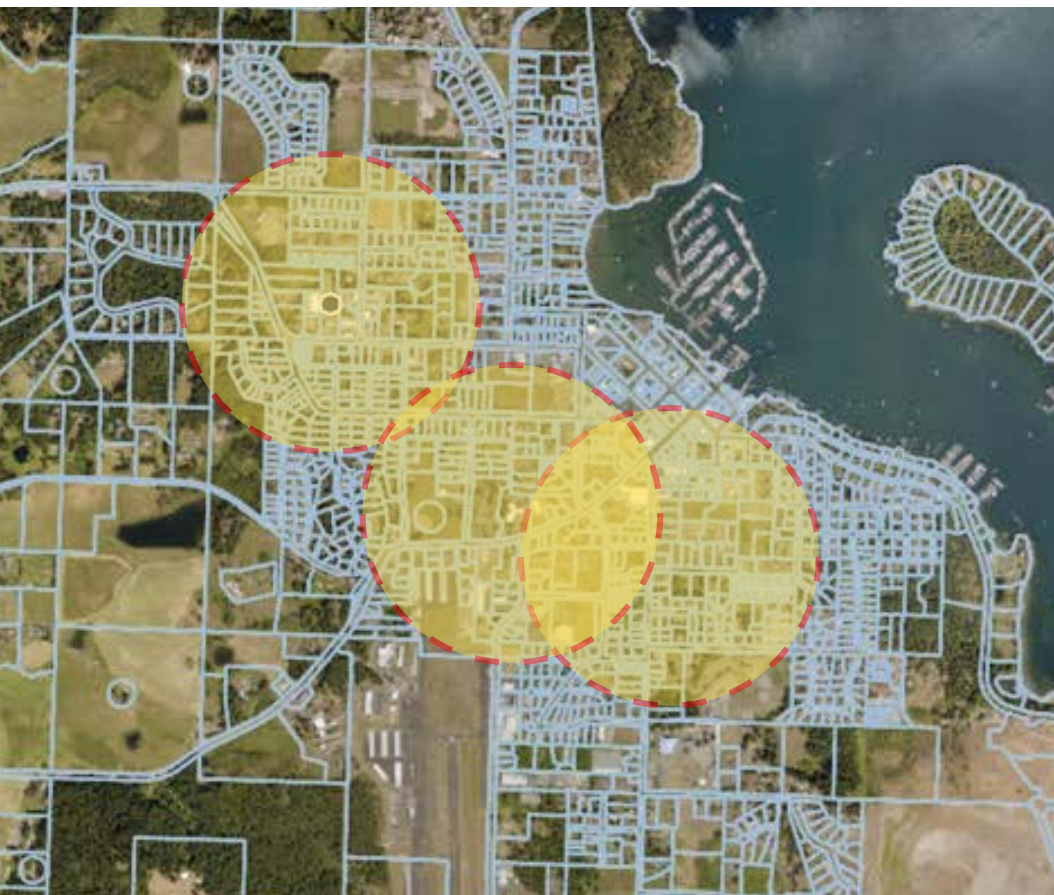


SAN JUAN ISLAND LIBRARY

Selected Property Program Study

10 September 2019





2 **NARRATIVE**

- 3** **MALCOM / ARGYLE**
[Property No. 1](#)
- » Observations
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- 9** **SPRING STREET**
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- 17** **GUARD STREET**
[Property No. 3](#)
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23 **SUMMARY**

25 **CONCLUSION**

NARRATIVE

- This program study allows for property acquisition, campaigning, funding, estimates and schedules, as required to complete the construction and warranty periods for the three properties studied, and is intended to provide the library board of directors and the San Juan Island community with the best information available at the time.
- This study allows for current property assessment values, or sales prices where available.
- This program study reviews information known to date for the properties and program; in the absence of adequate information, OCMI has allowed for practices, costs and betterment as developed by industry standards.
- The A&E design schedule and services have been reconciled with both Allied8 Architects and the Washington State fee schedule for A&E fees.
- OCMI, Inc. has allowed for the square footages of the new libraries to be the same as shown in Allied8's feasibility study.
- Soil conditions have been allowed for, with imports and exports to be completed on the island.
- Utilities, including: water, sewer, electric and fire lines, have been allowed at costs typical to make ready for building services.
- Storm water has been similarly allowed for, though the range of potential design options for this scope of work creates potential for cost deviations.
- Electrical: where necessary we have allowed for new or upgraded services for the site. OCMI has also allowed for site lighting with light poles and distribution for the site, parking lots, drives, parks and walks.
- Where necessary, allowances have been made to account for off-site improvements, including: sidewalks, curbs and gutters, cross walk signage and striping, and damage remediation.
- Parking areas have been assumed to be comprised of an asphaltic concrete layer over a compacted base layer.
- Demolition costs have been calculated assuming that all disposal, except for hazardous materials, will occur on the island. OCMI has allowed for hazardous materials remediation and abatement disposal off of the island.
- OCMI has allowed for an alternate estimate and schedule for the complete clearing and demolition of the Spring Street property. Though there may be tree mitigation issues for this allowance, OCMI feels the significant savings in cost and time would out-weigh this issue. Also this clearing will allow for more creative, and less restrictive, designs.
- OCMI has allowed for Washington State taxes in the design portion of the preconstruction process.



MALCOM / ARGYLE

Property No. 1





PROPERTY No. 1 — 200 MALCOM STREET

- 76,370 SF *Site*
- 22,000 SF *New Library*
- 27,840 SF *Parking Lots and Drives*
- 7,400 SF *Library Entry Ways*
- 19,131 SF *Landscaping and Irrigation*

ESTIMATE

| | |
|----------------------------|---------------------------------------|
| \$15,436,953 / \$701 SF | <i>Building and Site Construction</i> |
| \$597,540 | <i>Property Assessment</i> |
| \$1,026,268 | <i>Design Fees</i> |
| \$400,000 | <i>Management Fees</i> |
| \$17,460,761 / \$793.67 SF | TOTAL PROGRAM ESTIMATE |

SCHEDULE

- 14 months - *Construction Schedule*
- 5 years - *Progress Schedule*



Proposed design schematic of 200 Malcom Street

- Contractor access to this site is only feasible from the east, creating additional complexity in staging, which will add time to the project schedule.
- OCMI has allowed for the property assessment value in our study as there has yet to be a sale price established for this property.

OBSERVATIONS

- The property is unimproved and conveniently located in Friday Harbor, which improves efficiency and, correlatively, cost and schedule.
- This property sits below grade, which impacts costs and schedule. OCMI has allowed for import of fill material to bring the proposed site up to grade.
- The property has an existing PUD easement that cuts the property down the middle from north to south, which will greatly restrict design possibilities and impact costs.
 - » **Future PUD work to repair, maintain, upgrade or add to existing utility may potentially disrupt proposed library operations**
- The historical designation of this property will greatly impact improvement costs by necessitating design choices that might not have otherwise been made.
 - » **New library would be required to be designed according to superseded design standards and, among other items, would require:**
 - 6:12 roof orientation, creating both additional total square footage of roofing and a taller building structure
 - Shiplap siding
 - Glazing options and total facade makeup restricted by design standards
 - Increases costs
 - Lengthens schedule
- This property will require improvements to Malcom and Argyle roadways including walkways, sidewalks, curb and gutter, crossings, and improvements to existing vehicle pavement.

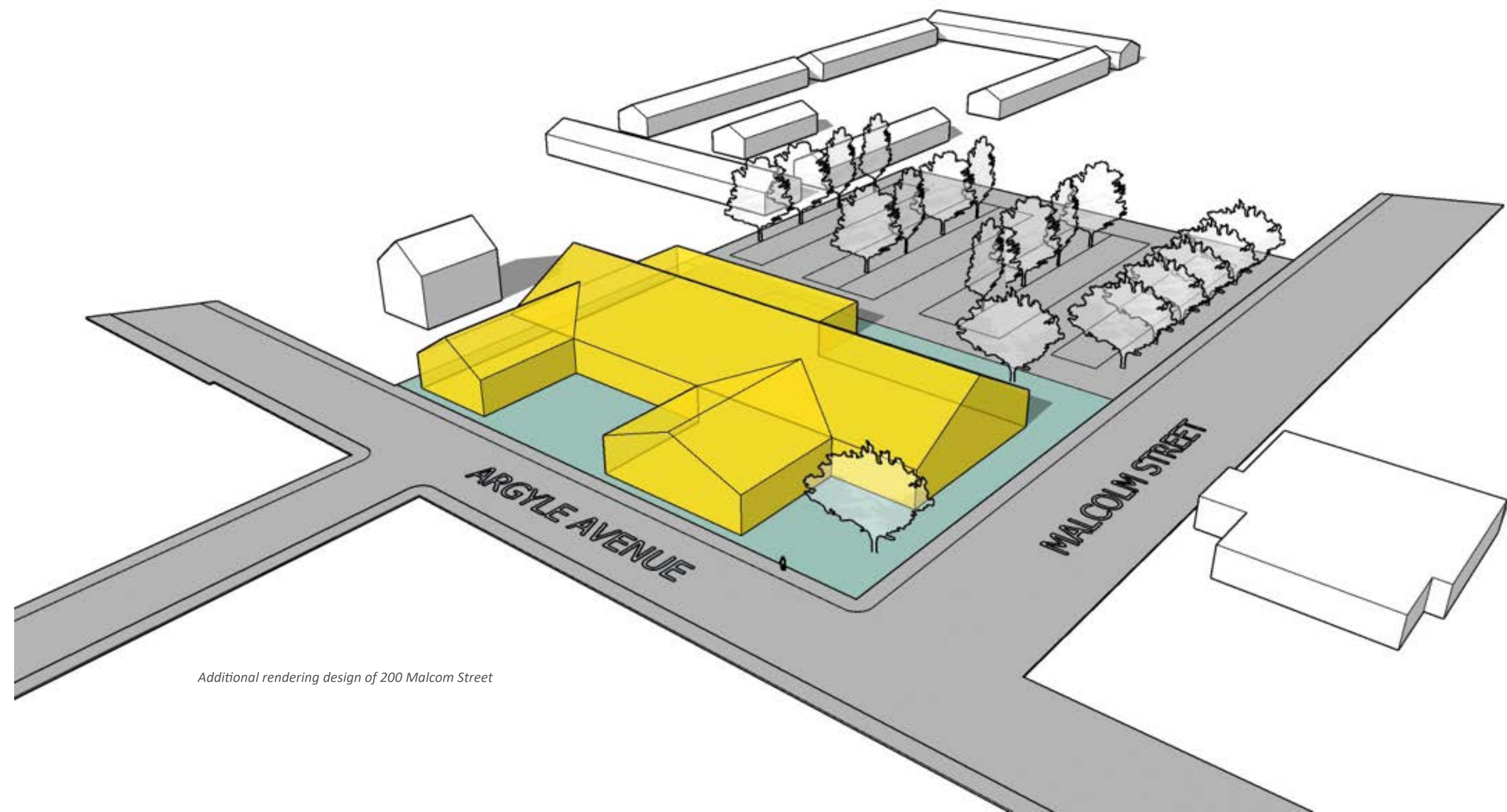
New San Juan Island Library
200 MALCOM STREET
Friday Harbor, WA

OVER-ALL PROGRAM STUDY - THREE PROPERTIES

DETAILED SITE SUMMARY

| ELEMENT | | TOTAL COST | \$/SF AREA |
|--|--------|--------------|------------|
| B20 EXTERIOR ENCLOSURE | | \$7,700,000 | \$100.82 |
| F20 SELECTIVE BUILDING DEMOLITION | | \$9,850 | \$0.13 |
| G10 SITE PREPARATION | | \$417,939 | \$5.47 |
| G20 SITE IMPROVEMENTS | | \$871,210 | \$11.41 |
| G30 SITE MECHANICAL UTILITIES | | \$210,000 | \$2.75 |
| G40 SITE ELECTRICAL UTILITIES | | \$217,740 | \$2.85 |
| G90 OTHER SITE CONSTRUCTION | | | |
| NET DIRECT SITE COST | | \$9,426,739 | \$123.44 |
| GENERAL REQUIREMENTS | 2.00% | \$188,535 | \$2.47 |
| SUBTOTAL | | \$9,615,274 | \$125.90 |
| GENERAL CONDITIONS @ \$55K PER MNTH | LS | \$770,000 | \$10.08 |
| SUBTOTAL | | \$10,385,274 | \$135.99 |
| DESIGN CONTINGENCY | 2.00% | \$188,535 | \$2.47 |
| SUBTOTAL | | \$10,573,809 | \$138.46 |
| CONSTRUCTION CONTINGENCY | 5.00% | \$528,690 | \$6.92 |
| SUBTOTAL | | \$11,102,499 | \$145.38 |
| INSURANCE & BOND | 1.50% | \$166,537 | \$2.18 |
| SUBTOTAL | | \$11,269,036 | \$147.56 |
| BUILDING PERMIT | 1.50% | \$166,537 | \$2.18 |
| SUBTOTAL | | \$11,435,574 | \$149.74 |
| CONTRACTOR'S GC OH&P | 5.00% | \$571,779 | \$7.49 |
| SUBTOTAL | | \$12,007,353 | \$157.23 |
| WASHINGTON STATE TAX | 10.00% | \$1,200,735 | \$15.72 |
| SUBTOTAL | | \$13,208,088 | \$172.95 |
| ESCALATION TO MIDPOINT OF CONSTRUCTION | 16.88% | \$2,228,865 | \$29.19 |
| TOTAL SITE COST | | \$15,436,953 | \$202.13 |

[illegible]



Additional rendering design of 200 Malcom Street



SPRING STREET

Property No. 2



SPRING STREET
PROPERTY NO. 2



Photographs of existing conditions of 600 Spring Street



PROPERTY No. 2 — 600 SPRING STREET

- 109,771 SF *Site*
- 22,000 SF *New Library*
 - 8,000 SF - *New Addition Library*
 - 14,000 SF - *Existing Frame and Foundations*
- 1,500 SF *Remodel Community Room / House*
- 1,500 SF *Remodel N.W. Building*
- 40,000 SF *Parking Lots and Drives*
- 38,700 SF *Landscaping, Park and Irrigation*

ESTIMATE

| | |
|----------------------------|---------------------------------------|
| \$15,593,834 / \$708.81 SF | <i>Building and Site Construction</i> |
| \$2,993,820 | <i>For Sale Price</i> |
| \$1,036,698 | <i>Design Fees</i> |
| \$400,000 | <i>Management Fees</i> |
| \$20,024,352 / \$910.20 SF | TOTAL PROGRAM ESTIMATE |

SCHEDULE

- 16 months - *Construction Schedule*
- 5 years - *Progress Schedule*



Proposed design schematic of 600 Spring Street

- This program allows for 8,000 SF of new addition to the existing 14,000 SF structure and remodeling of the existing 1,500 SF community house and 1,500 SF northwest building.
- The 14,000 SF of existing structure allows for selective deconstruction, leaving the existing framing and foundation.
- OCMI has allowed for abatement of the existing buildings on this property due to the era of their original construction.

OBSERVATIONS

- OCMI has allowed for a balanced site; meaning no additional import of soils will be required except for those for the new 8,000 SF building pad.
- The selective removal of existing facilities on this site will impact cost, production and schedule as contractors will contend with working around these areas.
 - » **Minor Areas for Selective Demolishment include:**
 - 2 structures consisting of 1,500 SF
 - Multiple trees
 - Existing 14,000 SF main building
 - » **Areas of Major Selective Demolition include:**
 - The 14,000 SF main building, which will require the following remediation of work prior to the commencement of construction:
 - Under pinning
 - Fortifications to structural as the existing framework supports a flat roof of 10 feet in height
 - Expansion joint
 - Build-outs
 - Other upgrades
- Additionally, the current orientation of the building, which would not be affected by the selective demolition, would have a large impact on the availability of different design options, both from a building and a site standpoint.

OVER-ALL PROGRAM STUDY - THREE PROPERTIES

DETAILED SITE SUMMARY

| ELEMENT | | TOTAL COST | \$/SF AREA |
|--|--------|--------------|------------|
| B20 EXTERIOR ENCLOSURE | | \$7,250,000 | \$66.05 |
| F20 SELECTIVE BUILDING DEMOLITION | | \$669,300 | \$6.10 |
| G10 SITE PREPARATION | | \$371,941 | \$3.39 |
| G20 SITE IMPROVEMENTS | | \$578,112 | \$5.27 |
| G30 SITE MECHANICAL UTILITIES | | \$210,000 | \$1.91 |
| G40 SITE ELECTRICAL UTILITIES | | \$344,942 | \$3.14 |
| G90 OTHER SITE CONSTRUCTION | | | |
| NET DIRECT SITE COST | | \$9,424,295 | \$85.85 |
| GENERAL REQUIREMENTS | 2.00% | \$188,486 | \$1.72 |
| SUBTOTAL | | \$9,612,781 | \$87.57 |
| GENERAL CONDITIONS @ \$55K PER MNTH | LS | \$880,000 | \$8.02 |
| SUBTOTAL | | \$10,492,781 | \$95.59 |
| DESIGN CONTINGENCY | 2.00% | \$188,486 | \$1.72 |
| SUBTOTAL | | \$10,681,267 | \$97.30 |
| CONSTRUCTION CONTINGENCY | 5.00% | \$534,063 | \$4.87 |
| SUBTOTAL | | \$11,215,330 | \$102.17 |
| INSURANCE & BOND | 1.50% | \$168,230 | \$1.53 |
| SUBTOTAL | | \$11,383,560 | \$103.70 |
| BUILDING PERMIT | 1.50% | \$168,230 | \$1.53 |
| SUBTOTAL | | \$11,551,790 | \$105.24 |
| CONTRACTOR'S GC OH&P | 5.00% | \$577,590 | \$5.26 |
| SUBTOTAL | | \$12,129,380 | \$110.50 |
| WASHINGTON STATE TAX | 10.00% | \$1,212,938 | \$11.05 |
| SUBTOTAL | | \$13,342,318 | \$121.55 |
| ESCALATION TO MIDPOINT OF CONSTRUCTION | 16.88% | \$2,251,516 | \$20.51 |
| TOTAL SITE COST | | \$15,593,834 | \$142.06 |

| San Juan Island Library #2-2 - Spring Street Study | | | | Page 1 of 1 | | Data Date: 02-Jan-20 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Activity ID | Activity Name | Orig. Dur. | Start | Finish | 2020 | | | | | | | | | | | | 2021 | | | | | | | | | | | | 2022 | | | | | | | | | | | | 2023 | | | | | | | | | | | | 2024 | | | | | | | | | | | | 2025 | | | | | | | | | | | | 2026 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | D | J | F | M | A | M | J | J | A | S | O | N | D | J | F | M | A | M | J | J | A | S | O | N | D | J | F | M | A | M | J | J | A | S | O | N | D | J | F | M | A | M | J | J | A | S | O | N | D | J | F | M | A | M | J | J | A | S | O | N | D | J | F | M | A | M | J | J | A | S | O | N | D | J | F | M | A | M | J | J | A | S | O | N | D | J | F | M | A | M | J | J | A | S | O | N | D | J | F | M | A | M | J | J | A | S | O | N | D | J | F | M | A | M | J | J | A | S | O | N | D | J | F | M | A | M | J | J | A | S | O | N | D | J | F | M | A | M | J | J | A | S | O | N | D | J | F | M | A | M | J | J | A | S | O | N | D | J | F | M | A | M | J | J | A | S | O | N | D | J | F | M | A | M | J | J | A | S | O | N | D | J | F | M | A | M | J | J | A | S | O | N | D | J | F | M | A | M | J | J | A | S | O | N | D | J | F | M | A | M | J | J | A | S | O | N | D | J | F | M | A | M | J | J | A | S | O | N | D | J | F | M | A | M | J | J | A | S | O | N | D | J | F | M | A | M | J | 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M | J | J | A | S | O | N | D | J | F | M | A | M | J | J | A | S | O | N | D | J | F | M | A | M | J | J | A | S | O | N | D | J | F | M | A | M | J | J | A | S | O | N | D | J | F | M | A | M | J | J | A | S | O | N | D | J | F | M | A | M | J | J | A | S | O | N | D | J | F | M | A | M | J | J | A | S | O | N | D | J | F | M | A | M | J | J | A | S | O | N | D | J | F | M | A | M | J | J | A | S | O | N | D | J | F | M | A | M | J | J | A | S | O | N | D | J | F | M | A | M | J | J | A | S | O | N | D | J | F | M | A | M | J | J | A | S | O | N | D | J | F | M | A | M | J | J | A | S | O | N | D | J | F | M | A | M | J | J | A | S | O | N | D | J | F | M | A | M | J | J | A | S | O | N | D | J | F | M | A | M | J | J | A | S | O | N | D | J | F | M | A | M | J | J | A | S | O | N | D | J | F | M | A | M | J | J | A | S | O | N | D | J | F | M | A | M | J | J | A | S | O | N | D | J | F | M | A | M | J | J | A | S | O | N | D | J | F | M | A | M | J | J | A | S | O | N | D | J | F | 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N | D | J | F | M | A | M | J | J | A | S | O | N | D | J | F | M | A | M | J | J |



Photograph of existing conditions of 600 Spring Street

ALTERNATE

PROPERTY No. 2 — 600 SPRING STREET

| | |
|------------|--------------------------------------|
| 109,771 SF | Site |
| 22,000 SF | New Library |
| 41,000 SF | Parking Lots and Drives (100 Spaces) |
| 47,000 SF | Landscaping, Park and Irrigation |

ESTIMATE

| | |
|----------------------------|--------------------------------|
| \$13,760,782 / \$625.49 SF | Building and Site Construction |
| \$2,993,820 | For Sale Price |
| \$914,834 | Design Fees |
| \$400,000 | Management Fees |
| \$18,069,436 / \$821.34 SF | TOTAL PROGRAM ESTIMATE |

SCHEDULE

- 14 months - Construction Schedule
- 5 years - Progress Schedule

OBSERVATIONS

- This alternate program allows for the Spring Street property to have a full deconstruction and clearing of all existing improvements and is intended to provide the library and the community an alternate scenario for the property.
 - » **Some of the value provided in this alternate program are;**
 - Opening the design creativity
 - Improving access and production
 - Providing value for costs and schedule
 - Salvage opportunities for trees, stainless steel, and site buildings.
 - Accelerates schedules
 - Remodeling and upgrading existing structures
 - Greater access around the property.

BENEFITS

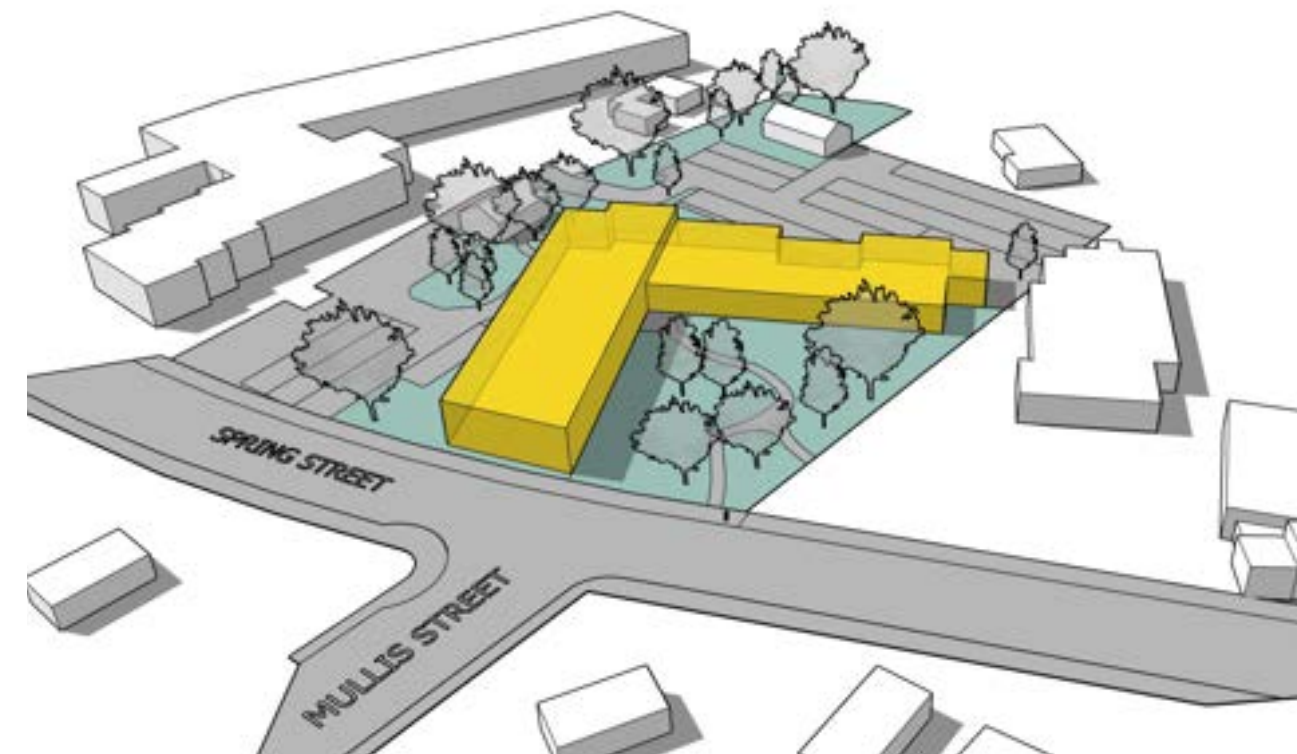
- Unrestricted design and creative development
- Unrestricted site plan options
- Unrestricted site creates greater efficiencies in construction process
- Saves selective demolition costs

COSTS

- Additional construction scope required
- Additional demolition/refuse removal required

Notes

- Alternate design presents an opportunity to realize potential cost offsets for the project
 - » **Potential cost savings: \$500,000 to \$1.5 million**
 - » **Open access to site projected to result in total construction schedule reduction of 2 months.**
- Alternate design would allow for potential design options that may assist in the funding process, e.g. energy efficient design



Additional rendering design of 600 Spring Street

OVER-ALL PROGRAM STUDY - THREE PROPERTIES

DETAILED SITE SUMMARY

| ELEMENT | | TOTAL COST | \$/SF AREA |
|--|--------|--------------|------------|
| B20 EXTERIOR ENCLOSURE | | \$6,270,000 | \$57.12 |
| F20 SELECTIVE BUILDING DEMOLITION | | \$601,920 | \$5.48 |
| G10 SITE PREPARATION | | \$273,548 | \$2.49 |
| G20 SITE IMPROVEMENTS | | \$622,364 | \$5.67 |
| G30 SITE MECHANICAL UTILITIES | | \$210,000 | \$1.91 |
| G40 SITE ELECTRICAL UTILITIES | | \$344,942 | \$3.14 |
| G90 OTHER SITE CONSTRUCTION | | | |
| NET DIRECT SITE COST | | \$8,322,774 | \$75.82 |
| GENERAL REQUIREMENTS | 2.00% | \$166,455 | \$1.52 |
| SUBTOTAL | | \$8,489,229 | \$77.34 |
| GENERAL CONDITIONS @ \$55K PER MNTH | LS | \$770,000 | \$7.01 |
| SUBTOTAL | | \$9,259,229 | \$84.35 |
| DESIGN CONTINGENCY | 2.00% | \$166,455 | \$1.52 |
| SUBTOTAL | | \$9,425,685 | \$85.87 |
| CONSTRUCTION CONTINGENCY | 5.00% | \$471,284 | \$4.29 |
| SUBTOTAL | | \$9,896,969 | \$90.16 |
| INSURANCE & BOND | 1.50% | \$148,455 | \$1.35 |
| SUBTOTAL | | \$10,045,424 | \$91.51 |
| BUILDING PERMIT | 1.50% | \$148,455 | \$1.35 |
| SUBTOTAL | | \$10,193,878 | \$92.86 |
| CONTRACTOR'S GC OH&P | 5.00% | \$509,694 | \$4.64 |
| SUBTOTAL | | \$10,703,572 | \$97.51 |
| WASHINGTON STATE TAX | 10.00% | \$1,070,357 | \$9.75 |
| SUBTOTAL | | \$11,773,929 | \$107.26 |
| ESCALATION TO MIDPOINT OF CONSTRUCTION | 16.88% | \$1,986,851 | \$18.10 |
| TOTAL SITE COST | | \$13,760,780 | \$125.36 |



GUARD STREET

Property No. 3





Photographs of existing conditions at 1000 Guard Street



PROPERTY No. 3 — 1000 GUARD STREET

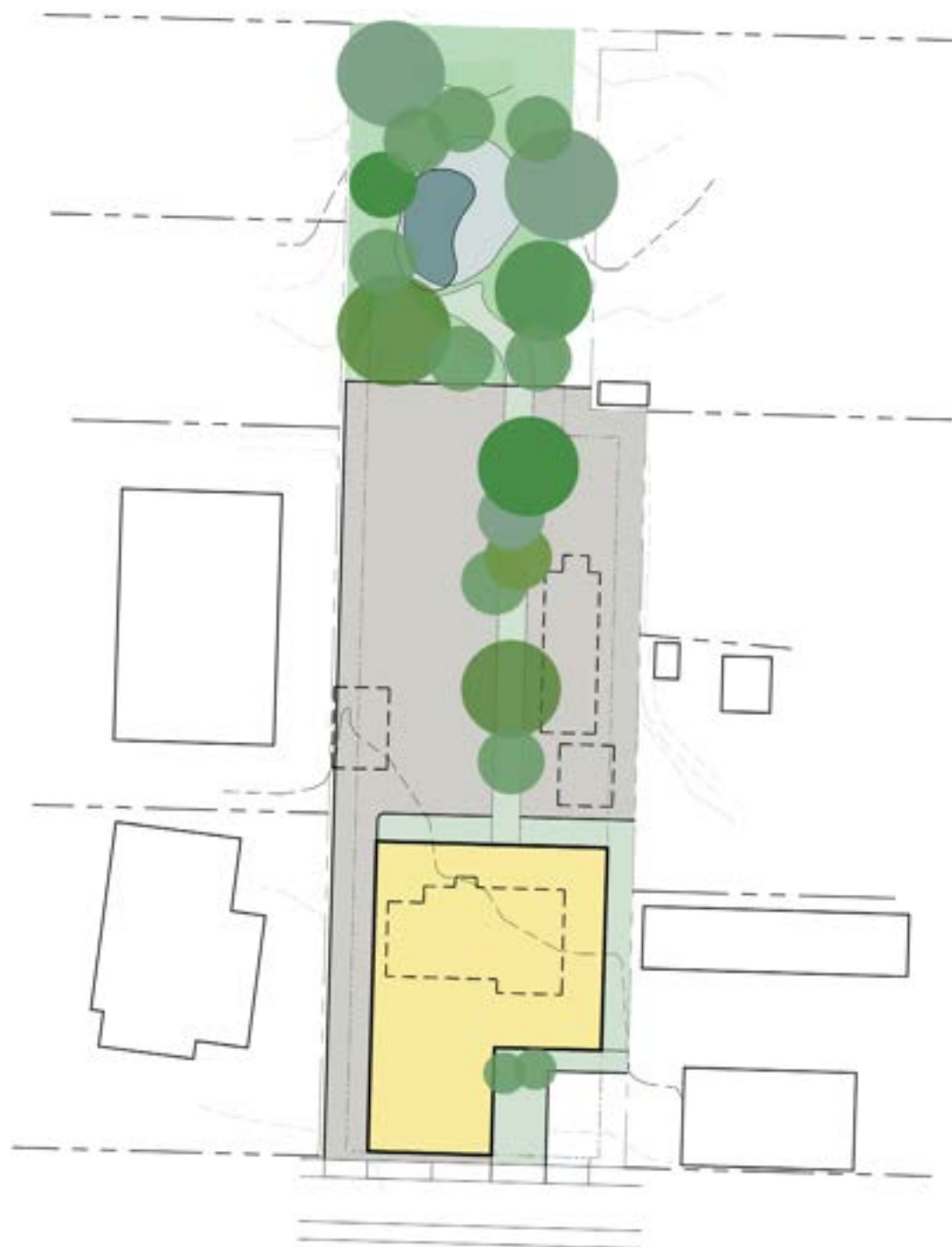
- 105,851 SF *Site*
- 19,000 SF *New Library*
- 49,500 SF *Parking Lots and Drives*
- 9,250 SF *Library Entry Ways and Walks*
- 28,100 SF *Landscaping, Park and Irrigation*

ESTIMATE

| | |
|---|---------------------------------------|
| \$18,476,714 / \$839.85 SF | <i>Building and Site Construction</i> |
| \$668,820 | <i>Property Assessment</i> |
| \$1,228,355 | <i>Design Fees</i> |
| \$400,000 | <i>Management Fees</i> |
| \$20,773,889 / \$1,093.36 SF TOTAL PROGRAM ESTIMATE | |

SCHEDULE

- 17 months - *Construction Schedule*
- 7 years - *Progress Schedule*



Architects rendering of proposed development

- Guard Street is currently the location of the San Juan County Maintenance yard. The County has tentatively set the relocation of these facilities to occur in 2023, at which point the location would become available for redevelopment.
- OCMI has allowed for the 1000 Guard Street Property 2019 assessment value in our program study as San Juan County has yet to establish a sale price.
- Current parcel dimensions will effect the project possibilities, both from a design and construction perspective. Concerns include:
 - » **Design and placement options for new library**
 - » **Dual lane parking access would be provided via one 24 foot access area**
 - » **Spatial allocations will present significant staging and access challenges for contractor, which will decrease productivity and increase project time.**
- This site will require both abatement of the structures and remediation of the soils.
 - » **Hazmat clean up, remediation and replacement thereof, drives the estimate.**
 - OCMI has allowed for a 2 foot depth contamination of soils to be removed and exported off island for disposal of contamination. This 2 foot depth is for the rear 40% of the site.
 - » **Elevation changes from front to rear of site effect:**
 - Imported fill from the front to rear of the site. OCMI has allowed for a 2 foot on average import of fill dirt for the balancing of the site.
 - Water drainage. Current site orientation does not allow for sufficient drainage and would require mitigation utilizing stormwater retention/direction and a detention pond.

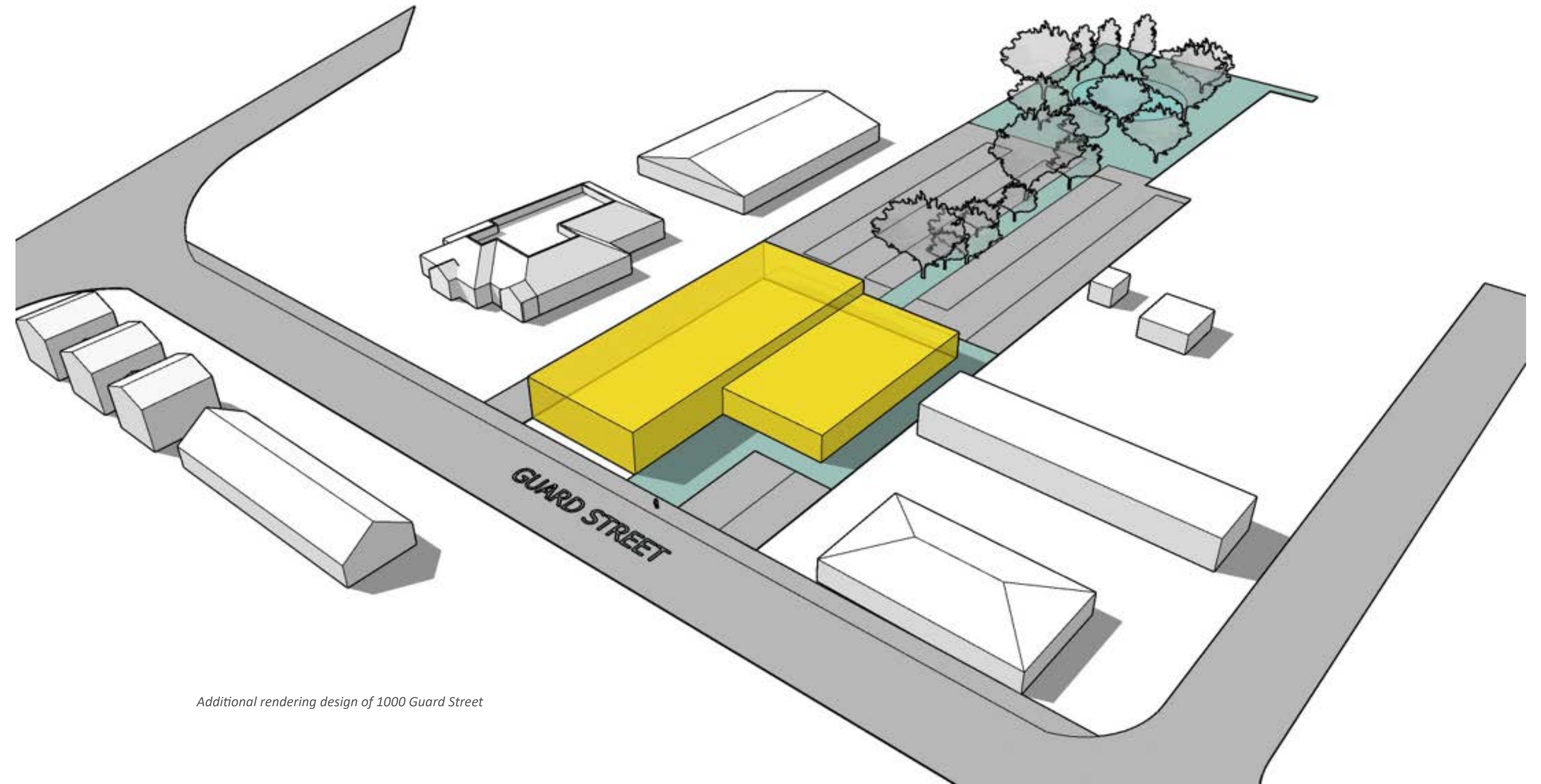
OVER-ALL PROGRAM STUDY - THREE PROPERTIES

DETAILED SITE SUMMARY

| ELEMENT | | TOTAL COST | \$/SF AREA |
|--|--------|--------------|------------|
| B20 EXTERIOR ENCLOSURE | | \$6,650,000 | \$62.84 |
| F20 SELECTIVE BUILDING DEMOLITION | | \$2,365,225 | \$22.35 |
| G10 SITE PREPARATION | | \$514,329 | \$4.86 |
| G20 SITE IMPROVEMENTS | | \$1,171,884 | \$11.07 |
| G30 SITE MECHANICAL UTILITIES | | \$210,000 | \$1.98 |
| G40 SITE ELECTRICAL UTILITIES | | \$358,702 | \$3.39 |
| G90 OTHER SITE CONSTRUCTION | | | |
| NET DIRECT SITE COST | | \$11,270,140 | \$106.50 |
| GENERAL REQUIREMENTS | 2.00% | \$225,403 | \$2.13 |
| SUBTOTAL | | \$11,495,543 | \$108.63 |
| GENERAL CONDITIONS @ \$55K PER MNTH | LS | \$935,000 | \$8.84 |
| SUBTOTAL | | \$12,430,543 | \$117.47 |
| DESIGN CONTINGENCY | 2.00% | \$225,403 | \$2.13 |
| SUBTOTAL | | \$12,655,946 | \$119.60 |
| CONSTRUCTION CONTINGENCY | 5.00% | \$632,797 | \$5.98 |
| SUBTOTAL | | \$13,288,743 | \$125.58 |
| INSURANCE & BOND | 1.50% | \$199,331 | \$1.88 |
| SUBTOTAL | | \$13,488,074 | \$127.46 |
| BUILDING PERMIT | 1.50% | \$199,331 | \$1.88 |
| SUBTOTAL | | \$13,687,405 | \$129.34 |
| CONTRACTOR'S GC OH&P | 5.00% | \$684,370 | \$6.47 |
| SUBTOTAL | | \$14,371,775 | \$135.81 |
| WASHINGTON STATE TAX | 10.00% | \$1,437,178 | \$13.58 |
| SUBTOTAL | | \$15,808,953 | \$149.39 |
| ESCALATION TO MIDPOINT OF CONSTRUCTION | 16.88% | \$2,667,761 | \$25.21 |
| TOTAL SITE COST | | \$18,476,714 | \$174.60 |

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GUARD STREET
PROPERTY NO. 3



Additional rendering design of 1000 Guard Street



SUMMARY

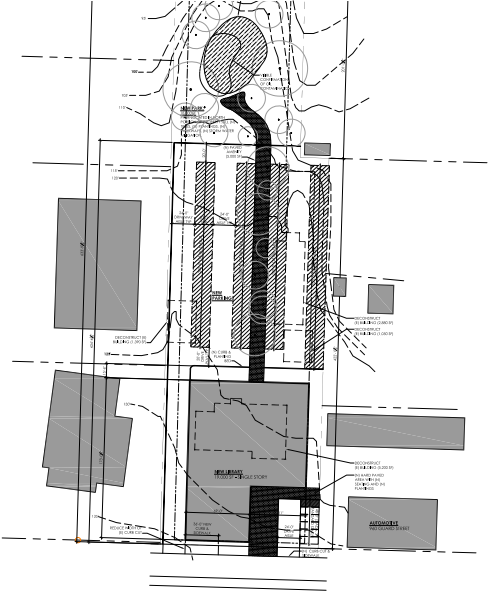
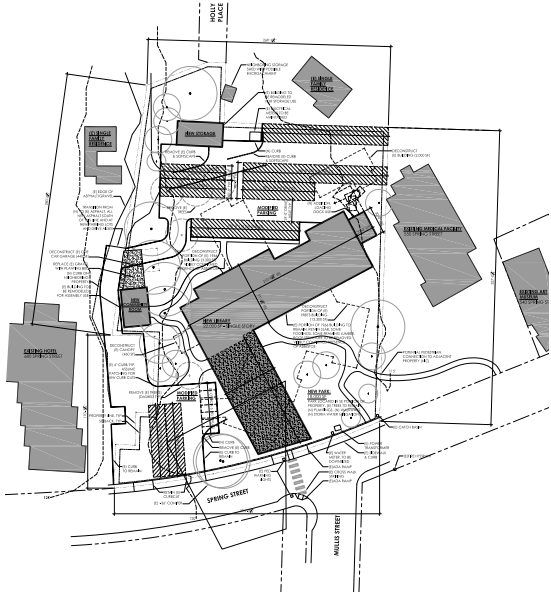
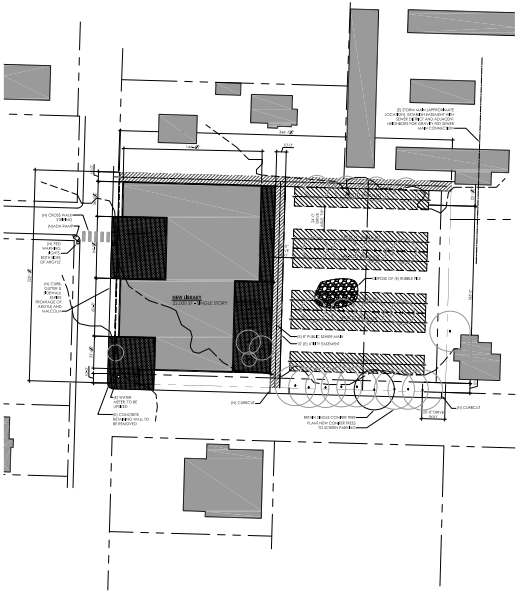
200 Malcom Street, 600 Spring Street, & 1000 Guard Street



SUMMARY

| | PROPERTIES | | | |
|---------------------------------------|----------------------------|-------------------------------------|-------------------------------------|------------------------------|
| | 200 MALCOM STREET | 600 SPRING STREET | ALTERNATE (SPRING) | 1000 GUARD STREET |
| | ESTIMATE | | | |
| <i>Building and Site Construction</i> | \$15,436,953 / \$701 SF | \$15,593,834 / \$708.81 SF | \$13,760,782 / \$625.49 SF | \$18,476,714 / \$839.85 SF |
| <i>Property Assessment</i> | \$597,540 | \$2,993,820 <i>(For Sale Price)</i> | \$2,993,820 <i>(For Sale Price)</i> | \$668,820 |
| <i>Design Fees</i> | \$1,026,268 | \$1,036,698 | \$914,834 | \$1,228,355 |
| <i>Management Fees</i> | \$400,000 | \$400,000 | \$400,000 | \$400,000 |
| TOTAL PROGRAM ESTIMATE | \$17,460,761 / \$793.67 SF | \$20,024,352 / \$910.20 SF | \$18,069,436 / \$821.34 SF | \$20,773,889 / \$1,093.36 SF |
| | SCHEDULE | | | |
| <i>Construction Schedule</i> | 14 months | 16 months | 14 months | 17 months |
| <i>Progress Schedule</i> | 5 years | 5 years | 5 years | 7 years |

Proposed improvements for individual programs



200 MALCOM STREET

- 200 Malcom Street is a 1.7 acre, unimproved property with a historic property with PUD easement restricting designs and limiting access. The property's existing elevation will require imports of fill material to mitigate.
- The historical nature of the facility and the PUD easements will greatly impact costs, schedules and drive design choices that might not otherwise have been made.
- The elevation sits below existing grades require water mitigation and/or soil importation to remediate.
- Access to this site is only feasible from the east, adding to the complexity, staging, costs and schedule.
- The purchase price has not been set by the County, which necessitated the use of an assessed property cost in lieu of a sale prices for this study.
- The program estimate for 200 Malcom Street is \$17.5 million.
- 200 Malcom Street provides a good option, however its PUD and elevation issues make it the second leading candidate for the new library.

600 SPRING STREET

- 600 Spring Street is a property of over two plus acres with an existing 28,000 SF building and several smaller outlying buildings. The existing 28,000 SF building had its origins in the 1960's with additions, remodels and upgrades occurring in the 1980's to its current 28,000 SF footprint. These dates make the presence of hazardous materials in the existing buildings more probable than not.
- The current architect study calls for demolition of multiple site buildings the selective deconstruction of the main building. This would leave 14,000 SF of the existing frame and foundation as a base for new construction, along with the remodel of the two remaining site buildings.
- The purchase price of Spring Street is nearly \$2.9 million and the construction estimate is \$15.6 million, with additional costs allowed for in this study program. The overall estimate to select this property for the new library program falls in the \$20 million range.
- Spring Street is for sale by its private owners while the other two sites (200 Malcom Street and 1000 Guard Street) are owned by the County and have yet to have purchase prices applied as of this study.
- 600 Spring Street's prime location and unrestricted easements make it the strongest candidate for the new library program.

ALTERNATE

- **The Spring Street alternate program for the new library is \$18 million in total program estimate and allows for the most potential of all the programs.**

1000 GUARD STREET

- 1000 Guard Street is a property of over two plus acres and is currently the San Juan County maintenance yard tentatively scheduled to come on the market in 2023. It has existing structures that will require removal. There are hazardous materials present that will require remediation and abatement, and the site has elevation changes from front to rear that will require balancing with imported fill.
- Access to the site and to a new library would egress down a 24-foot driveway to the rear of the property.
- The current dimensions of the property present staging and access challenges for contractors and delivery personnel which will decrease productivity and increase project time.
- The program estimate for 1000 Guard Street is \$20.8 million.
- 1000 Guard Street may not be a strong candidate for the new San Juan Island Library.



