

To: Marcy Smith  
Date: 6/28/19  
Subject: ST MOA 2 Project Phasing Narrative  
From: Mark Hurley, TCF Architecture

This outline narrative is intended to provide additional information on the phasing plan for the Skagit Transit Maintenance Operations and Administrative project.

Phasing Purpose: To spread out the construction of new MOA facilities to fit in to anticipated budgets. See attached site plan and floor plan illustrating anticipated phasing as noted below.

**Phase 1: "Shell Core" of the east portion of Building A (east of demising wall)**

Scope outline for modifications to building and site:

- Demolish existing interior and exterior building elements in phase 1 scope area only, including walls, doors, windows, HVAC, select electrical, exterior siding
- Select rough in for under slab electrical conduit and plumbing
- Install demising wall
- Install Mezzanine footings but no framing
- Install new brace frame in northeast corner
- Install canopy footings and columns at the perimeter of the building along the north elevation as well as at the north east corner
- Very limited to no site work
- Minimal heating, to keep the space above freezing
- Minimal lighting, to meet code
- New exterior envelope including insulation, windows, doors, metal siding, vestibules, main public entry canopy and additional interior roof insulation
- Frame in fire sprinkler room and add small heater
- No work west of demising wall

Budgetary Costs:

- MACC: \$3,500,000
- Soft Costs: \$700,000
- Total: \$4,200,000

Preliminary Schedule:

- Design: August – September/October 2019 (depending on NTP)
- Permitting: September – October 2019 (6-8 weeks)
- Bidding: October 2019 (usually 4 weeks)
- Construction: October / November 2019 – May 2020 (Approximately 6 months)

### **Phase 2: “Tenant improvement” of the east portion of Building A to make occupiable**

#### Scope outline for modifications to building and site:

- Complete install of all interior walls, finishes, doors, windows
- Complete install of electrical, HVAC, plumbing, Comm, IT and other infrastructure
- Install Mezzanine framing and floor
- Install canopy along north and northeast elevations
- Site work including public parking and public entry including paving, fencing, landscaping, lighting, other infrastructure, staff parking and staff building entry plaza area.
- Install generator and transformers
- Upgrade fire sprinkler system

#### Budgetary Costs:

- MACC: \$8,000,000
- Soft Costs: \$2,000,000
- Total: \$10,000,000 (Grant Dependent)

#### Preliminary Schedule:

- Design: February – March 2020 (depending on NTP)
- Permitting: March – April 2020 (6-8 weeks)
- Bidding: April 2020 (usually 4 weeks)
- Construction: May / June – December 2020 (Approximately 6 months)

### **Phase 3: Remainder of the Project**

#### Scope outline for modifications to building and site:

- Completion of exterior envelope improvements on the remainder of Building A west of the demising wall
- Complete install of all interior walls, finishes, doors, windows west of demising wall
- Complete install of electrical, HVAC, plumbing, Comm, IT and other infrastructure west of demising wall
- Install remainder of canopy on north elevation
- Completion of upgrade fire sprinkler system for building A west of demising wall
- Construct building B
- Completion of site work including the north parcel, utilities, paving, landscaping, fencing, stormwater facilities

#### Budgetary Costs:

- MACC: \$13,000,000
- Soft Costs: \$3,000,000
- Total: \$16,000,000 (Grant dependent)

Preliminary Schedule: (the building code changes on July 1, 2020, we would want to submit for permit before the change, if we don't submit before, additional design changes will be needed, mainly structural and possibly MEP, no architectural changes are expected because of the code change)

- Design: May – June 2020 (depending on NTP)
- Permitting: June 2020 – July 2020 (6-8 weeks)
- Bidding: January 2021 (usually 4 weeks, wait until after notice of grant award)
- Construction: February / March – November 2021 (Approximately 9 months)