for outdoor accessibility/ recreation healthy walk with “stations” for non-ambulatory folks or other park like settings – gazebo’s etc. for outdoor comfort built into the plan.	Process	
6.4	Instead of demolishing the swimming pool, how about converting it to a sustainability science, teaching, Voc center for the clients. Fill the pool w/ soil for gardening – have worm bins on the side, use rooms to package products, make a worm tea, recycle – Katia (Can include therapy hot tubs)	Question - 1	
6.5	Cooperative Daycare for staff, that staff can help run in exchange for child care – this would be great employee incentive to help working parents – Katia	Question - 1	
6.6	Will there be a light/stop sign at the intersection? Bus Stop. (someone wrote “Yes!!!” on this one)	Question - 1	
6.7	Love to keep the pool. What about the pool of mentally ill clients that we are serving. Any plans for the property on Collins Rd?	Question - 1	
6.8	The Physical Therapy Dept. will need 700 – 1000 square foot space in each (2) of the 2 areas proposed for the residential units. (written by OT director)	Question - 1	
6.9	More than 10% on the gym	Question - 1	
6.10	Are we planning to make rooms as accommodating as possible for folks w/ various behaviors and respite needs? i.e. – are sinks standard in all rooms, which would not work for folks w/ polydipsia? What 2nd story safety standards are put in place for those that elope via windows?	Question - 1	

Item	Station - Discussion Subject	Board	Feedback
6.11	Sidewalks/covered walkways need to be considered everywhere for safety and straight access. Walking trails around campus and one in interior.	Question - 1	Post-it Comment
6.12	Keep Hurlbert & Robin as ATP	Question - 2	
6.13	Pool for aqua therapy would hugely benefit clients w/mobility issues and/or back and joint problems. Low impact exercise and feeling of weightless for those who are “trapped” due to physical limitations.	Question - 2	
6.14	I just don’t see enough space/buildings purposed for all off-house activities. Zero options for clients off-house. Only 1 area for seniors? Gym, Canteen, Ball fields? VOC?	Question - 2	
6.15	Think about clients, pool – spa, more activities. More help	Question - 2	
6.16	Make it a warm pool	Question - 2	
6.17	Senior Activity Center for Rainier Use or Share with senior living?	Question - 2	
6.18	Save or new pool (another wrote on note: I agree we need it for the people who live here)	Question - 2	
6.19	All clients under the age 18 needs to be included too	Question - 2	
6.20	What about parking!	Question - 2	
6.21	Need more activities being limited to only a few hours a day so weekends there is none.	Question - 2	
6.22	Movie theatre	Question - 3	
6.23	Prepare small apartments to prepare for community. Clients responsible to purchase food items and payment of bills if unsuccessful move back to other housing areas	Question - 3	
6.24	Preserve some history. Like Assisted Living ideas w/c assess	Question - 3	
6.25	Real life living housing on campus so they have true community living to transition out	Question - 3	
6.26	Need to have a segregated or separate area for the mental health folks	Question - 3	

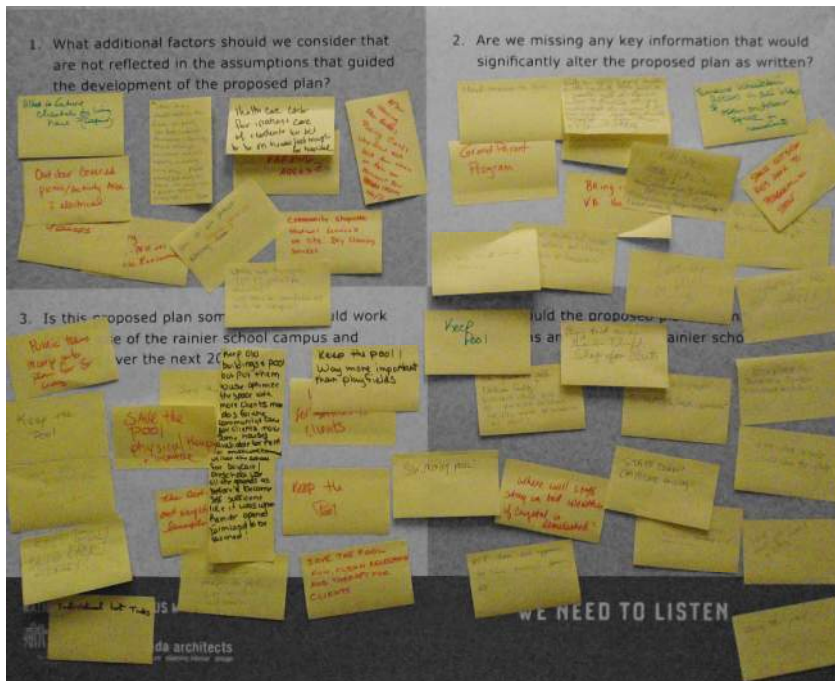
Item	Station - Discussion Subject	Board	Feedback
6.27	Crisis house and secured doors and fenced area for short term stabilization	Question - 3	Post-it Comment
6.28	Something for younger respite clients under the age of 18 especially teenagers	Question - 3	
6.29	On site police officer/security	Question - 3	
6.30	Coffee shop or community store	Question - 3	
6.31	Love it all! Thank you!	Question - 4	
6.32	On campus bank, beautician	Question - 4	
6.30	Transitional housing for clients pending community placement	Question - 4	
6.31	Vast levels of care for all abilities	Question - 4	
6.32	Solar energy?	Question - 4	
6.33	Have a museum for each PAT?	Question - 4	
6.34	Cell service?	Question - 4	
7.0	Sign-In		
7.1	Clients are used to living with other. 2-bedroom cottage would appear to be better	Site Plan	Post-it Comment
7.2	Any consideration for outdoor accessibility/ recreation healthy walk with “stations” for non-ambulatory folks or other park like settings – gazebo’s etc. for outdoor comfort built into the plan.	Question – 2	
7.3	<ol style="list-style-type: none"> 1. Love the plan for private rooms vs. shared. All adults need privacy! 2. Concern: Make sure all areas are ADA accessible 3. Concern: If living areas are 2 levels/floors – safety during emergency evacuation- most times elevators not an option – in community – people who are in wheel chairs are told to wait for fire dept. to arrive. 	Question - 3	



Employee Master Plan Preview: Consolidation Station, Proposed Master Plan Phases Board



Employee Master Plan Preview: Housing Station, Proposed Housing Prototypes Board



Employee Master Plan Preview: Housing, Consolidation, and Programs Stations each had Q&A boards



SUNDAY, MARCH 19TH **RAINIER SCHOOL** **MASTER PLAN PREVIEW**

DSHS has engaged the services of a Consulting Firm to develop a Master Plan for the Rainier School Campus. The Proposed Master Plan will serve as a “guide” for campus and facility use and improvements over the next 20 years. It is based on a review of projected real estate trends, program needs, and input from staff, community members and other interested parties.

Please join us on Sunday, March 19th, from 1:00 p.m. to 3:00 p.m. in the Rainier School Chapel as the Proposed Plan is previewed for community. We need your input to make sure that this proposed Master Plan considers the right factors and creates a roadmap that could work for Rainier School’s future needs.

Rainier School Superintendent Harvey Perez and the Architects who designed the proposed Rainier School Master Plan will be on-site to share the proposed plan with you and get your thoughts before the plan is finalized.

2120 Ryan Road, Buckley, WA 98321

**Does the
Proposed Master
Plan ...**

**Consider the right
factors?**

**Include the right
variables?**

**Establish the right
direction?**

**Look like
something that is
right for the
future?**

This event will occur *in* the
Rainier School Chapel

on **March 19th**

from **1:00 pm to 3:00 pm**

Community Master Plan Preview

Project:	Rainier School Master Plan	Date:	3/19/2017
Project #:	321-16-01	Time:	1 pm – 3 pm
Location:	Chapel, Rainier School Campus Buckley, WA	By:	Tara Augustad
		Date Issued:	3/27/2017
		Meeting #	Community Preview

Present:

Washington State	Senator Phil Fortunato	Phil.Fortunato@leg.wa.gov
City of Buckley	Alan Predmore	Alan.Predmore@fire.cityofbuckley.com
DSHS	Harvey Perez	PEREZHA@dshs.wa.gov
DSHS	Jeff Flesner	FLESNJA@dshs.wa.gov
DSHS	Ken Hayes	HAYSKM@dshs.wa.gov
SHS	Marya Gingrey	GINGRM@dshs.wa.gov
DSHS	Pat Bockelman	BOCKEPR@dshs.wa.gov
RAI	Alex Rolluda	Alex@RolludaArchitects.com
RAI	Rich Murakami	Richard@RolludaArchitects.com
RAI	Tara Augustad	Tara@RolludaArchitects.com

These minutes are a record of the items discussed and considered correct. If there are any comments or adjustments considered, please notify Rolluda Architects at (206) 624-4222 within 3 days of receipt.

Master Plan Preview Presentation Group Q&A:

What is the cost of removing all of the hazardous materials and renovation costs vs. total demolition and new construction?

RM: The Quadrangle Buildings are expensive to demolish. These building were built quite sound, literally bomb shelters back in the day.

KH: The cost of demolishing is about 1.6 million dollars, part of that is abatement.

How does that compare to making sure that they are safe for our family members: going in and making sure they are clear of asbestos and lead, going in there and putting in plumbing and everything in there and electrical?

KH: At this point we don't have detailed cost estimates for that, but we've based this on costs that we do have for demolition of other buildings on site. The thinking is that it would be less expensive to repurpose them into urban/suburban type apartment settings and maybe even provide a better venue for transitioning some of the folks that want to move in to the community at some point. Right now, we see it as a slightly less expensive option than to rebuilding. All the cottages are past their useful lives, and they desperately need extensive rehabilitation and preservation work. Some of that is going to go on, we're asking for funding to do that for the next biennium's budget. There seems to be interest in providing some of that to meet the immediate needs. But the other issue with spending lots of money on those is they don't meet the current trends in thinking about what housing should look like for individuals with developmental and intellectual disabilities. The Quad(rangle)

buildings because they're just these big shells seem to be a reasonable opportunity to create something that's actually a better environment. Whether we've got all that right or not is debatable, this is a pretty high altitude/high elevation look at this. We're trying to come up with some reasonable approach that will maybe get the Senator's and other legislature's attention to try to help give us some stronger direction on how to move into the future. Changes do need to take place, we do need to do something about the existing housing and it needs to be either heavily preserved and renovated or transitioned, or new housing models built. When we break out to look at the boards, you will see that Rolluda has looked at a new housing model and what that looks like.

But that still leaves the shell of buildings so that when you pull into this property its not a happy feeling when you look at those, because we all know the history of what used to happen to DD people and mentally ill people they were all bundled together and over drugged and everything else. You still have the same shell and you can't make happy out of those shells, in my opinion, so that's not where I want my daughter to be. I love the campus feeling of the houses now, it's like a real house.

Senator: So if I may, your comment is regarding the architectural appearance from the outside. Yes, it has the history of people getting their brains removed...

I have a differing opinion; my son has been here for three years and one of my first impressions was of the beautiful architecture of this campus. And I was really encouraged to see that John Graham has been so respected in terms of repurposing these buildings. I think repurposing/re-landscape is going to create a campus that is really enlightening, something that our family will really respond to.

RM: John Graham was one of the original architects of the campus.

I just have two points. One is that I like the idea of Senior Housing and the current population, it's a good mix for a plan. I also like the idea that you've looked at areas that can be multiuse. My two concerns are that the focus seems to be on, and I don't mean this as a criticism, is the plan in the best interests of the residents? It looks like it's built to attract Senior Housing and the focus was on making that part attractive. I have more of Jan's point of view, the current houses are slightly smaller than 25, and so I would need to feel like there is a good rationale of with the current population base of why it would be 25, because it does change the numbers as far as the level of interactions of the residents. The Second thing is that the ATP, which is (labeled) ATP/Senior Activity Center is in the back. The way it is positioned in the map, it is more likely to be used as a Senior Activity Center. Is it possible to move it to where the Courtyard Garden building is so it is more in the Rainier section? I am concerned with this current map, that over time, we would lose that ATP access. If that's not appropriate, the way the map is, if something were to happen and the (development) were walled off... if there were some reason that there were conflict I would just want to make sure that the ATP would be accessible to the residents. Otherwise, I appreciate the amount of thoughtfulness this has taken and I think the combination is excellent, so I thank you very much for your responding.

I have a follow up question, in the brochure under Phase III, it indicates that initially it is ATP, then become a Senior Activity Center, so there is that assumption, that ATP will go away. Can you comment on that?

RM: That is related to the need for ATP. If those opportunities were found out in the community, that ATP programs on campus may move into the community rather than be on campus. I think the goal is first and foremost, serve the clients on campus and then if the need went away for ATP, then a good complimentary use for that building would be a Senior Activity Center. So it wasn't meant that Senior Activities would replace ATP, it would only replace if/when the program went elsewhere.

When you say "Independent Senior Living" are you talking about private enterprise coming in?

KH: Yes, we call it a public/private partnership. I'd like to make one other comment, you know as Rich pointed out, the campus is quite large for the number of individuals that live here. even services, whether its maintenance and operations, counseling, or administration, are spread out and they're in some very old buildings where the business model and the treatment model has changed so much over time. Some of the idea is to figure out a way to condense things because you gain efficiency, you improve employee satisfaction, you improve customer satisfaction- the care that the clients get. That is at the forefront of all of this. Senior Housing, I don't want it to seem that that's the driving force here, we're just trying to consider the long-term impacts. If the school does maintain status quo, we're pretty sure we are going to see the census diminish. We can't believe its going to drop much below 200 without some policy change at the legislative level to move all clients in to the community if there are opportunities for that. We also know that State has a very serious deep-rooted and strong commitment to no-reject. No-reject options are that all individuals have some place to go if they can't continue in their community. We think that is still part of how that campus can function. At the same time, there are a lot of other assets here. The Master Plan is really about the assets, and its all about that in terms of serving the client base in a way where the campus maintains some vitality and economic aspects that it represents to the local community, and the regional community also has some vision for the future. The Senior Housing, things that can intertwine and intermix. You know, the first person's comments about the old building. You know we really cannot deny the darker history of institutionalizing individuals with developmental disabilities, but at the same time, the architecture is pretty exciting. Despite, the fact that you are absolutely correct, that for many when they see those dormitories it means one thing, but we believe that because of the inherent qualities of the architecture, of the campus and of the beautiful setting that is created by the building and all the positive outdoor space, that it can somehow be revitalized especially in combination with some repurposing of some of the property to give a stronger community sense to the whole campus. I know that's a lot what ifs, and it's a little bit confusing but we're just trying to figure out, and envision a better future.

First, I love the community gardens across or right next to the Rainier School Facility. The greenery expands the space. Of course, I would love to keep the pool. I love the courtyard garden and recreation zone. I love that you have the thoughtful interior redesign on the Quad(rangle) buildings. It's very nice, I love it. I'll agree with what my wife said and I'll add one more thing, we come from north Seattle to see our son quite often and we are aging. A 3 hour round trip gets to be a real issue, and there used to be an old apartment building. We get to fantasizing it'd be great for families to have an overnight stay facility so that they can visit and be with their family. It goes parallel with the issue for the staff who get double shifts. This dormitory/apartment facility could also function for a place for staff to stay on double shifts instead of having to commute back home. I have a two part question, I was just wondering time line and speaking for my own child and I assume others also, that (Residents) don't adjust to change well. What are your plans for keeping them emotionally healthy through this change.

RM: For the time line, it all depends on funding. The Senior Housing Portion of that is 5 – 10 years out. This is a 20 year master plan. So when any of this starts to take place is anyone's guess... but you've got some assets here that are failing. So something needs to be done soon.

When do you anticipate the completion of Senior Apartments?

RM: That's the later phase, that will be down the road, 15-20 years. As far as the transition, I totally understand the concern.

So anything that comes from the surplus property, if the private/public sector.... Those proceeds will go to the DD Trust?

RM: Yes.

That we be a way for us, as we do have a significant faction of anti-RHC groups, maybe that way we could help them support something like this because that could help them fund their community efforts – I just wanted to clarify.

Breakout Conversation at Boards:

- Questions:**
- 1) What additional factors should we consider that are not reflected in the assumptions that guided the development of the proposed plan?
 - 2) Are we missing any key information that would significantly alter the proposed plan as written? *See General Comments*
 - 3) Is this proposed plan something that could work for the use of the Rainier School Campus and facilities over the next 20 years? *See General Comments*
 - 4) How would the proposed plan effect Buckley and the surrounding community? *See General Comments*

Comments are transcribed verbatim. Comments were written on to Post-its and placed on the relative board.

Item	Discussion	Feedback
1.0	Preview Presentation Q&A Wrap Up	
1.1	What is the next step? Marya to get contact	RAI Notes
1.2	Concern about Phase I & III, small 1 bedroom, 200 clients: the heart of Rainier School is lost	
1.3	ATP must stay in campus for clients	
1.4	Master Plan is an opportunity to improve quality of life.	
2.0	General Comments	
2.1	I like the old white buildings. Very scenic!	Post-it Comment
2.2	Need transparency of “aging population” (pg. 2 of brochure) Is a certain age range intended to be allowed to stay or leave?	
2.3	Will there be upgraded generator equipment? (for medically fragile)	
2.4	Increase in cars – street safety for residents Would residents be allowed to go to the “senior” section?	
2.5	Community YMCA on perimeter of grounds	
2.6	Community Campus Park near by	
2.7	Visitor parking (near resident to be visited)	
2.8	Living units to accommodate & less active clients, places in the living unit where someone can get away from chaos of the moment	

Item	Discussion	Feedback
2.9	Community Swimming Pool	Post-it Comment
2.10	Add apartments for relatives & staff to stay in when visiting or working	
2.11	Preserve opportunities for client work & training	
2.12	Concert Music Venue/ Concert in the Park	
2.13	Nice restaurant/hamburger joint	
2.14	We definitely need a pool for both populations! Love this!	
2.15	A new formal entry at the back (Collins Rd) sounds bad!	
2.16	Love the plan. Campus like feel is preserved	
2.17	If pool was preserved, seniors & community could use it	
2.18	Quad Buildings are great and will work well with the new floor plans	
2.19	Amazon fulfillment center	
2.20	Why delete no. of clients by 1/3 (from 300 to 200!) when you plan a 32,000 sq ft building?	
2.21	Please see the pool is preserved, also the beautiful chapel	
2.22	Specialty restaurant	
2.23	Costco	
2.24	Place for parents to stay!!!	
2.25	Residential campground	
2.26	Love the preservation/repurposing of historic “quad” buildings	
2.27	I have concerns that the no. of residents in current cottages would be increased to 25 clients per unit	
2.28	A sr. community has multiple needs – including access (very nearly) to grocery store, bank, medical/dental care	
2.29	Have you considered perhaps a high school on premises? Or Jr. College	
2.30	I like the idea of having senior housing on the campus. As long as the Rainier residents do not become “second” to seniors needs	
2.31	I like the idea of having senior housing on the campus. As long as the Rainier residents do not become “second” to seniors needs	
2.32	I think a lot of focus has been put on the what works best for the seniors. I have some concerns about whether this would benefit the clients	
2.33	Could ATP/Senior Activity Building be put in the courtyard garden space closer to the Rainier Administration Building	
2.34	I don't like the assumption that the Rainier client population will go from 300 to 200. This may not be accurate. There is a large need for these services for clients & those services are not available in the community.	

Item	Discussion	Feedback
3.0	Question #1 Comments	
3.1	<p>Incorrect Assumptions:</p> <ul style="list-style-type: none"> • Demand will be 200 clients, not higher • Capacity is about 500 not 300 currently • Demand would be higher assuming capacity was increased and services improved for both residents & respite care 	Post-it Comment
3.2	Parking for families, staff & deliveries are needed adjacent to residential units	
3.3	Assumption: ATP needs will continue therefore, Phase III should not assume that the new 32K SF multi-use bldg should be converted to a Senior Activity Center. Why assume that DD residents will not need a facility like this & only seniors will?	
3.4	How will personal incompatibilities be measured in groups of 25?	
3.5	Concerned about the idea of 200 as a max number, not sure that is realistic	
3.6	I don't like the assumption that ATP could realistically move off campus. I like having ATP centrally located	
3.7	Assumption that demand will decrease seems unlikely	
3.8	<p>Suggest an on campus overnight facility for visiting and extend shift staff.</p> <ul style="list-style-type: none"> • Possibly rehab existing Staff Apartment building 	
3.9	Decrease in population what criteria? Who decides – who goes & where? Do clients & guardians have any say?	
3.10	Property- sell off extra land?	



Community Master Plan Preview: Presentation with Q&A, Process and Phases Boards for feedback

SUMMARY
DSHS - Phase I

Project Name: **RAINIER SCHOOL MASTER PLAN**
 Second name: **Repurpose Building #s 18,19,20,21 53,54,55,56 & North Agricultural Land**
 Location: **Buckley, WA**
 Design Phase: **Master Plan Estimate**
 Date of Estimate: **November 18, 2016**
 Date of Revision 1:
 Date of Revision 2:
 Date of Revision 3:
 Month of cost Basis: **Nov, 2016**

J B Iringan Consulting
 121 60th Place SE
 Everett, WA
 Phone: 425 789-1939

Building Designation		Bldg 18	Bldg 19	Bldg 20	Bldg 21	Bldg 53	Bldg 54	Bldg 55	Bldg 56	Demo	Total
Building Use		Residential	Residential	Residential	Special Use	Special Use	Special Use	Unclassified	Residential	Buildings	
BUILDING SQUARE FOOTAGES	(SF)	31,014	20,676	29,838	29,838	20,676	20,676	29,838	44,757	84,637	1,327,594
	No. of Building Units	1	1	1	1	1	1	1	1	15	
	<i>Total Area (SF)</i>	<i>31,014</i>	<i>20,676</i>	<i>29,838</i>	<i>29,838</i>	<i>20,676</i>	<i>20,676</i>	<i>29,838</i>	<i>44,757</i>		<i>227,313</i>
BUILDING COMPONENTS COST											
A1020	Foundations	-	-	-	-	-	-	-	-	-	-
A1030	Slab on grade	-	-	-	-	-	-	-	-	-	-
B1010	Floor Construction	-	-	-	-	-	-	-	-	-	-
B1020	Roof Construction	-	-	-	-	-	-	-	-	-	-
B2010	Exterior Walls	106,301	70,867	102,270	102,270	70,867	70,867	102,270	153,406		779,120
B2020	Exterior Windows	227,051	151,367	218,442	218,442	151,367	151,367	218,442	327,662		1,664,141
B2030	Exterior Doors	27,893	18,596	26,836	26,836	18,596	18,596	26,836	40,253		204,440
B3010	Roof Coverings	231,165	154,110	222,400	222,400	154,110	154,110	222,400	333,600		1,694,295
B3020	Roof Openings	-	-	-	-	-	-	-	-	-	-
C1010	Interior Partitions	357,190	238,127	343,646	343,646	238,127	238,127	343,646	515,469		2,617,975
C1020	Interior Doors	223,244	148,829	214,779	214,779	148,829	148,829	214,779	322,168		1,636,235
C1030	Interior Fittings	111,622	74,415	107,389	107,389	74,415	74,415	107,389	161,084		818,117
C2010	Stair construction & Finishes	10,460	6,973	10,063	10,063	6,973	6,973	10,063	15,095		76,665
C3000	Wall, floor & ceiling finishes	417,466	278,310	401,636	401,636	278,310	278,310	401,636	602,454		3,059,759
D1010	Elevators	83,680	55,787	80,507	80,507	55,787	55,787	80,507	120,760		613,320
D2000	Plumbing	223,244	148,829	214,779	214,779	148,829	148,829	214,779	322,168		1,636,235
D3000	HVAC	357,190	238,127	343,646	343,646	238,127	238,127	343,646	515,469		2,617,975
D4000	Fire protection	156,271	104,180	150,345	150,345	104,180	104,180	150,345	225,518		1,145,364
D5000	Elect'l Syst: power, lighting, comm, FA & Sec	781,353	520,902	751,725	751,725	520,902	520,902	751,725	1,127,588		5,726,821
E1000	Equipment/Kitchen Appliances	69,733	46,489	67,089	67,089	46,489	46,489	67,089	100,633		511,100
E2000	Furnishings: Cab & window coverings	102,703	68,469	98,809	98,809	68,469	68,469	98,809	148,213		752,748
TOTAL BUILDING COST PER BUILDING		\$3,486,564	\$2,324,376	\$3,354,359	\$3,354,359	\$2,324,376	\$2,324,376	\$3,354,359	\$5,031,539		\$25,554,309
	Unit cost \$/GSF	\$112.42	\$112.42	\$112.42	\$112.42	\$112.42	\$112.42	\$112.42	\$112.42		-
	No. of Buildings	1	1	1	1	1	1	1	1		
TOTAL BUILDING COST		\$3,486,564	\$2,324,376	\$3,354,359	\$3,354,359	\$2,324,376	\$2,324,376	\$3,354,359	\$5,031,539		\$25,554,309

SUMMARY
DSHS - Phase I

Project Name: **RAINIER SCHOOL MASTER PLAN**
 Second name: **Repurpose Building #s 18,19,20,21 53,54,55,56 & North Agricultural Land**
 Location: **Buckley, WA**
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Building Designation		Bldg 18	Bldg 19	Bldg 20	Bldg 21	Bldg 53	Bldg 54	Bldg 55	Bldg 56	Demo	Total
Building Use		Residential	Residential	Residential	Special Use	Special Use	Special Use	Unclassified	Residential	Buildings	
SITWORK COMPONENTS COST											
G1000	Site preparation & selective bldg demo	415,229	276,819.42	399,484	399,484.33	276,819	276,819	399,484	599,226	752,275	3,795,642
G2000	Site Improvements	-	-	-	-	-	-	-	-	441,411	441,411
G3000	Site Mechanical Utilities	-	-	-	-	-	-	-	-	69,733	69,733
G4000	Site Electrical Utilities	-	-	-	-	-	-	-	-	39,051	39,051
TOTAL SITWORK		\$415,229	\$276,819	\$399,484	\$399,484	\$276,819	\$276,819	\$399,484	\$599,226	\$1,302,470	\$4,345,837
TOTAL BUILDING & SITWORK COST AT TODAY'S BID		\$3,901,793	\$2,601,195	\$3,753,844	\$3,753,844	\$2,601,195	\$2,601,195	\$3,753,844	\$5,630,765	\$1,302,470	\$29,900,146
Add for Phasing allowat 3%											\$897,004
Add for 3% Escalation per year on Phase 1 (Forecast 24 months from today)											\$1,794,009
TOTAL PROJECTED ESCALATED COST											\$32,591,159

Notes: Repurpose buildings include Building #s 18,19,20,21,53,54,55 & 56. Cost covers energy upgrades of building envelope by replacing existing windows, insulate exterior walls & repair clay tile roof plus remodeling of interior
 Building demolition includes building #s 33,34,38,39,41,42,43,44,45,46,47 & 48
 This estimate does not include WS sales tax & change orders
 Assumes competitive public bid, and based on State prevailing residential rate

The Following Mark-ups were applied in the above cost as shown in the estimate details

Scope contingency	15%
General Conditions	10%
Overhead	5%
Profit	5%
Escalation (SEE above)	0%
GC Markups	<u>39.47%</u>

ESTIMATE DETAIL
DSHS - Phase I

Project Name: **RAINIER SCHOOL MASTER PLAN**
 Second name: **Repurpose Buildings 18,19,20,21,53,54,55 & 56 Quads**
 Location **Buckley, WA**
 Design Phase **Budget Estimate**
 Date of Estimate **Nov 18, 2016.**
 Date of Revision 1
 Date of Revision 2
 Date of Revision 3
 Month of cost Basis **Nov, 2016**

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 Phone: 425 789-1939

<table border="0" style="width: 100%;"> <tr> <td colspan="3">Bldg #18 - 2 Storeys</td> </tr> <tr> <td style="width: 30%;">Living Apartments</td> <td style="width: 10%;">13,840</td> <td style="width: 60%;">SF</td> </tr> <tr> <td>Support rooms</td> <td>18,174</td> <td>SF</td> </tr> <tr> <td></td> <td>-</td> <td>SF</td> </tr> <tr> <td></td> <td>-</td> <td>SF</td> </tr> <tr> <td style="border-top: 1px solid black;"></td> <td style="border-top: 1px solid black;">32,014</td> <td style="border-top: 1px solid black;">GSF</td> </tr> </table>	Bldg #18 - 2 Storeys			Living Apartments	13,840	SF	Support rooms	18,174	SF		-	SF		-	SF		32,014	GSF	<table border="0" style="width: 100%;"> <tr> <td style="width: 70%;">Markup Description</td> <td style="text-align: right;">percentage</td> </tr> <tr> <td>Design/Estimating contingency</td> <td style="text-align: right;">15%</td> </tr> <tr> <td>General Conditions</td> <td style="text-align: right;">10%</td> </tr> <tr> <td>Overhead</td> <td style="text-align: right;">5%</td> </tr> <tr> <td>Profit</td> <td style="text-align: right;">5%</td> </tr> <tr> <td>Escalation (SEE Summary)</td> <td style="text-align: right;">0%</td> </tr> <tr> <td style="border-top: 1px solid black;">GC Markups</td> <td style="text-align: right; border-top: 1px solid black;">39.47%</td> </tr> </table>	Markup Description	percentage	Design/Estimating contingency	15%	General Conditions	10%	Overhead	5%	Profit	5%	Escalation (SEE Summary)	0%	GC Markups	39.47%
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WBS	Description	QTY	U of M	\$/UM	Direct Cost Extended	Direct \$/sqft	With Markups
A-Substructure							
	A10 Foundations						
	A1020 - Stanadard Foundations						
	No work	-	SF	-	-		-
	TOTALS: A1020 - Stanadard Foundations	-	SF	-	-		-
	A1030 - Slab on Grade						
	No work	-	SF	-	-		-
	TOTALS: A1030 - Slab on Grade	-	SF	-	-		-
B-Shell							
	B10 Super Structure						
	B1010 - Floor Construction						
	No work	-	SF	-	-		-
	TOTALS: B1010 - Floor Construction	-	SF	-	-		-
	B1020 - Roof Construction						
	No work	-	SF	-	-		-
	TOTALS: B1020 - Roof Construction	-	SF	-	-		-
	B20 - Exterior Closure						
	B2010 - Exterior Walls						
	New R-21 batt insul to exterior walls	14,800	SF	1.25	18,500		
	New GWB walls to exist studs at ext walls	14,800	SF	3.00	44,400		
	Misc studs framing & shtg - replacement allow	2,220	SF	6.00	13,320		
	TOTALS: B2010 - Exterior Walls	14,800	SF	5.15	76,220		106,301
	B2020 - Exterior Windows						
	New alum low-e dbl pane glass windows - 20% of Wall area	2,960	SF	55.00	162,800		
	TOTALS: B2020 - Exterior Windows	2,960	SF	55.00	162,800		227,051
	B2030 - Exterior Doors						
	Alum storefront entry door	2	PR	6,500.00	13,000		
	Add for Auto door operator	2	PR	3,500.00	7,000		
	TOTALS: B2030 - Exterior Doors				20,000		27,893
	Building demolition includes building #'s 33,34,38,39,41,42,43,44,45,46,47 & 48						
	B30 - Roofing						
	B3010 - Roof Coverings						
	Repair clay tile roof	19,500	SF	6.00	117,000		

ESTIMATE DETAIL
DSHS - Phase I

Project Name: **RAINIER SCHOOL MASTER PLAN**
 Second name: **Repurpose Buildings 18,19,20,21,53,54,55 & 56 Quads**
 Location Buckley, WA
 Design Phase Budget Estimate
 Date of Estimate Nov 18, 2016.
 Date of Revision 1
 Date of Revision 2
 Date of Revision 3
 Month of cost Basis Nov, 2016

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 121 60th Place SE
 Everett, WA
 Phone: 425 789-1939

Bldg #18 - 2 Storeys		Markup Description	<i>percentage</i>
Living Apartments	13,840 SF	Design/Estimating contingency	15%
Support rooms	18,174 SF	General Conditions	10%
	- SF	Overhead	5%
	- SF	Profit	5%
-	32,014 GSF	Escalation (SEE Summary)	0%
		GC Markups	39.47%

WBS	Description	QTY	U of M	\$/UM	Direct Cost Extended	Direct \$/sqft	With Markups
	Flashing, Ridge, downspouts & gutter	19,500	SF	2.50	48,750		
	TOTALS: B3010 - Roof Coverings	19,500	SF	8.50	165,750		231,165
	B3020 - Roof Openings						
	No work	-	SF	-	-		
	TOTALS: B3020 - Roof Openings	-		-	-		-

C-Interiors

C10 Interior Construction							
C1010 - Interior Partitions							
	New Partitions allow - Studs walls framing & GWB	32,014	GSF	8.00	256,112		
	TOTALS: C1010 - Interior Partitions	32,014	GSF	8.00	256,112		357,190
C1020 - Interior Doors							
	New doors, frames & hw - allow	32,014	GSF	5.00	160,070		
	TOTALS: C1020 - Interior Doors	32,014	GSF	5.00	160,070		223,244
C1030 - Interior Fittings							
	Misc specialties: Toilets, signage, FEC's & others	32,014	GSF	2.50	80,035		
	TOTALS: C1030 - Interior Fittings	32,014	GSF	2.50	80,035		111,622
C20 Stairs							
C2010 - Stair Construction & Finishes							
	Existing stair - to remain	-	LS	-	-		
	Stair Finishes	3	FLT	2,500.00	7,500		
	TOTALS: C2010 - Stair Construction & Finishes	3	FLT	2,500.00	7,500		10,460
C30 Interior Finishes							
C3010/20/30 - Wall, Floor & Ceiling Finishes							
	Repaint existing GWB ceiling	32,014	GSF	1.85	59,226		
	Repaint existing & paint newGWB walls	32,014	GSF	2.50	80,035		
	New floor finishes	32,014	GSF	5.00	160,070		
	TOTALS: C3010/20/30 - Wall, Floor & Ceiling Finishes	32,014	GSF	9.35	299,331		417,466

D-Services

D10 Conveying System							
D1010 - Elevators & Lifts							
	Passenger Elevator - 2-stops - upgrade exist elevator	1	LS	60,000.00	60,000		

ESTIMATE DETAIL
DSHS - Phase I

Project Name: **RAINIER SCHOOL MASTER PLAN**
 Second name: **Repurpose Buildings 18,19,20,21,53,54,55 & 56 Quads**
 Location **Buckley, WA**
 Design Phase **Budget Estimate**
 Date of Estimate **Nov 18, 2016.**
 Date of Revision 1
 Date of Revision 2
 Date of Revision 3
 Month of cost Basis **Nov, 2016**

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 121 60th Place SE
 Everett, WA
 Phone: 425 789-1939

Bldg #18 - 2 Storeys		<i>Markup Description</i>	<i>percentage</i>
Living Apartments	13,840 SF	Design/Estimating contingency	15%
Support rooms	18,174 SF	General Conditions	10%
	- SF	Overhead	5%
	- SF	Profit	5%
-	32,014 GSF	Escalation (SEE Summary)	0%
		GC Markups	39.47%

WBS	Description	QTY U of M	\$/UM	Direct Cost Extended	Direct \$/sqft	With Markups
	TOTALS: D1010 - Elevators & Lifts		60,000.00	60,000		83,680
	D20 Plumbing System					
	D2010/20/30 - Plumbing Fixt, domestic water dist & sanitary waste					
	Replace/new plumbing system - allow	32,014 GSF	5.00	160,070		
	TOTALS: D20 Plumbing System	32,014 GSF	5.00	160,070		223,244
	D30 HVAC Systems					
	D3010/20/30/40/50/60/70 - Heating/Cooling ductwork system					
	Heating & ventilation upgrade	32,014 GSF	8.00	256,112		
	TOTALS: D30 HVAC Systems	32,014 GSF	-	256,112		357,190
	D40 Fire Protection					
	Fire Sprinkler system	32,014 GSF	3.50	112,049		
	TOTALS: D40 Fire Protection	GSF	-	112,049		156,271
	D50 Electrical Systems					
	D5010 - Power Service & Distribution	32,014 GSF	6.00	192,084		
	D5020 - Lighting & Branch wiring	32,014 GSF	8.00	256,112		
	D5030 - Comm, security, fire alarm & sound	32,014 GSF	3.50	112,049		
	TOTALS: D50 Electrical Systems	32,014 GSF	17.50	560,245		781,353
E-Equipment & Furnishings						
	E10 Equipment					
	E1010 - Kitchen Equipment:					
	Stove/oven & refrigerator	2 SETS	5,000.00	10,000		
	E1020 - Institutional Equipment: none					
	E1090 - Other Equipments					
	Fall protection Systems	1 LS	40,000.00	40,000		
	TOTALS: E10 Equipment			50,000		69,733
	E20 Furnishings					
	E2010 - Fixed Furnishings:					
	Base/upper cabinets at kitchen	80 LF	410.00	32,800		
	Base/upper cabinets at clinic	60 LF	450.00	27,000		
	Window treatment	2,960 SF	4.00	11,840		
	Floor Mats	1 LS	2,000.00	2,000		
	E2020 - Fixed Furnishings:					
	Furniture & Accessories	NIC		-		
	Artwork	NIC		-		

ESTIMATE DETAIL
DSHS - Phase I

Project Name: **RAINIER SCHOOL MASTER PLAN**
 Second name: **Repurpose Buildings 18,19,20,21,53,54,55 & 56 Quads**
 Location **Buckley, WA**
 Design Phase **Budget Estimate**
 Date of Estimate **Nov 18, 2016.**
 Date of Revision 1
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WBS	Description	QTY	U of M	\$/UM	Direct Cost Extended	Direct \$/sqft	With Markups	
TOTALS: E20 Furnishings					73,640		102,703	
Building Totals					32,014 SF	\$78.09	\$2,499,934	\$3,486,564

G - Building Sitework - Allowances

G10	Site Preparation						
	G1020 - Selective Building demolition						
	Demo/dispose exist windows	3,700	SF	2.06	7,607		
	Demo/strip & dispose exist GWB walls to open walls	14,800	SF	1.00	14,800		
	Misc demo in roof - allow	32,014	SF	0.85	27,212		
	Gut interior to accommodate new residential layout	32,014	GSF	4.50	144,063		
	Mechanical demo - allow	32,014	GSF	2.00	64,028		
	Electrical demo - allow	32,014	GSF	1.25	40,018		
	HazMat		NIC	-	-		
	TOTALS: G10 Site Preparation				297,727		415,229
G20	Site Improvements				-		
	G2010 Roadways		NIC		-		
	G2020 Parking Lots - allow		NIC		-		
	G2030 Pedestrian paving - allow		NIC		-		
	G2040 Site Development		NIC		-		
	G2050 - Landscaping & misc site specialties		NIC		-		
	TOTALS: G20 Site Improvements				-		-
G30	Site Mechanical Utilities						
	G3010 - Water supply - allow		NIC		-		
	G3020 - Santary Sewer - allow		NIC		-		
	G3030 - Storm drainage- allow		NIC		-		
	G3090 - Natural gas - allow		NIC		-		
	TOTALS: G30 Site Mechanical Utilities				-		-
G40	Site Electrical Utilities						
	G4010 - Electrical Power & - allow		NIC		-		
	G4020 - Site Lighting - allow		NIC		-		
	G4030 - Site communications & Security- allow		NIC		-		
	TOTALS: G40 Site Electrical Utilities				-		-

ESTIMATE DETAIL
DSHS - Phase I

Project Name: **RAINIER SCHOOL MASTER PLAN**
 Second name: **Repurpose Buildings 18,19,20,21,53,54,55 & 56 Quads**
 Location: Buckley, WA
 Design Phase: Budget Estimate
 Date of Estimate: Nov 18, 2016.
 Date of Revision 1
 Date of Revision 2
 Date of Revision 3
 Month of cost Basis: Nov, 2016

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Bldg #18 - 2 Storeys		Markup Description	<i>percentage</i>
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Support rooms	18,174 SF	General Conditions	10%
	- SF	Overhead	5%
	- SF	Profit	5%
-	32,014 GSF	Escalation (SEE Summary)	0%
		GC Markups	39.47%

WBS	Description	QTY U of M	\$/UM	Direct Cost Extended	Direct \$/sqft	With Markups
				Direct Cost Extended		With Markups
Site Work Totals - Allow				\$ 297,727		\$ 415,229

Grand Total - Building and Site

Please refer to summary to determine each building cost to include selective demolition

ESTIMATE DETAIL
DSHS - Phase I

Name: **RAINIER SCHOOL MASTER PLAN**
 Second name: **Building Demolition**
 Location **Buckley, WA**
 Design Phase **Concept Verification Estimate**
 Date of Estimate **Nov 18, 2016.**
 Date of Revision 1 **Apr. 5, 2017**
 Date of Revision 2
 Date of Revision 3
 Month of cost Basis **Nov, 2016**

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 Everett, WA
 Phone: 425 789-1939

Demolition of Bldgs:	Markup Description	percentage
#S 33,34,38,39,41,42,43,44,45,46,47&48	Design/Estimating contingency	15%
	General Conditions	10%
	Overhead	5%
	Profit	5%
	Escalation (SEE Summary)	0%
	GC Markups	39.47%

WBS	Description	QTY U of M	\$/UM	Direct Cost Extended	Direct \$/sqft	With Markups
G - Building Sitework - Allowances						
G10	Site Preparation					
	G1010 - Clear & grub - allow					
	G1020 - Site demolition - as follows:					
	Demo/dispose cottage building 33	45,580	CF	0.32	14,586	
	Demo/dispose cottage building 34	45,580	CF	0.32	14,586	
	Demo/dispose cottage building 38	45,580	CF	0.32	14,586	
	Demo/dispose cottage building 39	45,580	CF	0.32	14,586	
	Demo/dispose cottage building 41	52,560	CF	0.32	16,819	
	Demo/dispose cottage building 42	52,560	CF	0.32	16,819	
	Demo/dispose cottage building 43	52,560	CF	0.32	16,819	
	Demo/dispose cottage building 44	52,560	CF	0.32	16,819	
	Demo/dispose cottage building 45	52,560	CF	0.32	16,819	
	Demo/dispose cottage building 46	52,560	CF	0.32	16,819	
	Demo/dispose cottage building 47	52,560	CF	0.32	16,819	
	Demo/dispose cottage building 48	52,560	CF	0.32	16,819	
	Demo/dispose above bldg footings and slab on grade	60,280	SF	2.50	150,700	
	G1030 Site earthwork					
	Site grading where cottages were demo'd	39,556	SY	4.95	195,800	
	HazMat		NIC		-	
	TOTALS: G10 Site Preparation			539,396		752,275
G20	Site Improvements					
	G2010 Roadways - Repair/overlay roadways	12,444	SY	11.25	140,000	
	G2020 Parking Lots: - allow to repair existing	1,000	SY	40.00	40,000	
	G2030 Pedestrian paving: repair allow	5,000	SF	5.00	25,000	
	G2050 - Landscaping & misc site specialties					
	Trees	25	EA	200.00	5,000	
	Ground covers & shrubs - allow	1,000	EA	28.00	28,000	
	Hydroseeding - allow	200,000	SF	0.28	56,000	
	Topsoil/bark - allow	500	CY	45.00	22,500	
	TOTALS: G20 Site Improvements			316,500		441,411
G30	Site Mechanical Utilities					
	G3010 - Water supply - allow		NIC	-	-	
	G3020 - Santary Sewer - allow		NIC	-	-	
	G3030 - Storm drainage repair/reconfiguration- allow	1	LS	50,000.00	50,000	
	G3090 - Natural gas - allow		NIC	-	-	
	TOTALS: G30 Site Mechanical Utilities			50,000		69,733
G40	Site Electrical Utilities					
	G4010 - ElectlPower: Transf pads, trenching, conduit grounding		NIC	-	-	
	G4020 - Site Lighting - allow	10	EA	2,800.00	28,000	

ESTIMATE DETAIL
DSHS - Phase I

Name: **RAINIER SCHOOL MASTER PLAN**
 Second name: **Building Demolition**
 Location: Buckley, WA
 Design Phase: Concept Verification Estimate
 Date of Estimate: Nov 18, 2016.
 Date of Revision 1: Apr. 5, 2017
 Date of Revision 2:
 Date of Revision 3:
 Month of cost Basis: Nov, 2016

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Demolition of Bldgs:

#S 33,34,38,39,41,42,43,44,45,46,47&48

Markup Description	<i>percentage</i>
Design/Estimating contingency	15%
General Conditions	10%
Overhead	5%
Profit	5%
Escalation (SEE Summary)	0%
GC Markups	39.47%

WBS	Description	QTY	U of M	\$/UM	Direct Cost Extended	Direct \$/sqft	With Markups
	G4030 - Site communications & Security- allow		NIC	-	-		
	TOTALS: G40 Site Electrical Utilities				28,000		39,051
					Direct Cost		
					Extended		With Markups
Site Work Totals - Allow					\$ 933,896		\$ 1,302,470

SUMMARY
Private Development - Phase I

Project Name: **RAINIER SCHOOL MASTER PLAN**
 Second name: **Private Development**
 Location Buckley, WA
 Design Phase Master Plan Estimate
 Date of Estimate November 18, 2016
 Date of Revision 1 Apr. 5, 2017
 Date of Revision 2
 Date of Revision 3
 Month of cost Basis Nov, 2016

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Building Designation		Single unit	Duplex	Sitework	Total
Building Use		Residential	Residential		
BUILDING SQUARE FOOTAGES	(SF)	750	1,500	553,850	18,750
	No. of Building Units	13	6		
	<i>Total Area (SF)</i>	9,750	9,000		18,750
BUILDING COMPONENTS COST					
A1020	Foundations	15,690	31,380	-	47,070
A1030	Slab on grade	6,276	12,552	-	18,828
B1010	Floor Construction	-	-	-	-
B1020	Roof Construction	15,341	30,683	-	46,024
B2010	Exterior Walls	34,141	66,576	-	100,717
B2020	Exterior Windows	9,330	18,194	-	27,524
B2030	Exterior Doors	5,021	10,042	-	15,062
B3010	Roof Coverings	11,506	22,437	-	33,943
B3020	Roof Openings	1,116	2,231	-	3,347
C1010	Interior Partitions	6,276	12,552	-	18,828
C1020	Interior Doors	5,021	10,042	-	15,062
C1030	Interior Fittings	2,092	4,184	-	6,276
C2010	Stair construction & Finishes	-	-	-	-
C3000	Wall, floor & ceiling finishes	7,531	15,062	-	22,594
D1010	Elevators	-	-	-	-
D2000	Plumbing	16,736	33,472	-	50,208
D3000	HVAC	16,736	33,472	-	50,208
D4000	Fire protection	-	-	-	-
D5000	Elect'l Syst: power, lighting, comm, FA & Sec	20,397	40,794	-	61,191
E1000	Equipment/Kitchen Appliances	2,789	5,579	-	8,368
E2000	Furnishings: Cab & window coverings	8,862	17,723	-	26,585
TOTAL BUILDING COST PER BUILDING		\$184,861	\$366,973	\$0	\$551,834
	<i>Unit cost \$/GSF</i>	\$246.48	\$244.65	-	-
	No. of Buildings	13	6		
TOTAL BUILDING COST		\$2,403,195	\$2,201,840	\$0	\$4,605,035
	<i>Unit cost per Unit</i>	\$184,861.12	\$183,486.68		\$184,201.39
SITWORK COMPONENTS COST					
	<i>Site Area (SF)</i>				
G1000	Site preparation & selective bldg demo	-	-	610,164	610,164
G2000	Site Improvements	-	-	830,386	830,386
G3000	Site Mechanical Utilities	-	-	786,555	786,555
G4000	Site Electrical Utilities	-	-	168,754	168,754
TOTAL SITWORK		\$0	\$0	\$2,395,859	\$2,395,859
TOTAL BUILDING & SITWORK COST AT TODAY'S BID		\$2,403,195	\$2,201,840	\$2,395,859	\$7,000,893
	Add for Phasing allowat 3%				\$210,027

SUMMARY
Private Development - Phase I

Project Name: **RAINIER SCHOOL MASTER PLAN**
Second name: **Private Development**
Location Buckley, WA
Design Phase Master Plan Estimate
Date of Estimate November 18, 2016
Date of Revision 1 Apr. 5, 2017
Date of Revision 2
Date of Revision 3
Month of cost Basis Nov, 2016

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Add for 3% Escalation per year on Phase 1 (Forecast 24 months from today)	\$420,054
<hr/>	
TOTAL PROJECTED ESCALATED COST	\$7,630,974

Notes: New construction includes 13-single units and 6-duplex units at Eastern half-side of "North Agricultural Land" plus road improvements to access the new residential units. Water, sewer, gas lines & lighting were included in the assumptions.

This estimate does not include WS sales tax & change orders
Assumes competitive public bid, and based on State prevailing residential rate

The Following Mark-ups were applied in the above cost as shown in the estimate details

Scope contingency	15%
General Conditions	10%
Overhead	5%
Profit	5%
Escalation (SEE above)	0%
GC Markups	<u>39.47%</u>

ESTIMATE DETAIL
New Senior Housing Units - PHASE I

Project Name: **RAINIER SCHOOL MASTER PLAN**
 Second name: **New Senior Housing Units at North Agricultural Land**
 Location Buckley, WA
 Design Phase Concept Verification Estimate
 Date of Estimate Nov 18, 2016.
 Date of Revision 1 Apr. 5, 2017
 Date of Revision 2
 Date of Revision 3
 Month of cost Basis Nov, 2016

J B Iringan Consulting
 121 60th Place SE
 Everett, WA
 Phone: 425 789-1939

Areas: Independent Cottages - Single Story	Markup Description	percentage
Single Unit (13 EA) 750 SF	Design/Estimating contingency	15%
Duplex Units (6 EA) 1,500 SF	General Conditions	10%
	Overhead	5%
	Profit	5%
	Escalation (SEE Summary)	0%
	GC Markups	39.47%

WBS	Description	QTY	U of M	\$/UM	Direct Cost Extended	Direct \$/sqft	With Markups
A-Substructure							
	A10 Foundations						
	A1020 - Stanadard Foundations						
	Cont perimeter footing: conc, form, reinf	750	SF	15.00	11,250		
	Trenching/backfilling		included		-		
	Footing drainage		included		-		
	TOTALS: A1020 - Stanadard Foundations	750	SF	-	11,250		15,690
	A1030 - Slab on Grade						
	SOG - 4" thick, incl perimeter form, stl reinf, trowel, cure & finish	750	SF	6.00	4,500		
	Fine grade for slab on grade, hand grading		included		-		
	Gravel base - 6" thick		included		-		
	R-10 Rigid insul slab perimeter		included		-		
	TOTALS: A1030 - Slab on Grade	750	SF	-	4,500		6,276
B-Shell							
	B10 Super Structure						
	B1010 - Floor Construction						
	No work	-	SF		-		
	TOTALS: B1010 - Floor Construction	-	SF	-	-		-
	B1020 - Roof Construction						
	Misc wood headers & GL beams main roof area - allow	1,100	SF	10.00	11,000		
	Wood Truss @ 24" OC		included		-		
	5/8" CD plywd roof sheathing		included		-		
	Misc carpentry rough hardware & misc blkg		included		-		
	TOTALS: B1020 - Roof Construction	1,100	SF	10.00	11,000		15,341
	B20 - Exterior Closure						
	B2010 - Exterior Walls						
	2x6 @ 16" OC wd studs @ perimeter wall	1,440	SF	17.00	24,480		
	1/2" CD Plywood structural wall sheathing		included		-		
	R-21 batt insul, VB, & wod fascia board 5/4x10"		included		-		
	GWB to exterior perimeter wall		included		-		
	Fiber cement/lap siding		included		-		
	TOTALS: B2010 - Exterior Walls	1,440	SF	17.00	24,480		34,141
	B2020 - Exterior Windows						
	Alum low-e dbl pane glass windows - 12% of Wall area	144	SF	40.00	5,760		
	5/4x5 trim to exterior windows	180	LF	3.50	630		
	Insect screen	10	EA	30.00	300		
	TOTALS: B2020 - Exterior Windows	144	SF	46.46	6,690		9,330
	B2030 - Exterior Doors						
	Entry door	2	EA	1,800.00	3,600		
	TOTALS: B2030 - Exterior Doors				3,600		5,021
	B30 - Roofing						

ESTIMATE DETAIL
New Senior Housing Units - PHASE I

Project Name: **RAINIER SCHOOL MASTER PLAN**
 Second name: **New Senior Housing Units at North Agricultural Land**
 Location Buckley, WA
 Design Phase Concept Verification Estimate
 Date of Estimate Nov 18, 2016.
 Date of Revision 1 Apr. 5, 2017
 Date of Revision 2
 Date of Revision 3
 Month of cost Basis Nov, 2016

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Areas: Independent Cottages - Single Story	Markup Description	percentage
Single Unit (13 EA) 750 SF	Design/Estimating contingency	15%
Duplex Units (6 EA) 1,500 SF	General Conditions	10%
	Overhead	5%
	Profit	5%
	Escalation (SEE Summary)	0%
	GC Markups	39.47%

WBS	Description	QTY U of M	\$/UM	Direct Cost Extended	Direct \$/sqft	With Markups
	B3010 - Roof Coverings					
	Asphalt shingles roofing	1,100 SF	7.50	8,250		
	R-27 blown-in insulation, VB, Bldg felt	included		-		
	Flashing, Ridge, downspouts & gutter	included		-		
	TOTALS: B3010 - Roof Coverings	1,100 SF	7.50	8,250		11,506
	B3020 - Roof Openings					
	Skylight - 2.5' x 4'	1 EA	800.00	800		
	TOTALS: B3020 - Roof Openings	1	-	800		1,116
C-Interiors						
C10 Interior Construction						
C1010 - Interior Partitions						
	Partitions - Studs walls framing & GWB	750 GSF	6.00	4,500		
	TOTALS: C1010 - Interior Partitions	750 GSF	6.00	4,500		6,276
C1020 - Interior Doors						
	New doors, frames & hw - allow	3 EA	1,200.00	3,600		
	TOTALS: C1020 - Interior Doors	3 GSF	1,200.00	3,600		5,021
C1030 - Interior Fittings						
	Misc specialties: Toilets, signage, FEC's & others	750 GSF	2.00	1,500		
	TOTALS: C1030 - Interior Fittings	750 GSF	2.00	1,500		2,092
C20 Stairs						
C2010 - Stair Construction & Finishes						
	No work	- FLT	-	-		
	TOTALS: C2010 - Stair Construction & Finishes	FLT	-	-		-
C30 Interior Finishes						
C3010/20/30 - Wall, Floor & Ceiling Finishes						
	Paint GWB ceiling	750 GSF	1.35	1,013		
	Paint GWB walls	750 GSF	1.35	1,013		
	Floor finishes: Carpet, resilient floor finishes, RB bse	750 GSF	4.50	3,375		
	TOTALS: C3010/20/30 - Wall, Floor & Ceiling Finishes	750 GSF	7.20	5,400		7,531
D20 Plumbing System						
D2010/20/30 - Plumbing Fixt, domestic water dist & sanitary waste						
	Plumbing fxt: WC, Lav, Bath tub/shower & Kitchen sink	5 EA	2,400.00	12,000		
	TOTALS: D20 Plumbing System	5 GSF	2,400.00	12,000		16,736
D30 HVAC Systems						
D3010/20/30/40/50/60/70 - Heating/Cooling ductwork system						
	Heating & ventilation - allow	750 GSF	16.00	12,000		
	TOTALS: D30 HVAC Systems	750 GSF	-	12,000		16,736
D40 Fire Protection						
	No work	GSF	-	-		

ESTIMATE DETAIL
New Senior Housing Units - PHASE I

Project Name: **RAINIER SCHOOL MASTER PLAN**
 Second name: **New Senior Housing Units at North Agricultural Land**
 Location Buckley, WA
 Design Phase Concept Verification Estimate
 Date of Estimate Nov 18, 2016.
 Date of Revision 1 Apr. 5, 2017
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 Month of cost Basis Nov, 2016

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Areas: Independent Cottages - Single Story
 Single Unit (13 EA) 750 SF
 Duplex Units (6 EA) 1,500 SF

Markup Description	percentage
Design/Estimating contingency	15%
General Conditions	10%
Overhead	5%
Profit	5%
Escalation (SEE Summary)	0%
GC Markups	39.47%

WBS	Description	QTY	U of M	\$/UM	Direct Cost Extended	Direct \$/sqft	With Markups
	TOTALS: D40 Fire Protection		GSF	-	-		-
	D50 Electrical Systems						
	D5010 - Power Service & Distribution	750	GSF	6.00	4,500		
	D5020 - Lighting & Branch wiring	750	GSF	10.00	7,500		
	D5030 - Comm, security, fire alarm & sound	750	GSF	3.50	2,625		
	TOTALS: D50 Electrical Systems	750	GSF	19.50	14,625		20,397
	E-Equipment & Furnishings						
	E10 Equipment						
	E1010 - Kitchen Equipment:						
	Stove, rangehood, dishwasher & refrigerator	1	SET	2,000.00	2,000		
	TOTALS: E10 Equipment				2,000		2,789
	E20 Furnishings						
	E2010 - Fixed Furnishings:						
	Base/upper cabinets at kitchen	15	LF	390.00	5,850		
	Window treatment	144	SF	3.50	504		
	TOTALS: E20 Furnishings				6,354		8,862
	Building Totals	750	SF	\$176.73	\$132,549		\$184,861
	Site Work Totals - Allow	<i>Please refer to summary to separate Sitework Cost</i>			\$ -		\$ -
	Grand Total - Building and Site	<i>Please refer to summary for Total building & Sitework Cost</i>					#DIV/0! \$/SF

ESTIMATE DETAIL
Sitework - PHASE I

Project Name: **RAINIER SCHOOL MASTER PLAN**
 Second name: **North Agricultural Land - Site Development**
 Location Buckley, WA
 Design Phase Concept Verification Estimate
 Date of Estimate Nov 18, 2016.
 Date of Revision 1 Apr. 5, 2017
 Date of Revision 2
 Date of Revision 3
 Month of cost Basis Nov, 2016

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 121 60th Place SE
 Everett, WA
 Phone: 425 789-1939

Areas: Site delopment for Independent Senior Living	Markup Description	<i>percentage</i>
East of North Agriculcral land	Design/Estimating contingency	15%
- SF	General Conditions	10%
- SF	Overhead	5%
- SF	Profit	5%
-	Escalation (SEE Summary)	0%
- GSF	GC Markups	39.47%

WBS	Description	QTY	U of M	\$/UM	Direct Cost Extended	Direct \$/sqft	With Markups
G - Building Sitework - Allowances							
G10	Site Preparation						
	G1010 - Clear & grub - allow	9.41	Acre	5,000.00	47,062		
	G1020 - Site demolition - allow	1	LS	5,000.00	5,000		
	G1030 Site earthwork						
	Strip & haul-off topsoil	266,500	SF	0.75	198,888		
	Site grading	45,556	SY	4.10	186,550		
	HazMat		NIC		-		
	TOTALS: G10 Site Preparation				437,499		610,164
G20	Site Improvements						
	G2010 Roadways - 40' wide Asphalt Roadway w/curb & gutter	1135	LF	280.00	317,803		
	G2020 Parking Lots: - allow	3,000	SY	40.00	120,000		
	G2030 Pedestrian paving: 6' wide on both sides of road- allow	13,620	SF	5.00	68,100		
	G2050 - Landscaping & misc site specialties						
	Trees	50	EA	250.00	12,500		
	Ground covers & shrubs - allow	1,500	EA	28.00	42,000		
	Topsoil/bark - allow	500	CY	45.00	22,500		
	Hydroseeding - allow	50,000	SF	0.25	12,500		
	TOTALS: G20 Site Improvements				595,403		830,386
G30	Site Mechanical Utilities						
	G3010 - Water supply - allow						
	Domestic water supply	1135	LF	50.00	56,750		
	Fire lane	1135	LF	75.00	85,125		
	Fire hydrant	4	EA	3,500.00	14,000		
	G3020 - Santary Sewer - allow:						
	Sanitary sewer	870	LF	45.00	39,150		
	Connect to exist at Collins Rd	1	EA	1,000.00	1,000		
	G3030 - Storm drainage- allow						
	Roof drains	2500	LF	15.00	37,500		
	Storm drainage system incl catch basins & manholes	1	LS	200,000.00	200,000		
	Storm water pre-treatment	1	LS	60,000.00	60,000		
	Storm infiltration facility	1	LS	40,000.00	40,000		
	G3090 - Natural gas - allow	870	LF	35.00	30,450		
	TOTALS: G30 Site Mechanical Utilities				563,975		786,555
G40	Site Electrical Utilities						
	G4010 - ElectlPower: Transformer pads, trenching, conduit ground	1	LS	45,000.00	45,000		
	G4020 - Site Lighting - allow	20	EA	2,800.00	56,000		
	G4030 - Site communications & Security- allow	1	LS	20,000.00	20,000		
	TOTALS: G40 Site Electrical Utilities				121,000		168,754
					Direct Cost		
					Extended		With Markups
Site Work Totals - Allow					\$ 1,717,877		\$ 2,395,859

SUMMARY
Phase 2

Name: **RAINIER SCHOOL MASTER PLAN**
 Second name: **Preserve Backlog Building #S 1,2A,2B,2C,3,17, 36 & 40**
 Location: **Buckley, WA**
 Design Phase: **Master Plan Estimate**
 Date of Estimate: **November 18, 2016**
 Date of Revision 1: **Apr. 5, 2017**
 Date of Revision 2: **April 17, 2017**
 Date of Revision 3:
 Month of cost Basis: **Nov, 2016**

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Building Designation Building Use	Bldg 1 Admin	Bldg 2A Office	Bldg 2B Med/Dental	Bldg 2C Classroom	Bldg 3 Gym/School	Bldg 17 Educational	Bldg 36 Kitchen/Educ	Bldg 40 Residential	Building Demo	Total
BUILDING SQUARE FOOTAGES										
(SF)	13,500	29,000	5,000	3,000	17,531	10,771	23,803	40,407		143,012
No. of Building Units	1	1	1	1	1	1	1	1		
Total Area (SF)	13,500	29,000	5,000	3,000	17,531	10,771	23,803	40,407		143,012
BUILDING COMPONENTS COST										
A1020 Foundations	-	-	-	-	-	-	-	-	-	-
A1030 Slab on grade	-	-	-	-	-	-	-	-	-	-
B1010 Floor Construction	-	-	-	-	-	-	-	-	-	-
B1020 Roof Construction	-	-	-	-	-	-	-	-	-	-
B2010 Exterior Walls	-	-	-	-	-	-	-	-	-	-
B2020 Exterior Windows	-	-	-	-	-	-	-	-	-	-
B2030 Exterior Doors	-	-	-	-	-	-	-	-	-	-
B3010 Roof Coverings	-	-	-	-	-	-	-	-	-	-
B3020 Roof Openings	-	-	-	-	-	-	-	-	-	-
C1010 Interior Partitions	112,968	242,671	41,840	25,104	44,010	27,039	99,591	338,125	-	931,348
C1020 Interior Doors	94,140	202,226	34,867	20,920	36,675	22,533	82,993	281,771	-	776,123
C1030 Interior Fittings	23,535	50,557	8,717	5,230	9,169	5,633	20,748	70,443	-	194,031
C2010 Stair construction & Finishes	3,487	7,490	1,291	775	1,358	835	3,074	10,436	-	28,745
C3000 Wall, floor & ceiling finishes	112,968	242,671	52,300	25,104	44,010	27,039	99,591	338,125	-	941,808
D1010 Elevators	-	-	-	-	-	-	-	-	-	-
D2000 Plumbing	47,070	101,113	69,733	10,460	18,337	11,266	41,496	140,885	-	440,362
D3000 HVAC	188,279	404,452	139,466	41,840	73,349	45,066	165,986	563,541	-	1,621,980
D4000 Fire protection	32,949	70,779	12,203	7,322	12,836	7,887	29,048	98,620	-	271,643
D5000 Elect'l Syst: power, lighting, comm, FA & Sec	225,935	485,343	167,360	50,208	88,019	54,079	199,183	676,250	-	1,946,376
E1000 Equipment/Kitchen Appliances	27,893	59,919	15,496	6,199	10,867	6,676	24,590	83,488	-	235,128
E2000 Furnishings: Cab & window coverings	45,327	97,368	33,575	10,073	17,658	10,849	39,960	135,667	-	390,477
TOTAL BUILDING COST PER BUILDING	\$914,550	\$1,964,589	\$576,848	\$203,233	\$356,288	\$218,903	\$806,260	\$2,737,350	\$0	\$7,778,021
Unit cost \$/GSF	\$67.74	\$67.74	\$115.37	\$67.74	\$20.32	\$20.32	\$33.87	\$67.74		
No. of Buildings	1	1	1	1	1	1	1	1		
TOTAL BUILDING COST	\$914,550	\$1,964,589	\$576,848	\$203,233	\$356,288	\$218,903	\$806,260	\$2,737,350	\$0	\$7,778,021

SUMMARY
Phase 2

Name: **RAINIER SCHOOL MASTER PLAN**
 Second name: **Preserve Backlog Building #S 1,2A,2B,2C,3,17, 36 & 40**
 Location: Buckley, WA
 Design Phase: Master Plan Estimate
 Date of Estimate: November 18, 2016
 Date of Revision 1: Apr. 5, 2017
 Date of Revision 2: April 17, 2017
 Date of Revision 3:
 Month of cost Basis: Nov, 2016

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SITWORK COMPONENTS COST

G1000	Site prep, Selective bldg demo & Bldg Demo	87,079	187,059.11	32,252	19,350.94	113,080	69,476	76,768	260,638	210,141	1,055,845
G2000	Site Improvements	-	-	-	-	-	-	-	-	54,866	54,866
G3000	Site Mechanical Utilities	-	-	-	-	-	-	-	-	34,867	34,867
G4000	Site Electrical Utilities	-	-	-	-	-	-	-	-	15,620	15,620
TOTAL SITEWORK		\$87,079	\$187,059	\$32,252	\$19,351	\$113,080	\$69,476	\$76,768	\$260,638	\$315,494	\$1,161,198
TOTAL BUILDING & SITEWORK COST AT TODAY'S BID		\$1,001,629	\$2,151,648	\$609,099	\$222,584	\$469,369	\$288,379	\$883,029	\$2,997,987	\$315,494	\$8,939,219
Add for Phasing allowat 3%											\$268,177
Add for 3% Escalation per year on Phase 1 (Forecast 36 months from today)											\$804,530
TOTAL PROJECTED ESCALATED COST											\$10,011,925

Notes: Building #'s 1,2A, 2B, 2C & 40 - covers 50% interior remodel in cost
 Building #'s 3 & 17 - covers 10% interior remodel in cost
 Building # 36 - covers 20% interior remodel in cost
 Building demolition includes building #'s 5,35 & 37

This estimate does not include WS sales tax & change orders
 Assumes competitive public bid, and based on State prevailing residential rate

The Following Mark-ups were applied in the above cost as shown in the estimate details

Scope contingency	15%
General Conditions	10%
Overhead	5%
Profit	5%
Escalation (SEE above)	0%
GC Markups	<u>39.47%</u>

SUMMARY
Phase 2

Name: **RAINIER SCHOOL MASTER PLAN**
 Second name: **Preserve Buildings #1 (50% Interior Remodel)**
 Location Buckley, WA
 Design Phase Budget Estimate
 Date of Estimate Nov 18, 2016.
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Bldg #1 - 1 Storey		Markup Description	<i>percentage</i>
Adminsitration	13,500 SF	Design/Estimating contingency	15%
	SF	General Conditions	10%
	- SF	Overhead	5%
	- SF	Profit	5%
		Escalation (SEE Summary)	0%
		GC Markups	39.47%
	<hr/>		
	- 13,500 GSF		

WBS	Description	QTY	U of M	\$/UM	Direct Cost Extended	Direct \$/sqft	With Markups
C-Interiors							
	C10 Interior Construction						
	C1010 - Interior Partitions						
	New Partitions allow - Studs walls framing & GWB	6,750	GSF	12.00	81,000		
	TOTALS: C1010 - Interior Partitions	<hr/>	<hr/>	<hr/>	<hr/>		<hr/>
		6,750	GSF	12.00	81,000		112,968
	C1020 - Interior Doors						
	New doors, frames & hw - allow	6,750	GSF	10.00	67,500		
	TOTALS: C1020 - Interior Doors	<hr/>	<hr/>	<hr/>	<hr/>		<hr/>
		6,750	GSF	10.00	67,500		94,140
	C1030 - Interior Fittings						
	Misc specialties: Toilets, signage, FEC's & others	6,750	GSF	2.50	16,875		
	TOTALS: C1030 - Interior Fittings	<hr/>	<hr/>	<hr/>	<hr/>		<hr/>
		6,750	GSF	2.50	16,875		23,535
	C20 Stairs						
	C2010 - Stair Construction & Finishes						
	Existing stair - to remain	-	LS	-	-		
	Stair Finishes	1	FLT	2,500.00	2,500		
	TOTALS: C2010 - Stair Construction & Finishes	<hr/>	<hr/>	<hr/>	<hr/>		<hr/>
		3	FLT	833.33	2,500		3,487
	C30 Interior Finishes						
	C3010/20/30 - Wall, Floor & Ceiling Finishes						
	Paint GWB ceiling	6,750	GSF	2.00	13,500		
	Paint newGWB walls	6,750	GSF	4.00	27,000		
	New floor finishes	6,750	GSF	6.00	40,500		
	TOTALS: C3010/20/30 - Wall, Floor & Ceiling Finishes	<hr/>	<hr/>	<hr/>	<hr/>		<hr/>
		6,750	GSF	12.00	81,000		112,968
	D-Services						
	D10 Conveying System						
	D1010 - Elevators & Lifts						
	Passenger Elevator - 2-stops - upgrade exist elevator	-	LS	60,000.00	-		
	TOTALS: D1010 - Elevators & Lifts	<hr/>	<hr/>	<hr/>	<hr/>		<hr/>
				60,000.00	-		-
	D20 Plumbing System						
	D2010/20/30 - Plumbing Fixt, domestic water dist & sanitary waste						
	New plumbing system - allow	6,750	GSF	5.00	33,750		

SUMMARY
Phase 2

Name: **RAINIER SCHOOL MASTER PLAN**
 Second name: **Preserve Buildings #1 (50% Interior Remodel)**
 Location Buckley, WA
 Design Phase Budget Estimate
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Bldg #1 - 1 Storey		Markup Description	<i>percentage</i>
Adminsitration	13,500 SF	Design/Estimating contingency	15%
	SF	General Conditions	10%
	- SF	Overhead	5%
	- SF	Profit	5%
		Escalation (SEE Summary)	0%
	- 13,500 GSF	GC Markups	39.47%

WBS	Description	QTY	U of M	\$/UM	Direct Cost Extended	Direct \$/sqft	With Markups
	TOTALS: D20 Plumbing System	6,750	GSF	5.00	33,750		47,070
	D30 HVAC Systems						
	D3010/20/30/40/50/60/70 - Heating/Cooling ductwork system						
	HVAC system upgrade	6,750	GSF	20.00	135,000		
	TOTALS: D30 HVAC Systems	6,750	GSF	-	135,000		188,279
	D40 Fire Protection						
	Fire Sprinkler system - adjustment	6,750	GSF	3.50	23,625		
	TOTALS: D40 Fire Protection		GSF	-	23,625		32,949
	D50 Electrical Systems						
	D5010 - Power Service & Distribution	6,750	GSF	8.00	54,000		
	D5020 - Lighting & Branch wiring	6,750	GSF	12.00	81,000		
	D5030 - Comm, security, fire alarm & sound	6,750	GSF	4.00	27,000		
	TOTALS: D50 Electrical Systems	6,750	GSF	24.00	162,000		225,935
	E-Equipment & Furnishings						
	E10 Equipment						
	E1010 - Kitchen Equipment:						
	Stove/oven & refrigerator	-	SETS	5,000.00	-		
	E1020 - Institutional Equipment: none						
	E1090 - Other Equipments						
	Fall protection Systems	1	LS	20,000.00	20,000		
	TOTALS: E10 Equipment				20,000		27,893
	E20 Furnishings						
	E2010 - Fixed Furnishings:						
	Base/upper cabinets at kitchen	-	LF	410.00	-		
	Base/upper cabinets - office	70	LF	450.00	31,500		
	Window treatment	-	SF	4.00	-		
	Floor Mats	1	LS	1,000.00	1,000		
	E2020 - Fixed Furnishings:						
	Furniture & Accessories		NIC		-		
	Artwork		NIC		-		
	TOTALS: E20 Furnishings				32,500		45,327

SUMMARY
Phase 2

Name: **RAINIER SCHOOL MASTER PLAN**
 Second name: **Preserve Buildings #1 (50% Interior Remodel)**
 Location Buckley, WA
 Design Phase Budget Estimate
 Date of Estimate Nov 18, 2016.
 Date of Revision 1 Apr. 5, 2017
 Date of Revision 2
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 Phone: 425 789-1939

Bldg #1 - 1 Storey		Markup Description	<i>percentage</i>
Adminsitration	13,500 SF	Design/Estimating contingency	15%
	SF	General Conditions	10%
	- SF	Overhead	5%
	- SF	Profit	5%
		Escalation (SEE Summary)	0%
		GC Markups	39.47%
	<hr/>		
	- 13,500 GSF		

WBS	Description	QTY	U of M	\$/UM	Direct Cost Extended	Direct \$/sqft	With Markups
					Direct Cost Extended		With Markups
Building Totals		6,750	SF	\$97.15	\$655,750		\$914,550

G - Building Sitework - Allowances

G10	Site Preparation						
	G1020 - Selective Building demolition						
	Gut/dispose interior to accommodate new residential layout	6,750	GSF	6.00	40,500		
	Mechanical demo - allow	6,750	GSF	2.00	13,500		
	Electrical demo - allow	6,750	GSF	1.25	8,438		
	HazMat		NIC	-	-		
	TOTALS: G10 Site Preparation				62,438		87,079
G20	Site Improvements						
	G2010 Roodways			None on this phase			
	G2020 Parking Lots - allow			<do>			
	G2030 Pedestrian paving - allow			<do>			
	G2040 Site Development			<do>			
	G2050 - Landscaping & misc site specialties			<do>			
	TOTALS: G20 Site Improvements						
G30	Site Mechanical Utilities						
	G3010 - Water supply - allow			None on this phase			
	G3020 - Santary Sewer - allow			<do>			
	G3030 - Storm drainage- allow			<do>			
	G3090 - Natural gas - allow			<do>			
	TOTALS: G30 Site Mechanical Utilities						
G40	Site Electrical Utilities						
	G4010 - Electrical Power & - allow			None on this phase			
	G4020 - Site Lighting - allow			<do>			
	G4030 - Site communications & Security- allow			<do>			
	TOTALS: G40 Site Electrical Utilities						

				Direct Cost Extended	With Markups
Site Work Totals - Allow				\$ -	\$ -

SUMMARY
Phase 2

Name: **RAINIER SCHOOL MASTER PLAN**
 Second name: **Preserve Buildings #1 (50% Interior Remodel)**
 Location Buckley, WA
 Design Phase Budget Estimate
 Date of Estimate Nov 18, 2016.
 Date of Revision 1 Apr. 5, 2017
 Date of Revision 2
 Date of Revision 3
 Month of cost Basis Nov, 2016

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 121 60th Place SE
 Everett, WA
 Phone: 425 789-1939

Bldg #1 - 1 Storey		
Adminsitration	13,500	SF
		SF
	-	SF
	-	SF
<hr/>		
	-	13,500 GSF

Markup Description	<i>percentage</i>
Design/Estimating contingency	15%
General Conditions	10%
Overhead	5%
Profit	5%
Escalation (SEE Summary)	<u>0%</u>
GC Markups	39.47%

WBS	Description	QTY	U of M	\$/UM	Direct Cost Extended	Direct \$/sqft	With Markups
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Grand Total - Building and Site Please refer to summary to determine each building cost

SUMMARY
Phase 2

Name: **RAINIER SCHOOL MASTER PLAN**
 Second name: **Building Demolition**
 Location: Buckley, WA
 Design Phase: Concept Verification Estimate
 Date of Estimate: Nov 18, 2016.
 Date of Revision 1: Apr. 5, 2017
 Date of Revision 2: Apr. 17, 2017
 Date of Revision 3:
 Month of cost Basis: Nov, 2016

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 Everett, WA
 Phone: 425 789-1939

Demolition of Bldgs: #S 3, 35 & 37	Markup Description	<i>percentage</i>
	Design/Estimating contingency	15%
	General Conditions	10%
	Overhead	5%
	Profit	5%
	Escalation (SEE Summary)	0%
	GC Markups	39.47%

WBS	Description	QTY	U of M	\$/UM	Direct Cost Extended	Direct \$/sqft	With Markups
G - Building Sitework - Allowances							
G10	Site Preparation						
	G1010 - Clear & grub - allow						
	G1020 - Building demolition - as follows:						
	Demo/dispose pool building #5	73,920	CF	0.32	23,654		
	Demo/dispose cottage building 35	83,580	CF	0.32	26,746		
	Demo/dispose cottage building 37	83,580	CF	0.32	26,746		
	Demo/dispose above bldg footings and slab on grade	24,108	SF	2.50	60,270		
	G1030 Site earthwork						
	Site grading where cottages were demo'd	2,679	SY	4.95	13,259		
	HazMat		NIC		-		
	TOTALS: G10 Site Preparation				150,675		210,141
G20	Site Improvements						
	G2010 Roadways - Repair/overlay roadways	-	SY	11.25	-		
	G2020 Parking Lots: - allow to repair existing	-	SY	40.00	-		
	G2030 Pedestrian paving: repair allow	2,500	SF	5.00	12,500		
	G2050 - Landscaping & misc site specialties						
	Trees	-	EA	200.00	-		
	Ground covers & shrubs - allow	-	EA	28.00	-		
	Hydroseeding - allow	24,108	SF	0.28	6,750		
	Topsoil/bark - allow	446	CY	45.00	20,090		
	TOTALS: G20 Site Improvements				39,340		54,866
G30	Site Mechanical Utilities						
	G3010 - Water supply - allow		NIC	-	-		
	G3020 - Sanitary Sewer - allow		NIC	-	-		
	G3030 - Storm drainage repair/reconfiguration- allow	1	LS	25,000.00	25,000		
	G3090 - Natural gas - allow		NIC	-	-		
	TOTALS: G30 Site Mechanical Utilities				25,000		34,867
G40	Site Electrical Utilities						
	G4010 - ElectlPower: Transformer pads, trenching, conduit grounding		NIC	-	-		
	G4020 - Site Lighting - allow	4	EA	2,800.00	11,200		
	G4030 - Site comm & Sec - addition & reconfiguration allow		NIC	-	-		
	TOTALS: G40 Site Electrical Utilities				11,200		15,620
					Direct Cost		
					Extended		With Markups
Site Work Totals - Allow					\$ 226,215		\$ 315,494

SUMMARY
New Multiuse Building and Demolition of Misc Existing Buildings - PHASE 3

Project Name: **RAINIER SCHOOL MASTER PLAN**
 Second name: **New Multiuse Building Including Misc Building Demo**
 Location Buckley, WA
 Design Phase Master Plan Estimate
 Date of Estimate November 18, 2016
 Date of Revision 1 Nov. 5, 2017
 Date of Revision 2
 Date of Revision 3
 Month of cost Basis Nov, 2016

J B Iringan Consulting
 121 60th Place SE
 Everett, WA
 Phone: 425 789-1939

Building Designation		New Multiuse	Sitework	
BUILDING COMPONENTS COST				
A1020	Foundations	446,292	-	446,292
A1030	Slab on grade	267,775	-	267,775
B1010	Floor Construction	-	-	-
B1020	Roof Construction	669,438	-	669,438
B2010	Exterior Walls	401,663	-	401,663
B2020	Exterior Windows	140,247	-	140,247
B2030	Exterior Doors	21,199	-	21,199
B3010	Roof Coverings	535,550	-	535,550
B3020	Roof Openings	27,196	-	27,196
C1010	Interior Partitions	357,034	-	357,034
C1020	Interior Doors	223,146	-	223,146
C1030	Interior Fittings	89,258	-	89,258
C2010	Stair construction & Finishes	-	-	-
C3000	Wall, floor & ceiling finishes	580,180	-	580,180
D1010	Elevators	-	-	-
D2000	Plumbing	267,775	-	267,775
D3000	HVAC	803,326	-	803,326
D4000	Fire protection	156,202	-	156,202
D5000	Elect'l Syst: power, lighting, comm, FA & Sec	959,528	-	959,528
E1000	Equipment/Kitchen Appliances	69,733	-	69,733
E2000	Furnishings: Cab & window coverings	122,820	-	122,820
TOTAL BUILDING COST PER BUILDING		\$6,138,362	\$0	\$6,138,362
	Unit cost \$/GSF	\$191.82		
	No. of Buildings	1		
TOTAL BUILDING COST		\$6,138,362	\$0	\$6,138,362

SUMMARY
New Multiuse Building and Demolition of Misc Existing Buildings - PHASE 3

Project Name: RAINIER SCHOOL MASTER PLAN	J B Iringan Consulting
Second name: New Multiuse Building Including Misc Building Demo	121 60th Place SE
Location Buckley, WA	Everett, WA
Design Phase Master Plan Estimate	Phone: 425 789-1939
Date of Estimate November 18, 2016	
Date of Revision 1 Nov. 5, 2017	
Date of Revision 2	
Date of Revision 3	
Month of cost Basis Nov, 2016	

	Building Designation	New Multiuse	Sitework	
SITWORK COMPONENTS COST				
G1000	Building & parking demo,	-	1,332,275	1,332,275
G2000	Site Improvements	-	396,396	396,396
G3000	Site Mechanical Utilities	-	118,546	118,546
G4000	Site Electrical Utilities	-	37,377	37,377
	TOTAL SITework	\$0	\$1,884,594	\$1,884,594
	TOTAL BUILDING & SITework COST AT TODAY'S BID	\$6,138,362	\$1,884,594	\$8,022,956
	Add for Phasing allowance 3%			\$240,689
	Add for 3% Escalation per year on Phase 3 (Forecast 48 months from today)			\$962,755
	TOTAL PROJECTED ESCALATED COST			\$9,226,399

Notes: Repurpose buildings include Building #'s 32 & 49. Cost covers energy upgrades of building envelope by replacing exis & repair clay tile roof, plus North Agricultural land includes construction of 26 single units and 12 duplex units plus road improve Water, sewer, gas lines & lighting were included in the assumptions.
This estimate does not include WS sales tax & change orders
Assumes competitive public bid, and based on State prevailing residential rate

The Following Mark-ups were applied in the above cost as shown in the estimate details

Scope contingency	15%
General Conditions	10%
Overhead	5%
Profit	5%
Escalation (SEE above)	0%
GC Markups	39.47%

SUMMARY
New Multiuse Building and Demolition of Misc Existing Buildings - PHASE 3

Project Name: **RAINIER SCHOOL MASTER PLAN**
 Second name: **Multiuse for ATP needs -**
 Location **Buckley, WA**
 Design Phase **Concept Verification Estimate**
 Date of Estimate **Nov 18, 2016.**
 Date of Revision 1 **Apr. 5, 2017**
 Date of Revision 2
 Date of Revision 3
 Month of cost Basis **Nov, 2016**

J B Iringan Consulting
 121 60th Place SE
 Everett, WA
 Phone: 425 789-1939

Eventually become senior activity center
 Areas: Single Story 32,000 SF

Markup Description	percentage
Design/Estimating contingency	15%
General Conditions	10%
Overhead	5%
Profit	5%
Escalation (SEE Summary)	0%
GC Markups	39.47%

WBS	Description	QTY	U of M	\$/UM	Direct Cost Extended	Direct \$/sqft	With Markups
A-Substructure							
	A10 Foundations						
	A1020 - Stanadard Foundations						
	Cont perimeter footing: conc, form, reinf	32,000	SF	10.00	320,000		
	Trenching/backfilling		included		-		
	Footing drainage		included		-		
	TOTALS: A1020 - Stanadard Foundations	32,000	SF	-	320,000		446,292
	A1030 - Slab on Grade						
	SOG - 4" thick, incl perimeter form, stl reinf, trowel, cure & finish	32,000	SF	6.00	192,000		
	Fine grade for slab on grade, hand grading		included		-		
	Gravel base - 6" thick		included		-		
	R-10 Rigid insul slab perimeter		included		-		
	TOTALS: A1030 - Slab on Grade	32,000	SF	-	192,000		267,775
B-Shell							
	B10 Super Structure						
	B1010 - Floor Construction						
	No work	-	SF		-		
	TOTALS: B1010 - Floor Construction	-	SF	-	-		-
	B1020 - Roof Construction						
	Misc wood headers & GL beams - allow	32,000	SF	15.00	480,000		
	Wood Truss @ 24" OC		included		-		
	5/8" CD plywd roof sheathing		included		-		
	Misc carpentry rough hardware & misc blkg		included		-		
	TOTALS: B1020 - Roof Construction	32,000	SF	15.00	480,000		669,438
	B20 - Exterior Closure						
	B2010 - Exterior Walls						
	2x6 @ 16" OC wd studs @ perimeter wall	11,520	SF	25.00	288,000		
	1/2" CD Plywood structural wall sheathing		included		-		
	R-21 batt insul, VB, & wod fascia board 5/4x10"		included		-		
	GWB to exterior perimeter wall		included		-		
	Fiber cement/lap siding/CMU/Brick		included		-		
	TOTALS: B2010 - Exterior Walls	11,520	SF	25.00	288,000		401,663
	B2020 - Exterior Windows						
	Alum low-e dbl pane glass windows - 20% of Wall area	2,304	SF	40.00	92,160		

SUMMARY
New Multiuse Building and Demolition of Misc Existing Buildings - PHASE 3

Project Name: **RAINIER SCHOOL MASTER PLAN**
 Second name: **Multiuse for ATP needs -**
 Location: Buckley, WA
 Design Phase: Concept Verification Estimate
 Date of Estimate: Nov 18, 2016.
 Date of Revision 1: Apr. 5, 2017
 Date of Revision 2:
 Date of Revision 3:
 Month of cost Basis: Nov, 2016

J B Iringan Consulting
 121 60th Place SE
 Everett, WA
 Phone: 425 789-1939

Eventually become senior activity center
 Areas: Single Story 32,000 SF

Markup Description	<i>percentage</i>
Design/Estimating contingency	15%
General Conditions	10%
Overhead	5%
Profit	5%
Escalation (SEE Summary)	0%
GC Markups	39.47%

WBS	Description	QTY	U of M	\$/UM	Direct Cost Extended	Direct \$/sqft	With Markups
	5/4x5 trim to exterior windows	2,400	LF	3.50	8,400		
	TOTALS: B2020 - Exterior Windows	2,304	SF	43.65	100,560		140,247
	B2030 - Exterior Doors						
	Entry door	4	PR	3,800.00	15,200		
	TOTALS: B2030 - Exterior Doors				15,200		21,199

SUMMARY
New Multiuse Building and Demolition of Misc Existing Buildings - PHASE 3

Project Name: **RAINIER SCHOOL MASTER PLAN**
 Second name: **Multiuse for ATP needs -**
 Location **Buckley, WA**
 Design Phase **Concept Verification Estimate**
 Date of Estimate **Nov 18, 2016.**
 Date of Revision 1 **Apr. 5, 2017**
 Date of Revision 2
 Date of Revision 3
 Month of cost Basis **Nov, 2016**

J B Iringan Consulting
 121 60th Place SE
 Everett, WA
 Phone: 425 789-1939

Eventually become senior activity center
 Areas: Single Story 32,000 SF

Markup Description	percentage
Design/Estimating contingency	15%
General Conditions	10%
Overhead	5%
Profit	5%
Escalation (SEE Summary)	0%
GC Markups	39.47%

WBS	Description	QTY	U of M	\$/UM	Direct Cost Extended	Direct \$/sqft	With Markups
B30 - Roofing							
B3010 - Roof Coverings							
	Modified Bit roofing	32,000	SF	12.00	384,000		
	R-27 rigid insulation, VB, Bldg felt		included		-		
	Flashing, Ridge, downspouts & gutter		included		-		
	TOTALS: B3010 - Roof Coverings	32,000	SF	12.00	384,000		535,550
B3020 - Roof Openings							
	Skylights - (2) 10*20	400	SF	45.00	18,000		
	Roof Hatch 3'x4'	1	SF	1,500.00	1,500		
	TOTALS: B3020 - Roof Openings			-	19,500		27,196
C-Interiors							
C10 Interior Construction							
C1010 - Interior Partitions							
	Partitions - Studs walls framing & GWB	32,000	GSF	8.00	256,000		
	TOTALS: C1010 - Interior Partitions	32,000	GSF	8.00	256,000		357,034
C1020 - Interior Doors							
	New doors, frames & hw - allow	32,000	SF	5.00	160,000		
	TOTALS: C1020 - Interior Doors	32,000	GSF	5.00	160,000		223,146
C1030 - Interior Fittings							
	Misc specialties: Toilets, signage, FEC's & others	32,000	GSF	2.00	64,000		
	TOTALS: C1030 - Interior Fittings	32,000	GSF	2.00	64,000		89,258
C20 Stairs							
C2010 - Stair Construction & Finishes							
	No work	-	FLT	-	-		
	TOTALS: C2010 - Stair Construction & Finishes		FLT		-		-
C30 Interior Finishes							
C3010/20/30 - Wall, Floor & Ceiling Finishes							
	Paint GWB ceiling	32,000	GSF	5.00	160,000		
	Paint GWB walls	32,000	GSF	2.00	64,000		
	Floor finishes: Carpet, resilient floor finishes, RB bse	32,000	GSF	6.00	192,000		
	TOTALS: C3010/20/30 - Wall, Floor & Ceiling Finishes	32,000	GSF	13.00	416,000		580,180

SUMMARY
New Multiuse Building and Demolition of Misc Existing Buildings - PHASE 3

Project Name: **RAINIER SCHOOL MASTER PLAN**
 Second name: **Multiuse for ATP needs -**
 Location **Buckley, WA**
 Design Phase **Concept Verification Estimate**
 Date of Estimate **Nov 18, 2016.**
 Date of Revision 1 **Apr. 5, 2017**
 Date of Revision 2
 Date of Revision 3
 Month of cost Basis **Nov, 2016**

J B Iringan Consulting
 121 60th Place SE
 Everett, WA
 Phone: 425 789-1939

Eventually become senior activity center
 Areas: Single Story 32,000 SF

Markup Description	percentage
Design/Estimating contingency	15%
General Conditions	10%
Overhead	5%
Profit	5%
Escalation (SEE Summary)	0%
GC Markups	39.47%

WBS	Description	QTY	U of M	\$/UM	Direct Cost Extended	Direct \$/sqft	With Markups
D-Services							
	D10 Conveying System						
	D1010 - Elevators & Lifts						
	No work	-	LS	-	-		
	TOTALS: D1010 - Elevators & Lifts			-	-		-
	D20 Plumbing System						
	D2010/20/30 - Plumbing Fixt, domestic water dist & sanitary waste						
	Plumbing fxt: WC, Lav, Bath tub/shower & Kitchen sink	32,000	SF	6.00	192,000		
	TOTALS: D20 Plumbing System	32,000	GSF	6.00	192,000		267,775
	D30 HVAC Systems						
	D3010/20/30/40/50/60/70 - Heating/Cooling ductwork system						
	HVAC - allow	32,000	GSF	18.00	576,000		
	TOTALS: D30 HVAC Systems	32,000	GSF	18.00	576,000		803,326
	D40 Fire Protection						
	Fire sprinkler	32,000	GSF	3.50	112,000		
	TOTALS: D40 Fire Protection	32,000	GSF	3.50	112,000		156,202
	D50 Electrical Systems						
	D5010 - Power Service & Distribution	32,000	GSF	8.00	256,000		
	D5020 - Lighting & Branch wiring	32,000	GSF	10.00	320,000		
	D5030 - Comm, security, fire alarm & sound	32,000	GSF	3.50	112,000		
	TOTALS: D50 Electrical Systems	32,000	GSF	21.50	688,000		959,528
E-Equipment & Furnishings							
	E10 Equipment						
	E1010 - Kitchen Equipment:						
	Kitchen equipment - allow	1	LS	50,000.00	50,000		
	TOTALS: E10 Equipment				50,000		69,733
	E20 Furnishings						
	E2010 - Fixed Furnishings:						
	Base/upper cabinets at kitchen	32,000	GSF	2.50	80,000		
	Window treatment	2,304	SF	3.50	8,064		
	TOTALS: E20 Furnishings				88,064		122,820

SUMMARY
New Multiuse Building and Demolition of Misc Existing Buildings - PHASE 3

Project Name: **RAINIER SCHOOL MASTER PLAN**
 Second name: **Multiuse for ATP needs -**
 Location: Buckley, WA
 Design Phase: Concept Verification Estimate
 Date of Estimate: Nov 18, 2016.
 Date of Revision 1: Apr. 5, 2017
 Date of Revision 2:
 Date of Revision 3:
 Month of cost Basis: Nov, 2016

J B Iringan Consulting
 121 60th Place SE
 Everett, WA
 Phone: 425 789-1939

Eventually become senior activity center
 Areas: Single Story 32,000 SF

Markup Description	<i>percentage</i>
Design/Estimating contingency	15%
General Conditions	10%
Overhead	5%
Profit	5%
Escalation (SEE Summary)	0%
GC Markups	39.47%

WBS	Description	QTY	U of M	\$/UM	Direct Cost Extended	Direct \$/sqft	With Markups
					Direct Cost		
					Extended		With Markups
Building Totals		32,000	SF	\$137.54	\$4,401,324		\$6,138,362

SUMMARY
New Multiuse Building and Demolition of Misc Existing Buildings - PHASE 3

Name: **RAINIER SCHOOL MASTER PLAN**
 Second name: **North Agricultural Land**
 Location: **Buckley, WA**
 Design Phase: **Concept Verification Estimate**
 Date of Estimate: **Nov 18, 2016**
 Date of Revision 1: **Apr. 5, 2017**
 Date of Revision 2:
 Date of Revision 3:
 Month of cost Basis: **Nov, 2016**

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 121 60th Place SE
 Everett, WA
 Phone: 425 789-1939

Demolition of Buildings:	Markup Description	<i>percentage</i>
#S 62,63,64,65,66,67,68,69,50A,50B,51A&51B	Design/Estimating contingency	15%
	General Conditions	10%
	Overhead	5%
	Profit	5%
	Escalation (SEE Summary)	0%
	GC Markups	39.47%

WBS	Description	QTY	U of M	\$/UM	Direct Cost Extended	Direct \$/sqft	With Markups
G - Building Sitework - Allowances							
G10	Site Preparation						
	G1010 - Clear & grub - allow	1	LS	10,000.00	10,000		
	G1020 - Site demolition - as follows:						
	Demo/dispose asphalt parking pavement	32000	SF	1.95	62,400		
	Demo/dispose asphalt road pavement	30000	SF	2.50	75,000		
	Demo/dispose cottage building 62	70,600	CF	0.32	22,592		
	Demo/dispose cottage building 63	70,610	CF	0.32	22,595		
	Demo/dispose cottage building 64	53,580	CF	0.32	17,146		
	Demo/dispose cottage building 65	53,580	CF	0.32	17,146		
	Demo/dispose cottage building 66	53,580	CF	0.32	17,146		
	Demo/dispose cottage building 67	53,580	CF	0.32	17,146		
	Demo/dispose cottage building 68	53,580	CF	0.32	17,146		
	Demo/dispose cottage building 69	53,580	CF	0.32	17,146		
	Demo/dispose building 50A	263,100	CF	0.32	84,192		
	Demo/dispose building 50B	181,380	CF	0.32	58,042		
	Demo/dispose building 51A	176,010	CF	0.32	56,323		
	Demo/dispose building 51B	193,780	CF	0.32	62,010		
	Demo/dispose above bldg footings and slab on grade	127,696	SF	2.50	319,240		
	G1030 Site earthwork						
	Site grading where cottages were demo'd	1	LS	80,000.00	80,000		
	HazMat		NIC		-		
	TOTALS: G10 Site Preparation				955,267		1,332,275
G20	Site Improvements						
	G2010 Roadways - 30' wide Asphalt Roadway w/curb & gutter	800	LF	194.67	155,733		
	G2020 Parking Lots: - allow	2,000	SY	40.00	80,000		
	G2030 Pedestrian paving	2,000	SF	5.00	10,000		
	G2040 Site Development		no work		-		
	G2050 - Landscaping - allow						
	Trees	20	EA	200.00	4,000		
	Ground covers & shrubs - allow	500	EA	28.00	14,000		
	Topsoil/bark - allow	300	CY	45.00	13,490		
	Hydroseeding - allow	25,000	SF	0.28	7,000		

SUMMARY
New Multiuse Building and Demolition of Misc Existing Buildings - PHASE 3

Name: **RAINIER SCHOOL MASTER PLAN**
 Second name: **North Agricultural Land**
 Location: **Buckley, WA**
 Design Phase: **Concept Verification Estimate**
 Date of Estimate: **Nov 18, 2016.**
 Date of Revision 1: **Apr. 5, 2017**
 Date of Revision 2:
 Date of Revision 3:
 Month of cost Basis: **Nov, 2016**

J B Iringan Consulting
 121 60th Place SE
 Everett, WA
 Phone: 425 789-1939

Demolition of Buildings:
 #S 62,63,64,65,66,67,68,69,50A,50B,51A&51B

Markup Description	percentage
Design/Estimating contingency	15%
General Conditions	10%
Overhead	5%
Profit	5%
Escalation (SEE Summary)	0%
GC Markups	39.47%

WBS	Description	QTY	U of M	\$/UM	Direct Cost Extended	Direct \$/sqft	With Markups
	TOTALS: G20 Site Improvements				284,223		396,396
G30	Site Mechanical Utilities						
	G3010 - Water supply upgrade - allow	1	LS	15,000.00	15,000		
	G3020 - Santary Sewer upgrade- allow	1	LS	10,000.00	10,000		
	G3030 - Storm drainage upgrade - allow	1	LS	50,000.00	50,000		
	G3090 - Natural gas upgrade - allow	1	LS	10,000.00	10,000		
	TOTALS: G30 Site Mechanical Utilities				85,000		118,546
G40	Site Electrical Utilities						
	G4010 - Electrical Power & - allow	1	LS	5,000.00	5,000		
	G4020 - Site Lighting - allow	6	EA	2,800.00	16,800		
	G4030 - Site communications & Security- allow	1	LS	5,000.00	5,000		
	TOTALS: G40 Site Electrical Utilities				26,800		37,377
						Direct Cost Extended	With Markups
	Site Work Totals - Allow				\$ 1,351,291		\$ 1,884,594

SUMMARY

New 50 Units Independent Senior Living Cottages - PHASE 3

Project Name: **RAINIER SCHOOL MASTER PLAN**
 Second name: **New 50 Units independent Senior Living Cottages**
 Location: Buckley, WA
 Design Phase: Master Plan Estimate
 Date of Estimate: November 18, 2016
 Date of Revision 1: Nov. 5, 2017
 Date of Revision 2:
 Date of Revision 3:
 Month of cost Basis: Nov, 2016

J B Iringan Consulting
 121 60th Place SE
 Everett, WA
 Phone: 425 789-1939

Building Designation		Single units Residential at West of North Agricultural Land	Duplex Units Residential at West of North Agricultural Land	Single units Residential at North Campus	Duplex Units Residential at North Campus	Sitework at West of North Agricultural Land	Sitework at North Campus	Total
Building Use								
BUILDING SQUARE FOOTAGES	(SF)	750	1500	750	1500			
	No. of Building Units	13	6	13	6			
	<i>Total Area (SF)</i>	<i>9,750</i>	<i>9,000</i>	<i>9,750</i>	<i>9,000</i>			<i>18,750</i>
BUILDING COMPONENTS COST								
A1020	Foundations	15,690	31,380	15,690	31,380	-	-	47,070
A1030	Slab on grade	6,276	12,552	6,276	12,552	-	-	18,828
B1010	Floor Construction	-	-	-	-	-	-	-
B1020	Roof Construction	15,341	30,683	15,341	30,683	-	-	46,024
B2010	Exterior Walls	34,141	66,576	34,141	66,576	-	-	100,717
B2020	Exterior Windows	9,330	18,194	9,330	18,194	-	-	27,524
B2030	Exterior Doors	5,021	10,042	5,021	10,042	-	-	15,062
B3010	Roof Coverings	11,506	22,437	11,506	22,437	-	-	33,943
B3020	Roof Openings	1,116	2,231	1,116	2,231	-	-	3,347
C1010	Interior Partitions	6,276	12,552	6,276	12,552	-	-	18,828
C1020	Interior Doors	5,021	10,042	5,021	10,042	-	-	15,062
C1030	Interior Fittings	2,092	4,184	2,092	4,184	-	-	6,276
C2010	Stair construction & Finishes	-	-	-	-	-	-	-
C3000	Wall, floor & ceiling finishes	7,531	15,062	7,531	15,062	-	-	22,594
D1010	Elevators	-	-	-	-	-	-	-
D2000	Plumbing	16,736	33,472	16,736	33,472	-	-	50,208
D3000	HVAC	16,736	33,472	16,736	33,472	-	-	50,208
D4000	Fire protection	-	-	-	-	-	-	-
D5000	Elect'l Syst: power, lighting, comm, FA & Sec	20,397	40,794	20,397	40,794	-	-	61,191
E1000	Equipment/Kitchen Appliances	2,789	5,579	2,789	5,579	-	-	8,368
E2000	Furnishings: Cab & window coverings	8,862	17,723	8,862	17,723	-	-	26,585
	TOTAL BUILDING COST PER BUILDING	\$184,861	\$366,973	\$184,861	\$366,973	\$0	\$0	\$551,834
	Unit cost \$/GSF	\$246.48	\$244.65	\$246.48	\$244.65			
	No. of Buildings	13	6	13	6			
	TOTAL BUILDING COST	\$2,403,195	\$2,201,840	\$2,403,195	\$2,201,840	\$0	\$0	\$9,210,069

SUMMARY

New 50 Units Independent Senior Living Cottages - PHASE 3

Project Name: **RAINIER SCHOOL MASTER PLAN**
 Second name: **New 50 Units independent Senior Living Cottages**
 Location Buckley, WA
 Design Phase Master Plan Estimate
 Date of Estimate November 18, 2016
 Date of Revision 1 Nov. 5, 2017
 Date of Revision 2
 Date of Revision 3
 Month of cost Basis Nov, 2016

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 121 60th Place SE
 Everett, WA
 Phone: 425 789-1939

Building Designation	Single units Residential at West of North Agricultural Land	Duplex Units Residential at West of North Agricultural Land	Single units Residential at North Campus	Duplex Units Residential at North Campus	Sitework at West of North Agricultural Land	Sitework at North Campus	Total	
Building Use								
SITWORK COMPONENTS COST								
	Site Area (SF)				427,000	480,000		
G1000	Site preparation & selective bldg demo	-	-	-	706,969	794,719	1,501,688	
G2000	Site Improvements	-	-	-	905,140	1,017,488	1,922,628	
G3000	Site Mechanical Utilities	-	-	-	833,311	936,743	1,770,054	
G4000	Site Electrical Utilities	-	-	-	168,754	189,700	358,454	
TOTAL SITWORK		\$0	\$0	\$0	\$0	\$2,614,174	\$2,938,650	\$5,552,824
TOTAL BUILDING & SITWORK COST AT TODAY'S BID		\$2,403,195	\$2,201,840	\$2,403,195	\$2,201,840	\$2,614,174	\$2,938,650	\$14,762,893
Add for Phasing allowance 3%								\$442,887
Add for 3% Escalation per year on Phase 3 (Forecast 48 months from today)								\$1,771,547
TOTAL PROJECTED ESCALATED COST								\$16,977,327

Notes: Repurpose buildings include Building #'s 32 & 49. Cost covers energy upgrades of building envelope by replacing existing windows, insulate exterior walls remodeling of interior & repair clay tile roof, plus North Agricultural land includes construction of 26 single units and 12 duplex units plus road improvements to access the new residential units. Water, sewer, gas lines & lighting were included in the assumptions. This estimate does not include WS sales tax & change orders. Assumes competitive public bid, and based on State prevailing residential rate

The Following Mark-ups were applied in the above cost as shown in the estimate details

Scope contingency	15%
General Conditions	10%
Overhead	5%
Profit	5%
Escalation (SEE above)	0%
GC Markups	39.47%

ESTIMATE DETAIL
Repurpose Building #32 and #49 - PHASE 3

Project Name: **RAINIER SCHOOL MASTER PLAN**
 Second name: **Repurpose Buildings 32 & 49**
 Location Buckley, WA
 Design Phase Budget Estimate
 Date of Estimate Nov 18, 2016.
 Date of Revision 1 Apr. 5, 2017
 Date of Revision 2
 Date of Revision 3
 Month of cost Basis Nov, 2016

J B Iringan Consulting
 121 60th Place SE
 Everett, WA
 Phone: 425 789-1939

Bldg #32 - 1-Story		Markup Description	<i>percentage</i>
Living Apartments	13,840 SF	Design/Estimating contingency	15%
Support rooms	2,947 SF	General Conditions	10%
	- SF	Overhead	5%
	- SF	Profit	5%
-	16,787 GSF	Escalation (SEE Summary)	0%
		GC Markups	39.47%

WBS	Description	QTY	U of M	\$/UM	Direct Cost Extended	Direct \$/sqft	With Markups
B20 - Exterior Closure							
B2010 - Exterior Walls							
	New R-21 batt insul to exterior walls	8,880	SF	1.25	11,100		
	New GWB walls to exist studs at ext walls	8,880	SF	3.00	26,640		
	Misc studs framing & shtg - replacement allow	1,332	SF	6.00	7,992		
	TOTALS: B2010 - Exterior Walls	8,880	SF	5.15	45,732		63,781
B2020 - Exterior Windows							
	New alum low-e dbl pane glass windows - 15% of Wall area	1,332	SF	45.00	59,940		
	TOTALS: B2020 - Exterior Windows	1,332	SF	45.00	59,940		83,596
B2030 - Exterior Doors							
	Alum storefront entry door	2	PR	6,500.00	13,000		
	Add for Auto door operator	2	PR	3,500.00	7,000		
	TOTALS: B2030 - Exterior Doors				20,000		27,893
B30 - Roofing							
B3010 - Roof Coverings							
	Repair clay tile roof - allow	19,500	SF	6.00	117,000		
	Flashing, Ridge, downspouts & gutter	19,500	SF	2.50	48,750		
	TOTALS: B3010 - Roof Coverings	19,500	SF	8.50	165,750		231,165
B3020 - Roof Openings							
	No work	-	SF	-	-		
	TOTALS: B3020 - Roof Openings	-		-	-		-
C-Interiors							
C10 Interior Construction							
C1010 - Interior Partitions							
	New Partitions allow - Studs walls framing & GWB	16,787	GSF	8.00	134,296		
	TOTALS: C1010 - Interior Partitions	16,787	GSF	8.00	134,296		187,298
C1020 - Interior Doors							
	New doors, frames & hw - allow	16,787	GSF	6.00	100,722		
	TOTALS: C1020 - Interior Doors	16,787	GSF	6.00	100,722		140,473
C1030 - Interior Fittings							
	Misc specialties: Toilets, signage, FEC's & others	16,787	GSF	2.50	41,968		
	TOTALS: C1030 - Interior Fittings	16,787	GSF	2.50	41,968		58,530
C20 Stairs							
C2010 - Stair Construction & Finishes							
	No work	-	LS	-	-		
	TOTALS: C2010 - Stair Construction & Finishes	-	FLT	-	-		-

ESTIMATE DETAIL
Repurpose Building #32 and #49 - PHASE 3

Project Name: **RAINIER SCHOOL MASTER PLAN**
 Second name: **Repurpose Buildings 32 & 49**
 Location Buckley, WA
 Design Phase Budget Estimate
 Date of Estimate Nov 18, 2016.
 Date of Revision 1 Apr. 5, 2017
 Date of Revision 2
 Date of Revision 3
 Month of cost Basis Nov, 2016

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 121 60th Place SE
 Everett, WA
 Phone: 425 789-1939

Bldg #32 - 1-Story		Markup Description	percentage
Living Apartments	13,840 SF	Design/Estimating contingency	15%
Support rooms	2,947 SF	General Conditions	10%
	- SF	Overhead	5%
	- SF	Profit	5%
		Escalation (SEE Summary)	0%
		GC Markups	39.47%
	<hr/>		
	- 16,787 GSF		

WBS	Description	QTY	U of M	\$/UM	Direct Cost Extended	Direct \$/sqft	With Markups
C30	Interior Finishes						
	C3010/20/30 - Wall, Floor & Ceiling Finishes						
	Repaint existing GWB ceiling	16,787	GSF	1.85	31,056		
	Repaint existing & paint newGWB walls	16,787	GSF	3.00	50,361		
	New floor finishes	16,787	GSF	5.00	83,935		
	TOTALS: C3010/20/30 - Wall, Floor & Ceiling Finishes	16,787	GSF	9.85	165,352		230,610
D-Services							
D10	Conveying System						
	D1010 - Elevators & Lifts						
	No work	-	LS	-	-		
	TOTALS: D1010 - Elevators & Lifts						
D20	Plumbing System						
	D2010/20/30 - Plumbing Fixt, domestic water dist & sanitary waste						
	Replace/new plumbing system - allow	16,787	GSF	8.00	134,296		
	TOTALS: D20 Plumbing System	16,787	GSF	8.00	134,296		187,298
D30	HVAC Systems						
	D3010/20/30/40/50/60/70 - Heating/Cooling ductwork system						
	Heating & ventilation upgrade	16,787	GSF	8.00	134,296		
	TOTALS: D30 HVAC Systems	16,787	GSF	-	134,296		187,298
D40	Fire Protection						
	Fire Sprinkler system	16,787	GSF	3.50	58,755		
	TOTALS: D40 Fire Protection		GSF	-	58,755		81,943
D50	Electrical Systems						
	D5010 - Power Service & Distribution	16,787	GSF	6.00	100,722		
	D5020 - Lighting & Branch wiring	16,787	GSF	10.00	167,870		
	D5030 - Comm, security, fire alarm & sound	16,787	GSF	4.00	67,148		
	TOTALS: D50 Electrical Systems	16,787	GSF	20.00	335,740		468,244
E-Equipment & Furnishings							
E10	Equipment						
	E1010 - Kitchen Equipment:						
	Stove/oven & refrigerator	2	SETS	5,000.00	10,000		
	E1020 - Institutional Equipment: none	-	LS	-	-		
	E1090 - Other Equipments	-	LS	-	-		
	TOTALS: E10 Equipment				10,000		13,947
E20	Furnishings						
	E2010 - Fixed Furnishings:		NIC		-		

ESTIMATE DETAIL
Repurpose Building #32 and #49 - PHASE 3

Project Name: **RAINIER SCHOOL MASTER PLAN**
 Second name: **Repurpose Buildings 32 & 49**
 Location Buckley, WA
 Design Phase Budget Estimate
 Date of Estimate Nov 18, 2016.
 Date of Revision 1 Apr. 5, 2017
 Date of Revision 2
 Date of Revision 3
 Month of cost Basis Nov, 2016

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 121 60th Place SE
 Everett, WA
 Phone: 425 789-1939

Bldg #32 - 1-Story		Markup Description	<i>percentage</i>
Living Apartments	13,840 SF	Design/Estimating contingency	15%
Support rooms	2,947 SF	General Conditions	10%
	- SF	Overhead	5%
	- SF	Profit	5%
-	16,787 GSF	Escalation (SEE Summary)	0%
		GC Markups	39.47%

WBS	Description	QTY	U of M	\$/UM	Direct Cost Extended	Direct \$/sqft	With Markups
	G4030 - Site communications & Security- allow	1	LS	5,000.00	5,000		
	TOTALS: G40 Site Electrical Utilities				26,800		37,377

Site Work Totals - Allow	Direct Cost Extended	With Markups
	\$ 361,293	\$ 503,881

Grand Total - Building and Site Please see summary to determine each building cost

SUMMARY
PHASE 4

Name: **RAINIER SCHOOL MASTER PLAN**
 Second name: **Preserve Building #'s 8,24,30&31 New Maintenance Bldg, Multiuse & baseball field Misc Buildings demolition**
 Location **Buckley, WA**
 Design Phase **Master Plan Estimate**
 Date of Estimate **November 18, 2016**
 Date of Revision 1
 Date of Revision 2
 Date of Revision 3
 Month of cost Basis **Nov, 2016**

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 121 60th Place SE
 Everett, WA
 Phone: 425 789-1939

Building Designation		Bldg 8	Bldg 24	Bldg 30	Bldg 31	Maintenance	Sitework	Sitework	Total	
Building Use		Chapel/Educat'l	Commissary	Power House	Laundry/sewing	Building	Improvements	(Bldg demo)		
BUILDING SQUARE FOOTAGES		(SF)	3,900	14,820	9,072	23,423	40,407	687,900	103,842	91,622
		No. of Building Units	1	1	1	1	1	1	1	
		Total Area (SF)	3,900	14,820	9,072	23,423	40,407	687,900	103,842	-
BUILDING COMPONENTS COST										
A1020	Foundations	-	-	-	-	267,775	-	-	-	267,775
A1030	Slab on grade	-	-	-	-	245,461	-	-	-	245,461
B1010	Floor Construction	-	-	-	-	-	-	-	-	-
B1020	Roof Construction	-	-	-	-	714,067	-	-	-	714,067
B2010	Exterior Walls	-	-	-	-	618,561	-	-	-	618,561
B2020	Exterior Windows	-	-	-	-	48,088	-	-	-	48,088
B2030	Exterior Doors	-	-	-	-	79,914	-	-	-	79,914
B3010	Roof Coverings	-	-	-	-	669,438	-	-	-	669,438
B3020	Roof Openings	-	-	-	-	20,223	-	-	-	20,223
C1010	Interior Partitions	65,270	248,027	37,957	196,003	89,258	-	-	-	636,516
C1020	Interior Doors	54,392	206,689	63,262	163,336	55,787	-	-	-	543,465
C1030	Interior Fittings	13,598	51,672	31,631	40,834	44,629	-	-	-	182,364
C2010	Stair construction & Finishes	-	-	-	-	-	-	-	-	-
C3000	Wall, floor & ceiling finishes	65,270	248,027	75,914	176,403	89,258	-	-	-	654,872
D1010	Elevators	-	-	-	-	-	-	-	-	-
D2000	Plumbing	27,196	103,344	63,262	122,502	178,517	-	-	-	494,821
D3000	HVAC	54,392	206,689	63,262	212,337	223,146	-	-	-	759,825
D4000	Fire protection	19,037	72,341	44,283	114,335	156,202	-	-	-	406,199
D5000	Elect'l Syst: power, lighting, comm, FA & Sec	130,540	496,054	106,280	392,006	446,292	-	-	-	1,571,172
E1000	Equipment/Kitchen Appliances	27,893	105,994	32,442	41,881	55,787	-	-	-	263,997
E2000	Furnishings: Cab & window coverings	45,327	172,241	42,175	81,668	66,626	-	-	-	408,036
TOTAL BUILDING COST PER BUILDING		\$502,915	\$1,911,078	\$560,468	\$1,541,305	\$4,069,028	\$0	\$0	\$0	\$8,584,794
		Unit cost \$/GSF	\$128.95	\$128.95	\$61.78	\$65.80	\$100.70	\$0.00		\$93.70
		No. of Buildings	1	1	1	1	1			
TOTAL BUILDING COST		\$502,915	\$1,911,078	\$560,468	\$1,541,305	\$4,069,028	\$0	\$0	\$0	\$8,584,794

SUMMARY
PHASE 4

Name: **RAINIER SCHOOL MASTER PLAN**
 Second name: **Preserve Building #'s 8,24,30&31 New Maintenance Bldg, Multiuse & baseball field Misc Buildings demolition**
 Location **Buckley, WA**
 Design Phase **Master Plan Estimate**
 Date of Estimate **November 18, 2016**
 Date of Revision 1
 Date of Revision 2
 Date of Revision 3
 Month of cost Basis **Nov, 2016**

J B Iringan Consulting
 121 60th Place SE
 Everett, WA
 Phone: 425 789-1939

SITWORK COMPONENTS COST

G1000	Site preparation & selective bldg demo	50,312	191,187.31	117,034	302,171	125,520	948,842	1,200,013	2,935,080
G2000	Site Improvements	-	-	-	-	-	3,688,868	-	3,688,868
G3000	Site Mechanical Utilities	-	-	-	-	-	891,922	-	891,922
G4000	Site Electrical Utilities	-	-	-	-	-	168,754	-	168,754
TOTAL SITWORK		\$50,312	\$191,187	\$117,034	\$302,171	\$125,520	\$5,698,386	\$1,200,013	\$7,684,624
TOTAL BUILDING & SITWORK COST AT TODAY'S BID		\$553,228	\$2,102,265	\$677,502	\$1,843,476	\$4,194,548	\$5,698,386	\$1,200,013	\$16,269,418
Add for Phasing allowat 3%									\$488,083
Add for 3% Escalation per year on Phase 1 (Forecast 60 months from today)									\$2,440,413
TOTAL PROJECTED ESCALATED COST									\$19,197,913

Notes: Building #'s 8,24,30 & 31 - covers 25% to 100% interior remodel in cost
 Building demolition includes building #'s 9,10,11,12,13,14,15,57,61,207,22,23,25,26,27,& 28
 This estimate does not include WS sales tax & change orders
 Assumes competitive public bid, and based on State prevailing residential rate

The Following Mark-ups were applied in the above cost as shown in the estimate details

Scope contingency	15%
General Conditions	10%
Overhead	5%
Profit	5%
Escalation (SEE above)	0%
GC Markups	39.47%

**SUMMARY
PHASE 4**

Name: **RAINIER SCHOOL MASTER PLAN**
 Second name: **Preserve Buildings #8, 24, 30 & 31**
 Location **Buckley, WA**
 Design Phase **Budget Estimate**
 Date of Estimate **Nov 18, 2016.**
 Date of Revision 1
 Date of Revision 2
 Date of Revision 3
 Month of cost Basis **Nov, 2016**

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 121 60th Place SE
 Everett, WA
 Phone: 425 789-1939

Bldg #1 - 1 Storey		Markup Description	<i>percentage</i>
Chapel Educational	3,900 SF	Design/Estimating contingency	15%
	SF	General Conditions	10%
	- SF	Overhead	5%
	- SF	Profit	5%
		Escalation (SEE Summary)	0%
		GC Markups	39.47%
		Direct Cost	Direct
		Extended	\$/sqft
			With Markups

WBS	Description	QTY	U of M	\$/UM	Direct Cost Extended	Direct \$/sqft	With Markups
C-Interiors							
C10	Interior Construction						
C1010	Interior Partitions						
	New Partitions allow - Studs walls framing & GWB	3,900	GSF	12.00	46,800		
	TOTALS: C1010 - Interior Partitions	3,900	GSF	12.00	46,800		65,270
C1020	Interior Doors						
	New doors, frames & hw - allow	3,900	GSF	10.00	39,000		
	TOTALS: C1020 - Interior Doors	3,900	GSF	10.00	39,000		54,392
C1030	Interior Fittings						
	Misc specialties: Toilets, signage, FEC's & others	3,900	GSF	2.50	9,750		
	TOTALS: C1030 - Interior Fittings	3,900	GSF	2.50	9,750		13,598
C20	Stairs						
C2010	Stair Construction & Finishes						
	Existing stair - to remain	-	LS	-	-		
	Stair Finishes	-	FLT	2,500.00	-		
	TOTALS: C2010 - Stair Construction & Finishes		FLT	#DIV/0!	-		-
C30	Interior Finishes						
C3010/20/30	Wall, Floor & Ceiling Finishes						
	Paint GWB ceiling	3,900	GSF	2.00	7,800		
	Paint newGWB walls	3,900	GSF	4.00	15,600		
	New floor finishes	3,900	GSF	6.00	23,400		
	TOTALS: C3010/20/30 - Wall, Floor & Ceiling Finishes	3,900	GSF	12.00	46,800		65,270
D-Services							
D10	Conveying System						
D1010	Elevators & Lifts						
	Passenger Elevator - 2-stops - upgrade exist elevator	-	LS	60,000.00	-		
	TOTALS: D1010 - Elevators & Lifts			60,000.00	-		-
D20	Plumbing System						
D2010/20/30	Plumbing Fixt, domestic water dist & sanitary waste						
	New plumbing system - allow	3,900	GSF	5.00	19,500		
	TOTALS: D20 Plumbing System	3,900	GSF	5.00	19,500		27,196

**SUMMARY
PHASE 4**

Name: **RAINIER SCHOOL MASTER PLAN**
 Second name: **Preserve Buildings #8, 24, 30 & 31**
 Location **Buckley, WA**
 Design Phase **Budget Estimate**
 Date of Estimate **Nov 18, 2016.**
 Date of Revision 1
 Date of Revision 2
 Date of Revision 3
 Month of cost Basis **Nov, 2016**

J B Iringan Consulting
 121 60th Place SE
 Everett, WA
 Phone: 425 789-1939

Bldg #1 - 1 Storey			Markup Description	<i>percentage</i>
Chapel Educational	3,900	SF	Design/Estimating contingency	15%
		SF	General Conditions	10%
	-	SF	Overhead	5%
	-	SF	Profit	5%
			Escalation (SEE Summary)	0%
-	3,900	GSF	GC Markups	39.47%

WBS	Description	QTY	U of M	\$/UM	Direct Cost Extended	Direct \$/sqft	With Markups
D30	HVAC Systems						
	D3010/20/30/40/50/60/70 - Heating/Cooling ductwork system						
	HVAC system upgrade	3,900	GSF	10.00	39,000		
	TOTALS: D30 HVAC Systems	3,900	GSF	-	39,000		54,392
D40	Fire Protection						
	Fire Sprinkler system - adjustment	3,900	GSF	3.50	13,650		
	TOTALS: D40 Fire Protection		GSF	-	13,650		19,037
D50	Electrical Systems						
	D5010 - Power Service & Distribution	3,900	GSF	8.00	31,200		
	D5020 - Lighting & Branch wiring	3,900	GSF	12.00	46,800		
	D5030 - Comm, security, fire alarm & sound	3,900	GSF	4.00	15,600		
	TOTALS: D50 Electrical Systems	3,900	GSF	24.00	93,600		130,540
E-Equipment & Furnishings							
E10	Equipment						
	E1010 - Kitchen Equipment:						
	Stove/oven & refrigerator	-	SETS	5,000.00	-		
	E1020 - Institutional Equipment: none						
	E1090 - Other Equipments						
	Fall protection Systems	1	LS	20,000.00	20,000		
	TOTALS: E10 Equipment				20,000		27,893
E20	Furnishings						
	E2010 - Fixed Furnishings:						
	Base/upper cabinets at kitchen	-	LF	410.00	-		
	Base/upper cabinets - office	70	LF	450.00	31,500		
	Window treatment	-	SF	4.00	-		
	Floor Mats	1	LS	1,000.00	1,000		
	E2020 - Fixed Furnishings:						
	Furniture & Accessories		NIC		-		
	Artwork		NIC		-		
	TOTALS: E20 Furnishings				32,500		45,327
					Direct Cost		
					Extended		With Markups
Building Totals		3,900	SF	\$92.46	\$360,600		\$502,915

**SUMMARY
PHASE 4**

Name: **RAINIER SCHOOL MASTER PLAN**
 Second name: **Preserve Buildings #8, 24, 30 & 31**
 Location **Buckley, WA**
 Design Phase **Budget Estimate**
 Date of Estimate **Nov 18, 2016.**
 Date of Revision 1
 Date of Revision 2
 Date of Revision 3
 Month of cost Basis **Nov, 2016**

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 121 60th Place SE
 Everett, WA
 Phone: 425 789-1939

Bldg #1 - 1 Storey			Markup Description	<i>percentage</i>
Chapel Educational	3,900	SF	Design/Estimating contingency	15%
		SF	General Conditions	10%
	-	SF	Overhead	5%
	-	SF	Profit	5%
			Escalation (SEE Summary)	0%
-	3,900	GSF	GC Markups	39.47%

WBS	Description	QTY	U of M	\$/UM	Direct Cost Extended	Direct \$/sqft	With Markups
G - Building Sitework - Allowances							
G10	Site Preparation						
	G1020 - Selective Building demolition						
	Gut/dispose interior to accommodate new residential layout	3,900	GSF	6.00	23,400		
	Mechanical demo - allow	3,900	GSF	2.00	7,800		
	Electrical demo - allow	3,900	GSF	1.25	4,875		
	HazMat		NIC	-	-		
	TOTALS: G10 Site Preparation				36,075		50,312
G20	Site Improvements				-		
	G2010 Roadways			Included in site improvements	-		
	G2020 Parking Lots - allow			Included in site improvements	-		
	G2030 Pedestrian paving - allow			Included in site improvements	-		
	G2040 Site Development			Included in site improvements	-		
	G2050 - Landscaping & misc site specialties			Included in site improvements	-		
	TOTALS: G20 Site Improvements				-		-
G30	Site Mechanical Utilities				-		
	G3010 - Water supply - allow			Included in site improvements	-		
	G3020 - Sanitary Sewer - allow			Included in site improvements	-		
	G3030 - Storm drainage- allow			Included in site improvements	-		
	G3090 - Natural gas - allow			Included in site improvements	-		
	TOTALS: G30 Site Mechanical Utilities				-		-
G40	Site Electrical Utilities				-		
	G4010 - Electrical Power & - allow			Included in site improvements	-		
	G4020 - Site Lighting - allow			Included in site improvements	-		
	G4030 - Site communications & Security- allow			Included in site improvements	-		
	TOTALS: G40 Site Electrical Utilities				-		-

				Direct Cost		
				Extended		With Markups
Site Work Totals - Allow				\$ 36,075		\$ 50,312

Grand Total - Building and Site Please refer to summary to determine each building cost

**SUMMARY
PHASE 4**

Project Name: **RAINIER SCHOOL MASTER PLAN**

Second name: **New Maintenance Building**

Location **Buckley, WA**

Design Phase **Concept Verification Estimate**

Date of Estimate **Nov 18, 2016.**

Date of Revision 1

Date of Revision 2

Date of Revision 3

Month of cost Basis **Nov, 2016**

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Everett, WA

Phone: 425 789-1939

Eventually become senior activity center		Markup Description	<i>percentage</i>
Areas: Single Story	32,000 SF	Design/Estimating contingency	15%
	SF	General Conditions	10%
	- SF	Overhead	5%
	- SF	Profit	5%
		Escalation (SEE Summary)	0%
		GC Markups	39.47%
	<hr/>		
	- 32,000 GSF		

WBS	Description	QTY U of M	\$/UM	Direct Cost Extended	Direct \$/sqft	With Markups
	TOTALS: B2020 - Exterior Windows	792 SF	43.54	34,480		48,088
	B2030 - Exterior Doors					
	HM entry door, frm & hw	6 PR	3,550.00	21,300		
	OH roll up metal door	6 EA	6,000.00	36,000		
	TOTALS: B2030 - Exterior Doors			57,300		79,914
	B30 - Roofing					
	B3010 - Roof Coverings					
	EPDM memb roofing	32,000 SF	15.00	480,000		
	R-30 batt insulation, VB, Bldg felt		included	-		
	Flashing, Ridge, dowspouts & gutter		included	-		
	TOTALS: B3010 - Roof Coverings	32,000 SF	15.00	480,000		669,438
	B3020 - Roof Openings					
	Skylights - (4) 10*5	200 SF	65.00	13,000		
	Roof Hatch 3'x4'	1 SF	1,500.00	1,500		
	TOTALS: B3020 - Roof Openings			-	14,500	20,223
	C-Interiors					
	C10 Interior Construction					
	C1010 - Interior Partitions					
	Partitions - Studs walls framing & GWB	32,000 GSF	2.00	64,000		
	TOTALS: C1010 - Interior Partitions	32,000 GSF	2.00	64,000		89,258
	C1020 - Interior Doors					
	New doors, frames & hw - allow	32,000 SF	1.25	40,000		
	TOTALS: C1020 - Interior Doors	32,000 GSF	1.25	40,000		55,787
	C1030 - Interior Fittings					
	Misc specialties: Toilets, signage, FEC's & others	32,000 GSF	1.00	32,000		
	TOTALS: C1030 - Interior Fittings	32,000 GSF	1.00	32,000		44,629
	C20 Stairs					
	C2010 - Stair Construction & Finishes					
	No work	- FLT	-	-		
	TOTALS: C2010 - Stair Construction & Finishes	FLT		-		-
	C30 Interior Finishes					
	C3010/20/30 - Wall, Floor & Ceiling Finishes					

**SUMMARY
PHASE 4**

Project Name: **RAINIER SCHOOL MASTER PLAN**

Second name: **New Maintenance Building**

Location **Buckley, WA**

Design Phase **Concept Verification Estimate**

Date of Estimate **Nov 18, 2016.**

Date of Revision 1

Date of Revision 2

Date of Revision 3

Month of cost Basis **Nov, 2016**

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Everett, WA

Phone: 425 789-1939

<p>Eventually become senior activity center</p> <p>Areas: Single Story 32,000 SF</p> <p style="padding-left: 100px;">SF</p> <p style="padding-left: 100px;">- SF</p> <p style="padding-left: 100px;">- SF</p> <hr style="width: 80%; margin-left: 0;"/> <p style="padding-left: 100px;">- 32,000 GSF</p>	<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">Markup Description</th> <th style="text-align: right;"><i>percentage</i></th> </tr> <tr> <td>Design/Estimating contingency</td> <td style="text-align: right;">15%</td> </tr> <tr> <td>General Conditions</td> <td style="text-align: right;">10%</td> </tr> <tr> <td>Overhead</td> <td style="text-align: right;">5%</td> </tr> <tr> <td>Profit</td> <td style="text-align: right;">5%</td> </tr> <tr> <td>Escalation (SEE Summary)</td> <td style="text-align: right;">0%</td> </tr> <tr> <td>GC Markups</td> <td style="text-align: right; border-top: 1px solid black;">39.47%</td> </tr> </table>	Markup Description	<i>percentage</i>	Design/Estimating contingency	15%	General Conditions	10%	Overhead	5%	Profit	5%	Escalation (SEE Summary)	0%	GC Markups	39.47%
Markup Description	<i>percentage</i>														
Design/Estimating contingency	15%														
General Conditions	10%														
Overhead	5%														
Profit	5%														
Escalation (SEE Summary)	0%														
GC Markups	39.47%														

WBS	Description	QTY	U of M	\$/UM	Direct Cost Extended	Direct \$/sqft	With Markups
					Direct Cost Extended		With Markups
	Grand Total - Building and Site	32,000	GSF	\$93.99	3,007,572		\$ 4,194,548 \$131.08 \$/SF

**SUMMARY
PHASE 4**

Project Name: **RAINIER SCHOOL MASTER PLAN**

Second name: **Sitework Improvements**

Location Buckley, WA

Design Phase Concept Verification Estimate

Date of Estimate Nov 18, 2016.

Date of Revision 1

Date of Revision 2

Date of Revision 3

Month of cost Basis Nov, 2016

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Phone: 425 789-1939

Areas:	Markup Description	percentage
Multiuse park 91,200 SF	Design/Estimating contingency	15%
Passive use park 590,700 SF	General Conditions	10%
Covered storage area 6,000 SF	Overhead	5%
- SF	Profit	5%
- 687,900 GSF	Escalation (SEE Summary)	0%
12.84 ACRE	GC Markups	39.47%

WBS	Description	QTY	U of M	\$/UM	Direct Cost Extended	Direct \$/sqft	With Markups
G - Building Sitework - Allowances							
G10	Site Preparation						
	G1010 - Clear & grub - allow	1	LS	10,000.00	10,000		
	G1020 - Site demolition - allow	1	LS	5,000.00	5,000		
	G1030 Site earthwork						
	Strip & haul-off topsoil	553,850	SF	0.75	413,336		
	Site grading	61,539	SY	4.10	252,002		
	HazMat		NIC		-		
	TOTALS: G10 Site Preparation				680,338		948,842
G20	Site Improvements						
	G2010 Roadways - 40' wide Asphalt Roadway w/curb & gutter	1015	LF	256.00	259,840		
	G2020 Parking Lots: - allow	1,000	SY	40.00	40,000		
	G2030 Pedestrian paving: 6' wide on both sides of road- allow	12,180	SF	5.00	60,900		
	G2040 Multiuse field						
	<i>Soccer & Baseball field in SE corner of campus- 240' x 380':</i>						
	Synthetic turf incl drainage system	91,200	SF	15.00	1,368,000		
	Conc curb around synthetic turf	1,240	Inlcuded above		-		
	Trees	250	EA	200.00	50,000		
	Ground covers & shrubs - allow	5,000	EA	28.00	140,000		
	Hydroseeding	50,000	SF	0.18	9,000		
	Irrigation	25,000	SF	1.85	46,250		
	Topsoil/bark - allow	500	CY	45.00	22,500		
	Scoreboard		NIC		-		
	Sound system		NIC		-		
	Visitor Bleacher		NIC		-		
	<i>Covered Storage Area - 6,000 SF</i>						
	Footing	6,000	SF	6.00	36,000		
	Slab on grade	6,000	SF	5.00	30,000		
	Roof framing	7,200	SF	15.00	108,000		
	Roofing	7,200	SF	15.00	108,000		
	Gables - Open wall	350	SF	20.00	7,000		
	Power & Lighting	6,000	SF	8.00	48,000		
	G2050 - Landscaping & misc site specialties						
	<i>Passive Use Park in SW corner of Campus filed - 11 ACRE</i>						
	Trees	250	EA	200.00	50,000		
	Ground covers & shrubs - allow	5,000	EA	28.00	140,000		
	Hydroseeding	300,000	SF	0.18	54,000		
	Topsoil/bark - allow	1,500	CY	45.00	67,500		
	TOTALS: G20 Site Improvements				2,644,990		3,688,868

**SUMMARY
PHASE 4**

Project Name: **RAINIER SCHOOL MASTER PLAN**

Second name: **Sitework Improvements**

Location **Buckley, WA**

Design Phase **Concept Verification Estimate**

Date of Estimate **Nov 18, 2016.**

Date of Revision 1

Date of Revision 2

Date of Revision 3

Month of cost Basis **Nov, 2016**

J B Iringan Consulting

121 60th Place SE

Everett, WA

Phone: 425 789-1939

Areas:	Markup Description	percentage
Multiuse park 91,200 SF	Design/Estimating contingency	15%
Passive use park 590,700 SF	General Conditions	10%
Covered storage area 6,000 SF	Overhead	5%
- SF	Profit	5%
- 687,900 GSF	Escalation (SEE Summary)	0%
12.84 ACRE	GC Markups	39.47%

WBS	Description	QTY U of M	\$/UM	Direct Cost Extended	Direct \$/sqft	With Markups
G30	Site Mechanical Utilities					
	G3010 - Water supply - allow					
	Domestic water supply	530 LF	50.00	26,500		
	Fire loop	900 LF	75.00	67,500		
	Fire hydrant	4 EA	3,500.00	14,000		
	G3020 - Santary Sewer - allow	800 LF	45.00	36,000		
	G3030 - Storm drainage- allow					
	Storm drainage system incl catch basins & manholes	1 LS	300,000.00	300,000		
	Storm water pre-treatment	1 LS	100,000.00	100,000		
	Storm infiltration facility	1 LS	60,000.00	60,000		
	G3090 - Natural gas - allow	1015 LF	35.00	35,525		
	TOTALS: G30 Site Mechanical Utilities			639,525		891,922
G40	Site Electrical Utilities					
	G4010 - ElectlPower: Transf pads, trenching, conduit grounding	1 LS	45,000.00	45,000		
	G4020 - Site Lighting - allow	20 EA	2,800.00	56,000		
	G4030 - Site communications & Security- allow	1 LS	20,000.00	20,000		
	TOTALS: G40 Site Electrical Utilities			121,000		168,754
				Direct Cost		
				Extended		With Markups
Site Work Totals - Allow				\$ 4,085,853		\$ 5,698,386

**SUMMARY
PHASE 4**

Name: **RAINIER SCHOOL MASTER PLAN**
 Second name: **Buildings Demolition**
 Location **Buckley, WA**
 Design Phase **Concept Verification Estimate**
 Date of Estimate **Nov 18, 2016.**
 Date of Revision 1
 Date of Revision 2
 Date of Revision 3
 Month of cost Basis **Nov, 2016**

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 Phone: 425 789-1939

Areas: Independent Cottages - Single Story	Markup Description	<i>percentage</i>
Single Unit (25 EA) 750 SF	Design/Estimating contingency	15%
Duplex Units (12.5 EA) 1,500 SF	General Conditions	10%
- SF	Overhead	5%
- SF	Profit	5%
- 2,250 GSF	Escalation (SEE Summary)	0%
	GC Markups	39.47%

WBS	Description	QTY	U of M	\$/UM	Direct Cost Extended	Direct \$/sqft	With Markups
G - Building Sitework - Allowances							
G10	Site Preparation						
	G1010 - Clear & grub - allow						
	G1020 - Site demolition - as follows:						
	Demo/dispose cottage building 9	63,072	CF	0.32	20,183		
	Demo/dispose cottage building 10	63,072	CF	0.32	20,183		
	Demo/dispose cottage building 11	63,072	CF	0.32	20,183		
	Demo/dispose cottage building 12	63,072	CF	0.32	20,183		
	Demo/dispose cottage building 13	63,072	CF	0.32	20,183		
	Demo/dispose cottage building 14	63,072	CF	0.32	20,183		
	Demo/dispose cottage building 15	63,072	CF	0.32	20,183		
	Demo/dispose building 22	57,600	CF	0.32	18,432		
	Demo/dispose building 23	158,244	CF	0.32	50,638		
	Demo/dispose building 25	86,064	CF	0.32	27,540		
	Demo/dispose building 26	7,920	CF	0.50	3,960		
	Demo/dispose building 27	31,200	CF	0.32	9,984		
	Demo/dispose building 28	42,600	CF	0.32	13,632		
	Demo/dispose building 52	4,080	CF	0.65	2,652		
	Demo/dispose building 57	360,960	CF	0.32	115,507		
	Demo/dispose building 61	45,936	CF	0.32	14,700		
	Demo/dispose (2) modular building 207	10,000	CF	0.45	4,500		
	Demo/dispose above bldg footings and slab on grade	103,842	SF	2.50	259,606		
	G1030 Site earthwork						
	Site grading where cottages/buildings were demo'd	40,000	SY	4.95	198,000		
	HazMat		NIC		-		
	TOTALS: G10 Site Preparation				860,432		1,200,013
	G20 Site Improvements				-		
	G2010 Roadways - Repair/overlay roadways			included in site improvements	-		
	G2020 Parking Lots: - no work			included in site improvements	-		
	G2030 Pedestrian paving: repair allow			included in site improvements	-		
	G2050 - Landscaping & misc site specialties			included in site improvements	-		
	TOTALS: G20 Site Improvements				-		-
	G30 Site Mechanical Utilities						
	G3010 - Water supply - allow						
	G3020 - Sanitary Sewer - allow			included in site improvements	-		
	G3030 - Storm drainage repair/reconfiguration- allow			included in site improvements	-		
	G3090 - Natural gas - allow			included in site improvements	-		
	TOTALS: G30 Site Mechanical Utilities				-		-

**SUMMARY
PHASE 4**

Name: **RAINIER SCHOOL MASTER PLAN**
 Second name: **Buildings Demolition**
 Location **Buckley, WA**
 Design Phase **Concept Verification Estimate**
 Date of Estimate **Nov 18, 2016.**
 Date of Revision 1
 Date of Revision 2
 Date of Revision 3
 Month of cost Basis **Nov, 2016**

J B Iringan Consulting
 121 60th Place SE
 Everett, WA
 Phone: 425 789-1939

Areas: Independent Cottages - Single Story			Markup Description	<i>percentage</i>
Single Unit (25 EA)	750	SF	Design/Estimating contingency	15%
Duplex Units (12.5 EA)	1,500	SF	General Conditions	10%
	-	SF	Overhead	5%
	-	SF	Profit	5%
	-	2,250	Escalation (SEE Summary)	0%
		GSF	GC Markups	39.47%

WBS	Description	QTY	U of M	\$/UM	Direct Cost Extended	Direct \$/sqft	With Markups
G40	Site Electrical Utilities						
	G4010 - Electr Power: Transf pads, trenching, conduit grounding			included in site improvements	-		
	G4020 - Site Lighting - allow			included in site improvements	-		
	G4030 - Site communications & Security- allow			included in site improvements	-		
	TOTALS: G40 Site Electrical Utilities				-		-

Site Work Totals - Allow	Direct Cost Extended	With Markups
	\$ 860,432	\$ 1,200,013