SAN JUAN ISLAND LIBRARY SITE FEASIBILITY

Final Report • 6 August 2019

allied8 ASPIRE · CONNECT · DESIGN

fivedot

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INTRODUCTION

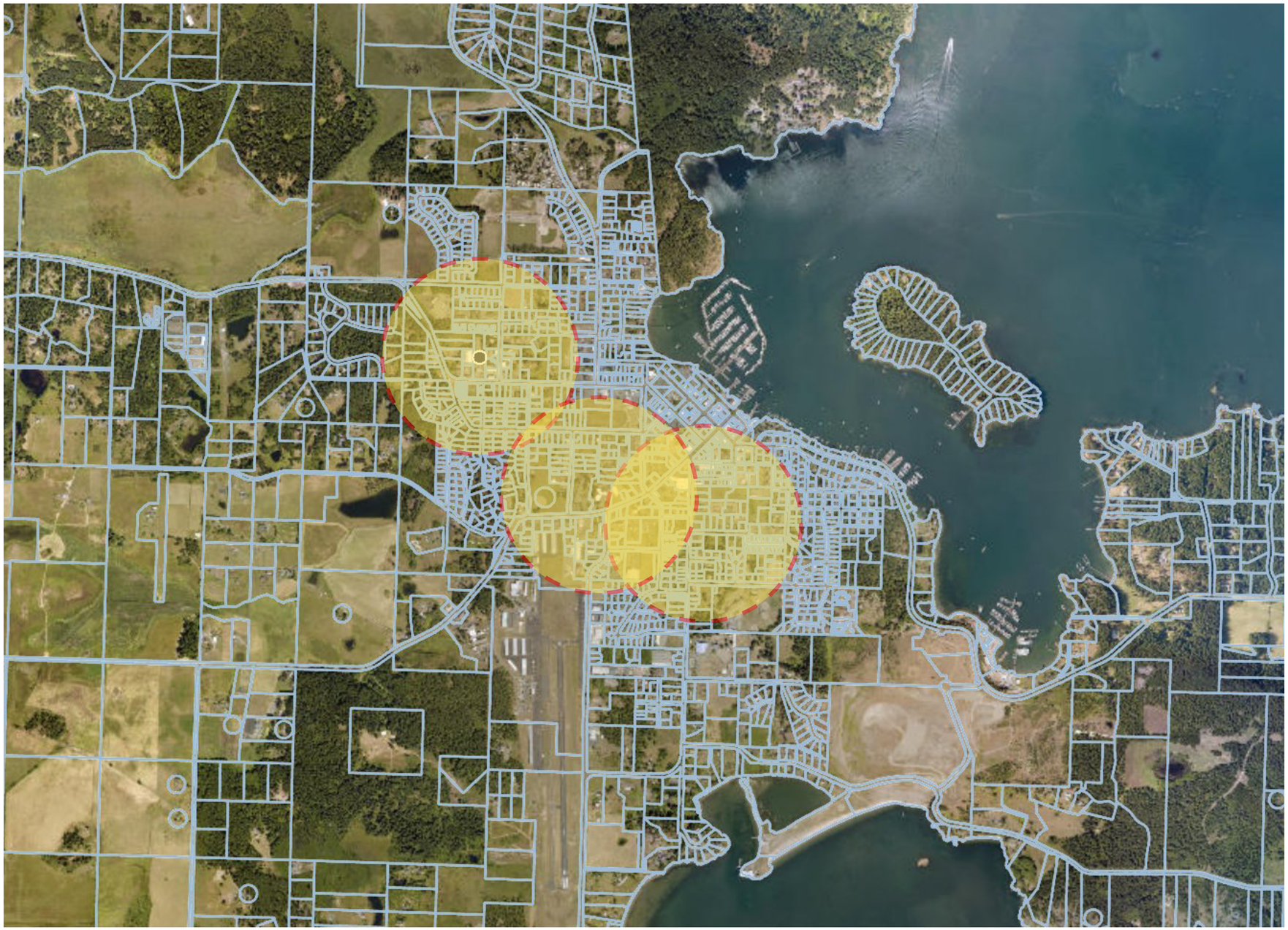


Image depicting the five minute walking radius from each site. Guard -NW, Spring-Central, Malcolm - SE

In summer 2019, San Juan Island Library (SJIL)commissioned the following assessment of 3 potential building sites for a new library facility in Friday Harbor.

The report includes an individual as-sessment of each site, and a comparison matrix between the sites based on both qualitative and quantitative values.

SJIL outlined some programmatic require-ments that each site was tasked to accommodate: a new 20,000 square foot library building; associated surface parking for 100 cars and an outdoor civic gathering space.

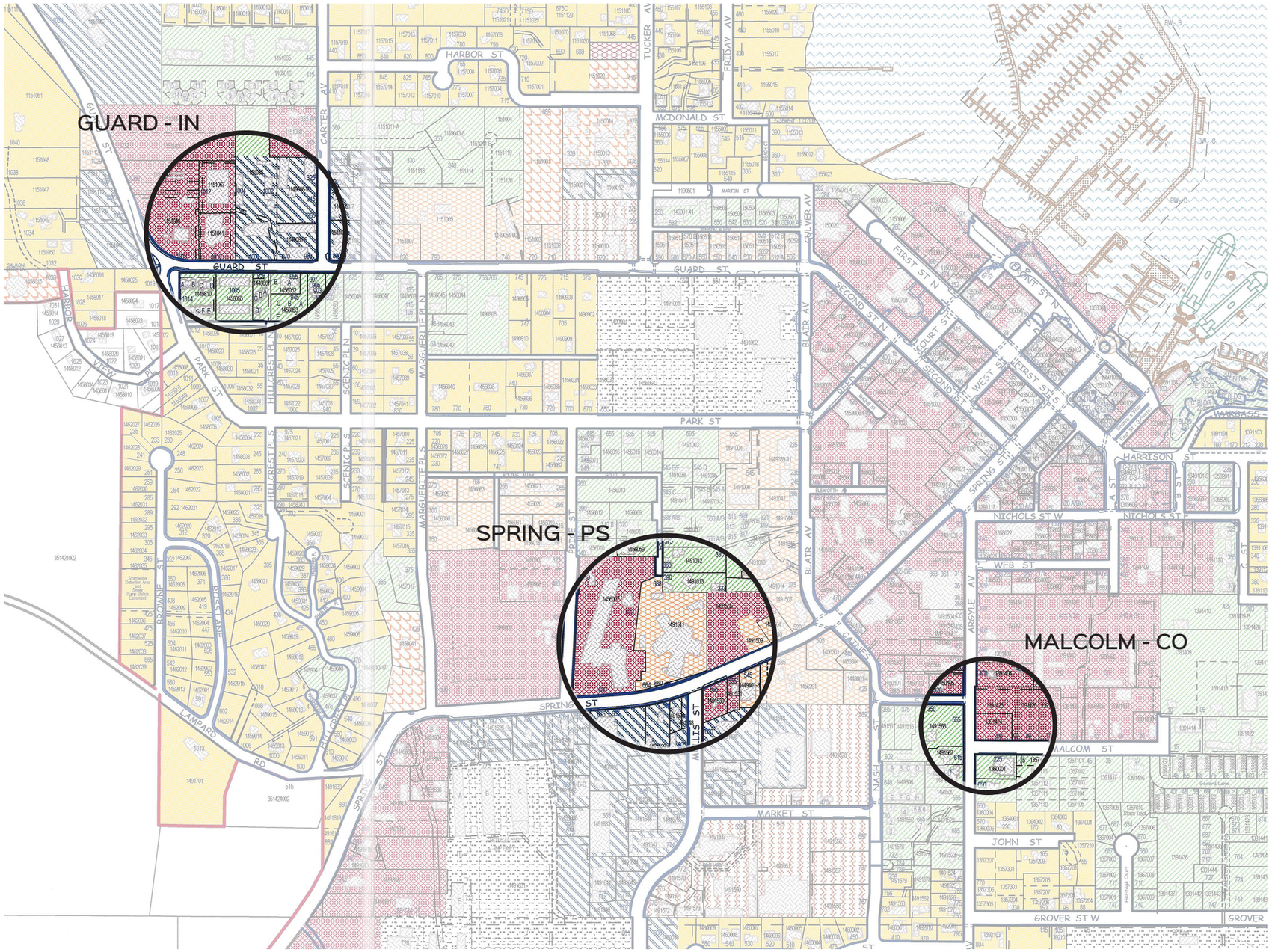
Each site assessment includes:
1. Broad overview of the site
2. Proposed site plan
3. Proposed building massing
4. Site development details
5. Site cost estimate
6. Site matrix score

To reach a site score we created a comparative matrix that evaluates the suitability of these sites for a new library. The criteria used are:
1. Library Design and Civic Presence
2. Municipal Infrastructure
3. Sustainable Design Practices
4. Aesthetic and Civic Values
5. Regulatory Entitlements

This information is provided in order to allow SJIL to confidently move forward with property acquisition.

The feasibility study team is made up of Allied8 (managing architect), Fivedot (library specialists) RLB (cost estimating) and Design Solution Development Group (civil engineering). Howard Ryan of OCMI is acting as owner's representative.

PROJECT BACKGROUND

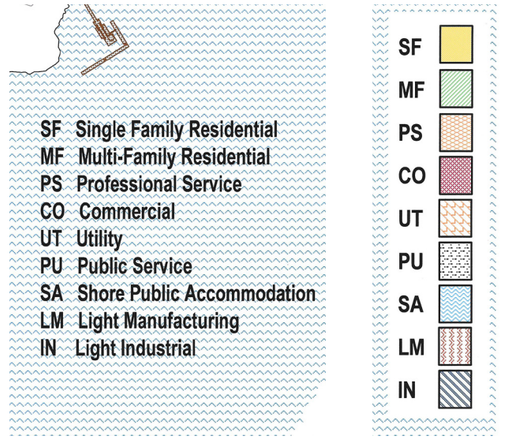


City Zoning shows that each site is in a different zone. While each of the three zones allows a library use, the zoning designation shows how city planners are envisioning the future of Friday Harbor.

The Guard Street vicinity is designated as light industrial, Multifamily and commercial. The site itself is zoned light industrial and is adjacent to a commercial zone to the west where the current library is located.

The Spring Street vicinity is designated as professional service, commercial, multifamily and light industrial. The site itself is zoned professional service.

The Malcolm Street vicinity is designated as Commercial, multifamily and single family. The site itself is zoned commercial and falls within the Historical District.



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GUARD STREET

1. Neighboring site
2. Middle of site looking South
3. Middle of site looking East
4. Oil contaminated gravel
5. Existing buildings
6. Back of site looking South

SITE OVERVIEW

Address:
1000 Guard Street

Size:
2.34 Acres

Zoning:
Light Industrial

The Guard Street site sits adjacent to the existing library. The site is currently occupied by San Juan Public Works.

This site is long and linear and gently slopes to the north. The grade change from street to the back of the site is approximately 50'

Pros:

Since the Guard property is immediately to the east of the existing library it is a known quantity. The San Juan Island community identifies this part of town as the library location. This familiarity should not be discounted. The property is large, only slightly smaller than Spring and can easily fit the building, parking and outdoor space the SJIL hopes to build. Guard Street has recently undergone roadway improvements so minimal improvement will need to be made in the public right of way.

Cons:

Guard has significant challenges as compared to the other 2 properties. Much of the site consists of fill soil which is not suitable for new construction. The fill is confirmed by the steep grade at the northern perimeter of the site. There are large oil stains seen on the gravel surface toward the north and three oil tanks have been removed from the property over the years. An environmental assessment will be required to determine the extent of non-structural fill and contaminated soil that will need to be removed from the property and in the case of contaminated soil, exported off island which is disproportionately expensive. The site slopes more than 30' toward the north. The storm main in Guard Street is at a higher elevation than the site which prevents storm runoff from connecting to the main. A storm water detention pond or underground detention tank will be required to allow slow infiltration on site. The property has very little street frontage which gives the library limited street presence and the proportion of the site is very linear making walking distances long and accessibly more difficult.

MATRIX SCORE OVERVIEW

Library & Civic Design	37	pts
Municipal Infrastructure	14	pts
Sustainability	0	pts
Values	5	pts
Entitlements	-1	pts
Total Site Score	**55**	**pts**

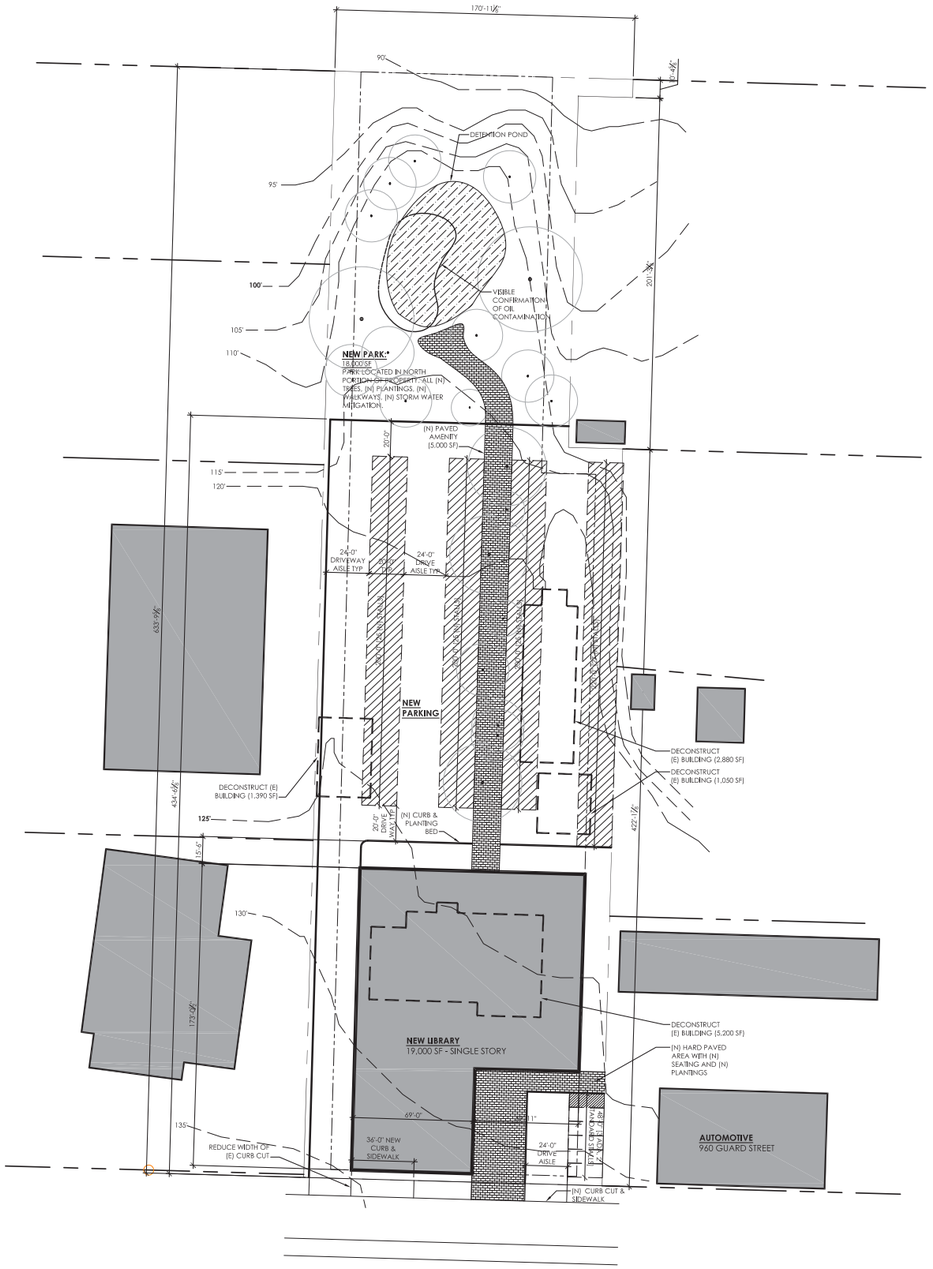
COST ESTIMATE OVERVIEW

Selective Building Demolition	$2,253,136
Site Preparations	$1,150,743
Site Improvements	$606,077
Site Civil/Mechanical Utilities	$415,095
Site Electrical Utilities	$50,000
General Conditions	$239,200
Margins & Adjustments	$2,177,110
Total Site Cost	**$6,891,361**

Note: Matrix and Cost Estimate details can be found later in this report

PROPOSED SITE PLAN LEGEND

- Proposed Structure
- Open Space
- Vehicular Circulation



Note: see full size plans included at the end of this report

Guard Street Site Plan Notes:

1. Utility Mains: Sewer, water and storm main are located in guard street. Water and sewer connections are active and adequately sized.

2. Storm: Existing buildings are currently not connected to the existing storm main in guard street. The main is likely too high to make a gravity connection. Storm detention will be required at north end of site with potential for no overflow. Assume a storm water detention using open pond and culverts beneath parking area.

3. Power: A single phase transformer is currently available. 3 phase power is available but a transformer will need to be added. It has not yet been determined if single phase or 3 phase power needed.

4. Utility Sizing: Existing structures are approximately 10,000 sf. The proposed building is 20,000 sf.

5. Utility Distribution: All utility distribution except storm sewer exists on the property but will require upgrades to meet current codes.

6. Water: The existing water meter is not adequately sized for library use. It is recommended to replace the existing meter with a larger meter.

7. Zoning: The property is zoned light industrial use. Library use is an allowed use.

8. Overlays: There are no view protection or historic overlays on this site.

9. Critical Areas: There are no known critical areas or shoreline habitats on this site.

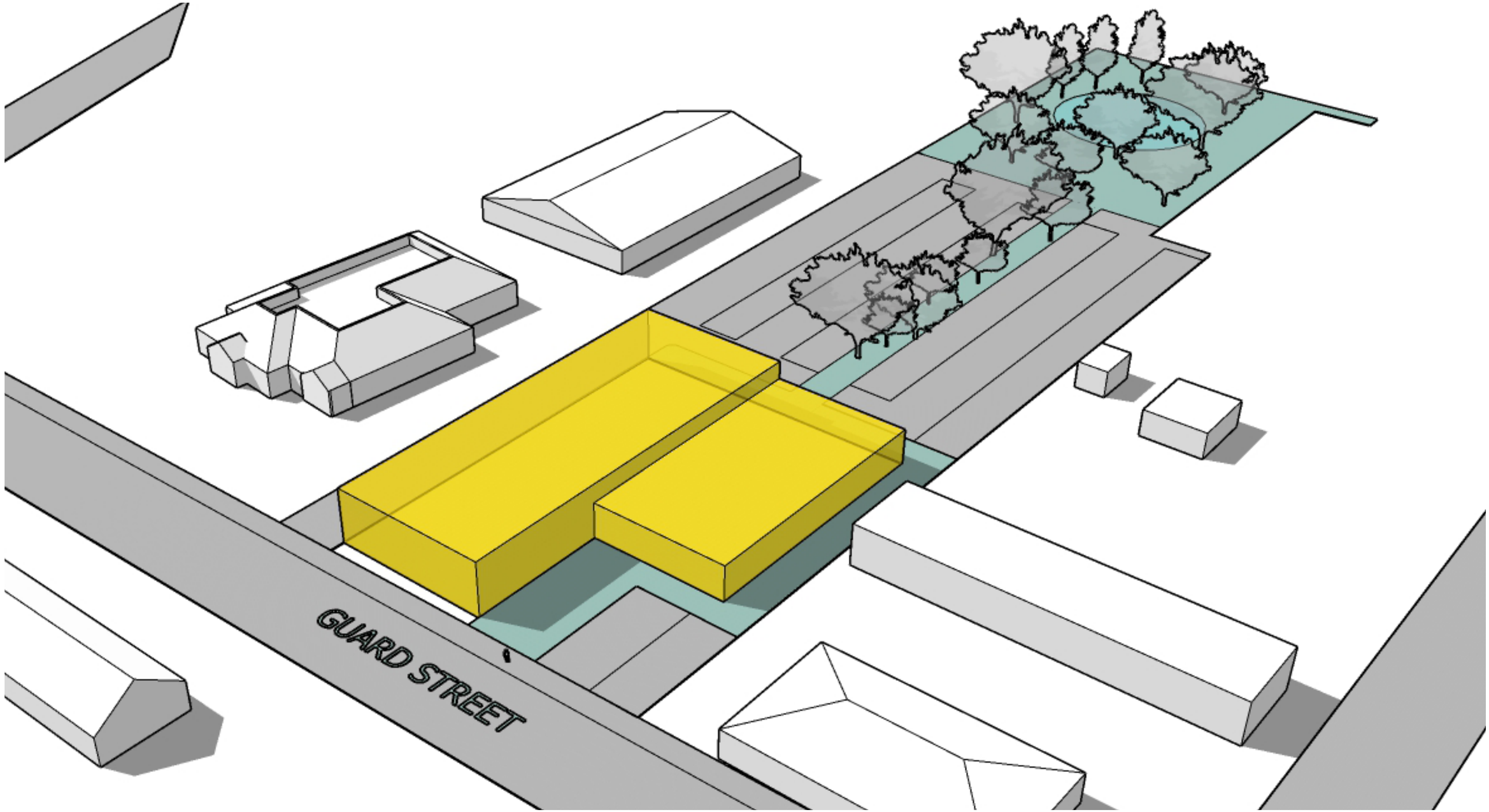
10. Road Improvements: Guard street is a minor arterial. Street improvements currently meet arterial standards however there will be substantial modification to curb cuts and sidewalk panels.

11. Fire Dept Access: The fire hydrant on adjacent lot has adequate pressure. There are no fire department access concerns at this time.

12. Parking: All parking, drive aisles and driveways are assumed to be asphalt. Total parking count = 107 stalls

13. Hazardous Material: There are known soil contaminates on site. Contaminated soil must be disposed of off-island.

14. Building Reuse: For estimating purposes, assume full demolition of buildings.


GUARD STREET

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SPRING STREET

1. Exceptional tree at entry on Spring
2. Madrone trees on site
3. View of site from across Spring
4. Existing House
5. Existing buildings

SITE OVERVIEW

Address:
600 Spring Street

Size:
2.52 Acres

Zoning:
Professional Services

Currently the site of an unused nursing facility, this site is currently privately owned.

The largest of the three sites, the topography is generally flat, and home to some beautiful native landscape.

Pros:

Spring is the largest of the 3 sites and is very well located along Upper Spring street at a busy 'T' intersection. The property has ample land to accommodate the building, parking and outdoor civic space with high visibility. Spring is a major arterial connecting the southern half of the island to town, with very high visibility, positioning the library as a gateway into and out of town. The existing structures on the site have some reuse, upcycle and recycle capabilities. A building assessment will need to be performed to asses precisely how much material can be salvaged from the 28,000 square foot primary structure as well as the 4 smaller satellite buildings. Since the current development on the lot is larger than the proposed library building, the site is already provisioned with adequately sized utility connections and distribution systems. Furthermore, all street improvements have already been made and can easily be reused as is. There are several trees of significance on the property that can anchor the outdoor spaces.

Cons:

The existing building has adapted over the years, first as a 1966 Convention Center and then in the 1980's as an assisted living facility. The 1966 building is still largely intact at the north end and contains asbestos which will require abatement. Portions of the existing structures that cannot be reused will have to be disposed of which is costly.

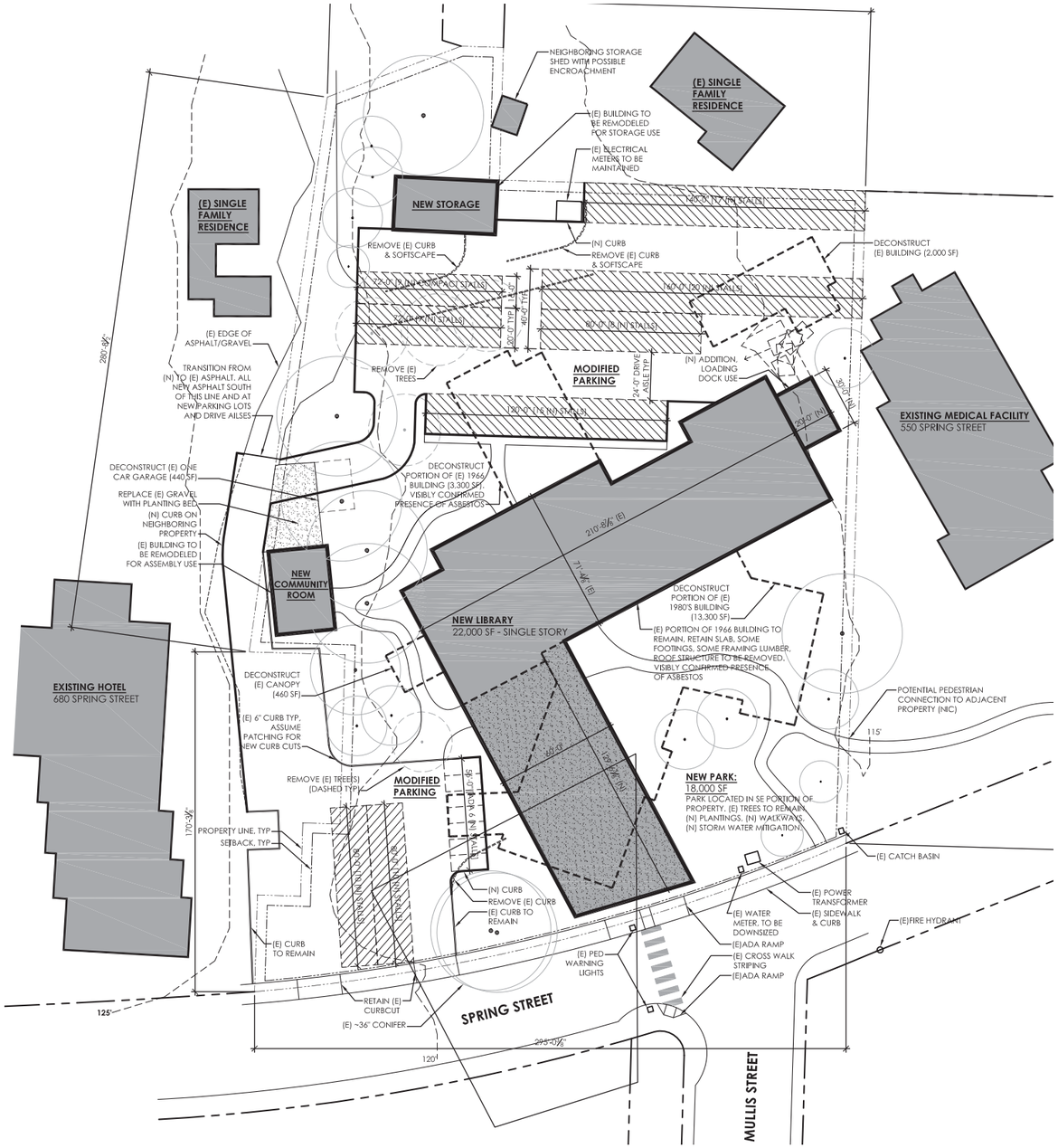
MATRIX SCORE OVERVIEW

Library & Civic Design	52	pts
Municipal Infrastructure	33	pts
Sustainability	14	pts
Values	19	pts
Entitlements	-1	pts
Total Site Score	**117**	**pts**

COST ESTIMATE OVERVIEW

Selective Building Demolition	$549,000
Site Preparations	$195,199
Site Improvements	$674,236
Site Civil/Mechanical Utilities	$464,830
Site Electrical Utilities	$50,000
General Conditions	$239,200
Margins & Adjustments	$1,003,277
Total Site Cost	**$3,175,742**

Note: Matrix and Cost Estimate details can be found later in this report



Note: see full size plans included at the end of this report

Spring Street Site Plan Notes:

1. Easements: An access easement exists at the west side of property. Recording number 90169142. Exact extents to be determined by licensed surveyor.

2. Utility Mains: Sewer, water and storm main are located in Spring Street. All utility connections to utility mains are adequately sized for proposed buildings. No known connection upgrades are required.

3. Power: The power transformer located in the above ground vault on property is adequately sized for the proposed structure.

4. Utility Sizing: The existing structure is 28,000 sf. Proposed building is 20,000 sf.

5. Utility Distribution: All utility distribution exists on the property but will require upgrades to meet current codes. Assume reuse of water and sewer lines, lining will be required for sewer line.

6. Water: The water meter is oversized for library use. It is recommended to replace the existing meter with a smaller meter to minimize on going use fees.

7. Zoning: The property is zoned professional use. Library use is an allowed use.

8. Overlays: There are no view protection or historic overlays on this site.

9. Critical Areas: There are no known critical areas or shoreline habitats on this site.

10. Road Improvements: Spring Street is a major arterial. Street improvements currently meet major arterial standards.

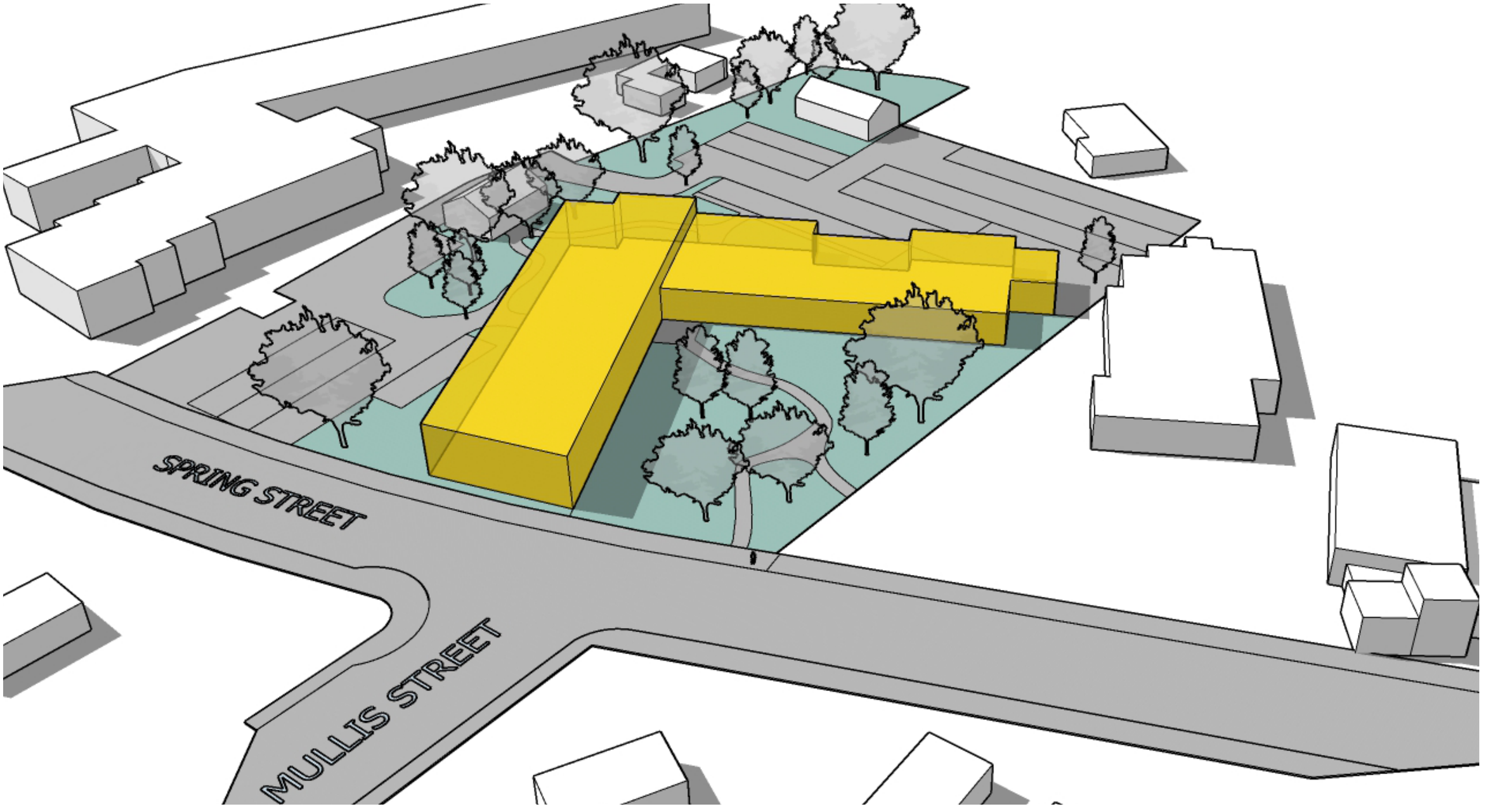
11. Fire Dept Access: The fire hydrant across the street has adequate pressure. There are no fire department access concerns at this time.

12. Parking: All parking, drive aisles and driveways are assumed to be asphalt. Total parking count = 104 stalls

13. Hazardous Material: There is known presence of asbestos in original 1966 building. Asbestos must be disposed of off-island.

14. Building Reuse: For estimating purposes assume full demolition of building and partial reuse of 1966 slab-on-grade. Potential for reuse of larger portions of building can be determined after the completion of a building assessment.

15. Storm: Assume storm water retention using culverts beneath parking area with overflow to existing storm main connection.


SPRING STREET
MULLIS STREET

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MALCOLM STREET

1. Neighboring site the east
2. Neighboring site to the north
3. Malcolm Street side
4. Looking North to Argyle Street

SITE OVERVIEW

Address:
70,80,100,200 Malcolm St.

Size:
1.75 Acres total

Zoning:
Commercial

Overlays:
Transitional Historic Neighborhood

The Malcolm Street Site is an un-developed site and is owned by San Juan County.

The site is rectangular in shape and free of large vegetation. The site slopes down in a bowl shape away from the roads.

Pros:

Malcolm is extremely well located and is within 5 minutes walking distance of the center of town. It is a corner lot boasting the longest street frontage of the 3 properties which creates opportunities for visibility, signage and lighting. Its primary orientation is in the East/West direction allowing for very good solar access and passive design strategies.

Cons:

Malcolm is a small site compared to the other two. At 1.75 acres it just fits a 20,000 SF building and 100 parking stalls which does not leave much room for outdoor civic space. Of the 3 sites, it has the highest burden of street and utility improvements since the land has been vacant for as long as the current SJIL Board can recall. The site sits approximately 4' lower than minor arterial, Argyle Ave, creating an awkward relationship between the building entry and street frontage. The site also has a presence of standing water in the wet weather season. In concert, these two challenges necessitate importing structural fill so the building can be raised closer to the street and out of the high water table. The property also falls within the Historic Preservation District which mandates a more prescriptive approach to scale, massing, roof slope, window configuration/size, siding and fencing. Although these vernacular guidelines are not frown upon, they are challenging to apply to a 20,000 square foot building.

PROPOSED SITE PLAN LEGEND

- Proposed Structure
- Open Space
- Vehicular Circulation

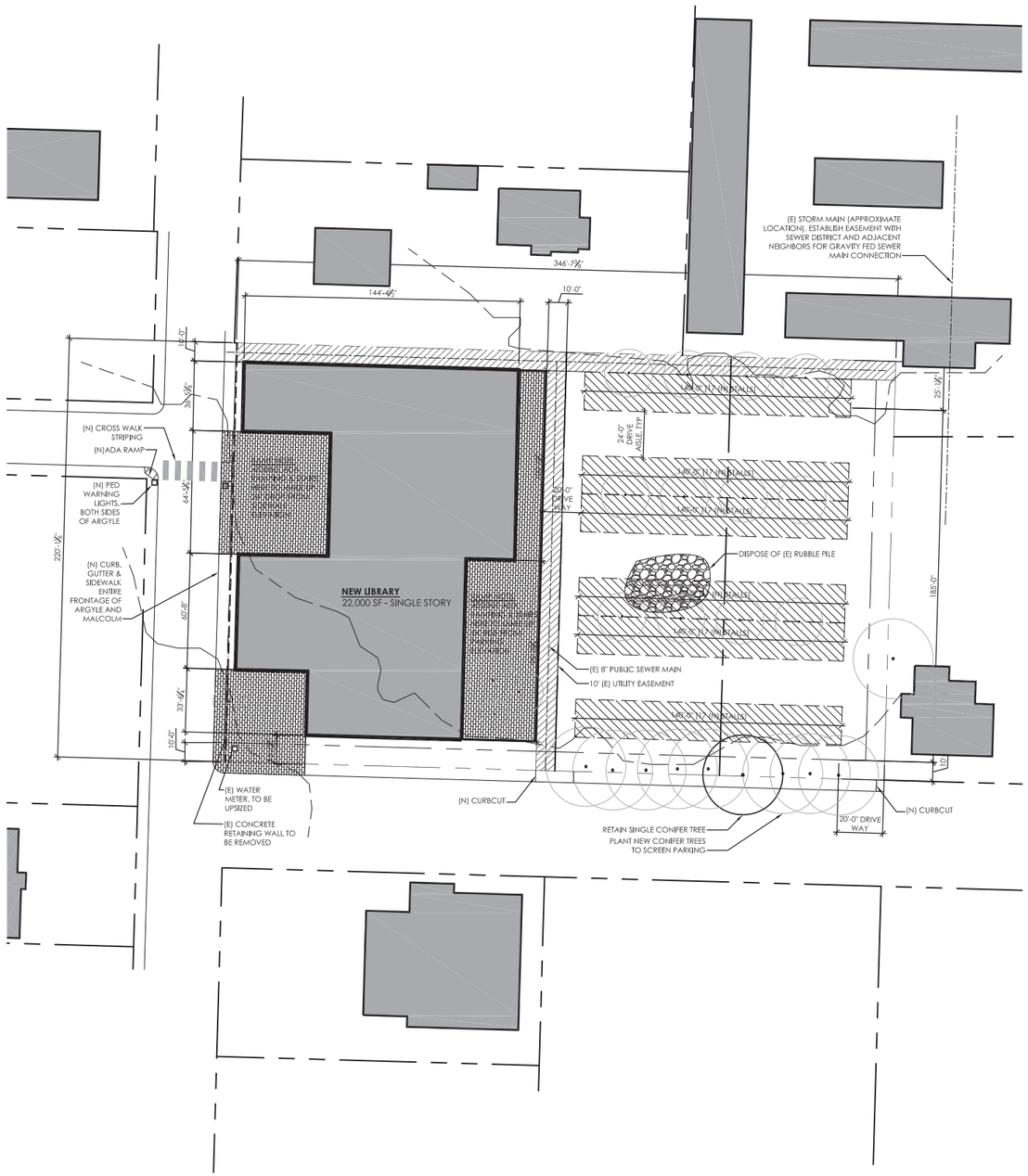
MATRIX SCORE OVERVIEW

Library & Civic Design	49	pts
Municipal Infrastructure	13	pts
Sustainability	8	pts
Values	12	pts
Entitlements	-3	pts
Total Site Score	**79**	**pts**

COST ESTIMATE OVERVIEW

Site Preparations	$480,733
Site Improvements	$576,191
Site Civil/Mechanical Utilities	$381,950
Site Electrical Utilities	$135,000
Other Site Construction	$283,000
General Conditions	$239,200
Margins & Adjustments	$967,997
Total Site Cost	**$3,064,071**

Note: Matrix and Cost Estimate details can be found later in this report



Note: see full size plans included at the end of this report

Malcolm Street Site Plan Notes:

1. Easements: A sewer easement exists at the center and north edge of the property.

2. Utility Mains: Sewer, water and storm mains are located in Malcolm Street. A storm main connection does not exist. Water and sewer main connections exist. Assume utility trenching in Argyle Ave for water. Storm connection will have to connect through a future easement on the adjacent northeast property because the storm main in Argyle Ave is too high for a gravity connection.

3. Power: There is no existing transformer that can accommodate this site. Single phase power is available and a pad mount transformer can be added. 3 phase power can be extended to this site and a flush mount transformer can be added.

4. Utility Sizing/Distribution: There are currently no structures on this site therefore no utility distribution exists on the property other than the existing 8" sewer main in the easement and 3 6" sewer stubs on tax parcel 200, 100 & 80. Utility distribution needs to be added for water, storm, power and some sewer.

6. Water: There is an existing undersized water meter in the SW corner of the site. It is recommended to upgrade this existing meter.

7. Zoning: The property is zoned for commercial use. Library use is an allowed use.

8. Overlays: The view protection overlay does not effect this site but the historic preservation overlay does. The building will have to be designed to appear as several small volumes with traditionally pitched roofs.

9. Critical Areas: There are no known critical areas or shoreline habitats on this site. Although the site is not mapped as a wetland it has a known presence of standing water over ~30% of the site.

10. Road Improvements: Malcolm Street is a minor arterial. There are currently no street improvements on Argyle or Malcolm. Assume new curb, gutter, sidewalks, curb cuts, and a cross walk at Caines Street, crossing Argyle Ave.

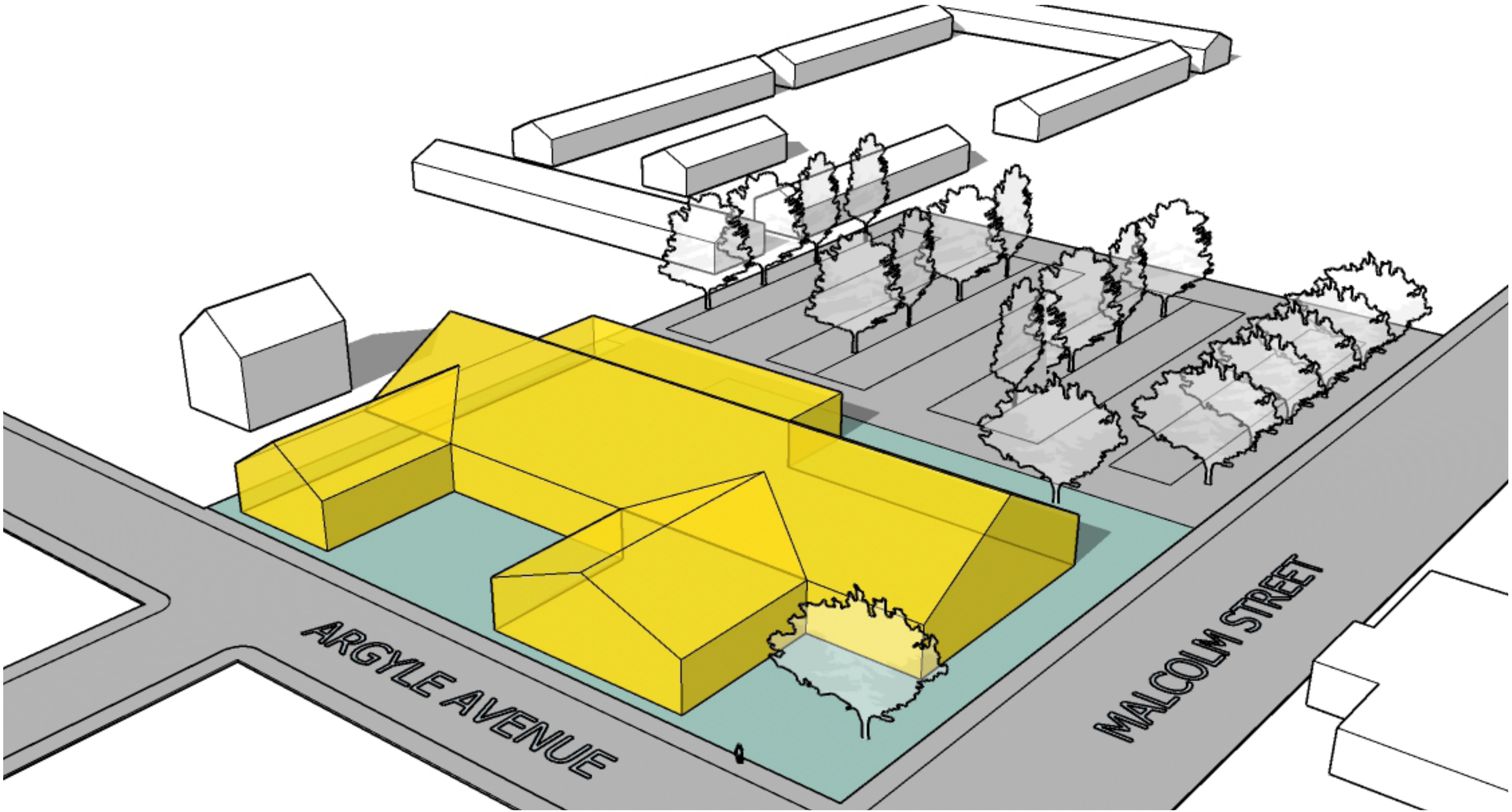
11. Fire Dept Access: The fire hydrant at the corner of the property has adequate pressure. There are no fire department access concerns at this time.

12. Parking: All parking, drive aisles and driveways are assumed to be asphalt. Total parking count = 102 stalls

13. Hazardous Material: There is no known presence of hazardous material on this site.

15. Storm: Assume storm water retention using culverts beneath the parking area with overflow to future storm connection via future easement with the northeast neighbor.

16. ADA Accessibility: It is recommended to fill roughly 2 feet at the building pad area to bring the slab elevation closer to the street. Ramps from Argyle to the building and from parking lot to the building will need to be installed.


ARGYLE AVENUE
MALCOLM STREET

A GUARD

B SPRING

C MALCOLM

MATRIX OVERVIEW

In order to compare the sites to each other, we use a matrix to identify and score each site characteristic. The matrix includes but is not limited to: solar access, soil export/import, hazardous waste, zoning hurdles, critical areas, storm water management, natural features, potential building reuse, historic districts, pedestrian access, etc.

The categories used in this report have been customized to the needs of this project based both technical information and values expressed to us by the SJIL board.

The matrix is broken down into the following categories and is scored on a -5 to 5 range:

Library Design/Civics:
Evaluates the suitability of the site for a public library building in the town of Friday Harbor. Includes items such as pedestrian and vehicular access, proximity to existing civic infrastructure, and capacity for future growth.

Municipal Infrastructure:
Evaluates the availability and capacity of existing utilities and necessity to do both site and municipal improvements to accommodate the new facility. Includes soil contamination or other environmental concerns that would impede or exclude development.

Sustainability:
Evaluates opportunities for sustainable building strategies on the site.

Values:
Evaluates both the programmatic, aesthetic and civic values expressed by the SJIL board.

Entitlements:
Addresses the impact of easements and other non-usable site areas, as well as existing city, state code and zoning regulations on the development of the building.

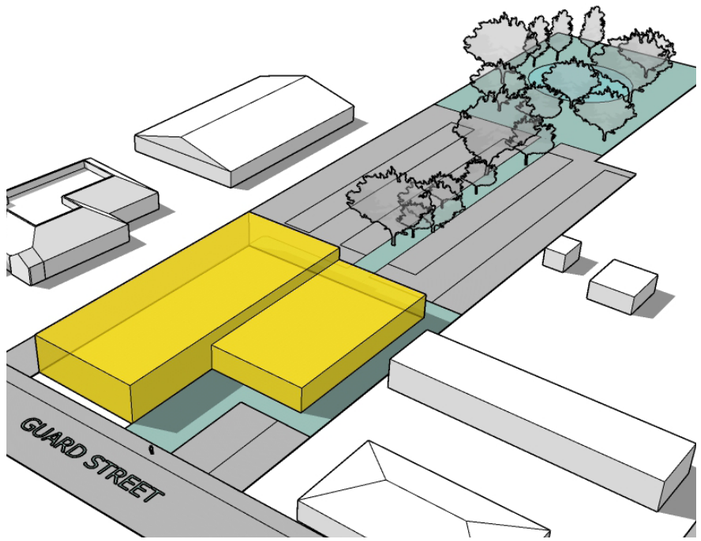
All data was obtained from publicly available sources. No surveys were obtained nor were any title searches performed. When conflicting data was obtained, the most current data was used. While the study team made diligent effort to verify all information, we cannot guarantee the accuracy of information obtained from outside sources.

	Site Matrix	Site A (Guard Street)	Site B (Spring Street)	Site C (Malcolm Street)	Notes
LIBRARY DESIGN/CIVICS	Capacity for Quality Open Space	2	4	1	Spring: Largest property allowing for several outdoor areas, facing all cardinal directions
	Proximity to Other Civic/Social Uses	2	4	4	Spring: Close to Art Museum, Mullis Senior Center, On Major Arterial
	Pedestrian Access/Proximity to Town	2	4	5	Malcolm: Closest to walkable town center
	Parcel Proportion	2	3	5	Malcolm & Spring: Are rectangular and have lots of frontage. Malcolm = 566', Spring = 304'
	Parcel Size	5	5	3	Guard = 102,026 SF; Spring = 109,880 SF; Malcolm = 76,374 SF. Larger is better
	Safety & Security	2	3	4	Malcolm: More eyes on the street (close to town, lots of frontage) Spring: Same but known drug activity at north adjacent lot
	Parking Capacity	3	3	3	All Sites: Accommodated the 100 stall requirement
	Vehicular Access	4	4	4	All Sites: On arterials and have favorable vehicular access
	Loading Dock Access/Truck Turn Around	3	3	5	Malcolm: Accommodates box trucks more easily based on parking configuration
	Natural Environment	3	4	3	Spring: There are very significant trees on and adjacent to the property
	Flexibility	2	3	1	Malcolm: The Historic District will likely have an impact on flexibility. Spring: Assumes partial reuse of structure
	Future Growth	3	3	3	All Sites: A second story would have to be added for most efficient expansion.
	Control Daylighting/Shading	2	5	4	Spring: Largest site with many existing trees, sets site up for natural daylighting and shading opportunities
	Topography	2	4	4	Spring & Malcolm: Have gentle slopes, preferable for ADA. All sites slope away from frontage so storm flow will need to be redirected
	Subtotal	37	52	49	

	Site Matrix	Site A	Site B	Site C	
MUNICIPAL INFRASTRUCTURE	Sidewalk/Curb/Gutter	3	3	-3	Spring & Guard: All sidewalks, curbs and gutters in place and adequately sized, both sides of street
	Power Transformer Required	4	4	-3	Spring & Guard: 1 & 3 Phase power already exists, ample transformers. Malcolm: New transformer for 1 phase power ($10K-$15K + trenching. 3 Phase power would have to be brought there ($40k - $60K + trenching)
	Water Main Connection Required	2	5	2	Spring: Water main already connected and adequately sized. Malcolm & Guard: Water meter exists in so connection not required in street but meter size must be increased.
	Water Distribution Upgrades	2	3	1	Spring: Private property distribution already in place. Some modification will be required. Malcolm & Guard: Need full distribution install
	Hydrant/Fire Access	4	4	4	All Sites: Adequate fire hydrant pressure and fire department access
	Sewer Main Connection Required	4	4	4	Spring & Guard: New connection is street highly unlikely. Malcolm: 10' sewer easement runs N/S at east edge lot 100 & 10' at N edge
	Sewer Distribution Upgrades	2	3	4	Spring & Guard: Distribution exists but there are known issues that need to be fixed. Malcolm: 3 6" stubs exist to lots 80, 100 & 200
	Storm Main Connection Required	1	4	2	Spring: Exist. connection to main adequately sized. Malcolm: New connection to main need at NE neighboring lot, requires new easement. Main in Argyle too high for gravity connection. Guard: Main in Guard too high for gravity connection, detention pond req'd.
	Storm Distribution Upgrades	-2	2	-2	Spring: Distribution exists but needs to be patched and lined. Guard & Malcolm: No distribution exists
	Street Lighting/Signage	1	3	4	All Sites: Ample existing street lighting. Guard: Due to short frontage, signage opportunities are limited
	Road Improvements	4	4	-4	Spring & Guard: Road improvements already completed both sides of street. Malcolm: Entire frontage, both streets, need improvements
	Construction Access/Town Impact	-1	-4	-3	Spring & Malcolm: Close to town and will intersect with ferry/daily traffic
	Cut/Fill Soils	-5	4	-2	Guard: Requires significant soil removal & fill. Malcolm: Requires significant fill to meet the street level and address water table. Spring: Requires very little soil modification.
	Access to Street Parking	2	1	3	Spring: No street parking on major arterial
	Subtotal	14	33	13	

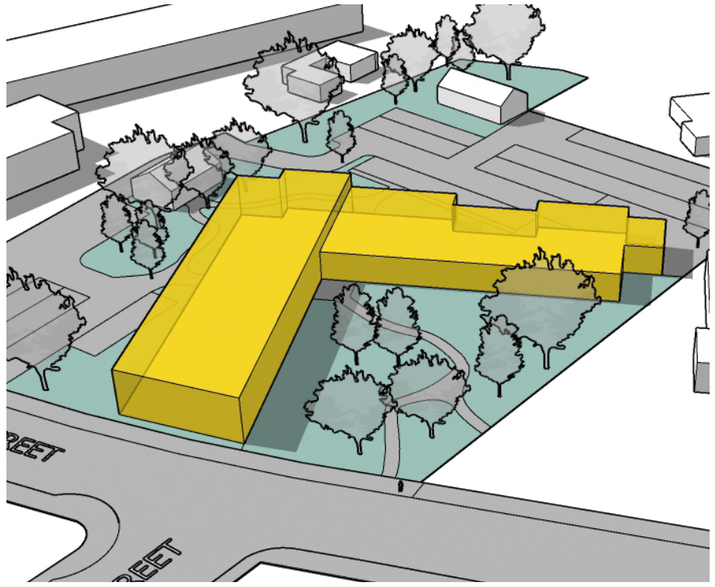
SUSTAINABILTY	Building Salvage/Reuse	-2	2	0	Spring: Assumes reuse of some foundations, some long span lumber. Can create community event around soft strip, salvage and use.
	Passive Design	1	3	3	Guard: Due to its narrow proportions, adjacent sites block access to sun and prevailing winds
	Planted Roof	3	3	3	All Sites: Equivalent roof area for potential planted roof
	Storm Water Design	-3	3	-1	Guard: Storm likely can't drain to street due to grades. Spring & Malcolm: Storm detention can gravity drain to storm main.
	Solar PV	1	3	3	Spring & Malcolm: Wide south facing frontage is advantageous for solar power generation
	Subtotal	0	14	8	

	Site Matrix	Site A	Site B	Site C	
VALUES	Touchstone/Civic Gravitas	1	5	3	Spring: Huge opportunity to make a community statement, communal center/touchstone Malcolm: Constrained by design guidelines
	Balance Indoor/Outdoor	1	5	2	Guard: The site proportion prevents outdoor/indoor adjacencies in all cardinal directions. Malcolm: Small indoor/outdoor connection.
	Lifts Up Neighborhood	1	5	3	Spring: Huge opportunity to lift up area, highly visible, becomes a gateway to town
	Access for Senior/Youth	2	4	4	Guard: Only moderately close to high school but farther from Senior Center and elementary school
	Subtotal	5	19	12	
ENTITLEMENTS	Critical Areas	0	0	0	All Sites: Free and clear of mapped critical areas
	County Permits	0	0	0	All Sites: No SJ County jurisdiction other than health department for probable café
	Archaeological Permits	0	0	0	All Sites: Subject to Tribal Review. At this time it is unknown if any sites have remains or artifacts that could stall or add cost to project
	SEPA Permits	-2	-2	-2	All Sites: SEPA is required.
	DOE Permits	-2	-2	-2	All Sites: Likely need DOE permit because disturbed area will probably be in excess of 1 acre.
	Zoning Challenges	3	3	3	All Sites: Zoning constraints are equally applied
	Historic District	0	0	-2	Malcolm: Will add time and cost to design and permitting process. SJIL will lose some control.
	Federal Permits	0	0	0	All Sites: No federal permits required
	Subtotal	-1	-1	-3	
	Matrix SCORE	55	117	79	
			Favorable Score		



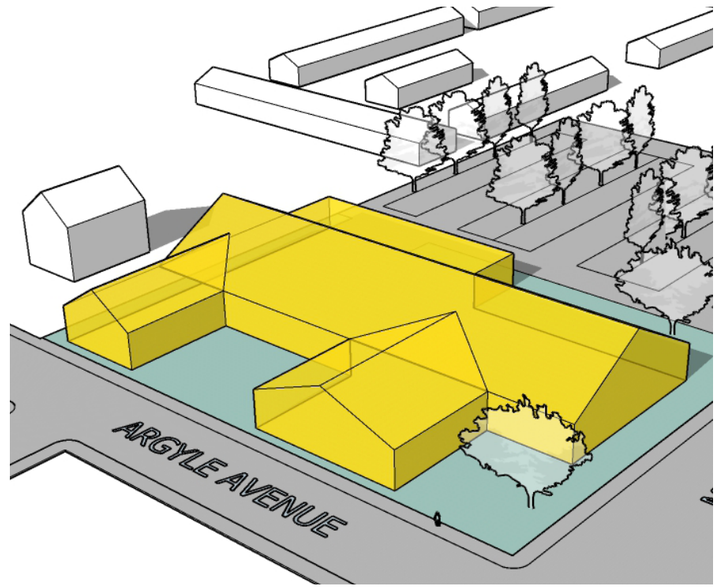
GUARD STREET

Zone	Light Industrial
Lot area	2.34 Acres
Building Area	19,000 sq ft
Outdoor Civic Space	5,000 sq ft
Parking Stall Count	107 Stalls
Total Matrix Score	55 points
Total Site Development Cost	$6,891,361*
Site Development Unit Cost/Sqft	$63.48/ sq ft*



SPRING STREET

Zone	Professional Srvc
Lot area	2.52 Acres
Building Area	22,000 sq ft
Outdoor Civic Space	18,000 sq ft
Parking Stall Count	104 Stalls
Total Matrix Score	117 points
Total Site Development Cost	$3,175,742*
Site Development Unit Cost/Sqft	$29.23/ sq ft*



MALCOLM STREET

Zone	Commercial
Lot area	1.75 Acres
Building Area	22,000 sq ft
Outdoor Civic Space	3,000 sq ft
Parking Stall Count	102 Stalls
Total Matrix Score	79 points
Total Site Development Cost	$3,064,071*
Site Development Unit Cost/Sqft	$37.65/ sq ft*

*Note: Building costs excluded. See detailed cost estimate for exclusions and inclusions

SCHEDULE MILESTONES

Milestone	Duration	Start	Finish
Feasibility Study	29 Days	6/24/19	8/2/19
Secondary Site Analysis	24 Days	8/2/19	9/4/19
Design: Research	13 Days	1/21/21	2/18/21
Design: Schematic Design	59 Days	2/9/21	4/30/21
Design: Design Development	85 Days	4/27/21	8/23/21
Design: Construction Docs	60 Days	7/13/21	10/4/21
Bidding	20 Days	10/5/21	11/1/21
Construction	12 Months	11/2/21	10/3/22

Note: Schedule details can be found later in this report

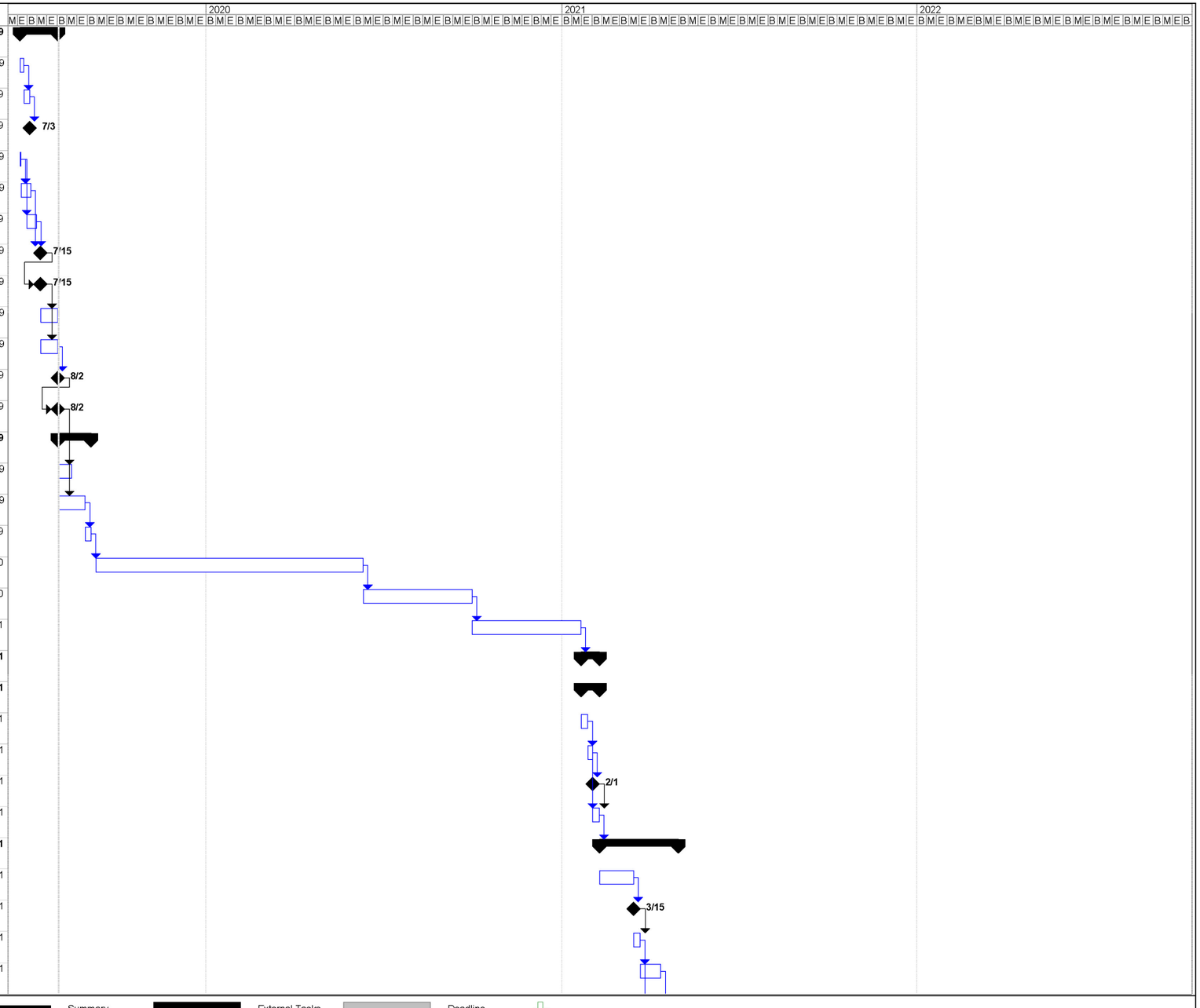
CONCLUSIONS

All three sites have pros and cons, but Guard has disproportionate challenges due to soil quality. This makes Guard very expensive to develop and given that it's located in a light industrial zone and is not easily walkable from town we do not recommend it as a building site for the future library. Conversely, we have determined that both Spring and Malcolm are acceptable building sites, but we find Spring to be more favorable. Although Malcolm is extremely walkable from town it is a very small site, approximately 30% smaller than Spring. To fit a single story 20,000 square foot building, a minimum of 100 parking stalls and an outdoor civic space, a 2.5 acre site is ideal. Malcolm is 1.7 acres. Spring presents the opportunity for civic gravitas whereas Malcolm will demand a more residential look and feel. From our early investigation with the SJIL Board, an outdoor civic space is very desirable.

It's important to note that the unit cost of Malcolm is slightly higher than that of Spring, $37.65 and $29.23 respectively. Guard's unit cost looms large at $63.48. Therefore Spring is a high value proposition.

At this time Spring is on the market and listed at $2.6 million. It is certain to have the highest acquisition cost of the three properties. This will have to be weighed against the favorable site development and civic opportunities that Spring has to offer.

ID	Task Name	Duration	Start	Finish
1	**Feasability study**	**29 days**	**Mon 6/24/19**	**Fri 8/2/19**
2	Create Site Analysis Matrix	4 days	Mon 6/24/19	Thu 6/27/19
3	Contact Agencies	4 days	Fri 6/28/19	Wed 7/3/19
4	Meeting 1	0 days	Wed 7/3/19	Wed 7/3/19
5	Additional Site Recon	1 day	Mon 6/24/19	Mon 6/24/19
6	Architectural character analysis	8 days	Tue 6/25/19	Thu 7/4/19
7	Consultant Coordination	8 days	Mon 7/1/19	Wed 7/10/19
8	Meeting 2	0 days	Mon 7/15/19	Mon 7/15/19
9	Progress report	0 days	Mon 7/15/19	Mon 7/15/19
10	Final consultant coordination	14 days	Mon 7/15/19	Thu 8/1/19
11	Report Production	14 days	Mon 7/15/19	Thu 8/1/19
12	Report delivery	0 days	Fri 8/2/19	Fri 8/2/19
13	Site selection	0 days	Fri 8/2/19	Fri 8/2/19
14	**Secondary site analysis**	**24 days**	**Fri 8/2/19**	**Wed 9/4/19**
15	Consultant study	2 wks	Fri 8/2/19	Thu 8/15/19
16	Level 1 environmental analysis	4 wks	Fri 8/2/19	Thu 8/29/19
17	Final report production	4 days	Fri 8/30/19	Wed 9/4/19
18	Funding	197 days?	Tue 9/10/19	Wed 6/10/20
19	Voting	4 mons	Thu 6/11/20	Wed 9/30/20
20	Land Acquisition	4 mons	Thu 10/1/20	Wed 1/20/21
21	**Design**	**13 days**	**Thu 1/21/21**	**Mon 2/8/21**
22	**Research**	**13 days**	**Thu 1/21/21**	**Mon 2/8/21**
23	Staff Interviews (as req'd)	5 days	Thu 1/21/21	Wed 1/27/21
24	Communtiy meeting prep	3 days	Thu 1/28/21	Mon 2/1/21
25	Community meeting	0 days	Mon 2/1/21	Mon 2/1/21
26	Program report	5 days	Tue 2/2/21	Mon 2/8/21
27	**Schematic Design**	**59 days**	**Tue 2/9/21**	**Fri 4/30/21**
28	Initial Schematic Design	5 wks	Tue 2/9/21	Mon 3/15/21
29	Schematic presentation to client	0 days	Mon 3/15/21	Mon 3/15/21
30	Schematic review and comment	1 wk	Tue 3/16/21	Mon 3/22/21
31	Secondary Schematic Design	3 wks	Tue 3/23/21	Mon 4/12/21



Project: SJIL
Date: Fri 8/2/19

Task | Progress | Summary | External Tasks | Deadline
Split | Milestone | Project Summary | External Milestone

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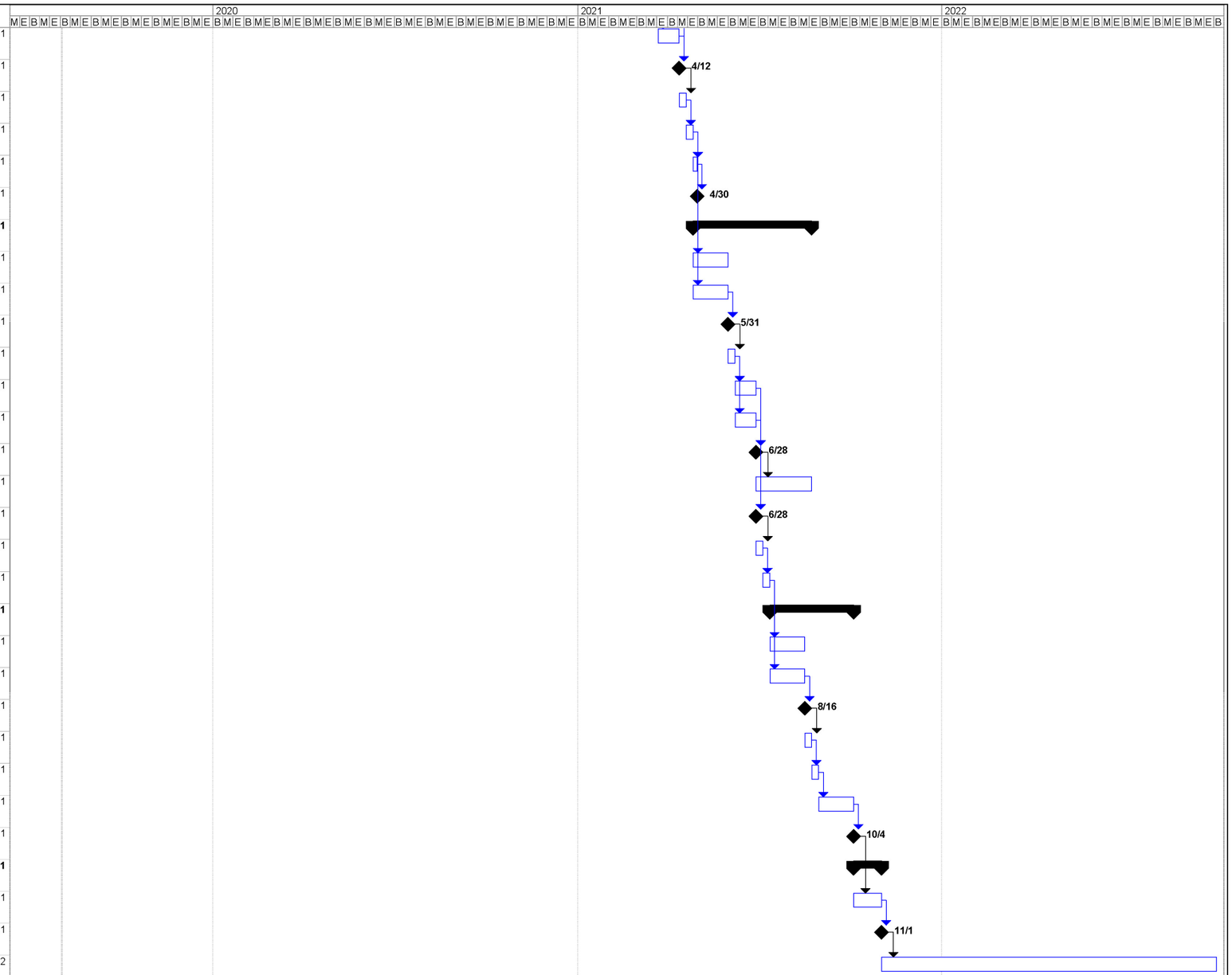
ID	Task Name	Duration	Start	Finish
32	Consultant coordination/production	3 wks	Tue 3/23/21	Mon 4/12/21
33	100% schematic set	0 days	Mon 4/12/21	Mon 4/12/21
34	Cost estimating	1 wk	Tue 4/13/21	Mon 4/19/21
35	SD client comment	1 wk	Tue 4/20/21	Mon 4/26/21
36	Meeting prep	4 days	Tue 4/27/21	Fri 4/30/21
37	Community meeting	0 days	Fri 4/30/21	Fri 4/30/21
38	**Design Development**	**85 days**	**Tue 4/27/21**	**Mon 8/23/21**
39	Design development phase 1	5 wks	Tue 4/27/21	Mon 5/31/21
40	Consultant production	5 wks	Tue 4/27/21	Mon 5/31/21
41	50% DD set	0 days	Mon 5/31/21	Mon 5/31/21
42	SJIL Comment and Approval	1 wk	Tue 6/1/21	Mon 6/7/21
43	Design development phase 2	3 wks	Tue 6/8/21	Mon 6/28/21
44	Consultant Production	3 wks	Tue 6/8/21	Mon 6/28/21
45	Permit Submittal	0 days	Mon 6/28/21	Mon 6/28/21
46	Permit Review	2 mons	Tue 6/29/21	Mon 8/23/21
47	100% DD set	0 days	Mon 6/28/21	Mon 6/28/21
48	Cost estimating	1 wk	Tue 6/29/21	Mon 7/5/21
49	SJIL Comment and Approval	1 wk	Tue 7/6/21	Mon 7/12/21
50	**Construction Documents**	**60 days**	**Tue 7/13/21**	**Mon 10/4/21**
51	Construction Documents Phase 1	5 wks	Tue 7/13/21	Mon 8/16/21
52	Consultant production	5 wks	Tue 7/13/21	Mon 8/16/21
53	75% CD set	0 days	Mon 8/16/21	Mon 8/16/21
54	Cost estimating	1 wk	Tue 8/17/21	Mon 8/23/21
55	SJIL Comment and Approval	1 wk	Tue 8/24/21	Mon 8/30/21
56	Construction documents Phase 2	5 wks	Tue 8/31/21	Mon 10/4/21
57	100% CD set	0 days	Mon 10/4/21	Mon 10/4/21
58	**Bidding**	**20 days**	**Tue 10/5/21**	**Mon 11/1/21**
59	Bid anouncement and question period	4 wks	Tue 10/5/21	Mon 11/1/21
60	Bid award	0 days	Mon 11/1/21	Mon 11/1/21
61	Construction phase	12 mons	Tue 11/2/21	Mon 10/3/22



Project: SJIL
Date: Fri 8/2/19

Task | Progress | Summary | External Tasks | Deadline
Split | Milestone | Project Summary | External Milestone

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SAN JUAN ISLAND LIBRARY SITE STUDY

SAN JUAN SITE STUDY VERSION 2

COST ESTIMATE - OVERVIEW

RLB Rider Levett Bucknall

Project Details

Description

Basis of Estimate

This project consists of a comparison of three potential sites for the construction of a new library on San Juan Island.

The estimates represent the site development work only and do not reflect any work related to the building.

Items Specifically Included

ESTIMATE PRICING:

. Pricing is based on Construction Costs as of July 2019 and as a line item in the mark-ups have been escalated to Jan. 2022.

. Margins and Adjustments are included in the estimate

. Items included or excluded are detailed in the estimate. Other assumptions, inclusions and exclusions are listed below.

The following assumptions have been made in the preparation of this estimate:

. The project will be competitively bid amongst General and Sub-Contractors (at least 3).

. The works will be carried out during normal working hours.

. The Contractor will be required to pay prevailing wage rates.

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ITEMS SPECIFICALLY INCLUDED:

. Please note where allowances have been made, we would request the Design Team and Owner to review the sum to ensure the allowance meets their intent.

. Sub-Contractors Overheads and Profit are included in the unit rates.

The following items have been specifically included in Margins and Adjustments:

. General Conditions

. Overhead & Profit

. Bonds and Insurance

. Design Contingency

. Escalation

Minimal island premium, due to availability of site contractors and material

Note: On Guard site, an environmental assessment will be required to determine the extent of the contaminated soil. Ongoing monitoring after the contamination removal is not included in this estimate.

Items Specifically Excluded

ITEMS SPECIFICALLY EXCLUDED:

RLB Rider Levett Bucknall

San Juan Island Library Site Study
San Juan Site Study Version 2

Project Details

Description

.

. Shiftwork or overtime working or acceleration.

. .Delays or working restrictions on the Contractor.

. Assumes disposal of materials off island, with the exception being clear and grub.

... .Statutory Authorities' charges, contributions (and compliance orders).

.. Abnormal changes in market conditions affecting our assessment of escalation.

. Construction Management Fees.

. Escalation beyond that shown in estimate.

. Testing and inspection

. Construction/change order contingency

. Architecture/Engineering fees

. Permits

. Utility company charges

. Builder's risk insurance

. State sales tax

Documents

This estimate is based on the preliminary provided by Allied 8 and FiveDot Architects and subsequent phone conversations.

Many of the costs are based on assumptions at this point and should be reviewed by the design team in detail.

COST ESTIMATE - GUARD

Rider Levett Bucknall

San Juan Island Library Site Study
San Juan Site Study Version 2

Guard Site Area: 108,566 SF
Rates Current At July 2019

Guard Site Summary

Description			Cost/SF	Total Cost
F20	**Selective Building Demolition**		**$20.75**	**$2,253,136**
G10	**Site Preparations**		**$10.60**	**$1,150,743**
G20	**Site Improvements**		**$5.58**	**$606,077**
G30	**Site Civil/Mechanical Utilities**		**$3.82**	**$415,095**
G40	**Site Electrical Utilities**		**$0.46**	**$50,000**
Z10	**General Conditions**		**$2.20**	**$239,200**
		ESTIMATED NET COST	**$43.42**	**$4,714,251**
MARGINS & ADJUSTMENTS				
Design/Estimating Contingency		15.0 %		$707,138
Bonds and Insurance		2.0 %		$108,427
Overhead and Profit		5.5 %		$304,140
Escalation to Jan. 2022		12.5 %		$729,245
Island Premium		5.0 %		$328,160
		ESTIMATED TOTAL COST	**$63.48**	**$6,891,361**

San Juan Island Library Site Study

San Juan Site Study Version 2

Guard Detailed Item Summary

G: 108,566.0 SF Cost/SF: $43.42

G GUARD

Rates Current At July 2019

Description		Unit	Qty	Rate	Total
D5010 Electrical Service & Distribution					
37	On-site Power/Communication Distribution	LS	1.0	50,000.00	50,000
	Electrical Service & Distribution			***$0.46/SF***	***$50,000***
F2010 Building Elements Demolition					
9	Building Demo	SF	10,468.0	12.00	125,616
	Building Elements Demolition			***$1.16/SF***	***$125,616***
F2020 Hazardous Components Abatement					
8	Building Abatement Allowance	SF	7,851.0	12.00	94,212
11	Remove Contaminated 2' at 38,000 sf	CY	2,815.0	700.00	1,970,500
	Hazardous Components Abatement			***$19.02/SF***	***$2,064,712***
G1010 Site Clearing					
1	Clear and Grub- Dispose on Island	SF	98,566.0	0.45	44,355
23	Erosion Control	LS	1.0	50,000.00	50,000
	Site Clearing			***$0.87/SF***	***$94,355***
G1020 Site Demolition & Relocations					
26	Demo Footings/Slab and Backfill	SF	10,468.0	6.00	62,808
38	Misc site demo	LS	1.0	25,000.00	25,000
	Site Demolition & Relocations			***$0.81/SF***	***$87,808***
G1030 Site Earthwork					
5	General Grading	SF	98,566.0	1.00	98,566
29	Cut/Haul Off Island 4' at 32,000 sf	CY	5,630.0	55.00	309,650
24	Building Pad Protection	SF	18,700.0	1.00	18,700
28	Fill/Import 2'	CY	2,814.9	80.00	225,192
33	Fill/Import 4'	CY	4,741.0	80.00	379,280
	Site Earthwork			***$9.50/SF***	***$1,031,388***
G2020 Parking Lots					
13	Asphalt Paving/Curbs/Signage	SF	42,744.0	7.00	299,208
	Parking Lots			***$2.76/SF***	***$299,208***
G2030 Pedestrian Paving					
12	Concrete Surfacing Allowance	SF	3,500.0	8.00	28,000
	Pedestrian Paving			***$0.26/SF***	***$28,000***
G2040 Site Development					
22	Misc. Site Furnishings	LS	1.0	25,000.00	25,000
	Site Development			***$0.23/SF***	***$25,000***
G2050 Landcaping					
21	Landscaping Allowance	SF	36,267.0	7.00	253,869
	Landcaping			***$2.34/SF***	***$253,869***

San Juan Island Library Site Study

San Juan Site Study Version 2

Guard Detailed Item Summary

G: 108,566.0 SF Cost/SF: $43.42

G GUARD (continued)

Rates Current At July 2019

Description		Unit	Qty	Rate	Total
G3010 Water Supply					
20	Water Work	LS	2.0	25,000.00	50,000
	Water Supply			***$0.46/SF***	***$50,000***
G3020 Sanitary Sewer					
19	Sanitary Work-Allowance	LS	2.0	25,000.00	50,000
	Sanitary Sewer			***$0.46/SF***	***$50,000***
G3030 Storm Sewer					
15	Storm Water Detention-per CF	SF	17,673.0	15.00	265,095
16	Storm Water Quality	LS	1.0	50,000.00	50,000
	Storm Sewer			***$2.90/SF***	***$315,095***
Z1010 General Conditions					
36	General Conditions	Week	26.0	9,200.00	239,200
	General Conditions			***$2.20/SF***	***$239,200***
	GUARD			***$43.42/SF***	***$4,714,251***

COST ESTIMATE - SPRING

RLB Rider Levett Bucknall

San Juan Island Library Site Study
San Juan Site Study Version 2

Spring Site Area: 108,630 SF
Rates Current At July 2019

Spring Site Summary

Description		Cost/SF	Total Cost
F20	**Selective Building Demolition**	**$5.05**	**$549,000**
G10	**Site Preparations**	**$1.80**	**$195,199**
G20	**Site Improvements**	**$6.21**	**$674,236**
G30	**Site Civil/Mechanical Utilities**	**$4.28**	**$464,830**
G40	**Site Electrical Utilities**	**$0.46**	**$50,000**
Z10	**General Conditions**	**$2.20**	**$239,200**
	ESTIMATED NET COST	**$20.00**	**$2,172,465**
MARGINS & ADJUSTMENTS			
Design/Estimating Contingency	15.0 %		$325,870
Bonds and Insurance	2.0 %		$49,967
Overhead and Profit	5.5 %		$140,157
Escalation to Jan. 2022	12.5 %		$336,057
Island Premium	5.0 %		$151,226
	ESTIMATED TOTAL COST	**$29.23**	**$3,175,742**

San Juan Island Library Site Study

San Juan Site Study Version 2

Spring Detailed Item Summary

S: 108,630.0 SF Cost/SF: $20.00

S SPRING Rates Current At July 2019

Description		Unit	Qty	Rate	Total
D5010 Electrical Service & Distribution					
37	On-site Power/Communication Distribution	LS	1.0	50,000.00	50,000
	Electrical Service & Distribution			***$0.46/SF***	***$50,000***
F2010 Building Elements Demolition					
10	Building Demo	SF	17,000.0	15.00	255,000
	Building Elements Demolition			***$2.35/SF***	***$255,000***
F2020 Hazardous Components Abatement					
8	Building Abatement Allowance	SF	17,000.0	12.00	204,000
	Hazardous Components Abatement			***$1.88/SF***	***$204,000***
G1010 Site Clearing					
2	Clear and Grub- Dispose on Island	SF	108,630.0	0.45	48,884
23	Erosion Control	LS	1.0	50,000.00	50,000
	Site Clearing			***$0.91/SF***	***$98,884***
G1020 Site Demolition & Relocations					
26	Demo Footings/Slab and Backfill	SF	15,000.0	6.00	90,000
38	Misc site demo	LS	1.0	25,000.00	25,000
	Site Demolition & Relocations			***$1.06/SF***	***$115,000***
G1030 Site Earthwork					
5	General Grading	SF	54,315.0	1.00	54,315
24	Building Pad Protection	SF	17,000.0	1.00	17,000
	Site Earthwork			***$0.66/SF***	***$71,315***
G2020 Parking Lots					
31	Asphalt Overlay	SF	12,694.0	2.25	28,562
30	New Paving	SF	47,794.0	5.00	238,970
32	New Curb	LF	433.0	20.00	8,660
13	Asphalt Paving/Curbs/Signage	SF	1.0	7.00	7
	Parking Lots			***$2.54/SF***	***$276,199***
G2030 Pedestrian Paving					
12	Concrete Surfacing Allowance	SF	3,500.0	8.00	28,000
	Pedestrian Paving			***$0.26/SF***	***$28,000***
G2040 Site Development					
22	Misc. Site Furnishings	LS	1.0	25,000.00	25,000
	Site Development			***$0.23/SF***	***$25,000***
G2050 Landcaping					
21	Landscaping Allowance	SF	49,291.0	7.00	345,037
	Landcaping			***$3.18/SF***	***$345,037***

San Juan Island Library Site Study
San Juan Site Study Version 2
Spring Detailed Item Summary
S: 108,630.0 SF Cost/SF: $20.00

S SPRING (continued) Rates Current At July 2019

Description		Unit	Qty	Rate	Total
G3010 Water Supply					
20	Water Work	LS	1.0	25,000.00	25,000
	Water Supply			***$0.23/SF***	***$25,000***
G3020 Sanitary Sewer					
19	Sanitary Work-Allowance	LS	1.0	25,000.00	25,000
	Sanitary Sewer			***$0.23/SF***	***$25,000***
G3030 Storm Sewer					
15	Storm Water Detention-per CF	SF	24,322.0	15.00	364,830
17	Storm Water Quality	LS	1.0	50,000.00	50,000
	Storm Sewer			***$3.82/SF***	***$414,830***
Z1010 General Conditions					
36	General Conditions	Week	26.0	9,200.00	239,200
	General Conditions			***$2.20/SF***	***$239,200***
	SPRING			***$20.00/SF***	***$2,172,465***

COST ESTIMATE - MALCOLM

RLB Rider Levett Bucknall

San Juan Island Library Site Study
San Juan Site Study Version 2

Malcom Site Summary

Malcom Site Area: 81,383 SF
Rates Current At July 2019

Description		Cost/SF	Total Cost
G10	**Site Preparations**	**$5.91**	**$480,733**
G20	**Site Improvements**	**$7.08**	**$576,191**
G30	**Site Civil/Mechanical Utilities**	**$4.69**	**$381,950**
G40	**Site Electrical Utilities**	**$1.66**	**$135,000**
G90	**Other Site Construction**	**$3.48**	**$283,000**
Z10	**General Conditions**	**$2.94**	**$239,200**
	ESTIMATED NET COST	**$25.76**	**$2,096,074**
MARGINS & ADJUSTMENTS			
Design/Estimating Contingency	15.0 %		$314,411
Bonds and Insurance	2.0 %		$48,210
Overhead and Profit	5.5 %		$135,228
Escalation to Jan. 2022	12.5 %		$324,240
Island Premium	5.0 %		$145,908
	ESTIMATED TOTAL COST	**$37.65**	**$3,064,071**

San Juan Island Library Site Study

San Juan Site Study Version 2

Malcom Detailed Item Summary

M: 81,383.0 SF Cost/SF: $25.76

M MALCOM Rates Current At July 2019

Description		Unit	Qty	Rate	Total
D5010 Electrical Service & Distribution					
37	On-site Power/Communication Distribution	LS	1.0	50,000.00	50,000
25	Electrical Power Service	LS	1.0	85,000.00	85,000
	Electrical Service & Distribution			***$1.66/SF***	***$135,000***
G1010 Site Clearing					
3	Clear and Grub- Dispose on Island	SF	81,383.0	0.45	36,622
23	Erosion Control	LS	1.0	50,000.00	50,000
	Site Clearing			***$1.06/SF***	***$86,622***
G1030 Site Earthwork					
5	General Grading	SF	81,383.0	1.00	81,383
24	Building Pad Protection	SF	21,600.0	1.00	21,600
28	Fill/Import 2'	CY	3,014.1	80.00	241,128
	Site Earthwork			***$4.23/SF***	***$344,111***
G2010 Roadways					
14	Potential Frontage Improvements	LF	566.0	500.00	283,000
	Roadways			***$3.48/SF***	***$283,000***
G2020 Parking Lots					
13	Asphalt Paving/Curbs/Signage	SF	34,697.0	7.00	242,879
	Parking Lots			***$2.98/SF***	***$242,879***
G2030 Pedestrian Paving					
12	Concrete Surfacing Allowance	SF	3,500.0	8.00	28,000
35	Stairs/Ramps	EA	2.0	25,000.00	50,000
	Pedestrian Paving			***$0.96/SF***	***$78,000***
G2040 Site Development					
22	Misc. Site Furnishings	LS	1.0	25,000.00	25,000
34	Crosswalk Allowance	LS	1.0	30,000.00	30,000
	Site Development			***$0.68/SF***	***$55,000***
G2050 Landcaping					
21	Landscaping Allowance	SF	28,616.0	7.00	200,312
	Landcaping			***$2.46/SF***	***$200,312***
G3010 Water Supply					
20	Water Work	LS	3.0	25,000.00	75,000
	Water Supply			***$0.92/SF***	***$75,000***
G3020 Sanitary Sewer					
19	Sanitary Work-Allowance	LS	2.0	25,000.00	50,000
	Sanitary Sewer			***$0.61/SF***	***$50,000***

RLB Rider Levett Bucknall

San Juan Island Library Site Study

San Juan Site Study Version 2

Malcom Detailed Item Summary

M: 81,383.0 SF Cost/SF: $25.76

M MALCOM (continued) Rates Current At July 2019

Description		Unit	Qty	Rate	Total
G3030 Storm Sewer					
15	Storm Water Detention-per CF	SF	17,130.0	15.00	256,950
18	Storm Water Quality	LS	1.0	50,000.00	50,000
	Storm Sewer			***$3.77/SF***	***$306,950***
Z1010 General Conditions					
36	General Conditions	Week	26.0	9,200.00	239,200
	General Conditions			***$2.94/SF***	***$239,200***
	MALCOM			***$25.76/SF***	***$2,096,074***

FULL SIZE SITE PLANS

fivedot

1221 E. PIKE ST., STE 305
SEATTLE, WA 98122
ALLIED8.COM