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Department of Social and Health Services

Facilities, Finance, and Analytics Administration  
Office of Capital Programs

**Special Commitment Center | McNeil Island Strategic Master Plan**

State Project Number 2022-421

KMB Project Number 21067

July 15, 2022

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## TABLE OF CONTENTS

<b>Project Directory</b>	<b>iii</b>
<b>Acknowledgements</b>	<b>iv</b>
<b>List of acronyms / Abbreviations</b>	<b>v</b>
<b>Executive Summary</b>	<b>vii</b>
Master Plan Purpose and Goals .....	vii
Executive Leadership Decision Needed .....	vii
Potential Paths Forward .....	viii
<b>Background Information</b>	<b>1</b>
Special Commitment Center .....	1
Total Confinement Facility on McNeil Island .....	2
Secure Community Transition Facilities .....	2
Transition to a Less Restrictive Alternative (Community Based) .....	2
Strategic Master Planning Process .....	3
<b>Summary of Analysis</b>	<b>4</b>
Potable Water Distribution .....	4
Environmental Analysis .....	5
Programming & Site Analysis .....	6
Summary of Capital Plan .....	8
Strategic Business / Cost Assessment .....	10
<b>Campus Condition Assessment</b>	<b>13</b>
Department of Social and Health Services Active Buildings .....	13
Department of Corrections Active Buildings (McNeil Island Stewardship) .....	16
<b>Island Infrastructure Assessment</b>	<b>17</b>
Overview .....	17
Marine Infrastructure .....	17
Wastewater Treatment .....	19
Potable Water Distribution .....	20
Road Infrastructure .....	20
Power & Communications .....	21
<b>Environmental Analysis</b>	<b>23</b>
Review of 2012 McNeil Island Inventory and Long-Range Planning Report .....	23
Special Commitment Center McNeil Island Energy Usage .....	23
<b>Programming &amp; Site Analysis</b>	<b>26</b>
Program Overview .....	26
Resident Population .....	26
Special Commitment Center Departmental Functions & Services .....	30
Building Gross Area by Function .....	31
Program Requirements for Continued Operations on McNeil Island .....	38
Program Requirements for Operations at New Location .....	43
Site Analysis .....	46
Staffing & Operating Costs .....	47
<b>Land Use Analysis</b>	<b>49</b>
<b>References</b>	<b>51</b>
<b>Attachments</b>	<b>52</b>

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## LIST OF ACRONYMS / ABBREVIATIONS

### GENERAL

RCW	Revised Code of Washington
WAC	Washington Administrative Code
AWA	Adam Walsh Act of 2006 (Federal)
CPA	Community Protection Act of 1990
ISRB	Indeterminate Sentence Review Board (DOC)
ITA	Involuntary Treatment Act
SGC	Sentencing Guidelines Commission (OFM)
SOPB	Sex Offender Policy Board (OFM)
SORNA	Sex Offender Registration and Notification Act (Title 1 of AWA)
SOTAP	Sex Offender Treatment and Assessment Programs (DOC)
SSOSA	Special Sex Offender Sentencing Alternative (DOC)

### DSHS

DSHS	Washington State Department of Social and Health Services
OOS	Office of the Secretary (DSHS)

### DSHS BHA

BHA	Behavioral Health Administration (Division of DSHS)
CSTC	Child Study and Treatment Center (BHA)
ESH	Eastern State Hospital (BHA)
NSH	Northern State Hospital (BHA)
WSH	Western State Hospital (BHA)

### DSHS BHA SCC

LRA	Less Restrictive Alternative – RCW 71.09.020 (7)
RCC	Residential Rehabilitation Counselor (SCC job classification)
SCC	Special Commitment Center – WAC 388-880-005 (4)
SCTF	Secure Community Transition Facility – RCW 71.09.020 (16)
SOTP	Sex Offender Treatment Provider – RCW 18.155.020 (7)
SPP	Sexual Predator Program – WAC 388-880-005 (1)
SVP	Sexually Violent Predator – RCW 71.09.020 (19)
TCF	Total Confinement Facility – RCW 71.09.020 (20)

### DSHS FFA

FFA	Facilities, Finance, and Analytics Administration (Division of DSHS)
MOD	Maintenance and Operations Division (DSHS FFA)
OCP	Office of Capital Programs (DSHS/FFA)

### DSHS DDA

DDA	Developmental Disabilities Administration
SOLA	State-Operated Living Alternatives

### DOH

DOH	Washington State Department of Health
RTF	Residential Treatment Facility (DOH)

**MISCELLANEOUS**

EPF	Essential Public Facilities – (RCW 36.70A.200 & WAC365-196-550)
WASOR	Washington Sex Offender Public Registry
OFM	Washington State Office of Financial Management
DAHP	Washington State Department of Archaeology and Historic Preservation
DES	Washington State Department of Enterprise Services
DNR	Washington State Department of Natural Resources
DOC	Washington State Department of Corrections
WASPC	Washington Association of Sheriffs and Police Chiefs
RCS	Residential Care Services
AL TSA	Aging and Long-Term Support Administration
ECY	Washington State Department of Ecology
GOIA	Governor’s Office of Indian Affairs
GIS	Geographic Information System
GMA	Growth Management Act
UGA	Urban Growth Area
CUP	Conditional Use Permit
SUP	Special Use Permit

## EXECUTIVE SUMMARY

### Master Plan Purpose and Goals

The physical infrastructure supporting the Special Commitment Center (SCC) on McNeil Island is deteriorating. Immediate capital improvements with even more significant replacements are required within the next ten years. A gradual persistent decline in resident census has continued over the past few years.

The planned construction of Secure Community Transition Facilities (SCTF), as well as the expansion of community based Less Restrictive Alternative (LRA) placements will also influence the population and needs of the Total Confinement Facility (TCF). The medical needs of TCF residents are becoming more complicated as the population ages, putting pressure on SCC to attract and retain highly skilled staff to and work on McNeil Island. This complicated set of circumstances led DSHS to issue a request for proposal for a Strategic Master Plan for McNeil Island that would assess needed capital investments for continued operations and compare them with an off-island option.

In 2021, KMB architects was contracted by the Department of Social and Health Services (DSHS) through agreement 2022-421 to complete the Strategic Master Plan for the SCC and McNeil Island. The SCC is professionally managed and well maintained but is starting to age and is not meeting program requirements for the prescribed treatment milieu and health care needs of an aging population. The purpose of the Strategic Master Plan is to:

- Evaluate and prioritize planned capital projects at the SCC and facilities on and off McNeil Island that support SCC operations.
- Evaluate the benefits and challenges involved in relocating the SCC to an undetermined mainland location.
- Empower decision makers with information regarding the impacts, costs and potential savings should that occur.

This study evaluates this potential with a review and comparison of high-level capital infrastructure, operational and staffing costs. It is not a detailed examination but a starting point for a future in-depth predesign study.

### Executive Leadership Decision Needed

It costs more to construct, maintain, and operate a confinement and treatment facility on an island. The additional cost of services related to the facility being on McNeil Island has been referred to the 'Island Factor.' The island factor has two components: operating costs and capital investment. Construction project costs on McNeil Island are elevated compared to off-island projects primarily due to three factors: a premium on labor, a premium on materials, and reduced competition from qualified contractors. The Strategic Master Plan provides rough order of magnitude costs to maintain operations on McNeil Island for the next 20 years, and the potential costs and savings of moving SCC off-island. An executive level decision is needed regarding the potential re-location or continued commitment to the existing island location to best focus the path forward and clarify needed SCC infrastructure and program improvements. Costs forecasted appear similar with the higher capital cost of re-locating being offset by the higher operational costs of the island location.

## Potential Paths Forward

The purpose of this study is to assess ongoing and future capital investments for the DSHS and DOC-CI to maintain operations of the SCC on McNeil Island, and to compare those costs with a roughly defined off-island alternative. Both will require considerable investment from DSHS over the next 20 years. When the SCC opened in 2004, it benefited from collocation with the MICC and the sharing of essential infrastructure and other resources. With the closure of MICC, and the decreasing resident population at the TCF, the benefit of collocation no longer exists.

Significant investment has already been made on McNeil Island, and this report identifies strategies to provide new and improved housing and staff spaces that can appropriately support the treatment mission of the SCC. The report also identifies critical capital investments in island infrastructure that will be needed to maintain operations safely and securely. Additionally, this study details a potential off-island program, including a description of the challenges of identifying and procuring a site, estimated space needs, and construction and operational costs and savings associated with a move. As described in the report, the process is long and not without significant obstacles. Because of the long duration of the siting and planning process, capital cost savings are limited, but there are clearly opportunities for operational savings over the long term.

What has not been investigated in this report, but has been documented in previous reports, is the impact of no longer operating McNeil Island for correctional use.<sup>1</sup> Numerous stakeholders would be involved in a process that could involve environmental remediation, removal of existing structures and infrastructure, and a restoration of the natural habitat. Critical issues might include federal and state decision-making processes to change use or ownership, tribal treaty interests, fish and wildlife species and their habitats, land use and public safety needs, recreational opportunities, historic and archaeological resources, and revenue from, and revenue necessary to support, potential future uses of the island.

Because of the high-level nature of this study, in-depth analysis of future scenarios should be considered. If it is determined that the TCF and PC-SCTF should remain on McNeil Island, a request should be submitted to the legislature to fund a comprehensive strategic plan for DSHS and DOC facilities and infrastructure aligned with a vision for the future of McNeil Island would be beneficial to policymakers and stakeholders. Programmatic needs at both TCF and PC-SCTF may necessitate a pre-design effort for future modifications and improvements that are supportive of the rehabilitative mission of the SCC and the State of Washington's goals related to carbon emissions and energy consumption.

If it is determined that a move off-island should be investigated further, a request should be submitted to the legislature to fund siting and pre-design projects for both the TCF and the PC-SCTF would be needed to fully assess the challenges and benefits each of those solutions may provide.

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<sup>1</sup> The state of Washington, working through the state Department of Enterprise Services, on behalf of the state Department of Corrections, has access to over 1,300 acres or approximately 30 percent of McNeil Island. The current deed includes an amendment to allow SCC use on one parcel. (Berk Consulting, 2012)

## BACKGROUND INFORMATION



### Special Commitment Center

The Community Protection Act of 1990<sup>2</sup> established the SCC program to protect public safety. The SCC provides a specialized behavioral health treatment program for convicted sex offenders who have completed prison sentences and have been found by a court to meet the legal definition of a sexually violent predator (SVP) and have been civilly committed to the SCC. The SCC program has three residential facilities: a TCF located on McNeil Island in Pierce County, Washington; and two Less Restrictive Alternative (LRA) facilities (SCTFs), one on McNeil Island and the other in South Seattle in King County, Washington. In addition to operating these facilities, the SCC has additional responsibilities with respect to SVPs, including contracting for LRA housing placements and related services, including Sex Offender Treatment Provider (SOTP) services, which are required to be provided for SVPs who have been ordered to be conditionally released to live in communities across the state of Washington. In line with the focus on public safety set forth in the Community Protection Act of 1990, the SCC implements a program that employs a variety of stringent safety and security measures. Superior Courts in the county in which an individual was previously convicted of a sex crime have the authority to determine if individuals meet the legal definition of a sexually violent predator and to civilly commit them to the SCC.

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<sup>2</sup> According to Washington State Law RCW 71.09, sex offenders who have completed their criminal sentences, but who state superior courts find to meet the definition of "sexually violent predator," may be civilly committed to the Special Commitment Center for care, control, and custody. They remain in the total confinement program receiving ongoing treatment until the court determines that they are ready for placement in a community supervised living arrangement known as a Less Restrictive Alternative.



## **Total Confinement Facility on McNeil Island**

The SCC's TCF, located on McNeil Island, opened in May 2004. It has 309 beds for men and four beds for women in a separate, secured portion of the facility.

Persons civilly committed to the SCC total confinement facility participate in behavioral health treatment and related programming. The behavioral health treatment consists of increasingly challenging and rigorous levels of treatment. SCC provides medical and dental care, food service, barber services, on-site recreational activities, and occupational training and employment opportunities within the facility.

## **Secure Community Transition Facilities**

State law and federal court rulings require community-based transition facilities for SCC residents who successfully respond to the initial phases of treatment. Only a civil court can decide to transfer a resident from the TCF to an SCTF. The court typically imposes specific conditions that include supervision by Department of Corrections (DOC) staff and treatment by an SOTP. The mission of an SCTF is to protect the community and provide residents treatment and transition services. SCTF programs collaborate closely with law enforcement agencies to support public safety. The SCTFs provide sex offenders opportunities for successful community transition. These opportunities build on residents' active participation in treatment as they develop the ability to reduce their risk of re-offense.

The SCTF in Pierce County (PC-SCTF) is designed to house SCC residents who receive court-ordered conditional releases from total confinement. This SCTF has a maximum capacity of 24 beds.

## **Transition to a Less Restrictive Alternative (Community Based)**

Each SCC resident has the right to receive an annual review hearing before the court of commitment to evaluate the resident's progress in treatment. If the SCC indicates that a resident can be safely managed in the community, the court may order the resident's release to an LRA placement in a community setting. An SCC resident may, at any time, petition the court to be conditionally released to a community LRA placement. In ordering a conditional release, the court must be convinced, after considering evidence and expert testimony, that the proposed community living arrangement will provide adequate protection for the community. As a condition of release, each resident living in a court-ordered LRA must actively continue to participate in regular treatment with a court-approved SOTP. Residents who are conditionally released to an LRA placement in the community are required to wear an electronic monitoring device. Residents are permitted to leave the LRA placement but are required to be chaperoned when on outings.

Senate Bill 5163, effective July 25, 2021, amends RCW 71.09 to expand the responsibilities of the SCC to engage in discharge planning for SCC residents who will be ordered by the court to be conditionally released to live in a community setting. This includes identifying and contracting with individuals and organizations to manage and operate LRA housing and related services and conducting a study to explore the development of conditional release and transition facilities.

## Strategic Master Planning Process

KMB architects and consultants engaged with leaders from the DSHS, the SCC, the Department of Corrections and Correctional Industries (DOC-CI), user group representatives, and additional stakeholders in scheduled meetings to gather data and understand processes specific to the operations of SCC on McNeil Island. An on-site assessment of campus conditions was performed on December 21, 2021, with KMB architects and consultants joined by staff led by representatives from the DSHS Maintenance and Operations Division.

### **Key Issues**

#### *Limitations of this Study*

The management of operations of the SCC on McNeil Island involves a partnership between the DSHS and the DOC-CI through the McNeil Island Stewardship<sup>3</sup> under which DOC-CI performs services related to marine operations, water distribution, road maintenance, vehicle maintenance, marine vessel maintenance, island maintenance, wastewater treatment, fire services (provided by DSHS), transportation, and security services. Island infrastructure that does not directly support SCC or Stewardship functions, including the former McNeil Island Corrections Center (MICC), was not assessed. Additionally, the impact of moving operations off island on deeds held by the State of Washington and the United States Government and changes to future ownership were not evaluated. Specifics related to the Federal deeds are described in detail in the McNeil Island Inventory and Long-Range Planning Process Report (Berk Consulting, 2012).

#### *The 'Island Factor'*

In FY2011, it was estimated that Island Factor costs totaled \$6,769,127 annually, or \$23,261.60 per resident based on the population at the time of 291. (Criminal Justice Planning Services, 2011) Island Factor costs for FY2022 totaled \$6,390,979, or \$41,232.12 per resident. Because the Island Factor is inclusive of essential services such as the Ferry and utility infrastructure, should the resident population continue to decline as expected the costs per resident will continue to go up. Similarly, the significant capital investments identified to maintain essential island infrastructure will be supportive of a smaller resident population, making the investment per resident higher as time passes.

#### *Resident Housing, Programs and Services*

The resident population of the SCC has undergone several demographic shifts. The average age of a resident continues to increase, and the demands on medical services have increased. The percentage of residents that are actively engaged in treatment has also increased steadily, exposing limitations in the existing housing units to support an appropriate treatment milieu. Existing facilities will need capital investment to update the program for both health care and treatment. Furthermore, there are housing units that were originally constructed in the 1940s that have reached the end of their useful life. Constructing new or renovating existing housing units can provide an opportunity to develop a new housing model more closely aligned with the LRA provided in the PC-SCTF.

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<sup>3</sup> Through and Inter-Agency Agreement, DOC-CI performs functions that include marine operations, wastewater treatment, water distribution, road maintenance, and any other general island maintenance that is not site specific to the operations of the SCC or the PCSTF.

## SUMMARY OF ANALYSIS

McNeil Island is in south Puget Sound in Pierce County. The island is between Fox Island to the north and Anderson Island to the south. McNeil Island is southwest of the city of Tacoma and west of the town of Steilacoom. The federal government deeded the island to Washington State in 1980 to be used as a state prison. The MICC closed on April 1, 2011. Presently, the only inhabitants on the island are the SCC residents. The 54 homes on the island formerly inhabited by DOC staff are now vacant. The SCC, including TCF and the PC-SCTF, opened in 2004.

While the largest area of concern for SCC is the provision of appropriate health care and treatment, the assessment forecasted the probable major and minor projects necessary to the facilities over the next 5 and 10 years. The SCC facilities on McNeil Island are well maintained but present a constant challenge to stay ahead of system failures, requiring continual maintenance and repair. In addition to projects to address programmatic needs, updated finishes, roofing weatherization, HVAC, communications, and security electronics projects should be considered in the next 10-year cycle.

The infrastructure systems serving the SCC are unique and were designed to support a much larger population than it currently serves. The SCC, with DOC-CI, is now burdened with maintaining infrastructure that is oversized for the smaller population that it currently serves and expects to serve in the future. This includes marine infrastructure, wastewater treatment, potable water distribution, road infrastructure, power, communications, and fire department services.

All access to the island is provided via boat except for the exceedingly rare helicopter access for medical emergency. The DOC operates both passenger ferries and tug and barge service. Passenger ferries run 7 days a week, 365 days a year, and are essential to the operations on McNeil Island.

All wastewater generated by facilities on the island is conveyed to the DOC owned and operated wastewater treatment plant located west of the abandoned DOC Main Institution. The sewer treatment plant is functional and has no current major capital improvement needs but will require routine maintenance to maintain operation.

### Potable Water Distribution

The potable water used throughout McNeil Island, is provided by a Group A water system owned and operated by the DOC.

There are over 42 miles of roadways currently utilized on McNeil Island. Roadways are critical for security and fire department access and are, therefore, a priority to be kept in serviceable condition. Roadway maintenance is an ongoing expense for the island. Typical asphalt roadways have a lifespan of approximately 20 years with proper maintenance such as seal coating and crack sealing.

The Island is served at 12.47 KV by Tacoma Power. The State is responsible for the 25-year-old submarine cable that feeds the island. Main power distribution on the island is a combination of underground and overhead power lines. Data and telecom communications are by a 48 single mode fiber cable and a microwave link.

The challenges to maintain and improve the supportive infrastructure on McNeil Island will continue to be a significant burden for the State of Washington because of the unique challenges to providing services on an island, and



because of the projected decline in resident population at the TCF. Many essential services for staff and residents, such as cellular communications and wi-fi networks, will need to be improved to allow for the use of monitoring equipment and internal and external communications. A partnership to provide cellular service to the island will be necessary.

## Environmental Analysis

Energy use on the island consists mainly of vehicle and marine vessel diesel and gasoline fuel usage, and electrical power consumption for buildings and equipment. The State of Washington has established several targets to reduce greenhouse gas through Executive Order 21-04<sup>4</sup>. A strategic plan must be developed to bring the SCC operations into compliance with the order. At minimum, this would include replacing most of the vehicles currently used to support the island with electric powered replacements, including the barges and ferries. It would also require additional and upgraded infrastructure to charge the vehicles on site. The costs of fully complying with the Governor's order have not been assessed as part of this study and have not been included in the cost analysis.

The State of Washington Department of Fish and Wildlife (WDFW) currently has a stake in the island as habitat for harbor seals and sea lions as pups are reared on isolated beaches. Boaters and the public are kept off island, which is maintained as a pristine habitat. Existing impacts are minimal especially since the MICC was closed. The State has an interest in maintaining the environment for the greater health of lower south Puget Sound.

By a 1996 deed amendment from the federal government, approximately 87 acres (2%) of McNeil Island is allocated to the SCC program. The greatest percentage of the island's acreage (70%) is under the jurisdiction of the WDFW solely for use as a wildlife sanctuary and unavailable for the public, while the remainder is deeded to the Washington State DOC and dedicated for correctional use.

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<sup>4</sup> [https://www.governor.wa.gov/sites/default/files/21-04%20-%20Zero%20Emission%20Vehicles.pdf?utm\\_medium=email&utm\\_source=govdelivery](https://www.governor.wa.gov/sites/default/files/21-04%20-%20Zero%20Emission%20Vehicles.pdf?utm_medium=email&utm_source=govdelivery)

## Programming & Site Analysis

The TCF provides 309 beds that are organized into three Program Areas characterized as high, medium, and low behavioral management to offer a variety of living areas for residents in various stages of their treatment or having different security risk levels. Within each Program Area, individual housing units have unique attributes that are intended to serve the needs of the population housed there. Each housing unit includes staff offices and multi-purpose space to support residential programming and treatment. Population data was provided by the SCC to provide a high-level assessment of current and future needs.

### Current Population and Future Needs

SCC Current Population and Future Needs				
Resident Program Area	Current Capacity <sup>5</sup>	Current Residents	% Occupied	Future Need
	309	147	48%	132
Program Area 1 (High Management)	64	39	61%	24
Program Area 2 (Medium Management)	120	67	56%	56
<i>Medium Management</i>	72	51	71%	32
<i>High Acuity Milieu</i>	48	16	33%	24
Program Area 3 (Low Management)	86	33	38%	32
Special Housing	11	8	73%	20
<i>High Medical Need</i>	11	8	73%	15
<i>Gender Dysphoria</i>				5
Unused Beds <sup>6</sup>	28	162		

The number of beds required for future need has been provided by the SCC based on their understanding of the resident population and their expertise. It is provided in this report to develop a high-level architectural space program that will be used to generate a rough order of magnitude cost to build a new TCF off-island. The future bed needs are also utilized to identify necessary modifications and improvements to the existing TCF if operations are to remain on McNeil Island.

The PC-SCTF on McNeil Island is adequately sized for its current and future population. Some additional program space will be needed in both the on- and off-island scenarios.

<sup>5</sup> Total TCF capacity is 309, but several housing units are unused or have been repurposed, reducing that number to 238.

<sup>6</sup> One housing unit at TCF has been repurposed for training, a Redwood housing unit has been used for COVID isolation, and the small housing unit specified for females is unoccupied.

### ***On-Island Programmatic Needs***

The average daily population of the TCF has steadily decreased over the past 10 years and is expected to continue to decline as residents are moved into LRAs. Medical needs have become more extensive due to an aging population. Additional considerations are needed to meet the needs of this population.

Current housing units at the TCF were derived from a correctional model and do not reflect the SCC's focus on treatment. The housing units opened in 2004. Housing units can be modified to improve treatment milieu. However, they cannot be reconfigured to meet the dedicated medical housing needs of the current and future residents. Significant investment in facilities will be needed to meet current and future needs.

## Summary of Capital Plan

Information related to submitted and planned capital funding requests for the SCC and McNeil Island were provided in the DSHS 10-Year Capital Plan (2021-23 Biennium) and in the McNeil Island Stewardship Capital Project List provided by the DOC-CI. While many projects are funded or currently underway, several major capital requests related to marine services have been identified by DOC-CI but have yet to be approved, including the replacement of the docks at Steilacoom and McNeil Island.

DSHS 10-Year Capital Plan (2021-23 Biennium)						
Project Title	Starting Fiscal Year	New/ Re-appropriation	2021-23	2023-25	2025-27	2027-2033
Security Systems: Replacement	2020	\$1,900,000				
Main Dock Float & Dolphin Replacement	2022	\$7,230,000				
Still Harbor Dock	2022	\$3,895,000				
Barge Slip Wing Walls Replacement	2022	\$9,195,000				
Campus HVAC Units Replacement	2020	\$2,000,000				
Kitchen & Dining Room Upgrades	2020	\$800,000	\$144,000			
Marine Boat Cradle & Winch	2024			\$4,000,000		
Pierce County SCTF Roofing	2026				\$1,200,000	
Multiple Buildings Roofing	2026				\$2,750,000	
DOC/DSHS Infrastructure Repairs & Upgrades	2022		\$2,535,000			
DOC/DSHS Infrastructure Repairs & Upgrades	2018	\$1,200,000	\$70,000			
DOC/DSHS Infrastructure Water System	2018	\$1,600,000	\$281,000			
Fire House	2020	\$1,000,000	\$535,000			
Security Systems Upgrades	2022		\$870,000			
Perimeter Fence Preservation	2022		\$870,00			
King Hall Air Handler Replacement	2022		\$470,000			
Lift Station Repairs	2022		\$470,000			
Redwood Hall Renovation	2022		\$450,000			
Vocational Technical Building	2022		\$705,000			
King Hall Server Room Cooling Upgrades	2024			\$220,000		
Steilacoom Dock House Siding Replacement	2024			\$360,000		
Landscape & Paving Improvements	2026				\$220,000	
<b>Subtotal per Biennium</b>		<b>\$28,820,000</b>	<b>\$7,400,000</b>	<b>\$4,580,000</b>	<b>\$4,170,000</b>	
<b>Total DSHS Approved Capital Funding through 2031</b>		<b>\$44,970,000</b>				

<b>DOC-CI 10-Year Capital Funding Requests (2021-23 Biennium)</b>						
<b>Project Title</b>	<b>Starting Fiscal Year</b>	<b>New/ Re-appropriation</b>	<b>2021-23</b>	<b>2023-25</b>	<b>2025-27</b>	<b>2027-2033</b>
Steilacoom Dock Float and Ramp Replacement	N/A			\$4,000,000		
Electrical Infrastructure Improvements	N/A			\$4,000,000		
Fire Department Boat Lift Replacement	N/A			\$1,000,000		
Main Island Dock, Dock House, and Causeway	N/A				\$30,000,000	
Main Island Dock and Causeway Lighting	N/A				\$175,000	
Marine Boat Buildings Renovation and Repairs	N/A				\$3,100,000	
Main Dock Parking Lot Lighting Replacement	N/A				\$125,000	
135' Communications Tower Replacement	N/A				\$1,750,000	
Steilacoom Dock Building Replacement	N/A					\$35,000,000
Road Repairs	N/A					\$6,000,000
Decommissioning Water	N/A					\$325,000
Decommissioning Closed Prison Elevators	N/A					\$350,000
<b>Subtotal per Biennium</b>				<b>\$9,000,000</b>	<b>\$35,150,000</b>	<b>\$41,675,000</b>
<b>Total DOC-CI Requested Capital Funding through 2031</b>		<b>\$85,825,000</b>				

In total, \$130,795,000 in capital spending has been appropriated or requested for SCC operations on McNeil Island. Most of this spending has been targeted for 2025-2033 and includes replacement or extensive renovations of most of the marine infrastructure that supports the island.

## Strategic Business / Cost Assessment

Conceptual construction cost estimates have been developed for two Master Plan alternatives for the Washington State DSHS SCC. One estimate is for the renovation of the entire existing complex on McNeil Island to extend its usable life for 30 years and meet programmatic needs for treatment and medical care for an aging population. The second alternative is to construct a new facility based on programming to be developed for an unidentified site on the mainland.

An important inclusion in both Strategic Master Plan estimates is a cost premium for any construction work that is performed on McNeil Island. A mark up of 50% has been applied to any estimated construction costs. This was generated by surveying senior leadership personnel at several commercial building contractors and based on historical post-capital projects cost reviews compared with similar work off-island. This premium is made up of three major aspects:

- Labor Premium – 25% Cost Premium: Access to SCC facilities on McNeil Island requires transportation by both ferry and vehicle once on the island. Once a trades person arrives at the SCC, they must then go through a tool check to enter the facility for work. This travel and check-in will reduce the active work period of anyone onsite from 8 hours to 4 or 5 hours. It is assumed labor costs will be effectively doubled.
- Material Premium – 10% Cost Premium: All materials used on the island will have to be barged over. This will significantly increase the transportation cost of all materials that are used on the island.
- Competition Reduction / Market Premium – 15% Cost Premium: Any contractor that chooses to perform construction activities on McNeil Island is taking on substantially more risk than a mainland project. Many will choose to forgo this project and it is anticipated that this will drive costs up due to reduced competition. In addition to this, the requirement for background checks on all workers will also limit the pool of companies that bid the work.

These estimates are to be taken as rough order of magnitude estimate figures that lie within a possible range. A formal pre-design study would be the next logical step should leadership choose to investigate further. Program areas and construction types are all hypothetical based on best practices. Therefore, these figures are only to be used for high-level decision making and next steps planning and should not be used for capital funding requests. Further study is required.

### Capital Cost Assessment

A comparison was made between the capital costs of improving and maintaining facilities on McNeil Island and constructing a new facility off island. The on-island budget estimate includes capital funding requests already identified by the DSHS and the DOC, as well as programmatic improvements described in the Programming and Site Analysis section of this report. The comparison suggests that capital funding required for each option will be approximately the same over the next 20 years.

### ***Operational Cost Assessment***

A comparison was made of operational costs on McNeil Island and at an off-island location. A detailed operational study was not conducted as part of this effort. The key assumptions made are that 'Island Factor' costs would be eliminated after a new off-island facility becomes operational. Staffing levels for the SCC have not been changed in the off-island model. For this comparison, it is assumed the move would happen in 2034 (12 years). Thus, the total savings identified in this estimate (\$109,508,297) would be gained over 8 years after the new facility opens, for an annual savings of \$13,688,537.

While not accounted for in this estimate, it is expected that further operational savings could be gained in the following areas:

- Maintenance & Operations Division (MOD). Because of the smaller site area and reduced facility size, it is reasonable to assume that fewer staff would be required to maintain the facility. A location near other DSHS facilities could further reduce the number of staff needed on-site daily.
- Security & Transportation. Security staff would no longer be required to patrol the entire island, including the ferry and barge docks.
- Food Service. Ordering and delivery of food would be streamlined in an off-island solution.
- Programs & Administrative Staff. Because the burden of riding the ferry to the island would be removed, it is expected that SCC staff would have better access to residents at the TCF and at LRA facilities within the state. Other SCC offices could be consolidated in the new facility.

While 'Island Factor' costs were excluded from the operation of the SCC off-island, the State of Washington would still have some obligation to maintain access to McNeil Island. The impacts of a potential move off island have been described in the Berk Report (Berk Consulting, 2012) but are not included in this study.

**Cost Assessment Summary**

<b>Estimated Comprehensive Budget Summary Comparison</b>		
<b>Description</b>	<b>On-Island Budget Estimate</b>	<b>Off-Island Budget Estimate</b>
Grand Total Master Plan Budget	\$496,996,707	\$508,243,153
Grand Total 20-year Operations Budget	\$1,511,443,511	\$1,401,935,214
<b>Grand Total Comprehensive Budget (Escalated)</b>	<b>\$2,008,440,218</b>	<b>\$1,910,178,367</b>
<b>Estimated Comprehensive Budget Delta</b>	<b>\$98,261,851</b>	

The capital investment required to maintain operations on McNeil Island versus an off-island option is essentially the same. This is due in large part to the fact that investments would be required on McNeil Island even if a new facility is being constructed. In particular, marine infrastructure that is essential to island operations would require significant investment and remains vulnerable to unforeseen circumstances that may require emergency repairs. The summary comparison does not include cost to replace ferries and barges to comply with the Governor’s Executive Order to electrify the fleet, which would come at a substantial cost.

Because of the complexity and length of time required to site, design, and construct a new TCF and PC-SCTF, operational savings would likely not be realized until 2034. To assess operational savings more accurately in an off-island scenario, further study is required.



## CAMPUS CONDITION ASSESSMENT

### Department of Social and Health Services Active Buildings

The Condition Assessment looked at each of the buildings in the TCF and the PC-SCTF. The assessment projected out the probable major and minor projects necessary to the facilities over the next 5 and 10 years. A check of the Capital Plan shows that the primary focus of projects already in the funding cycle are roofing, kitchen, and HVAC upgrades.

Much of the anticipated work falls more readily into maintenance and repair than major renovations, with a couple of exceptions. The electronic locks are an ongoing source of repairs, and the hardware is slowly aging out. Finishes, particularly floors, ceilings, doors, and walls are also subject to constant wear and tear.

#### ***Overall Systems***

The mechanical HVAC systems in the existing SCC buildings are typically aged and all major system components are in need of replacement of (i.e., HVAC units, fans, controls, heat exchangers, etc.). Most HVAC systems for resident areas are the Variable-Air-Volume (VAV) type with rooftop air handling units. Other areas are constant volume type units. Units have hot water heating generated via heat exchangers with steam from the SCC boiler plant. Cooling is provided for limited areas (DX type integral to the equipment), with evaporative (“swamp” coolers) cooling also provided. All of these cooling components are at the end of their useful life and require replacement. Ductwork is of galvanized steel construction and is generally in good condition. The maintenance staff reported that several of the hydronic valves have been failing and are in need of replacement.

Various IT rooms (and the control room) have limited air conditioning so new (or revised) air conditioning is required.

The boiler plant has two operational fire-tube steam boilers, oil-fired, which appear to be in good condition. An older boiler is offline and in need of repair work. The plant supplies steam for heating and to the kitchen.

Plumbing systems in the SCC buildings are in fair condition. The existing domestic water piping is copper, with waste and vent systems primarily cast iron. Water heaters and their associated circulation pumps are aged and in need of replacement. The water heaters at the Redwood facility will be difficult to replace due to tight conditions and existing building restraints.

The HVAC system at the PC-SCTF uses air-to-air heat pumps. The heat pumps are nearing the end of their useful life and should be budgeted for replacement.

#### ***Total Confinement Facility***

##### *King Hall*

King Hall was constructed in 1940 and houses administrative functions for the SCC. King Hall also accommodates the TCF kitchen, which was previously used by the DOC work camp. The kitchen renovation project is already in process. Other items observed included the windows (possibly historic) which although not energy efficient, appeared to be in good repair.

### *Entry & Visiting Building*

The Entry & Visiting Building was opened in 2004 and serves as the main pedestrian entry for visitors and staff. The building is generally in good condition. There were no major deficiencies observed around the building which would need major capital project investment within 10 years. Some smaller maintenance and repair projects could address wear and tear issues.

### *Vocational/Technical Building*

The Vocational/Technical Building was constructed in 1940 and provides space for recreational activities including a gymnasium, music and media rooms, a barber shop, and offices for staff. Overall condition of the building would be considered fair to good.

The Vocational/Technical Building reflects several generations of remodel and renovations. The primary issues observed were deteriorating floor surfaces (largely what appear to be tiles containing asbestos, and sheet vinyl). The DSHS should expect a robust maintenance budget for the aging plumbing fixtures over the next 10 years. The exterior of the building showed areas of deterioration that should be addressed, including areas where the siding is failing, aged out windows, and building envelope elements.

### *Multi-Purpose Building*

The Multi-Purpose Building was opened in 2004 and provides academic classrooms space and a library for residents as well as office space for programs services staff.

### *North Housing Unit & South Housing Unit*

The North Housing Unit (NHU) and South Housing unit (SHU) were opened in 2004 and include Program Areas 1, 2, and the medical clinic. The major project items these building are likely to need in the next 10 years – roof replacement and HVAC renovations – are on the Capital Projects roster. There were several smaller mechanical repair projects identified involving drains, boiler pipes, and fire sprinkler pipes, but all these systems should not require full replacement in the 10-year window.

Overall, the exterior of the buildings looked to be in good condition, except for the weather-facing windows. Several of the seals appeared to be leaking allowing moisture between the panes, and some showed evidence of water intrusion into the building.

An overhaul or replacement of those windows should be included in planning for projects soon. As noted elsewhere, electronic locks throughout the building are an ongoing source of repairs, and the current system is going to “age out” before long, making parts availability difficult. A security electronics project should be considered in the next 10-year cycle.



*Figure 1: Window and frame deterioration at covered recreation areas.*

### *Redwood Housing Units*

The Redwood Housing Units are in the worst condition of all the facilities in the campus. Facility personnel indicated the main boiler serving the units was nearing failure mode and would need to be replaced soon.

The exterior is a low-grade panel siding which has suffered from failing downspouts, gutters, and landscape maintenance. The roofs are exceedingly in need of replacement, and the water intrusion already has appeared inside. The finishes both in general and in the restrooms are all worn and in need of replacement. The residential-grade construction is nearing the end of its useful life in an institutional duty. Projects needed to prolong the life of these units would include residing the entire buildings, new mechanical systems, and insulation.



*Figure 2: Deterioration of exterior cladding and insulation on Redwood Housing*

### *Recreational Buildings*

A green house and a covered recreation area with a tool storage shed. Both facilities were in fair to poor condition. Neither has a significant mechanical nor electrical system.

### ***Pierce County Secure Community Transition Facility***

The PC-SCTF was opened in 2004 and includes three residential cottages, a program building, a service building, and two small shelters near the entry and the garden.

### *PC-SCTF Cottages*

The three residential cottages are built in a non-institutional multifamily style, wood frame and panel siding. The roofs on all the buildings are due for replacement and are included in the Capital Plan to be replaced. Consideration for siding maintenance and eventual replacement would be prudent within a 10-year window.

The mechanical and electrical systems in the residential units are adequate for the near term (10 years) with maintenance and repairs as needed. Wear surfaces also will need ongoing repair and replacement.

## Department of Corrections Active Buildings (McNeil Island Stewardship)

The DOC-CI operate several buildings on McNeil Island to support the functions of the DOC and the McNeil Island Stewardship. No existing DOC facility mechanical systems were reviewed. Facilities owned and operated by DOC include:

- MICC Annex Maintenance Buildings (Maintenance Construction 4 & Plumbing, Highline Construction Storage, Outside Plant Maintenance)
- Marine Shop, Inside Ways + Winch Shed
- CI Warehouse (Outside Gate)
- Vehicle Wash Facility
- Auto Shop (Diesel Shop)
- Armory
- Telecommunications Building (B Block)
- Generator Building
- DOC SERT (Site Emergency Response Team) Training Building (previously MICC Meat Cutting Plant)
- Multi-Purpose Storage (Road Repair – no longer used as road repair)
- Firing Range Training / Storage Buildings

## ISLAND INFRASTRUCTURE ASSESSMENT

### Overview

The infrastructure systems serving the SCC facilities are unique due to the isolated location and the fact that most of the infrastructure was designed to serve a much larger population than currently served. The island infrastructure was primarily designed and constructed to serve the large MICC. The SCC was constructed to be served by this existing network of infrastructure. When the MICC was shut down in 2011 the SCC became the primary user of all infrastructure, with the large infrastructure network throughout the island remaining.

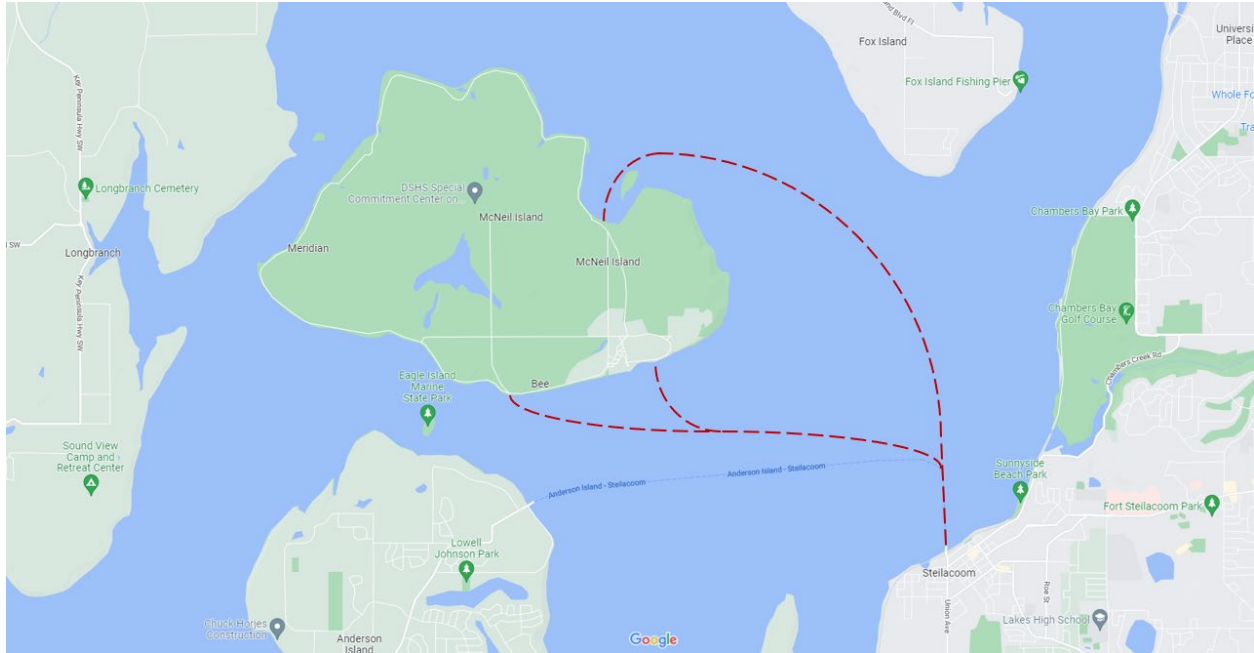


Figure 3: Island Map Identifying Marine Operations & Service to Stellacoom showing McNeil Island, Town of Stellacoom, dock/slips, and path of marine travel

### Marine Infrastructure

All access to the island is provided via boat except for the exceedingly rare helicopter access for medical emergency. Boat access from the mainland is provided by both passenger ferry and tugboat with barge. The DOC-CI operates both passenger ferries and tug and barge service.

Marine Vessel Inventory		
Marine Vessel Type	Number of Vessels	Notes
Passenger Ferry	3	Two ferries are currently in-use, the third ferry is available in emergency but needs to be retrofitted.
Tugboat	0	All tugboats are currently contracted from a vendor.
Barge	3	Two barges are currently in-service, the third barge is out-of-service.

Marine Dock/ Slip Inventory			
Name	Location	Vessels Served	Notes
DOC Steilacoom Dock	Town of Steilacoom	DOC Passenger Ferries	<ul style="list-style-type: none"> <li>▪ DOC facility and DOC operated</li> <li>▪ Primary facility for DOC ferries</li> </ul>
Pierce County Steilacoom Dock	Town of Steilacoom	DOC Tug and Barges	<ul style="list-style-type: none"> <li>▪ Owned and operated by Pierce County</li> <li>▪ DOC use by agreement</li> <li>▪ Primary facility for DOC barges</li> </ul>
McNeil Island Dock	Southeast side of McNeil Island	DOC Passenger Ferries	<ul style="list-style-type: none"> <li>▪ DOC facility and DOC operated</li> <li>▪ Primary facility for DOC ferries</li> </ul>
Still Harbor Dock	Northeast side of McNeil Island		<ul style="list-style-type: none"> <li>▪ DOC facility and DOC operated</li> <li>▪ Secondary facility for DOC ferries</li> </ul>
McNeil Island Barge Slip	South side of McNeil Island	DOC tug and barges	<ul style="list-style-type: none"> <li>▪ DOC facility and DOC operated</li> <li>▪ Primary facility for DOC barges</li> </ul>

### ***Department of Corrections and Correctional Industries Passenger Ferry Service***

The DOC-CI passenger ferry service transports patients, staff, contractors, and other island visitors from the Town of Steilacoom to McNeil Island. The ferries run 7 days a week, 365 days a year. The trip between the Steilacoom dock and the McNeil Island dock is approximately 2.75 miles. Ferry runs take approximately 35 minutes depending on weather and tides. On weekdays the passenger ferries depart every 2 hours throughout the day with an extra run around 8 AM and an extra run around 4 PM for beginning of shift and end of shift peak use. There is one 4-hour gap during the day between 1:25 AM and 5:25 AM where there are no departures from McNeil Island. On Saturdays and Sundays there are two less runs than during the week. Based on these schedules, there are approximately 4,524 ferry trips between McNeil Island and the Town of Steilacoom per year.

Vessel arrivals and departures from the mainland occur from the Town of Steilacoom. DOC-CI owns and operates the DOC-CI passenger ferry dock terminal at Steilacoom. The DOC-CI pier includes a building for security checks and a waiting room along with a loading dock for the DOC-CI passenger ferries. The DOC-CI passenger ferry normally docks at the McNeil Island Passenger Ferry Dock on the southeast side of McNeil Island. When weather is rough and heavy wind and waves are present then the passenger ferry docks at the Still Harbor Dock on the northeast side of McNeil Island. In an emergency the ferry could dock at Narrows Marina or Port of Olympia on the mainland.

DOC-CI staff are responsible for operation and maintenance of the passenger ferry service. Currently DOC-CI staff for the passenger ferry service include:

- 2 mechanics
- 2 shipwrights
- 7 captains
- 24 deckhands



Per discussion with DOC-CI Marine Operations division staff; this staffing represents the minimum levels necessary to operate. Ideally the staffing numbers would increase to avoid potential interruptions in service.

### ***Department of Corrections and Correctional Industries DOC-CI Tug and Barge Service***

The DOC-CI tug and barge service provides transportation for vehicles, equipment, and materials from the mainland to and from the island. All construction equipment, construction materials, contractor and service vehicles, and general supplies are transported on the barge. The barge has a maximum allowable vehicle weight of 80,000 lbs. or 20,000 lbs. per axle.

The DOC-CI barge service utilizes the Pierce County Ferry Terminal in Steilacoom which is immediately adjacent to the DOC-CI pier. This terminal is owned and operated by Pierce County for their ferry service to Anderson Island and Ketron Island. DOC-CI has an agreement with Pierce County to use the terminal for DOC-CI barge operations. DOC-CI must time barge use at the Pierce County terminal to work around the Pierce County ferry service schedule, and Pierce County vessels have priority at the facility.

The barges are DOC-CI owned but DOC-CI currently has a contract with a tugboat operator to make the trips. The barge is scheduled for three round trips per day from Tuesday through Friday. There are no other scheduled trips for the barge, but the current contract does have time for additional specially scheduled trips. Barge trips are limited to a maximum of five runs per day due to USCG regulations for crew hours. The trip between the Steilacoom dock and the McNeil Island Barge Slip is approximately 3.9 miles.

The ferries and barges are diesel operated and are not in compliance with the Governor's Executive Order 18-01 on State Efficiency and Environmental Performance, which dictates a transition to zero-emission vehicles,<sup>7</sup> including ferries.

### **Wastewater Treatment**

All wastewater generated by facilities on the island is conveyed to the DOC owned and operated wastewater treatment plant located west of the abandoned DOC Main Institution. Wastewater from SCC facilities is pumped via a lift station to the treatment plant. The treatment plant is located approximately 2 miles away (direct distance) from the SCC with over 2 miles of distribution piping. Treated water is discharged to Puget Sound. The treatment plant was originally designed to handle waste generated by both the SCC and the DOC Main Institution. The DOC Main Institution generated a majority of the waste load for the island prior to it being shut down. The treatment plant has plenty of capacity for the current and projected facility population at SCC.

The sewer treatment plant is functional and has no current major capital improvement needs but will require routine maintenance to maintain operation. Operators of the treatment plant must have certification from the Washington Department of Health. There are currently three full-time DOC staff with wastewater treatment plant license certificates. The sewer lift station, which is located north of the SCC and pumps wastewater to the treatment plant, has been identified for replacement due to age and operational status.

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<sup>7</sup> [https://www.governor.wa.gov/sites/default/files/exe\\_order/18-01%20SEEP%20Executive%20Order%20%28tmp%29.pdf](https://www.governor.wa.gov/sites/default/files/exe_order/18-01%20SEEP%20Executive%20Order%20%28tmp%29.pdf)

## Potable Water Distribution

The potable water used throughout McNeil Island is provided by a Group A water system owned and operated by the DOC. The water system was initially designed to serve the MICC as well as multiple residences and facilities around the island which are now abandoned. The water source is currently obtained from surface reservoirs. A surface water treatment plant is located south of the Eden Creek Reservoir, an impoundment of approximately 100 acre-feet. The Eden Creek Reservoir is located downstream and is fed from the Butterworth Reservoir, an impoundment of approximately 2,200 acre-feet. As a surface water source, the water requires filtration and treatment prior to distribution. The DOC operates the surface water treatment plant for the McNeil Island System. The treatment plant draws water from the Butterworth Reservoir and pumps into the distribution system.

A groundwater well has been drilled on the island and a project is currently underway to switch the water source from the surface reservoirs to the groundwater well. Once the well will be brought online, the surface reservoirs will be removed from use for the potable water system.

There are currently two active steel reservoirs that float on system pressure and are filled while the treatment plant is operating. The 1.0 MG standpipe reservoir and 0.5 MG elevated reservoir are located near the SCC facilities. Overall system pressure is provided from these reservoirs when the treatment plant is not operating.

The existing distribution system throughout McNeil Island consists of varying pipe materials, sizes, and ages. The distribution system consists of a 'Main Loop' that connects the SCC facilities to the abandoned MICC. A section of pipe that runs along the loop has been closed off due to substantial leaking from valves located near the abandoned MICC. The Main Loop is made up of approximately 30,000 linear feet of 10-inch and 12-inch ductile iron, unlined cast iron, PVC, and asbestos-cement piping. Portions of piping in the Main Loop along North 10th Avenue and North 20th Avenue were replaced with ductile iron in the early 1990's. The remaining cast iron and asbestos-cement pipe is much older.

System leakage is a significant contributor in the water demand observed at the McNeil Island Water System. Projects are currently underway to replace sections of pipe and fix leaks at identified locations, but continued system evaluation and replacement projects have been advised to continue to address system leakage. The large distribution system and relatively small demands also result in slow moving and stagnant water in portions of the distribution system, which can contribute to water quality issues.

The DOC has two full-time water system operators on staff with certifications to manage the water system.

## Road Infrastructure

There are over 42 miles of roadways currently utilized on McNeil Island. DSHS and DOC (DOC) personnel have identified approximately 21 miles of roadway that are critical to everyday activity on the island. These roadways include the perimeter road, the direct access from the passenger ferry dock to the SCC facilities, from the barge slip to SCC, access to Still Harbor Dock, and access around the MICC and adjacent buildings. However, all existing roadways are currently used by McNeil Island personnel for security trips, fire department access during emergencies, and construction and maintenance access to utilities and infrastructure.



There are a limited number of permanent vehicles on the island for transport of personnel to the SCC facilities and for staff use. Contract personnel bring vehicles over via the barge. Most paved roadways are approximately 20 to 24 feet wide with gravel shoulders and ditches. No roadways on the island are striped and there is limited signage. Additional signage is desired by the McNeil Island Fire Department but is currently not funded.

Roadway maintenance is an ongoing expense for the island. Typical asphalt roadways have a lifespan of approximately 20 years with proper maintenance such as seal coating and crack sealing. The many miles of roadway on McNeil Island will need regular maintenance and replacement with continued use.

## **Power & Communications**

McNeil Island is served at 12.47 KV by Tacoma Power. There is an electric meter on the mainland near Chambers Creek where the State receives power from Tacoma Power. The State is responsible for the 25-year-old submarine cable that feeds the island. There is adequate capacity in the submarine cable to add loads on the island due to the shutdown of the correctional center. There is only one cable feeding the island as the original submarine cable faulted approximately 15 years ago. Main power distribution on the island is a combination of underground and aerial power lines. The SCC facilities are fed underground all the way to the facility. The underground 12.47 KV feeder is only 12 years old and is in good condition. Most of the rest of the island is fed via overhead lines that are prone to outages from downed trees. Also, many of the poles supporting the power distribution are in poor condition and are rotted at the base.

If the island is to be utilized by the DSHS and DOC for another 50 years, it would be prudent to install another submarine cable, so the facilities are not dependent on a single submarine cable. If a cable failure occurs, the island will be out of utility power for a minimum of six months to a year or more to repair or replace the submarine cable.

Historically, McNeil Island standby power has been handled by the generating plant on the island and its multiple large generators that powered the entire island at 12.5 KV. The generating plant has since been decommissioned. At present, multiple small generators are being installed to run critical infrastructure. These are adequate if the power outages are short but are not a satisfactory solution in the case of a sustained outage from a submarine cable failure.

Power reliability at the SCC facilities is adequate. The generators are sized properly and are located close to the facilities. Currently there are generator projects at the new well to back-up water supply to the TCF and the PC-SCTF, a new generator at the radio tower to back-up the communications system, and a new generator to power the telephone system. An existing generator provides backup power for the TCF.

The existing power systems at both the TCF and the PC-SCTF are in generally good condition and have the capacity to add loads for remodels in the facilities. There are areas and instances where normal upkeep and maintenance must be done. The lift station serving the SCC facilities needs to be rebuilt. It is a very corrosive environment and expected equipment life expectancy has been reached. Annual expenditure for maintenance is to be expected.

Data and telecom communications to the island are handled by a 48 single mode fiber cable and a microwave link. The 48 single mode fiber cable is inside the submarine cable that runs from the island to Chambers Creek on the mainland side. In 2011 a new underground duct with vaults was installed from the submarine cable termination on the island to the SCC facilities. The microwave tower is located near the firing range. Infrastructure for data and telecom is in good condition.

## ENVIRONMENTAL ANALYSIS

### Review of 2012 McNeil Island Inventory and Long-Range Planning Report

The McNeil Island Inventory and Long-Range Planning Process Report (Berk Consulting, 2012) includes an in-depth assessment of island land use at the time and potential long-range paths forward. The report presents options for both continued use of the island by the SCC and potential alternate uses as well as exploring the legal framework for island use as written in the two deeds of use.

The ownership of the island was conveyed to the state of Washington in a process started in the 1980's with the conditions that the state use and maintain the land for the designated public benefit in accordance with two deeds. The first deed involved use for wildlife conservation and the second deed involved use for a correctional facility.

Approximately 70% of the island is owned by WDFW and 30% of the island is owned by the Department of Enterprise Services on behalf of the DOC for correctional use. The deeded properties are broken up into multiple non-contiguous land areas on the island. The deeds require, at the option of the U.S. General Services Administration (GSA), reversion of ownership to the federal government if the state fails to use or maintain the property for the identified public benefit. After the MICC closed in 2011, GSA issued a determination of noncompliance for the correctional use due to lack of use and maintenance of the MICC. The Long-Range plan proposed the following alternatives:

- Meet obligations of the correctional deed by maintaining the MICC infrastructure
- Initiate a plan to relocate the SCC off the island
- Consider introducing policy or other legislation for the future of McNeil Island

The SCC's continued operation on the island as fulfillment of the original public correctional use is not black and white but if the SCC is relocated to an off-island location, the ownership implications would need to be thoroughly studied and discussions would be required with state and federal stakeholders to ensure that all parties are in agreement of the consequences of the relocation.

### Special Commitment Center McNeil Island Energy Usage

Energy usage on the island consists mainly of vehicle and marine vessel diesel and gasoline fuel usage and electrical power consumption for buildings and equipment. The largest cost for island energy is \$1.5 million dollars that are spent annually on diesel and gasoline. There is a fleet of 105 vehicles on the island. The biggest user of fuel is the ferry system that uses most of the diesel fuel. Electrical usage is mainly consumed at the TCF and PC-SCTF sites.

Current capital plan project requests include several items that are important to maintain the electrical, security and communications systems. The security system needs a complete restoration. New PLC's, video cameras, video recording and updating of the non-supported intercom system are critical to keep the facility functioning. The perimeter security fence must be repaired and kept in operating condition to ensure facility security. Communications to the mainland are critical therefore, the replacement of the old radio/microwave tower is critical. Electrically, the sewer lift station will fail if it is not completely electrically rebuilt.

Electrical demand has averaged 978 KW per month. Electrical energy usage has averaged 536,771 Kilowatt hours (KWH) per month. This has produced an annual cost of power of approximately \$420,000.

### Energy Use Intensity (EUI)

The national median source EUI is a recommended benchmark metric for all buildings. The median value is the middle of the national population – half of buildings use more energy, half use less. The median works better than the mean (arithmetic average) for comparing relative energy performance because it more accurately reflects the mid-point of energy use for most property types. (Energy Star, 2021)

Energy Use Intensity			
Month	Electrical (KWH)	Propane (Gal)	Diesel (Gal)
January	450,000	341	
February	572,080		
March	568,400		
April	527,800		
May	487,200	399	
June	459,000		
July	520,800		
August	529,200		
September	486,000	350	
October	543,600		
November	566,400		
December	662,400		
<b>Subtotal (12 Months)</b>	<b>6,372,880</b>	<b>1,090<sup>8</sup></b>	<b>350,674<sup>9</sup></b>
<b>Subtotal Energy (kBtu<sup>10</sup>)</b>	<b>21,750,639</b>	<b>100,271</b>	<b>49,094,363</b>
<b>Total Energy (kBtu)</b>	<b>70,945,273</b>		
<b>Building Area (SF)</b>	<b>282,386</b>		
<b>EUI (kBtu/SF/year)</b>	<b>251</b>		

According to Energy Star benchmarks, a median value EUI for a prison is 156.4. This suggests that SCC on McNeil Island consumes nearly 60% more energy per SF than a comparable facility might use off-island, however additional study is required to quantify energy savings more precisely in a new facility.

<sup>8</sup> Quarterly volumes were provided by DSHS for propane fuel consumption

<sup>9</sup> Annual volume was provided by DSHS for diesel fuel consumption

<sup>10</sup> KWH, gallons of propane, and gallons of diesel have been converted to kBtu

### ***Clean Energy Initiatives***

Through a series of Executive Orders, the office of the Governor has directed state agencies to adopt and implement plans to dramatically reduce energy use in state-owned facilities. The Executive Order also seeks to ensure that the Washington State Ferry system begins the transition to a zero-carbon-emission ferry fleet, including the accelerated adoption of both ferry electrification and operational improvements that will conserve energy and cut fuel use.

Operations on McNeil Island currently rely heavily on fossil fuel use, and as can be seen in the Energy Use Index buildings on the island are operating at well below their maximum feasible energy efficiency. A more detailed analysis is required to determine the strategy and cost associated with bringing SCC facilities and supporting infrastructure into compliance with the Executive Orders.

## PROGRAMMING & SITE ANALYSIS

### Program Overview

The operation of the SCC on McNeil Island requires both direct and supportive services for residents housed in the TCF and the PC-SCTF. Support functions and services are provided by both the DSHS and DOC-CI through the McNeil Island Stewardship. User group meetings were held with each functional department to gain an understanding of respective work process, challenges, and anticipated future needs.



Figure 4: Island Map Identifying SCC, PC-SCTF, Docks, Abandoned MICC

### Resident Population

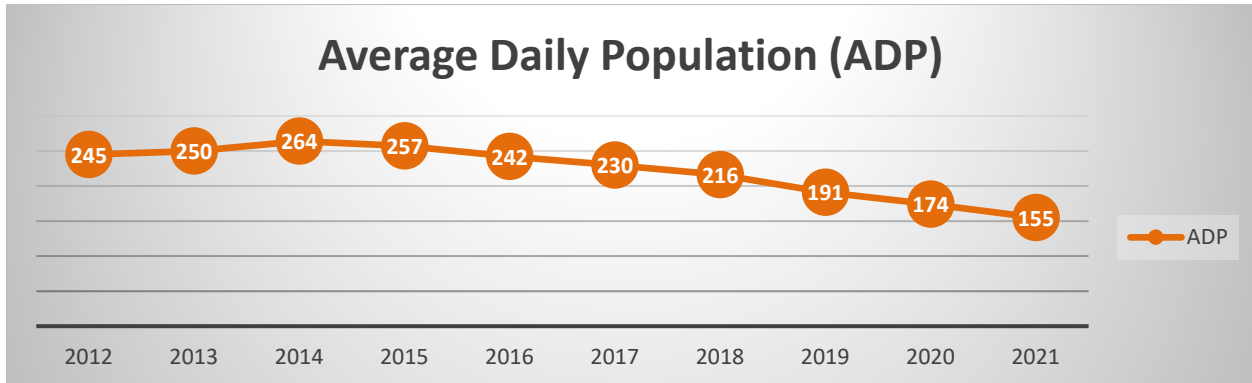
Persons civilly committed to the SCC TCF participate in behavioral health treatment and related programming. The behavioral health treatment consists of increasingly challenging and rigorous levels of treatment. In addition to behavioral health treatment, the SCC provides residents with medical and dental care, food services, barber services, on-site recreational activities, and some occupational training and employment opportunities within the facility.

The TCF provides 309 beds for residents that are organized into three (3) Program Areas characterized as high, medium, and low behavioral management. Such arrangements provide a variety of living areas for residents in various stages of their treatment or having different security risk levels. Within each Program Area, individual housing units have unique attributes that are intended to serve the needs of the population housed there, including staff offices and multi-purpose space to support residential programming and treatment. Each unit typically contains sleeping rooms and a dayroom with showers, staff work areas, personal laundry area, beverage center/food pantry, and one or two multi-purpose program rooms. Housing units have access to an adjacent covered outdoor space for recreation. Residents move through high, medium, and low behavioral management units on a frequent basis with limited time spent in the high management unit.

Depending on the housing configuration, residents are supervised by staff who work in program management offices that are either centrally located near or within a cluster of housing units, or at a space located within a unit. At various times during the day, program staff come and work in the units directly with the residents.

Population data was provided by SCC to give a high-level assessment of current and future needs. A more comprehensive analysis is required to accurately forecast future needs that take into consideration the impact of potential policy and regulatory changes.

### **Average Daily Population (Total Confinement Facility)<sup>11</sup>**



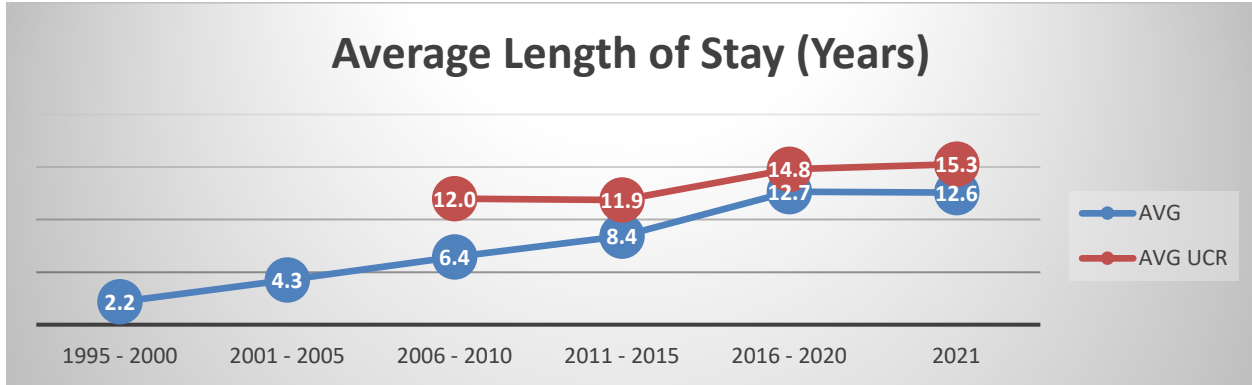
The Average Daily Population in the Total Confinement Facility has steadily declined since 2014, and the average total confinement census has decreased by 15 or more residents for the last four years. The reduced population has led to the closure or repurposing of several housing units within the facility. While Special Commitment Center administration expect the downward trend in population to continue, further study is required to provide a more accurate projection.

Residents can be fully discharged from the SCC through unconditional release or a discharge. Unconditionally released individuals have been civilly committed under RCW 71.09 and are then evaluated annually until they are found to no longer meet the criteria for civil commitment and are released by the court. Discharged individuals have been admitted to the SCC under a probable cause finding in detainee status and are then found to not meet criteria for civil commitment. Missing data from 1995-2005 due to only two unconditional releases occurring during that period.

<sup>11</sup> Special Commitment Center census data has historically been calculated monthly and submitted to headquarters. Available reports dating back to 2012 were reviewed to provide data included in this table.

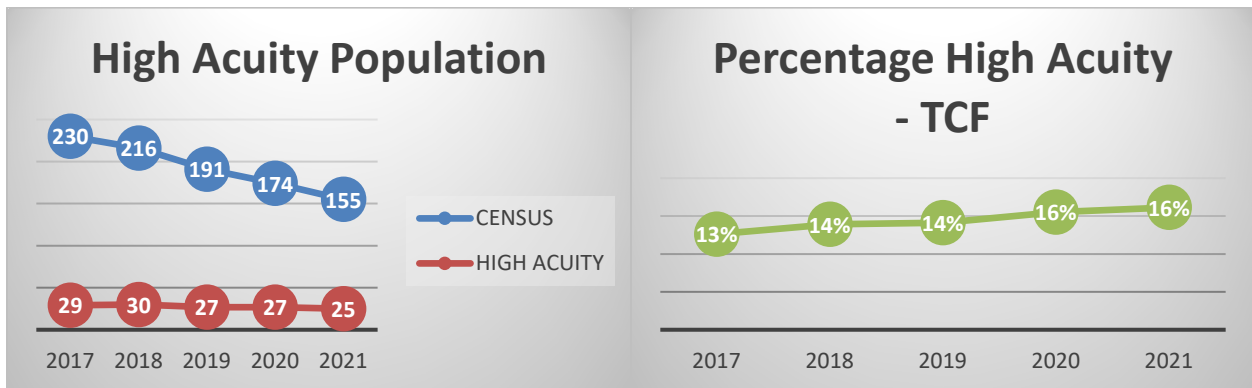
### Average Length of Stay<sup>12</sup>

While the resident population has decreased, the average age of a resident has increased over the same period. Like senior citizens elsewhere, older residents in the SCC are more likely to experience dementia, impaired mobility, and loss of hearing and vision. These ailments present special challenges and can necessitate increased staffing levels. Older residents are also more susceptible to chronic medical conditions.



### High Acuity Population<sup>13</sup>

The High Acuity program began in 2017 to treat residents who have complex cognitive and/or developmental disabilities as well as difficult-to-treat psychological issues that defy use of standard intervention strategies. Seventeen (17) individuals were identified in the initial settlement decision; the SCC then identified fourteen (14) additional residents that met the criteria for inclusion in the High Acuity settlement class, for a total of thirty-one (31) residents, as required by the settlement. Since the inception of the program one high acuity resident has been unconditionally released and one is now deceased.



<sup>12</sup> This table provides an average length of stay representing all residents fully discharged from the Special Commitment Center and further separates those who have been unconditionally released from commitment status. With consideration of available data, only residents who have been fully discharged from the Special Commitment Center were included.

<sup>13</sup> These tables represent the total number of high acuity residents served in the Total Confinement Facility in the given year and their corresponding percentage ranking in the census.



### **Current Population and Future Needs**

The number of beds required for future need has been provided by TCF based on their understanding of the resident population and their expertise. It is provided in this report to develop a high-level architectural space program that will be used to generate a rough order of magnitude cost to build a new TCF off-island. The future bed needs are also utilized to identify necessary modifications and improvements to the existing TCF if operations are to remain on McNeil Island.

<b>SCC Current Population and Future Needs</b>				
<b>Resident Program Area</b>	<b>Current Capacity<sup>14</sup></b>	<b>Current Residents</b>	<b>% Occupied</b>	<b>Future Need</b>
	309	147	48%	132
Program Area 1 (High Management)	64	39	61%	24
Program Area 2 (Medium Management)	120	67	56%	56
<i>Medium Management</i>	72	51	71%	32
<i>High Acuity Milieu</i>	48	16	33%	24
Program Area 3 (Low Management)	86	33	38%	32
Special Housing	11	8	73%	20
<i>High Medical Need</i>	11	8	73%	15
<i>Gender Dysphoria</i>				5
Unused Beds <sup>15</sup>	28	162		

### **Pierce County PC-SCTF**

The PC-SCTF on McNeil Island is adequately sized for its current and future population. Some additional program space will be needed in both the on- and off-island scenarios.

<sup>14</sup> Total TCF capacity is 309, but several housing units are unused or have been repurposed, reducing that number to 238.

<sup>15</sup> One housing unit at TCF has been repurposed for training, a Redwood housing unit has been used for COVID isolation, and the small housing unit specified for females is unoccupied.

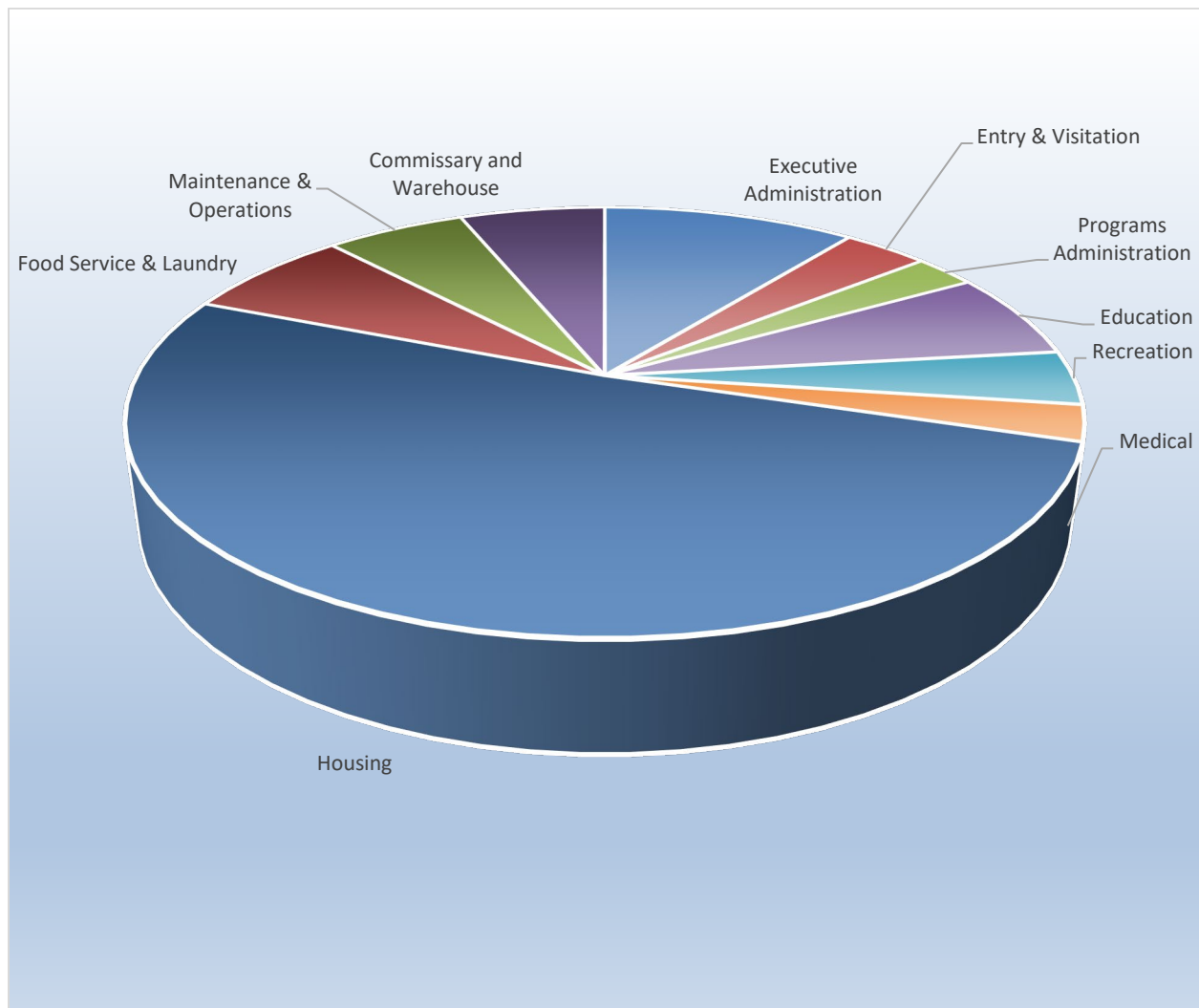
## Special Commitment Center Departmental Functions & Services

The primary purpose of the SCC is to house and deliver treatment services to violent sexual offenders who have been committed to the care of the DSHS by the civil courts of Washington. The SCC houses and provides treatment for residents exhibiting a range of behaviors and levels of progress in treatment.

Centralized services and programs include visitation, food preparation, dining for some residents, group recreation and activities, education and vocational training, industries programs, medical services, and some treatment and program spaces. Decentralized services and programs include most treatment program activities, sick call and medication distribution, some recreation activities, and personal laundry.

Support for resident housing and treatment is provided through several departmental and functional areas. These functions include those related to the SCC and managed by the DSHS as well as functions related to marine infrastructure and transportation that are managed by DOC-CI through the McNeil Island Stewardship.

### Space Allocation by Function



## Building Gross Area by Function

The SCC currently utilizes approximately 282,000 SF on McNeil Island. The buildings that constitute the TCF campus include structures originally built in 1940 to house a DOC work camp, as well as newer facilities designed specifically for the SCC program that were opened in 2004.

Building Gross Area by Use		
Department / Function	Building Gross Area (SF)	Comments
<b>Special Commitment Center   McNeil Island</b>	<b>282,386</b>	
<b>TCF</b>	<b>269,346</b>	
Entry and Visitation	9,100	<i>Includes Visitation</i>
Administration	27,052	
Commissary & Warehouse	15,556	
Food Service & Laundry	18,066	
Housing <sup>16</sup>	132,385	<i>Includes Resident Programs Staff Space</i>
<i>Program Area 1 - High Management</i>	41,920	<i>531 SF/bed</i>
<i>Program Area 2 - Medium Management</i>	64,624	<i>449 SF/bed</i>
<i>Program Area 3 - Low Management</i>	25,841	<i>300 SF/bed</i>
Medical Services	6,953	<i>Clinic</i>
Maintenance & Operations	14,942	<i>Includes Old Powerhouse &amp; Carpentry Shop Storage</i>
Recreation	10,538	
Resident Programs & Service	5,976	
Security Services & Operations	2,941	
Vocational & Academic Education	16,937	<i>Includes Greenhouse and Tool Issue / Covered Recreation</i>
Fire Station	5,300	
Powerhouse	3,600	
<b>PC-SCTF</b>	<b>13,040</b>	
Programs Building	3,120	<i>130 SF/bed</i>
Housing	8,220	<i>3 Cottages, 343 SF/bed</i>
Service Building	900	
Garden Shelter	400	
Entry Shelter	400	

<sup>16</sup> Housing subtotal includes Program Areas 1-3

### ***Entry & Visitation***

The Entry & Visiting function includes the main pedestrian entry for visitors and staff, security services and operations including central control, and staff support functions such as lockers and showers. Visitation, which includes a large contact visitation room as well as several private spaces for professional visits, is provided here and supervised by security staff.

### ***Administration***

Administration includes executive offices, human resources, records, and accounting. Administration is collocated with training and IT spaces and a mail room. The SCC utilizes both paper and electronic records for residents. Small break areas are provided for staff, though none is located outdoors.

While the majority of SCC administrative space is on McNeil Island, an additional 4,000 SF of leased office space is in Steilacoom.

### ***Commissary & Warehouse***

The warehouse on McNeil Island is located approximately 2 miles from the TCF. Orders and deliveries to the island are coordinated with the warehouse at Western State Hospital (WSH). All orders for the SCC are accepted at WSH and picked up by Maintenance and Operations Division and transported to the barge slip for delivery to the island. A dietary vendor delivers food to the island once a week.

The distance from the warehouse to the kitchen in the TCF complicates food service operations. Maintenance and Operations Division is required to make deliveries daily from the warehouse to TCF. A recent consolidation in the warehouse at WSH has limited the amount of space the SCC has for storage, requiring additional coordination in ordering and delivery.

### ***Food Service & Laundry***

Food for the SCC is ordered through the DSHS, which can make communication difficult because they use different ordering systems. Currently, 90 residents require special diets, which puts additional strain on the kitchen that was designed for large batch cooking. The kitchen used to primarily prepare food using a heat & serve method, but because of special diets and delivering to units due to COVID-19, kitchen staff have moved to individually packaged items. SCC, through DSHS, places one order per month with US Foods that covers a 6-week cyclical menu, which is challenging because staff at SCC don't have access to the ordering software. Bread, dairy & produce come from WSH. Food is delivered Monday through Thursday, and a week ahead is stored on island. The aging population requires more diabetic snacks and specialized diets, further complicating ordering. Meals are occasionally provided to PC-SCTF, on an as-needed basis. Overtime meals are provided to staff. The kitchen has had an electrical upgrade, but no new equipment has been provided since the facility opened in 2004.

Housing units do not currently have serveries for food distribution. At one time the TCF utilized larger carts for hot food delivery, but none is currently in service. The smaller carts that have been provided are not designed for hot food delivery. The kitchen was originally designed as a vocational program for inmates at the former McNeil Island

Correctional Center, which could accommodate the labor required to deliver meals to units. Since that program ended, delivering food to units by hand has become inefficient.

The TCF central laundry washes mop heads and rags. Washers and dryers are commercial, not institutional grade.

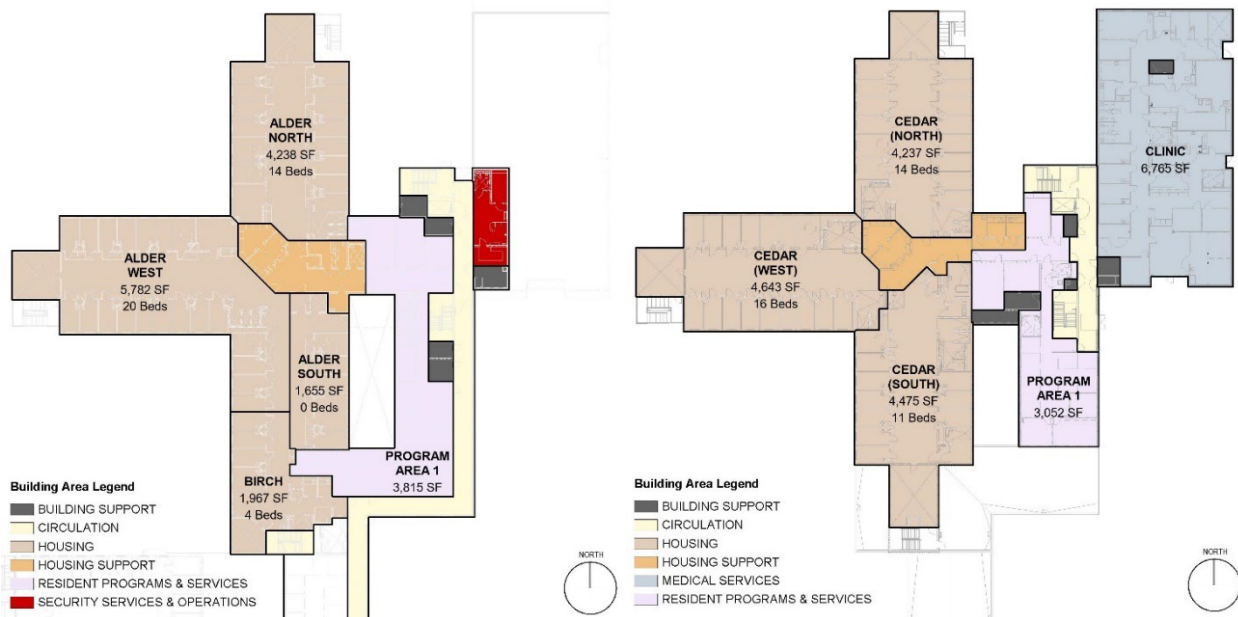
### Housing

Resident housing consists of living areas for residents corresponding to their management level and include sleeping rooms and a dayroom with showers, staff work areas, personal laundry area, beverage center/food pantry, one or two multi-purpose program rooms, a sally port entry, mechanical/electrical and electronics rooms, and janitor's closets. Support space adjacent to the housing units provides offices for staff and program spaces that allow integration of residents from different housing units to participate in group activities. Each housing unit is organized around a dayroom, with resident rooms facing each other and a covered outdoor recreation space at the end. Each dayroom is 20 feet wide.

It is desirable to have programs staff integrated into the treatment milieu of each residential unit, which is not possible in the current configuration. Staff require better visibility into the units to monitor behavior, and programs offices should be located within the units as opposed to adjacent to them. The original design of the housing units is based on a correctional model and the institutional environment is antithetical to treatment. Current needs include more rooms for additional activities, a resident store or mock grocery, media rooms with internet access, a unit for gender dysphoric residents, and meditation rooms.

### Program Area 1 – High Management

Program Area 1 is utilized for High Management and Medical residents, which can include high-acuity and special needs patients. It includes two housing clusters – Alder and Cedar, as well as Birch, a unit originally intended for females or gender dysphoric residents, which is no longer in use. Program Area 1 housing units occupy two levels of the north housing building.



The Alder and Cedar housing clusters have a central unit management area that serves each housing unit. Staff for Program Area 1 are in a space adjacent to unit management and the entry to the housing units on each floor. The resident rooms in Alder have security grade combination toilet/lavatories, residents in Cedar share common toilet and lavatory facilities.

Residents with high medical needs are housed in Cedar, which is proximate to medical services and the clinic. Cedar South has a negative pressure room which can accommodate a hospital bed. Of the 79 beds located in Program Area 1, 10 (13%) are ADA compliant. Each housing unit has at least one accessible shower. Standard rooms are 7'-6" wide, while ADA rooms are 9'-6". However, standard rooms are too narrow to accommodate hospital beds, and the heavy gauge steel doors in the unit are difficult to operate for infirm residents and challenging for medical staff moving carts through the area.

Because of the more complex medical needs of the aging resident population, an infirmary and long-term care housing unit is needed at the TCF. Modifying the existing housing units would be difficult and costly due to the secure construction. A future medical housing unit is required to meet the needs of the Special Commitment Center.

The Birch housing unit is located above a mechanical room and because the floor is uninsulated it gets extremely warm. To be used in the future, this housing unit will need to be remodeled.

*Program Area 2 – Medium Management*

Program Area 2 houses medium management and high acuity residents<sup>17</sup>. Like the Program Area 1 housing units, their design is based on a correctional model and the environment is highly institutional. The Elm and Ginko housing units, which each can accommodate 48 residents, are tiered, and have bedrooms and support space on the mezzanine level.

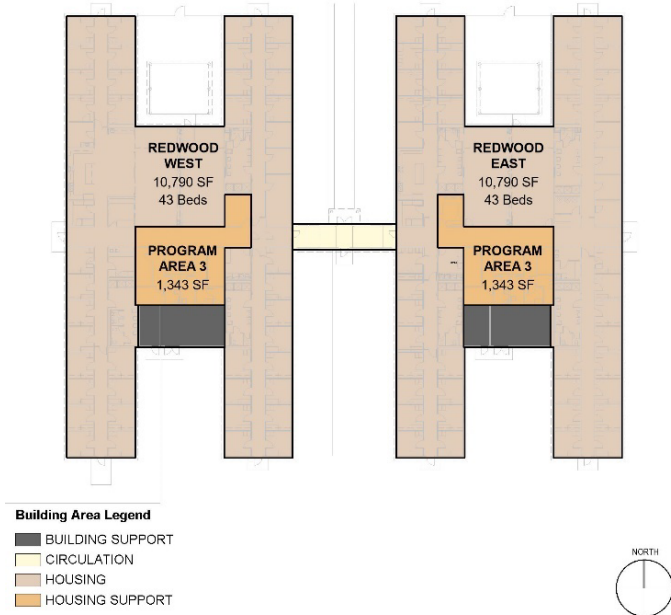
The Fir housing unit is no longer used to house residents and is instead used for staff training.



<sup>17</sup> SCC created the High Acuity Program in 2017 in order to better serve residents with developmental disabilities, cognitive impairment, and severe mental illness who demonstrated a need for a higher level of coordinated, interdisciplinary treatment.

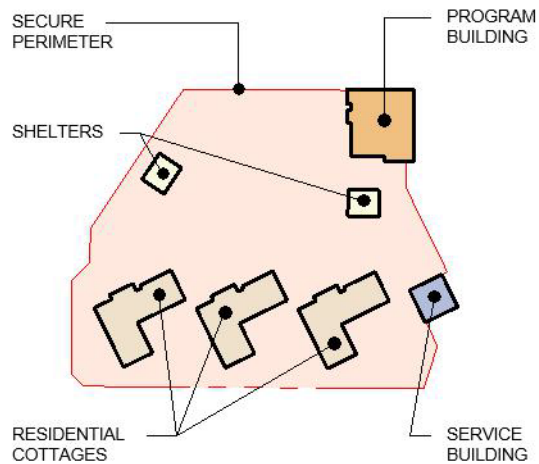
*Program Area 3 – Low Management*

Redwood East and West housing units constitute Program Area 3. The buildings were constructed in 1940 and originally served as barracks for the DOC work camp. Program Area 3 is for low management residents. The buildings are in disrepair and are not designed to support the programs and treatment SCC staff need to provide.



*Pierce County Security Community Transition Facility (PC-SCTF)*

The PC-SCTF opened in 2004 and includes three residential cottages, a program building, a service building, and two small shelters near the entry and the garden. Having additional programs and support space is desired to better serve residents as they continue their treatment.





### ***Medical Services***

The clinic serves as the central location for physician and nurse practitioner-level sick call, medical exams, dental, radiology, special procedures, and consulting providers coming from the community. The clinic has a centralized medication storage area for procurement, preparation and dispensing of all medications provided in the clinical area, and for re-distribution to the Resident Program Areas for dispensing to the residents. Other areas include an audio testing area, physical therapy, and storage spaces for supplies, equipment, and linens. A conference room is in the clinic area for medical staff consultations. A laboratory is provided for simple lab procedures and collection and storage of specimens. Medical records are stored in the clinic for prompt access by medical staff.

While space is adequate in the clinic, critical adjacencies need to be improved for staff. With the addition of a medical housing unit, the clinic would need to be renovated to provide better workflows and improved technology.

### ***Maintenance & Operations Division***

The MOD utilizes several spaces within the TCF and across the island. Within TCF, MOD operations are primarily located in the Vocational/Technical Building, where they share space with other SCC functions as well as recreational and classroom space for residents. MOD operates several shops for plumbing, electrical, and locksmithing repairs. Repairs include rebuilding washers and dryers, light fixtures, and other equipment.

Storage is accommodated in the Vocational/Technical Building and in several additional buildings on the island. Electric vehicles are parked and charged in the shop. Within the TCF, hot water tanks, heat slabs, loaders, and glass are stored in the north housing unit mechanical room, and toilet supplies, filters, and beds are stored in the Redwood West housing unit. Outside the TCF, wood, shingles, ice melt, caseworks and furniture are stored in the carpentry shop. Lawn mower parts and valves are stored in the Powerhouse. Consolidating MOD shops and storage would be a major benefit to the facility, limiting the use of vehicles to move staff and materials throughout the day.

The MOD operates and maintains more than 100 vehicles on McNeil Island, including cars, trucks, buses, and emergency response vehicles. Most vehicles are gasoline or diesel powered, with the exception of a few electric vehicles used inside the secure perimeter of the TCF.

### ***Recreation***

The TCF provides spaces for recreation, arts and crafts, music, and recreation staff. Indoor recreational spaces are provided in the Vocational/Technical Building, and include a gymnasium, music and media rooms, a fitness room, areas for arts & crafts, and a barber shop. A large outdoor recreation yard is located in the middle of the facility. A green house and a covered recreation area with a tool storage shed are in disrepair and unused.

### ***Resident Programs & Services***

Resident programs and services are functions and activities directed to supporting self-improvement of the resident. The TCF includes centralized and decentralized programs and services. Programs staff are centrally located in the Multi-Purpose Building and within, or adjacent to, each of the housing units.

### ***Security Services and Operations***

Security for the SCC on McNeil Island begins at the dock, where all visitors are scheduled and processed. The main entry is staffed 24 hours a day. Barges are also scheduled, with supplies and trucks cleared at Steilacoom prior to departure and inspected prior to leaving McNeil Island. Employees are bussed to SCC from the Main Dock and badge in upon arrival. The island is patrolled one to three times per shift, covering the perimeter and interior residential roads. Each patrol loop takes approximately 30 to 45 minutes. Because security staff are not law enforcement, warnings are issued to boats that may be approaching. Security guards are deployed throughout the facility, including programs services areas.

Security staff are responsible for coordinating resident movements off island. This includes obtaining a court order, developing a schedule and trip packet, then submitting it to local authorities, and accompanying the resident to their destination. Security staff also coordinate with the McNeil Island Fire Department on emergency response.

Security staff communicate via radios, which were recently replaced. Wi-fi on the island is unreliable, and there is no cell phone coverage. The security equipment in the facility is aging, and the cameras campus-wide are in need of replacement.

### ***Vocational & Academic Education***

The Multi-Purpose Building includes a library, a computer lab, and several classrooms used for a variety of academic and vocational classes, including GED and life skills training. Vocational classrooms are provided in the Vocational/Technical Building, with adjacent space for staff.

### ***Fire Department & Emergency Medical Services***

The McNeil Island Fire Department is located approximately 2 miles from the SCC facilities. In addition to on island vehicles, the Fire Department operates a boat out of Still Harbor to transport residents to the mainland in case of an emergency.

### ***Department of Corrections Departmental Functions & Services***

The dock facilities at Steilacoom and McNeil Island are in disrepair and in need of replacement or repair. In their current state they are vulnerable to damage from high tides and storms. The dry dock on McNeil Island is currently shut down and requires a new lift and rails. Because the dry dock is not in use, services must be contracted at an elevated cost to the state.

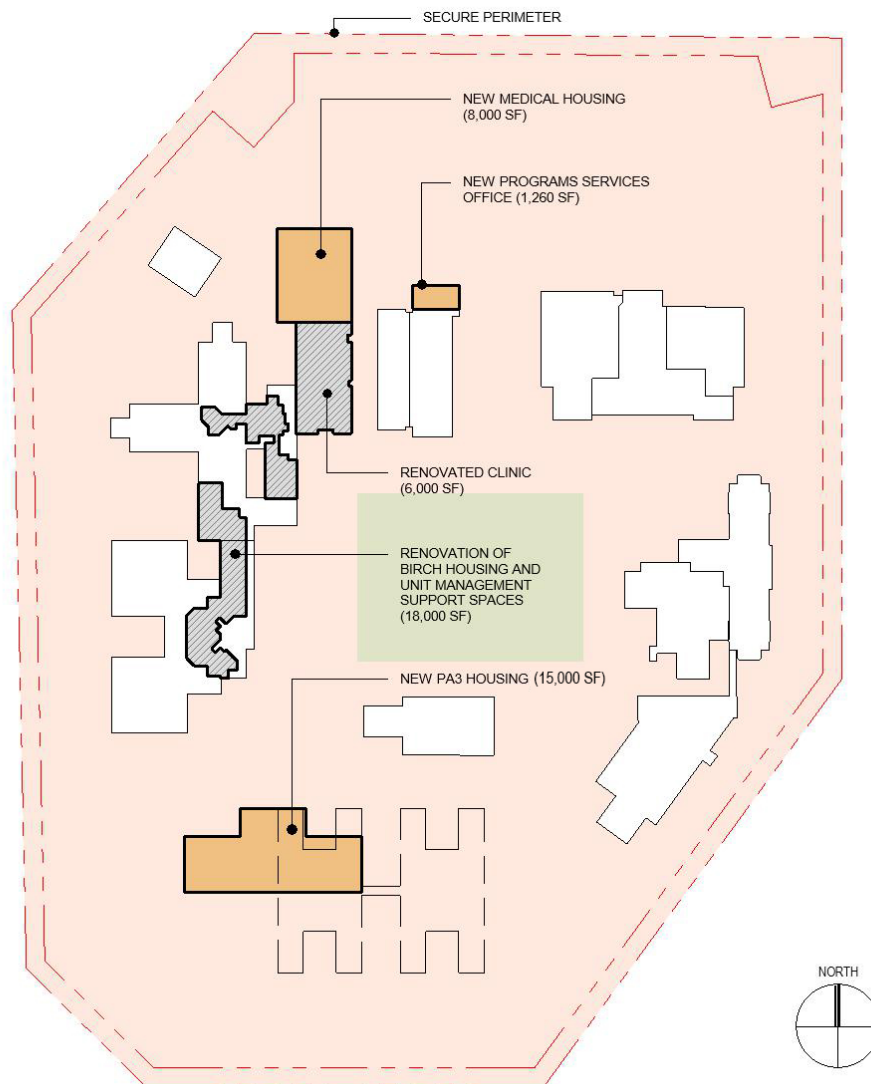
## Program Requirements for Continued Operations on McNeil Island

In addition to projects already identified in current DSHS and DOC capital plans, our team has identified program areas that will require modifications, upgrades, or new construction to support the SCC program on McNeil Island.

Several buildings that comprise the SCC campus were constructed in 1940 as part of a DOC work camp, including King Hall, the Vocational/Technical Building, and the Redwood Housing Units. Each of those buildings are approaching the end of their functional lifespan and require extensive ongoing maintenance to remain operational.

The remaining buildings, all opened in 2004, were designed in line with correctional models and several features including the use of heavy security doors, narrow room configurations, and partitioned staff space, are not appropriate for the treatment milieu SCC seeks to provide for residents.

Staff space is decentralized and not sufficient for the current needs of SCC. Additional space is needed, with a focus on locating staff closer to the residential housing units.



## ***Housing***

The most significant challenge to maintaining operations at SCC on McNeil Island relates to resident housing. While space is sufficient in each of the Program Areas, the types of rooms and proximity of staff and their visibility within the milieu is inadequate.

### ***Medical Housing***

The population within the SCC is aging, and because of that the medical needs of the population are changing and becoming more challenging. Currently, residents with high medical needs are housed in the Cedar Housing cluster, at times with other Program Area 1 residents.

Cedar South Unit is the primary medical unit, and it has 11 resident rooms in its current configuration. The SCC has projected a future medical bed need of 15. The resident rooms in Cedar are 7'-6" wide, with the exception of a single ADA room and a negative pressure room for residents with respiratory illnesses. Increasing medical bed capacity to meet future needs would require expansion into an adjacent unit and demolition of existing partitions to create rooms wide enough to accommodate hospital beds. The cost of demolition and reconfiguring the housing units would be high because of the secure nature of the construction. Understanding the limitations of this study, we assume that a new 8,000 SF medical unit adjacent to the existing clinic would be the preferred solution to the medical bed needs.

### ***Housing Support & Programs Services***

Program Area 1 and Program Area 2 house high and medium management residents, respectively, as well as residents identified in the high acuity milieu. The unit management and support spaces for each program area are largely cut off and disconnected from the resident rooms. To provide treatment more effectively to residents, it is desirable to remove barriers and insert programs staff into the milieu. This includes providing better visibility and ease of access for staff.

Additionally, more programs space should be provided in the housing support areas, including sensory and media rooms with audio/video technology. A resident kitchen and mock grocery store are also desired and could be accommodated in the renovated space.

### ***Program Area 3 Housing***

Program Area 3 housing, for low management residents, is provided in the Redwood housing units. Redwood West is currently unoccupied and used for COVID-19 isolation. The Redwood units were built in 1940 as barracks for the DOC work camp, and despite undergoing recent renovations, they are in poor condition. Because of the age of the structures, and the SCC's projection that the required number of beds in the future will be much lower, the preferred long-term solution would be to demolish Redwood West and replace it with a new housing unit that would accommodate all the residents in Program Area 3. The resident model could then more closely align with the cottages in PC-SCTF, and better prepare residents for independent living.

### ***Medical Clinic***

The medical clinic has enough space for services and staff, but critical adjacencies and visibility can be improved. Anticipating a new medical housing unit, a renovation of portions of the clinical area should be planned. Exact projections for space use, updated equipment, and adjacencies requires further study.

### **Programs Services Administrative Space**

The Multi-Purpose Building opened in 2004 and provides academic classrooms space and a library for residents as well as office space for programs services staff. Staff space is poorly configured and there is a clear need for more area. Based on information provided by the SCC, it is anticipated that 1,260 SF of additional administrative space will need to be provided within the TCF to support resident programs.

### **McNeil Island SCC Program Summary**

To accommodate the program requirements for the delivery of services for the SCC on McNeil Island, a high-level space program was developed to provide a rough order of magnitude cost for future implementation. The program is organized into three areas: New Construction, Complete Renovation, and Partial Renovation.

New buildings shall be based on current State secure treatment facility construction and include all site development work and building elements and utilities. Replacement buildings would be required to be phased on-site, allowing existing housing units to be occupied while the new building(s) is being constructed. New buildings as an addition to an existing building shall also take into account the improvements necessary to the existing building.

A 'Partial Remodel' will involve an update to a space to improve adjacencies, functions, and circulation. These construction projects would attempt to minimize construction disruptions to the occupied space, maintaining existing finishes and fixtures as necessary.

A 'Complete Remodel' will involve a thorough redesign of the interior spaces in accordance with current and future program uses. The work estimated will include demolition and construction of walls, all new finishes, and fixtures, including all new electrical and lighting work, mechanical systems, and plumbing.

<b>SCC McNeil Island Anticipated Renovations &amp; New Construction</b>				
<b>Department / Function</b>	<b>New Construction (GSF)</b>	<b>Complete Renovation (GSF)</b>	<b>Partial Renovation (GSF)</b>	<b>Comments</b>
Programs Administration			5,796	<i>Partial Renovation to improve staff office space</i>
	1,260			<i>New construction adjacent to Multi-purpose Building</i>
Medical Clinic			6,953	<i>Partial renovation of clinic to improve circulation, adjacencies</i>
Medical Housing	8,000			<i>New construction adjacent to clinic</i>
Program Area 1		2,578		<i>Renovation of Unit Management Area</i>
		4,306		<i>Complete renovation of Birch Housing Unit</i>
Program Area 2		11,218		<i>Renovation of Unit Management Areas</i>
Program Area 3	15,000			<i>Replacement of existing buildings</i>
<b>Total Renovations &amp; New Construction</b>	<b>24,260</b>	<b>18,102</b>	<b>12,929</b>	

### ***Ongoing Maintenance and Repair for Total Confinement Facility and Pierce County Secure Community Transition Facility***

The MOD has several ongoing installation, repair, and replacement projects in progress or planned for the SCC facilities. Funding for repairs can come from capital requests or operating budgets. Due to the age of many of the buildings on McNeil Island, preservation projects represent an outsized portion of work being performed. Project examples include:

- Campus-wide electrical study
- HVAC controls and equipment upgrades, including Central Control and IT/Server Room
- Communications vault repairs
- Steam plant boiler replacement
- Sewage lift station upgrades
- Campus lighting upgrades
- Fire suppression system repairs and upgrades
- Roofing replacements
- Insulation
- Hot water tank replacement
- Replacement of steam expansion joints
- Upgrades of Uninterruptible Power Supply
- Replacement of carpeting
- Repair of gutters & fascia boards

### ***Island & Marine Infrastructure***

The ferries that bring people, goods, and services are essential to the safety and well-being of staff and residents on McNeil Island. Much of the infrastructure that supports the ferries has been targeted for capital investment by DSHS and the DOC, though not all projects have been submitted and/or funded. Projects identified in requests provided by DSHS include:

- Float & dolphin replacement at the McNeil Island Main Dock
- Replacement of the Still Harbor Dock
- Replacement of wing walls at the McNeil Island barge slip
- Replacement of the boat cradle & winch on McNeil Island
- Float and ramp replacement at the Steilacoom Dock
- Replacement of the McNeil Island Fire Department boat lift
- Replacement of the dock, dock house, and causeway on McNeil Island
- Replacement of the dock at Steilacoom



## **Program Requirements for Operations at New Location**

KMB architects was tasked to collect, organize, and review data and analyze existing McNeil Island SCC program elements and spaces. The off-island alternative is a generic model originating from the current program and space usage of SCC on McNeil Island. While several different scenarios could be considered for the SCC program off-island, the Strategic Master Plan assumes a single campus with appropriate setbacks and adjacencies. This included SCC assignable land acreage, transportation, and utility infrastructure costs; current bed capacity and security classifications, assignable support spaces such as library, program spaces, visitation areas, medical, food service facilities, staff, maintenance, and administrative support spaces. Provided is a level analysis of projected space, support needs and costs if SCC is located totally off the island. If the determination is made to relocate SCC from McNeil Island, further study is required to fully assess programmatic needs.

### ***Assumptions***

Future SCC needs have been estimated based on a future need of 132 beds in the TCF. This projection was provided by SCC leadership to and offers a rough order of magnitude estimate of cost. Space for programs staff was maintained at current levels, while MOD, food service, laundry, and warehouse spaces were reduced to align with the lower resident population. For a more accurate projection of needs, further study is required.

### ***Limitations of the Study***

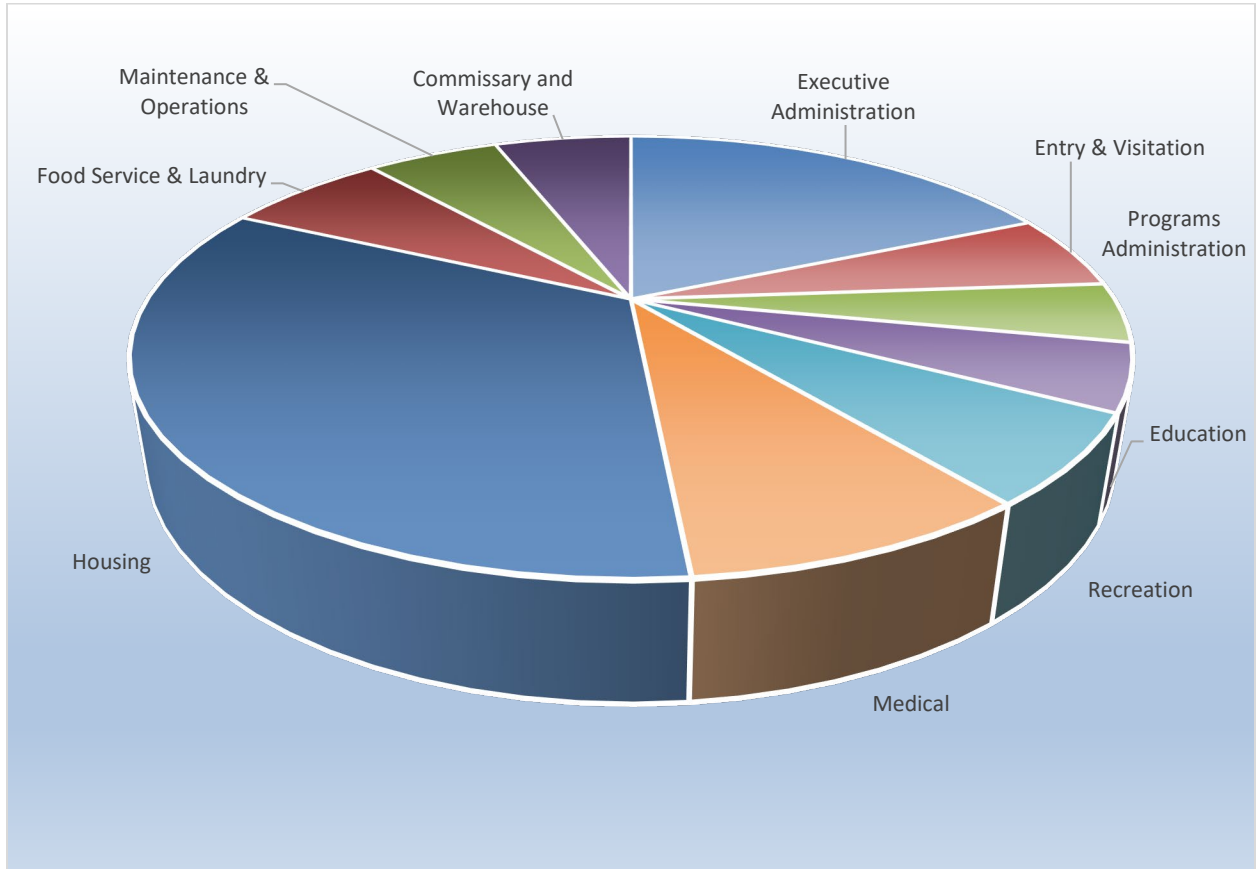
This study provides only high-level assessment of future space needs, limited to services currently being provided by the SCC on McNeil Island. While it is understood that other models for housing, resident support, and operational efficiencies are available and likely preferable, that level of detail is beyond the scope of this study.

## Program Summary

Current SCC departmental functions and services are included in the off-island program summary. The projected reduction in bed needs is included, as well as the change in bed distribution to include special housing for high medical need and gender dysphoric residents.

SCC Off-Island Program Requirements		
Department / Function	New Construction (GSF)	Comments
Medical Clinic	30,000	Includes space currently leased at Steilacoom
Entry & Visitation	9,100	Based on current space
Programs Administration	7,236	Based on current space + 1,260 SF future need
Academic Education	4,379	Based on current space
Vocational Education	3,557	Based on current space
Recreation	10,538	Based on current space, excludes greenhouse and tools/ covered recreation
Medical Clinic	6,953	Based on current space
Medical Housing	7,965	Based on PA1 531 SF/bed at 15 beds
Program Area 1	12,744	Based on current 531 SF/bed at 24 beds
Program Area 2	25,144	Based on current 449 SF/bed at 56 beds
Program Area 3	14,896	Based on SCTF PC 343 SF/bed at 32 beds + programs building
Gender Dysphoria	2,655	Based on PA1 531 SF/bed at 5 beds
Food Service & Laundry	10,840	Reduced by 40% for population of 132
Maintenance & Operations	8,965	Reduced by 40% for population of 132
Commissary & Warehouse	9,334	Reduced by 40% for population of 132
<b>Total TCF New Construction</b>	<b>164,306</b>	
Programs Building	3,920	Additional programs space
Housing	8,220	343 SF/bed
Service Building	900	
Garden Shelter	400	
Entry Shelter	400	
<b>Total SCTF New Construction</b>	<b>13,840</b>	

### Future Space Allocation by Function



#### Comparison to McNeil Island Program

The SCC's location on McNeil Island requires several functions and facilities that would not be required at a new location off island. Those include all the marine facilities, the fire department, and the water treatment plant.

While not explored in this study, new housing models that introduce greenspace and biophilic elements that support treatment can be introduced and proximity to treatment staff can be improved.

An off-island solution would provide opportunities to consolidate administrative functions that are split between McNeil Island and Steilacoom, eliminating the need for leased space and parking at Steilacoom. In a new facility, administrative space could be located outside of and adjacent to the secure perimeter of the TCF, allowing efficient access by staff, vendors and visitors and allowing for typical office construction.

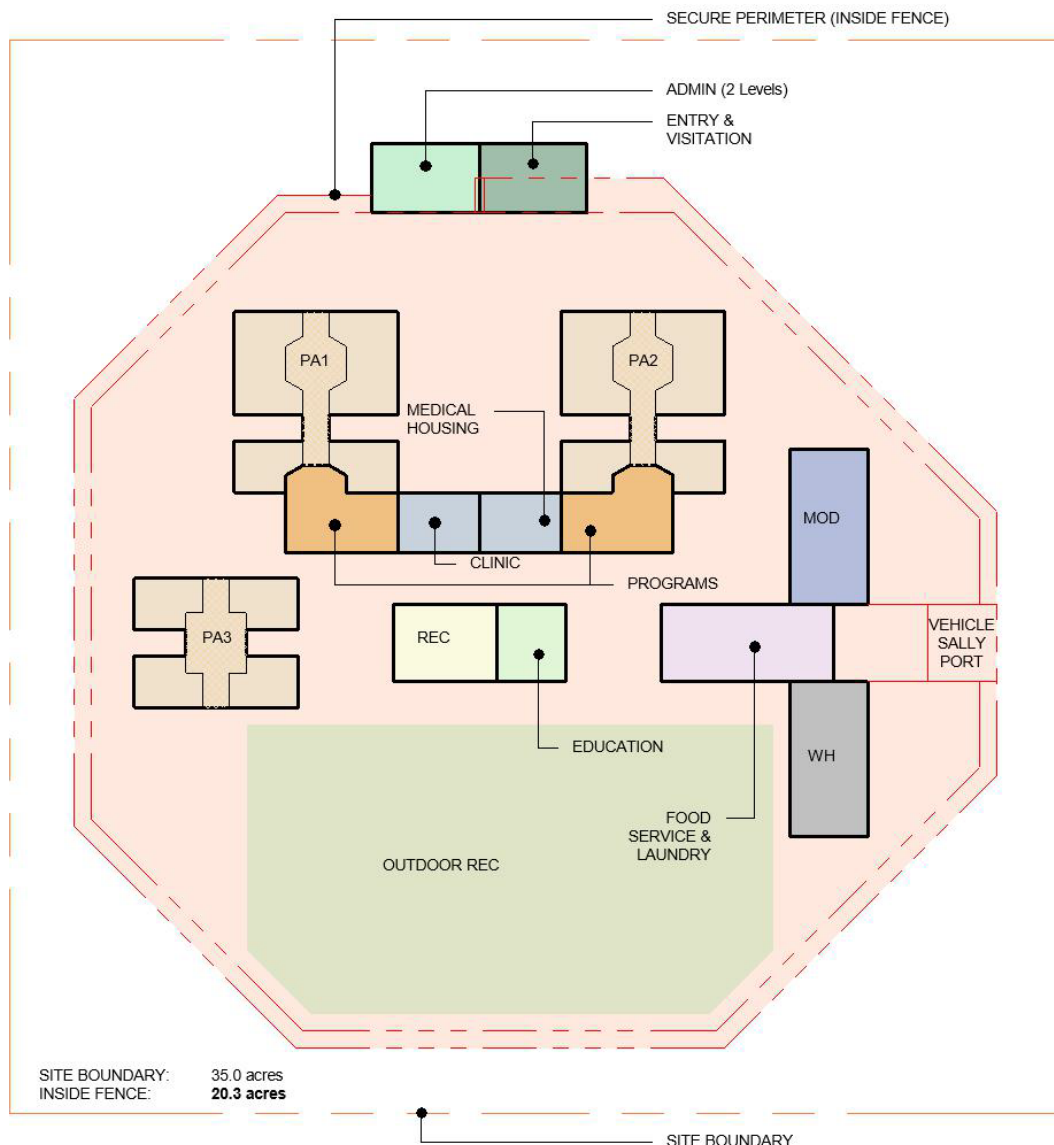
Warehouse functions can be brought into the facility, eliminating costly transportation of goods from WSH to Steilacoom to McNeil Island and streamlining the food ordering and preparation process.

## Site Analysis

No specific sites were investigated as part of this study. The purpose of the included site analysis is to provide a rough order of magnitude of the site area that would be required for construction of a new TCF and PC-SCTF.

Based on the bed projections provided by the SCC, it was determined that an area of 20.3 acres bounded by a secure perimeter would be needed to site a new TCF. This determination relies on the following assumptions:

- Housing is provided on one level (no tiers, no multilevel units)
- Administration is located outside of the secure perimeter
- Warehouse and MOD functions are located within the secure perimeter
- Future expansion within the secure perimeter, or inclusion of other DSHS programs on site can be accommodated



## Staffing & Operating Costs

A comprehensive staffing analysis was not performed as part of this study. Information about current staffing levels and costs has been provided by the DSHS and the DOC. The implications of remaining on island or moving to a new mainland site regarding staffing will require further study.

The operation of a 24/7 facility on McNeil Island has a significant impact on staffing, both in terms of the types of staff required to perform island-specific functions (marine services, transportation, etc.) and in the ability to attract and retain staff to work at the SCC. Challenges include:

- Commuting to the parking lot at Steilacoom for scheduled ferry departures
- Transportation to the island includes a 20-minute ferry ride and a 10-minute bus ride, then clock-in
- Island infrastructure is deteriorating – docks, water, electrical, etc. There is potential for a catastrophic failure that would require the SCC to move its population with little notice.
- Cellular service is not available on island, and wi-fi communications are difficult

Total Operating Costs by Facility Type	FTE (FY2022)	FY2022	FY2023
Secure Residential Treatment Center	70.0	\$7,026,000	\$7,214,200
LRA / Discharge Planning <sup>18</sup>	2.0	\$12,349,000	\$10,366,000
<i>Leased Vehicle Costs</i>		\$21,600	\$21,600
Total Confinement Center <sup>19</sup>	413.5	\$44,712,000	\$44,607,800
<i>Marine Services</i>		\$210,185	\$210,185
<i>Fire Department</i>		\$1,199,842	\$1,199,842
<i>Non-leased Vehicle Costs</i>		\$518,718	\$518,718
<b>Total Special Confinement Center Program</b>	<b>485.5</b>	<b>\$64,087,000</b>	<b>\$62,188,000</b>
McNeil Island Stewardship Program <sup>20</sup>			
<i>Marine Services</i>	2.0	\$272,820	
<i>Transportation</i>	2.0	\$212,006	
<i>Marine</i>	25.0	\$4,337,651	
<i>Grounds and Maintenance</i>	4.0	\$1,026,407	
<i>Wastewater Treatment</i>	2.0	\$262,987	
<i>Water Distribution</i>	2.0	\$279,108	
<b>Total McNeil Island Stewardship Program</b>	<b>37.0</b>	<b>\$6,390,979</b>	
<b>Total McNeil Island Operating Costs (2022)</b>		<b>\$58,107,379</b>	

<sup>18</sup> LRA / Discharge Planning was not evaluated as part of this study

<sup>19</sup> Includes costs detailed in italics

<sup>20</sup> Includes costs detailed in italics

### ***Staffing Requirements for Operations at New Location***

Should the SCC leave McNeil Island, the impact on staffing and operating costs would be significant. Costs incurred by the McNeil Island Stewardship program would largely go away<sup>21</sup>, a potential savings of nearly \$7M per year. DSHS security staff would no longer need to patrol an island that covers 6.6 square miles and would no longer need to screen incoming staff and vehicles at 3 locations (Steilacoom, Main Island, Total Confinement Facility). The MOD staff would not be required to move materials and supplies over long distances, reducing the need for vehicles and vehicle maintenance. Food service would benefit from the proximity of food storage to the food preparation area, and the ability to order and deliver meals more efficiently. McNeil Island Fire Department and emergency response services would no longer be provided by DSHS.

Most importantly, a new TCF and PC-SCTF could be sited near major transportation corridors to attract qualified staff. A new TCF would be designed with treatment space and amenities that better align with services provided in the community.

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<sup>21</sup> Further study relating to the stewardship of McNeil Island if SCC departs is required

## LAND USE ANALYSIS

By a 1996 deed amendment from the federal government approximately 87 acres (2%) of McNeil Island is allocated to the SCC program. By far the greatest percentage of the acreage (70%) is under the jurisdiction of the WDFW solely for use as a wildlife sanctuary and unavailable for the public, while the remainder is deeded to the Washington State DOC and dedicated for correctional use. In 2011 DOC's MICC was closed.

The legacy 'municipal infrastructure' that once supported MICC is currently managed, maintained, and improved by joint agreement between the DSHS and the DOC. Prior to its closure MICC infrastructure had evolved to support a population more than 1,500 inmates together with a handful of families that had a family member employed at the institution. There is no commerce on the island and access is strictly controlled by DOC. The island currently has no resident population outside of those that are civilly committed to the SCC program (around 150 residents). The small 'town' population continues to shrink as the residents age out and LRAs are found.

Land-use planning and regulatory controls for the island fall outside the Authority of Pierce County. The Island is not required to plan under the Growth Management Act (36.70 A RCW). Consequently, an officially adopted 'Comprehensive Land Use Plan' (CLUP) has not been adopted to guide strategic long-term land-use and environmental objectives, goals, and planning decisions. Many of the elements of a typical CLUP are addressed in a fashion for items such as wastewater treatment, water treatment, and the like, but the organizing force for making key decisions appears wanting. Development of a CLUP through an interagency approach should be a priority.

Should the SCC look to move off the island there are a plethora of regulatory hurdles and political objections that should be anticipated. SCC currently operates two distinct types of facilities on the island. Any proposal to move off-island will be extremely controversial and it should be anticipated that every single objection that can be raised will be raised. One of the highest risk objections is environmental review given the very low threshold for appeal of any decision and the involved process in responding to appeals. The other risk for siting either the TCF or PC-SCTF is appeal to a deficient process under land use laws. This is a legal action and requires a strong will to file a case after all local administrative appeals are heard.

The relocation of the PC-SCTF within Pierce County will be met with strong opposition. The SCTF siting process is much more prescribed yet better understood than it was when the Pierce County facility was originally sited in 2003. DSHS Research and Data Analysis division has been developing Geographic Information Systems (GIS) for many years and is poised to extract readily available municipal GIS land use information. An SCTF must not be sited next to, immediately across a street or parking lot from, or within 600 feet of public and private schools, school bus stops, licensed day care and preschool facilities, public parks and trails, sports fields, playgrounds, recreational and community centers, churches, synagogues, temples, mosques, and public libraries. The law also requires evaluating a site to include determining if barriers exist or can be installed to shield the SCTF from the view from adjacent properties; if electronic monitoring services are available to the area; and, if residents would have reasonable access to community services such as treatment, employment, or vocational training.

Identifying, evaluating, and securing a suitable site in an open public process where community input is incorporated into the decision-making process will be critical to the success of any future siting effort. Cities and Counties planning under the Growth Management Act are required to have a process that allows for siting an SCTF should DSHS



demonstrate the need and that there is an equitable dispersion of similar facilities. At the end of the formal environmental and land use process spelled out in the various laws, codes, rules, and regulations an SCTF will eventually be sited.

Relocating the TCF off the island presents another set of hurdles centered primarily on environmental review and classification of the facility. The nature of the TCF is that it is a mix between a prison and a psychiatric hospital but is not wholly one or the other. Explaining the nature of this facility and how that is understood by land use and life safety code administrators and adjudicators let alone the public is a daunting prospect. The data supporting the reasoning behind siting the facility at any of three identified locations will need to be formidable. It is almost certain that the TCF after environmental scoping will receive a Determination of Significance thus requiring the preparation of an Environmental Impact Statement and comparable evaluations of at least three sites. It should be anticipated that the environmental review alone will be a multi-year and multi-biennium process before land use entitlement is secured. For this reason, it would seem beneficial to try and find suitable state-owned properties that could be reserved for the duration of the likely years-long review and permitting process.

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## **ATTACHMENTS**

**SCC Strategic Master Plan Cost Estimate Package (Roen & Associates, 136 Pages)**

**McNeil Island Campus & Facilities Map (3 pages)**

**McNeil Island Facilities Inventory (4 pages)**

# SCC STRATEGIC MASTER PLAN COST ESTIMATE PACKAGE

Presented By:

**ROEN**  
ASSOCIATES

July 15th, 2022

## Table of Contents

1.	Estimated Comprehensive Budget Summary Comparison	pp.	1
2.	Estimated 20 Year Operation Budget Comparison	pp.	2 - 3
3.	Master Plan Project Estimate Executive Summary	pp.	4 - 5
2.	Estimated Master Plan Budget Summary Comparison	pp.	6
3.	Off Island Master Plan Estimates Narrative	pp.	7 - 11
4.	Off Island Master Plan Estimate Summary	pp.	12
5.	Off Island TCF Estimate Summary	pp.	13
6.	Off Island TCF Estimate Detail	pp.	14 – 42
7.	Off Island SCTF Estimate Summary	pp.	43
8.	Off Island TCF Estimate Detail	pp.	44 – 56
9.	Existing Island Facility Preservation Estimate Summary	pp.	58
10.	Existing Island Facility Preservation Estimate Detail	pp.	59 - 69
11.	Existing Capital Requests (Used for Off Island)	pp.	70 - 73
12.	On Island Master Plan Estimates Narrative	pp.	74 - 79
13.	On Island Master Plan Estimate Summary	pp.	80
14.	On Island TCF Reno & Additions Estimate Summary	pp.	81
15.	On Island TCF Reno & Additions Estimate Detail	pp.	82 - 117
16.	On Island SCTF Reno & Additions Estimate Summary	pp.	118
17.	On Island SCTF Estimate Detail	pp.	119 – 130
18.	Existing Capital Requests (Used for On Island)	pp.	131 - 134

## Construction Cost Summary



Owner: **Washington State DSHS**

Project: **SCC Strategic Master Plan**

July 15, 2022

### ESTIMATED COMPREHENSIVE BUDGET SUMMARY COMPARISON

Item	Description	On-Island Budget Estimate	Off-Island Budget Estimate
1	Grand Total Master Plan Project Budget (Renovation vs New)	\$496,996,707	\$508,243,153
2	Grand Total 20 Year Operations Budget (move off island end of year 12)	\$1,511,443,511	\$1,401,935,214
<b>Grand Total Comprehensive Budget (Escalated)</b>		<b>\$2,008,440,218</b>	<b>\$1,910,178,367</b>
<b>Estimated Comprehensive Budget Delta</b>			<b>\$98,261,851</b>

**COMMENTS:**

Comprehensive Budgets are a combination of Master Plan Project Budgets and Operations Costs for 20 Years

***See separate budget summaries for Master Plan Budgets and Operations Budgets***

**Construction Cost Summary**



Owner: **Washington State DSHS**

Project: **SCC Strategic Master Plan**

**July 15, 2022**

**ESTIMATED 20 YEAR OPERATION BUDGET COMPARISON**

Item	Description	On-Island Budget				Off-Island Budget				
		\$ / Year 1	Years	Escalation (compounded)	Extension	\$ / Year 1	Years	Escalation (compounded)	Extension	
1	Total Confinement Center Operating Costs (2023 - 2043)				\$1,138,129,869					\$1,113,530,562
	General Operation Budget - 2023 through 2043 (20 years)	\$44,607,800	20	2%	\$1,083,852,213	\$44,607,800	20	2%	\$1,083,852,213	
	Marine Services - 2023 through 2035 (12 years)	\$210,185	12	2%	\$2,819,020	\$210,185	12	2%	\$2,819,020	
	Marine Services - 2036 through 2043 (8 years)	\$266,565	8	2%	\$2,287,923				\$0	
	Fire Department - 2023 through 2035 (12 years)	\$1,199,842	12	2%	\$16,092,389	\$1,199,842	12	2%	\$16,092,389	
	Fire Department - 2036 through 2043 (8 years)	\$1,521,690	8	2%	\$13,060,616	\$380,473	8	2%	\$3,265,584	
	Non-leased Vehicle Costs - 2023 through 2035 (12 years)	\$518,718	12	2%	\$6,957,092	\$518,718	12	2%	\$6,957,092	
	Non-leased Vehicle Costs - 2036 through 2043 (8 years)	\$657,860	8	2%	\$13,060,616	\$63,412	8	2%	\$544,264	
2	Secure Community Transition Facility Operating Costs				\$175,286,085					\$175,286,085
	General Operation Budget - 2023 through 2043 (20 years)	\$7,214,200	20	2%	\$175,286,085	\$7,214,200	20	2%	\$175,286,085	
3	McNeil Island Stewardship Program				\$155,283,980					\$85,716,384
	Marine Services, Transpo, Marine, Grounds & Maint., Water Treatment, Water Distribution - 2023 through 2035 (12 years)	\$6,390,979	12	2%	\$85,716,384	\$6,390,979	12	2%	\$85,716,384	
	Marine Services, Transpo, Marine, Grounds & Maint., Water Treatment, Water Distribution - 2036 through 2043 (8 years)	\$8,105,307	8	2%	\$69,567,596				\$0	



Item	Description	On-Island Budget				Off-Island Budget			
		\$ / Year 1	Years	Escalation (compounded)	Extension	\$ / Year 1	Years	Escalation (compounded)	Extension
4	Power & Fuel				\$42,743,577				\$27,402,184
	Power - 2023 through 2035 (12 years)	\$412,000	12	1%	\$5,225,191	\$412,000	12	1%	\$5,225,191
	Power - 2036 through 2043 (8 years)	\$464,252	8	1%	\$3,846,638	\$279,453	8	1%	\$2,315,452
	Fuel - 2023 through 2035 (12 years)	\$1,529,213	12	1%	\$19,394,248	\$1,529,213	12	1%	\$19,394,248
	Fuel - 2036 through 2043 (8 years)	\$1,723,155	8	1%	\$14,277,499	\$56,398	8	1%	\$467,292
<b>Grand Total Estimated Ops Budgets (Escalated)</b>					<b>\$1,511,443,511</b>				<b>\$1,401,935,214</b>
<b>Estimated 20 Year Operations Costs Delta (move off island end of year 12)</b>									<b>\$109,508,296</b>

**COMMENTS:**

Operation budget figures are provide by DSHS, KMB Architects and Coffman Engineers

Budget comparison does not take into account a reduction in general operating costs for the off-island facilites. It is likley that general operations off island will have a reduced cost, but more study is needed to generate such a figure.

# MASTER PLAN PROJECT ESTIMATE EXECUTIVE SUMMARY

Enclosed in this estimating package are conceptual construction cost estimates for two master plan alternatives for the Washington State DSHS Special Commitment Center (SCC). One estimate is for the renovation of the entire existing complex on McNeil Island to breath 30 to 50 years of usable life back into the aging facility. The second alternative is to construct all new on the mainland in Western Washington.

## Project Scope Definition, Design Basis, Planning Basis

Each estimate was produced using program information and square footage sizes provided by KMB Architects. Please refer to additional information provided in their report write ups.

## Cost Basis

The following methods and sources were used for determining the material and labor pricing used in the attached estimates.

Building Element Format & Quantification: The format of these estimates follows the Uniformat II Elemental Classification for Building Cost Estimating. At the back of this memo, please see the attached breakdown of how Uniformat II estimates are divided into different levels of building elements.

Unit Cost Composition: The unit costs applied to each building element line item are turnkey rates. Meaning material, labor and subcontractor overhead and profit are all included. Start up and indirect costs for each are also factored into the rates. The unit rates listed DO NOT include the General Contractor's mark ups and/or general requirements, which are included separately in the Estimate Summaries.

Wage Rates: Washington State prevailing wages are factored into each unit cost.

Pricing Sources: The unit costs used are obtained from several sources.

- Direct discussions with local contractors that are capable of pursuing this project.
- Cost history compiled from recently bid projects.
- Pricing manuals such as The Guide and or RS Means.

## On Island Construction Cost Premium

An important inclusion in both master plan estimates is a cost premium for any construction work that is performed on McNeil Island. A mark up of 50% has been applied to any estimated construction costs. This was generated by surveying senior leadership personnel at several commercial building contractors. This premium is made up of three major aspects:

Labor Premium – 25% Cost Premium: Access to the SCC on McNeil Island requires transportation by both ferry and vehicle once you arrive on the island. Once a trades person arrives at the SCC they must then go through a tool check to enter the facility for work. This travel and check in will reduce the active work period of anyone onsite from 8 hours to 4 or 5 hours. It is assumed labor costs will be affectively doubled.

Material Premium – 10% Cost Premium: All materials used on the island will have to be barged over. This will significantly increase the transportation cost of all materials that are used on the island.

Competition Reduction / Market Premium – 15% Cost Premium: Any contractor that chooses to perform construction activities on McNeil Island is taking on substantially more risk than a mainland project.. Many will choose to forge this project and it is anticipated that this will drive costs up due to reduced competition. In addition to this the requirement for background checks on all workers will also limit the pool of companies that bid the work.

## **Results**

On the following page the Estimated Master Plan Budget Summary Comparison is provided which summarizes the complete project construction budgets for each alternative. It is important to note that the bottom lines of each alternative are intended to be full capital funding request figures which are inclusive of the following:

- Construction costs
  - Labor
  - Materials
  - Subcontractors
  - General Contractor General Conditions and Support Services
  - General Contractor Fees (overhead, profit, bonds, insurance, and B&O tax)
- Owner's "Soft" Costs (including by not limited to...)
  - Design Fees
  - Permits
  - Owner's Representative Fees
  - Testing / Inspections
  - Loose Fixtures, Furnishings and Equipment
  - Sales Tax
  - Course of Construction Change Order Contingency
  - Predesign Fees
  - Preconstruction Fees
  - Moving Expenses
  - Land Acquisition (includes land costs, siting process, legal, EIS, etc...)
  - McNeil island barge and island worker transportation from the ferry dock.
  - Correctional Officer Escorts (for construction work in occupied facilities)

Another important clarification for these estimates is they are to be taken as a best guess estimate figures that lie within a possible range. No formal predesign studies have been conducted. The program areas and construction types estimated are reasonable assumptions based on group discussions with KMB Architects and DSHS. Therefore these estimate figures are only to be used for high level decision making and next steps planning. They are not to be used for capital funding requests. More study is needed.

## Construction Cost Summary



Owner: **Washington State DSHS**

Project: **SCC Strategic Master Plan**

July 15, 2022

### ESTIMATED MASTER PLAN BUDGET SUMMARY COMPARISON

Item	Description	On-Island Budget Estimate	Off-Island Budget Estimate
1	Total Confinement Center Project(s) (Renovation vs New)	\$321,850,941	\$350,412,893
2	Secure Community Transition Facility Project (Renovation vs New)	\$14,350,766	\$29,863,334
3	Existing On-Island TCF & SCTF Facility Preservation (Budget for critical facility needs before move out in 10-12 years)	-	\$52,244,426
4	Existing On-Island Capital Requests	\$130,795,000	\$75,722,500
4a	Special Commitment Center Capital Requests (Funded)	\$5,810,000	\$5,810,000
4b	Special Commitment Center Capital Requests (Non-Funded)	\$8,794,000	\$8,794,000
4c	DOC/DSHS McNeil Island Capital Requests (Funded)	\$6,046,000	\$6,046,000
4d	DOC/DSHS McNeil Island Capital Requests (Non-Funded)	\$110,145,000	\$55,072,500
5	Island Power Infrastructure Upgrade (under water power cable)	\$30,000,000	EXCLUDED
6	Decommissioning of Existing On Island Facilities (Beyond what is included in Existing Capital Requests)	EXCLUDED	EXCLUDED
<b>Grand Total Master Plan Project Budget (Escalated)</b>		<b>\$496,996,707</b>	<b>\$508,243,153</b>
<b>Estimated New Facilities vs Renovation Budget Delta</b>			<b>\$11,246,445</b>

**COMMENTS:**

Master Plan Budgets are inclusive of construction costs, soft costs, predesign, preconstruction and land acquisition Facilities above a budgeted for Net Zero Ready. Photovoltaic systems are EXCLUDED

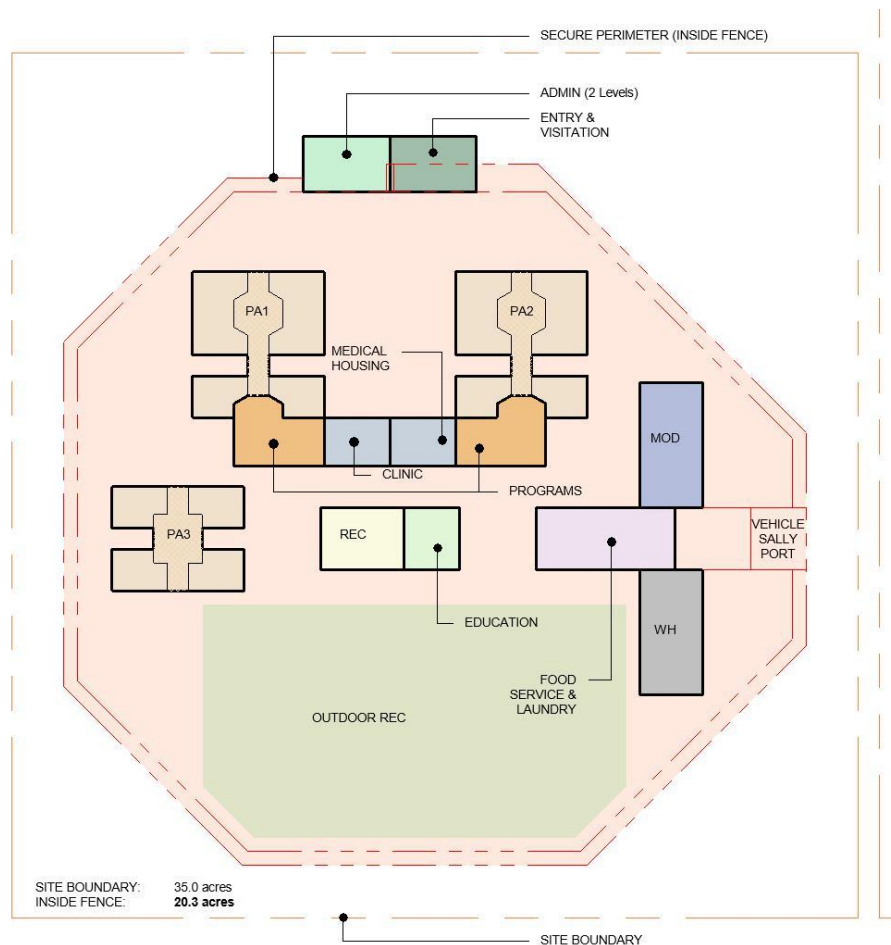
**See Detailed Estimates and Estimate Narratives for Each Item Above**

# OFF ISLAND MASTER PLAN ESTIMATES NARRATIVE

## New Off Island Total Confinement Facility

### General

1. This estimate is for a completely new facility on a to be determined site in Western Washington.
2. A GCCM delivery method will be utilized
3. Construction is assumed to begin Q2, 2032. Escalation has been included to the anticipated midpoint of construction Q2, 2033.
4. A single contract with one uninterrupted phase is assumed.
5. Budget is based on a multiple building complex (similar to the figure below) with a total gross square footage of 163,505 GSF.
6. Site area is figured as 35 acres with 20.3 acres inside of the perimeter fence.
7. Project is budgeted as a Net Zero Ready facility. An official Net Zero designation would require a sizable photovoltaic panel array which is excluded. Facilities are budgeted to be ready to receive PV in the future.



### Foundations

1. Includes
  - a. Standard footings and slab on grade work required for new buildings
2. Excludes
  - a. Deep foundation system such as rammed aggregate piers, drilled caissons or driven piles

### Superstructure

1. Includes
  - a. All buildings with the exception of the PA3 low management housing unit are figured as load bearing CMU block buildings with efficient steel wide flange / bar joist framing
  - b. PA3 (low management housing unit) is figured with economical wood framing

### Exterior Enclosure

1. Includes
  - a. Economical exterior cladding with weather barrier / insulation assemblies above and beyond code minimum to achieve Net Zero Ready.
  - b. Glazing areas are assumed to be between 20% to 30% of the entire envelope
  - c. Psychiatric window systems are included at areas where residents may be unsupervised such as sleeping rooms.
2. Excludes
  - a. Large areas of curtain wall glazing assemblies

### Roofing

1. Includes
  - a. Low slope membrane roofing systems on all buildings

### Interior Construction and Finishes

1. Includes
  - a. Target value allowances to accomplish build out of identified programs. Allowances are set based on historical cost data of similar facilities.

### Mechanical

1. Includes
  - a. Target value allowances to accommodate selection of a high efficiency HVAC system that is capable of achieving Net Zero designation in the future. Allowances are set based on historical cost data of similar facilities.
  - b. Budget is for each building to have a standalone HVAC system.
  - c. Smoke evacuation requirements for housing are included
  - d. Commercial grade plumbing fixtures are assumed everywhere except in the high management housing unit PA1
2. Excludes
  - a. Central Utility Plant is excluded

### Fire Protection

1. Includes
  - a. Complete fire sprinkler system

### Electrical

1. Includes
  - a. Target value allowances to accomplish build out of identified programs, including robust CCTV and access control systems.
  - b. Pathways and infrastructure for future photovoltaic panels are included.
2. Excludes
  - a. Facility is Net Zero ready. Photovoltaic panels are excluded

Commercial Equipment

1. Includes
  - a. Warehouse storage shelving
  - b. Kitchen equipment
  - c. Laundry equipment
2. Excludes
  - a. Vehicle maintenance equipment

Detention Equipment

1. Includes
  - a. Detention equipment allowance for the 70-bed PA1 high management unit
2. Excludes
  - a. Detention equipment in PA2 and PA2 housing units

Site Earthwork & Demolition

1. Includes
  - a. Allowance for misc. site demolition
  - b. Earthwork for a reasonable balanced site
2. Excludes
  - a. Major earth retaining structures such as sheet piling or piles and lagging systems
  - b. Demolition of existing large structures
  - c. Hazardous material abatement in existing structures
  - d. Contaminated soils mitigation

Site Improvements

1. Includes
  - a. Access road
  - b. Staff / visitor parking with 250 stalls
  - c. Sidewalks and landscaping inside fenced area
  - d. Double perimeter security fence with electronic detection
  - e. Allowance for misc. ROW paving and landscape buffer
2. Excludes
  - a. Major offsite improvements

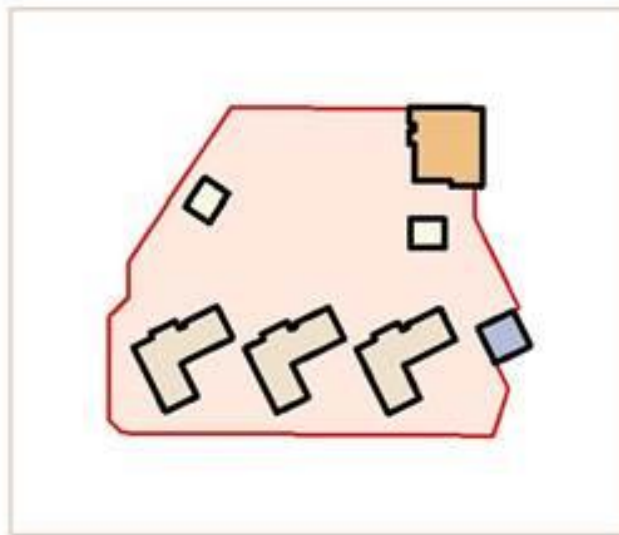
Site Utilities

1. Includes
  - a. Allowances for water and sewer services connected to municipal systems
  - b. Storm water system utilizing detention ponds
2. Excludes
  - a. Major offsite improvements
  - b. Wells, onsite chlorination, and fire water storage is excluded
  - c. Onsite treatment / septic systems are excluded

## New Off Island Secure Community Transition Facility

### General

1. This estimate is for a completely new facility on a to be determined site in Western Washington.
2. A Design, Bid, Build delivery method is assumed.
3. Construction is assumed to begin Q2, 2028. Escalation has been included to the anticipated midpoint of construction Q4, 2028.
4. A single contract with one uninterrupted phase is assumed.
5. Budget is based on a multiple building complex (similar to the figure below) with a total gross square footage of 13,840 GSF.
6. Site area is figured as 4.3 acres with 1.5 acres inside of the perimeter fence.
7. Project is budgeted as a Net Zero Ready facility. An official Net Zero designation would require a sizable photovoltaic panel array which is excluded. Facilities are budgeted to be ready to receive PV in the future.



**OUTSIDE BOUNDARY: 4.3 acres**  
**INSIDE FENCE: 1.5 acres**

### Foundations

1. Includes
  - a. Standard footings and slab on grade work required for new buildings
2. Excludes
  - a. Deep foundation system such as rammed aggregate piers, drilled caissons or driven piles

### Superstructure

1. Includes
  - a. All buildings are figured to be economical wood framing

### Exterior Enclosure

1. Includes
  - a. Lap siding / cement board panel exterior cladding with weather barrier / insulation
  - b. Glazing areas are assumed to be between 20% to 30% of the entire envelope
  - c. Standard aluminum window systems are included
2. Excludes
  - a. Residents are assumed to be low risk. Detention / Psychiatric window systems are excluded



Roofing

1. Includes
  - a. Sloped metal roofing systems on all buildings

Interior Construction and Finishes

1. Includes
  - a. Target value allowances to accomplish build out of identified programs. Allowances are set based on historical cost data of similar facilities.

Mechanical

1. Includes
  - a. Target value allowances to accommodate selection of an efficient HVAC system. Allowances are set based on historical cost data of similar facilities.
  - b. Budget is for each building to have a standalone HVAC system.
  - c. Smoke evacuation requirements for housing are included
  - d. Commercial grade plumbing fixtures are assumed everywhere
2. Excludes
  - a. Central Utility Plant is excluded

Fire Protection

1. Includes
  - a. Complete fire sprinkler system

Electrical

1. Includes
  - a. Target value allowances to accomplish build out of identified programs, including reasonable CCTV and access control systems. Allowances are set based on historical cost data of similar facilities.
  - b. Pathways and infrastructure for future photovoltaic panels are included.
2. Excludes
  - a. Photovoltaic panels are excluded

Equipment

1. Includes
  - a. Kitchen equipment
  - b. Laundry equipment
2. Excludes
  - a. Commercial kitchen and laundry equipment

Detention Equipment

1. Excludes
  - a. Any and all detention equipment is excluded

Site Earthwork & Demolition

1. Includes
  - a. Allowance for misc. site demolition
  - b. Earthwork for a reasonable balanced site
2. Excludes
  - a. Major earth retaining structures such as sheet piling or piles and lagging systems
  - b. Demolition of existing large structures
  - c. Hazardous material abatement in existing structures
  - d. Contaminated soils mitigation

Site Improvements

1. Includes
  - a. Access road
  - b. Staff / visitor parking with 40 stalls
  - c. Sidewalks and landscaping inside fenced area
  - d. Single perimeter security fence
  - e. Allowance for misc. ROW paving and landscape buffer
2. Excludes
  - a. Electronic detection on perimeter fence
  - b. Major offsite improvements

Site Utilities

1. Includes
  - a. Allowances for water and sewer services connected to municipal systems
  - b. Storm water system utilizing detention ponds
2. Excludes
  - a. Major offsite improvements
  - b. Wells, onsite chlorination, and fire water storage is excluded
  - c. Onsite treatment / septic systems are excluded

**Existing On Island Capital Requests**

General Overview

1. Previous to the creation of these cost estimates a series of funding requests were submitted for improvements to the existing SCC
2. These funding requests have been categorized as follows for analysis purposes
  - a. SCC Capital Requests (Funded)
  - b. SCC Capital Requests (Non-Funded)
  - c. DOC/DSHS McNeil Island Capital Requests (Funded)
  - d. DOC/DSHS McNeil Island Capital Requests (Non-Funded)
3. It has been assumed the SCC (Funded), SCC (Non-Funded) and DOC/DSHS McNeil (Funded) Capital Requests will all be needed in full.
4. It has been assumed that in the event the SCC leaves McNeil Island that only 50% of the DOC/DSHS McNeil (Non-Funded) will be needed.

## Construction Cost Summary



Owner: **Washington State DSHS**

Project: **SCC Strategic Master Plan**

July 15, 2022

### ESTIMATED MASTER PLAN BUDGET SUMMARY - OFF ISLAND

Item	Description	Cost
1	New Off Island TCF	\$350,533,317
2	New Off Island SCTF	\$29,863,334
3	Existing On Island TCF & SCTF Facility Preservation	\$52,244,426
4	Existing On Island Capital Requests	\$75,722,500
4a	Special Commitment Center Capital Requests (Funded)	\$5,810,000
4b	Special Commitment Center Capital Requests (Non-Funded)	\$8,794,000
4c	DOC/DSHS McNeil Island Capital Requests (Funded)	\$6,046,000
4d	DOC/DSHS McNeil Island Capital Requests (Non-Funded)	\$55,072,500
5	Island Power Infrastructure Upgrade (under water cable)	EXCLUDED
6	Decommissioning of Existing On Island Facilities	EXCLUDED
<b>Grand Total Master Plan Project Budget (Escalated)</b>		<b>\$508,363,577</b>

**COMMENTS:**

Master Plan Cost is inclusive of construction costs, soft costs, predesign, preconstruction and land acquisition

Facilities above a budgeted for Net Zero Ready. Photovoltaic systems are EXCLUDED

**See Detailed Estimates for Each Item Above**

# Construction Cost Summary



Owner: **Washington State DSHS**

Project: **SCC Strategic Master Plan**

**July 15, 2022**

## ESTIMATED COSTS SUMMARY - OFF ISLAND TOTAL CONFINEMENT FACILITY

Item	Description	QTY	UOM	\$ / UOM	Cost
1	Admin / Entry & Visitation Bldg	39,100	GSF	\$423.79	\$16,570,026
2	PA1 / PA2 / GD Housing, Medical, Programs Bldg	62,696	GSF	\$675.62	\$42,358,523
3	PA3 (low management) Housing Unit	14,896	GSF	\$548.23	\$8,166,462
4	Recreation, Education Bldg	18,474	GSF	\$439.88	\$8,126,292
5	Food Service, Maintenance, Warehouse Bldg	29,139	GSF	\$442.06	\$12,881,297
6	Sitework (35 acre site)	1,524,600	SGA	\$25.59	\$39,021,534
7	PV Array - Not Included (Facility is Net Zero Ready)				Excluded
<b>Total Direct Construction Budget (MACC)</b>		<b>164,305</b>	<b>GSF</b>	<b>\$773.71</b>	<b>\$127,124,133</b>
8	Contractor Risk Contingency	3.0%	on	\$127,124,133	\$3,813,724
9	Sub Bonds	1.0%	on	\$130,937,857	\$1,309,379
10	General Conditions and NSS	10.0%	on	\$132,247,236	\$13,224,724
11	Contractor Fee	5.0%	on	\$145,471,959	\$7,273,598
<b>Total Construction Budget (Today's Dollars)</b>		<b>164,305</b>	<b>GSF</b>	<b>\$929.65</b>	<b>\$152,745,557</b>
12	Escalation to Mid-Point (Q2, 2033 @ 4% / Yr)	44.00%	on	\$152,746,487	\$67,208,454
<b>Total Construction Budget (Escalated)</b>					<b>\$219,954,012</b>
13	Soft Costs (design fees, permits, owner's rep, testing / inspections, change order contingencies, loose fixtures / furnishings, etc...)	45.00%	on	\$219,954,012	\$98,979,305
14	Pre-design	1	LS		\$1,000,000
15	Preconstruction	1	LS		\$500,000
16	Moving Expenses	1	LS	-	\$100,000
17	Land Acquisition (includes land costs, siting process, legal, EIS, etc...)	1	LS	-	\$30,000,000
<b>Total Project Costs (Escalated)</b>					<b>\$350,533,317</b>

### ALTERNATES

See End of Document

### COMMENTS:

Assumes a Q2, 2032 Project Start and a 24 Month Duration

Estimate is based on a GCCM delivery method with all scopes of work to be competitively bid

Facility is budgeted to be Net Zero Ready. Photovoltaic systems are EXCLUDED

Buildings are budgeted to be load bearing CMU w/ Steel Floor & Roof Framing

Project Owner: **Washington State DSHS**  
 Project Name: **SCC Strategic Master Plan**  
 Project Location: Western Washington  
 Project Start Date: See Summary  
 Estimate Date: July 15, 2022

Architect: KMB  
 Project Duration: See Summary  
 Building GSF: 39,100  
 Site GSF: See Separate Est

<b>ESTIMATE SUMMARY</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
A10	Foundations	39,100	BGSF	\$21.04	\$822,500
A20	Basement Construction	39,100	BGSF	\$0.00	\$0
B10	Superstructure	39,100	BGSF	\$53.45	\$2,090,000
B20	Exterior Enclosure	39,100	BGSF	\$40.61	\$1,588,000
B30	Roofing	39,100	BGSF	\$18.37	\$718,180
C10	Interior Construction	39,100	BGSF	\$36.25	\$1,417,375
C20	Stairs	39,100	BGSF	\$2.81	\$110,000
C30	Interior Finishes	39,100	BGSF	\$26.16	\$1,023,000
D10	Conveying Systems	39,100	BGSF	\$2.81	\$110,000
D20	Plumbing	39,100	BGSF	\$15.00	\$586,500
D30	HVAC	39,100	BGSF	\$60.00	\$2,346,000
D40	Fire Protection	39,100	BGSF	\$6.00	\$234,600
D50	Electrical	39,100	BGSF	\$58.15	\$2,273,500
E10	Equipment	39,100	BGSF	\$3.94	\$154,100
E20	Casework & Furnishings	39,100	BGSF	\$6.00	\$234,600
F10	Special Construction	39,100	BGSF	\$2.56	\$100,000
F20	Selective Demolition	39,100	BGSF	\$0.00	\$0
<b>Building Construction Subtotal</b>					<b>\$13,808,355</b>
Estimating / Design Contingency				20.00%	\$2,761,671
Contractor Risk Contingency - See Summary					\$0
Contractor Mark Ups - See Summary					\$0
Escalation to Mid-Point - See Summary					\$0
<b>BUILDING CONSTRUCTION TOTAL</b>		39,100	BGSF	\$423.79	<b>\$16,570,026</b>

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

<b>DETAILED ESTIMATE</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
<b>A10 FOUNDATIONS</b>					
	<b>Foundation Earthwork</b>				
	Included w/ Foundations Allowance			-	\$0
	<b>Foundations</b>				
	Standard CIP Footing System - Allowance	39,100	gsf	13.00	\$508,300
	<b>Deep Foundation System</b>				
	Geopiers, Drilled Piers, Piles - None Assumed			-	EXCLUDED
	<b>Slab-on-Grade</b>				
	Slab on Grade (includes baserock and vapor barrier)	24,100	sf	12.00	\$289,200
	<b>Misc. Concrete Work</b>				
	Elevator Pits (includes waterproofing, ladder and sump grate)	1	ea	25,000.00	\$25,000
	<b>Perimeter Insulation / Waterproofing</b>				
	Included w/ Foundations Allowance			-	\$0
	<b>SUBTOTAL FOUNDATIONS</b>	<b>39,100</b>	<b>BGSF</b>	<b>\$21.04</b>	<b>\$822,500</b>
<b>A20 BASEMENT CONSTRUCTION</b>					
	<b>Basement Earthwork</b>				
	See Sitework			-	\$0
	<b>SUBTOTAL BASEMENT CONSTRUCTION</b>	<b>39,100</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>B10 SUPERSTRUCTURE</b>					
	<b>Structural Concrete</b>				
	Topping Slabs w/ Reinforcing - 4.5"	15,000	sf	8.50	\$127,500
	<b>Structural CMU and Masonry</b>				
	CMU Bearing Walls	39,100	gsf	\$ 20.00	\$782,000
	<b>Structural Steel</b>				
	Floor and Roof Framing (combination of WF and Bar Joists) - 8 lbs / sf	312,800	sf	\$ 3.00	\$938,400
	<b>Metal Deck</b>				
	2" Floor Decking	15,000	sf	5.50	\$82,500
	2" Roof Decking	24,100	sf	5.00	\$120,500
	Misc. Metals	39,100	gsf	1.00	\$39,100
	<b>Fireproofing</b>				
	Structural Steel Fireproofing - None Assumed			-	EXCLUDED
	<b>SUBTOTAL SUPERSTRUCTURE</b>	<b>39,100</b>	<b>BGSF</b>	<b>\$53.45</b>	<b>\$2,090,000</b>
<b>B20 EXTERIOR ENCLOSURE</b>					
	<b>Exterior Wall Construction</b>				
	Exterior Cladding System & Insulation Assemblies - 70% of total enclosure	16,800	sf	50.00	\$840,000
	<b>Exterior Soffits / Canopies</b>				
	Exterior Canopy Allowance (includes framing, finished soffit, lighting and fire protection)	500	sf	150.00	\$75,000

<b>Exterior Windows</b>					
Aluminum Window Systems - 30% of total enclosure	7,200	sf	90.00	\$648,000	
<b>Exterior Doors</b>					
Alum. Storefront Entry Doors, Frame and HW Complete, per leaf	2	ea	6,000.00	\$12,000	
Push Button ADA Auto Operators	2	ea	\$ 4,000.00	\$8,000	
Standard Grade HM Dr, HM Frame, Hardware, per leaf	2	ea	\$ 2,500.00	\$5,000	
OH Door - None			-	\$0	
<b>SUBTOTAL EXTERIOR ENCLOSURE</b>	<b>39,100</b>	<b>BGSF</b>	<b>\$40.61</b>	<b>\$1,588,000</b>	
<b>B30 ROOFING</b>					
<b>Roof Coverings</b>					
Membrane Roofing System w/ Rigid Insulation	24,100	sf	24.00	\$578,400	
Sheetmetal, Misc. Flashing & Blocking	20%	on	\$578,400	\$115,680	
<b>Roof Accessories</b>					
Misc. Roof Accessories (Hatches, Ladders, Walk Pads, Fall Protection)	24,100	sf	1.00	\$24,100	
<b>SUBTOTAL ROOFING</b>	<b>39,100</b>	<b>BGSF</b>	<b>\$18.37</b>	<b>\$718,180</b>	
<b>C10 INTERIOR CONSTRUCTION</b>					
<b>Partitions</b>					
Interior GWB Partitions & Assemblies - Office Program	39,100	gsf	25.00	\$977,500	
<b>Interior Glazing</b>					
Std. Interior Glazing Allowance (10% of GWB Assemblies Total)	10%	on	\$977,500	\$97,750	
<b>Interior Doors, Frames, Hardware</b>					
Doors, Frames & Hardware - Office Program	39,100	gsf	6.00	\$234,600	
<b>Fittings / Specialties</b>					
Toilet & Janitorial Accessories	39,100	gsf	1.00	\$39,100	
Operable Partitions - None			-	\$0	
Signage	39,100	gsf	1.00	\$39,100	
Misc. Specialties Allowance (FECs, Corner Guards, etc...)	39,100	gsf	0.75	\$29,325	
<b>SUBTOTAL INTERIOR CONSTRUCTION</b>	<b>39,100</b>	<b>BGSF</b>	<b>\$36.25</b>	<b>\$1,417,375</b>	
<b>C20 STAIRS</b>					
<b>Stair Construction (includes sloped railings, concrete pan fill and finishes)</b>					
Feature Stair	1	flights	75,000	\$75,000	
Back of House Pre-Engineered Metal Stairs	1	flights	35,000	\$35,000	
<b>SUBTOTAL STAIRS</b>	<b>39,100</b>	<b>BGSF</b>	<b>\$2.81</b>	<b>\$110,000</b>	

<b>C30 INTERIOR FINISHES</b>					
	<b>Wall / Floor / Ceiling Finishes</b>				
	Administration Area Allowance	30,000	gsf	25.00	\$750,000
	Entry & Visitation Area Allowance	9,100	gsf	30.00	\$273,000
	<b>SUBTOTAL INTERIOR FINISHES</b>	<b>39,100</b>	<b>BGSF</b>	<b>\$26.16</b>	<b>\$1,023,000</b>
<b>D10 CONVEYING SYSTEMS</b>					
	<b>Elevators &amp; Lifts</b>				
	Passenger Elevator, 2 Stops	1	ea	110,000	\$110,000
	<b>SUBTOTAL CONVEYING SYSTEMS</b>	<b>39,100</b>	<b>BGSF</b>	<b>\$2.81</b>	<b>\$110,000</b>
<b>D20 PLUMBING</b>					
	<b>Plumbing</b>				
	System Complete	39,100	gsf	15.00	\$586,500
	<b>SUBTOTAL PLUMBING</b>	<b>39,100</b>	<b>BGSF</b>	<b>\$15.00</b>	<b>\$586,500</b>
<b>D30 HVAC</b>					
	<b>HVAC</b>				
	System Complete	39,100	gsf	60.00	\$2,346,000
	<b>SUBTOTAL HVAC</b>	<b>39,100</b>	<b>BGSF</b>	<b>\$60.00</b>	<b>\$2,346,000</b>
<b>D40 FIRE PROTECTION</b>					
	<b>Fire Protection</b>				
	Sprinkler System (non-secure areas)	39,100	gsf	6.00	\$234,600
	<b>SUBTOTAL FIRE PROTECTION</b>	<b>39,100</b>	<b>BGSF</b>	<b>\$6.00</b>	<b>\$234,600</b>
<b>D50 ELECTRICAL</b>					
	<b>Electrical, LV &amp; Security Systems</b>				
	Administration Area Allowance	30,000	gsf	50.00	\$1,500,000
	Entry & Visitation Area Allowance	9,100	gsf	85.00	\$773,500
	<b>SUBTOTAL ELECTRICAL</b>	<b>39,100</b>	<b>BGSF</b>	<b>\$58.15</b>	<b>\$2,273,500</b>
<b>E10 EQUIPMENT</b>					
	<b>Residential Equipment</b>				
	Breakroom Appliance Packages	1	ea	15,000.00	\$15,000
	<b>Detention Equipment</b>				
	Detention Door Assemblies at Entry & Visitation	4	ea	15,000.00	\$60,000
	Misc	1	ls	40,000.00	\$40,000



	<b>Other Equipment</b>				
	Misc Equipment Allowance	39,100	gsf	1.00	\$39,100
	<b>SUBTOTAL EQUIPMENT</b>	<b>39,100</b>	<b>BGSF</b>	<b>\$3.94</b>	<b>\$154,100</b>
<b>E20 CASEWORK &amp; FURNISHINGS</b>					
	<b>Fixed Casework</b>				
	Fixed Casework & Misc. Millwork - Allowance	39,100	gsf	5.00	\$195,500
	<b>Window Treatment</b>				
	Allowance	39,100	gsf	1.00	\$39,100
	<b>Moveable Furnishings</b>				
	EXCLUDED			-	\$0
	<b>SUBTOTAL FURNISHINGS</b>	<b>39,100</b>	<b>BGSF</b>	<b>\$6.00</b>	<b>\$234,600</b>
<b>F10 SPECIAL CONSTRUCTION</b>					
	<b>Special Facilities</b>				
	Security Station @ Entry / Visitation	1	ls	100,000	\$100,000
	<b>SUBTOTAL SPECIAL CONSTRUCTION</b>	<b>39,100</b>	<b>BGSF</b>	<b>\$2.56</b>	<b>\$100,000</b>
<b>F20 SELECTIVE BUILDING DEMOLITION</b>					
	<b>Hazardous Components Abatement</b>				
	Excluded			-	\$0
	<b>SUBTOTAL SELECTIVE BUILDING DEMOLITION</b>	<b>39,100</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>Z10 GENERAL REQUIREMENTS</b>					
	<b>General Conditions</b>				
	See Summary			\$0	\$0
	<b>SUBTOTAL GENERAL REQUIREMENTS</b>	<b>39,100</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>

Project Owner: **Washington State DSHS**  
 Project Name: **SCC Strategic Master Plan**  
 Project Location: Western Washington  
 Project Start Date: See Summary  
 Estimate Date: July 15, 2022

Architect: KMB  
 Project Duration: See Summary  
 Building GSF: 62,696  
 Site GSF: See Separate Est

<b>ESTIMATE SUMMARY</b>					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
A10	Foundations	62,696	BGSF	\$21.17	\$1,327,400
A20	Basement Construction	62,696	BGSF	\$0.00	\$0
B10	Superstructure	62,696	BGSF	\$77.87	\$4,882,200
B20	Exterior Enclosure	62,696	BGSF	\$62.75	\$3,934,000
B30	Roofing	62,696	BGSF	\$20.29	\$1,272,341
C10	Interior Construction	62,696	BGSF	\$68.55	\$4,297,654
C20	Stairs	62,696	BGSF	\$1.12	\$70,000
C30	Interior Finishes	62,696	BGSF	\$40.00	\$2,507,840
D10	Conveying Systems	62,696	BGSF	\$0.00	\$0
D20	Plumbing	62,696	BGSF	\$30.00	\$1,880,880
D30	HVAC	62,696	BGSF	\$75.00	\$4,702,200
D40	Fire Protection	62,696	BGSF	\$12.00	\$752,352
D50	Electrical	62,696	BGSF	\$85.00	\$5,329,160
E10	Equipment	62,696	BGSF	\$60.77	\$3,809,826
E20	Casework & Furnishings	62,696	BGSF	\$8.50	\$532,916
F10	Special Construction	62,696	BGSF	\$0.00	\$0
F20	Selective Demolition	62,696	BGSF	\$0.00	\$0
<b>Building Construction Subtotal</b>					<b>\$35,298,769</b>
Estimating / Design Contingency				20.00%	\$7,059,754
Contractor Risk Contingency - See Summary					\$0
Contractor Mark Ups - See Summary					\$0
Escalation to Mid-Point - See Summary					\$0
<b>BUILDING CONSTRUCTION TOTAL</b>					<b>\$42,358,523</b>

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

<b>DETAILED ESTIMATE</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
<b>A10 FOUNDATIONS</b>					
	<b>Foundation Earthwork</b>				
	Included w/ Foundations Allowance			-	\$0
	<b>Foundations</b>				
	Standard CIP Footing System - Allowance	62,696	gsf	13.00	\$815,048
	<b>Deep Foundation System</b>				
	Geopiers, Drilled Piers, Piles - None Assumed			-	EXCLUDED
	<b>Slab-on-Grade</b>				
	Slab on Grade (includes baserock and vapor barrier)	42,696	sf	12.00	\$512,352
	<b>Misc. Concrete Work</b>				
	Elevator Pits - None			-	\$0
	<b>Perimeter Insulation / Waterproofing</b>				
	Included w/ Foundations Allowance			-	\$0
	<b>SUBTOTAL FOUNDATIONS</b>	<b>62,696</b>	<b>BGSF</b>	<b>\$21.17</b>	<b>\$1,327,400</b>
<b>A20 BASEMENT CONSTRUCTION</b>					
	<b>Basement Earthwork</b>				
	See Sitework			-	\$0
	<b>SUBTOTAL BASEMENT CONSTRUCTION</b>	<b>62,696</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>B10 SUPERSTRUCTURE</b>					
	<b>Structural Concrete</b>				
	Topping Slabs w/ Reinforcing - 4.5"	20,000	sf	8.50	\$170,000
	<b>Structural CMU and Masonry</b>				
	CMU Bearing Walls	62,696	gsf	\$ 45.00	\$2,821,320
	<b>Structural Steel</b>				
	Floor and Roof Framing (combination of WF and Bar Joists) - 8 lbs / sf	501,568	sf	\$ 3.00	\$1,504,704
	<b>Metal Deck</b>				
	2" Floor Decking	20,000	sf	5.50	\$110,000
	2" Roof Decking	42,696	sf	5.00	\$213,480
	Misc. Metals	62,696	gsf	1.00	\$62,696
	<b>Fireproofing</b>				
	Structural Steel Fireproofing - None Assumed			-	EXCLUDED
	<b>SUBTOTAL SUPERSTRUCTURE</b>	<b>62,696</b>	<b>BGSF</b>	<b>\$77.87</b>	<b>\$4,882,200</b>
<b>B20 EXTERIOR ENCLOSURE</b>					
	<b>Exterior Wall Construction</b>				
	Exterior Cladding System & Insulation Assemblies - 70% of total enclosure	32,200	sf	50.00	\$1,610,000

<b>Exterior Soffits / Canopies</b>					
Exterior Canopy Allowance (includes framing, finished soffit, lighting and fire protection)	500	sf	150.00	\$75,000	
<b>Exterior Windows</b>					
Psychiatric Window Systems - 30% of total enclosure	13,800	sf	160.00	\$2,208,000	
<b>Exterior Doors</b>					
Standard Grade HM Dr, HM Frame, Hardware, per leaf	10	ea	\$ 2,500.00	\$25,000	
Push Button ADA Auto Operators	4	ea	\$ 4,000.00	\$16,000	
OH Door - None			-	\$0	
<b>SUBTOTAL EXTERIOR ENCLOSURE</b>					
	<b>62,696</b>	<b>BGSF</b>	<b>\$62.75</b>	<b>\$3,934,000</b>	
<b>B30 ROOFING</b>					
<b>Roof Coverings</b>					
Membrane Roofing System w/ Rigid Insulation	42,696	sf	24.00	\$1,024,704	
Sheetmetal, Misc. Flashing & Blocking	20%	on	\$1,024,704	\$204,941	
<b>Roof Accessories</b>					
Misc. Roof Accessories (Hatches, Ladders, Walk Pads, Fall Protection)	42,696	sf	1.00	\$42,696	
<b>SUBTOTAL ROOFING</b>					
	<b>62,696</b>	<b>BGSF</b>	<b>\$20.29</b>	<b>\$1,272,341</b>	
<b>C10 INTERIOR CONSTRUCTION</b>					
<b>Partitions</b>					
Interior GWB Partitions & Assemblies - Psychiatric Housing & Treatment Program	62,696	gsf	40.00	\$2,507,840	
<b>Interior Glazing</b>					
Std. Interior Glazing Allowance (10% of GWB Assemblies Total)	10%	on	\$2,507,840	\$250,784	
<b>Interior Doors, Frames, Hardware</b>					
Doors, Frames & Hardware - Psychiatric Housing & Treatment Program	62,696	gsf	20.00	\$1,253,920	
<b>Fittings / Specialties</b>					
Toilet & Janitorial Accessories (anti ligature)	62,696	gsf	2.00	\$125,392	
Operable Partitions	1	ea	50,000.00	\$50,000	
Signage	62,696	gsf	1.00	\$62,696	
Misc. Specialties Allowance (FECs, Corner Guards, etc...)	62,696	gsf	0.75	\$47,022	
<b>SUBTOTAL INTERIOR CONSTRUCTION</b>					
	<b>62,696</b>	<b>BGSF</b>	<b>\$68.55</b>	<b>\$4,297,654</b>	
<b>C20 STAIRS</b>					
<b>Stair Construction (includes sloped railings, concrete pan fill and finishes)</b>					
Pre-Engineered Metal Stairs	2	flights	35,000	\$70,000	
<b>SUBTOTAL STAIRS</b>					
	<b>62,696</b>	<b>BGSF</b>	<b>\$1.12</b>	<b>\$70,000</b>	

<b>C30 INTERIOR FINISHES</b>					
	<b>Wall / Floor / Ceiling Finishes</b>				
	Housing, Medical, Programs Area Allowance	62,696	gsf	40.00	\$2,507,840
	<b>SUBTOTAL INTERIOR FINISHES</b>	<b>62,696</b>	<b>BGSF</b>	<b>\$40.00</b>	<b>\$2,507,840</b>
<b>D10 CONVEYING SYSTEMS</b>					
	<b>Elevators &amp; Lifts</b>				
	None			-	\$0
	<b>SUBTOTAL CONVEYING SYSTEMS</b>	<b>62,696</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>D20 PLUMBING</b>					
	<b>Plumbing</b>				
	System Complete (Assumes commercial fixtures)	62,696	gsf	30.00	\$1,880,880
	Premium for Detention Grade Fixtures is included w/ Detention Equipment Below				\$0
	<b>SUBTOTAL PLUMBING</b>	<b>62,696</b>	<b>BGSF</b>	<b>\$30.00</b>	<b>\$1,880,880</b>
<b>D30 HVAC</b>					
	<b>HVAC</b>				
	System Complete	62,696	gsf	75.00	\$4,702,200
	<b>SUBTOTAL HVAC</b>	<b>62,696</b>	<b>BGSF</b>	<b>\$75.00</b>	<b>\$4,702,200</b>
<b>D40 FIRE PROTECTION</b>					
	<b>Fire Protection</b>				
	Sprinkler System (secure areas)	62,696	gsf	12.00	\$752,352
	<b>SUBTOTAL FIRE PROTECTION</b>	<b>62,696</b>	<b>BGSF</b>	<b>\$12.00</b>	<b>\$752,352</b>
<b>D50 ELECTRICAL</b>					
	<b>Electrical, LV &amp; Security Systems</b>				
	System Complete	62,696	gsf	85.00	\$5,329,160
	<b>SUBTOTAL ELECTRICAL</b>	<b>62,696</b>	<b>BGSF</b>	<b>\$85.00</b>	<b>\$5,329,160</b>
<b>E10 EQUIPMENT</b>					
	<b>Medical Equipment</b>				
	Medical Casework, Fixed Equipment & Provisions for OFOI Equipment - Area Allowance based on Medical Clinic & Medical Housing square footages)	14,918	sf	35.00	\$522,130
	<b>Residential Equipment</b>				
	Breakroom Appliance Packages (comparable w/ Helen Sommers)	1	ea	15,000.00	\$15,000
	<b>Detention Equipment</b>				
	Accute Housing Allowance	70	ea	45,000.00	\$3,150,000
	Dayroom Furnishings	4	ea	15,000.00	\$60,000

	<b>Other Equipment</b>				
	Misc Equipment Allowance	62,696	gsf	1.00	\$62,696
	<b>SUBTOTAL EQUIPMENT</b>	<b>62,696</b>	<b>BGSF</b>	<b>\$60.77</b>	<b>\$3,809,826</b>
<b>E20 CASEWORK &amp; FURNISHINGS</b>					
	<b>Fixed Casework</b>				
	Fixed Casework & Misc. Millwork - Allowance	62,696	gsf	7.50	\$470,220
	<b>Window Treatment</b>				
	Allowance	62,696	gsf	1.00	\$62,696
	<b>Moveable Furnishings</b>				
	EXCLUDED			-	\$0
	<b>SUBTOTAL FURNISHINGS</b>	<b>62,696</b>	<b>BGSF</b>	<b>\$8.50</b>	<b>\$532,916</b>
<b>F10 SPECIAL CONSTRUCTION</b>					
	<b>SUBTOTAL SPECIAL CONSTRUCTION</b>	<b>62,696</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>F20 SELECTIVE BUILDING DEMOLITION</b>					
	<b>Hazardous Components Abatement</b>				
	Excluded			-	\$0
	<b>SUBTOTAL SELECTIVE BUILDING DEMOLITION</b>	<b>62,696</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>Z10 GENERAL REQUIREMENTS</b>					
	<b>General Conditions</b>				
	See Summary			\$0	\$0
	<b>SUBTOTAL GENERAL REQUIREMENTS</b>	<b>62,696</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>

Project Owner: **Washington State DSHS**  
 Project Name: **SCC Strategic Master Plan**  
 Project Location: Western Washington  
 Project Start Date: See Summary  
 Estimate Date: July 15, 2022

Architect: KMB  
 Project Duration: See Summary  
 Building GSF: 14,896  
 Site GSF: See Separate Est

<b>ESTIMATE SUMMARY</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
A10	Foundations	14,896	BGSF	\$25.00	\$372,400
A20	Basement Construction	14,896	BGSF	\$0.00	\$0
B10	Superstructure	14,896	BGSF	\$31.00	\$461,776
B20	Exterior Enclosure	14,896	BGSF	\$50.28	\$749,000
B30	Roofing	14,896	BGSF	\$29.80	\$443,901
C10	Interior Construction	14,896	BGSF	\$67.75	\$1,009,204
C20	Stairs	14,896	BGSF	\$0.00	\$0
C30	Interior Finishes	14,896	BGSF	\$40.00	\$595,840
D10	Conveying Systems	14,896	BGSF	\$0.00	\$0
D20	Plumbing	14,896	BGSF	\$30.00	\$446,880
D30	HVAC	14,896	BGSF	\$75.00	\$1,117,200
D40	Fire Protection	14,896	BGSF	\$12.00	\$178,752
D50	Electrical	14,896	BGSF	\$85.00	\$1,266,160
E10	Equipment	14,896	BGSF	\$5.03	\$74,896
E20	Casework & Furnishings	14,896	BGSF	\$6.00	\$89,376
F10	Special Construction	14,896	BGSF	\$0.00	\$0
F20	Selective Demolition	14,896	BGSF	\$0.00	\$0
<b>Building Construction Subtotal</b>					<b>\$6,805,385</b>
Estimating / Design Contingency				20.00%	\$1,361,077
Contractor Risk Contingency - See Summary					\$0
Contractor Mark Ups - See Summary					\$0
Escalation to Mid-Point - See Summary					\$0
<b>BUILDING CONSTRUCTION TOTAL</b>		14,896	BGSF	\$548.23	<b>\$8,166,462</b>

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

<b>DETAILED ESTIMATE</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
<b>A10 FOUNDATIONS</b>					
	<b>Foundation Earthwork</b>				
	Included w/ Foundations Allowance			-	\$0
	<b>Foundations</b>				
	Standard CIP Footing System - Allowance	14,896	gsf	13.00	\$193,648
	<b>Deep Foundation System</b>				
	Geopiers, Drilled Piers, Piles - None Assumed			-	EXCLUDED
	<b>Slab-on-Grade</b>				
	Slab on Grade (includes baserock and vapor barrier)	14,896	sf	12.00	\$178,752
	<b>Misc. Concrete Work</b>				
	Elevator Pits - None			-	\$0
	<b>Perimeter Insulation / Waterproofing</b>				
	Included w/ Foundations Allowance			-	\$0
	<b>SUBTOTAL FOUNDATIONS</b>	<b>14,896</b>	<b>BGSF</b>	<b>\$25.00</b>	<b>\$372,400</b>
<b>A20 BASEMENT CONSTRUCTION</b>					
	<b>Basement Earthwork</b>				
	See Sitework			-	\$0
	<b>SUBTOTAL BASEMENT CONSTRUCTION</b>	<b>14,896</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>B10 SUPERSTRUCTURE</b>					
	<b>Structural Wood Framing</b>				
	Roof Framing (Composite Joists, Briding / Blocking, Sheathing)	14,896	sf	\$ 25.00	\$372,400
	Shear Walls Premium	14,896	gsf	\$ 5.00	\$74,480
	Misc. Metals	14,896	gsf	1.00	\$14,896
	<b>Fireproofing</b>				
	Structural Steel Fireproofing - None Assumed			-	EXCLUDED
	<b>SUBTOTAL SUPERSTRUCTURE</b>	<b>14,896</b>	<b>BGSF</b>	<b>\$31.00</b>	<b>\$461,776</b>
<b>B20 EXTERIOR ENCLOSURE</b>					
	<b>Exterior Wall Construction</b>				
	Exterior Cladding System & Insulation Assemblies - 80% of total enclosure	8,800	sf	50.00	\$440,000
	<b>Exterior Soffits / Canopies</b>				
	Exterior Canopy Allowance (includes framing, finished soffit, lighting and fire protection)	500	sf	150.00	\$75,000
	<b>Exterior Windows</b>				
	Aluminum Window Systems - 20% of total enclosure	2,200	sf	90.00	\$198,000
	<b>Exterior Doors</b>				
	Standard Grade HM Dr, HM Frame, Hardware, per leaf	8	ea	\$ 2,500.00	\$20,000
	Push Button ADA Auto Operators	4	ea	\$ 4,000.00	\$16,000



	OH Door - None			-	\$0
	<b>SUBTOTAL EXTERIOR ENCLOSURE</b>	<b>14,896</b>	<b>BGSF</b>	<b>\$50.28</b>	<b>\$749,000</b>
<b>B30 ROOFING</b>					
	<b>Roof Coverings</b>				
	Membrane Roofing System w/ Rigid Insulation	14,896	sf	24.00	\$357,504
	Sheetmetal, Misc. Flashing & Blocking	20%	on	\$357,504	\$71,501
	<b>Roof Accessories</b>				
	Misc. Roof Accessories (Hatches, Ladders, Walk Pads, Fall Protection)	14,896	sf	1.00	\$14,896
	<b>SUBTOTAL ROOFING</b>	<b>14,896</b>	<b>BGSF</b>	<b>\$29.80</b>	<b>\$443,901</b>
<b>C10 INTERIOR CONSTRUCTION</b>					
	<b>Partitions</b>				
	Interior GWB Partitions & Assemblies - Psychiatric Housing & Treatment Program	14,896	gsf	40.00	\$595,840
	<b>Interior Glazing</b>				
	Std. Interior Glazing Allowance (10% of GWB Assemblies Total)	10%	on	\$595,840	\$59,584
	<b>Interior Doors, Frames, Hardware</b>				
	Doors, Frames & Hardware - Psychiatric Housing & Treatment Program	14,896	gsf	20.00	\$297,920
	<b>Fittings / Specialties</b>				
	Toilet & Janitorial Accessories (anti ligature)	14,896	gsf	2.00	\$29,792
	Operable Partitions - None			-	\$0
	Signage	14,896	gsf	1.00	\$14,896
	Misc. Specialties Allowance (FECs, Corner Guards, etc...)	14,896	gsf	0.75	\$11,172
	<b>SUBTOTAL INTERIOR CONSTRUCTION</b>	<b>14,896</b>	<b>BGSF</b>	<b>\$67.75</b>	<b>\$1,009,204</b>
<b>C20 STAIRS</b>					
	<b>Stair Construction (includes sloped railings, concrete pan fill and finishes)</b>				
	None			-	\$0
	<b>SUBTOTAL STAIRS</b>	<b>14,896</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>C30 INTERIOR FINISHES</b>					
	<b>Wall / Floor / Ceiling Finishes</b>				
	Housing Program Area Allowance	14,896	gsf	40.00	\$595,840
	<b>SUBTOTAL INTERIOR FINISHES</b>	<b>14,896</b>	<b>BGSF</b>	<b>\$40.00</b>	<b>\$595,840</b>

<b>D10 CONVEYING SYSTEMS</b>					
<b>Elevators &amp; Lifts</b>					
	None			-	\$0
<b>SUBTOTAL CONVEYING SYSTEMS</b>		<b>14,896</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>D20 PLUMBING</b>					
<b>Plumbing</b>					
	System Complete	14,896	gsf	30.00	\$446,880
<b>SUBTOTAL PLUMBING</b>		<b>14,896</b>	<b>BGSF</b>	<b>\$30.00</b>	<b>\$446,880</b>
<b>D30 HVAC</b>					
<b>HVAC</b>					
	System Complete	14,896	gsf	75.00	\$1,117,200
<b>SUBTOTAL HVAC</b>		<b>14,896</b>	<b>BGSF</b>	<b>\$75.00</b>	<b>\$1,117,200</b>
<b>D40 FIRE PROTECTION</b>					
<b>Fire Protection</b>					
	Sprinkler System (secure areas)	14,896	gsf	12.00	\$178,752
<b>SUBTOTAL FIRE PROTECTION</b>		<b>14,896</b>	<b>BGSF</b>	<b>\$12.00</b>	<b>\$178,752</b>
<b>D50 ELECTRICAL</b>					
<b>Electrical, LV &amp; Security Systems</b>					
	System Complete	14,896	gsf	85.00	\$1,266,160
<b>SUBTOTAL ELECTRICAL</b>		<b>14,896</b>	<b>BGSF</b>	<b>\$85.00</b>	<b>\$1,266,160</b>
<b>E10 EQUIPMENT</b>					
<b>Detention Equipment</b>					
	Accute Housing - None			-	\$0
	Dayroom Furnishings	4	ea	15,000.00	\$60,000
<b>Other Equipment</b>					
	Misc Equipment Allowance	14,896	gsf	1.00	\$14,896
<b>SUBTOTAL EQUIPMENT</b>		<b>14,896</b>	<b>BGSF</b>	<b>\$5.03</b>	<b>\$74,896</b>
<b>E20 CASEWORK &amp; FURNISHINGS</b>					
<b>Fixed Casework</b>					
	Fixed Casework & Misc. Millwork - Allowance	14,896	gsf	5.00	\$74,480
<b>Window Treatment</b>					
	Allowance	14,896	gsf	1.00	\$14,896

	<b>Moveable Furnishings</b>				
	EXCLUDED			-	\$0
	<b>SUBTOTAL FURNISHINGS</b>	<b>14,896</b>	<b>BGSF</b>	<b>\$6.00</b>	<b>\$89,376</b>
<b>F10 SPECIAL CONSTRUCTION</b>					
	<b>SUBTOTAL SPECIAL CONSTRUCTION</b>	<b>14,896</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>F20 SELECTIVE BUILDING DEMOLITION</b>					
	<b>Hazardous Components Abatement</b>				
	Excluded			-	\$0
	<b>SUBTOTAL SELECTIVE BUILDING DEMOLITION</b>	<b>14,896</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>Z10 GENERAL REQUIREMENTS</b>					
	<b>General Conditions</b>				
	See Summary			\$0	\$0
	<b>SUBTOTAL GENERAL REQUIREMENTS</b>	<b>14,896</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>

Project Owner: **Washington State DSHS**  
 Project Name: **SCC Strategic Master Plan**  
 Project Location: Western Washington  
 Project Start Date: See Summary  
 Estimate Date: July 15, 2022

Architect: KMB  
 Project Duration: See Summary  
 Building GSF: 18,474  
 Site GSF: See Separate Est

<b>ESTIMATE SUMMARY</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
A10	Foundations	18,474	BGSF	\$26.35	\$486,850
A20	Basement Construction	18,474	BGSF	\$0.00	\$0
B10	Superstructure	18,474	BGSF	\$44.00	\$812,856
B20	Exterior Enclosure	18,474	BGSF	\$49.04	\$906,000
B30	Roofing	18,474	BGSF	\$29.80	\$550,525
C10	Interior Construction	18,474	BGSF	\$16.75	\$309,440
C20	Stairs	18,474	BGSF	\$1.35	\$25,000
C30	Interior Finishes	18,474	BGSF	\$22.85	\$422,185
D10	Conveying Systems	18,474	BGSF	\$0.00	\$0
D20	Plumbing	18,474	BGSF	\$15.00	\$277,110
D30	HVAC	18,474	BGSF	\$60.00	\$1,108,440
D40	Fire Protection	18,474	BGSF	\$6.00	\$110,844
D50	Electrical	18,474	BGSF	\$85.00	\$1,570,290
E10	Equipment	18,474	BGSF	\$6.41	\$118,474
E20	Casework & Furnishings	18,474	BGSF	\$4.00	\$73,896
F10	Special Construction	18,474	BGSF	\$0.00	\$0
F20	Selective Demolition	18,474	BGSF	\$0.00	\$0
<b>Building Construction Subtotal</b>					<b>\$6,771,910</b>
Estimating / Design Contingency				20.00%	\$1,354,382
Contractor Risk Contingency - See Summary					\$0
Contractor Mark Ups - See Summary					\$0
Escalation to Mid-Point - See Summary					\$0
<b>BUILDING CONSTRUCTION TOTAL</b>		18,474	BGSF	\$439.88	<b>\$8,126,292</b>

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

<b>DETAILED ESTIMATE</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
<b>A10 FOUNDATIONS</b>					
	<b>Foundation Earthwork</b>				
	Included w/ Foundations Allowance			-	\$0
	<b>Foundations</b>				
	Standard CIP Footing System - Allowance	18,474	gsf	13.00	\$240,162
	<b>Deep Foundation System</b>				
	Geopiers, Drilled Piers, Piles - None Assumed			-	EXCLUDED
	<b>Slab-on-Grade</b>				
	Slab on Grade (includes baserock and vapor barrier)	18,474	sf	12.00	\$221,688
	<b>Misc. Concrete Work</b>				
	Elevator Pits (includes waterproofing, ladder and sump grate)	1	ea	25,000.00	\$25,000
	<b>Perimeter Insulation / Waterproofing</b>				
	Included w/ Foundations Allowance			-	\$0
	<b>SUBTOTAL FOUNDATIONS</b>	<b>18,474</b>	<b>BGSF</b>	<b>\$26.35</b>	<b>\$486,850</b>
<b>A20 BASEMENT CONSTRUCTION</b>					
	<b>Basement Earthwork</b>				
	See Sitework			-	\$0
	<b>SUBTOTAL BASEMENT CONSTRUCTION</b>	<b>18,474</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>B10 SUPERSTRUCTURE</b>					
	<b>Structural CMU and Masonry</b>				
	CMU Bearing Walls	18,474	gsf	\$ 20.00	\$369,480
	<b>Structural Steel</b>				
	Roof Framing (combination of WF and Bar Joists) - 6 lbs / sf	110,844	sf	\$ 3.00	\$332,532
	Metal Deck				
	2" Roof Decking	18,474	sf	5.00	\$92,370
	Misc. Metals	18,474	gsf	1.00	\$18,474
	<b>Fireproofing</b>				
	Structural Steel Fireproofing - None Assumed			-	EXCLUDED
	<b>SUBTOTAL SUPERSTRUCTURE</b>	<b>18,474</b>	<b>BGSF</b>	<b>\$44.00</b>	<b>\$812,856</b>
<b>B20 EXTERIOR ENCLOSURE</b>					
	<b>Exterior Wall Construction</b>				
	Exterior Cladding System & Insulation Assemblies - 70% of total enclosure	9,100	sf	50.00	\$455,000
	<b>Exterior Soffits / Canopies</b>				
	Exterior Canopy Allowance (includes framing, finished soffit, lighting and fire protection)	500	sf	150.00	\$75,000
	<b>Exterior Windows</b>				
	Aluminum Window Systems - 30% of total enclosure	3,900	sf	90.00	\$351,000

<b>Exterior Doors</b>					
Alum. Storefront Entry Doors, Frame and HW Complete, per leaf	2	ea	6,000.00	\$12,000	
Push Button ADA Auto Operators	2	ea	\$ 4,000.00	\$8,000	
Standard Grade HM Dr, HM Frame, Hardware, per leaf	2	ea	\$ 2,500.00	\$5,000	
OH Doors - None			-	\$0	
<b>SUBTOTAL EXTERIOR ENCLOSURE</b>					
	<b>18,474</b>	<b>BGSF</b>	<b>\$49.04</b>		<b>\$906,000</b>
<b>B30 ROOFING</b>					
<b>Roof Coverings</b>					
Membrane Roofing System w/ Rigid Insulation	18,474	sf	24.00	\$443,376	
Sheetmetal, Misc. Flashing & Blocking	20%	on	\$443,376	\$88,675	
<b>Roof Accessories</b>					
Misc. Roof Accessories (Hatches, Ladders, Walk Pads, Fall Protection)	18,474	sf	1.00	\$18,474	
<b>SUBTOTAL ROOFING</b>					
	<b>18,474</b>	<b>BGSF</b>	<b>\$29.80</b>		<b>\$550,525</b>
<b>C10 INTERIOR CONSTRUCTION</b>					
<b>Partitions</b>					
Interior GWB Partitions & Assemblies - Gym, Voc Ed Program	18,474	gsf	10.00	\$184,740	
<b>Interior Glazing</b>					
Std. Interior Glazing Allowance (10% of GWB Assemblies Total)	10%	on	\$184,740	\$18,474	
<b>Interior Doors, Frames, Hardware</b>					
Doors, Frames & Hardware	18,474	gsf	3.00	\$55,422	
<b>Fittings / Specialties</b>					
Toilet & Janitorial Accessories	18,474	gsf	1.00	\$18,474	
Operable Partitions - None			-	\$0	
Signage	18,474	gsf	1.00	\$18,474	
Misc. Specialties Allowance (FECs, Corner Guards, etc...)	18,474	gsf	0.75	\$13,856	
<b>SUBTOTAL INTERIOR CONSTRUCTION</b>					
	<b>18,474</b>	<b>BGSF</b>	<b>\$16.75</b>		<b>\$309,440</b>
<b>C20 STAIRS</b>					
<b>Stair Construction (includes sloped railings, concrete pan fill and finishes)</b>					
Mezzanine Pre-Engineered Metal Stairs	1	flights	25,000	\$25,000	
<b>SUBTOTAL STAIRS</b>					
	<b>18,474</b>	<b>BGSF</b>	<b>\$1.35</b>		<b>\$25,000</b>
<b>C30 INTERIOR FINISHES</b>					
<b>Wall / Floor / Ceiling Finishes</b>					
Gym Area Allowance	10,538	gsf	35.00	\$368,830	
Voc Ed Area Allowance	3,557	gsf	15.00	\$53,355	
<b>SUBTOTAL INTERIOR FINISHES</b>					
	<b>18,474</b>	<b>BGSF</b>	<b>\$22.85</b>		<b>\$422,185</b>

<b>D10 CONVEYING SYSTEMS</b>					
	<b>Elevators &amp; Lifts</b>				
	None			-	\$0
	<b>SUBTOTAL CONVEYING SYSTEMS</b>	<b>18,474</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>D20 PLUMBING</b>					
	<b>Plumbing</b>				
	System Complete	18,474	gsf	15.00	\$277,110
	<b>SUBTOTAL PLUMBING</b>	<b>18,474</b>	<b>BGSF</b>	<b>\$15.00</b>	<b>\$277,110</b>
<b>D30 HVAC</b>					
	<b>HVAC</b>				
	System Complete	18,474	gsf	60.00	\$1,108,440
	<b>SUBTOTAL HVAC</b>	<b>18,474</b>	<b>BGSF</b>	<b>\$60.00</b>	<b>\$1,108,440</b>
<b>D40 FIRE PROTECTION</b>					
	<b>Fire Protection</b>				
	Sprinkler System (non-secure areas)	18,474	gsf	6.00	\$110,844
	<b>SUBTOTAL FIRE PROTECTION</b>	<b>18,474</b>	<b>BGSF</b>	<b>\$6.00</b>	<b>\$110,844</b>
<b>D50 ELECTRICAL</b>					
	<b>Electrical, LV &amp; Security Systems</b>				
	System Complete	18,474	gsf	85.00	\$1,570,290
	<b>SUBTOTAL ELECTRICAL</b>	<b>18,474</b>	<b>BGSF</b>	<b>\$85.00</b>	<b>\$1,570,290</b>
<b>E10 EQUIPMENT</b>					
	<b>Athletic Equipment</b>				
	Allowance	1	ls	50,000	\$50,000
	<b>Commerical Equipment</b>				
	Voc Ed Equipment Allowance (saw dust control, etc...)	1	ls	50,000.00	\$50,000
	<b>Other Equipment</b>				
	Misc Equipment Allowance	18,474	gsf	1.00	\$18,474
	<b>SUBTOTAL EQUIPMENT</b>	<b>18,474</b>	<b>BGSF</b>	<b>\$6.41</b>	<b>\$118,474</b>
<b>E20 CASEWORK &amp; FURNISHINGS</b>					
	<b>Fixed Casework</b>				
	Fixed Casework & Misc. Millwork - Allowance	18,474	gsf	3.00	\$55,422
	<b>Window Treatment</b>				
	Allowance	18,474	gsf	1.00	\$18,474

	<b>Moveable Furnishings</b>				
	EXCLUDED			-	\$0
	<b>SUBTOTAL FURNISHINGS</b>	<b>18,474</b>	<b>BGSF</b>	<b>\$4.00</b>	<b>\$73,896</b>
<b>F10 SPECIAL CONSTRUCTION</b>					
				-	\$0
	<b>SUBTOTAL SPECIAL CONSTRUCTION</b>	<b>18,474</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>F20 SELECTIVE BUILDING DEMOLITION</b>					
	<b>Hazardous Components Abatement</b>				
	Excluded			-	\$0
	<b>SUBTOTAL SELECTIVE BUILDING DEMOLITION</b>	<b>18,474</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>Z10 GENERAL REQUIREMENTS</b>					
	<b>General Conditions</b>				
	See Summary			\$0	\$0
	<b>SUBTOTAL GENERAL REQUIREMENTS</b>	<b>18,474</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>



Project Owner: **Washington State DSHS**  
 Project Name: **SCC Strategic Master Plan**  
 Project Location: Western Washington  
 Project Start Date: See Summary  
 Estimate Date: July 15, 2022

Architect: KMB  
 Project Duration: See Summary  
 Building GSF: 29,139  
 Site GSF: See Separate Est

<b>ESTIMATE SUMMARY</b>					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
A10	Foundations	29,139	BGSF	\$25.86	\$753,475
A20	Basement Construction	29,139	BGSF	\$0.00	\$0
B10	Superstructure	29,139	BGSF	\$44.86	\$1,307,116
B20	Exterior Enclosure	29,139	BGSF	\$39.36	\$1,147,000
B30	Roofing	29,139	BGSF	\$29.80	\$868,342
C10	Interior Construction	29,139	BGSF	\$27.75	\$808,607
C20	Stairs	29,139	BGSF	\$0.86	\$25,000
C30	Interior Finishes	29,139	BGSF	\$18.72	\$545,485
D10	Conveying Systems	29,139	BGSF	\$0.00	\$0
D20	Plumbing	29,139	BGSF	\$30.00	\$874,170
D30	HVAC	29,139	BGSF	\$60.00	\$1,748,340
D40	Fire Protection	29,139	BGSF	\$6.00	\$174,834
D50	Electrical	29,139	BGSF	\$63.02	\$1,836,350
E10	Equipment	29,139	BGSF	\$18.16	\$529,139
E20	Casework & Furnishings	29,139	BGSF	\$4.00	\$116,556
F10	Special Construction	29,139	BGSF	\$0.00	\$0
F20	Selective Demolition	29,139	BGSF	\$0.00	\$0
<b>Building Construction Subtotal</b>					<b>\$10,734,414</b>
Estimating / Design Contingency				20.00%	\$2,146,883
Contractor Risk Contingency - See Summary					\$0
Contractor Mark Ups - See Summary					\$0
Escalation to Mid-Point - See Summary					\$0
<b>BUILDING CONSTRUCTION TOTAL</b>					<b>\$12,881,297</b>

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

<b>DETAILED ESTIMATE</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
<b>A10 FOUNDATIONS</b>					
	<b>Foundation Earthwork</b>				
	Included w/ Foundations Allowance			-	\$0
	<b>Foundations</b>				
	Standard CIP Footing System - Allowance	29,139	gsf	13.00	\$378,807
	<b>Deep Foundation System</b>				
	Geopiers, Drilled Piers, Piles - None Assumed			-	EXCLUDED
	<b>Slab-on-Grade</b>				
	Slab on Grade (includes baserock and vapor barrier)	29,139	sf	12.00	\$349,668
	<b>Misc. Concrete Work</b>				
	Elevator Pits (includes waterproofing, ladder and sump grate)	1	ea	25,000.00	\$25,000
	<b>Perimeter Insulation / Waterproofing</b>				
	Included w/ Foundations Allowance			-	\$0
	<b>SUBTOTAL FOUNDATIONS</b>	<b>29,139</b>	<b>BGSF</b>	<b>\$25.86</b>	<b>\$753,475</b>
<b>A20 BASEMENT CONSTRUCTION</b>					
	<b>Basement Earthwork</b>				
	See Sitework			-	\$0
	<b>SUBTOTAL BASEMENT CONSTRUCTION</b>	<b>29,139</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>B10 SUPERSTRUCTURE</b>					
	<b>Structural Concrete</b>				
	Loading Dock	1	ls	25,000.00	\$25,000
	<b>Structural CMU and Masonry</b>				
	CMU Bearing Walls	29,139	gsf	\$ 20.00	\$582,780
	<b>Structural Steel</b>				
	Roof Framing (combination of WF and Bar Joists) - 6 lbs / sf	174,834	sf	\$ 3.00	\$524,502
	<b>Metal Deck</b>				
	2" Roof Decking	29,139	sf	5.00	\$145,695
	Misc. Metals	29,139	gsf	1.00	\$29,139
	<b>Fireproofing</b>				
	Structural Steel Fireproofing - None Assumed			-	EXCLUDED
	<b>SUBTOTAL SUPERSTRUCTURE</b>	<b>29,139</b>	<b>BGSF</b>	<b>\$44.86</b>	<b>\$1,307,116</b>
<b>B20 EXTERIOR ENCLOSURE</b>					
	<b>Exterior Wall Construction</b>				
	Exterior Cladding System & Insulation Assemblies - 70% of total enclosure	11,200	sf	50.00	\$560,000
	<b>Exterior Soffits / Canopies</b>				
	Exterior Canopy Allowance (includes framing, finished soffit, lighting and fire protection)	500	sf	150.00	\$75,000

<b>Exterior Windows</b>					
Aluminum Window Systems - 30% of total enclosure	4,800	sf	90.00	\$432,000	
<b>Exterior Doors</b>					
Alum. Storefront Entry Doors, Frame and HW Complete, per leaf	2	ea	6,000.00	\$12,000	
Push Button ADA Auto Operators	2	ea	\$ 4,000.00	\$8,000	
Standard Grade HM Dr, HM Frame, Hardware, per leaf	6	ea	\$ 2,500.00	\$15,000	
OH Doors	3	ea	15,000.00	\$45,000	
<b>SUBTOTAL EXTERIOR ENCLOSURE</b>					
	<b>29,139</b>	<b>BGSF</b>	<b>\$39.36</b>		<b>\$1,147,000</b>
<b>B30 ROOFING</b>					
<b>Roof Coverings</b>					
Membrane Roofing System w/ Rigid Insulation	29,139	sf	24.00	\$699,336	
Sheetmetal, Misc. Flashing & Blocking	20%	on	\$699,336	\$139,867	
<b>Roof Accessories</b>					
Misc. Roof Accessories (Hatches, Ladders, Walk Pads, Fall Protection)	29,139	sf	1.00	\$29,139	
<b>SUBTOTAL ROOFING</b>					
	<b>29,139</b>	<b>BGSF</b>	<b>\$29.80</b>		<b>\$868,342</b>
<b>C10 INTERIOR CONSTRUCTION</b>					
<b>Partitions</b>					
Interior GWB Partitions & Assemblies - Office Program	29,139	gsf	20.00	\$582,780	
<b>Interior Glazing</b>					
Std. Interior Glazing Allowance (10% of GWB Assemblies Total)	10%	on	\$582,780	\$58,278	
<b>Interior Doors, Frames, Hardware</b>					
Doors, Frames & Hardware	29,139	gsf	3.00	\$87,417	
<b>Fittings / Specialties</b>					
Toilet & Janitorial Accessories	29,139	gsf	1.00	\$29,139	
Operable Partitions - None			-	\$0	
Signage	29,139	gsf	1.00	\$29,139	
Misc. Specialties Allowance (FECs, Corner Guards, etc...)	29,139	gsf	0.75	\$21,854	
<b>SUBTOTAL INTERIOR CONSTRUCTION</b>					
	<b>29,139</b>	<b>BGSF</b>	<b>\$27.75</b>		<b>\$808,607</b>
<b>C20 STAIRS</b>					
<b>Stair Construction (includes sloped railings, concrete pan fill and finishes)</b>					
Mezzanine Pre-Engineered Metal Stairs	1	flights	25,000	\$25,000	
<b>SUBTOTAL STAIRS</b>					
	<b>29,139</b>	<b>BGSF</b>	<b>\$0.86</b>		<b>\$25,000</b>

<b>C30 INTERIOR FINISHES</b>					
<b>Wall / Floor / Ceiling Finishes</b>					
	Food Service Area Allowance	10,840	gsf	25.00	\$271,000
	Maintenance & Warehouse Area Allowance	18,299	gsf	15.00	\$274,485
	<b>SUBTOTAL INTERIOR FINISHES</b>	<b>29,139</b>	<b>BGSF</b>	<b>\$18.72</b>	<b>\$545,485</b>
<b>D10 CONVEYING SYSTEMS</b>					
<b>Elevators &amp; Lifts</b>					
	None			-	\$0
	<b>SUBTOTAL CONVEYING SYSTEMS</b>	<b>29,139</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>D20 PLUMBING</b>					
<b>Plumbing</b>					
	System Complete	29,139	gsf	30.00	\$874,170
	<b>SUBTOTAL PLUMBING</b>	<b>29,139</b>	<b>BGSF</b>	<b>\$30.00</b>	<b>\$874,170</b>
<b>D30 HVAC</b>					
<b>HVAC</b>					
	System Complete	29,139	gsf	60.00	\$1,748,340
	<b>SUBTOTAL HVAC</b>	<b>29,139</b>	<b>BGSF</b>	<b>\$60.00</b>	<b>\$1,748,340</b>
<b>D40 FIRE PROTECTION</b>					
<b>Fire Protection</b>					
	Sprinkler System (non-secure areas)	29,139	gsf	6.00	\$174,834
	<b>SUBTOTAL FIRE PROTECTION</b>	<b>29,139</b>	<b>BGSF</b>	<b>\$6.00</b>	<b>\$174,834</b>
<b>D50 ELECTRICAL</b>					
<b>Electrical, LV &amp; Security Systems</b>					
	Food Service Area Allowance	10,840	gsf	85.00	\$921,400
	Maintenance & Warehouse Area Allowance	18,299	gsf	50.00	\$914,950
	<b>SUBTOTAL ELECTRICAL</b>	<b>29,139</b>	<b>BGSF</b>	<b>\$63.02</b>	<b>\$1,836,350</b>
<b>E10 EQUIPMENT</b>					
<b>Commercial Equipment</b>					
	Kitchen Equipment	1	ls	300,000	\$300,000
	Laundry Equipment	1	ls	50,000	\$50,000
<b>Storage Equipment</b>					
	Warehouse Shelving Systems	1	ls	150,000.00	\$150,000

	<b>Other Equipment</b>				
	Misc Equipment Allowance	29,139	gsf	1.00	\$29,139
	<b>SUBTOTAL EQUIPMENT</b>	<b>29,139</b>	<b>BGSF</b>	<b>\$18.16</b>	<b>\$529,139</b>
<b>E20 CASEWORK &amp; FURNISHINGS</b>					
	<b>Fixed Casework</b>				
	Fixed Casework & Misc. Millwork - Allowance	29,139	gsf	3.00	\$87,417
	<b>Window Treatment</b>				
	Allowance	29,139	gsf	1.00	\$29,139
	<b>Moveable Furnishings</b>				
	EXCLUDED			-	\$0
	<b>SUBTOTAL FURNISHINGS</b>	<b>29,139</b>	<b>BGSF</b>	<b>\$4.00</b>	<b>\$116,556</b>
<b>F10 SPECIAL CONSTRUCTION</b>					
				-	\$0
	<b>SUBTOTAL SPECIAL CONSTRUCTION</b>	<b>29,139</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>F20 SELECTIVE BUILDING DEMOLITION</b>					
	<b>Hazardous Components Abatement</b>				
	Excluded			-	\$0
	<b>SUBTOTAL SELECTIVE BUILDING DEMOLITION</b>	<b>29,139</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>Z10 GENERAL REQUIREMENTS</b>					
	<b>General Conditions</b>				
	See Summary			\$0	\$0
	<b>SUBTOTAL GENERAL REQUIREMENTS</b>	<b>29,139</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>

Project Owner: **Washington State DSHS**  
 Project Name: **SCC Strategic Master Plan**  
 Project Location: Western Washington  
 Start Date: See Summary  
 Estimate Date: July 15, 2022

Architect: KMB  
 Project Duration: TBD  
 Building GSF: See Details Est.  
 Site Gross Area: 1,524,600

<b>ESTIMATE SUMMARY</b>					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
G10	Site Preparation	1,524,600	sga	\$5.54	\$8,444,725
G20	Site Improvements	1,524,600	sga	\$11.92	\$18,174,020
G30	Site Civil / Mech Utilities	1,524,600	sga	\$2.79	\$4,249,200
G40	Site Electrical Utilities	1,524,600	sga	\$1.08	\$1,650,000
G50	Other Site Construction	1,524,600	sga	\$0.00	\$0
<b>Sitework Subtotal</b>					<b>\$32,517,945</b>
Design Contingency				20.00%	\$6,503,589
Contractor Risk Contingency - See Summary					\$0
Contractor Mark Ups - See Summary					\$0
Escalation to Mid-Point - See Summary					\$0
<b>SITE CONSTRUCTION TOTAL</b>		1,524,600	SGA	\$25.59	<b>\$39,021,534</b>
Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.					

<b>DETAILED ESTIMATE</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
<b>G10 SITE PREPARATON</b>					
	<b>Mobilization</b>	1	ls	250,000.00	\$250,000
	<b>Site Demolition &amp; Relocation</b>				
	Site Clearing, Demo of Paving, Retaining Walls, Misc... (75% of Site)	1,143,450	sf	1.50	\$1,715,175
	<b>Site Earthwork</b>				
	TESC and Dewatering (incl. maintenance)	1,524,600	sga	0.50	\$762,300
	Excavation & Grading (assumes reasonable site)	1,143,450	sf	5.00	\$5,717,250
	<b>Hazardous Waste Remediation</b>				
	Contaminated Soils Mitigation - EXCLUDED			-	\$0
	<b>SUBTOTAL SITE PREPARATON</b>	<b>1,524,600</b>	<b>SGA</b>	<b>\$5.54</b>	<b>\$8,444,725</b>
<b>G20 SITE IMPROVEMENTS</b>					
	<b>Site Development, Paving &amp; Landscaping</b>				
	Access Road (includes paving and landscaping)	1	ls	250,000.00	\$250,000
	Employee / Visitor Parking, 250 stalls (includes paving and landscapir	87,500	sf	20.00	\$1,750,000
	Inside Fence Improvements, 20.3 acres (includes paving, landscaping, site furnishings, etc..)	884,268	sga	15.00	\$13,264,020
	Perimeter Security Fencing (double w/ security electronics)	3,800	lf	700.00	\$2,660,000
	Misc. ROW paving and buffer landscaping	1	ls	250,000.00	\$250,000
	<b>SUBTOTAL SITE IMPROVEMENTS</b>	<b>1,524,600</b>	<b>SGA</b>	<b>\$11.92</b>	<b>\$18,174,020</b>
<b>G30 SITE CIVIL / MECHANICAL UTILITIES</b>					
	<b>Water Service</b>				
	Domesitic and Fire Water Service - Assumes Supply by Municipality (Wells, Chlorination and Fire Water Storage is EXCLUDED)	1	ls	\$ 700,000	\$700,000
	<b>Sanitary Sewer Systems</b>				
	Sewer Service - Assumes Connection to Municipality (Onsite Treatment / Septic Systems are EXCLUDED)	1	ls	\$ 250,000	\$250,000
	<b>Storm Sewer Systems</b>				
	System Complete w/ Onsite Detention Ponds	1,524,600	sga	\$ 2.00	\$3,049,200
	<b>Other Civil / Mechanical Utilities</b>				
	Misc. ROW Utility Work (minor)	1	ls	250,000.00	\$250,000
	Natural Gas Connection - None			-	\$0
	<b>SUBTOTAL SITE CIVIL / MECHANICAL UTILITIES</b>	<b>1,524,600</b>	<b>SGA</b>	<b>\$2.79</b>	<b>\$4,249,200</b>
<b>G40 SITE ELECTRICAL UTILITIES</b>					
	<b>Electrical and Telecom Utilities</b>				
	Electrical & Telecomm Utilites	1	ls	\$ 750,000	\$750,000
	Site Lighting and Power	1	ls	\$ 600,000	\$600,000
	Site Security (fence security electronics included above)	1	ls	\$ 300,000	\$300,000
	<b>SUBTOTAL SITE ELECTRICAL UTILITIES</b>	<b>1,524,600</b>	<b>SGA</b>	<b>\$1.08</b>	<b>\$1,650,000</b>

<b>G50 OTHER SITE CONSTRUCTION</b>					
					\$0
	<b>SUBTOTAL OTHER SITE CONSTRUCTION</b>	<b>1,524,600</b>	<b>SGA</b>	<b>\$0.00</b>	<b>\$0</b>
<b>Z10 GENERAL REQUIREMENTS</b>					
	<b>General Conditions</b>				
	See Summary				
	<b>SUBTOTAL GENERAL REQUIREMENTS</b>	<b>1,524,600</b>	<b>SGA</b>	<b>\$0.00</b>	<b>\$0</b>



## Construction Cost Summary



Owner: **Washington State DSHS**

Project: **SCC Strategic Master Plan**

**July 15, 2022**

### ESTIMATED COSTS SUMMARY - OFF ISLAND SCTF

Item	Description	QTY	UOM	\$ / UOM	Cost
1	Admin / Programs Building	3,920	GSF	\$446.43	\$1,750,018
2	Housing - Bldg 1	2,740	GSF	\$558.54	\$1,530,403
3	Housing - Bldg 2	2,740	GSF	\$558.54	\$1,530,403
4	Housing - Bldg 3	2,740	GSF	\$558.54	\$1,530,403
5	Service Building	900	GSF	\$500.00	\$450,000
6	Entry Shelter	400	GSF	\$500.00	\$200,000
7	Garden Shelter	400	GSF	\$200.00	\$80,000
8	Sitework (4.3 acre site)	187,308	SGA	\$27.85	\$5,216,756
9	PV Array - Not Included (Facility is Net Zero Ready)				Excluded
<b>Total Direct Construction Budget (MACC)</b>		<b>13,840</b>	<b>GSF</b>	<b>\$887.86</b>	<b>\$12,287,983</b>
10	Hard Bid Contractor General Conditions	7.0%	on	\$12,287,983	\$860,159
11	Contractor Fee	6.0%	on	\$13,148,142	\$788,889
<b>Total Hard Bid Construction Budget (Today's Dollars)</b>		<b>13,840</b>	<b>GSF</b>	<b>\$1,007.01</b>	<b>\$13,937,030</b>
12	Escalation to Mid-Point (Q4, 2028 @ 4% / Yr)	26.00%	on	\$13,938,037	\$3,623,890
<b>Total Hard Bid Construction Contract (Escalated)</b>					<b>\$17,560,920</b>
13	Soft Costs (design fees, permits, owner's rep, testing / inspections, change order contingencies, loose fixtures / furnishings, etc...)	45.00%	on	\$17,560,920	\$7,902,414
14	Predesign	1	LS		\$350,000
16	Moving Expenses	1	LS	-	\$50,000
17	Land Acquisition (includes land costs, siting process, legal, EIS, etc...)	1	LS	-	\$4,000,000
<b>Total Project Costs (Escalated)</b>					<b>\$29,863,334</b>

#### ALTERNATES

See End of Document

#### COMMENTS:

Assumes a Q2, 2028 Project Start and a 12 Month Duration

Estimate is based on a Design, Bid, Build delivery method

Facility is budgeted to be Net Zero Ready. Photovoltaic systems are EXCLUDED

Buildings are budgeted to be economical wood framed, lap sided construction

Project Owner: **Washington State DSHS**  
 Project Name: **SCC Strategic Master Plan**  
 Project Location: Western Washington  
 Project Start Date: See Summary  
 Estimate Date: July 15, 2022

Architect: KMB  
 Project Duration: See Summary  
 Building GSF: 3,920  
 Site GSF: See Separate Est

<b>ESTIMATE SUMMARY</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
A10	Foundations	3,920	BGSF	\$22.00	\$86,240
A20	Basement Construction	3,920	BGSF	\$0.00	\$0
B10	Superstructure	3,920	BGSF	\$33.50	\$131,320
B20	Exterior Enclosure	3,920	BGSF	\$71.30	\$279,500
B30	Roofing	3,920	BGSF	\$40.15	\$157,388
C10	Interior Construction	3,920	BGSF	\$36.25	\$142,100
C20	Stairs	3,920	BGSF	\$0.00	\$0
C30	Interior Finishes	3,920	BGSF	\$25.00	\$98,000
D10	Conveying Systems	3,920	BGSF	\$0.00	\$0
D20	Plumbing	3,920	BGSF	\$12.00	\$47,040
D30	HVAC	3,920	BGSF	\$55.00	\$215,600
D40	Fire Protection	3,920	BGSF	\$6.00	\$23,520
D50	Electrical	3,920	BGSF	\$60.00	\$235,200
E10	Equipment	3,920	BGSF	\$4.83	\$18,920
E20	Casework & Furnishings	3,920	BGSF	\$6.00	\$23,520
F10	Special Construction	3,920	BGSF	\$0.00	\$0
F20	Selective Demolition	3,920	BGSF	\$0.00	\$0
<b>Building Construction Subtotal</b>					<b>\$1,458,348</b>
Estimating / Design Contingency				20.00%	\$291,670
Contractor Risk Contingency - See Summary					\$0
Contractor Mark Ups - See Summary					\$0
Escalation to Mid-Point - See Summary					\$0
<b>BUILDING CONSTRUCTION TOTAL</b>		3,920	BGSF	\$446.43	<b>\$1,750,018</b>

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

<b>DETAILED ESTIMATE</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
<b>A10 FOUNDATIONS</b>					
	<b>Foundation Earthwork</b>				
	Included w/ Foundations Allowance			-	\$0
	<b>Foundations</b>				
	Standard CIP Footing System - Allowance	3,920	gsf	10.00	\$39,200
	<b>Deep Foundation System</b>				
	Geopiers, Drilled Piers, Piles - None Assumed			-	EXCLUDED
	<b>Slab-on-Grade</b>				
	Slab on Grade (includes baserock and vapor barrier)	3,920	sf	12.00	\$47,040
	<b>Perimeter Insulation / Waterproofing</b>				
	Included w/ Foundations Allowance			-	\$0
	<b>SUBTOTAL FOUNDATIONS</b>	<b>3,920</b>	<b>BGSF</b>	<b>\$22.00</b>	<b>\$86,240</b>
<b>A20 BASEMENT CONSTRUCTION</b>					
	<b>Basement Earthwork</b>				
	See Sitework			-	\$0
	<b>SUBTOTAL BASEMENT CONSTRUCTION</b>	<b>3,920</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>B10 SUPERSTRUCTURE</b>					
	<b>Structural Wood Framing</b>				
	Roof Framing (Composite Joists, Briding / Blocking, Sheathing)	4,312	sf	\$ 25.00	\$107,800
	Shear Walls Premium	3,920	gsf	\$ 5.00	\$19,600
	Misc. Metals	3,920	gsf	1.00	\$3,920
	<b>Fireproofing</b>				
	Structural Steel Fireproofing - None Assumed			-	EXCLUDED
	<b>SUBTOTAL SUPERSTRUCTURE</b>	<b>3,920</b>	<b>BGSF</b>	<b>\$33.50</b>	<b>\$131,320</b>
<b>B20 EXTERIOR ENCLOSURE</b>					
	<b>Exterior Wall Construction</b>				
	Exterior Cladding System & Framed Wall Assemblies - 75% of total enclosure	2,800	sf	50.00	\$140,000
	<b>Exterior Soffits / Canopies</b>				
	Exterior Canopy Allowance (includes framing, finished soffit, lighting and fire protection)	250	sf	100.00	\$25,000
	<b>Exterior Windows</b>				
	Aluminum Window Systems - 25% of total enclosure	1,200	sf	80.00	\$96,000
	<b>Exterior Doors</b>				
	Alum. Storefront Entry Doors, Frame and HW Complete, per leaf	2	ea	6,000.00	\$12,000
	Push Button ADA Auto Operators	1	ea	\$ 4,000.00	\$4,000
	Standard Grade HM Dr, HM Frame, Hardware, per leaf	1	ea	\$ 2,500.00	\$2,500

	OH Door - None			-	\$0
	<b>SUBTOTAL EXTERIOR ENCLOSURE</b>	<b>3,920</b>	<b>BGSF</b>	<b>\$71.30</b>	<b>\$279,500</b>
<b>B30 ROOFING</b>					
	<b>Roof Coverings</b>				
	Metal Roofing System w/ Rigid Insulation	4,312	sf	30.00	\$129,360
	Sheetmetal, Misc. Flashing & Blocking	20%	on	\$129,360	\$25,872
	<b>Roof Accessories</b>				
	Misc. Roof Accessories (Hatches, Ladders, Walk Pads, Fall Protection)	4,312	sf	0.50	\$2,156
	<b>SUBTOTAL ROOFING</b>	<b>3,920</b>	<b>BGSF</b>	<b>\$40.15</b>	<b>\$157,388</b>
<b>C10 INTERIOR CONSTRUCTION</b>					
	<b>Partitions</b>				
	Interior GWB Partitions & Assemblies - Office Program	3,920	gsf	25.00	\$98,000
	<b>Interior Glazing</b>				
	Std. Interior Glazing Allowance (10% of GWB Assemblies Total)	10%	on	\$98,000	\$9,800
	<b>Interior Doors, Frames, Hardware</b>				
	Doors, Frames & Hardware - Office Program	3,920	gsf	6.00	\$23,520
	<b>Fittings / Specialties</b>				
	Toilet & Janitorial Accessories	3,920	gsf	1.00	\$3,920
	Operable Partitions - None			-	\$0
	Signage	3,920	gsf	1.00	\$3,920
	Misc. Specialties Allowance (FECs, Corner Guards, etc...)	3,920	gsf	0.75	\$2,940
	<b>SUBTOTAL INTERIOR CONSTRUCTION</b>	<b>3,920</b>	<b>BGSF</b>	<b>\$36.25</b>	<b>\$142,100</b>
<b>C20 STAIRS</b>					
	<b>Stair Construction (includes sloped railings, concrete pan fill and finishes)</b>				
	None			-	\$0
	<b>SUBTOTAL STAIRS</b>	<b>3,920</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>C30 INTERIOR FINISHES</b>					
	<b>Wall / Floor / Ceiling Finishes</b>				
	Area Allowance	3,920	gsf	25.00	\$98,000
	<b>SUBTOTAL INTERIOR FINISHES</b>	<b>3,920</b>	<b>BGSF</b>	<b>\$25.00</b>	<b>\$98,000</b>

<b>D10 CONVEYING SYSTEMS</b>					
<b>Elevators &amp; Lifts</b>					
	None			-	\$0
<b>SUBTOTAL CONVEYING SYSTEMS</b>		<b>3,920</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>D20 PLUMBING</b>					
<b>Plumbing</b>					
	System Complete	3,920	gsf	12.00	\$47,040
<b>SUBTOTAL PLUMBING</b>		<b>3,920</b>	<b>BGSF</b>	<b>\$12.00</b>	<b>\$47,040</b>
<b>D30 HVAC</b>					
<b>HVAC</b>					
	System Complete	3,920	gsf	55.00	\$215,600
<b>SUBTOTAL HVAC</b>		<b>3,920</b>	<b>BGSF</b>	<b>\$55.00</b>	<b>\$215,600</b>
<b>D40 FIRE PROTECTION</b>					
<b>Fire Protection</b>					
	Sprinkler System (non-secure areas)	3,920	gsf	6.00	\$23,520
<b>SUBTOTAL FIRE PROTECTION</b>		<b>3,920</b>	<b>BGSF</b>	<b>\$6.00</b>	<b>\$23,520</b>
<b>D50 ELECTRICAL</b>					
<b>Electrical, LV &amp; Security Systems</b>					
	System Complete	3,920	gsf	60.00	\$235,200
<b>SUBTOTAL ELECTRICAL</b>		<b>3,920</b>	<b>BGSF</b>	<b>\$60.00</b>	<b>\$235,200</b>
<b>E10 EQUIPMENT</b>					
<b>Residential Equipment</b>					
	Breakroom Appliance Packages	1	ea	15,000.00	\$15,000
<b>Other Equipment</b>					
	Misc Equipment Allowance	3,920	gsf	1.00	\$3,920
<b>SUBTOTAL EQUIPMENT</b>		<b>3,920</b>	<b>BGSF</b>	<b>\$4.83</b>	<b>\$18,920</b>
<b>E20 CASEWORK &amp; FURNISHINGS</b>					
<b>Fixed Casework</b>					
	Fixed Casework & Misc. Millwork - Allowance	3,920	gsf	5.00	\$19,600
<b>Window Treatment</b>					
	Allowance	3,920	gsf	1.00	\$3,920

	<b>Moveable Furnishings</b>				
	EXCLUDED			-	\$0
	<b>SUBTOTAL FURNISHINGS</b>	<b>3,920</b>	<b>BGSF</b>	<b>\$6.00</b>	<b>\$23,520</b>
<b>F10 SPECIAL CONSTRUCTION</b>					
	<b>SUBTOTAL SPECIAL CONSTRUCTION</b>	<b>3,920</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>F20 SELECTIVE BUILDING DEMOLITION</b>					
	<b>Hazardous Components Abatement</b>				
	Excluded			-	\$0
	<b>SUBTOTAL SELECTIVE BUILDING DEMOLITION</b>	<b>3,920</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>Z10 GENERAL REQUIREMENTS</b>					
	<b>General Conditions</b>				
	See Summary			\$0	\$0
	<b>SUBTOTAL GENERAL REQUIREMENTS</b>	<b>3,920</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>

Project Owner: **Washington State DSHS**  
 Project Name: **SCC Strategic Master Plan**  
 Project Location: Western Washington  
 Project Start Date: See Summary  
 Estimate Date: July 15, 2022

Architect: KMB  
 Project Duration: See Summary  
 Building GSF: 2,740  
 Site GSF: See Separate Est

<b>ESTIMATE SUMMARY</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
A10	Foundations	2,740	BGSF	\$22.00	\$60,280
A20	Basement Construction	2,740	BGSF	\$0.00	\$0
B10	Superstructure	2,740	BGSF	\$33.50	\$91,790
B20	Exterior Enclosure	2,740	BGSF	\$88.14	\$241,500
B30	Roofing	2,740	BGSF	\$40.15	\$110,011
C10	Interior Construction	2,740	BGSF	\$62.75	\$171,935
C20	Stairs	2,740	BGSF	\$0.00	\$0
C30	Interior Finishes	2,740	BGSF	\$35.00	\$95,900
D10	Conveying Systems	2,740	BGSF	\$0.00	\$0
D20	Plumbing	2,740	BGSF	\$15.00	\$41,100
D30	HVAC	2,740	BGSF	\$55.00	\$150,700
D40	Fire Protection	2,740	BGSF	\$6.00	\$16,440
D50	Electrical	2,740	BGSF	\$60.00	\$164,400
E10	Equipment	2,740	BGSF	\$26.91	\$73,740
E20	Casework & Furnishings	2,740	BGSF	\$21.00	\$57,540
F10	Special Construction	2,740	BGSF	\$0.00	\$0
F20	Selective Demolition	2,740	BGSF	\$0.00	\$0
<b>Building Construction Subtotal</b>					<b>\$1,275,336</b>
Estimating / Design Contingency				20.00%	\$255,067
Contractor Risk Contingency - See Summary					\$0
Contractor Mark Ups - See Summary					\$0
Escalation to Mid-Point - See Summary					\$0
<b>BUILDING CONSTRUCTION TOTAL</b>		2,740	BGSF	\$558.54	<b>\$1,530,403</b>

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

<b>DETAILED ESTIMATE</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
<b>A10 FOUNDATIONS</b>					
	<b>Foundation Earthwork</b>				
	Included w/ Foundations Allowance			-	\$0
	<b>Foundations</b>				
	Standard CIP Footing System - Allowance	2,740	gsf	10.00	\$27,400
	<b>Deep Foundation System</b>				
	Geopiers, Drilled Piers, Piles - None Assumed			-	EXCLUDED
	<b>Slab-on-Grade</b>				
	Slab on Grade (includes baserock and vapor barrier)	2,740	sf	12.00	\$32,880
	<b>Perimeter Insulation / Waterproofing</b>				
	Included w/ Foundations Allowance			-	\$0
	<b>SUBTOTAL FOUNDATIONS</b>	<b>2,740</b>	<b>BGSF</b>	<b>\$22.00</b>	<b>\$60,280</b>
<b>A20 BASEMENT CONSTRUCTION</b>					
	<b>Basement Earthwork</b>				
	See Sitework			-	\$0
	<b>SUBTOTAL BASEMENT CONSTRUCTION</b>	<b>2,740</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>B10 SUPERSTRUCTURE</b>					
	<b>Structural Wood Framing</b>				
	Roof Framing (Composite Joists, Briding / Blocking, Sheathing)	3,014	sf	\$ 25.00	\$75,350
	Shear Walls Premium	2,740	gsf	\$ 5.00	\$13,700
	Misc. Metals	2,740	gsf	1.00	\$2,740
	<b>Fireproofing</b>				
	Structural Steel Fireproofing - None Assumed			-	EXCLUDED
	<b>SUBTOTAL SUPERSTRUCTURE</b>	<b>2,740</b>	<b>BGSF</b>	<b>\$33.50</b>	<b>\$91,790</b>
<b>B20 EXTERIOR ENCLOSURE</b>					
	<b>Exterior Wall Construction</b>				
	Exterior Cladding System & Framed Wall Assemblies - 75% of total enclosure	2,100	sf	60.00	\$126,000
	<b>Exterior Soffits / Canopies</b>				
	Exterior Canopy Allowance (includes framing, finished soffit, lighting and fire protection)	250	sf	100.00	\$25,000
	<b>Exterior Windows</b>				
	Aluminum Window Systems - 25% of total enclosure	900	sf	80.00	\$72,000
	<b>Exterior Doors</b>				
	Alum. Storefront Entry Doors, Frame and HW Complete, per leaf	2	ea	6,000.00	\$12,000
	Push Button ADA Auto Operators	1	ea	\$ 4,000.00	\$4,000
	Standard Grade HM Dr, HM Frame, Hardware, per leaf	1	ea	\$ 2,500.00	\$2,500



	OH Door - None				-	\$0
	<b>SUBTOTAL EXTERIOR ENCLOSURE</b>	<b>2,740</b>	<b>BGSF</b>	<b>\$88.14</b>		<b>\$241,500</b>
<b>B30 ROOFING</b>						
	<b>Roof Coverings</b>					
	Metal Roofing System w/ Rigid Insulation	3,014	sf	30.00		\$90,420
	Sheetmetal, Misc. Flashing & Blocking	20%	on	\$90,420		\$18,084
	<b>Roof Accessories</b>					
	Misc. Roof Accessories (Hatches, Ladders, Walk Pads, Fall Protection)	3,014	sf	0.50		\$1,507
	<b>SUBTOTAL ROOFING</b>	<b>2,740</b>	<b>BGSF</b>	<b>\$40.15</b>		<b>\$110,011</b>
<b>C10 INTERIOR CONSTRUCTION</b>						
	<b>Partitions</b>					
	Interior GWB Partitions & Assemblies - Office Program	2,740	gsf	40.00		\$109,600
	<b>Interior Glazing</b>					
	Std. Interior Glazing Allowance (10% of GWB Assemblies Total)	10%	on	\$109,600		\$10,960
	<b>Interior Doors, Frames, Hardware</b>					
	Doors, Frames & Hardware - Office Program	2,740	gsf	15.00		\$41,100
	<b>Fittings / Specialties</b>					
	Toilet & Janitorial Accessories	2,740	gsf	2.00		\$5,480
	Operable Partitions - None			-		\$0
	Signage	2,740	gsf	1.00		\$2,740
	Misc. Specialties Allowance (FECs, Corner Guards, etc...)	2,740	gsf	0.75		\$2,055
	<b>SUBTOTAL INTERIOR CONSTRUCTION</b>	<b>2,740</b>	<b>BGSF</b>	<b>\$62.75</b>		<b>\$171,935</b>
<b>C20 STAIRS</b>						
	<b>Stair Construction (includes sloped railings, concrete pan fill and finishes)</b>					
	None				-	\$0
	<b>SUBTOTAL STAIRS</b>	<b>2,740</b>	<b>BGSF</b>	<b>\$0.00</b>		<b>\$0</b>
<b>C30 INTERIOR FINISHES</b>						
	<b>Wall / Floor / Ceiling Finishes</b>					
	Area Allowance	2,740	gsf	35.00		\$95,900
	<b>SUBTOTAL INTERIOR FINISHES</b>	<b>2,740</b>	<b>BGSF</b>	<b>\$35.00</b>		<b>\$95,900</b>

<b>D10 CONVEYING SYSTEMS</b>					
<b>Elevators &amp; Lifts</b>					
	None			-	\$0
<b>SUBTOTAL CONVEYING SYSTEMS</b>		<b>2,740</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>D20 PLUMBING</b>					
<b>Plumbing</b>					
	System Complete	2,740	gsf	15.00	\$41,100
<b>SUBTOTAL PLUMBING</b>		<b>2,740</b>	<b>BGSF</b>	<b>\$15.00</b>	<b>\$41,100</b>
<b>D30 HVAC</b>					
<b>HVAC</b>					
	System Complete	2,740	gsf	55.00	\$150,700
<b>SUBTOTAL HVAC</b>		<b>2,740</b>	<b>BGSF</b>	<b>\$55.00</b>	<b>\$150,700</b>
<b>D40 FIRE PROTECTION</b>					
<b>Fire Protection</b>					
	Sprinkler System (non-secure areas)	2,740	gsf	6.00	\$16,440
<b>SUBTOTAL FIRE PROTECTION</b>		<b>2,740</b>	<b>BGSF</b>	<b>\$6.00</b>	<b>\$16,440</b>
<b>D50 ELECTRICAL</b>					
<b>Electrical, LV &amp; Security Systems</b>					
	System Complete	2,740	gsf	60.00	\$164,400
<b>SUBTOTAL ELECTRICAL</b>		<b>2,740</b>	<b>BGSF</b>	<b>\$60.00</b>	<b>\$164,400</b>
<b>E10 EQUIPMENT</b>					
<b>Residential Equipment</b>					
	Breakroom Appliance Package	1	ea	8,000.00	\$8,000
	Kitchen Appliance Packages	3	ea	15,000.00	\$45,000
	Laundry	3	ea	6,000.00	\$18,000
<b>Other Equipment</b>					
	Misc Equipment Allowance	2,740	gsf	1.00	\$2,740
<b>SUBTOTAL EQUIPMENT</b>		<b>2,740</b>	<b>BGSF</b>	<b>\$26.91</b>	<b>\$73,740</b>
<b>E20 CASEWORK &amp; FURNISHINGS</b>					
<b>Fixed Casework</b>					
	Fixed Casework & Misc. Millwork - Allowance	2,740	gsf	20.00	\$54,800
<b>Window Treatment</b>					
	Allowance	2,740	gsf	1.00	\$2,740

	<b>Moveable Furnishings</b>				
	EXCLUDED			-	\$0
	<b>SUBTOTAL FURNISHINGS</b>	<b>2,740</b>	<b>BGSF</b>	<b>\$21.00</b>	<b>\$57,540</b>
<b>F10 SPECIAL CONSTRUCTION</b>					
	<b>SUBTOTAL SPECIAL CONSTRUCTION</b>	<b>2,740</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>F20 SELECTIVE BUILDING DEMOLITION</b>					
	<b>Hazardous Components Abatement</b>				
	Excluded			-	\$0
	<b>SUBTOTAL SELECTIVE BUILDING DEMOLITION</b>	<b>2,740</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>Z10 GENERAL REQUIREMENTS</b>					
	<b>General Conditions</b>				
	See Summary			\$0	\$0
	<b>SUBTOTAL GENERAL REQUIREMENTS</b>	<b>2,740</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>

Project Owner: **Washington State DSHS**  
 Project Name: **SCC Strategic Master Plan**  
 Project Location: Western Washington  
 Start Date: See Summary  
 Estimate Date: July 15, 2022

Architect: KMB  
 Project Duration: TBD  
 Building GSF: See Details Est.  
 Site Gross Area: 187,308

<b>ESTIMATE SUMMARY</b>					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
G10	Site Preparation	187,308	sga	\$5.78	\$1,081,781
G20	Site Improvements	187,308	sga	\$8.63	\$1,615,900
G30	Site Civil / Mech Utilities	187,308	sga	\$4.54	\$849,616
G40	Site Electrical Utilities	187,308	sga	\$4.27	\$800,000
G50	Other Site Construction	187,308	sga	\$0.00	\$0
<b>Sitework Subtotal</b>					<b>\$4,347,297</b>
Design Contingency				20.00%	\$869,459
Contractor Risk Contingency - See Summary					\$0
Contractor Mark Ups - See Summary					\$0
Escalation to Mid-Point - See Summary					\$0
<b>SITE CONSTRUCTION TOTAL</b>		187,308	BGSF	\$27.85	<b>\$5,216,756</b>
Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.					

<b>DETAILED ESTIMATE</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
<b>G10 SITE PREPARATON</b>					
	<b>Mobilization</b>	1	ls	75,000.00	\$75,000
	<b>Site Demolition &amp; Relocation</b>				
	Site Clearing, Demo of Paving, Retaining Walls, Misc... (75% of Site)	140,481	sf	1.50	\$210,722
	<b>Site Earthwork</b>				
	TESC and Dewatering (incl. maintenance)	187,308	sga	0.50	\$93,654
	Excavation & Grading (assumes reasonable site)	140,481	sf	5.00	\$702,405
	<b>Hazardous Waste Remediation</b>				
	Contaminated Soils Mitigation - EXCLUDED			-	\$0
	<b>SUBTOTAL SITE PREPARATON</b>	<b>187,308</b>	<b>SGA</b>	<b>\$5.78</b>	<b>\$1,081,781</b>
<b>G20 SITE IMPROVEMENTS</b>					
	<b>Site Development, Paving &amp; Landscaping</b>				
	Access Road	1	ls	150,000.00	\$150,000
	Employee / Visitor Parking, 40 stalls (includes paving and landscaping)	14,000	sf	20.00	\$280,000
	Inside Fence Improvements (1.5 acres)	65,340	sga	10.00	\$653,400
	Perimeter Security Fencing (single security fence)	1,730	lf	250.00	\$432,500
	Misc. ROW paving and buffer landscaping	1	ls	100,000.00	\$100,000
	<b>SUBTOTAL SITE IMPROVEMENTS</b>	<b>187,308</b>	<b>SGA</b>	<b>\$8.63</b>	<b>\$1,615,900</b>
<b>G30 SITE CIVIL / MECHANICAL UTILITIES</b>					
	<b>Water Service</b>				
	Domesitc and Fire Water Service - Assumes Supply by Municipality (Wells, Chlorination and Fire Water Storage is EXCLUDED)	1	ls	\$ 250,000	\$250,000
	<b>Sanitary Sewer Systems</b>				
	Sewer Service - Assumes Connection to Municipality (Onsite Treatment / Septic Systems are EXCLUDED)	1	ls	\$ 125,000	\$125,000
	<b>Storm Sewer Systems</b>				
	System Complete w/ Onsite Detention Ponds	187,308	sga	\$ 2.00	\$374,616
	<b>Other Civil / Mechanical Utilities</b>				
	Misc. ROW Utility Work (minor)	1	ls	100,000.00	\$100,000
	Natural Gas Connection - None			-	\$0
	<b>SUBTOTAL SITE CIVIL / MECHANICAL UTILITIES</b>	<b>187,308</b>	<b>SGA</b>	<b>\$4.54</b>	<b>\$849,616</b>
<b>G40 SITE ELECTRICAL UTILITIES</b>					
	<b>Electrical and Telecom Utilities</b>				
	Electrical & Telecomm Utilites	1	ls	\$ 350,000	\$350,000
	Site Lighting and Power	1	ls	\$ 300,000	\$300,000
	Site Security	1	ls	\$ 150,000	\$150,000
	<b>SUBTOTAL SITE ELECTRICAL UTILITIES</b>	<b>187,308</b>	<b>SGA</b>	<b>\$4.27</b>	<b>\$800,000</b>

<b>G50 OTHER SITE CONSTRUCTION</b>					
					\$0
	<b>SUBTOTAL OTHER SITE CONSTRUCTION</b>	<b>187,308</b>	<b>SGA</b>	<b>\$0.00</b>	<b>\$0</b>
<b>Z10 GENERAL REQUIREMENTS</b>					
	<b>General Conditions</b>				
	See Summary				
	<b>SUBTOTAL GENERAL REQUIREMENTS</b>	<b>187,308</b>	<b>SGA</b>	<b>\$0.00</b>	<b>\$0</b>

## Construction Cost Summary



Owner: **Washington State DSHS**

Project: **SCC Strategic Master Plan**

**July 15, 2022**

### ESTIMATED COSTS SUMMARY - EXISTING ISLAND FACILITY PRESERVATION

Item	Description	QTY	UOM	\$ / UOM	Cost
1	TCF Facility Preservation (12 years)	264,046	GSF	\$57.00	\$15,050,622
2	SCTF Facility Preservation (8 years)	13,040	GSF	\$92.12	\$1,201,248
3	On Island Construction Cost Premium (lost time for ferry ride, check-in, materials barged in, reduced competition)	50%	on	\$16,251,870	\$8,125,935
<b>Total Direct Construction Budget (MACC)</b>		<b>277,086</b>	<b>GSF</b>	<b>\$87.98</b>	<b>\$24,377,805</b>
4	Hard Bid Contractor General Conditions (incl. phasing)	12.0%	on	\$24,377,805	\$2,925,337
5	Contractor Fee	6.0%	on	\$27,303,142	\$1,638,188
<b>Total Construction Budget (Today's Dollars)</b>		<b>277,086</b>	<b>GSF</b>	<b>\$104.45</b>	<b>\$28,941,330</b>
6	Escalation to Mid-Point (Q2, 2027 @ 4% / Yr)	20.00%	on	\$28,941,435	\$5,788,287
<b>Total Construction Contract (Escalated)</b>					<b>\$34,729,617</b>
7	Soft Costs (design fees, permits, owner's rep, testing / inspections, change order contingencies, loose fixtures / furnishings, escorts, transportation costs, etc...)	50.00%	on	\$34,729,617	\$17,364,809
8	Predesign	1	LS		\$150,000
<b>Total Project Costs (Escalated)</b>					<b>\$52,244,426</b>

#### ALTERNATES

See End of Document

#### COMMENTS:

Assumes a multiple projects with a median of Q2, 2027.

Estimate is based on a multiple Design, Bid, Build deliveries

Facility is budgeted to be Net Zero Ready. Photovoltaic systems are EXCLUDED

Buildings are budgeted to be economical wood framed, lap sided construction

Project Owner: **Washington State DSHS**  
 Project Name: **SCC Strategic Master Plan**  
 Project Location: McNeil Island  
 Project Start Date: See Summary  
 Estimate Date: July 15, 2022

Architect: KMB  
 Project Duration: See Summary  
 Building GSF: 264,046  
 Site GSF: See Separate Est

<b>ESTIMATE SUMMARY</b>					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
A10	Foundations	264,046	BGSF	\$0.25	\$66,012
A20	Basement Construction	264,046	BGSF	\$0.00	\$0
B10	Superstructure	264,046	BGSF	\$1.00	\$264,046
B20	Exterior Enclosure	264,046	BGSF	\$5.00	\$1,320,230
B30	Roofing	264,046	BGSF	\$0.00	\$0
C10	Interior Construction	264,046	BGSF	\$6.25	\$1,650,288
C20	Stairs	264,046	BGSF	\$0.00	\$0
C30	Interior Finishes	264,046	BGSF	\$5.00	\$1,320,230
D10	Conveying Systems	264,046	BGSF	\$0.00	\$0
D20	Plumbing	264,046	BGSF	\$4.00	\$1,056,184
D30	HVAC	264,046	BGSF	\$10.00	\$2,640,460
D40	Fire Protection	264,046	BGSF	\$1.00	\$264,046
D50	Electrical	264,046	BGSF	\$10.00	\$2,640,460
E10	Equipment	264,046	BGSF	\$1.00	\$264,046
E20	Casework & Furnishings	264,046	BGSF	\$4.00	\$1,056,184
F10	Special Construction	264,046	BGSF	\$0.00	\$0
F20	Selective Demolition	264,046	BGSF	\$0.00	\$0
<b>Building Construction Subtotal</b>					<b>\$12,542,185</b>
Estimating / Design Contingency				20.00%	\$2,508,437
Contractor Risk Contingency - See Summary					\$0
Contractor Mark Ups - See Summary					\$0
Escalation to Mid-Point - See Summary					\$0
<b>BUILDING CONSTRUCTION TOTAL</b>					<b>\$15,050,622</b>

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



<b>DETAILED ESTIMATE</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
<b>A10 FOUNDATIONS</b>					
	<b>Foundation Earthwork</b>				
	Included w/ Foundations Allowance			-	\$0
	<b>Foundations</b>				
	Standard CIP Footing System - Existing to Remain			-	\$0
	<b>Deep Foundation System</b>				
	Geopiers, Drilled Piers, Piles - None Assumed			-	EXCLUDED
	<b>Slab-on-Grade</b>				
	Slab on Grade Repairs Allowance	264,046	sf	0.25	\$66,012
	<b>SUBTOTAL FOUNDATIONS</b>	<b>264,046</b>	<b>BGSF</b>	<b>\$0.25</b>	<b>\$66,012</b>
<b>A20 BASEMENT CONSTRUCTION</b>					
	<b>Basement Earthwork</b>				
	See Sitework			-	\$0
	<b>SUBTOTAL BASEMENT CONSTRUCTION</b>	<b>264,046</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>B10 SUPERSTRUCTURE</b>					
	<b>Seismic Retrofits</b>				
	Excluded			\$ -	\$0
	<b>Structural Repairs</b>				
	Minor Repairs Allowance	264,046	gsf	\$ 1.00	\$264,046
	<b>Fireproofing</b>				
	Structural Steel Fireproofing - None Assumed			-	EXCLUDED
	<b>SUBTOTAL SUPERSTRUCTURE</b>	<b>264,046</b>	<b>BGSF</b>	<b>\$1.00</b>	<b>\$264,046</b>

<b>B20 EXTERIOR ENCLOSURE</b>					
	<b>Exterior Wall Construction &amp; Windows</b>				
	Siding and Window Allowance - Maintain Weather Tightness for 12 years	264,046	gsf	5.00	\$1,320,230
	<b>Exterior Soffits / Canopies</b>				
	Existing to Remain			-	\$0
	<b>SUBTOTAL EXTERIOR ENCLOSURE</b>	<b>264,046</b>	<b>BGSF</b>	<b>\$5.00</b>	<b>\$1,320,230</b>
<b>B30 ROOFING</b>					
	<b>Roof Coverings</b>				
	Roof Replacement Included w/ Capital Requests			-	\$0
	<b>SUBTOTAL ROOFING</b>	<b>264,046</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>C10 INTERIOR CONSTRUCTION</b>					
	<b>Partitions</b>				
	Patch and Repair of Existing	264,046	gsf	5.00	\$1,320,230

<b>Interior Doors, Frames, Hardware</b>					
	Doors, Frames & Hardware - Repair Allowance	264,046	gsf	1.00	\$264,046
<b>Fittings / Specialties</b>					
	Misc. Specialties Allowance (FECs, Corner Guards, etc...)	264,046	gsf	0.25	\$66,012
<b>SUBTOTAL INTERIOR CONSTRUCTION</b>					
		<b>264,046</b>	<b>BGSF</b>	<b>\$6.25</b>	<b>\$1,650,288</b>
<b>C20 STAIRS</b>					
<b>Stair Construction (includes sloped railings, concrete pan fill and finishes)</b>					
	None			-	\$0
<b>SUBTOTAL STAIRS</b>					
		<b>264,046</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>C30 INTERIOR FINISHES</b>					
<b>Wall / Floor / Ceiling Finishes</b>					
	Patch Failing Finishes	264,046	gsf	5.00	\$1,320,230
<b>SUBTOTAL INTERIOR FINISHES</b>					
		<b>264,046</b>	<b>BGSF</b>	<b>\$5.00</b>	<b>\$1,320,230</b>
<b>D10 CONVEYING SYSTEMS</b>					
<b>Elevators &amp; Lifts</b>					
	None			-	\$0
<b>SUBTOTAL CONVEYING SYSTEMS</b>					
		<b>264,046</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>

<b>D20 PLUMBING</b>					
	<b>Plumbing</b>				
	System Preservation Allowance	264,046	gsf	4.00	\$1,056,184
	<b>SUBTOTAL PLUMBING</b>	<b>264,046</b>	<b>BGSF</b>	<b>\$4.00</b>	<b>\$1,056,184</b>
<b>D30 HVAC</b>					
	<b>HVAC</b>				
	System Preservation Allowance	264,046	gsf	10.00	\$2,640,460
	HVAC Units Replacement - Included w/ Capital Requests			-	\$0
	<b>SUBTOTAL HVAC</b>	<b>264,046</b>	<b>BGSF</b>	<b>\$10.00</b>	<b>\$2,640,460</b>
<b>D40 FIRE PROTECTION</b>					
	<b>Fire Protection</b>				
	System Preservation Allowance	264,046	gsf	1.00	\$264,046
	<b>SUBTOTAL FIRE PROTECTION</b>	<b>264,046</b>	<b>BGSF</b>	<b>\$1.00</b>	<b>\$264,046</b>
<b>D50 ELECTRICAL</b>					
	<b>Electrical, LV &amp; Security Systems</b>				
	System Preservation Allowance	264,046	gsf	10.00	\$2,640,460
	Security Electronics Upgrades - Included w/ Capital Requests			-	\$0
	<b>SUBTOTAL ELECTRICAL</b>	<b>264,046</b>	<b>BGSF</b>	<b>\$10.00</b>	<b>\$2,640,460</b>
<b>E10 EQUIPMENT</b>					
	<b>Other Equipment</b>				
	Misc Equipment Allowance	264,046	gsf	1.00	\$264,046
	<b>SUBTOTAL EQUIPMENT</b>	<b>264,046</b>	<b>BGSF</b>	<b>\$1.00</b>	<b>\$264,046</b>
<b>E20 CASEWORK &amp; FURNISHINGS</b>					
	<b>Fixed Casework</b>				
	Fixed Casework & Misc. Millwork - Reapirs Allowance	264,046	gsf	3.00	\$792,138
	<b>Window Treatment</b>				
	Allowance	264,046	gsf	1.00	\$264,046

	<b>Moveable Furnishings</b>				
	EXCLUDED			-	\$0
	<b>SUBTOTAL FURNISHINGS</b>	<b>264,046</b>	<b>BGSF</b>	<b>\$4.00</b>	<b>\$1,056,184</b>
<b>F10 SPECIAL CONSTRUCTION</b>					
	<b>SUBTOTAL SPECIAL CONSTRUCTION</b>	<b>264,046</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>F20 SELECTIVE BUILDING DEMOLITION</b>					
	<b>Hazardous Components Abatement</b>				
	Excluded			-	\$0
	<b>SUBTOTAL SELECTIVE BUILDING DEMOLITION</b>	<b>264,046</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>Z10 GENERAL REQUIREMENTS</b>					
	<b>General Conditions</b>				
	See Summary			\$0	\$0
	<b>SUBTOTAL GENERAL REQUIREMENTS</b>	<b>264,046</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>

Project Owner: **Washington State DSHS**  
 Project Name: **SCC Strategic Master Plan**  
 Project Location: McNeil Island  
 Project Start Date: See Summary  
 Estimate Date: July 15, 2022

Architect: KMB  
 Project Duration: See Summary  
 Building GSF: 13,040  
 Site GSF: See Separate Est

<b>ESTIMATE SUMMARY</b>					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
A10	Foundations	13,040	BGSF	\$0.50	\$6,520
A20	Basement Construction	13,040	BGSF	\$0.00	\$0
B10	Superstructure	13,040	BGSF	\$5.00	\$65,200
B20	Exterior Enclosure	13,040	BGSF	\$10.77	\$140,400
B30	Roofing	13,040	BGSF	\$0.00	\$0
C10	Interior Construction	13,040	BGSF	\$8.50	\$110,840
C20	Stairs	13,040	BGSF	\$0.00	\$0
C30	Interior Finishes	13,040	BGSF	\$10.00	\$130,400
D10	Conveying Systems	13,040	BGSF	\$0.00	\$0
D20	Plumbing	13,040	BGSF	\$4.00	\$52,160
D30	HVAC	13,040	BGSF	\$15.00	\$195,600
D40	Fire Protection	13,040	BGSF	\$1.00	\$13,040
D50	Electrical	13,040	BGSF	\$15.00	\$195,600
E10	Equipment	13,040	BGSF	\$1.00	\$13,040
E20	Casework & Furnishings	13,040	BGSF	\$6.00	\$78,240
F10	Special Construction	13,040	BGSF	\$0.00	\$0
F20	Selective Demolition	13,040	BGSF	\$0.00	\$0
<b>Building Construction Subtotal</b>					<b>\$1,001,040</b>
Estimating / Design Contingency				20.00%	\$200,208
Contractor Risk Contingency - See Summary					\$0
Contractor Mark Ups - See Summary					\$0
Escalation to Mid-Point - See Summary					\$0
<b>BUILDING CONSTRUCTION TOTAL</b>					<b>\$1,201,248</b>

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

<b>DETAILED ESTIMATE</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
<b>A10 FOUNDATIONS</b>					
	<b>Foundation Earthwork</b>				
	Included w/ Foundations Allowance			-	\$0
	<b>Foundations</b>				
	Standard CIP Footing System - Existing to Remain			-	\$0
	<b>Deep Foundation System</b>				
	Geopiers, Drilled Piers, Piles - None Assumed			-	EXCLUDED
	<b>Slab-on-Grade</b>				
	Slab on Grade Repairs Allowance	13,040	sf	0.50	\$6,520
	<b>SUBTOTAL FOUNDATIONS</b>	<b>13,040</b>	<b>BGSF</b>	<b>\$0.50</b>	<b>\$6,520</b>
<b>A20 BASEMENT CONSTRUCTION</b>					
	<b>Basement Earthwork</b>				
	See Sitework			-	\$0
	<b>SUBTOTAL BASEMENT CONSTRUCTION</b>	<b>13,040</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>B10 SUPERSTRUCTURE</b>					
	<b>Seismic Retrofits</b>				
	Excluded			\$ -	\$0
	<b>Structural Repairs</b>				
	Minor Repairs Allowance	13,040	gsf	\$ 5.00	\$65,200
	<b>Fireproofing</b>				
	Structural Steel Fireproofing - None Assumed			-	EXCLUDED
	<b>SUBTOTAL SUPERSTRUCTURE</b>	<b>13,040</b>	<b>BGSF</b>	<b>\$5.00</b>	<b>\$65,200</b>

<b>B20 EXTERIOR ENCLOSURE</b>					
	<b>Exterior Wall Construction &amp; Windows</b>				
	Siding and Window Allowance - Maintain Weather Tightness for 12 years	13,040	gsf	10.00	\$130,400
	<b>Exterior Soffits / Canopies</b>				
	Existing to Remain			-	\$0
	<b>Exterior Doors</b>				
	Exterior Door Hardware Repairs Allowance	1	ls	10,000.00	\$10,000
	<b>SUBTOTAL EXTERIOR ENCLOSURE</b>	<b>13,040</b>	<b>BGSF</b>	<b>\$10.77</b>	<b>\$140,400</b>
<b>B30 ROOFING</b>					
	<b>Roof Coverings</b>				
	Roof Replacement Included w/ Capital Requests			-	\$0
	<b>SUBTOTAL ROOFING</b>	<b>13,040</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>C10 INTERIOR CONSTRUCTION</b>					
	<b>Partitions</b>				
	Patch and Repair of Existing	13,040	gsf	6.00	\$78,240



<b>Interior Doors, Frames, Hardware</b>					
Doors, Frames & Hardware - Repair Allowance	13,040	gsf	2.00	\$26,080	
<b>Fittings / Specialties</b>					
Misc. Specialties Allowance (FECs, Corner Guards, etc...)	13,040	gsf	0.50	\$6,520	
<b>SUBTOTAL INTERIOR CONSTRUCTION</b>					
	<b>13,040</b>	<b>BGSF</b>	<b>\$8.50</b>	<b>\$110,840</b>	
<b>C20 STAIRS</b>					
<b>Stair Construction (includes sloped railings, concrete pan fill and finishes)</b>					
None			-	\$0	
<b>SUBTOTAL STAIRS</b>					
	<b>13,040</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>	
<b>C30 INTERIOR FINISHES</b>					
<b>Wall / Floor / Ceiling Finishes</b>					
Patch Failing Finishes	13,040	gsf	10.00	\$130,400	
<b>SUBTOTAL INTERIOR FINISHES</b>					
	<b>13,040</b>	<b>BGSF</b>	<b>\$10.00</b>	<b>\$130,400</b>	
<b>D10 CONVEYING SYSTEMS</b>					
<b>Elevators &amp; Lifts</b>					
None			-	\$0	
<b>SUBTOTAL CONVEYING SYSTEMS</b>					
	<b>13,040</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>	

<b>D20 PLUMBING</b>					
	<b>Plumbing</b>				
	System Preservation Allowance	13,040	gsf	4.00	\$52,160
	<b>SUBTOTAL PLUMBING</b>	<b>13,040</b>	<b>BGSF</b>	<b>\$4.00</b>	<b>\$52,160</b>
<b>D30 HVAC</b>					
	<b>HVAC</b>				
	System Preservation Allowance	13,040	gsf	15.00	\$195,600
	<b>SUBTOTAL HVAC</b>	<b>13,040</b>	<b>BGSF</b>	<b>\$15.00</b>	<b>\$195,600</b>
<b>D40 FIRE PROTECTION</b>					
	<b>Fire Protection</b>				
	System Preservation Allowance	13,040	gsf	1.00	\$13,040
	<b>SUBTOTAL FIRE PROTECTION</b>	<b>13,040</b>	<b>BGSF</b>	<b>\$1.00</b>	<b>\$13,040</b>
<b>D50 ELECTRICAL</b>					
	<b>Electrical, LV &amp; Security Systems</b>				
	System Preservation Allowance	13,040	gsf	15.00	\$195,600
	<b>SUBTOTAL ELECTRICAL</b>	<b>13,040</b>	<b>BGSF</b>	<b>\$15.00</b>	<b>\$195,600</b>
<b>E10 EQUIPMENT</b>					
	<b>Other Equipment</b>				
	Misc Equipment Allowance	13,040	gsf	1.00	\$13,040
	<b>SUBTOTAL EQUIPMENT</b>	<b>13,040</b>	<b>BGSF</b>	<b>\$1.00</b>	<b>\$13,040</b>
<b>E20 CASEWORK &amp; FURNISHINGS</b>					
	<b>Fixed Casework</b>				
	Fixed Casework & Misc. Millwork - Reapirs Allowance	13,040	gsf	5.00	\$65,200
	<b>Window Treatment</b>				
	Allowance	13,040	gsf	1.00	\$13,040

	<b>Moveable Furnishings</b>				
	EXCLUDED			-	\$0
	<b>SUBTOTAL FURNISHINGS</b>	<b>13,040</b>	<b>BGSF</b>	<b>\$6.00</b>	<b>\$78,240</b>
<b>F10 SPECIAL CONSTRUCTION</b>					
	<b>SUBTOTAL SPECIAL CONSTRUCTION</b>	<b>13,040</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>F20 SELECTIVE BUILDING DEMOLITION</b>					
	<b>Hazardous Components Abatement</b>				
	Excluded			-	\$0
	<b>SUBTOTAL SELECTIVE BUILDING DEMOLITION</b>	<b>13,040</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>Z10 GENERAL REQUIREMENTS</b>					
	<b>General Conditions</b>				
	See Summary			\$0	\$0
	<b>SUBTOTAL GENERAL REQUIREMENTS</b>	<b>13,040</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>

Project Owner: **Washington State DSHS**  
 Project Name: **SCC Strategic Master Plan**  
 Project Location: McNeil Island  
 Start Date: TBD  
 Estimate Date: July 15, 2022

Architect: KMB  
 Duration: TBD  
 Project GSF: -  
 Site GSF: -

<b>PROJECT COST ESTIMATES SUMMARY</b>					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
1	SCC-Firehouse: Electrical Upgrades	1	ls		\$1,535,000
2	SCC-Campus: Security Systems Electronics Upgrade	1	ls		\$870,000
3	SCC-Campus: Perimeter Fence Preservation	1	ls		\$870,000
4	SCC-King Hall: Air Handler Replacement	1	ls		\$470,000
5	SCC-Infrastructure: Lift Station Repairs	1	ls		\$470,000
6	SCC-Redwood Hall: Renovation	1	ls		\$450,000
7	SCC-Vocational Technical Building: Upgrades	1	ls		\$705,000
8	SCC-King Hall: Server Room Cooling Upgrades	1	ls		\$220,000
10	SCC-Infrastructure: Landscape & Paving Improvements	1	ls		\$220,000
<b>Project Costs Total</b>					<b>\$5,810,000</b>
Estimating / Design Contingency					included above
Contractor Mark Ups					included above
Soft Costs					included above
Escalation to Mid-Point					included above
<b>BUILDING CONSTRUCTION TOTAL</b>					<b>\$5,810,000</b>
Budget figures above provided by DSHS and DOC					

Project Owner: **Washington State DSHS**  
 Project Name: **SCC Strategic Master Plan**  
 Project Location: McNeil Island  
 Start Date: TBD  
 Estimate Date: July 15, 2022

Architect: KMB  
 Duration: TBD  
 Project GSF: -  
 Site GSF: -

<b>PROJECT COST ESTIMATES SUMMARY</b>					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
1	SCC-Security Systems: Replacement	1	ls		\$1,900,000
2	SCC-Campus: HVAC Units Replacement	1	ls		\$2,000,000
3	SCC: Kitchen & Dining Room Upgrades	1	ls		\$944,000
4	SCC-SCTF: Roofing Replacement	1	ls		\$1,200,000
5	SCC-Multiple Building: Roofing Replacement	1	ls		\$2,750,000
<b>Project Costs Total</b>					<b>\$8,794,000</b>
Estimating / Design Contingency					included above
Contractor Mark Ups					included above
Soft Costs (Design, Permits, Sales Tax, Etc...)					included above
Escalation to Mid-Point					included above
<b>BUILDING CONSTRUCTION TOTAL</b>					<b>\$8,794,000</b>
Budget figures above provided by DSHS and DOC					

Project Owner: **Washington State DSHS**  
 Project Name: **SCC Strategic Master Plan**  
 Project Location: McNeil Island  
 Start Date: TBD  
 Estimate Date: July 15, 2022

Architect: KMB  
 Duration: TBD  
 Project GSF: -  
 Site GSF: -

<b>PROJECT COST ESTIMATES SUMMARY</b>					Total Estimated
No.	Description	Quantity	Unit of Measure	Unit Cost	Cost
1	McNeil Island - Infrastructure: Repairs & Upgrades 2021-23	1	ls		\$2,535,000
2	McNeil Island - Infrastructure: Repairs & Upgrades	1	ls		\$1,270,000
3	McNeil Island - Water System Replacement	1	ls		\$1,881,000
3	Steilacoom Dock House: Siding Replacement	1	ls		\$360,000
<b>Project Costs Total</b>					<b>\$6,046,000</b>
Estimating / Design Contingency					included above
Contractor Mark Ups					included above
Soft Costs (Design, Permits, Sales Tax, Etc...)					included above
Escalation to Mid-Point					included above
<b>BUILDING CONSTRUCTION TOTAL</b>					<b>\$6,046,000</b>
Budget figures above provided by DSHS and DOC					

Project Owner: **Washington State DSHS**  
 Project Name: **SCC Strategic Master Plan**  
 Project Location: McNeil Island  
 Start Date: TBD  
 Estimate Date: July 15, 2022

Architect: KMB  
 Duration: TBD  
 Project GSF: -  
 Site GSF: -

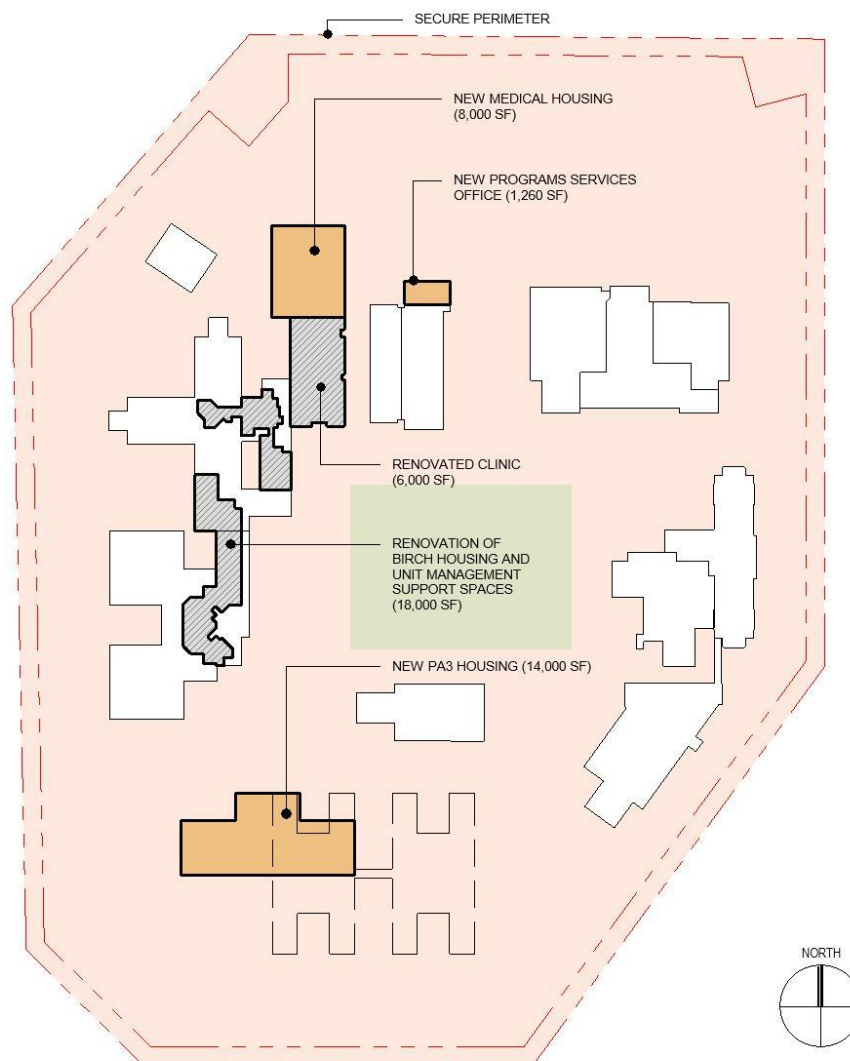
<b>PROJECT COST ESTIMATES SUMMARY</b>					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
1	McNeil Island - Main Dock: Float & Dolphin Replacement	1	ls		\$7,230,000
2	McNeil Island - Still Harbor Dock: Replacement	1	ls		\$3,895,000
3	McNeil Island -Barge Slip: Wing Walls Replacement	1	ls		\$9,195,000
4	McNeil Island -Marine Boat Cradle & Winch: Replacement	1	ls		\$4,000,000
5	Steilacoom Dock Float, and Ramp Replacement	1	ls		\$4,000,000
6	Electrical Infrastructure Improvements	1	ls		\$4,000,000
7	Fire Department Boatlift Replacement	1	ls		\$1,000,000
8	Main Island Dock, Dock House, and Causeway Replacement	1	ls		\$30,000,000
9	Main Island Dock and Causeway Lighting replacement	1	ls		\$175,000
10	Marine Boat Buildings Renovation and Repairs	1	ls		\$3,100,000
11	Main Dock Parking Lot Lighting Replacement	1	ls		\$125,000
12	135' Communications Tower Replacement	1	ls		\$1,750,000
13	Steilacoom Dock Building Replacement	1	ls		\$35,000,000
14	Road Repairs	1	ls		\$6,000,000
15	Decommission Water Tanks	1	ls		\$325,000
16	Decommissioning Closed Prison Elevators	1	ls		\$350,000
17	50% Scope Reduction for Moving Off Island	-50%	on	\$110,145,000	(\$55,072,500)
<b>Project Costs Total</b>					<b>\$55,072,500</b>
Estimating / Design Contingency					included above
Contractor Mark Ups					included above
Soft Costs (Design, Permits, Sales Tax, Etc...)					included above
Escalation to Mid-Point					included above
<b>BUILDING CONSTRUCTION TOTAL</b>					<b>\$55,072,500</b>
Budget figures above provided by DSHS and DOC					

# ON ISLAND MASTER PLAN ESTIMATES NARRATIVE

## On Island New Additions

### General

1. This estimate is based on several projects to build new additions and renovate the existing SCC on McNeil Island.
2. Multiple phased GCCM delivered projects are assumed.
3. Escalation has been included to the anticipated midpoint of construction Q2, 2028.
4. Budget is based on 25,060 gsf of new additions



### Foundations

1. Includes
  - a. Standard footings and slab on grade work required for new buildings
2. Excludes
  - a. Deep foundation system such as rammed aggregate piers, drilled caissons or driven piles



Superstructure

1. Includes
  - a. All buildings with the exception of the PA3 low management housing unit are figured as load bearing CMU block buildings with efficient steel wide flange / bar joist framing
  - b. New PA3 (low management housing unit) is figured with economical wood framing

Exterior Enclosure

1. Includes
  - a. Economical exterior cladding with weather barrier / insulation assemblies above and beyond code minimum to achieve Net Zero Ready.
  - b. Glazing areas are assumed to be between 20% to 30% of the entire envelope
  - c. Psychiatric window systems are included at areas where residents may be unsupervised such as sleeping rooms.
2. Excludes
  - a. Large areas of curtain wall glazing assemblies

Roofing

1. Includes
  - a. All buildings with the exception of the PA3 low management housing unit are figured low slope membrane roofs
  - b. New PA3 (low management housing unit) is figured with sloped metal roofing system

Interior Construction and Finishes

1. Includes
  - a. Target value allowances to accomplish build out of identified programs. Allowances are set based on historical cost data of similar facilities.

Mechanical

1. Includes
  - a. Target value allowances to accommodate selection of a high efficiency HVAC system that is capable of achieving Net Zero designation in the future. Allowances are set based on historical cost data of similar facilities.
  - b. Budget is for each building to have a standalone HVAC system.
  - c. Smoke evacuation requirements for housing are included
  - d. Commercial grade plumbing fixtures are assumed everywhere except in the high management housing unit PA1
2. Excludes
  - a. Central Utility Plant is excluded

Fire Protection

2. Includes
  - a. Complete fire sprinkler systems

Electrical

3. Includes
  - a. Target value allowances to accomplish build out of identified programs, including robust CCTV and access control systems.
  - b. Pathways and infrastructure for future photovoltaic panels are included.
4. Excludes
  - a. Photovoltaic panels are excluded

Equipment

1. Includes
  - a. Allowance for Medical Casework, Fixed Equipment & Provisions for OFOI Equipment
2. Excluded
  - a. Detention equipment

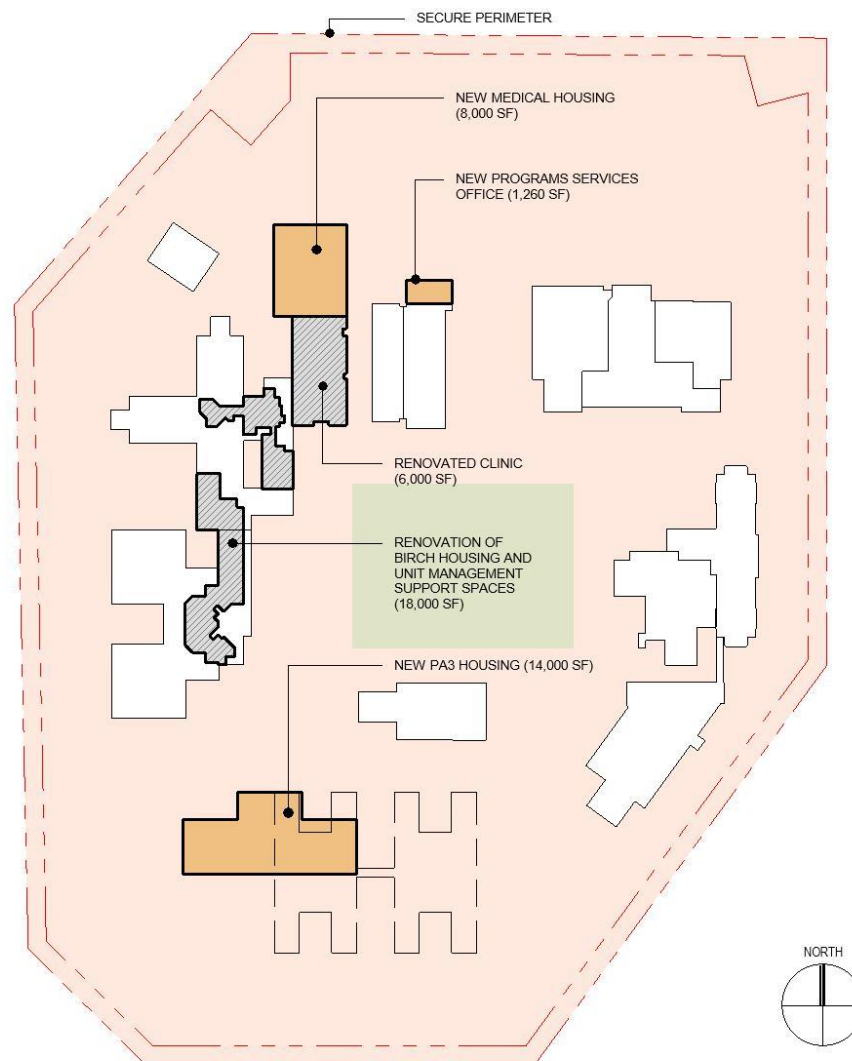
Site Work

1. Includes
  - a. Sitework allowance for New Construction (earthwork, utilities, minor surrounding improvements)
2. Excludes
  - a. Major earth retaining structures such as sheet piling or piles and lagging systems
  - b. Demolition of existing large structures
  - c. Hazardous material abatement in existing structures
  - d. Contaminated soils mitigation

## On Island Renovations

### General

1. This estimate is based on several projects to build new additions and renovate the existing SCC on McNeil Island.
2. Multiple phased GCCM delivered projects are assumed.
3. Escalation has been included to the anticipated midpoint of construction Q2, 2028.
4. Budget is based on 246,759 gsf of renovations



### Foundations

1. Includes
  - a. Misc. allowance for slab on grade repairs
2. Excludes
  - a. New footings for seismic retrofits

Superstructure

1. Includes
  - a. Misc. allowance for structural work needed to adjust programs
2. Excludes
  - a. New structure for seismic retrofits

Exterior Enclosure

1. Includes
  - a. Exterior wall framing, cladding and windows allowance for a 30-year enclosure
2. Excludes
  - a. 100% replacement of all siding and windows.

Roofing

1. Excludes
  - a. New roofing (new roofing is included w/ Existing Capital Funding Requests budgets)

Interior Construction and Finishes

1. Includes
  - a. Target value allowances to accomplish build out of identified programs. Allowances are set based on historical cost data of similar facilities.

Mechanical

1. Includes
  - a. Complete Renovations: All new plumbing fixtures and HVAC equipment
  - b. Partial Renovations: Some new plumbing fixtures and HVAC equipment
  - c. Light Renovations: Minor plumbing and HVAC adjustments

Fire Protection

1. Includes
  - a. Adjustments of existing fire protection systems.

Electrical

1. Includes
  - a. Complete Renovations: All new lighting, power and low voltage
  - b. Partial Renovations: Some new lighting, power and low voltage
  - c. Light Renovations: Minor electrical adjustments
2. Excludes
  - a. Security and CCTV System Upgrades (this is included w/ Existing Capital Funding Requests budgets)

Equipment

1. Includes
  - a. Misc. New Equipment
2. Excluded
  - a. Detention equipment
  - b. Kitchen Equipment

Site Work

1. Excludes
  - b. Any and all sitework and utility improvements (this is included w/ Existing Capital Funding Requests budgets)

## **Existing On Island Capital Requests**

### **General Overview**

1. Previous to the creation of these cost estimates a series of funding requests were submitted for improvements to the existing SCC
2. These funding requests have been categorized as follows for analysis purposes
  - a. SCC Capital Requests (Funded)
  - b. SCC Capital Requests (Non-Funded)
  - c. DOC/DSHS McNeil Island Capital Requests (Funded)
  - d. DOC/DSHS McNeil Island Capital Requests (Non-Funded)
3. It has been assumed all Capital Requests will all be needed in full.

## **Island Power Infrastructure Upgrade**

### **Site Electrical**

1. Includes
  - a. New underwater power connection to the mainland.

## Construction Cost Summary



Owner: **Washington State DSHS**

Project: **SCC Strategic Master Plan**

**July 15, 2022**

### ESTIMATED MASTER PLAN BUDGET SUMMARY - ON ISLAND

Item	Description	Cost
1	Existing On-Island TCF Renovations & Additions (multiple projects to provide a 30 year facility lifespan)	\$321,850,941
2	Existing On-Island SCTF Renovation & Addition	\$14,350,766
3	Existing On-Island Capital Requests	\$130,795,000
3a	Special Commitment Center Capital Requests (Funded)	\$5,810,000
3b	Special Commitment Center Capital Requests (Non-Funded)	\$8,794,000
3c	DOC/DSHS McNeil Island Capital Requests (Funded)	\$6,046,000
3d	DOC/DSHS McNeil Island Capital Requests (Non-Funded)	\$110,145,000
4	Island Power Infrastructure (new under water cable) - Allowance	\$30,000,000
<b>Grand Total Master Plan Project Budget (Escalated)</b>		<b>\$496,996,707</b>

**COMMENTS:**

Master Plan Cost is inclusive of construction costs, soft costs, predesign, preconstruction and land acquisition

Facilities above a budgeted for Net Zero Ready. Photovoltaic systems are EXCLUDED

**See Detailed Estimates for Each Item Above**

## Construction Cost Summary



Owner: **Washington State DSHS**

Project: **SCC Strategic Master Plan**

July 15, 2022

### ESTIMATED COSTS SUMMARY - EXISTING ISLAND FACILITY RENO & ADDITION

Item	Description	QTY	UOM	\$ / UOM	Cost
1	New TCF Programs Admin Addition	1,260	GSF	\$530.67	\$668,644
2	New Medical Housing Bldg	8,000	GSF	\$732.06	\$5,856,480
3	New Low Management Housing Bldg (Wood Framed)	15,000	GSF	\$492.84	\$7,392,600
4	TCF Renovations - Complete	18,102	GSF	\$445.20	\$8,059,010
5	TCF Renovations - Partial	12,929	GSF	\$327.60	\$4,235,540
6	TCF Renovations - Light	215,728	GSF	\$270.60	\$58,375,997
9	Sitework Allowance for New Construction	1	LS		\$1,500,000
10	General Sitework Improvements / Repairs (included w/ capital funding requests)				\$0
11	On Island Construction Cost Premium (lost time for ferry ride, check-in, materials barged in, reduced competition)	50%	on	\$86,088,271	\$43,044,136
<b>Total Direct Construction Budget (MACC)</b>		<b>271,019</b>	<b>GSF</b>	<b>\$476.47</b>	<b>\$129,132,407</b>
12	Contractor Risk Contingency	5.0%	on	\$129,132,407	\$6,456,620
13	Sub Bonds	1.0%	on	\$135,589,027	\$1,355,890
14	General Conditions & NSS (Multiple Phased Projects)	15.0%	on	\$136,944,917	\$20,541,738
15	Contractor Fee	6.0%	on	\$157,486,655	\$9,449,199
<b>Total Construction Budget (Today's Dollars)</b>		<b>271,019</b>	<b>GSF</b>	<b>\$615.96</b>	<b>\$166,935,854</b>
16	Escalation to Mid-Point (Q2, 2028 @ 4% / Yr)	24.00%	on	\$166,936,470	\$40,064,753
<b>Total Construction Budget (Escalated)</b>					<b>\$207,000,607</b>
17	Soft Costs (design fees, permits, owner's rep, testing / inspections, change order contingencies, loose fixtures / furnishings, escorts, transportation costs, etc...)	55.00%	on	\$207,000,607	\$113,850,334
18	Additional Unforeseen Conditions Risk Contingency				included above
19	Predesigns (multiple)	1	LS		\$1,000,000
20	Preconstruction	1	LS		\$500,000
<b>Total Project Costs (Escalated)</b>					<b>\$321,850,941</b>

#### ALTERNATES

See End of Document

#### COMMENTS:

Assumes a multiple projects with a median start date of Q2, 2027.

Estimate is based on a multiple Design, Bid, Build deliveries

Facility is budgeted to be Net Zero Ready. Photovoltaic systems are EXCLUDED

Buildings are budgeted to be economical wood framed, lap sided construction

Project Owner: **Washington State DSHS**  
 Project Name: **SCC Strategic Master Plan**  
 Project Location: Western Washington  
 Project Start Date: See Summary  
 Estimate Date: July 15, 2022

Architect: KMB  
 Project Duration: See Summary  
 Building GSF: 1,260  
 Site GSF: See Separate Est

<b>ESTIMATE SUMMARY</b>					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
A10	Foundations	1,260	BGSF	\$44.84	\$56,500
A20	Basement Construction	1,260	BGSF	\$0.00	\$0
B10	Superstructure	1,260	BGSF	\$69.00	\$86,940
B20	Exterior Enclosure	1,260	BGSF	\$108.33	\$136,500
B30	Roofing	1,260	BGSF	\$29.80	\$37,548
C10	Interior Construction	1,260	BGSF	\$36.25	\$45,675
C20	Stairs	1,260	BGSF	\$0.00	\$0
C30	Interior Finishes	1,260	BGSF	\$25.00	\$31,500
D10	Conveying Systems	1,260	BGSF	\$0.00	\$0
D20	Plumbing	1,260	BGSF	\$12.00	\$15,120
D30	HVAC	1,260	BGSF	\$55.00	\$69,300
D40	Fire Protection	1,260	BGSF	\$5.00	\$6,300
D50	Electrical	1,260	BGSF	\$50.00	\$63,000
E10	Equipment	1,260	BGSF	\$1.00	\$1,260
E20	Casework & Furnishings	1,260	BGSF	\$6.00	\$7,560
F10	Special Construction	1,260	BGSF	\$0.00	\$0
F20	Selective Demolition	1,260	BGSF	\$0.00	\$0
<b>Building Construction Subtotal</b>					<b>\$557,203</b>
Estimating / Design Contingency				20.00%	\$111,441
Contractor Risk Contingency - See Summary					\$0
Contractor Mark Ups - See Summary					\$0
Escalation to Mid-Point - See Summary					\$0
<b>BUILDING CONSTRUCTION TOTAL</b>					<b>\$668,644</b>

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



<b>DETAILED ESTIMATE</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
<b>A10 FOUNDATIONS</b>					
	<b>Foundation Earthwork</b>				
	Included w/ Foundations Allowance			-	\$0
	<b>Foundations</b>				
	Standard CIP Footing System - Allowance	1,260	gsf	13.00	\$16,380
	<b>Deep Foundation System</b>				
	Geopiers, Drilled Piers, Piles - None Assumed			-	EXCLUDED
	<b>Slab-on-Grade</b>				
	Slab on Grade (includes baserock and vapor barrier)	1,260	sf	12.00	\$15,120
	<b>Misc. Concrete Work</b>				
	Elevator Pits (includes waterproofing, ladder and sump grate)	1	ea	25,000.00	\$25,000
	<b>Perimeter Insulation / Waterproofing</b>				
	Included w/ Foundations Allowance			-	\$0
	<b>SUBTOTAL FOUNDATIONS</b>	<b>1,260</b>	<b>BGSF</b>	<b>\$44.84</b>	<b>\$56,500</b>
<b>A20 BASEMENT CONSTRUCTION</b>					
	<b>Basement Earthwork</b>				
	See Sitework			-	\$0
	<b>SUBTOTAL BASEMENT CONSTRUCTION</b>	<b>1,260</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>B10 SUPERSTRUCTURE</b>					
	<b>Structural CMU and Masonry</b>				
	CMU Bearing Walls	1,260	gsf	\$ 45.00	\$56,700
	<b>Structural Steel</b>				
	Roof Framing (combination of WF and Bar Joists) - 6 lbs / sf	7,560	sf	\$ 3.00	\$22,680
	Metal Deck				
	2" Roof Decking	1,260	sf	5.00	\$6,300
	Misc. Metals	1,260	gsf	1.00	\$1,260
	<b>Fireproofing</b>				
	Structural Steel Fireproofing - None Assumed			-	EXCLUDED
	<b>SUBTOTAL SUPERSTRUCTURE</b>	<b>1,260</b>	<b>BGSF</b>	<b>\$69.00</b>	<b>\$86,940</b>

<b>B20 EXTERIOR ENCLOSURE</b>					
	<b>Exterior Wall Construction</b>				
	Exterior Cladding System & Insulation Assemblies - 70% of total enclosure	1,400	sf	50.00	\$70,000
	<b>Exterior Windows</b>				
	Aluminum Window Systems - 30% of total enclosure	600	sf	90.00	\$54,000
	<b>Exterior Doors</b>				
	Alum. Storefront Entry Doors, Frame and HW Complete, per leaf	1	ea	6,000.00	\$6,000
	Push Button ADA Auto Operators	1	ea	\$ 4,000.00	\$4,000
	Standard Grade HM Dr, HM Frame, Hardware, per leaf	1	ea	\$ 2,500.00	\$2,500
	OH Door - None			-	\$0
	<b>SUBTOTAL EXTERIOR ENCLOSURE</b>	<b>1,260</b>	<b>BGSF</b>	<b>\$108.33</b>	<b>\$136,500</b>
<b>B30 ROOFING</b>					
	<b>Roof Coverings</b>				
	Membrane Roofing System w/ Rigid Insulation	1,260	sf	24.00	\$30,240
	Sheetmetal, Misc. Flashing & Blocking	20%	on	\$30,240	\$6,048
	<b>Roof Accessories</b>				
	Misc. Roof Accessories (Hatches, Ladders, Walk Pads, Fall Protection)	1,260	sf	1.00	\$1,260
	<b>SUBTOTAL ROOFING</b>	<b>1,260</b>	<b>BGSF</b>	<b>\$29.80</b>	<b>\$37,548</b>
<b>C10 INTERIOR CONSTRUCTION</b>					
	<b>Partitions</b>				
	Interior GWB Partitions & Assemblies - Admin Program	1,260	gsf	25.00	\$31,500
	<b>Interior Glazing</b>				
	Std. Interior Glazing Allowance (10% of GWB Assemblies Total)	10%	on	\$31,500	\$3,150

<b>Interior Doors, Frames, Hardware</b>					
Doors, Frames & Hardware - Office Program	1,260	gsf	6.00	\$7,560	
<b>Fittings / Specialties</b>					
Toilet & Janitorial Accessories	1,260	gsf	1.00	\$1,260	
Operable Partitions - None			-	\$0	
Signage	1,260	gsf	1.00	\$1,260	
Misc. Specialties Allowance (FECs, Corner Guards, etc...)	1,260	gsf	0.75	\$945	
<b>SUBTOTAL INTERIOR CONSTRUCTION</b>					
	<b>1,260</b>	<b>BGSF</b>	<b>\$36.25</b>		<b>\$45,675</b>
<b>C20 STAIRS</b>					
<b>Stair Construction (includes sloped railings, concrete pan fill and finishes)</b>					
None			-	\$0	
<b>SUBTOTAL STAIRS</b>					
	<b>1,260</b>	<b>BGSF</b>	<b>\$0.00</b>		<b>\$0</b>
<b>C30 INTERIOR FINISHES</b>					
<b>Wall / Floor / Ceiling Finishes</b>					
Administration Area Allowance	1,260	gsf	25.00	\$31,500	
<b>SUBTOTAL INTERIOR FINISHES</b>					
	<b>1,260</b>	<b>BGSF</b>	<b>\$25.00</b>		<b>\$31,500</b>
<b>D10 CONVEYING SYSTEMS</b>					
<b>Elevators &amp; Lifts</b>					
None			-	\$0	
<b>SUBTOTAL CONVEYING SYSTEMS</b>					
	<b>1,260</b>	<b>BGSF</b>	<b>\$0.00</b>		<b>\$0</b>

<b>D20 PLUMBING</b>					
	<b>Plumbing</b>				
	System Complete	1,260	gsf	12.00	\$15,120
	<b>SUBTOTAL PLUMBING</b>	<b>1,260</b>	<b>BGSF</b>	<b>\$12.00</b>	<b>\$15,120</b>
<b>D30 HVAC</b>					
	<b>HVAC</b>				
	System Complete	1,260	gsf	55.00	\$69,300
	<b>SUBTOTAL HVAC</b>	<b>1,260</b>	<b>BGSF</b>	<b>\$55.00</b>	<b>\$69,300</b>
<b>D40 FIRE PROTECTION</b>					
	<b>Fire Protection</b>				
	Sprinkler System per Program Requirements	1,260	gsf	5.00	\$6,300
	<b>SUBTOTAL FIRE PROTECTION</b>	<b>1,260</b>	<b>BGSF</b>	<b>\$5.00</b>	<b>\$6,300</b>
<b>D50 ELECTRICAL</b>					
	<b>Electrical, LV &amp; Security Systems</b>				
	Administration Area Allowance	1,260	gsf	50.00	\$63,000
	<b>SUBTOTAL ELECTRICAL</b>	<b>1,260</b>	<b>BGSF</b>	<b>\$50.00</b>	<b>\$63,000</b>
<b>E10 EQUIPMENT</b>					
	<b>Other Equipment</b>				
	Misc Equipment Allowance	1,260	gsf	1.00	\$1,260
	<b>SUBTOTAL EQUIPMENT</b>	<b>1,260</b>	<b>BGSF</b>	<b>\$1.00</b>	<b>\$1,260</b>
<b>E20 CASEWORK &amp; FURNISHINGS</b>					
	<b>Fixed Casework</b>				
	Fixed Casework & Misc. Millwork - Allowance	1,260	gsf	5.00	\$6,300
	<b>Window Treatment</b>				
	Allowance	1,260	gsf	1.00	\$1,260

	<b>Moveable Furnishings</b>				
	EXCLUDED			-	\$0
	<b>SUBTOTAL FURNISHINGS</b>	<b>1,260</b>	<b>BGSF</b>	<b>\$6.00</b>	<b>\$7,560</b>
<b>F10 SPECIAL CONSTRUCTION</b>					
	<b>SUBTOTAL SPECIAL CONSTRUCTION</b>	<b>1,260</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>F20 SELECTIVE BUILDING DEMOLITION</b>					
	<b>Hazardous Components Abatement</b>				
	Excluded			-	\$0
	<b>SUBTOTAL SELECTIVE BUILDING DEMOLITION</b>	<b>1,260</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>Z10 GENERAL REQUIREMENTS</b>					
	<b>General Conditions</b>				
	See Summary			\$0	\$0
	<b>SUBTOTAL GENERAL REQUIREMENTS</b>	<b>1,260</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>

Project Owner: **Washington State DSHS**  
 Project Name: **SCC Strategic Master Plan**  
 Project Location: Western Washington  
 Project Start Date: See Summary  
 Estimate Date: July 15, 2022

Architect: KMB  
 Project Duration: See Summary  
 Building GSF: 8,000  
 Site GSF: See Separate Est

<b>ESTIMATE SUMMARY</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
A10	Foundations	8,000	BGSF	\$25.00	\$200,000
A20	Basement Construction	8,000	BGSF	\$0.00	\$0
B10	Superstructure	8,000	BGSF	\$69.00	\$552,000
B20	Exterior Enclosure	8,000	BGSF	\$68.50	\$548,000
B30	Roofing	8,000	BGSF	\$29.80	\$238,400
C10	Interior Construction	8,000	BGSF	\$83.75	\$670,000
C20	Stairs	8,000	BGSF	\$0.00	\$0
C30	Interior Finishes	8,000	BGSF	\$60.00	\$480,000
D10	Conveying Systems	8,000	BGSF	\$0.00	\$0
D20	Plumbing	8,000	BGSF	\$35.00	\$280,000
D30	HVAC	8,000	BGSF	\$80.00	\$640,000
D40	Fire Protection	8,000	BGSF	\$12.00	\$96,000
D50	Electrical	8,000	BGSF	\$85.00	\$680,000
E10	Equipment	8,000	BGSF	\$51.00	\$408,000
E20	Casework & Furnishings	8,000	BGSF	\$11.00	\$88,000
F10	Special Construction	8,000	BGSF	\$0.00	\$0
F20	Selective Demolition	8,000	BGSF	\$0.00	\$0
<b>Building Construction Subtotal</b>					<b>\$4,880,400</b>
Estimating / Design Contingency				20.00%	\$976,080
Contractor Risk Contingency - See Summary					\$0
Contractor Mark Ups - See Summary					\$0
Escalation to Mid-Point - See Summary					\$0
<b>BUILDING CONSTRUCTION TOTAL</b>		8,000	BGSF	\$732.06	<b>\$5,856,480</b>

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

<b>DETAILED ESTIMATE</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
<b>A10 FOUNDATIONS</b>					
	<b>Foundation Earthwork</b>				
	Included w/ Foundations Allowance			-	\$0
	<b>Foundations</b>				
	Standard CIP Footing System - Allowance	8,000	gsf	13.00	\$104,000
	<b>Deep Foundation System</b>				
	Geopiers, Drilled Piers, Piles - None Assumed			-	EXCLUDED
	<b>Slab-on-Grade</b>				
	Slab on Grade (includes baserock and vapor barrier)	8,000	sf	12.00	\$96,000
	<b>Misc. Concrete Work</b>				
	Elevator Pits - None			-	\$0
	<b>Perimeter Insulation / Waterproofing</b>				
	Included w/ Foundations Allowance			-	\$0
	<b>SUBTOTAL FOUNDATIONS</b>	<b>8,000</b>	<b>BGSF</b>	<b>\$25.00</b>	<b>\$200,000</b>
<b>A20 BASEMENT CONSTRUCTION</b>					
	<b>Basement Earthwork</b>				
	See Sitework			-	\$0
	<b>SUBTOTAL BASEMENT CONSTRUCTION</b>	<b>8,000</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>B10 SUPERSTRUCTURE</b>					
	<b>Structural CMU and Masonry</b>				
	CMU Bearing Walls	8,000	gsf	\$ 45.00	\$360,000
	<b>Structural Steel</b>				
	Roof Framing (combination of WF and Bar Joists) - 6 lbs / sf	48,000	sf	\$ 3.00	\$144,000
	Metal Deck				
	2" Roof Decking	8,000	sf	5.00	\$40,000
	Misc. Metals	8,000	gsf	1.00	\$8,000
	<b>Fireproofing</b>				
	Structural Steel Fireproofing - None Assumed			-	EXCLUDED
	<b>SUBTOTAL SUPERSTRUCTURE</b>	<b>8,000</b>	<b>BGSF</b>	<b>\$69.00</b>	<b>\$552,000</b>

<b>B20 EXTERIOR ENCLOSURE</b>					
<b>Exterior Wall Construction</b>					
	Exterior Cladding System & Insulation Assemblies - 80% of total enclosure	5,600	sf	50.00	\$280,000
<b>Exterior Soffits / Canopies</b>					
	Exterior Canopy Allowance (includes framing, finished soffit, lighting and fire protection)	200	sf	150.00	\$30,000
<b>Exterior Windows</b>					
	Psychiatric Window Systems - 20% of total enclosure	1,400	sf	160.00	\$224,000
<b>Exterior Doors</b>					
	Standard Grade HM Dr, HM Frame, Hardware, per leaf	4	ea	\$ 2,500.00	\$10,000
	Push Button ADA Auto Operators	1	ea	\$ 4,000.00	\$4,000
	OH Door - None			-	\$0
<b>SUBTOTAL EXTERIOR ENCLOSURE</b>		<b>8,000</b>	<b>BGSF</b>	<b>\$68.50</b>	<b>\$548,000</b>
<b>B30 ROOFING</b>					
<b>Roof Coverings</b>					
	Membrane Roofing System w/ Rigid Insulation	8,000	sf	24.00	\$192,000
	Sheetmetal, Misc. Flashing & Blocking	20%	on	\$192,000	\$38,400
<b>Roof Accessories</b>					
	Misc. Roof Accessories (Hatches, Ladders, Walk Pads, Fall Protection)	8,000	sf	1.00	\$8,000
<b>SUBTOTAL ROOFING</b>		<b>8,000</b>	<b>BGSF</b>	<b>\$29.80</b>	<b>\$238,400</b>
<b>C10 INTERIOR CONSTRUCTION</b>					
<b>Partitions</b>					
	Interior GWB Partitions & Assemblies - Psychiatric Housing & Treatment Program	8,000	gsf	50.00	\$400,000
<b>Interior Glazing</b>					
	Std. Interior Glazing Allowance (10% of GWB Assemblies Total)	10%	on	\$400,000	\$40,000



<b>Interior Doors, Frames, Hardware</b>					
Doors, Frames & Hardware - Psychiatric Housing & Treatment Program	8,000	gsf	25.00	\$200,000	
<b>Fittings / Specialties</b>					
Toilet & Janitorial Accessories (anti ligature)	8,000	gsf	2.00	\$16,000	
Operable Partitions - None			-	\$0	
Signage	8,000	gsf	1.00	\$8,000	
Misc. Specialties Allowance (FECs, Corner Guards, etc...)	8,000	gsf	0.75	\$6,000	
<b>SUBTOTAL INTERIOR CONSTRUCTION</b>					
	<b>8,000</b>	<b>BGSF</b>	<b>\$83.75</b>	<b>\$670,000</b>	
<b>C20 STAIRS</b>					
<b>Stair Construction (includes sloped railings, concrete pan fill and finishes)</b>					
None			-	\$0	
<b>SUBTOTAL STAIRS</b>					
	<b>8,000</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>	
<b>C30 INTERIOR FINISHES</b>					
<b>Wall / Floor / Ceiling Finishes</b>					
Medical Housing Program Area Allowance	8,000	gsf	60.00	\$480,000	
<b>SUBTOTAL INTERIOR FINISHES</b>					
	<b>8,000</b>	<b>BGSF</b>	<b>\$60.00</b>	<b>\$480,000</b>	
<b>D10 CONVEYING SYSTEMS</b>					
<b>Elevators &amp; Lifts</b>					
None			-	\$0	
<b>SUBTOTAL CONVEYING SYSTEMS</b>					
	<b>8,000</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>	

<b>D20 PLUMBING</b>					
	<b>Plumbing</b>				
	System Complete	8,000	gsf	35.00	\$280,000
	<b>SUBTOTAL PLUMBING</b>	<b>8,000</b>	<b>BGSF</b>	<b>\$35.00</b>	<b>\$280,000</b>
<b>D30 HVAC</b>					
	<b>HVAC</b>				
	System Complete	8,000	gsf	80.00	\$640,000
	<b>SUBTOTAL HVAC</b>	<b>8,000</b>	<b>BGSF</b>	<b>\$80.00</b>	<b>\$640,000</b>
<b>D40 FIRE PROTECTION</b>					
	<b>Fire Protection</b>				
	Sprinkler System per Program Requirements	8,000	gsf	12.00	\$96,000
	<b>SUBTOTAL FIRE PROTECTION</b>	<b>8,000</b>	<b>BGSF</b>	<b>\$12.00</b>	<b>\$96,000</b>
<b>D50 ELECTRICAL</b>					
	<b>Electrical, LV &amp; Security Systems</b>				
	System Complete	8,000	gsf	85.00	\$680,000
	<b>SUBTOTAL ELECTRICAL</b>	<b>8,000</b>	<b>BGSF</b>	<b>\$85.00</b>	<b>\$680,000</b>
<b>E10 EQUIPMENT</b>					
	<b>Medical Equipment</b>				
	Medical Casework, Fixed Equipment & Provisions for OFOI Equipment - Area Allowance based on Medical Clinic & Medical Housing square footages)	8,000	sf	50.00	\$400,000
	<b>Detention Equipment</b>				
	None			-	\$0
	<b>Other Equipment</b>				
	Misc Equipment Allowance	8,000	gsf	1.00	\$8,000
	<b>SUBTOTAL EQUIPMENT</b>	<b>8,000</b>	<b>BGSF</b>	<b>\$51.00</b>	<b>\$408,000</b>
<b>E20 CASEWORK &amp; FURNISHINGS</b>					
	<b>Fixed Casework</b>				
	Fixed Casework & Misc. Millwork - Allowance	8,000	gsf	10.00	\$80,000
	<b>Window Treatment</b>				
	Allowance	8,000	gsf	1.00	\$8,000

	<b>Moveable Furnishings</b>				
	EXCLUDED			-	\$0
	<b>SUBTOTAL FURNISHINGS</b>	<b>8,000</b>	<b>BGSF</b>	<b>\$11.00</b>	<b>\$88,000</b>
<b>F10 SPECIAL CONSTRUCTION</b>					
	<b>SUBTOTAL SPECIAL CONSTRUCTION</b>	<b>8,000</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>F20 SELECTIVE BUILDING DEMOLITION</b>					
	<b>Hazardous Components Abatement</b>				
	Excluded			-	\$0
	<b>SUBTOTAL SELECTIVE BUILDING DEMOLITION</b>	<b>8,000</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>Z10 GENERAL REQUIREMENTS</b>					
	<b>General Conditions</b>				
	See Summary			\$0	\$0
	<b>SUBTOTAL GENERAL REQUIREMENTS</b>	<b>8,000</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>

SCC Strategic Master Plan  
 On-Island TCF - Low Mangement Housing Unit  
 Concept Estimate



Project Owner: **Washington State DSHS**  
 Project Name: **SCC Strategic Master Plan**  
 Project Location: Western Washington  
 Project Start Date: See Summary  
 Estimate Date: July 15, 2022

Architect: KMB  
 Project Duration: See Summary  
 Building GSF: 15,000  
 Site GSF: See Separate Est

<b>ESTIMATE SUMMARY</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
A10	Foundations	15,000	BGSF	\$22.00	\$330,000
A20	Basement Construction	15,000	BGSF	\$0.00	\$0
B10	Superstructure	15,000	BGSF	\$33.50	\$502,500
B20	Exterior Enclosure	15,000	BGSF	\$38.30	\$574,500
B30	Roofing	15,000	BGSF	\$40.15	\$602,250
C10	Interior Construction	15,000	BGSF	\$62.75	\$941,250
C20	Stairs	15,000	BGSF	\$0.00	\$0
C30	Interior Finishes	15,000	BGSF	\$35.00	\$525,000
D10	Conveying Systems	15,000	BGSF	\$0.00	\$0
D20	Plumbing	15,000	BGSF	\$20.00	\$300,000
D30	HVAC	15,000	BGSF	\$60.00	\$900,000
D40	Fire Protection	15,000	BGSF	\$6.00	\$90,000
D50	Electrical	15,000	BGSF	\$70.00	\$1,050,000
E10	Equipment	15,000	BGSF	\$2.00	\$30,000
E20	Casework & Furnishings	15,000	BGSF	\$21.00	\$315,000
F10	Special Construction	15,000	BGSF	\$0.00	\$0
F20	Selective Demolition	15,000	BGSF	\$0.00	\$0
<b>Building Construction Subtotal</b>					<b>\$6,160,500</b>
Estimating / Design Contingency				20.00%	\$1,232,100
Contractor Risk Contingency - See Summary					\$0
Contractor Mark Ups - See Summary					\$0
Escalation to Mid-Point - See Summary					\$0
<b>BUILDING CONSTRUCTION TOTAL</b>		15,000	BGSF	\$492.84	<b>\$7,392,600</b>

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

<b>DETAILED ESTIMATE</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
<b>A10 FOUNDATIONS</b>					
	<b>Foundation Earthwork</b>				
	Included w/ Foundations Allowance			-	\$0
	<b>Foundations</b>				
	Standard CIP Footing System - Allowance	15,000	gsf	10.00	\$150,000
	<b>Deep Foundation System</b>				
	Geopiers, Drilled Piers, Piles - None Assumed			-	EXCLUDED
	<b>Slab-on-Grade</b>				
	Slab on Grade (includes baserock and vapor barrier)	15,000	sf	12.00	\$180,000
	<b>Perimeter Insulation / Waterproofing</b>				
	Included w/ Foundations Allowance			-	\$0
	<b>SUBTOTAL FOUNDATIONS</b>	<b>15,000</b>	<b>BGSF</b>	<b>\$22.00</b>	<b>\$330,000</b>
<b>A20 BASEMENT CONSTRUCTION</b>					
	<b>Basement Earthwork</b>				
	See Sitework			-	\$0
	<b>SUBTOTAL BASEMENT CONSTRUCTION</b>	<b>15,000</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>B10 SUPERSTRUCTURE</b>					
	<b>Structural Wood Framing</b>				
	Roof Framing (Composite Joists, Briding / Blocking, Sheathing)	16,500	sf	\$ 25.00	\$412,500
	Shear Walls Premium	15,000	gsf	\$ 5.00	\$75,000
	Misc. Metals	15,000	gsf	1.00	\$15,000
	<b>Fireproofing</b>				
	Structural Steel Fireproofing - None Assumed			-	EXCLUDED
	<b>SUBTOTAL SUPERSTRUCTURE</b>	<b>15,000</b>	<b>BGSF</b>	<b>\$33.50</b>	<b>\$502,500</b>

<b>B20 EXTERIOR ENCLOSURE</b>					
	<b>Exterior Wall Construction</b>				
	Exterior Cladding System & Framed Wall Assemblies - 75% of total enclosure	6,300	sf	50.00	\$315,000
	<b>Exterior Soffits / Canopies</b>				
	Exterior Canopy Allowance (includes framing, finished soffit, lighting and fire protection)	250	sf	100.00	\$25,000
	<b>Exterior Windows</b>				
	Aluminum Window Systems - 25% of total enclosure	2,700	sf	80.00	\$216,000
	<b>Exterior Doors</b>				
	Alum. Storefront Entry Doors, Frame and HW Complete, per leaf	2	ea	6,000.00	\$12,000
	Push Button ADA Auto Operators	1	ea	\$ 4,000.00	\$4,000
	Standard Grade HM Dr, HM Frame, Hardware, per leaf	1	ea	\$ 2,500.00	\$2,500
	OH Door - None			-	\$0
	<b>SUBTOTAL EXTERIOR ENCLOSURE</b>	<b>15,000</b>	<b>BGSF</b>	<b>\$38.30</b>	<b>\$574,500</b>
<b>B30 ROOFING</b>					
	<b>Roof Coverings</b>				
	Metal Roofing System w/ Rigid Insulation	16,500	sf	30.00	\$495,000
	Sheetmetal, Misc. Flashing & Blocking	20%	on	\$495,000	\$99,000
	<b>Roof Accessories</b>				
	Misc. Roof Accessories (Hatches, Ladders, Walk Pads, Fall Protection)	16,500	sf	0.50	\$8,250
	<b>SUBTOTAL ROOFING</b>	<b>15,000</b>	<b>BGSF</b>	<b>\$40.15</b>	<b>\$602,250</b>
<b>C10 INTERIOR CONSTRUCTION</b>					
	<b>Partitions</b>				
	Interior GWB Partitions & Assemblies - Office Program	15,000	gsf	40.00	\$600,000
	<b>Interior Glazing</b>				
	Std. Interior Glazing Allowance (10% of GWB Assemblies Total)	10%	on	\$600,000	\$60,000

<b>Interior Doors, Frames, Hardware</b>					
Doors, Frames & Hardware - Office Program	15,000	gsf	15.00	\$225,000	
<b>Fittings / Specialties</b>					
Toilet & Janitorial Accessories	15,000	gsf	2.00	\$30,000	
Operable Partitions - None			-	\$0	
Signage	15,000	gsf	1.00	\$15,000	
Misc. Specialties Allowance (FECs, Corner Guards, etc...)	15,000	gsf	0.75	\$11,250	
<b>SUBTOTAL INTERIOR CONSTRUCTION</b>					
	<b>15,000</b>	<b>BGSF</b>	<b>\$62.75</b>		<b>\$941,250</b>
<b>C20 STAIRS</b>					
<b>Stair Construction (includes sloped railings, concrete pan fill and finishes)</b>					
None			-	\$0	
<b>SUBTOTAL STAIRS</b>					
	<b>15,000</b>	<b>BGSF</b>	<b>\$0.00</b>		<b>\$0</b>
<b>C30 INTERIOR FINISHES</b>					
<b>Wall / Floor / Ceiling Finishes</b>					
Area Allowance	15,000	gsf	35.00	\$525,000	
<b>SUBTOTAL INTERIOR FINISHES</b>					
	<b>15,000</b>	<b>BGSF</b>	<b>\$35.00</b>		<b>\$525,000</b>
<b>D10 CONVEYING SYSTEMS</b>					
<b>Elevators &amp; Lifts</b>					
None			-	\$0	
<b>SUBTOTAL CONVEYING SYSTEMS</b>					
	<b>15,000</b>	<b>BGSF</b>	<b>\$0.00</b>		<b>\$0</b>

<b>D20 PLUMBING</b>					
	<b>Plumbing</b>				
	System Complete	15,000	gsf	20.00	\$300,000
	<b>SUBTOTAL PLUMBING</b>	<b>15,000</b>	<b>BGSF</b>	<b>\$20.00</b>	<b>\$300,000</b>
<b>D30 HVAC</b>					
	<b>HVAC</b>				
	System Complete	15,000	gsf	60.00	\$900,000
	<b>SUBTOTAL HVAC</b>	<b>15,000</b>	<b>BGSF</b>	<b>\$60.00</b>	<b>\$900,000</b>
<b>D40 FIRE PROTECTION</b>					
	<b>Fire Protection</b>				
	Sprinkler System per Program Requirements	15,000	gsf	6.00	\$90,000
	<b>SUBTOTAL FIRE PROTECTION</b>	<b>15,000</b>	<b>BGSF</b>	<b>\$6.00</b>	<b>\$90,000</b>
<b>D50 ELECTRICAL</b>					
	<b>Electrical, LV &amp; Security Systems</b>				
	System Complete	15,000	gsf	70.00	\$1,050,000
	<b>SUBTOTAL ELECTRICAL</b>	<b>15,000</b>	<b>BGSF</b>	<b>\$70.00</b>	<b>\$1,050,000</b>
<b>E10 EQUIPMENT</b>					
	<b>Residential Equipment</b>				
	Kitchen Appliance Packages	1	ea	15,000.00	\$15,000
	<b>Other Equipment</b>				
	Misc Equipment Allowance	15,000	gsf	1.00	\$15,000
	<b>SUBTOTAL EQUIPMENT</b>	<b>15,000</b>	<b>BGSF</b>	<b>\$2.00</b>	<b>\$30,000</b>
<b>E20 CASEWORK &amp; FURNISHINGS</b>					
	<b>Fixed Casework</b>				
	Fixed Casework & Misc. Millwork - Allowance	15,000	gsf	20.00	\$300,000
	<b>Window Treatment</b>				
	Allowance	15,000	gsf	1.00	\$15,000



	<b>Moveable Furnishings</b>				
	EXCLUDED			-	\$0
	<b>SUBTOTAL FURNISHINGS</b>	<b>15,000</b>	<b>BGSF</b>	<b>\$21.00</b>	<b>\$315,000</b>
<b>F10 SPECIAL CONSTRUCTION</b>					
	<b>SUBTOTAL SPECIAL CONSTRUCTION</b>	<b>15,000</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>F20 SELECTIVE BUILDING DEMOLITION</b>					
	<b>Hazardous Components Abatement</b>				
	Excluded			-	\$0
	<b>SUBTOTAL SELECTIVE BUILDING DEMOLITION</b>	<b>15,000</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>Z10 GENERAL REQUIREMENTS</b>					
	<b>General Conditions</b>				
	See Summary			\$0	\$0
	<b>SUBTOTAL GENERAL REQUIREMENTS</b>	<b>15,000</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>

SCC Strategic Master Plan  
 On-Island TCF - Complete Renovation Areas  
 Concept Estimate



Project Owner: **Washington State DSHS**  
 Project Name: **SCC Strategic Master Plan**  
 Project Location: McNeil Island  
 Project Start Date: See Summary  
 Estimate Date: July 15, 2022

Architect: KMB  
 Project Duration: See Summary  
 Building GSF: 18,102  
 Site GSF: See Separate Est

<b>ESTIMATE SUMMARY</b>					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
A10	Foundations	18,102	BGSF	\$1.00	\$18,102
A20	Basement Construction	18,102	BGSF	\$0.00	\$0
B10	Superstructure	18,102	BGSF	\$25.00	\$452,550
B20	Exterior Enclosure	18,102	BGSF	\$55.00	\$995,610
B30	Roofing	18,102	BGSF	\$0.00	\$0
C10	Interior Construction	18,102	BGSF	\$64.00	\$1,158,528
C20	Stairs	18,102	BGSF	\$0.00	\$0
C30	Interior Finishes	18,102	BGSF	\$40.00	\$724,080
D10	Conveying Systems	18,102	BGSF	\$0.00	\$0
D20	Plumbing	18,102	BGSF	\$25.00	\$452,550
D30	HVAC	18,102	BGSF	\$50.00	\$905,100
D40	Fire Protection	18,102	BGSF	\$3.00	\$54,306
D50	Electrical	18,102	BGSF	\$65.00	\$1,176,630
E10	Equipment	18,102	BGSF	\$22.00	\$398,244
E20	Casework & Furnishings	18,102	BGSF	\$6.00	\$108,612
F10	Special Construction	18,102	BGSF	\$0.00	\$0
F20	Selective Demolition	18,102	BGSF	\$15.00	\$271,530
<b>Building Construction Subtotal</b>					<b>\$6,715,842</b>
Estimating / Design Contingency				20.00%	\$1,343,168
Contractor Risk Contingency - See Summary					\$0
Contractor Mark Ups - See Summary					\$0
Escalation to Mid-Point - See Summary					\$0
<b>BUILDING CONSTRUCTION TOTAL</b>					<b>\$8,059,010</b>

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

<b>DETAILED ESTIMATE</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
<b>A10 FOUNDATIONS</b>					
	<b>Foundation Earthwork</b>				
	Included w/ Foundations Allowance			-	\$0
	<b>Foundations</b>				
	Standard CIP Footing System - Existing to Remain			-	\$0
	<b>Deep Foundation System</b>				
	Geopiers, Drilled Piers, Piles - None Assumed			-	EXCLUDED
	<b>Slab-on-Grade</b>				
	Slab on Grade Repairs Allowance	18,102	sf	1.00	\$18,102
	<b>SUBTOTAL FOUNDATIONS</b>	<b>18,102</b>	<b>BGSF</b>	<b>\$1.00</b>	<b>\$18,102</b>
<b>A20 BASEMENT CONSTRUCTION</b>					
	<b>Basement Earthwork</b>				
	See Sitework			-	\$0
	<b>SUBTOTAL BASEMENT CONSTRUCTION</b>	<b>18,102</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>B10 SUPERSTRUCTURE</b>					
	<b>Seismic Retrofits</b>				
	Excluded			\$ -	\$0
	<b>Structural Adjustments for Program Adjustments</b>				
	Allowance	18,102	gsf	\$ 25.00	\$452,550
	<b>Fireproofing</b>				
	Structural Steel Fireproofing - None Assumed			-	EXCLUDED
	<b>SUBTOTAL SUPERSTRUCTURE</b>	<b>18,102</b>	<b>BGSF</b>	<b>\$25.00</b>	<b>\$452,550</b>

<b>B20 EXTERIOR ENCLOSURE</b>					
	<b>Exterior Wall Construction &amp; Windows</b>				
	Siding and Window Allowance - Upgrades for 30 year Enclosure	18,102	gsf	55.00	\$995,610
	<b>SUBTOTAL EXTERIOR ENCLOSURE</b>	<b>18,102</b>	<b>BGSF</b>	<b>\$55.00</b>	<b>\$995,610</b>
<b>B30 ROOFING</b>					
	<b>Roof Coverings</b>				
	Roof Replacement Included w/ Capital Requests			-	\$0
	<b>SUBTOTAL ROOFING</b>	<b>18,102</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>C10 INTERIOR CONSTRUCTION</b>					
	<b>Partitions</b>				
	New Layout - Allowance	18,102	gsf	40.00	\$724,080

	<b>Interior Doors, Frames, Hardware</b>				
	Doors, Frames & Hardware	18,102	gsf	20.00	\$362,040
	<b>Fittings / Specialties</b>				
	Toilet & Janitorial Accessories (anti ligature)	18,102	gsf	2.00	\$36,204
	Signage	18,102	gsf	1.00	\$18,102
	Misc. Specialties Allowance (FECs, Corner Guards, etc...)	18,102	gsf	1.00	\$18,102
	<b>SUBTOTAL INTERIOR CONSTRUCTION</b>	<b>18,102</b>	<b>BGSF</b>	<b>\$64.00</b>	<b>\$1,158,528</b>
<b>C20 STAIRS</b>					
	<b>Stair Construction (includes sloped railings, concrete pan fill and finishes)</b>				
	None			-	\$0
	<b>SUBTOTAL STAIRS</b>	<b>18,102</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>C30 INTERIOR FINISHES</b>					
	<b>Wall / Floor / Ceiling Finishes</b>				
	Replace Finishes	18,102	gsf	40.00	\$724,080
	<b>SUBTOTAL INTERIOR FINISHES</b>	<b>18,102</b>	<b>BGSF</b>	<b>\$40.00</b>	<b>\$724,080</b>
<b>D10 CONVEYING SYSTEMS</b>					
	<b>Elevators &amp; Lifts</b>				
	None			-	\$0
	<b>SUBTOTAL CONVEYING SYSTEMS</b>	<b>18,102</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>

<b>D20 PLUMBING</b>					
	<b>Plumbing</b>				
	Major Renovation	18,102	gsf	25.00	\$452,550
	<b>SUBTOTAL PLUMBING</b>	<b>18,102</b>	<b>BGSF</b>	<b>\$25.00</b>	<b>\$452,550</b>
<b>D30 HVAC</b>					
	<b>HVAC</b>				
	Major Renovation	18,102	gsf	50.00	\$905,100
	HVAC Units Replacement - Included w/ Capital Requests			-	\$0
	<b>SUBTOTAL HVAC</b>	<b>18,102</b>	<b>BGSF</b>	<b>\$50.00</b>	<b>\$905,100</b>
<b>D40 FIRE PROTECTION</b>					
	<b>Fire Protection</b>				
	Adjust Existing System	18,102	gsf	3.00	\$54,306
	<b>SUBTOTAL FIRE PROTECTION</b>	<b>18,102</b>	<b>BGSF</b>	<b>\$3.00</b>	<b>\$54,306</b>
<b>D50 ELECTRICAL</b>					
	<b>Electrical, LV &amp; Security Systems</b>				
	Major Renovation	18,102	gsf	65.00	\$1,176,630
	Security Electronics Upgrades - Included w/ Capital Requests			-	\$0
	<b>SUBTOTAL ELECTRICAL</b>	<b>18,102</b>	<b>BGSF</b>	<b>\$65.00</b>	<b>\$1,176,630</b>
<b>E10 EQUIPMENT</b>					
	<b>Detention Equipment</b>				
	Allowance	18,102	gsf	20.00	\$362,040
	<b>Other Equipment</b>				
	Misc Equipment Allowance	18,102	gsf	2.00	\$36,204
	<b>SUBTOTAL EQUIPMENT</b>	<b>18,102</b>	<b>BGSF</b>	<b>\$22.00</b>	<b>\$398,244</b>
<b>E20 CASEWORK &amp; FURNISHINGS</b>					
	<b>Fixed Casework</b>				
	Repalce Fixed Casework & Misc. Millwork	18,102	gsf	5.00	\$90,510
	<b>Window Treatment</b>				
	Allowance	18,102	gsf	1.00	\$18,102

	<b>Moveable Furnishings</b>				
	EXCLUDED			-	\$0
	<b>SUBTOTAL FURNISHINGS</b>	<b>18,102</b>	<b>BGSF</b>	<b>\$6.00</b>	<b>\$108,612</b>
<b>F10 SPECIAL CONSTRUCTION</b>					
	<b>SUBTOTAL SPECIAL CONSTRUCTION</b>	<b>18,102</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>F20 SELECTIVE BUILDING DEMOLITION</b>					
	<b>Demolition</b>				
	Complete Renovation - Allowance	18,102	gsf	15.00	\$271,530
	<b>Hazardous Components Abatement</b>				
	Excluded			-	\$0
	<b>SUBTOTAL SELECTIVE BUILDING DEMOLITION</b>	<b>18,102</b>	<b>BGSF</b>	<b>\$15.00</b>	<b>\$271,530</b>
<b>Z10 GENERAL REQUIREMENTS</b>					
	<b>General Conditions</b>				
	See Summary			\$0	\$0
	<b>SUBTOTAL GENERAL REQUIREMENTS</b>	<b>18,102</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>

SCC Strategic Master Plan  
 On-Island TCF - Partial Renovation Areas  
 Concept Estimate



Project Owner: **Washington State DSHS**  
 Project Name: **SCC Strategic Master Plan**  
 Project Location: McNeil Island  
 Project Start Date: See Summary  
 Estimate Date: July 15, 2022

Architect: KMB  
 Project Duration: See Summary  
 Building GSF: 12,929  
 Site GSF: See Separate Est

<b>ESTIMATE SUMMARY</b>					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
A10	Foundations	12,929	BGSF	\$1.00	\$12,929
A20	Basement Construction	12,929	BGSF	\$0.00	\$0
B10	Superstructure	12,929	BGSF	\$20.00	\$258,580
B20	Exterior Enclosure	12,929	BGSF	\$55.00	\$711,095
B30	Roofing	12,929	BGSF	\$0.00	\$0
C10	Interior Construction	12,929	BGSF	\$47.00	\$607,663
C20	Stairs	12,929	BGSF	\$0.00	\$0
C30	Interior Finishes	12,929	BGSF	\$30.00	\$387,870
D10	Conveying Systems	12,929	BGSF	\$0.00	\$0
D20	Plumbing	12,929	BGSF	\$20.00	\$258,580
D30	HVAC	12,929	BGSF	\$40.00	\$517,160
D40	Fire Protection	12,929	BGSF	\$3.00	\$38,787
D50	Electrical	12,929	BGSF	\$40.00	\$517,160
E10	Equipment	12,929	BGSF	\$1.00	\$12,929
E20	Casework & Furnishings	12,929	BGSF	\$6.00	\$77,574
F10	Special Construction	12,929	BGSF	\$0.00	\$0
F20	Selective Demolition	12,929	BGSF	\$10.00	\$129,290
<b>Building Construction Subtotal</b>					<b>\$3,529,617</b>
Estimating / Design Contingency				20.00%	\$705,923
Contractor Risk Contingency - See Summary					\$0
Contractor Mark Ups - See Summary					\$0
Escalation to Mid-Point - See Summary					\$0
<b>BUILDING CONSTRUCTION TOTAL</b>					<b>\$4,235,540</b>

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



<b>DETAILED ESTIMATE</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
<b>A10 FOUNDATIONS</b>					
	<b>Foundation Earthwork</b>				
	Included w/ Foundations Allowance			-	\$0
	<b>Foundations</b>				
	Standard CIP Footing System - Existing to Remain			-	\$0
	<b>Deep Foundation System</b>				
	Geopiers, Drilled Piers, Piles - None Assumed			-	EXCLUDED
	<b>Slab-on-Grade</b>				
	Slab on Grade Repairs Allowance	12,929	sf	1.00	\$12,929
	<b>SUBTOTAL FOUNDATIONS</b>	<b>12,929</b>	<b>BGSF</b>	<b>\$1.00</b>	<b>\$12,929</b>
<b>A20 BASEMENT CONSTRUCTION</b>					
	<b>Basement Earthwork</b>				
	See Sitework			-	\$0
	<b>SUBTOTAL BASEMENT CONSTRUCTION</b>	<b>12,929</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>B10 SUPERSTRUCTURE</b>					
	<b>Seismic Retrofits</b>				
	Excluded			\$ -	\$0
	<b>Structural Adjustments for Program Adjustments</b>				
	Allowance	12,929	gsf	\$ 20.00	\$258,580
	<b>Fireproofing</b>				
	Structural Steel Fireproofing - None Assumed			-	EXCLUDED
	<b>SUBTOTAL SUPERSTRUCTURE</b>	<b>12,929</b>	<b>BGSF</b>	<b>\$20.00</b>	<b>\$258,580</b>

<b>B20 EXTERIOR ENCLOSURE</b>					
	<b>Exterior Wall Construction &amp; Windows</b>				
	Siding and Window Allowance - Upgrades for 30 year Enclosure	12,929	gsf	55.00	\$711,095
	<b>SUBTOTAL EXTERIOR ENCLOSURE</b>	<b>12,929</b>	<b>BGSF</b>	<b>\$55.00</b>	<b>\$711,095</b>
<b>B30 ROOFING</b>					
	<b>Roof Coverings</b>				
	Roof Replacement Included w/ Capital Requests			-	\$0
	<b>SUBTOTAL ROOFING</b>	<b>12,929</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>C10 INTERIOR CONSTRUCTION</b>					
	<b>Partitions</b>				
	New Layout - Allowance	12,929	gsf	30.00	\$387,870

<b>Interior Doors, Frames, Hardware</b>					
Doors, Frames & Hardware	12,929	gsf	15.00	\$193,935	
<b>Fittings / Specialties</b>					
Toilet & Janitorial Accessories (anti ligature)	12,929	gsf	1.00	\$12,929	
Signage	12,929	gsf	0.50	\$6,465	
Misc. Specialties Allowance (FECs, Corner Guards, etc...)	12,929	gsf	0.50	\$6,465	
<b>SUBTOTAL INTERIOR CONSTRUCTION</b>					
	<b>12,929</b>	<b>BGSF</b>	<b>\$47.00</b>	<b>\$607,663</b>	
<b>C20 STAIRS</b>					
<b>Stair Construction (includes sloped railings, concrete pan fill and finishes)</b>					
None			-	\$0	
<b>SUBTOTAL STAIRS</b>					
	<b>12,929</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>	
<b>C30 INTERIOR FINISHES</b>					
<b>Wall / Floor / Ceiling Finishes</b>					
Replace Finishes	12,929	gsf	30.00	\$387,870	
<b>SUBTOTAL INTERIOR FINISHES</b>					
	<b>12,929</b>	<b>BGSF</b>	<b>\$30.00</b>	<b>\$387,870</b>	
<b>D10 CONVEYING SYSTEMS</b>					
<b>Elevators &amp; Lifts</b>					
None			-	\$0	
<b>SUBTOTAL CONVEYING SYSTEMS</b>					
	<b>12,929</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>	

<b>D20 PLUMBING</b>					
	<b>Plumbing</b>				
	Partial Renovation	12,929	gsf	20.00	\$258,580
	<b>SUBTOTAL PLUMBING</b>	<b>12,929</b>	<b>BGSF</b>	<b>\$20.00</b>	<b>\$258,580</b>
<b>D30 HVAC</b>					
	<b>HVAC</b>				
	Partial Renovation	12,929	gsf	40.00	\$517,160
	HVAC Units Replacement - Included w/ Capital Requests			-	\$0
	<b>SUBTOTAL HVAC</b>	<b>12,929</b>	<b>BGSF</b>	<b>\$40.00</b>	<b>\$517,160</b>
<b>D40 FIRE PROTECTION</b>					
	<b>Fire Protection</b>				
	Adjust Existing System	12,929	gsf	3.00	\$38,787
	<b>SUBTOTAL FIRE PROTECTION</b>	<b>12,929</b>	<b>BGSF</b>	<b>\$3.00</b>	<b>\$38,787</b>
<b>D50 ELECTRICAL</b>					
	<b>Electrical, LV &amp; Security Systems</b>				
	Partial Renovation	12,929	gsf	40.00	\$517,160
	Security Electronics Upgrades - Included w/ Capital Requests			-	\$0
	<b>SUBTOTAL ELECTRICAL</b>	<b>12,929</b>	<b>BGSF</b>	<b>\$40.00</b>	<b>\$517,160</b>
<b>E10 EQUIPMENT</b>					
	<b>Other Equipment</b>				
	Misc Equipment Allowance	12,929	gsf	1.00	\$12,929
	<b>SUBTOTAL EQUIPMENT</b>	<b>12,929</b>	<b>BGSF</b>	<b>\$1.00</b>	<b>\$12,929</b>
<b>E20 CASEWORK &amp; FURNISHINGS</b>					
	<b>Fixed Casework</b>				
	Repalce Fixed Casework & Misc. Millwork	12,929	gsf	5.00	\$64,645
	<b>Window Treatment</b>				
	Allowance	12,929	gsf	1.00	\$12,929

	<b>Moveable Furnishings</b>				
	EXCLUDED			-	\$0
	<b>SUBTOTAL FURNISHINGS</b>	<b>12,929</b>	<b>BGSF</b>	<b>\$6.00</b>	<b>\$77,574</b>
<b>F10 SPECIAL CONSTRUCTION</b>					
	<b>SUBTOTAL SPECIAL CONSTRUCTION</b>	<b>12,929</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>F20 SELECTIVE BUILDING DEMOLITION</b>					
	<b>Demolition</b>				
	Partial Renovation - Allowance	12,929	gsf	10.00	\$129,290
	<b>Hazardous Components Abatement</b>				
	Excluded			-	\$0
	<b>SUBTOTAL SELECTIVE BUILDING DEMOLITION</b>	<b>12,929</b>	<b>BGSF</b>	<b>\$10.00</b>	<b>\$129,290</b>
<b>Z10 GENERAL REQUIREMENTS</b>					
	<b>General Conditions</b>				
	See Summary			\$0	\$0
	<b>SUBTOTAL GENERAL REQUIREMENTS</b>	<b>12,929</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>

Project Owner: **Washington State DSHS**  
 Project Name: **SCC Strategic Master Plan**  
 Project Location: McNeil Island  
 Project Start Date: See Summary  
 Estimate Date: July 15, 2022

Architect: KMB  
 Project Duration: See Summary  
 Building GSF: 215,728  
 Site GSF: See Separate Est

<b>ESTIMATE SUMMARY</b>					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
A10	Foundations	215,728	BGSF	\$0.50	\$107,864
A20	Basement Construction	215,728	BGSF	\$0.00	\$0
B10	Superstructure	215,728	BGSF	\$10.00	\$2,157,280
B20	Exterior Enclosure	215,728	BGSF	\$50.00	\$10,786,400
B30	Roofing	215,728	BGSF	\$0.00	\$0
C10	Interior Construction	215,728	BGSF	\$30.00	\$6,471,840
C20	Stairs	215,728	BGSF	\$0.00	\$0
C30	Interior Finishes	215,728	BGSF	\$30.00	\$6,471,840
D10	Conveying Systems	215,728	BGSF	\$0.00	\$0
D20	Plumbing	215,728	BGSF	\$15.00	\$3,235,920
D30	HVAC	215,728	BGSF	\$35.00	\$7,550,480
D40	Fire Protection	215,728	BGSF	\$3.00	\$647,184
D50	Electrical	215,728	BGSF	\$35.00	\$7,550,480
E10	Equipment	215,728	BGSF	\$1.00	\$215,728
E20	Casework & Furnishings	215,728	BGSF	\$6.00	\$1,294,368
F10	Special Construction	215,728	BGSF	\$0.00	\$0
F20	Selective Demolition	215,728	BGSF	\$10.00	\$2,157,280
<b>Building Construction Subtotal</b>					<b>\$48,646,664</b>
Estimating / Design Contingency				20.00%	\$9,729,333
Contractor Risk Contingency - See Summary					\$0
Contractor Mark Ups - See Summary					\$0
Escalation to Mid-Point - See Summary					\$0
<b>BUILDING CONSTRUCTION TOTAL</b>		215,728	BGSF	\$270.60	<b>\$58,375,997</b>

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

<b>DETAILED ESTIMATE</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
<b>A10 FOUNDATIONS</b>					
	<b>Foundation Earthwork</b>				
	Included w/ Foundations Allowance			-	\$0
	<b>Foundations</b>				
	Standard CIP Footing System - Existing to Remain			-	\$0
	<b>Deep Foundation System</b>				
	Geopiers, Drilled Piers, Piles - None Assumed			-	EXCLUDED
	<b>Slab-on-Grade</b>				
	Slab on Grade Repairs Allowance	215,728	sf	0.50	\$107,864
	<b>SUBTOTAL FOUNDATIONS</b>	<b>215,728</b>	<b>BGSF</b>	<b>\$0.50</b>	<b>\$107,864</b>
<b>A20 BASEMENT CONSTRUCTION</b>					
	<b>Basement Earthwork</b>				
	See Sitework			-	\$0
	<b>SUBTOTAL BASEMENT CONSTRUCTION</b>	<b>215,728</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>B10 SUPERSTRUCTURE</b>					
	<b>Seismic Retrofits</b>				
	Excluded			\$ -	\$0
	<b>Structural Adjustments for Program Adjustments</b>				
	Allowance	215,728	gsf	\$ 10.00	\$2,157,280
	<b>Fireproofing</b>				
	Structural Steel Fireproofing - None Assumed			-	EXCLUDED
	<b>SUBTOTAL SUPERSTRUCTURE</b>	<b>215,728</b>	<b>BGSF</b>	<b>\$10.00</b>	<b>\$2,157,280</b>

<b>B20 EXTERIOR ENCLOSURE</b>					
	<b>Exterior Wall Construction &amp; Windows</b>				
	Siding and Window Allowance - Upgrades for 30 year Enclosure	215,728	gsf	50.00	\$10,786,400
	<b>SUBTOTAL EXTERIOR ENCLOSURE</b>	<b>215,728</b>	<b>BGSF</b>	<b>\$50.00</b>	<b>\$10,786,400</b>
<b>B30 ROOFING</b>					
	<b>Roof Coverings</b>				
	Roof Replacement Included w/ Capital Requests			-	\$0
	<b>SUBTOTAL ROOFING</b>	<b>215,728</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>C10 INTERIOR CONSTRUCTION</b>					
	<b>Partitions</b>				
	New Layout - Allowance	215,728	gsf	20.00	\$4,314,560



<b>Interior Doors, Frames, Hardware</b>					
Doors, Frames & Hardware	215,728	gsf	8.00	\$1,725,824	
<b>Fittings / Specialties</b>					
Toilet & Janitorial Accessories (anti ligature)	215,728	gsf	1.00	\$215,728	
Signage	215,728	gsf	0.50	\$107,864	
Misc. Specialties Allowance (FECs, Corner Guards, etc...)	215,728	gsf	0.50	\$107,864	
<b>SUBTOTAL INTERIOR CONSTRUCTION</b>					
	<b>215,728</b>	<b>BGSF</b>	<b>\$30.00</b>	<b>\$6,471,840</b>	
<b>C20 STAIRS</b>					
<b>Stair Construction (includes sloped railings, concrete pan fill and finishes)</b>					
None			-	\$0	
<b>SUBTOTAL STAIRS</b>					
	<b>215,728</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>	
<b>C30 INTERIOR FINISHES</b>					
<b>Wall / Floor / Ceiling Finishes</b>					
Replace Finishes	215,728	gsf	30.00	\$6,471,840	
<b>SUBTOTAL INTERIOR FINISHES</b>					
	<b>215,728</b>	<b>BGSF</b>	<b>\$30.00</b>	<b>\$6,471,840</b>	
<b>D10 CONVEYING SYSTEMS</b>					
<b>Elevators &amp; Lifts</b>					
None			-	\$0	
<b>SUBTOTAL CONVEYING SYSTEMS</b>					
	<b>215,728</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>	

<b>D20 PLUMBING</b>					
	<b>Plumbing</b>				
	Light Renovation	215,728	gsf	15.00	\$3,235,920
	<b>SUBTOTAL PLUMBING</b>	<b>215,728</b>	<b>BGSF</b>	<b>\$15.00</b>	<b>\$3,235,920</b>
<b>D30 HVAC</b>					
	<b>HVAC</b>				
	Light Renovation	215,728	gsf	35.00	\$7,550,480
	HVAC Units Replacement - Included w/ Capital Requests			-	\$0
	<b>SUBTOTAL HVAC</b>	<b>215,728</b>	<b>BGSF</b>	<b>\$35.00</b>	<b>\$7,550,480</b>
<b>D40 FIRE PROTECTION</b>					
	<b>Fire Protection</b>				
	Adjust Existing System	215,728	gsf	3.00	\$647,184
	<b>SUBTOTAL FIRE PROTECTION</b>	<b>215,728</b>	<b>BGSF</b>	<b>\$3.00</b>	<b>\$647,184</b>
<b>D50 ELECTRICAL</b>					
	<b>Electrical, LV &amp; Security Systems</b>				
	Light Renovation	215,728	gsf	35.00	\$7,550,480
	Security Electronics Upgrades - Included w/ Capital Requests			-	\$0
	<b>SUBTOTAL ELECTRICAL</b>	<b>215,728</b>	<b>BGSF</b>	<b>\$35.00</b>	<b>\$7,550,480</b>
<b>E10 EQUIPMENT</b>					
	<b>Other Equipment</b>				
	Misc Equipment Allowance	215,728	gsf	1.00	\$215,728
	<b>SUBTOTAL EQUIPMENT</b>	<b>215,728</b>	<b>BGSF</b>	<b>\$1.00</b>	<b>\$215,728</b>
<b>E20 CASEWORK &amp; FURNISHINGS</b>					
	<b>Fixed Casework</b>				
	Repalce Fixed Casework & Misc. Millwork	215,728	gsf	5.00	\$1,078,640
	<b>Window Treatment</b>				
	Allowance	215,728	gsf	1.00	\$215,728

	<b>Moveable Furnishings</b>				
	EXCLUDED			-	\$0
	<b>SUBTOTAL FURNISHINGS</b>	<b>215,728</b>	<b>BGSF</b>	<b>\$6.00</b>	<b>\$1,294,368</b>
<b>F10 SPECIAL CONSTRUCTION</b>					
	<b>SUBTOTAL SPECIAL CONSTRUCTION</b>	<b>215,728</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>F20 SELECTIVE BUILDING DEMOLITION</b>					
	<b>Demolition</b>				
	Partial Renovation - Allowance	215,728	gsf	10.00	\$2,157,280
	<b>Hazardous Components Abatement</b>				
	Excluded			-	\$0
	<b>SUBTOTAL SELECTIVE BUILDING DEMOLITION</b>	<b>215,728</b>	<b>BGSF</b>	<b>\$10.00</b>	<b>\$2,157,280</b>
<b>Z10 GENERAL REQUIREMENTS</b>					
	<b>General Conditions</b>				
	See Summary			\$0	\$0
	<b>SUBTOTAL GENERAL REQUIREMENTS</b>	<b>215,728</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>

## Construction Cost Summary



Owner: **Washington State DSHS**

Project: **SCC Strategic Master Plan**

**July 15, 2022**

### ESTIMATED COSTS SUMMARY - EXISTING ISLAND FACILITY RENO & ADDITION

Item	Description	QTY	UOM	\$ / UOM	Cost
1	New SCTF Programs Addition	800	GSF	\$496.25	\$396,996
2	SCTF Renovation - Light	13,040	GSF	\$285.00	\$3,716,400
3	Sitework Allowance for New Construction	1	LS		\$150,000
4	General Sitework Improvements / Repairs (included w/ capital funding requests)				\$0
5	On Island Construction Cost Premium (lost time for ferry ride, check-in, materials barged in, reduced competition)	50%	on	\$4,263,396	\$2,131,698
<b>Total Direct Construction Budget (MACC)</b>		<b>13,840</b>	<b>GSF</b>	<b>\$462.07</b>	<b>\$6,395,095</b>
6	Hard Bid Contractor General Conditions	10.0%	on	\$6,395,095	\$639,509
7	Contractor Fee	6.0%	on	\$7,034,604	\$422,076
<b>Total Construction Budget (Today's Dollars)</b>		<b>13,840</b>	<b>GSF</b>	<b>\$538.78</b>	<b>\$7,456,680</b>
8	Escalation to Mid-Point (Q4, 2027 @ 4% / Yr)	22.00%	on	\$7,457,219	\$1,640,588
<b>Total Construction Budget (Escalated)</b>					<b>\$9,097,269</b>
9	Soft Costs (design fees, permits, owner's rep, testing / inspections, change order contingencies, loose fixtures / furnishings, escorts, transportation costs, etc...)	55.00%	on	\$9,097,269	\$5,003,498
10	Pre-design	1	LS		\$250,000
<b>Total Project Costs (Escalated)</b>					<b>\$14,350,766</b>

#### ALTERNATES

See End of Document

#### COMMENTS:

Assumes a project start date of Q2, 2027.

Estimate is based on a multiple Design, Bid, Build deliveries

Facility is budgeted to be Net Zero Ready. Photovoltaic systems are EXCLUDED

Buildings are budgeted to be economical wood framed, lap sided construction

SCC Strategic Master Plan  
 On-Island SCTF - New Programs Addition  
 Concept Estimate



Project Owner: **Washington State DSHS**  
 Project Name: **SCC Strategic Master Plan**  
 Project Location: Western Washington  
 Project Start Date: See Summary  
 Estimate Date: July 15, 2022

Architect: KMB  
 Project Duration: See Summary  
 Building GSF: 800  
 Site GSF: See Separate Est

<b>ESTIMATE SUMMARY</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
A10	Foundations	800	BGSF	\$63.15	\$50,520
A20	Basement Construction	800	BGSF	\$0.00	\$0
B10	Superstructure	800	BGSF	\$33.50	\$26,800
B20	Exterior Enclosure	800	BGSF	\$108.70	\$86,958
B30	Roofing	800	BGSF	\$16.94	\$13,552
C10	Interior Construction	800	BGSF	\$36.25	\$29,000
C20	Stairs	800	BGSF	\$0.00	\$0
C30	Interior Finishes	800	BGSF	\$25.00	\$20,000
D10	Conveying Systems	800	BGSF	\$0.00	\$0
D20	Plumbing	800	BGSF	\$12.00	\$9,600
D30	HVAC	800	BGSF	\$55.00	\$44,000
D40	Fire Protection	800	BGSF	\$6.00	\$4,800
D50	Electrical	800	BGSF	\$50.00	\$40,000
E10	Equipment	800	BGSF	\$1.00	\$800
E20	Casework & Furnishings	800	BGSF	\$6.00	\$4,800
F10	Special Construction	800	BGSF	\$0.00	\$0
F20	Selective Demolition	800	BGSF	\$0.00	\$0
<b>Building Construction Subtotal</b>					<b>\$330,830</b>
Estimating / Design Contingency				20.00%	\$66,166
Contractor Risk Contingency - See Summary					\$0
Contractor Mark Ups - See Summary					\$0
Escalation to Mid-Point - See Summary					\$0
<b>BUILDING CONSTRUCTION TOTAL</b>		800	BGSF	\$496.25	<b>\$396,996</b>

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

<b>DETAILED ESTIMATE</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
<b>A10 FOUNDATIONS</b>					
	<b>Foundation Earthwork</b>				
	Included w/ Foundations Allowance			-	\$0
	<b>Foundations</b>				
	Standard CIP Footing System - Allowance	800	gsf	13.00	\$10,400
	<b>Deep Foundation System</b>				
	Geopiers, Drilled Piers, Piles - None Assumed			-	EXCLUDED
	<b>Slab-on-Grade</b>				
	Slab on Grade (includes baserock and vapor barrier)	1,260	sf	12.00	\$15,120
	<b>Misc. Concrete Work</b>				
	Elevator Pits (includes waterproofing, ladder and sump grate)	1	ea	25,000.00	\$25,000
	<b>Perimeter Insulation / Waterproofing</b>				
	Included w/ Foundations Allowance			-	\$0
	<b>SUBTOTAL FOUNDATIONS</b>	<b>800</b>	<b>BGSF</b>	<b>\$63.15</b>	<b>\$50,520</b>
<b>A20 BASEMENT CONSTRUCTION</b>					
	<b>Basement Earthwork</b>				
	See Sitework			-	\$0
	<b>SUBTOTAL BASEMENT CONSTRUCTION</b>	<b>800</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>B10 SUPERSTRUCTURE</b>					
	<b>Structural Wood Framing</b>				
	Roof Framing (Composite Joists, Briding / Blocking, Sheathing)	880	sf	\$ 25.00	\$22,000
	Shear Walls Premium	800	gsf	\$ 5.00	\$4,000
	Misc. Metals	800	gsf	1.00	\$800
	<b>SUBTOTAL SUPERSTRUCTURE</b>	<b>800</b>	<b>BGSF</b>	<b>\$33.50</b>	<b>\$26,800</b>

<b>B20 EXTERIOR ENCLOSURE</b>					
	<b>Exterior Wall Construction</b>				
	Exterior Cladding System & Insulation Assemblies - 75% of total enclosure	827	sf	60.00	\$49,639
	<b>Exterior Windows</b>				
	Aluminum Window Systems - 25% of total enclosure	276	sf	90.00	\$24,819
	<b>Exterior Doors</b>				
	Alum. Storefront Entry Doors, Frame and HW Complete, per leaf	1	ea	6,000.00	\$6,000
	Push Button ADA Auto Operators	1	ea	\$ 4,000.00	\$4,000
	Standard Grade HM Dr, HM Frame, Hardware, per leaf	1	ea	\$ 2,500.00	\$2,500
	OH Door - None			-	\$0
	<b>SUBTOTAL EXTERIOR ENCLOSURE</b>	<b>800</b>	<b>BGSF</b>	<b>\$108.70</b>	<b>\$86,958</b>
<b>B30 ROOFING</b>					
	<b>Roof Coverings</b>				
	Comp. Shingle Roofing	880	sf	12.00	\$10,560
	Sheetmetal, Misc. Flashing & Blocking	20%	on	\$10,560	\$2,112
	<b>Roof Accessories</b>				
	Misc. Roof Accessories (Hatches, Ladders, Walk Pads, Fall Protection)	880	sf	1.00	\$880
	<b>SUBTOTAL ROOFING</b>	<b>800</b>	<b>BGSF</b>	<b>\$16.94</b>	<b>\$13,552</b>
<b>C10 INTERIOR CONSTRUCTION</b>					
	<b>Partitions</b>				
	Interior GWB Partitions & Assemblies - Admin Program	800	gsf	25.00	\$20,000
	<b>Interior Glazing</b>				
	Std. Interior Glazing Allowance (10% of GWB Assemblies Total)	10%	on	\$20,000	\$2,000

<b>Interior Doors, Frames, Hardware</b>					
Doors, Frames & Hardware - Office Program	800	gsf	6.00	\$4,800	
<b>Fittings / Specialties</b>					
Toilet & Janitorial Accessories	800	gsf	1.00	\$800	
Operable Partitions - None			-	\$0	
Signage	800	gsf	1.00	\$800	
Misc. Specialties Allowance (FECs, Corner Guards, etc...)	800	gsf	0.75	\$600	
<b>SUBTOTAL INTERIOR CONSTRUCTION</b>					
	<b>800</b>	<b>BGSF</b>	<b>\$36.25</b>		<b>\$29,000</b>
<b>C20 STAIRS</b>					
<b>Stair Construction (includes sloped railings, concrete pan fill and finishes)</b>					
None			-	\$0	
<b>SUBTOTAL STAIRS</b>					
	<b>800</b>	<b>BGSF</b>	<b>\$0.00</b>		<b>\$0</b>
<b>C30 INTERIOR FINISHES</b>					
<b>Wall / Floor / Ceiling Finishes</b>					
Administration Area Allowance	800	gsf	25.00	\$20,000	
<b>SUBTOTAL INTERIOR FINISHES</b>					
	<b>800</b>	<b>BGSF</b>	<b>\$25.00</b>		<b>\$20,000</b>
<b>D10 CONVEYING SYSTEMS</b>					
<b>Elevators &amp; Lifts</b>					
None			-	\$0	
<b>SUBTOTAL CONVEYING SYSTEMS</b>					
	<b>800</b>	<b>BGSF</b>	<b>\$0.00</b>		<b>\$0</b>



<b>D20 PLUMBING</b>					
	<b>Plumbing</b>				
	System Complete	800	gsf	12.00	\$9,600
	<b>SUBTOTAL PLUMBING</b>	<b>800</b>	<b>BGSF</b>	<b>\$12.00</b>	<b>\$9,600</b>
<b>D30 HVAC</b>					
	<b>HVAC</b>				
	System Complete	800	gsf	55.00	\$44,000
	<b>SUBTOTAL HVAC</b>	<b>800</b>	<b>BGSF</b>	<b>\$55.00</b>	<b>\$44,000</b>
<b>D40 FIRE PROTECTION</b>					
	<b>Fire Protection</b>				
	Sprinkler System per Program Requirements	800	gsf	6.00	\$4,800
	<b>SUBTOTAL FIRE PROTECTION</b>	<b>800</b>	<b>BGSF</b>	<b>\$6.00</b>	<b>\$4,800</b>
<b>D50 ELECTRICAL</b>					
	<b>Electrical, LV &amp; Security Systems</b>				
	Programs Area Allowance	800	gsf	50.00	\$40,000
	<b>SUBTOTAL ELECTRICAL</b>	<b>800</b>	<b>BGSF</b>	<b>\$50.00</b>	<b>\$40,000</b>
<b>E10 EQUIPMENT</b>					
	<b>Other Equipment</b>				
	Misc Equipment Allowance	800	gsf	1.00	\$800
	<b>SUBTOTAL EQUIPMENT</b>	<b>800</b>	<b>BGSF</b>	<b>\$1.00</b>	<b>\$800</b>
<b>E20 CASEWORK &amp; FURNISHINGS</b>					
	<b>Fixed Casework</b>				
	Fixed Casework & Misc. Millwork - Allowance	800	gsf	5.00	\$4,000
	<b>Window Treatment</b>				
	Allowance	800	gsf	1.00	\$800

	<b>Moveable Furnishings</b>				
	EXCLUDED			-	\$0
	<b>SUBTOTAL FURNISHINGS</b>	<b>800</b>	<b>BGSF</b>	<b>\$6.00</b>	<b>\$4,800</b>
<b>F10 SPECIAL CONSTRUCTION</b>					
	<b>SUBTOTAL SPECIAL CONSTRUCTION</b>	<b>800</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>F20 SELECTIVE BUILDING DEMOLITION</b>					
	<b>Hazardous Components Abatement</b>				
	Excluded			-	\$0
	<b>SUBTOTAL SELECTIVE BUILDING DEMOLITION</b>	<b>800</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>Z10 GENERAL REQUIREMENTS</b>					
	<b>General Conditions</b>				
	See Summary			\$0	\$0
	<b>SUBTOTAL GENERAL REQUIREMENTS</b>	<b>800</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>

Project Owner: **Washington State DSHS**  
 Project Name: **SCC Strategic Master Plan**  
 Project Location: McNeil Island  
 Project Start Date: See Summary  
 Estimate Date: July 15, 2022

Architect: KMB  
 Project Duration: See Summary  
 Building GSF: 13,040  
 Site GSF: See Separate Est

<b>ESTIMATE SUMMARY</b>					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
A10	Foundations	13,040	BGSF	\$0.50	\$6,520
A20	Basement Construction	13,040	BGSF	\$0.00	\$0
B10	Superstructure	13,040	BGSF	\$15.00	\$195,600
B20	Exterior Enclosure	13,040	BGSF	\$55.00	\$717,200
B30	Roofing	13,040	BGSF	\$0.00	\$0
C10	Interior Construction	13,040	BGSF	\$32.00	\$417,280
C20	Stairs	13,040	BGSF	\$0.00	\$0
C30	Interior Finishes	13,040	BGSF	\$30.00	\$391,200
D10	Conveying Systems	13,040	BGSF	\$0.00	\$0
D20	Plumbing	13,040	BGSF	\$15.00	\$195,600
D30	HVAC	13,040	BGSF	\$35.00	\$456,400
D40	Fire Protection	13,040	BGSF	\$3.00	\$39,120
D50	Electrical	13,040	BGSF	\$35.00	\$456,400
E10	Equipment	13,040	BGSF	\$1.00	\$13,040
E20	Casework & Furnishings	13,040	BGSF	\$6.00	\$78,240
F10	Special Construction	13,040	BGSF	\$0.00	\$0
F20	Selective Demolition	13,040	BGSF	\$10.00	\$130,400
<b>Building Construction Subtotal</b>					<b>\$3,097,000</b>
Estimating / Design Contingency				20.00%	\$619,400
Contractor Risk Contingency - See Summary					\$0
Contractor Mark Ups - See Summary					\$0
Escalation to Mid-Point - See Summary					\$0
<b>BUILDING CONSTRUCTION TOTAL</b>					<b>\$3,716,400</b>

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

<b>DETAILED ESTIMATE</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
<b>A10 FOUNDATIONS</b>					
	<b>Foundation Earthwork</b>				
	Included w/ Foundations Allowance			-	\$0
	<b>Foundations</b>				
	Standard CIP Footing System - Existing to Remain			-	\$0
	<b>Deep Foundation System</b>				
	Geopiers, Drilled Piers, Piles - None Assumed			-	EXCLUDED
	<b>Slab-on-Grade</b>				
	Slab on Grade Repairs Allowance	13,040	sf	0.50	\$6,520
	<b>SUBTOTAL FOUNDATIONS</b>	<b>13,040</b>	<b>BGSF</b>	<b>\$0.50</b>	<b>\$6,520</b>
<b>A20 BASEMENT CONSTRUCTION</b>					
	<b>Basement Earthwork</b>				
	See Sitework			-	\$0
	<b>SUBTOTAL BASEMENT CONSTRUCTION</b>	<b>13,040</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>B10 SUPERSTRUCTURE</b>					
	<b>Seismic Retrofits</b>				
	Excluded			\$ -	\$0
	<b>Structural Adjustments for Program Adjustments</b>				
	Allowance	13,040	gsf	\$ 15.00	\$195,600
	<b>Fireproofing</b>				
	Structural Steel Fireproofing - None Assumed			-	EXCLUDED
	<b>SUBTOTAL SUPERSTRUCTURE</b>	<b>13,040</b>	<b>BGSF</b>	<b>\$15.00</b>	<b>\$195,600</b>

<b>B20 EXTERIOR ENCLOSURE</b>					
	<b>Exterior Wall Construction &amp; Windows</b>				
	Siding and Window Allowance - Upgrades for 30 year Enclosure	13,040	gsf	55.00	\$717,200
	<b>SUBTOTAL EXTERIOR ENCLOSURE</b>	<b>13,040</b>	<b>BGSF</b>	<b>\$55.00</b>	<b>\$717,200</b>
<b>B30 ROOFING</b>					
	<b>Roof Coverings</b>				
	Roof Replacement Included w/ Capital Requests			-	\$0
	<b>SUBTOTAL ROOFING</b>	<b>13,040</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>C10 INTERIOR CONSTRUCTION</b>					
	<b>Partitions</b>				
	New Layout - Allowance	13,040	gsf	20.00	\$260,800

<b>Interior Doors, Frames, Hardware</b>					
Doors, Frames & Hardware	13,040	gsf	10.00	\$130,400	
<b>Fittings / Specialties</b>					
Toilet & Janitorial Accessories (anti ligature)	13,040	gsf	1.00	\$13,040	
Signage	13,040	gsf	0.50	\$6,520	
Misc. Specialties Allowance (FECs, Corner Guards, etc...)	13,040	gsf	0.50	\$6,520	
<b>SUBTOTAL INTERIOR CONSTRUCTION</b>					
	<b>13,040</b>	<b>BGSF</b>	<b>\$32.00</b>	<b>\$417,280</b>	
<b>C20 STAIRS</b>					
<b>Stair Construction (includes sloped railings, concrete pan fill and finishes)</b>					
None			-	\$0	
<b>SUBTOTAL STAIRS</b>					
	<b>13,040</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>	
<b>C30 INTERIOR FINISHES</b>					
<b>Wall / Floor / Ceiling Finishes</b>					
Replace Finishes	13,040	gsf	30.00	\$391,200	
<b>SUBTOTAL INTERIOR FINISHES</b>					
	<b>13,040</b>	<b>BGSF</b>	<b>\$30.00</b>	<b>\$391,200</b>	
<b>D10 CONVEYING SYSTEMS</b>					
<b>Elevators &amp; Lifts</b>					
None			-	\$0	
<b>SUBTOTAL CONVEYING SYSTEMS</b>					
	<b>13,040</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>	

<b>D20 PLUMBING</b>					
	<b>Plumbing</b>				
	Light Renovation	13,040	gsf	15.00	\$195,600
	<b>SUBTOTAL PLUMBING</b>	<b>13,040</b>	<b>BGSF</b>	<b>\$15.00</b>	<b>\$195,600</b>
<b>D30 HVAC</b>					
	<b>HVAC</b>				
	Light Renovation	13,040	gsf	35.00	\$456,400
	HVAC Units Replacement - Included w/ Capital Requests			-	\$0
	<b>SUBTOTAL HVAC</b>	<b>13,040</b>	<b>BGSF</b>	<b>\$35.00</b>	<b>\$456,400</b>
<b>D40 FIRE PROTECTION</b>					
	<b>Fire Protection</b>				
	Adjust Existing System	13,040	gsf	3.00	\$39,120
	<b>SUBTOTAL FIRE PROTECTION</b>	<b>13,040</b>	<b>BGSF</b>	<b>\$3.00</b>	<b>\$39,120</b>
<b>D50 ELECTRICAL</b>					
	<b>Electrical, LV &amp; Security Systems</b>				
	Light Renovation	13,040	gsf	35.00	\$456,400
	Security Electronics Upgrades - Included w/ Capital Requests			-	\$0
	<b>SUBTOTAL ELECTRICAL</b>	<b>13,040</b>	<b>BGSF</b>	<b>\$35.00</b>	<b>\$456,400</b>
<b>E10 EQUIPMENT</b>					
	<b>Other Equipment</b>				
	Misc Equipment Allowance	13,040	gsf	1.00	\$13,040
	<b>SUBTOTAL EQUIPMENT</b>	<b>13,040</b>	<b>BGSF</b>	<b>\$1.00</b>	<b>\$13,040</b>
<b>E20 CASEWORK &amp; FURNISHINGS</b>					
	<b>Fixed Casework</b>				
	Repalce Fixed Casework & Misc. Millwork	13,040	gsf	5.00	\$65,200
	<b>Window Treatment</b>				
	Allowance	13,040	gsf	1.00	\$13,040

	<b>Moveable Furnishings</b>				
	EXCLUDED			-	\$0
	<b>SUBTOTAL FURNISHINGS</b>	<b>13,040</b>	<b>BGSF</b>	<b>\$6.00</b>	<b>\$78,240</b>
<b>F10 SPECIAL CONSTRUCTION</b>					
	<b>SUBTOTAL SPECIAL CONSTRUCTION</b>	<b>13,040</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>F20 SELECTIVE BUILDING DEMOLITION</b>					
	<b>Demolition</b>				
	Partial Renovation - Allowance	13,040	gsf	10.00	\$130,400
	<b>Hazardous Components Abatement</b>				
	Excluded			-	\$0
	<b>SUBTOTAL SELECTIVE BUILDING DEMOLITION</b>	<b>13,040</b>	<b>BGSF</b>	<b>\$10.00</b>	<b>\$130,400</b>
<b>Z10 GENERAL REQUIREMENTS</b>					
	<b>General Conditions</b>				
	See Summary			\$0	\$0
	<b>SUBTOTAL GENERAL REQUIREMENTS</b>	<b>13,040</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>



Project Owner: **Washington State DSHS**  
 Project Name: **SCC Strategic Master Plan**  
 Project Location: McNeil Island  
 Start Date: TBD  
 Estimate Date: July 15, 2022

Architect: KMB  
 Duration: TBD  
 Project GSF: -  
 Site GSF: -

<b>PROJECT COST ESTIMATES SUMMARY</b>					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
1	SCC-Firehouse: Electrical Upgrades	1	ls		\$1,535,000
2	SCC-Campus: Security Systems Electronics Upgrade	1	ls		\$870,000
3	SCC-Campus: Perimeter Fence Preservation	1	ls		\$870,000
4	SCC-King Hall: Air Handler Replacement	1	ls		\$470,000
5	SCC-Infrastructure: Lift Station Repairs	1	ls		\$470,000
6	SCC-Redwood Hall: Renovation	1	ls		\$450,000
7	SCC-Vocational Technical Building: Upgrades	1	ls		\$705,000
8	SCC-King Hall: Server Room Cooling Upgrades	1	ls		\$220,000
10	SCC-Infrastructure: Landscape & Paving Improvements	1	ls		\$220,000
<b>Project Costs Total</b>					<b>\$5,810,000</b>
Estimating / Design Contingency					included above
Contractor Mark Ups					included above
Soft Costs					included above
Escalation to Mid-Point					included above
<b>BUILDING CONSTRUCTION TOTAL</b>					<b>\$5,810,000</b>

Budget figures above provided by DSHS and DOC

Project Owner: **Washington State DSHS**  
 Project Name: **SCC Strategic Master Plan**  
 Project Location: McNeil Island  
 Start Date: TBD  
 Estimate Date: July 15, 2022

Architect: KMB  
 Duration: TBD  
 Project GSF: -  
 Site GSF: -

<b>PROJECT COST ESTIMATES SUMMARY</b>					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
1	SCC-Security Systems: Replacement	1	ls		\$1,900,000
2	SCC-Campus: HVAC Units Replacement	1	ls		\$2,000,000
3	SCC: Kitchen & Dining Room Upgrades	1	ls		\$944,000
4	SCC-SCTF: Roofing Replacement	1	ls		\$1,200,000
5	SCC-Multiple Building: Roofing Replacement	1	ls		\$2,750,000
<b>Project Costs Total</b>					<b>\$8,794,000</b>
Estimating / Design Contingency					included above
Contractor Mark Ups					included above
Soft Costs (Design, Permits, Sales Tax, Etc...)					included above
Escalation to Mid-Point					included above
<b>BUILDING CONSTRUCTION TOTAL</b>					<b>\$8,794,000</b>

Budget figures above provided by DSHS and DOC

Project Owner: **Washington State DSHS**  
 Project Name: **SCC Strategic Master Plan**  
 Project Location: McNeil Island  
 Start Date: TBD  
 Estimate Date: July 15, 2022

Architect: KMB  
 Duration: TBD  
 Project GSF: -  
 Site GSF: -

<b>PROJECT COST ESTIMATES SUMMARY</b>					Total Estimated
No.	Description	Quantity	Unit of Measure	Unit Cost	Cost
1	McNeil Island - Infrastructure: Repairs & Upgrades 2021-23	1	ls		\$2,535,000
2	McNeil Island - Infrastructure: Repairs & Upgrades	1	ls		\$1,270,000
3	McNeil Island - Water System Replacement	1	ls		\$1,881,000
3	Steilacoom Dock House: Siding Replacement	1	ls		\$360,000
<b>Project Costs Total</b>					<b>\$6,046,000</b>
Estimating / Design Contingency					included above
Contractor Mark Ups					included above
Soft Costs (Design, Permits, Sales Tax, Etc...)					included above
Escalation to Mid-Point					included above
<b>BUILDING CONSTRUCTION TOTAL</b>					<b>\$6,046,000</b>

Budget figures above provided by DSHS and DOC

Project Owner: **Washington State DSHS**  
 Project Name: **SCC Strategic Master Plan**  
 Project Location: McNeil Island  
 Start Date: TBD  
 Estimate Date: July 15, 2022

Architect: KMB  
 Duration: TBD  
 Project GSF: -  
 Site GSF: -

<b>PROJECT COST ESTIMATES SUMMARY</b>					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
1	McNeil Island - Main Dock: Float & Dolphin Replacement	1	ls		\$7,230,000
2	McNeil Island - Still Harbor Dock: Replacement	1	ls		\$3,895,000
3	McNeil Island -Barge Slip: Wing Walls Replacement	1	ls		\$9,195,000
4	McNeil Island -Marine Boat Cradle & Winch: Replacement	1	ls		\$4,000,000
5	Steilacoom Dock Float, and Ramp Replacement	1	ls		\$4,000,000
6	Electrical Infrastructure Improvements	1	ls		\$4,000,000
7	Fire Department Boatlift Replacement	1	ls		\$1,000,000
8	Main Island Dock, Dock House, and Causeway Replacement	1	ls		\$30,000,000
9	Main Island Dock and Causeway Lighting replacement	1	ls		\$175,000
10	Marine Boat Buildings Renovation and Repairs	1	ls		\$3,100,000
11	Main Dock Parking Lot Lighting Replacement	1	ls		\$125,000
12	135' Communications Tower Replacement	1	ls		\$1,750,000
13	Steilacoom Dock Building Replacement	1	ls		\$35,000,000
14	Road Repairs	1	ls		\$6,000,000
15	Decommission Water Tanks	1	ls		\$325,000
16	Decommissioning Closed Prison Elevators	1	ls		\$350,000
<b>Project Costs Total</b>					<b>\$110,145,000</b>
Estimating / Design Contingency					included above
Contractor Mark Ups					included above
Soft Costs (Design, Permits, Sales Tax, Etc...)					included above
Escalation to Mid-Point					included above
<b>BUILDING CONSTRUCTION TOTAL</b>					<b>\$110,145,000</b>

Budget figures above provided by DSHS and DOC



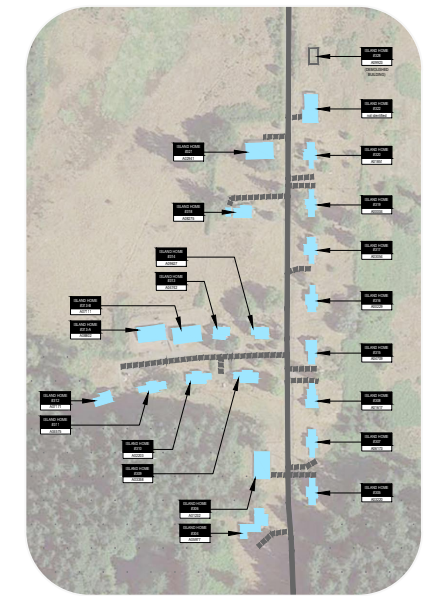


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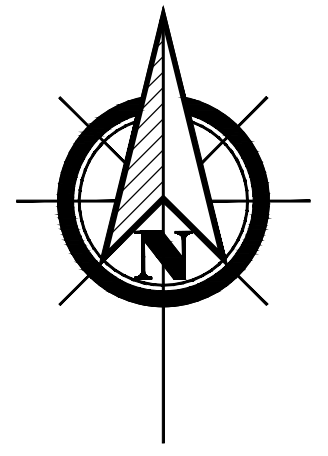
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McNEIL ISLAND HOMES,  
ENLARGED



**LEGEND**

- ABANDONED
- ACTIVE ISLAND INFRASTRUCTURE
- DSSH ACTIVE
- DOC ACTIVE

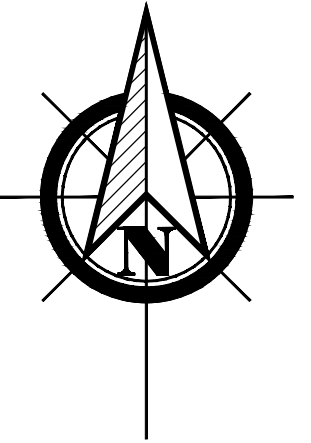
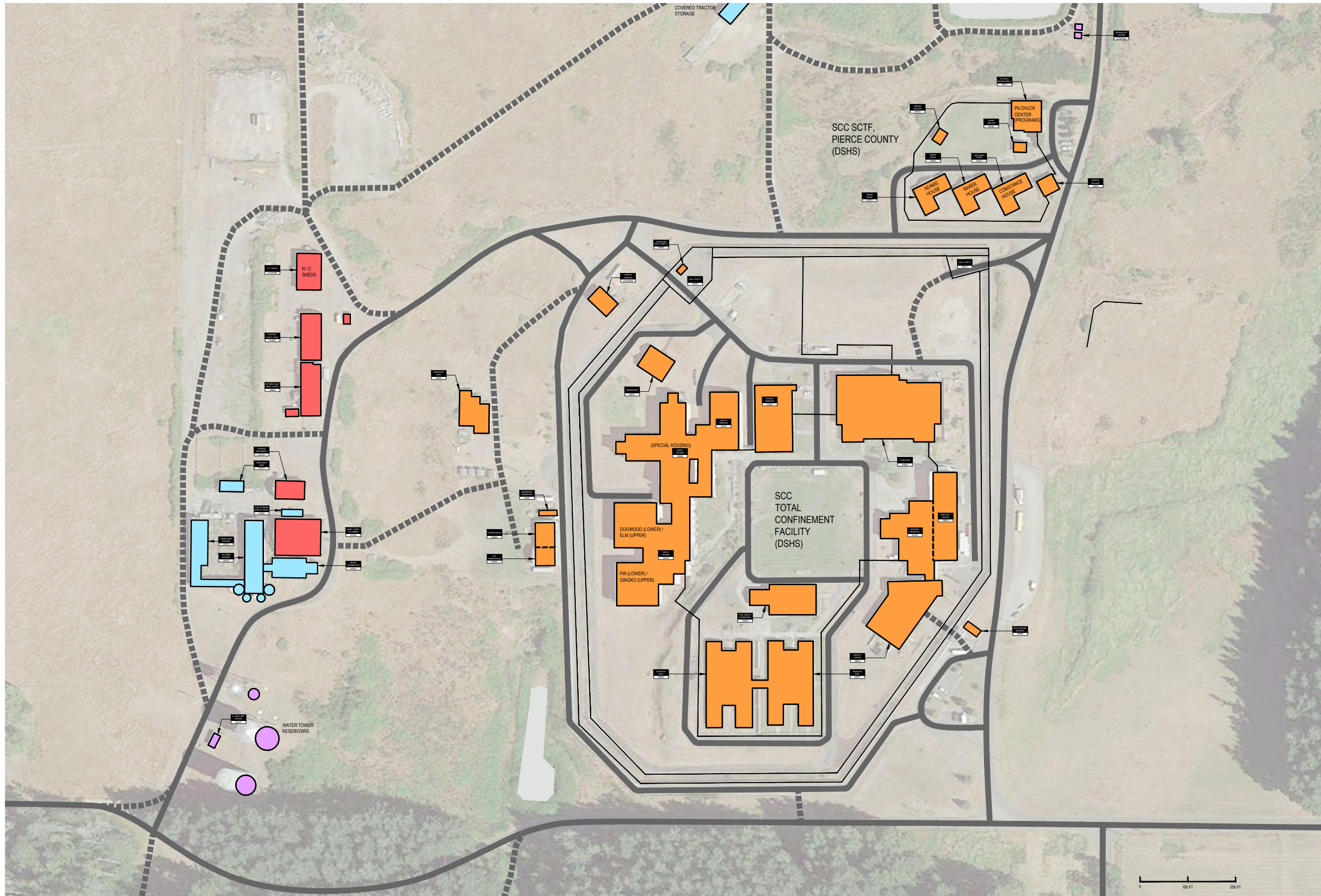


**McNEIL ISLAND OVERALL FACILITIES MAP**



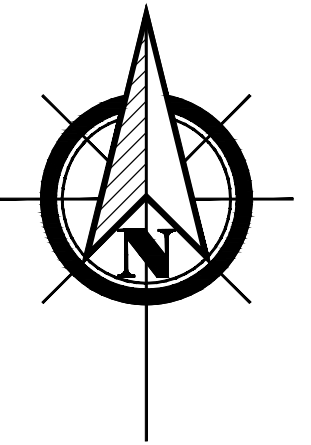
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McNEIL ISLAND SPECIAL COMMITMENT CENTER CAMPUS MAP





McNEIL ISLAND CORRECTIONAL COMPLEX (ABANDONED) CAMPUS MAP



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# McNeil Island Facilities Inventory

Last saved: January 27, 2022

Current Year: 2022

Property and Location		Agency Association					Additional Facilities Data							
Unique Facility Identifier (OFM Identifier)	Agency Acronym	Agency Assigned Regional Number	Agency Assigned Number	Inside Campus Perimeter	Agency Common Name	Facility Meeting Notes (01/18/2022)	Square Feet	Square Feet Type	Condition Matrix	Year Constructed	Original Construction Cost	Year Last Major Renovation	Cost Last Major Renovation	Age of Building
A03446	DOC	27CAP MICC	BLDGM1040100	MICC	Administration	Confirmed all buildings inside MICC are abandoned.	16,750	Gross	5	1928	\$ 624,082	1986	\$ 713,750	94
A03302	DOC	27CAP MICC	BLDGM1010600	MICC	Armory	(inside grounds)	600	Gross	5	1983	\$ 270,475	1988	\$ 49,422	39
					Armory (active)	Building located next to Tower #3.								
A07614	DOC	27CAP MICC	BLDGM1030100		Auto Shop (Diesel Shop)	Identify building location? Confirm usage? Maintenance for heavy equipment and diesel parts.	9,750	Gross	4	1986	\$ 341,250	2002	\$ 49,890	36
A01354	DOC	27CAP MICC	BLDGM1020300		Battery Charging Room	Identify building location? Confirm usage? Attached to Auto Shop (Diesel Shop).	924	Gross	5	1986	\$ 63,000			36
A00375	DOC	27CAP MICC	BLDGM1050600	MICC	Cell House 2		7,580	Gross	5	1986	\$ 265,300			36
A01346	DOC	27CAP MICC	BLDGM1100100	MICC	Chapel		7,950	Gross	5	1930	\$ 125,934	1986	\$ 278,250	92
A09782	DOC	27CAP MICC	BLDGM1140500		CI Warehouse (Outside Gate)	Identify building location? Confirm usage? Main trade shop for incarcerated workers and trade staff. DOC only.	12,000	Gross	3	1999	\$ 935,413	2001	\$ 189,158	23
A01078	DOC	27CAP MICC	BLDGM1050500	MICC	Commissary Under Auditorium		5,400	Gross	5	1986	\$ 47,250			36
A06269	DOC	27CAP MICC	BLDGM1900100		Community Center		17,948	Gross	5	1955	\$ 353,158	1986	\$ 628,180	67
A09066	DOC	27CAP MICC	BLDGM1110400	MICC	CI Plant 2 / Lawns & Gardens		19,174	Gross	5	1986	\$ 614,950			36
A03137	DOC	27CAP MICC	BLDGM1230700		Emergency Fire Pump Station	Identify building location? Next to water tanks near SCC campus.	435	Gross	2	2004	\$ 61,407			18
A10388	DOC	27CAP MICC			Firing Range	Identify specific building location? Both buildings are still used	300	Gross	2					
A10630	DOC	27CAP MICC			Firing Range Training / Storage	Identify specific building location?	1,500	Gross	5					
A06056	DOC	27CAP MICC	BLDGM1060200	MICC	Food Services (Kitchen)		33,583	Gross	5	1986	\$ 434,000	1990	\$ 1,534,859	36
A06088	DOC	27CAP MICC	BLDGM1091000	MICC	Gatehouse / Visiting / Misc.		12,200	Gross	5	1995	\$ 310,418			27
A09185	DOC	27CAP MICC	BLDGM1110300	MICC	General Warehouse Office		2,670	Gross	5	1986	\$ 93,430	2009	\$ 9,787	36
A10747	DOC	27CAP MICC	BLDGM1070200	MICC	Gymnasium		15,455	Gross	5	1995	\$ 397,621			27
A06084	DOC	27CAP MICC	BLDGM1170250		Multi-purpose Storage (Road Repair)	Identify building location? Confirm usage? Multi-use storage building. Firing range storage, misc training, not used for road repair.	4,281	Gross	3	1983	\$ 192,726			39
A06695	DOC	27CAP MICC	BLDGM1090200	MICC	Housing Unit A		40,640	Gross	5	1993	\$ 144,792	2009	\$ 1,507,947	29
A01287	DOC	27CAP MICC	BLDGM1090400	MICC	Housing Unit B		40,640	Gross	5	1993	\$ 144,792	2009	\$ 1,509,573	29
A03419	DOC	27CAP MICC	BLDGM1090600	MICC	Housing Unit C		40,640	Gross	5	1993	\$ 144,792	1995	\$ 725,681	29
A08619	DOC	27CAP MICC	BLDGM1090300	MICC	Housing Unit D		40,640	Gross	5	1993	\$ 144,792	2009	\$ 828,059	29
A09785	DOC	27CAP MICC	BLDGM1090500	MICC	Housing Unit E		40,640	Gross	5	1993	\$ 144,792	1995	\$ 828,059	29
A06529	DOC	27CAP MICC	BLDGM1090700	MICC	Administrative / Seg Housing Unit F		36,490	Gross	5	1993	\$ 130,012	1996	\$ 63,728	29
A06105	DOC	27CAP MICC	BLDGM1140100	MICC	Industries / Offices		31,140	Gross	5	1960	\$ 1,666,423	1986	\$ 1,089,900	62
A07603	DOC	27CAP MICC	BLDGM1140200	MICC	Industries / Shops		19,630	Gross	5	1942	\$ 617,045	1986	\$ 687,050	80
A05053	DOC	27CAP MICC	BLDGM1140300	MICC	Industries / Warehouse	Identify building location? Confirm usage? Assumed this building is inside the gates, not being used.	11,000	Gross	4	1950	\$ 438,013	1986	\$ 385,000	72
A05647	DOC	27CAP MICC	BLDGM1070300	MICC	Inmate Services / Infirmary		85,492	Gross	5	1986	\$ 9,546,803	1995	\$ 1,376,836	36
A00390	DOC	27CAP MICC	BLDGM1020200		Inside Ways	Identify building location? Confirm usage? Part of marine shop buildings. For dock railways, extends into water. No DNR involvement as far as Natasha knows.	5,000	Gross	5	1942	\$ 178,641	1986	\$ 280,000	80
A07402	DOC	27CAP MICC	BLDGM1900200	MICC	K-9 Training		1,584	Gross	5	1959	\$ 12,400	1991	\$ 21,587	63
A08691	DOC	27CAP MICC	BLDGM1090900	MICC	Laundry / Vocational Tech		32,525	Gross	5	1994	\$ 9,199,121	1995	\$ 680,638	28
A07579	DOC	27CAP MICC	BLDGM1050700	MICC	Locksmith Shop		880	Gross	5	1928	\$ 32,788	1986	\$ 30,800	94
A06583	DOC	27CAP MICC	BLDGM1110100	MICC	Maintenance Building / CI		43,200	Gross	5	1960	\$ 2,282,042	1986	\$ 1,512,000	62
A05336	DOC	27CAP MICC	BLDGM1091100	MICC	Major Control Room		4,547	Gross	5	1994	\$ 1,286,038	1995	\$ 171,669	28
A07014	DOC	27CAP MICC	BLDGM1210100		DOC SERT Training Building (Meat Cutting Plant)	Identify building location? Confirm usage? Located north of MICC. Currently being restructured for temporary stay / training facility.	9,200	Gross	3	1940	\$ 493,823	2020	\$ 315,110	82
					Generator Building									
A07163	DOC	27CAP MICC	BLDGM1070100	MICC	North Dining		9,301	Gross	5	1935	\$ 2,093,841	1986	\$ 1,274,000	87
A10807	DOC	27CAP MICC		MICC	Orchard Hay Storage		4,000	Gross	5					
A06644	DOC	27CAP MICC	BLDGM1020600		Boat Lift (Patrol)	Identify building location? Confirm usage? Located at Passenger Ferry Dock. No longer used for patrol - to be exclusively used by fire / med evac.	3,192	Gross	2	1981	\$ 718,583			41



A07762	DOC	27CAP MICC	BLDGM1080400	MICC	Power House	Identify building location? (inside grounds)	18,697	Gross	5	1986	\$ 492,450	1995	\$ 2,399,847	36
A04207	DOC	27CAP MICC	BLDGM1230100		Pump Station - Anderson Pond	Please confirm current usage, active/abandoned status, and any other useful information on the Pump Stations as a whole.	465	Gross	3	1986	\$ 14,525	1987	\$ 76,064	36
A01173	DOC	27CAP MICC	BLDGM1230400		Pump Station - Bodley (Bradley) Creek		324	Gross	5					
A01810	DOC	27CAP MICC	BLDGM1900300		Pump Station - Butterworth Dam	Pump Station? Yes, this is a pump station.	780	Gross	3	1981	\$ 55,792			41
					Pump Station - Butterworth Reservoir									
					Pump Station - Floyd Cove?									
A06148	DOC	27CAP MICC	BLDGM1230300		Pump Station - Luhr Creek		268	Gross	3	1940	\$ 5,744	1987	\$ 76,064	82
					Pump Station - Still Harbor									
					Prison Farm Sewage Lagoon Lift Station	This is not a pump station – small building for waste treatment lift station.								
A10592	DOC	27CAP MICC			Radio Tower Building	Confirm usage? Smaller building is abandoned. Newer larger building is active and will have new generator.	100	Gross	5					
					Radio Tower Building (Active)	Building not listed and not shown on island map, please confirm. Is there an associated OFM#?								
A00056	DOC	27CAP MICC	BLDGM1300100	MICC	Rear Gate Inspection House		900	Gross	5	1959	\$ 19,932	1986	\$ 31,500	63
A04341	DOC	27CAP MICC	BLDGM1090100	MICC	Re-Entry Center		23,300	Gross	5	1935	\$ 651,156	1986	\$ 815,500	87
A07246	DOC	27CAP MICC	BLDGM1060100	MICC	South Dining		7,503	Gross	5	1921	\$ 133,810	1995	\$ 500,789	101
A01372	DOC	27CAP MICC	BLDGM1150100		Storage (Equipment)	Identify building location? ??? Could not confirm.	6,600	Gross	5	1986	\$ 231,000			36
A00946	DOC	27CAP MICC	BLDGM1090800		Tower #1	Outside MICC perimeter. DSHS mentioned this building has power, used to divert to Telecom building	144	Gross	5	1994	\$ 36,948			28
A04537	DOC	27CAP MICC	BLDGM1091200		Tower #2	Outside MICC perimeter	100	Gross	5	1994	\$ 36,948			28
A04460	DOC	27CAP MICC	BLDGM1010400		Tower #3 (Formerly Tower #4)	Outside MICC perimeter	144	Gross	5	1983	\$ 63,641	1988	\$ 11,041	39
A02888	DOC	27CAP MICC	BLDGM1010500		Tower #4	Outside MICC perimeter	144	Gross	5	1983	\$ 63,641	1988	\$ 11,041	39
A07555	DOC	27CAP MICC	BLDGM1050200	MICC	Utility Building #21	(3 Floors & Basement)	31,880	Gross	5	1940	\$ 678,683	1986	\$ 1,115,800	82
A01771	DOC	27CAP MICC	BLDGM1030300		Vehicle Wash Facility	Identify building location? Not currently shown on campus map - add building. Water tanks & cleaning supplies.	220	Gross	3	2009	\$ 31,000			13
A01666	DOC	27CAP MICC	BLDGM1020900		Warehouse (Commissary SCC / CI)	Identify building location? Connected to Fire Station. For SCC dry goods, food, & general storage. Food truck, box trucks, US foods semi-truck. Large vehicles can't turn in SCC campus.	15,556	Gross	3	2002	\$ 740,667			20
A06598	DOC	27CAP MICC	BLDGM1170500		Water Treatment Filtration Plant (Chemical Feed Office)	"Filtration Plant"? Are these separate buildings? Separate office building under trees, to the north. Yes, 2 story sand filters and pumps. Underground pumps adjacent to building. Add north office building.	1,500	Gross	4	1986	\$ 124,381			36
A00494	DOC	27CAP MICC	BLDGM1170600		Water Treatment Filtration Plant (Chemical Storage)	Buildings and naming does not seem to correspond with buildings identified on plan. The smaller 1-story building was identified as 'office' and larger building was part of the plant and storage. Please confirm.	300	Gross	3	1986	\$ 24,876			36
A01602	DOC	27CAP MICC	BLDGM1020400		Winch Shed	Identify building location? Near Marine Shop / Inside Ways, near water tracks. Used to pull in boats from water onto track.	179	Gross	3	1944	\$ 1,756	1987	\$ 7,986	78
A03883	DOC	27CAP MICC ANNEX	BLDGM2060100		Tool Storage (Capital Programs)	SCC Campus outside perimeter.	980	Gross	5	1938	\$ 11,667	1986	\$ 7,000	84
A07016	DOC	27CAP MICC ANNEX	BLDGM2050200		Farm Equipment Shed	SCC Campus outside perimeter.	3,960	Gross	5	1930	\$ 25,678	1986	\$ 10,000	92
A06573	DOC	27CAP MICC ANNEX	BLDGM2100300		Four Corners Hay Storage	SCC Campus outside perimeter.	2,806	Gross	5	1930	\$ 18,195			92
A05222	DOC	27CAP MICC ANNEX	BLDGM2080200		Hay Barn Storage	SCC Campus outside perimeter.	7,348	Gross	5	1936	\$ 56,894	1986	\$ 12,000	86
A05580	DOC	27CAP MICC ANNEX	BLDGM2050100		Highline / Construction Storage	SCC Campus outside perimeter. Identify building location? High voltage electrical & storage, DOC does not do work here - 3rd party outside contractor (Tanner	4,000	Gross	5	1930	\$ 25,938	1986	\$ 8,000	92
A01075	DOC	27CAP MICC ANNEX	BLDGM2090100		Horse Barn Storage	SCC Campus outside perimeter.	1,288	Gross	5	1936	\$ 9,973	1986	\$ 2,000	86
A01552	DOC	27CAP MICC ANNEX	BLDGM2070100		Maintenance Construction 4 & Plumbing	SCC Campus outside perimeter.	6,808	Gross	4	1938	\$ 136,614	1999	\$ 28,199	84
					N / C Sheds	SCC Campus outside perimeter. Confirm with Henry Mack what these buildings are and why listed as "Mothballed".								
A06160	DOC	27CAP MICC ANNEX	BLDGM2100400		Beehive Storage (Orchard Hay Storage)	Located island west. Please provide available building information and confirm current use.	5,612	Gross	5	1930	\$ 36,391			92
A09948	DOC	27CAP MICC ANNEX	BLDGM2050300		Outside Plant Maintenance Office	SCC Campus outside perimeter.	7,840	Gross	5	1910	\$ 94,470	1986	\$ 192,500	112
A04998	DOC	27CAP MICC ANNEX	BLDGM2030100		Recycle Center	SCC Campus outside perimeter.	8,264	Gross	5	1930	\$ 41,320	1986	\$ 262,500	92
A00942	DOC	27CAP MICC ANNEX	BLDGM2050400		Telecommunications Building (B Block)	MICC Campus outside perimeter.	360	Gross	3	2002	\$ 147,670			20
A07600	DOC	27CAP MICC ANNEX	BLDGM2080100		Water Distribution	Identify building location? Confirmed, near SCC campus outside perimeter.	3,200	Gross	3	1936	\$ 60,527	1986	\$ 112,000	86
A03181	DOC	27CAP MICC HOME	BLDGM4010100		MICC Island Home #101		960	Gross	5	1930	\$ 6,864	1986	\$ 9,600	92
A01669	DOC	27CAP MICC HOME	BLDGM4010200		MICC Island Home #102	Confirmed not used.	5,589	Gross	5	1940	\$ 21,909	1986	\$ 55,890	82
A01376	DOC	27CAP MICC HOME	BLDGM4010300		MICC Island Home #103	Confirmed not used.	5,589	Gross	5	1940	\$ 21,909	1986	\$ 55,890	82
A08471	DOC	27CAP MICC HOME	BLDGM4010400		MICC Island Home #104	Confirm usage? Not used. Confirm with Henry Mack why some homes are listed as DOC (active).	1,560	Gross	5	1915	\$ 7,488	1986	\$ 15,600	107
A05547	DOC	27CAP MICC HOME	BLDGM4010500		MICC Island Home #105	Confirm usage? Not used.	2,016	Gross	5	1925	\$ 10,927	1986	\$ 20,160	97
A10688	DOC	27CAP MICC HOME			MICC Island Home #105-B Garage	Confirm usage? Not used.	300	Gross	5					

A01978	DOC	27CAP MICC HOME	BLDGM4010600	MICC Island Home #106	Confirm usage? Not used.	1,464	Gross	5	1915	\$ 7,027	1991	\$ 10,170	107
A03635	DOC	27CAP MICC HOME	BLDGM4010700	MICC Island Home #107	Confirm usage? Not used.	1,152	Gross	5	1915	\$ 5,530	1986	\$ 11,520	107
A10201	DOC	27CAP MICC HOME		MICC Island Home #107-B Garage	Confirm usage? Not used.	300	Gross	5					
A08884	DOC	27CAP MICC HOME	BLDGM4010800	MICC Island Home #108	Confirm usage? Not used.	960	Gross	5	1915	\$ 4,608	1991	\$ 10,170	107
A04168	DOC	27CAP MICC HOME	BLDGM4010900	MICC Island Home #109	Confirm usage? Not used.	720	Gross	5	1915	\$ 3,456	1991	\$ 10,170	107
A09320	DOC	27CAP MICC HOME	BLDGM4011000	MICC Island Home #110		2,016	Gross	5	1930	\$ 14,414	1986	\$ 20,160	92
A10208	DOC	27CAP MICC HOME		MICC Island Home #110-A Garage		300	Gross	5					
A03237	DOC	27CAP MICC HOME	BLDGM4020100	MICC Island Home #201		2,016	Gross	5	1986	\$ 180,291			36
A00989	DOC	27CAP MICC HOME	BLDGM4020200	MICC Island Home #202		2,016	Gross	5	1986	\$ 180,291			36
A10032	DOC	27CAP MICC HOME		MICC Island Home #202-A Garage		300	Gross	5					
A04532	DOC	27CAP MICC HOME	BLDGM4020300	MICC Island Home #203		800	Gross	5	1910	\$ 14,800	1991	\$ 10,170	112
A08631	DOC	27CAP MICC HOME	BLDGM4020400	MICC Island Home #204		1,200	Gross	5	1910	\$ 22,200	1986	\$ 12,000	112
A02383	DOC	27CAP MICC HOME	BLDGM4020500	MICC Island Home #205		2,250	Gross	5	1910	\$ 41,625	1986	\$ 22,500	112
A10870	DOC	27CAP MICC HOME		MICC Island Home #205-A Garage		300	Gross	5					
A07305	DOC	27CAP MICC HOME	BLDGM4020600	MICC Island Home #206		600	Gross	5	1910	\$ 11,100	1991	\$ 10,170	112
A08703	DOC	27CAP MICC HOME	BLDGM4020700	MICC Island Home #207		1,200	Gross	5	1915	\$ 5,760	1986	\$ 12,000	107
A10074	DOC	27CAP MICC HOME		MICC Island Home #207-A Garage		300	Gross	5					
A09745	DOC	27CAP MICC HOME	BLDGM4020800	MICC Island Home #208		1,200	Gross	5	1915	\$ 5,760	1986	\$ 12,000	107
A10282	DOC	27CAP MICC HOME		MICC Island Home #208-A Garage		300	Gross	5					
A09667	DOC	27CAP MICC HOME	BLDGM4020900	MICC Island Home #209		2,288	Gross	5	1993	\$ 258,544			29
A07617	DOC	27CAP MICC HOME	BLDGM4021000	MICC Island Home #210		1,440	Gross	5	1915	\$ 6,912			107
A07781	DOC	27CAP MICC HOME	BLDGM4030200	MICC Island Home #302		1,400	Gross	5	1940	\$ 5,488			82
A05977	DOC	27CAP MICC HOME	BLDGM4030400	MICC Island Home #304		2,964	Gross	5	1940	\$ 11,619			82
A03220	DOC	27CAP MICC HOME	BLDGM4030500	MICC Island Home #305		2,964	Gross	5	1940	\$ 11,619	1986	\$ 29,640	82
A01232	DOC	27CAP MICC HOME	BLDGM4030600	MICC Island Home #306		1,390	Gross	5	1940	\$ 5,449			82
A06173	DOC	27CAP MICC HOME	BLDGM4030700	MICC Island Home #307		2,964	Gross	5	1940	\$ 11,619	1986	\$ 29,640	82
A01617	DOC	27CAP MICC HOME	BLDGM4030800	MICC Island Home #308		2,964	Gross	5	1940	\$ 11,619	1986	\$ 29,640	82
A03358	DOC	27CAP MICC HOME	BLDGM4030900	MICC Island Home #309		1,160	Gross	5	1940	\$ 4,547	1991	\$ 10,170	82
A02203	DOC	27CAP MICC HOME	BLDGM4031000	MICC Island Home #310		1,180	Gross	5	1940	\$ 4,626	1991	\$ 10,170	82
A04575	DOC	27CAP MICC HOME	BLDGM4031100	MICC Island Home #311		2,340	Gross	5	1940	\$ 9,173	1986	\$ 23,400	82
A07171	DOC	27CAP MICC HOME	BLDGM4031200	MICC Island Home #312		1,560	Gross	5	1940	\$ 6,115	1986	\$ 15,600	82
A04742	DOC	27CAP MICC HOME	BLDGM4031300	MICC Island Home #313		2,016	Gross	5	1940	\$ 7,903	1986	\$ 20,160	82
A08802	DOC	27CAP MICC HOME	BLDGM4031301	MICC Island Home #313-A		2,016	Gross	5	1986	\$ 172,993	1989	\$ 20,160	36
A07111	DOC	27CAP MICC HOME	BLDGM4031302	MICC Island Home #313-B		2,016	Gross	5	1986	\$ 172,993	1989	\$ 20,160	36
A09627	DOC	27CAP MICC HOME	BLDGM4031400	MICC Island Home #314		2,016	Gross	5	1936	\$ 9,919	1986	\$ 20,160	86
A04709	DOC	27CAP MICC HOME	BLDGM4031500	MICC Island Home #315		2,964	Gross	5	1940	\$ 11,619	1986	\$ 29,640	82
A00229	DOC	27CAP MICC HOME	BLDGM4031600	MICC Island Home #316		2,882	Gross	5	1930	\$ 20,606	1986	\$ 28,800	92
A03054	DOC	27CAP MICC HOME	BLDGM4031700	MICC Island Home #317		2,880	Gross	5	1940	\$ 11,290	1986	\$ 18,800	82
A08275	DOC	27CAP MICC HOME	BLDGM4031800	MICC Island Home #318		912	Gross	5	1940	\$ 3,575	1991	\$ 10,170	82
A00004	DOC	27CAP MICC HOME	BLDGM4031900	MICC Island Home #319		2,880	Gross	5	1940	\$ 11,290	1986	\$ 28,800	82
A01851	DOC	27CAP MICC HOME	BLDGM4032000	MICC Island Home #320		2,880	Gross	5	1930	\$ 20,592	1986	\$ 28,800	92
A02941	DOC	27CAP MICC HOME	BLDGM4032100	MICC Island Home #321		2,016	Gross	5	1930	\$ 14,414	1996	\$ 94,492	92
				MICC Island Home #322									
A01525	DOC	27CAP MICC HOME	BLDGM4032300	MICC Island Home #323		2,964	Gross	5	1940	\$ 11,619	1986	\$ 29,640	82
A05606	DOC	27CAP MICC HOME	BLDGM4032400	MICC Island Home #324		2,964	Gross	5	1940	\$ 11,619	1986	\$ 29,640	82
A05037	DOC	27CAP MICC HOME	BLDGM4032500	MICC Island Home #325		2,964	Gross	5	1940	\$ 11,619	1986	\$ 29,640	82
A07433	DOC	27CAP MICC HOME	BLDGM4032600	MICC Island Home #326		2,964	Gross	5	1938	\$ 12,360	1986	\$ 29,640	84
A09923	DOC	27CAP MICC HOME	BLDGM4032800	MICC Island Home #328	No building exists here? Mark suggests it was burned down.	2,016	Gross	5	1986	\$ 180,291			36
A01396	DOC	27CAP MICC HOME	BLDGM4033200	MICC Island Home #332		484	Gross	5	1936	\$ 2,381	1991	\$ 10,170	86
A09151	DOC	27CAP MICC HOME	BLDGM4033300	MICC Island Home #333		1,274	Gross	5	1920	\$ 9,950	1986	\$ 15,600	102
A08947	DOC	27CAP MICC HOME	BLDGM4033400	MICC Island Home #334	No building exists here? Mark suggests it was burned down.	1,560	Gross	5	1936	\$ 7,675	1986	\$ 15,600	86
				MICC Island Home #401	MICC Island Home #401?? (Julie House??) What are these buildings? Historically this was the brothel.								
A01844	DOC	27CAP MICC HOME	BLDGM4040200	MICC Island Home #402		2,880	Gross	5	1942	\$ 10,858	1986	\$ 28,800	80
A10219	DOC	27CAP MICC HOME		MICC Island Home #402-A Storage		300	Gross	5					
A10451	DOC	27CAP MICC HOME		MICC Island Home #402-B Storage		300	Gross	5					
A05635	DOC	27CAP MICC HOME	BLDGM4040400	MICC Island Home #404	Was the "Kennel" during MICC days.	1,200	Gross	5	1930	\$ 8,580	1950	\$ 12,000	92
A00126	DOC	27CAP MICC HOME	BLDGM1200100	MICC Island Home #501	Bunk House (Old Home #501)	2,000	Gross	5	1986	\$ 98,387	1986	\$ 70,000	36
A06780	DOC	27CAP MICC HOME	BLDGM4050400	MICC Island Home #502		1,080	Gross	5	1940	\$ 4,234	1993	\$ 214,834	82
A04622	DOC	27CAP MICC HOME	BLDGM4050600	MICC Island Home #503		1,080	Gross	5	1920	\$ 8,435			102
A01476	DOC	27CAP MICC HOME	BLDGM4050700	MICC Island Home #504		1,716	Gross	5	1936	\$ 8,443			86
A06814	DOC	27CAP MICC HOME	BLDGM4050500	MICC Island Home #505	(Superintendent / Warden)	8,960	Gross	5	1932	\$ 58,330	1986	\$ 89,600	90
				Passenger Ferry Dock?	OFM #?								
				Vehicle Ferry / Barge Dock?	OFM #?								
				Still Harbor Dock?	OFM #?								
				Reservoir Dams?	OFM #?								
				Electrial / Power / Telecom Infrastructure?	OFM #?								

