AGENCY 390:

WASHINGTON STATE HISTORICAL SOCIETY

2026 Supplemental Capital Budget Request

CAPITAL PRESERVATION

OFM

390 - Washington State Historical Society
Ten Year Capital Plan by Project Class
2025-27 Biennium
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Version: C5 BI27 FIRST YEAR SUPPLEMENTAL

Report Number: CBS001
Date Run: 9/11/2025 6:20AM

Project Class: Preservation (State-Owned)

Agency Priority	Project by Account-EA Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2025-27	New Approp 2025-27	Estimated 2027-29	Estimated 2029-31	Estimated 2031-33	Estimated 2033-35
0	**40000206 CAPITAL - PRESERVATION BI27 FIRST YEAR SUPPLEMENTAL**									
	057-1 State Bldg Constr-State	1,945,000				1,945,000				

Total Account Summary

Account-Expenditure Authority Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2025-27	New Approp 2025-27	Estimated 2027-29	Estimated 2029-31	Estimated 2031-33	Estimated 2033-35
057-1 State Bldg Constr-State	1,945,000				1,945,000				

OFM

390 - Washington State Historical Society
Capital FTE Summary
2025-27 Biennium

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Version: C5 BI27 FIRST YEAR SUPPLEMENTAL

Report Number: CBS004
Date Run: 9/11/2025 6:46AM

FTEs by Job Classification

	Authorized Budget			
	2023-25 Biennium		2025-27 Biennium	
Job Class	**FY 2024**	**FY 2025**	**FY 2026**	**FY 2027**
Construction Project Coordinator			0.3	0.3
Fiscal Analyst 3			0.5	0.5
Total FTEs			**0.8**	**0.8**

Account

	Authorized Budget			
	2023-25 Biennium		2025-27 Biennium	
Account - Expenditure Authority Type	**FY 2024**	**FY 2025**	**FY 2026**	**FY 2027**
057-1 State Bldg Constr-State			94,000	98,000

Narrative

Fiscal Analyst 3 supports administrative functions to capital projects overall
Construction Project Coordinator is a term position to support specific capital projects

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390 - Washington State Historical Society
Capital Project Request

2025-27 Biennium

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Version: C5 BI27 FIRST YEAR SUPPLEMENTAL

Report Number: CBS002
Date Run: 9/11/2025 6:12AM

Project Number: **40000206**
Project Title: **CAPITAL - PRESERVATION BI27 FIRST YEAR SUPPLEMENTAL**
Project Class: **Preservation (State-Owned)**

Description

Starting Fiscal Year: 2026
Agency Priority: 0

Project Summary

Washington State Historical Society owns and maintains two facilities: State History Museum in Tacoma (HM), constructed in 1996 and Stadium Way Research Center (RC) in Tacoma, constructed in 1911, 1923, and 1971. The agency is requesting building preservation funding for these two facilities.

Project Description

One of the agency's strategic goals is to provide safe and well-maintained facilities for the collections and visiting public. It also directs us to preserve the state's investment in our facilities. To achieve the goal, the agency has updated our biennial facilities needs assessment to make sure the facilities are safe for our clientele and major building systems are in working order. Additionally the agency conducted an accessibility study using the firm Kanics Inclusive Design Services Priority 1 is the resulting needs of this study.

Here is the project budget for each facility by sub-components:

Washington State History Museum BI27 First Year Supplemental Preservation Request $1,945,000 as detailed below:

Priority 1: Emergent Priority: $325,000
Priority 2: Item #: HM 4.2 Replace Chiller 01 - $780,000
Priority 3: Item #: RC 4.2 Mechanical - Chiller Replacement -$840,000

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History Museum Accessibility Improvements Phase I

Problem Statement The history museum, constructed in 1995, no longer meets many current accessibility standards due to significant updates in building codes and evolving societal expectations. The museum engaged a design service that specializes in ADA and Universal Design and their findings show that while the facility may still comply with some outdated minimum requirements, it falls short of providing an equitable and welcoming experience for all visitors, particularly those with disabilities. This project seeks to address physical and experiential barriers by implementing accessibility improvements that ensure the museum is not only legally accessible but also genuinely inclusive, reflective of Washington's values, and welcoming to every member of the community.

Proposed Solution This request will address all of the capital-level recommendations by our consultant as well as long-known deficiencies such as comprehensive permanent signage replacement, physical improvements to maneuverability and wayfinding, height adjustments for major fixtures, and railings as well as close a cane strike hazard on the mezzanine meeting space. This requestwill also convert one of the single-use restrooms on the 5th floor into a family restroom with built-in baby changing facilities.

Project Benefits:
Increased accessibility and inclusion
Legal protection and risk reduction
Enhanced visitor experience
Broader audience reach
Future-proofing and sustainability

Direct Pay Eligible? No

OFM

390 - Washington State Historical Society
Capital Project Request
2025-27 Biennium

*

Version: C5 BI27 FIRST YEAR SUPPLEMENTAL

Report Number: CBS002
Date Run: 9/11/2025 6:12AM

Project Number: 40000206
Project Title: CAPITAL - PRESERVATION BI27 FIRST YEAR SUPPLEMENTAL
Project Class: Preservation (State-Owned)

Description

Replace History Museum Chiller 1

Problem Statement Chiller 1 is not working and the refrigerant has been evacuated due to leaks. This chiller and associated pumps and controls are nearing 30 years old and were beyond their functional life before it was taken out of service. Chiller 1and 2 are designed to work together to maintain the critical environment for the artifacts within the museum and the comfort of staff and visitors.

Proposed Solution This request will result in the replacement or refurbishment of chiller 1 and associated pumps and controls.

Project Benefits
Supports Clean Buildings compliance
Improved climate control for artifact preservation
Increased energy efficiency
Enhanced reliability and reduced downtime"

Direct Pay Eligible? No

Replace Research Center Chiller

Problem Statement The air-cooled chiller is failing; it is beyond its useful service life. The chiller is responsible for maintaining the collections storage environment for the long-term preservation of the state's artifacts and historical records in this facility. The research center also lacks back-up cooling which makes it critical to quickly replace the chiller to increase functionality, uptime, energy efficiency, and serviceability.

Proposed Solution This request will result in the installation of a new energy-efficient chiller at the Research Center and needed modifications to the enclosure.

Project Benefits
Supports Clean Buildings compliance
Improved climate control for artifact preservation
Increased energy efficiency
Enhanced reliability and reduced downtime

Direct Pay Eligible? No

Location

City: Tacoma	**County:** Pierce	**Legislative District:** 027
City: Tacoma	**County:** Pierce	**Legislative District:** 027

Project Type
Minor Works Preservation List

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390 - Washington State Historical Society
Capital Project Request
2025-27 Biennium

*

Version: C5 BI27 FIRST YEAR SUPPLEMENTAL

Report Number: CBS002
Date Run: 9/11/2025 6:12AM

Project Number: 40000206
Project Title: CAPITAL - PRESERVATION BI27 FIRST YEAR SUPPLEMENTAL
Project Class: Preservation (State-Owned)

Description

Growth Management impacts

NA

Funding

Acct Code	Account Title	Estimated Total	Expenditures Prior Biennium	Expenditures Current Biennium	2025-27 Fiscal Period Reapprops	2025-27 Fiscal Period New Approps
057-1	State Bldg Constr-State	1,945,000				1,945,000
	Total	**1,945,000**	**0**	**0**	**0**	**1,945,000**

Acct Code	Account Title	Future Fiscal Periods 2027-29	2029-31	2031-33	2033-35
057-1	State Bldg Constr-State				
	Total	**0**	**0**	**0**	**0**

Operating Impacts

No Operating Impact

Narrative

NA

Accessibility Audit of Washington State Historical Society Museum
ADA Priority 1

Getting to the Facility

This portion of the ADA audit focuses on parking, getting to the museum, and entering the museum. The Washington State Historical Society Museum was completed in 1996 as part of the downtown Tacoma revitalization project. It is located adjacent to Union Station and replicates the architectural feel of the station. The museum is filled with a wide variety of exhibits that explore state history through visual, auditory and manipulative experiences. The museum has a large traveling exhibit space for historically based exhibits. Currently, this space is hosting Toytopia.

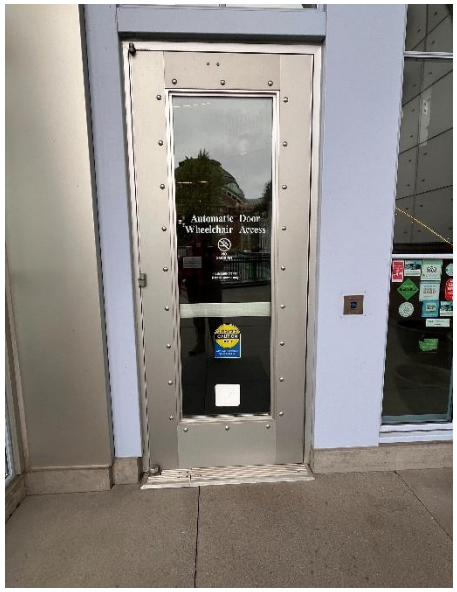
Washington State Historical Society Museum currently supports individuals of all abilities:

The museum is doing a great job supporting individuals of all abilities in the process of getting into their facility. Visitors can access the museum on the street level using an accessible entrance. This allows those who come from the immediate neighborhood or take public transportation with easy entry to the museum. For those who drive, they can park in the lower parking lot and use the accessible parking and accessible entrance to access the museum at this level. Sensor operated, automatic door openers are provided at both accessible entrances to ensure easy access into the museum. Once in the museum, visitors arrive at the museum desk which provides multilevel desk level access for visitors ensuring comfortable access to the services offered in the museum.

Recommended improvements:

1. **Permanent signage:** The main level entrance and ground level accessible entrance should bear the International Symbol of Accessibility (figure 1). Another option would be a more universal sign that includes images of a parent with a stroller and a person using a cane along with the International Symbol of Accessibility (figure 2). This option also includes a built-in doorbell that can be used to call staff when the door is locked before opening hours.

Ground level Accessible Entrance



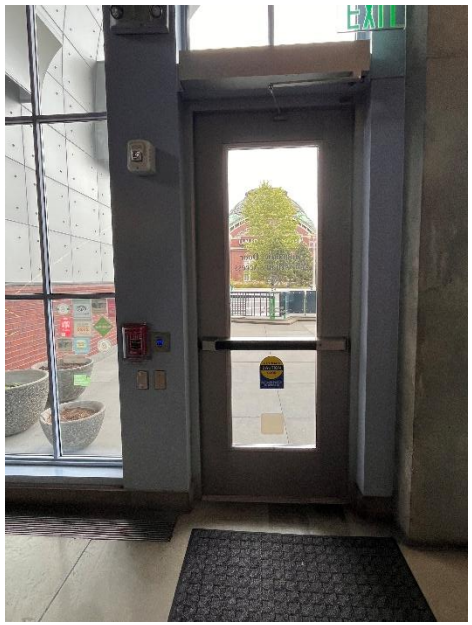
Main level Accessible Entrance

Figure 1 International Symbol of Accessibility

Figure 2 Universal sign including International Symbol of Accessibility

2. **Walk-off Mats:** Walk-off mats located at the main level and ground level accessible entrances into the museum. These could become a tripping hazard for those with mobility challenges. Consider adding an alternative texture or material these entrances a more permanent way to reduce fall risks and capture outdoor materials.

Ground level Accessible Entrance



Main level Accessible Entrance

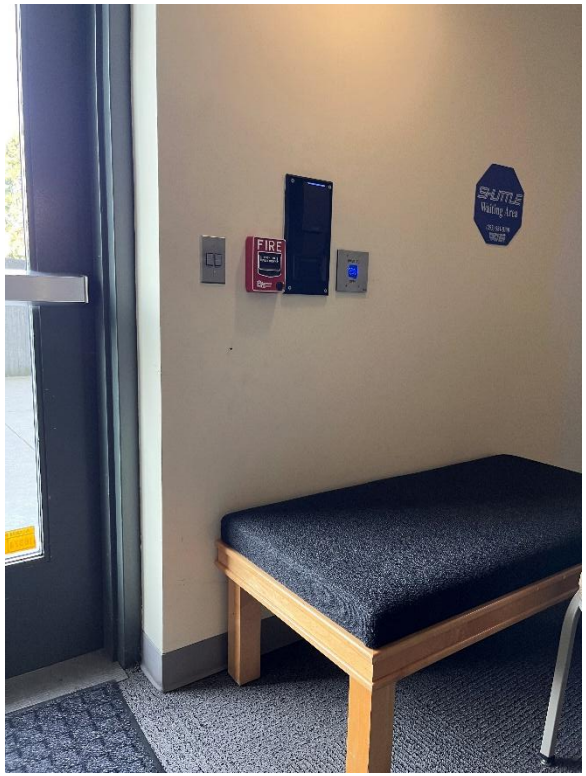
Integrated walk-off matting that can be embedded in front of both accessible entrances (like the integrated walk-off matting in the vestibule area of the main entrance) could be considered during future renovations.

These systems provide a drop-through design that provides easier ongoing maintenance and reduced slipping during wet and snowy weather.

More information on systems like this can be found at Matter Surfaces.
https://mattersurfaces.com/arrival-collection/foot-grilles

3. **Permanent Signage:** Permanent signage throughout the museum is inconsistent in meeting the ADA standards. Some signs meet the standard while other signage does not. Some signage has good color contrast while other signage does not. Consider updating all permanent signage in the museum to meet all ADA standards.

4. **ADA Checklist:** Create a formal accessibility checklist for access to the museum to be done by staff daily/weekly. This can be done using the ADA checklist in the resources folder. Key areas for ongoing ADA checks are the location of trash receptacles or other items that block access to automatic door openers, signage, paper towel dispensers and elevator call buttons. The image to the right shows a bench blocking access to the sensor operated door opener on the ground level accessible entry.



Detailed Accessibility Audit Table
Getting to the Facility
Washington State Historical Society Museum

Legend:
Black = general descriptions **Green = meets ADA** **Red = does not meet ADA** **Blue = N/A**

	Yes/No	Why this is important/Comments/Suggestions
Priority 1: Getting to the Facility		
On-site Path of Travel (ADAAG 4.3, 4.4, 4.5, 4.7)		At least one route should be accessible to everyone, including individuals who use wheelchairs and individuals with visual impairments.
1. Is the path of travel free of steps?	**YES**	Lack of steps ensures ease of use for anyone using wheeled mobility devices. **There are two accessible entries into the museum – from public transit at the main level entrance and on the ground level where accessible parking spaces are provided**
2. Is it at least 36 inches wide?	**YES**	This width allows for anyone using wheeled mobility devices to remain on the pathway. **The sidewalk on the lower level is 7.5 ft wide at the narrowest point. The sidewalk at the main entrance also meets this standard.**
3. Is there at least 6 feet 8 inches head room all along the route?	**YES**	This height ensures that all can use this route with appropriate head room for safe passage. **On both entry pathways**
4. Can all objects protruding into the path be detected by a person with a visual disability who uses a cane?	**YES**	This ensures that anyone with a visual disability can move to the entrance safely. **On both entry pathways**

5. Do the curbs at the walkways have curb cuts, including at drives, parking, and drop-offs?	**YES**	Curb cuts improve ease of use for anyone using wheeled mobility. **In front of the accessible parking area there is a seamless transition from the parking lot to the sidewalk. Car stops are used to keep cars from driving onto the sidewalk with space between allowing for easy access to the sidewalk.**
6. Are people using wheelchairs on parking lot paths of travel always visible by drivers (i.e. not obstructed by parked cars or other objects)?	**YES**	It is important that those using mobility devices can be seen by drivers. **Those using mobility devices do not need to cross the road to access the museum from accessible parking**
7. Are cracks, bumps and other surface irregularities no more than ¼ inch high, or are they beveled or filled in to make them smooth?	**YES**	This ensures a smooth route to the entrance. **Make sure that large gaps between sidewalks are kept filled to prevent tripping hazards**
8. If a rough brick area exists for historic or aesthetic reasons, is there a smooth path within or adjacent to the bricked area?	**N/A**	It is difficult to maneuver wheeled mobility devices on rough surfaces so alternative smooth paths are recommended. **There are no brick areas in the main pathways to the museum.**
9. Is outdoor carpeting smooth, low pile (no more than ½ inch), securely attached and without a metal lip?	**NO**	If outdoor carpeting is used it needs to be low pile, securely attached without a metal lip to ensure ease of use while using wheeled mobility. **Walk-off mats are located at the main level and ground level accessible entrances into the museum. These could become a tripping hazard for those with mobility challenges. Consider adding an alternative texture or material to this area of accessible entrances with a more permanent way to reduce fall risks.**

10. Are accessible features checked and maintained on a regular basis?	**NO**	It is important to have an overall accessibility maintenance plan that is executed regularly, so that all accessible features remain in optimal condition for use. **It is recommended that accessible features be checked on a weekly/monthly basis to be sure all are maintained.**
Parking and Drop-off Areas (ADAAG 4.6)		At least one parking area should be accessible to everyone, including individuals who use wheelchairs and individuals with visual impairments.
1. If general parking is available, are there sufficient designated and marked accessible spaces as set out by ADAAG Parking Guidelines?	**YES**	This ensures an appropriate number of parking spots for the size of the parking area. **160 parking spaces – 6 accessible parking (ADAAG: 151-200 parking spaces requires 6 accessible parking spaces).**
2. Does at least one of every eight accessible spaces have 98 inches of vertical clearance and a 96-inch access aisle to accommodate a lift-equipped van?	**YES**	This ensures enough space for an individual using a lift-equipment van with the room needed to operate the lift and maneuver their wheelchair successfully. **Two parking spaces with one vertical clearance of 8.5 ft (102 inches) and four parking spaces with two vertical clearances 64 inches wide.**
3. Are the accessible spaces closest to the accessible entrance?	**YES**	This ensures quick access to entrance for individuals with disabilities. **Accessible parking is close to the designated accessible entrance.**
4. If there is a passenger drop-off at the entrance, is there a level pedestrian aisle at least 5 feet wide?	**N/A**	This ensures space for dropping off multiple individuals in a short period of time. **There is no designated drop-off area.**

5. Is there a monitoring policy to ensure that accessible parking is used only by those who need it?	**NO**	It is important to have an overall accessibility maintenance plan that is executed regularly, so that all accessible features remain in optimal condition for use. **It is recommended that accessible features be checked on a weekly/monthly basis to be sure all are maintained.**
Entry Areas **(ADAAG 4.13, 4.14, 4.30)**		At least one entry should be accessible to everyone, including individuals who use wheelchairs and individuals with visual impairments.
1. If there are stairs at the main entrance, is there also a ramp or lift?	**N/A**	Ramps create easy access for those using wheeled mobility devices. **The main entrance allows seamless access from public transportation while the lower parking lot provides accessible parking and entry on a seamless path.**
2. If the main entrance does not have a ramp or lift, is another entry accessible that is not a service entrance?	**N/A**	Alternative accessible entrances allow individuals with disabilities access to the environment. **The main entrance allows seamless access from public transportation while the lower parking lot provides accessible parking and entry on a seamless path.**
3. Do the accessible entrances bear the International Symbol of Accessibility?	**NO**	Signage is important to let all individuals know which entrances are accessible. **Main level entrance does say wheelchair access but does not include the international symbol of accessibility** **On the ground level there is no signage specifically on the door about this being an accessible (ADA) entrance.**

4. If the main entrance is not accessible, is it posted with a sign indicating the location of the accessible entrance?	**N/A**	Signage enables all to know where the alternative accessible entrance can be found. **The main level entrance allows seamless access from public transportation while the lower parking lot provides accessible parking and entry on a seamless path.**
5. If the main entrance is not accessible, is the accessible entrance entered as easily and as independently as the main entrance?	**N/A**	This ensures easy access for all individuals. **The main level entrance allows seamless access from public transportation while the lower parking lot provides accessible parking and entry on a seamless path.**
6. Is the threshold level, or is it beveled if more than ¼ inch high?	**YES**	This allows individuals using mobility devices easy access. **Thresholds into both accessible entrances meet this standard.**
7. Does the entrance door have at least a 32-inch clear opening (or, for a double door, at least one 32-inch leaf)?	**YES** **YES**	This provides individuals using mobility devices with the ability to access the building through one doorway. **Accessible entrances have automatic doors with motion sensor activators.** **Main level entry door is 37 inches wide** **The ground level entry door is 36 inches wide**
8. Are the door handles no higher than 48 inches and easy to operate by someone with limited use of his or her hands?	**YES** **YES**	This provides individuals of all abilities with the option of being able to reach and open the door independently. **The main entry long handles on doors go from 33 to 50 inches in height.** **The ground level door the handles go from 36 to 48 inches**

9. If the doors are not automatic, are they light and easy to open?	**N/A**	Light doors can be easily opened for individuals with physical disabilities. **Accessible entrances have automatic doors with motion sensor activators.**
10. If the door has a closer, does it take at least 3 seconds to close?	**YES** **YES**	This amount of time provides an individual using a mobility device with the time needed to get through the door. **The main level entrance was timed at 7 seconds** **The ground level entrance was timed at 6 seconds**
11. If one door follows another in a vestibule, is there at least 48 inches of clearance with the doors open?	**YES**	This space provides the individual using a mobility device with the chance to get through one set of doors before entering the next set. **Both accessible entrances enter a full lobby. The manual doors at the main entrance have an 8ft vestibule with integrated walk off mat.**
12. If there is a turnstile or gate on the route, is there an adjacent accessible door or gate with a 32-inch clear minimum opening?	**N/A**	This provides individuals using mobility devices with an accessible route into the building. **There are no turnstiles or gates.**
13. Do signs designated permanent rooms and spaces have raised and brain letters, and do they comply with ADAAG requirements for character proportions, height, finish, and contrast?	**NO**	Signage is important to let all individuals know which entrances are accessible. **Permanent signage throughout the museum is inconsistent in meeting the ADA standards. Some signs meet the standard while other signage does not. Some signage has good color contrast while other signage does not.**

14. Are the entrances well-lit, especially accessible entrances other than the main one?	**YES** **YES**	This ensures that individuals with visual impairments can maneuver through the entrance way. **The main level entrance has great natural light.** **The ground level entrance has good lighting in the morning from natural light. This is sublimated by artificial lighting to light the hall to the elevator to the main desk.**
15. Are light switches a maximum of 48 inches high?	**N/A**	This allows an individual in a wheelchair to be able to reach the light switches. **Lighting is controlled by staff.**
16. Are accessible features checked and maintained on a regular basis?	**NO**	It is important to have an overall accessibility maintenance plan that is executed regularly, so that all accessible features remain in optimal condition for use. **It is recommended that accessible features be checked on a weekly/monthly basis to be sure all are maintained.**

This table can be used to be sure any created ramps meet the required accessibility standards.

	Yes/No	Why this is important/Comments/Suggestions
Priority 1: Getting to the Facility		
Ramps (ADAAG 4.8)		A ramp slope is given as a ratio of height to length 1:12 means for every 12 inches along the base of the ramp, the height will increase no more than one inch (ADA standard, Universal Design standard is 1:16 to 1:20). **There are ramps outside the museum, but they are not required for use to get to the accessible entrance**
1. Do all ramps with slopes between 1:12 and 1:20 and longer than 6 feet have railings?	**YES**	Railings give those using mobility devices alternative supports (allow them to pull themselves if needed).
2. Do all ramps have a maximum slope of 1:12?	**YES**	Slopes greater than this ratio are very hard to travel up and down for individuals using mobility devices.
3. Is the clear width between the railings at least 36 inches?	**YES**	This width ensures those using mobility devices have space to use the ramps.
4. Is there a 5-foot landing at every 30-foot length of ramp?	**YES**	This landing provides those using mobility devices with a spot to rest on very long ramps. **There is a level off along the full ramp at various lengths all of which are less than 30 feet**

Accessibility Audit of Washington State Historical Society Museum
ADA Priority 2

Accessing services and goods within the facility

This portion of the audit focuses specifically on ADA requirements for the museum space, but not specifically for each exhibit area. This means the focus will be on general access once the visitor is in the Washington State Historical Society Museum, including restrooms, gift shop, and the auditorium space. Please see the Exhibit Universal Design Audit file for specifics on each exhibit area.

Washington State Historical Society Museum currently supports individuals of all abilities:

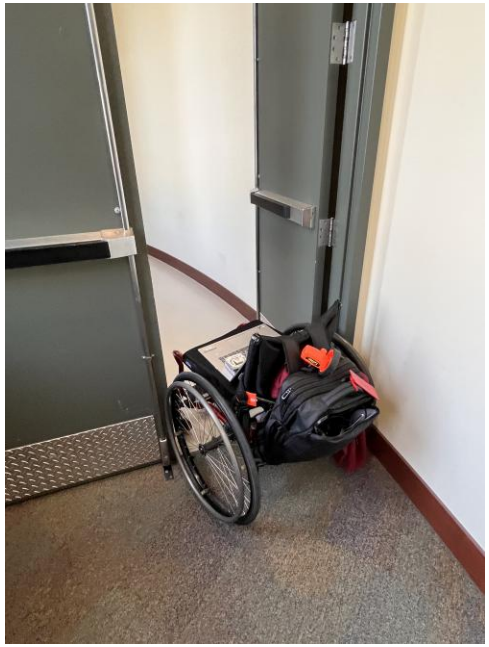
The museum provides visitors with a spacious entry environment where they can wait for friends and then check into the museum. The gift shop provides visitors with a nice variety of local items which are easily accessible to visitors. There is a large coat check area. There are restrooms and drinking fountains located throughout the museum including unisex restrooms. Most of these include automatic door opening features for added ease of access for visitors of all abilities. Elevators and stairs can be used to reach all floors of the museum. Elevators include universally design signage that helps visitors know what to expect on each floor of the museum. There are indoor and outdoor accessible auditorium areas with multiple seating options for visitors of all abilities. The fourth-floor mezzanine provides the museum with another flexible meeting space for smaller groups that do not need the full capacities of the auditorium. The museum can access an assortment of disability support services offered by the state of Washington so all visitors can enjoy performances in theater spaces.

Recommended improvements:

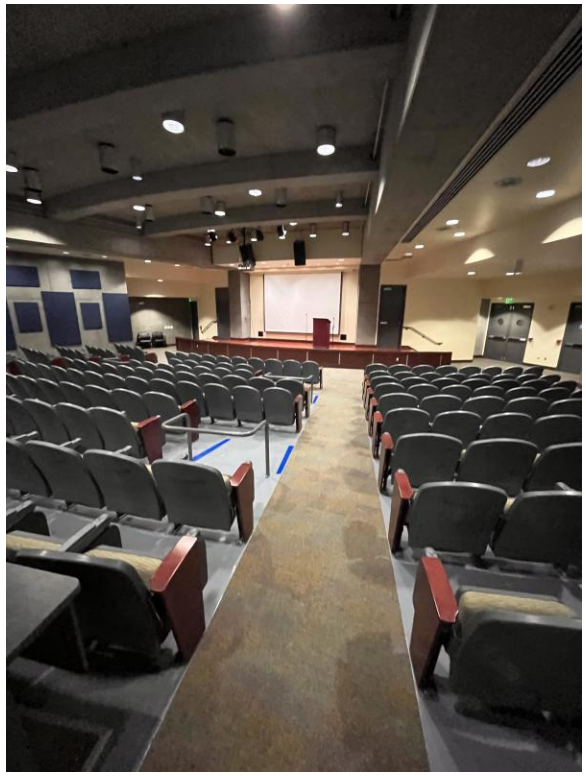
1. Permanent Signage: Permanent signage throughout the museum is inconsistent in meeting the ADA standards. Some signs meet the standard while other signage does not. Some signage has good color contrast while other signage does not. Consider updating all permanent signage in the museum to meet all ADA standards.

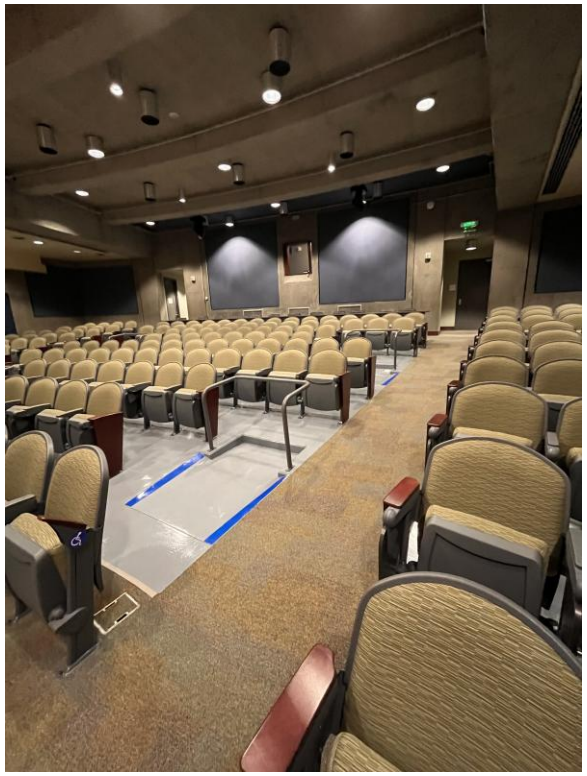
2. ADA Checklist: Create a formal accessibility checklist for access to the museum to be done by staff daily/weekly. This can be done using the ADA checklist in the resources folder. Key areas for ongoing ADA checks are the location of trash receptacles that block access to paper towel dispensers and elevator call buttons.

3. Doorway to Public Spaces is at least 32 inches wide/doors are easy to open: Outer doors to the auditorium from the restroom area are only 27.5 inches when a single door is open so both doors need to be open to allow wheelchair access (consider adding automatic door openers that open both doors at once to this entry to allow easier access for all).

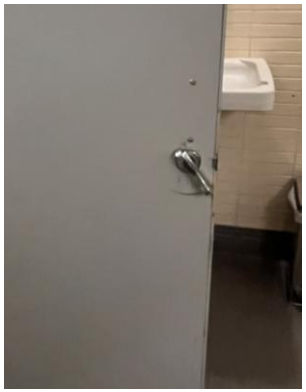


4. Are the seats and rows clearly numbered and easy to locate: The auditorium has a wide variety of accessible seating options, but there is no seating or row numbering. This could be updated when permanent signage issues are addressed.

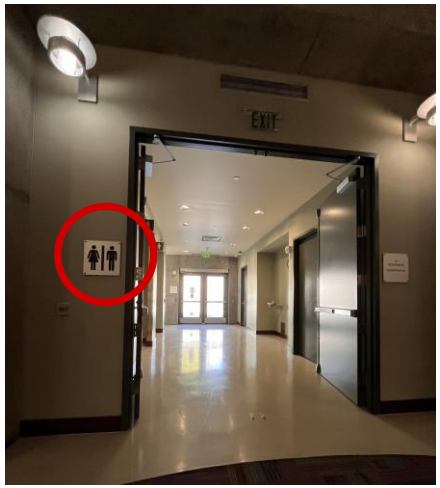




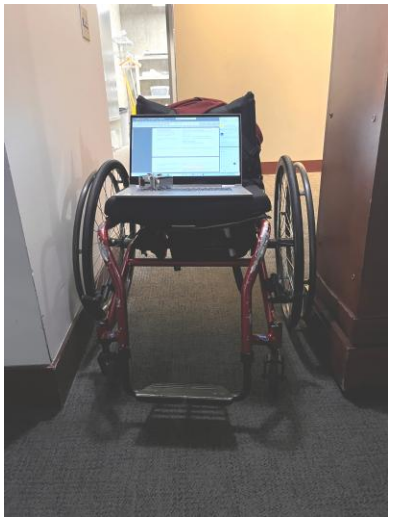
5. Stall door operable with a closed fist, inside and out: These doors can be opened from the outside of the stall with a handle but once in the stall pulling the door closed could be tricky. Consider adding handles on the inner side of the door to help assist in pulling the door from the inside. An example is shown below, current restroom inside door in the photo on the left and example of additional handle on the inside of the door in the photo on the right.



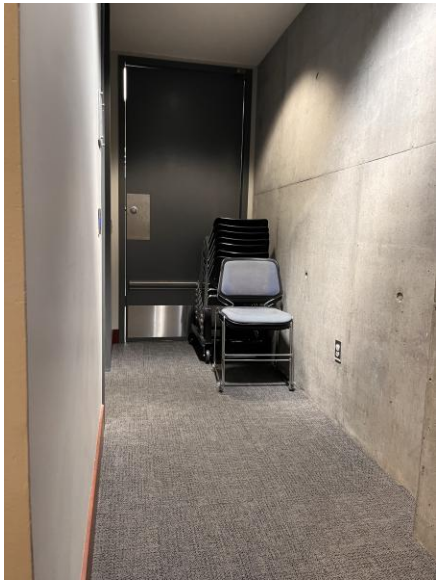
6. Accessible restrooms identified with appropriate permanent signage: Some restroom signage does not identify accessible restrooms. This could be updated when permanent signage issues are addressed.

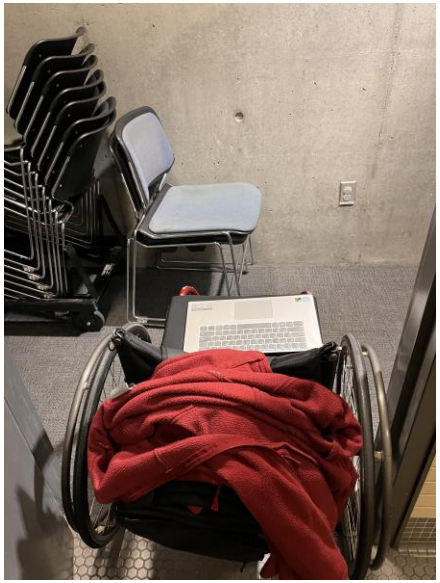


7. Are accessible route to restrooms clear of movable items: The route to the restrooms on the 4th floor can be very tight due to movable furniture that is used to block the main meeting area from the main hall where restrooms are located. The image to the right shows how tight this space is for someone using a mobility device. Try to maintain a 36-inch clear pathway from the main meeting area to the main hall where the restrooms are located.

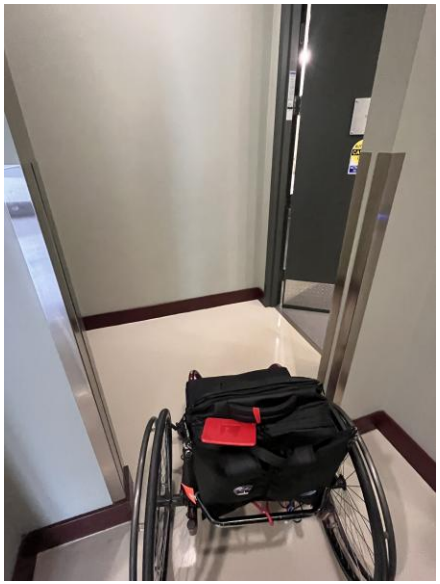


The hallways that access each restroom on the 4th floor have a maximum width of 4 feet which can be tight to navigate in a mobility device. Make sure that movable elements like chairs or carts are places out of access around restroom doors, especially on the men's room side. The images below show how tight it is for someone using a wheelchair to enter/exit the men's restroom.



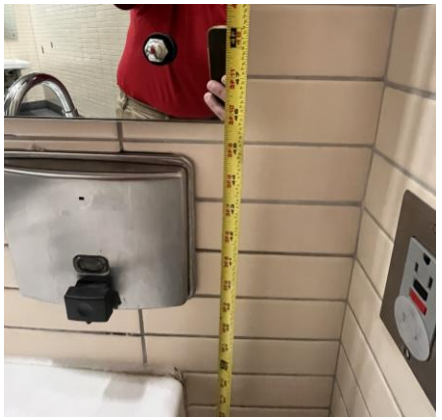


7. Are accessible route to restrooms clear of movable items: The restroom entry halls to the 2nd floor restroom start quite wide but then narrow to 36 inches. This happens at the entry to the men's and women's restrooms on this floor (see images right). The next time renovations are made to the museum consider widening these two entry points if possible so that they are the maximum width of the hallways.



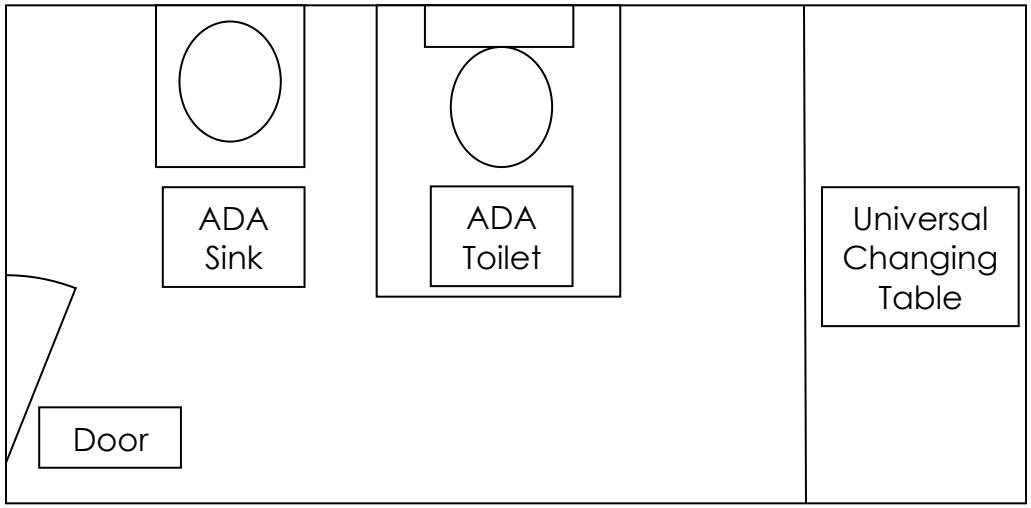
8. Lavatory rim higher than 34 inches: 4th floor women's (left image) and men's lavatory rims (right image) are higher than 34-inches, both measuring 34.5 inches. The clearance under these sinks for knee clearance measures higher than 29-inches requirement so these sinks could be lowered by ½ - 1 inch to meet the upper rim high requirements and still meet the under-sink knee requirements of 29 inch minimum.

9. Bottom edges of mirrors are no higher than 40 inches: None of the mirrors in the restrooms meet this standard because the soap dispenser is in the way. All restrooms have the same design. The bottom of all mirrors is 46 inches from the ground. The next time the museum does renovations they should consider adding soap dispensers integrated into the sinks (the sinks appear to have this built into their design) and lower all mirrors so that the bottom of the mirror is at 40 inches.

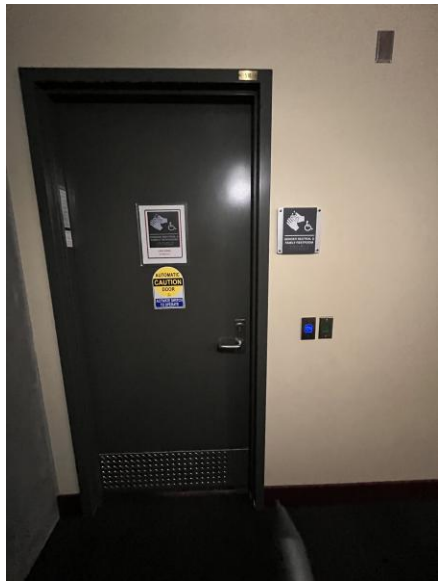


10. If there are six or more stalls, is there also a 36-inch-wide stall with an outward swinging door and parallel grab bars: The 2nd floor women – no stall meets this standard. Determine if there is a stall that meets this dimension where an outward swinging door and parallel grab bars could be added.

11. Universal Changing Table: One of the unisex restrooms could be updated to include a universal changing table. This could allow families with larger children who need to be changed with accessible changing option. The image shows an example from an outdoor restroom. The sketch is a possible layout for the unisex restroom without the window. A more specific design could be created if desired. The next time the museum does renovations consider making this upgrade.

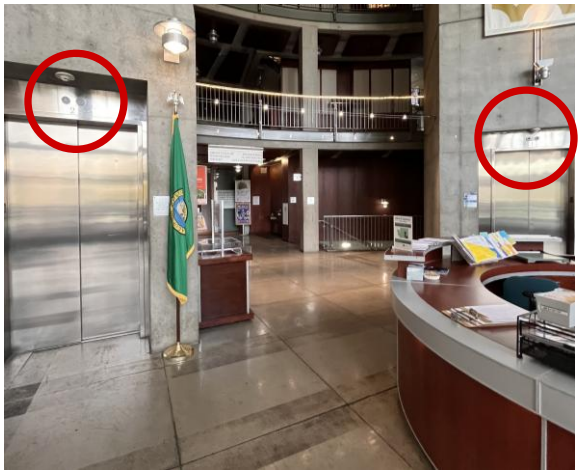


12. Restroom doors opening into the hallway: None of the restrooms meet this standard (image right) and I have never had restrooms in other public buildings meet this standard either. Ensure that these doors meet the building code in your region.

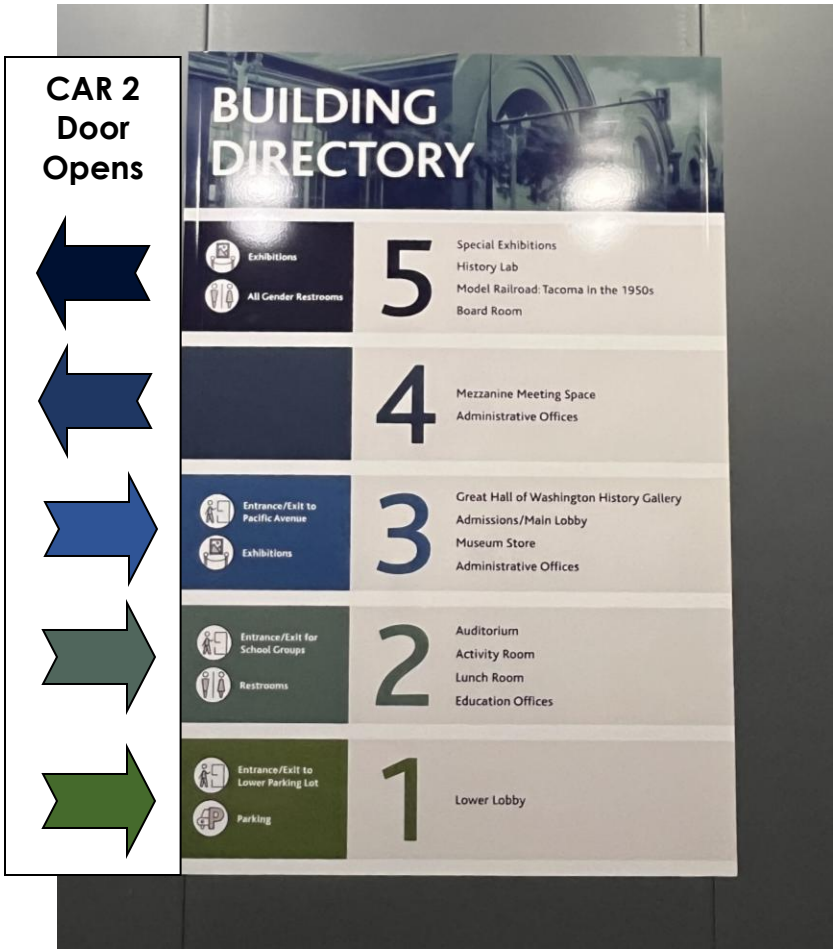


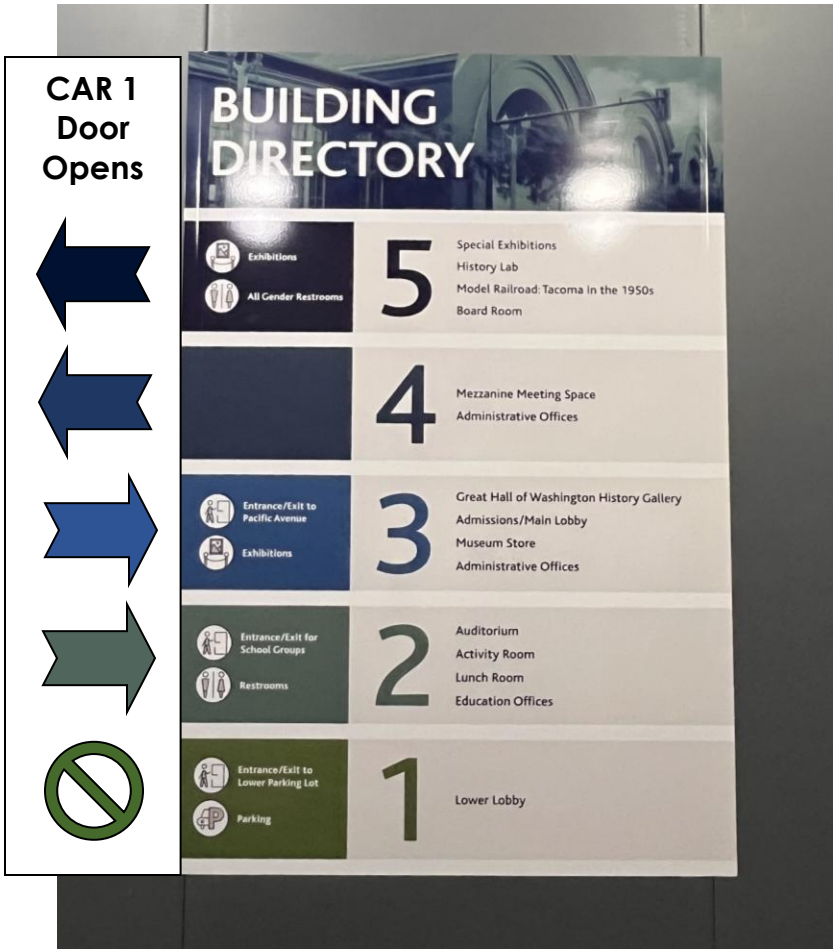
13. Obstruction around the elevator: Watch placement flags (image left) and other items that might block signage at the elevators. This could be part of a weekly checklist around maintaining accessibility in the museum.

14. Signage identifying elevator cars: The labeling system (image right) of CAR 1 and CAR 2 is inconsistent from floor to floor and lacks good contrast. This could be updated when permanent signage issues are addressed.

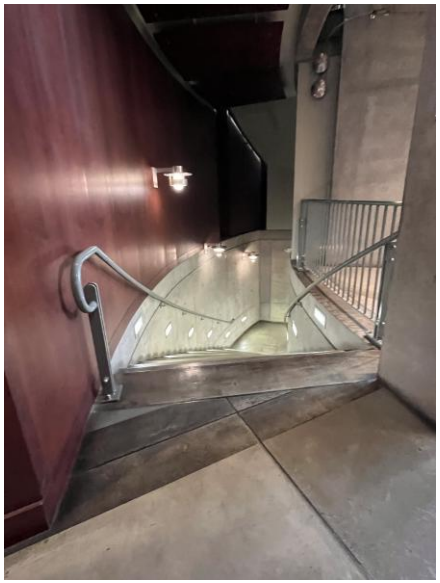


15. Floor Signage in elevator: The museum has well-designed signage in the elevators to help visitors know what is on each floor of the museum. Adding signage to identify which door opens on each floor would add to the ease of use for visitors. This could be an additional strip that has an arrow the points to which door will open on which floor. It could follow the same color-coded pattern of the sign. If an elevator does not go to all floors a different symbol could be used to indicate no access on that floor in that elevator.



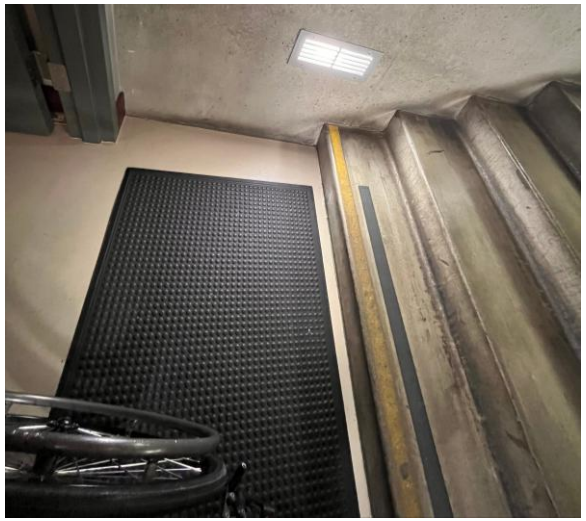


16. Continuous rails on both sides of the stairs: The landing on the stairs that go from the 3rd to 2nd floor does not have a railing (image right), which could lead to issues for those with limited mobility who choose to use the stairs. The next time the museum does renovations consider adding a railing along this landing to make the railing continuous on this side of the landing.

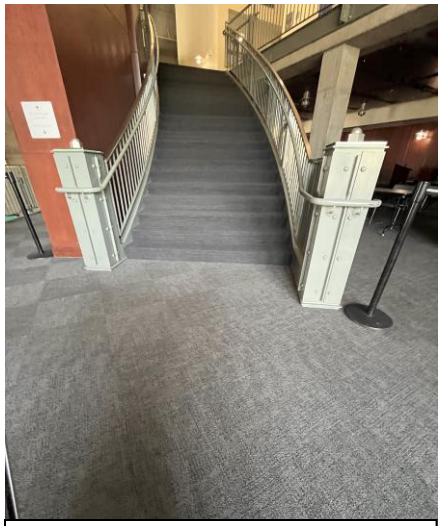


17. Non-slip surface on stairs: Stairs going from the 3rd to 2nd floor are polished concrete and could get slippery when wet (image left). The next time the museum does renovations consider resurfacing these with non-slip material.

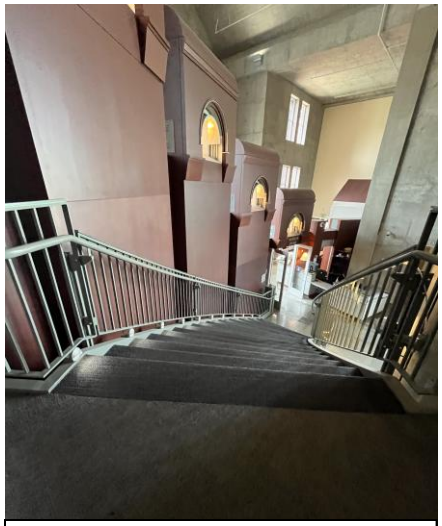
18. At the top of the stairs, are there tactile and high contrast warning strip: Most of the stairs meet this requirement. The top of the concrete stairs on the 3rd floor coming from the 2nd floor do not meet this requirement (image above left). The stairs and floor are polished concrete so color contrast in lacking. Consider adding a tactile strip and color contrast strip at the top of these stairs similar to what is located at the bottom of these stairs (image right).



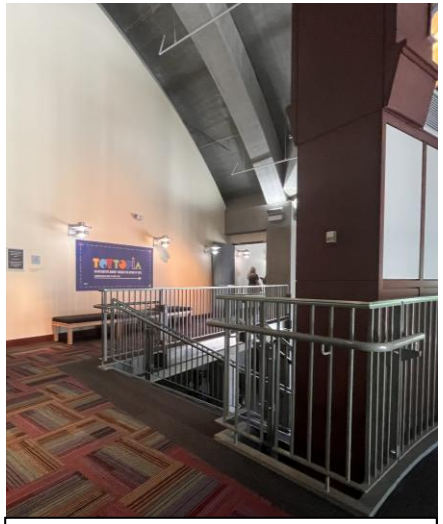
18. At the top of the stairs, are there tactile and high contrast warning strip: The carpeting on the 4th floor does not have good contract with the stairs going to the 5th or 3rd floors. The next time the museum does renovations consider replacing the 4th floor carpet so that it has good color contrast with the carpet on both sets of stairs. The 5th floor carpet provides a good example of carpet contrast.



5th to 4th floor stairs

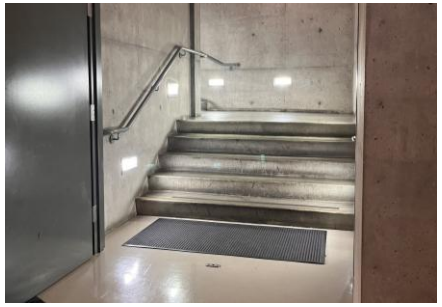


4th to 3rd floor stairs



Top of stairs 5th floor

19. Walk-off mat is a trip hazard: Walk-off mats at the 3rd floor drinking fountain and at the base of the stairs at 2nd level are possible tripping hazards. The next time the museum does renovations consider changing these walk-off mats with an alternative texture or material to absorb water. In the meantime, ensure that these are checked regularly by staff to prevent tripping and falling.



Detailed Accessibility Audit Table
Accessing services and goods within the facility
Washington State Historical Society Museum

Legend:
Black = general descriptions **Green = meets ADA** **Red = does not meet ADA** **Blue = N/A**

	Yes/No	Why this is important/Comments/Suggestions
Priority 2: Access to Goods and Services Horizontal Circulation (ADAAG 4.3, 4.30)		Horizontal circulation allows all individuals to travel throughout the facilities on any specific floor.
1. Are all public spaces part of an accessible route?	**YES**	It is important that all individuals - regardless of ability - can access all public areas of the facility independently.
2. Does the accessible entrance provide access to the main floor, lobby, or elevator?	**YES**	Access to the primary spaces through an accessible entrance is key to allowing all individuals access to the facility's services.
3. Is the accessible route to all public spaces at least 36 inches wide?	**YES**	Routes with widths of at least 36 inches allow individuals to flow freely through the environment to reach areas of interest.
4. Is there a 5-foot circle or other open space for a person using a wheelchair to reverse direction along the route?	**YES**	A turning circle of at least 5 feet provides individuals in wheelchairs with the ability to change directions easily.
5. Is there at least a 4-foot width at all turns to accommodate a wheelchair?	**YES**	This turning width allows for safe maneuvering around corners.
6. Do signs designating permanent rooms and spaces have raised letters and Braille, are they high-contrast and well-lit?	**NO**	Signage is important to let all individuals know what happens in different areas of the building. **Permanent signage throughout the museum is inconsistent in meeting the ADA standards. Some signs meet the standard while other signage does not. Some signage has good color contrast while other signage does not.**

7. Are accessible features checked and maintained on a regular basis?	**NO**	It is important to have an overall accessibility maintenance plan that is executed regularly, so that all accessible features remain in optimal condition for use. **It is recommended that accessible features be checked on a weekly/monthly basis to be sure all are maintained.**
		Why this is important/Comments/Suggestions
Priority 2: Access to Goods and Services **Horizontal Circulation:** **Doors (ADAAG 4.13)**		Doorways, width, handles and configurations can keep individuals from reaching the activities that they wish to attend. **The doors to the auditorium were evaluated in this section**
1. Do doorways into public spaces have at least 32-inch clear opening?	**NO**	It is important to be sure that this measurement goes from the edge of the door to the opposite door jam if the door does not freely clear the width of the door. **Outer doors to the auditorium are only 27.5 inches when a single door is open so both doors need to be open to allow wheelchair access (consider adding automatic door openers that open both doors to this entry).**
2. On the pull side of the door, next to the handle, is there at least 18 inches of clear wall spaces so that a person using a wheelchair can get close enough to open them?	**YES**	It is important that an individual using a wheelchair can actually reach the door handle to open the door. **For lower doors on the ramp to the stage area there is space to do this. Be sure not to block these areas with stage props or signage.**
3. Are doors easy to open (single effort with one hand), and are handles operable with a closed fist?	**NO**	Using lever door handle allows individuals with limited grip strength the chance to open the door independently. **Width and weight of the doors make it hard to open with a closed fist (consider adding automatic door openers that open both doors to this entry)**

4. Are all thresholds level or beveled if over ¼ inch high.	**YES**	Level thresholds result in easy movement from the hall spaces into the actual rooms.
5. Are access features at doors regularly maintained?	**NO**	It is important to have an overall accessibility maintenance plan that is executed regularly so that all accessible features remain in optimal condition for use. **It is recommended that accessible features be checked on a weekly/monthly basis to be sure all are maintained.**
Priority 2: Access to Goods and Services Rooms and Spaces (ADAAG 4.2, 4.4, 4.5, 4.30)		Once an individual is in a room it is important that they can maneuver and use the materials within the space. **Gift shop was evaluated for section**
1. Are all aisles and pathways to all goods and services, shelves, and display units at least 36 inches wide?	**YES**	Aisles and pathways in rooms need to be wide enough for a wheelchair to maneuver. **All tables in the gift shop are movable to allow for access – overall design is quite open with many items along the outer shelves**
2. Are self-service controls, levers, and switches located along an accessible route and within accessible reach ranges?	**N/A**	Light switches and other switches that should be at a maximum of 48 inches so that they are reachable from a wheelchair. **Controlled by staff**
3. Are levers, switches, and controls operable with one closed fist?	**N/A**	Light switches and doorknobs should be easy to operate with a closed fist. **Controlled by staff**
4. Do any areas have raised or lowered floors that are not accessible by ramp or lift?	**N/A**	Changing floor levels within a room can create barriers within a room. **All one level**

5. Are level changes between ¼ inch and ½ inch in height beveled (including at floor mats) and is any level change greater than ½ inch ramped or provided with a lift?	**YES**	All changes in floor levels should be leveled or ramped, to create access for all individuals. **Changes of surfaces are seamless in the gift shop**
6. Is there a 5-foot circle or other open space for turning a wheelchair completely within the space?	**YES**	An individual should have enough room to turn to exit the space without having to back out of the room.
7. Is carpeting low pile (less than ½ inch) with a tight weave?	**YES**	Low pile carpeting with tight weave is easier to maneuver over in a wheelchair. **Changes of surfaces are seamless in the gift shop**
8. Is carpet securely attached?	**YES**	Any loose carpeting is a tripping hazard to all individuals. **The carpet is sunk into the floor providing seamless transitions**
9. Can all objects protruding into the path be detected by a person with a visual disability using a cane? (In order to be detected by a cane, an object must be within 27 inches off the ground)?	**YES**	Objects that stick out from the wall that cannot be detected by a cane are an extreme safety hazard to those with visual impairments.
10. Are signs giving directions or providing information about goods or services clear, large, and simple, and compliant with ADAAG requirements for proportion, character, finish & contrast?	**NO**	Signage is important to let all individuals know what happens in different areas of the building. **Permanent signage throughout the museum is inconsistent in meeting the ADA standards. Some signs meet the standard while other signage does not. Some signage has good color contrast while other signage does not.**

11. Are access features of rooms and spaces checked and maintained on a regular basis?	**NO**	It is important to have an overall accessibility maintenance plan that is executed regularly, so that all accessible features remain in optimal condition for use. **It is recommended that accessible features be checked on a weekly/monthly basis to be sure all are maintained.**
		Why this is important/Comments/Suggestions
Priority 2: Access to Goods and Services **Interior Spaces:** **Meeting and Performance Spaces (ADAAG 4.33)**		**The Auditorium was evaluated for this portion**
1. Are printed materials accessible to people who are blind or partially sighted?	**YES**	Large print and Braille materials allow visually impaired individuals to participate in activities. **These can be addressed through state services available to the museum around accessibility.**
2. Do signs designating permanent rooms and spaces have raised letters and Braille, and do signs that provide direction or information comply with ADAAG requirements for character proportions and height?	**NO**	Signage is important to let all individuals know what happens in different areas of the building. **Permanent signage throughout the museum is inconsistent in meeting the ADA standards. Some signs meet the standard while other signage does not. Some signage has good color contrast while other signage does not.**
3. Are the wheelchair seating spaces part of the seating plan?	**YES**	Incorporating seating for individuals using mobility devices is important for these individuals to feel included. **There are four (4) integrated seats within the seating layout plus seating at top level with roll up tabletop access.**
4. Are they dispersed throughout the seating area and are the sight lines comparable to those for all viewing areas?	**YES**	Individuals using mobility devices should have the opportunity to sit throughout the meeting areas. **There are four (4) integrated seats within the seating layout plus seating at top level with roll up tabletop access.**

5. Can people using wheelchairs sit with non-disabled friends?	**YES**	Individuals using mobility devices like to be able to sit with their friends. **There are four (4) integrated seats within the seating layout plus seating at top level with roll up tabletop access.**
6. Are the wheelchair seating spaces adjacent to an accessible route that is also a means of emergency egress (including ramps if necessary)?	**YES**	It is important for those using mobility devices to have quick access to emergency routes, since they often require more time or assistance to leave the facility during an emergency. **There are four (4) integrated seats within the seating layout plus seating at top level with roll up tabletop access have access to emergency egress.**
7. Is there a portable or permanent assistive listening system for people with hearing disabilities?	**YES**	It is important for those with auditory disabilities to hear activities held in the museum. **These can be addressed through state services available to the museum around accessibility.**
8. Is there seating up front and center for people with visual or hearing disabilities?	**YES**	It is important for those with visual and auditory disabilities to have seating options that allow them to sit as close as they need to the meeting activities. **These seats are identified with the international symbol of accessibility.**
9. Are the seats and rows clearly numbered and easy to locate?	**NO**	In some settings, seating and row information is important to finding specific seating locations. This information should be clearly visible. **There is no seating or row numbering. This could be updated when permanent signage issues are addressed.**

Priority 2: Access to Goods and Services Vertical Circulation (ADAAG 4.3)		Vertical circulation allows all individuals to travel between floors to access all public services.
1. On each level, if there are stairs between the entrance and/or elevator and essential public areas, is there an accessible alternative route?	**YES**	If there are stairs of any type between floors, an alternative accessible route needs to be available for those of all abilities. **There are two elevators available to visitors to use.**
2. If there is no ramp or passenger elevator, is there a service entrance that could be modified?	**N/A**	If there is no elevator, it is important that there be an alternative entrance to create access to all floors.
3. Are accessible features of stairs, ramps, elevators, and lifts checked and maintained on regular basis?	**NO**	It is important to have an overall accessibility maintenance plan that is executed regularly, so that all accessible features remain in optimal condition for use. **It is recommended that accessible features be checked on a weekly/monthly basis to be sure all are maintained.**

Priority 2: Access to Goods and Services Vertical Circulation: Stairs (ADAAG 4.9)		
1. Do threads have non-slip surfaces?	**YES** **YES** **NO** **YES**	Non-slip surface ensures that all have traction on all stairs. **5th to 4th floor – yes carpet** **4th to 3rd floor – yes carpet with side lights** **3rd to 2nd floor – polished concrete – could get slippery when wet consider resurfacing with non-slip material** **Auditorium**
2. Do the stairs have continuous rails on both sides?	**YES** **YES** **NO** **YES**	Continuous railings on both sides provide support for those who need it while maneuvering the stairs. **5th to 4th floor – yes** **4th to 3rd - yes** **3rd to 2nd not at the landing which could lead to issues for those with limited mobility** **Auditorium - yes**
3. Are the handrails 34 to 38 inches about the stair nosings?	**YES** **YES** **YES** **YES**	Handrails at these heights ensure that all can reach and use them safely. **5th to 4th floor – 34 inches** **4th to 3rd floor – 34 inches** **3rd to 2nd floor – 34 inches** **Auditorium – 34 inches**

4. Are there handrail extensions at least one foot beyond the top riser, and one foot plus the tread width beyond the bottom stair?		These extensions provide additional support for those who use the stairs.
	YES	**5th to 4th – 12 inches at 5th, 4th floor varies from 5 inches to 2ft (post is 12 inches)**
	YES	**4th to 3rd - yes, 16 inches on 4th floor varies from 5 inches to 3 ft (post is 12 inches)**
	YES	**3rd to 2nd – 3rd floor 12 inches, 12 inches at 2nd floor landing, mat at the base of the stairs is a trip hazard**
	YES	**Auditorium – at least 12 inches at both top and bottom**
5. At the top of the stairs, are there tactile and high contrast warning strips?		Tactile and contrast warning strips help those with visual impairments know the top and bottom of the stairs by the change in texture and/or color.
	YES	**5th to 4th - carpet change on 5th floor on 4th floor carpet color change is minimal**
	NO	**4th to 3rd Not the best contrast on 4th floor, 3rd floor surface changes from carpet to concrete, good color contrast**
	NO	**3rd to 2nd Top of 3rd – a bit of contrast but not great Better contrast on the 2nd level but walk-off mat is a trip hazard**
	YES	**Auditorium - Surface texture and color change at top and bottom of stairs**

Priority 3: Usability of Restrooms		Why this is important/Comments/Suggestions
Getting to the Restrooms (ADAAG 4.1)		It is important that all individuals have access to restroom facilities.
1. If there are stairs on the main route to the rest room, is there an accessible alternative route?	**YES**	This ensures that all can access restroom facilities. **Restooms are accessible via alternative routes (two elevators)** **The route to the restrooms on the 4th floor can be very tight due to moveable furniture (main hall for each is only 4ft wide so quite tight)**
2. Are all public rest rooms accessible?	**YES**	Having all public restrooms accessible is the highest standard in accessible design. Each floor should have, at minimum, one accessible restroom. **On each floor with restrooms there is an accessible option available to the public**
3. Are there signs at inaccessible restrooms that give directions to accessible ones?	**N/A**	This ensures that those needing accessible restrooms can easily locate them.
4. Are accessible restrooms identified with appropriate permanent signage?	**YES** **NO**	This ensures that all know this particular restroom is accessible. **Good signage for the 5th and 2nd floor restrooms – signage not as visible on the 4th floor.** **Some restroom signage does not identify accessible restrooms.**

Doorways and passages (ADAAG 4.2, 4.13)		It is important that all individuals can freely maneuver through all doorways and passages.
1. Do the doorways into the restrooms have at least a 36-inch clear opening?		This ensures easy access into the actual rest room.
	YES	**5th floor 1– yes, 36 inches door opening maximum usable opening is 33 inches**
	YES	**5th floor 2 – yes, 36 inches door opening usable opening is 33 inches**
	YES	**4th floor women– yes, 36 inches door opening usable opening is 33 inches**
	YES	**4th floor men – yes, 36 inches door opening usable opening is 33 inches. On 4th floor watch placement of moveable elements (like chairs) to ensure access to restrooms – especially on men's room side.**
	YES	**2nd floor women – yes, restroom narrowest point is 36 inches**
	YES	**2nd floor men – yes, restroom narrowest point is 36 inches**
2. Is there at least 18 inches of clear wall space next to the door pull handle, so that a person using a wheelchair can get close enough to open it?		This allows the individual to easily open the door to enter and exit the rest room.
	YES	**5th floor 1- yes, has an automatic door opener exterior and interior with interior lock button**
	YES	**5th floor 2- yes, has an automatic door opener exterior and interior with interior lock button**
	YES	**4th floor women – adding interior door locks to these like 5th floor)**
	YES	**4th floor men – yes, automatic door opener once you unlock the door (consider adding interior door locks to these like 5th floor)**
	YES	**2nd floor women – yes has automatic door opener (sensory exterior push button interior)**
	YES	**2nd floor men – yes, has automatic door opener (sensory exterior push button interior)**

3. Are doors easy to open?		This allows the individual to easily open the door to enter and exit the rest room.
	YES	**5th floor 1- yes, has an automatic door opener exterior and interior with interior lock button, door automatically reopens if someone is in the way of it closing**
	YES	**5th floor 2- yes, has an automatic door opener exterior and interior with interior lock button, door automatically reopens if someone is in the way of it closing**
	YES	**4th floor women – yes, automatic door opener once you unlock the door (consider adding interior door locks to these like 5th floor)**
	YES	**4th floor men – yes, automatic door opener once you unlock the door (consider adding interior door locks to these like 5th floor)**
	YES	**2nd floor women – yes, automatic door**
	YES	**2nd floor men – yes, automatic door**
4. Is door hardware operable with a closed fist?		This allows for easy opening when an individual has limited hand function.
	YES	**5th floor 1- yes, has an automatic door opener exterior and interior with interior lock button**
	YES	**5th floor 2- yes, has an automatic door opener exterior and interior with interior lock button**
	YES	**4th floor women – yes, but the knob to lock door is quite small (consider adding interior door locks to these like 5th floor)**
	YES	**4th floor men – yes, but the knob to lock is quite small (consider adding interior door locks to these like 5th floor)**
	YES	**2nd floor women**
	YES	**2nd floor men- yes**

5. Do doors open into the hallway so that people using wheelchairs can exit the restrooms easily?	**NO** **NO** **NO** **NO** **NO** **NO**	This ensures an easy exit from the restroom. **5th floor 1- no – opens into restroom** **5th floor 2 – no – opens into restroom** **4th floor women – no – opens into restroom** **4th floor men – no – opens into restroom** **2nd floor women – no opens into restroom** **2nd floor men – no – opens into restroom** **This is consistent with all other evaluations done. There is space within all restrooms to allow the door to open for wheelchair users to leave the restroom**
6. Does the entryway configuration provide adequate maneuvering space for a person using a wheelchair?	**YES** **YES** **YES** **YES** **YES** **YES**	This ensures easy access to and into the restroom. **5th floor 1 – yes** **5th floor 2 – yes** **4th floor women – yes, but hallway is quite narrow** **4th floor men – yes, but hallway is quite narrow just a bit over 4 ft wide** **2nd floor women – yes but hallways are quite narrow with 36 inches at the narrowest point** **2nd floor men – yes but hallways are quite narrow with 36 inches at the narrowest point**
7. Is there a 36-inch-wide path to all fixtures and is there a 5-foot circle or other open space for turning a wheelchair completely?	**YES** **YES** **YES** **YES** **YES** **YES**	This ensures easy, independent access to all the restroom facilities. **5th floor 1 – yes** **5th floor 2 – yes** **4th floor women – yes but can barely turn around** **4th floor men – yes but can barely turn around** **2nd floor women – yes** **2nd floor men - yes**

Priority 3: Usability of Restrooms		
Toilet Rooms **(ADAAG 4.22)**		This ensures that all individuals can use toilets independently. **Two unisex toilet rooms on the 5th floor – one without window could become a restroom with adult changing table depending on layout** **Two toilet rooms on the 4th floor one identified as women and other identified as men**
1. In a room with a toilet and lavatory (no stall), is there at least a 5-foot turning space?	**YES** **YES** **YES** **YES**	This ensures ease of movement throughout this style of restroom. **5th floor 1 includes two toilets – this could become a potential toilet room with universal changing table** **5th floor 2 includes a toilet and urinal, this restroom also has windows to the street (do these need to have reflective film for privacy??)** **4th floor women – 60 inches by 106** **4th floor men – 60 inches by 106**
2. Are there grab bars behind and on the side wall nearest to the toilet?	**YES** **YES** **YES** **YES**	This provides additional support for transferring on and off the toilet. **5th floor 1 – yes** **5th floor 2 - yes** **4th floor women – yes** **4th floor men - yes**

Priority 3: Usability of Restrooms		
Lavatories and Accessories (ADAAG 4.19, 4.23.7, 4.24)		Lavatories are the same as sinks. This section ensures that all individuals can use the sinks in the rest rooms.
1. Does each lavatory have a 30-inch wide by 48-inch-deep clear space in front (19 inches of the required depth may be under the lavatory)?	**YES** **YES** **YES** **YES** **YES** **YES**	This ensures that an individual using a wheelchair can access the lavatory. **5th floor 1 – yes** **5th floor 2 – yes** **4th floor women – yes able to use when the door is closed** **4th floor men – yes able to use when the door is closed** **2nd floor women – yes, all 6 sinks meet this standard but 2 sinks closest to the door are just around 48 inches and users need to monitor for the inward door swing** **2nd floor men – yes, all 6 sinks meet this standard but 2 sinks closest to the door are just around 48 inches and users need to monitor for the inward door swing**
2. Is the lavatory rim no higher than 34 inches?	**YES** **YES** **NO** **NO** **YES** **YES**	This ensures that an individual using a wheelchair can access the lavatory. **5th floor 1 – yes 33.5 inches** **5th floor 2 – yes 33.5 inches** **4th floor women – just a bit over at 34.5 inches** **4th floor men – just a bit over at 34.5 inches** **These appear to be newer sinks that are thicker than all the other sinks in the facility** **2nd floor women – yes, all sinks at 34 inches** **2nd floor men – yes all sinks at 34 inches**

3. Is there at least 29 inches from the floor to the bottom of the lavatory apron (excluding pipes)?		This ensures that an individual using a wheelchair can access the lavatory.
	YES	**5th floor 1 – yes, 30 inches has knee protector**
	YES	**5th floor 2 – yes, 30 inches has knee protector**
	YES	**4th floor women – yes, 30.5 inches has knee protector**
	YES	**4th floor men – yes, 30.5 inches with knee protector**
	YES	**2nd floor women – yes, all 31 inches all have knee protector**
	YES	**2nd floor men – yes, all 31 inches all have knee protector**
4. Can the faucet be operated with one closed fist?		This ensures that an individual with decreased hand function can use the lavatory.
	YES	**5th floor 1 – yes, push button faucet with automatic stop**
	YES	**5th floor 2 – yes, push button faucet with automatic stop**
	YES	**4th floor women – yes, sensor operated with automatic stop**
	YES	**4th floor men – yes, sensor operated with automatic stop**
	YES	**2nd floor women – yes, all are sensor operated with automatic stop**
	YES	**2nd floor men – yes, all are sensor operated with automatic stop**
5. Are the bottom edges of mirrors no higher than 40 inches?		This ensures that individuals using wheelchairs can see themselves in the mirror.
	NO	**5th floor 1 – NO – bottom of mirror is 46 inches from ground**
	NO	**5th floor 2 – NO – bottom of mirror is 46 inches from ground**
	NO	**4th floor women – NO – bottom of mirror is 46 inches from ground**
	NO	**4th floor men – NO – bottom of mirror is 46 inches from ground**
	NO	**2nd floor women – NO – bottom of all mirrors is roughly 46 inches from ground.**
	NO	**2nd floor men – NO – bottom of all mirrors is roughly 46 inches from ground.**

6. Are dispensers no higher than 48 inches for forward reach and 54 inches for side reach? Can they be easily operated by one hand?		This ensures that an individual using a wheelchair can reach the dispenser and use it easily.
	YES	**5th floor 1 – yes, built in button at 38 inches (would need to be removed to lower mirror – consider replacing with wall mounted sensor operated soap dispenser)**
	YES	**5th floor 2 – yes, built in button at 38 inches (would need to be removed to lower mirror – consider replacing with wall mounted sensor operated soap dispenser)**
	YES	**4th floor women – yes, built in button at 38 inches (would need to be removed to lower mirror – consider replacing with wall mounted sensor operated soap dispenser)**
	YES	**4th floor men – yes, built in button at 38 inches (would need to be removed to lower mirror – consider replacing with wall mounted sensor operated soap dispenser)**
	YES	**2nd floor women – yes, built in button at 38 inches (would need to be removed to lower mirror – consider replacing with wall mounted sensor operated soap dispenser)**
	YES	**2nd floor men – yes, built in button at 38 inches (would need to be removed to lower mirror – consider replacing with wall mounted sensor operated soap dispenser)**
7. Are vending machines for personal products located on accessible routes, and are controls and slots no higher either 48 inches for forward reach or 54 inches for side reach?		This ensures that an individual using a wheelchair can access these products.
	YES	**5th floor 1 – yes, pull knob at 36 inches, opening at 25.5 inches**
	YES	**5th floor 2 – no vending machine for personal products**
	YES	**4th floor women – no vending machines for personal products**
	YES	**4th floor men – no vending machines for personal products**
	YES	**2nd floor women – yes, pull knob at 35 inches, opening at 25 inches**
	YES	**2nd floor men – no vending machines for personal products**

8. Is the trash container usable with a closed fist?	YES YES YES YES YES YES	This ensures that an individual using a wheelchair can easily use the trash container. **5th floor 1 – yes, open trash can** **5th floor 2 – yes, open trash can** **4th floor women – yes, open trash can** **4th floor men – yes, open trash can** **2nd floor women – yes, open trash can** **2nd floor men – yes, open trash can**
Priority 3: Usability of Restrooms		
Stalls (ADAAG 4.17)		**2nd floors rest rooms evaluated for this section**
1. If toilet stalls are provided, is at least one a standard accessible stall (59 x 60 inches clear of the door swing)?	YES YES	This ensures an accessible stall for any individual with a disability. **2nd floor women – 10 stalls – 1 meets this standard 60" x 60"** **2nd floor men – 6 stalls – 1 meets this standard 60" x 60" also has 4 urinals at two different heights to accommodate for height**
2. If there are six or more stalls, is there also a 36-inch-wide stall with an outward swinging door and parallel grab bars?	NO	This ensures an accessible stall for any individual with a disability. **2nd floor women – no stall meets this standard**
3. Is the stall door operable with a closed fist, inside and out?	YES YES	This ensures ease of use. **2nd floor women – yes but could benefit from handle on inside of door to assist in closing** **2nd floor men – yes but could benefit from handle on inside of door to assist in closing**
4. Does the stall door have at least a 32-inch clear opening?	YES YES	This ensures easy access into the actual stall. **2nd floor women – yes 34 inches** **2nd floor men – yes 34 inches**

5. In accessible stalls, are there grab bars behind and on the side wall nearest the toilet?	**YES** **YES**	This provides additional support for transferring on and off the toilet. **2nd floor women – yes** **2nd floor men – yes**
Priority 4: Amenities		
Drinking Fountains (ADAAG 4.15)		
1. Where only one drinking fountain is provided on the floor, are the spouts accessible to people who use wheelchairs (spout no higher than 36 inches above floor) and those who have trouble stooping (standard height spout)?	**YES** **YES** **YES** **YES**	This ensures that all individuals can access this single drinking fountain. **5th floor – spout at 36 inches** **4th floor – spout at 36 inches** **3rd floor – spouts at 36 and 44 inches** **2nd floor – spouts at 36 and 44 inches**
2. When there is more than one drinking fountain on a floor, are at least 50% of them accessible to people who use wheelchairs?	**YES** **YES** **YES** **YES**	This ensures that all individuals have access to at least one of the drinking fountains available. **5th floor only one drinking fountain, meets standard** **4th floor only one drinking fountain, meets standard** **3rd floor – yes, one of two is accessible** **2nd floor – yes, one of two is accessible**
3. Is there clear floor space of at least 30 x 48 inches in front of the drinking fountains?	**YES** **YES** **YES** **YES**	This distance ensures that there are no barriers to the individual trying to use the drinking fountain. **5th floor – yes** **4th floor – yes** **3rd floor – yes** **2nd floor – yes**

4. Do wall mounted drinking fountains protrude no more than 4 inches into the circulation space?	**YES** **YES** **YES** **YES**	This ensures that drinking fountains can be detected by an individual with a visual disability using a cane. **5th floor – drinking fountain set into an alcove** **4th floor – drinking fountains set into an alcove** **3rd floor – drinking fountains set into an alcove** **2nd floor – drinking fountains set into an alcove**
5. Are controls operable with one closed fist, or by a knee push?	**YES** **YES** **YES** **YES**	This ensures that all individuals can get a drink independently. **5th floor – yes** **4th floor – yes** **3rd floor – yes** **2nd floor – yes**
		Why this is important/Comments/Suggestions
Priority 2: Access to Goods and Services **Vertical Circulation:** **Elevators (ADAAG 4.10)**		**Two elevator systems – one from accessible ground level entry to 3rd floor (CAR 2) and one from second floor through 5th floor (CAR 1).** **The labeling system of CAR 1 and CAR 2 are inconsistent. Labeling the CAR on each floor would help with wayfinding.**
1. Are there both visible and audible door opening/closing and floor indicators (one tone = up, two = down)?	**YES** **YES**	This ensures that individuals with visual and auditory disabilities can use the elevator independently. **CAR 1 YES on all levels** **CAR 2 YES on all levels** **The auditory tone is different from CAR 1 to CAR 2 which helps with identifying which elevator you are using for travel between floors.**

2. Are the call buttons in the hallway no higher than 42 inches?	**YES** **YES**	This ensures that controls are at an accessible height. **CAR 1 on center 42 on all levels** **CAR 2 on center 42 on all levels**
3. Is the area around the elevator free of obstructions such as ashtrays?	**YES** **YES**	This ensures that there are no barriers to entering or exiting the elevator. **CAR 1 YES** **CAR 2 YES** **Watch for placement flags and other items that might block signage at the elevators.**
4. Do the controls outside and inside the cab have raised lettering and Braille?	**YES** **YES**	This ensures that individuals with visual impairments can independently use the elevator. **CAR 1 YES on all levels** **CAR 2 YES on all levels**
5. Is there a sign on the jamb at each floor identifying the floor in raised lettering and Braille?	**YES** **YES**	This ensures that individuals with visual impairments can independently use the elevator. **CAR 1 YES on all levels** **CAR 2 YES on all levels**
6. Do the doors remain fully open for at least 3 seconds?	**YES** **YES**	This ensures that all individuals have time to enter or exit the elevator before doors close. **CAR 1 YES on all levels** **CAR 2 YES on all levels** **The signage in the elevators identifying floor levels is great but could benefit from identifying which door opens on which levels.**

7. Is the emergency communication system, if provided, usable without voice communications?	**YES** **YES**	This allows all individuals with a way to activate the elevator emergency system. **CAR 1 YES** **CAR 2 YES**
8. Is it identified with raised lettering and Braille?	**YES** **YES**	This ensures that individuals with visual impairments can independently use the elevator. **CAR 1 YES** **CAR 2 YES**

This table can be used to be sure any lifts used in the facility meet the required accessibility standards.

	Yes/No	Why this is important/Comments/Suggestions
Priority 2: Access to Goods and Services Vertical Circulation: Lifts (ADAAG 4.2, 4.11)		**The museum does not have any lifts.**
1. Are there clear operating instructions at each stopping level?	**N/A**	This ensures that all individuals can easily operate the lift.
2. Can the lift be used without assistance or is a call button provided?	**N/A**	The goal is that all individuals can use the lift independently. If not, a call bell needs to be provided to summon assistance.
3. Is there at least 30 x 48 inches of clear space for a person in a wheelchair to maneuver to reach controls/use the lift?	**N/A**	This distance ensures that there are no barriers to the individual trying to access the lift.
4. Are controls 48 inches high or lower?	**N/A**	This ensures that controls are at an accessible height.

ADA EMERGENT PRIORITY PROJECT LIST

Project	
Permanent signage	$ 131,399.14
Auditorium doors	$ 7,875.00
2nd floor restoom entry	$ 26,859.81
Bldg. wide sink & mirror heights	$ 25,517.91
Family restroom on 5th floor	$ 56,888.99
Continuous railing between 2&3	$ 8,750.00
Temp walls & seating	$ 42,000.00
Mezzanine stairs cane strike	$ 25,195.46
	$ 324,486.32
Rounded for CBS	$ 325,000.00

WASHINGTON STATE HISTORICAL SOCIETY

Washington State History Museum

1911 Pacific Avenue, Tacoma, WA 98402

UFI #A05174

Project Team: Starling Whitehead & Lux Architects

Date of Plan June 30, 2024

10-Year Needs Assessment Cost Summary Matrix: 2025 - 2035

Item	Item / Location	Description	Biennium 2025-2027	Biennium 2027-2029	Biennium 2029-2031	Biennium 2031-2033	Biennium 2033-2035
	PROJECT SUMMARY	**TOTALS - All work, by Biennium**	**$2,697,942**	**$3,471,952**	**$2,721,216**	**$3,247,916**	**$7,484,339**
HM 1.0	**SITE WORK**						
HM 1.1	Pedestrian Walkway Improvements	Replace/Add pedestrian sidewalks and other miscellaneous improvements to remove safety issues.				$439,731	
HM 1.2	Replace Exterior Signage	Upgrade and or replace exterior signage. Much of the existing if fades and can be difficult to read.				$33,422	
HM 1.3	Parking Area Improvements	Parking Area Asphalt needs repairs and other miscellaneous improvements				$470,853	
HM 1.4	Re-clad Amphitheater Steps	The existing waterproof coating is starting to crack and bubble. Is difficult to maintain and looks bad.				$230,791	
HM 1.5	Add Electric Vehicle Charging Stations	Provide 10 stall EV Charging Facility in upper parking lot					$145,625
		Construction Cost Subtotals	**$0**	**$0**	**$0**	**$1,174,797**	**$145,625**
		OFM Escalation at 3.33% per year, escalated to midpoint of biennium	6.77%	14.00%	21.72%	29.96%	38.76%
			$0	$0	$0	$351,969	$56,444
		Construction Cost Total	$0	$0	$0	$1,526,766	$202,069
		Project Soft Costs: Permits, Inspections, Design Fees, Printing, Taxes, and Project Management at 45% of Construction Cost	$0	$0	$0	$687,045	$90,931
		Sitework Total	**$0**	**$0**	**$0**	**$2,213,811**	**$293,000**
HM 2.0	**BUILDING EXTERIOR**						
HM 2.1	Envelope Improvement - Windows and Doors	To support compliance with Clean Buildings, thermal improvements are needed to storefronts, windows, and hollow metal doors/frames		$455,141			
HM 2.2	Exterior Canopies	Provide canopies over exterior entries and service areas				$68,569	
HM 2.3	Paint Steel Rails	Routine repainting of decorative steel guardrails at main entry				$51,750	
		Construction Cost Subtotals	**$0**	**$455,141**	**$0**	**$120,319**	**$0**
		OFM Escalation at 3.33% per year, escalated to midpoint of biennium	6.77%	14.00%	21.72%	29.96%	38.76%
			$0	$63,720	$0	$36,047	$0
		Construction Cost Total	$0	$518,861	$0	$156,366	$0
		Project Soft Costs: Permits, Inspections, Design Fees, Printing, Taxes, and Project Management at 45% of Construction Cost	$0	$233,487	$0	$70,365	$0
		Building Exterior Total	**$0**	**$752,348**	**$0**	**$226,731**	**$0**
HM 3.0	**BUILDING INTERIOR**						
HM 3.1	Track Level Entry Lobby Refresh	Tenant Improvements to the Track Level building lobby			$99,008		

Item	Item / Location	Description	Biennium 2025-2027	Biennium 2027-2029	Biennium 2029-2031	Biennium 2031-2033	Biennium 2033-2035
HM 3.2	Window Treatments	Thermal and visibility treatments will improve usability and comfort of office and other staff areas.			$40,250		
HM 3.3	Restroom Improvements	Existing toilet rooms are aged and need a re-fresh		$203,766			
HM 3.4	Replace Door Hardware	Existing door hardware is old and replacement parts are difficulty to find. Replace all door hardware			$429,813		
HM 3.5	Carpentry Shop Improvements for Dust Collection	Miscellaneous revisions and upgrades to the dust collection and other systems are desired to make the shop work better for the way its currently being used.			$35,938		
HM 3.6	Thermal Improvements at Loading Dock	To support compliance with Clean Buildings, insulate the loading dock wall and ceiling.		$238,553			
HM 3.7	Flooring at Auditorium Lobby	Replace painted flooring with ground polished finish			$23,144		
HM 3.8	ADA Compliant Sinks	Existing sinks are not accessible. While these are not required to be revised, increased accessibility is desired.		$27,277			
HM 3.9	Exhibit Area Fire Door	Existing fire doors is not functioning as needed	$71,875				
		Construction Cost Subtotals	**$71,875**	**$469,595**	**$628,152**	**$0**	**$0**
		OFM Escalation at 3.33% per year, escalated to midpoint of biennium	6.77%	14.00%	21.72%	29.96%	38.76%
			$4,866	$65,743	$136,435	$0	$0
		Construction Cost Total	$76,741	$535,339	$764,586	$0	$0
		Project Soft Costs: Permits, Inspections, Design Fees, Printing, Taxes, and Project Management at 45% of Construction Cost	$34,533	$240,902	$344,064	$0	$0
		Building Interior Total	**$111,274**	**$776,241**	**$1,108,650**	**$0**	**$0**
HM 4.0	**MECHANICAL AND PLUMBING**						
HM 4.1	Replace Drinking Fountains	Replace existing drinking fountains with ADA complaint types that include bottle fillers.		$40,250			
HM 4.2	Replace Chiller 01	Chiller is currently not functioning and is not in use due to refrigerant leaks.	$503,125				
HM 4.3	Replace Chiller 02 and Boiler 02	Several areas of the Museum are report issues with effective heating.					$596,563
HM 4.4	Replace Hot Water Heaters	Existing hot water heaters are at the end of life and should be replace with more efficient type.			$17,609		
HM 4.5 - Alternative A	Upgrade DDC Controls System (Proprietary)	Upgrade the existing DDC controls system software and failed devices	$412,419				
HM 4.5 - Alternative B	*Replace DDC Controls System (Less-Proprietary)*	*Replace the existing proprietary DDC controls system software with new non-proprietary system*	*$912,238* *Not included in total below*				
		Construction Cost Subtotals	**$915,544**	**$40,250**	**$17,609**	**$0**	**$596,563**
		OFM Escalation at 3.33% per year, escalated to midpoint of biennium	6.77%	14.00%	21.72%	29.96%	38.76%
			$61,982	$5,635	$3,825	$0	$231,228
		Construction Cost Total	$977,526	$45,885	$21,434	$0	$827,790
		Project Soft Costs: Permits, Inspections, Design Fees, Printing, Taxes, and Project Management at 45% of Construction Cost	$439,887	$20,648	$9,645	$0	$372,506
		Mechanical and Plumbing Total	**$1,417,413**	**$66,533**	**$31,079**	**$0**	**$1,200,296**

Item	Item / Location	Description	Biennium 2025-2027	Biennium 2027-2029	Biennium 2029-2031	Biennium 2031-2033	Biennium 2033-2035
HM 5.0	**ELECTRICAL**						
HM 5.1	Replace Electrical VFD's	Existing VFD appear to be constantly overheating.			$51,750		
HM 5.2	Replace Light Fixtures	Replace Fluorescent light fixtures with LED fixtures for increased energy performance.			$142,744		
HM 5.3	Add Power in IT Room	The IT room needs additional power to support equipment.			$4,313		
		Construction Cost Subtotals	**$0**	**$0**	**$198,806**	**$0**	**$0**
		OFM Escalation at 3.33% per year, escalated to midpoint of biennium	6.77%	14.00%	21.72%	29.96%	38.76%
			$0	$0	$43,181	$0	$0
		Construction Cost Total	$0	$0	$241,987	$0	$0
		Project Soft Costs: Permits, Inspections, Design Fees, Printing, Taxes, and Project Management at 45% of Construction Cost	$0	$0	$108,894	$0	$0
		Electrical Total	**$0**	**$0**	**$350,881**	**$0**	**$0**
HM 6.0	**COMMUNICATIONS, FIRE ALARM, SECURITY, ETC.**						
HM 6.1	Upgrade Fire Alarm System	Fire Alarm Control Panel and most devices are old and no longer supported with replacement parts.	$734,563				
HM 6.2	Audio Visual Systems Upgrade	Replace/Add Audio Visual Systems at Auditorium and Mezzanine			$251,563		
HM 6.3	Digital Display Systems	Add digital signage at track level entry lobby		$21,563			
HM 6.4	Security Upgrades	Increase security with select addition of Keypads, Card reader and surveillance cameras			$28,031		
HM 6.5	Upgrade Communications Wiring	Much of the museums cabling is older Cat 5. It should be replaced with current standard Cat 6e.			$174,087		
		Construction Cost Subtotals	**$734,563**	**$21,563**	**$251,563**	**$0**	**$0**
		OFM Escalation at 3.33% per year, escalated to midpoint of biennium	6.77%	14.00%	21.72%	29.96%	38.76%
			$49,730	$3,019	$54,639	$0	$0
		Construction Cost Total	$784,292	$24,581	$306,202	$0	$0
		Project Soft Costs: Permits, Inspections, Design Fees, Printing, Taxes, and Project Management at 45% of Construction Cost	$352,932	$11,062	$137,791	$0	$0
		Telecom and Electronic Security Total	**$1,137,224**	**$35,643**	**$443,993**	**$0**	**$0**
HM 7.0	**CONVEYANCE SYSTEMS**						
HM 7.1	Freight Elevator Modernization	If Elevator Assessment recommends - Retrofit freight elevator hydraulics, controls and cab finishes					$630,000
		Construction Cost Subtotals	**$0**	**$0**	**$0**	**$0**	**$630,000**
		OFM Escalation at 3.33% per year, escalated to midpoint of biennium	6.77%	14.00%	21.72%	29.96%	36.22%
			$0	$0	$0	$0	$228,186
		Construction Cost Total	$0	$0	$0	$0	$858,186
		Project Soft Costs: Permits, Inspections, Design Fees, Printing, Taxes, and Project Management at 45% of Construction Cost	$0	$0	$0	$0	$386,184
		Conveyance Systems Total	**$0**	**$0**	**$0**	**$0**	**$1,244,370**
HM 8.0	**MAJOR CAPITAL PROJECTS**						
HM 8.1	Exhibit Renewal - Galleries A and B	Updates to Permanent Gallery		$978,834			
HM 8.2	Exhibit Renewal - Gallery C	Updates to Permanent Galleries			$376,514		

Item	Item / Location	Description	Biennium 2025-2027	Biennium 2027-2029	Biennium 2029-2031	Biennium 2031-2033	Biennium 2033-2035
HM 8.3	Exhibit Renewal - Gallery D	Updates to Permanent Galleries				$376,514	
HM 8.4	Exhibit Renewal - Galleries E and F	Updates to Permanent Gallery					$1,171,387
HM 8.5	Stair between Great Hall and Theater	Increases access between gallery floors					$901,813
		Construction Cost Subtotals	**$0**	**$978,834**	**$376,514**	**$376,514**	**$2,073,199**
		OFM Escalation at 3.33% per year, escalated to midpoint of biennium	6.77%	14.00%	21.72%	29.96%	38.76%
			$0	$137,037	$81,779	$112,804	$803,572
		Construction Cost Total	$0	$1,115,870	$458,293	$489,318	$2,876,771
		Project Soft Costs: Permits, Inspections, Design Fees, Printing, Taxes, and Project Management at **65%** of Construction Cost	$0	$725,316	$297,890	$318,056	$1,869,901
		Major Capital Projects Totals	**$0**	**$1,841,186**	**$756,183**	**$807,374**	**$4,746,673**
HM 9.0	**STUDIES AND ASSESSMENTS**						
HM 9.1	Retro Cx Miscellaneous Heating and Cooling Issues	Provide Rx Study of Mechanical systems serving Auditorium, Main Building Lobby, Board Room, NE corner of 4th Floor			$25,000		
HM 9.2	Clean Building Energy Audit and Incentive Grant	Clean Buildings Performance Standard Energy Audit	$30,000				
HM 9.3	Freight Elevator Assessment	Elevator Assessment and Upgrade Study				$10,000	
		Feasibility Studies Subtotals	**$30,000**	**$0**	**$25,000**	**$0**	**$0**
		OFM Escalation at 3.33% per year, escalated to midpoint of biennium	6.77%	14.00%	21.72%	29.96%	38.76%
			$2,031	$0	$5,430	$0	$0
		Feasibility Studies Total	**$32,031**	**$0**	**$30,430**	**$0**	**$0**

	Biennium 2025-2027	Biennium 2027-2029	Biennium 2029-2031	Biennium 2031-2033	Biennium 2033-2035
TOTALS BY BIENNIUM	$2,697,942	$3,471,952	$2,721,216	$3,247,916	$7,484,339

WASHINGTON STATE HISTORICAL SOCIETY

Washington State History Museum

1911 Pacific Avenue, Tacoma, WA 98402
UFI #A05174

Project Team: Starling Whitehead & Lux Architects
Date of Plan June 30, 2024
Gross Square Feet 139,200

Back-up Detail Matrix

Item	Item / Location	Item Components	Scope of Item / Notes	Quantity		Unit Cost	Sub-Total	Total Const. Cost (June 2024)
HM 1.0	**SITE WORK**						**Site Work Subtotal**	**$1,174,797**
HM 1.1	**Pedestrian Walkway Improvements**	Replace/Add pedestrian sidewalks and other miscellaneous improvements to remove safety issues.						**$439,731**
HM 1.1.1		Replace the Pacific Avenue Sidewalks from parking lot entry to SW corner of building	Replace sidewalks, curb and gutter, street trees, et.	280	lf	$935.00	$261,800	
HM 1.1.2		Add a sidewalk from the emergency exit at the Auditorium to the east parking lot	Install new sidewalk/ramp with handrails	360	SF	$35.00	$12,600	
HM 1.1.3		Existing elevation change between walkway and adjacent grades makes an unsafe condition. Install guardrails	Install new steel guardrail	70	lf	$450.00	$31,500	
		Estimating Contingency	General Conditions, Overhead & Profit, Bonds,	15%			$45,885	
		Prime Contractor GC, OH&P, Bonds Etc.		25%			$87,946	
HM 1.2	**Replace Exterior Signage**	Upgrade and or replace exterior signage. Much of the existing if fades and can be difficult to read.						**$33,422**
HM 1.2.1		Replace main entry sign at south parking lot entrance		1	ea.	$15,000.00	$15,000	
HM 1.2.2		Replace miscellaneous Parking lots signs		6	ea.	$200.00	$1,200	
HM 1.2.3		Replace parking lot payment signs		4	ea.	$150.00	$600	
HM 1.2.4		Replace accessible parking signs		6	ea.	$100.00	$600	
HM 1.2.5		Replace directional signs		12		$100.00	$1,200	
HM 1.2.6		Repaint curb parking signs		6		$150.00	$900	
HM 1.2.7		Miscellaneous signs not identified		25		$150.00	$3,750	
		Estimating Contingency	General Conditions, Overhead & Profit, Bonds,	15%			$3,488	
		Prime Contractor GC, OH&P, Bonds Etc.		25%			$6,684	
HM 1.3	**Parking Area Improvements**	Parking Area Asphalt needs repairs and other miscellaneous improvements						**$470,853**
HM 1.3.1		Sealcoat Upper south lot		25,000	SF	$4.50	$112,500	
		Re-stripe Upper south lot		72	stall	$75.00	$5,400	
HM 1.3.2		Sealcoat Lower east lot		37,000	SF	$4.50	$166,500	
		Re-stripe Lower east lot		77	stall	$75.00	$5,775	
HM 1.3.3		Add trench drains to lower lot		325	lf	$115.00	$37,375	
		Estimating Contingency	General Conditions, Overhead & Profit, Bonds,	15%			$49,133	
		Prime Contractor GC, OH&P, Bonds Etc.		25%			$94,171	
HM 1.4	**Re-clad Amphitheater Steps**	The existing waterproof coating is starting to crack and bubble. Is difficult to maintain and looks bad.						**$230,791**

Item	Item / Location	Item Components	Scope of Item / Notes	Quantity	Unit Cost	Sub-Total	Total Const. Cost (June 2024)
HM 1.4.1		Remove and replace existing materials and coatings at steps and stepped seating.	Tear off of existing membrane, sand blast concrete to bare. Seal and apply new waterproofing barrier and place new wear material.	2,470 SF	$65.00	$160,550	
		Estimating Contingency	General Conditions, Overhead & Profit, Bonds,	15%		$24,083	
		Prime Contractor GC, OH&P, Bonds Etc.		25%		$46,158	
HM 1.5	**Add Electric Vehicle Charging Stations**	Provide 10 stall EV Charging Facility in upper parking lot					**$145,625**
HM 1.5.1		AC Charging Stations		8 ea	$20,000.00	$160,000	
HM 1.5.2		DC Charging Stations		2 ea	$75,000.00	$150,000	
		Estimating Contingency	General Conditions, Overhead & Profit, Bonds,	15%		$46,500	
		Prime Contractor GC, OH&P, Bonds Etc.		25%		$89,125	
		Assumed State, Federal, Utility, and other incentives		1 ea	-$300,000.00	-$300,000	
HM 2.0	**BUILDING EXTERIOR**				**Building Exterior Subtotal**		**$575,460**
HM 2.1	**Envelope Improvement - Windows and Doors**	To support compliance with Clean Buildings, thermal improvements are needed to storefronts, windows, and hollow metal doors/frames					**$455,141**
HM 2.1.1		Replace hollow metal doors	Provide thermally broken frames and insulated doors. Replace sill and thermal sills	8 ea.	$5,000.00	$40,000	
HM 2.1.2		Replace double entry storefront doors at the Track, Concourse and Pacific Levels	Provide thermally broken frames and doors	6 pair	$15,000.00	$90,000	
HM 2.1.3		Replace single entry storefront doors at Pacific Level	Provide thermally broken frames and doors	2 ea.	$7,500.00	$15,000	
HM 2.1.4		Replace single entry storefront doors at Café	Provide thermally broken frames and doors	6 ea.	$7,500.00	$45,000	
HM 2.1.5		Replace storefront window glazing at office areas - East façade	Provide acoustic and energy efficient insulated glazing	1,385 sf.	$45.00	$62,325	
HM 2.1.6		Replace café glass with laminated glass		1,169 sf	$55.00	$64,295	
		Estimating Contingency	General Conditions, Overhead & Profit, Bonds,	15%		$47,493	
		Prime Contractor GC, OH&P, Bonds Etc.		25%		$91,028	
HM 2.2	**Exterior Canopies**	Provide canopies over exterior entries and service areas					**$68,569**
HM 2.2.1		Cover at Track Level Staff Visitor Entry	Steel frame and plate canopy	168 lf	$75.00	12600	
HM 2.2.2		Cover at Loading Dock overhead doors and side doors	Steel frame and plate canopies	396 lf	$75.00	29700	
HM 2.2.3		Cover over parking meters	Steel frame and plate canopies (36 sf ea.)	2 ea.	$2,700.00	5400	
						0	
		Estimating Contingency	General Conditions, Overhead & Profit, Bonds,	15%		$7,155	
		Prime Contractor GC, OH&P, Bonds Etc.		25%		$13,714	
HM 2.3	**Paint Steel Rails**	Routine repainting of decorative steel guardrails at main entry					**$51,750**
HM 2.3.1		Paint steel rails at main entry balcony	Clean, prep, and repaint steel handrails/guardrails	240 lf	$150.00	$36,000	
				sf			
		Estimating Contingency	General Conditions, Overhead & Profit, Bonds,	15%		$5,400	
		Prime Contractor GC, OH&P, Bonds Etc.		25%		$10,350	

Item	Item / Location	Item Components	Scope of Item / Notes	Quantity		Unit Cost	Sub-Total	Total Const. Cost (June 2024)
HM 3.0	**BUILDING INTERIOR**						**Building Interior Subtotal**	**$1,169,622**
HM 3.1	**Track Level Entry Lobby Refresh**	Tenant Improvements to the Track Level building lobby						**$99,008**
HM 3.1.1		Replace flooring	Remove existing carpet and replace	750	sf	$7.50	$5,625	
HM 3.1.2		Replace Lighting	Remove existing fixtures and replace	750	sf	$25.00	$18,750	
HM 3.1.3		Paint	Paint all existing walls	1,400	sf	$5.00	$7,000	
HM 3.1.4		Replace ceiling	Remove and replace act ceiling with wood ceiling	750	sf	$50.00	$37,500	
HM 3.1.5		See also HM 6.3 below for lighting and AV Improvements						
		Estimating Contingency	General Conditions, Overhead & Profit, Bonds,	15%			$10,331	
		Prime Contractor GC, OH&P, Bonds Etc.		25%			$19,802	
HM 3.2	**Window Treatments**	Thermal and visibility treatments will improve usability and comfort of office and other staff areas.						**$40,250**
HM 3.2.1		Replace blinds with roller shades	All office and staff areas on east side of building	1,120	sf	$25.00	$28,000	
		Estimating Contingency	General Conditions, Overhead & Profit, Bonds,	15%			$4,200	
		Prime Contractor GC, OH&P, Bonds Etc.		25%			$8,050	
HM 3.3	**Restroom Improvements**	Existing toilet rooms are aged and need a re-fresh						**$203,766**
HM 3.3.1		Replace existing mosaic tile flooring - Concourse Level	Remove and replace tile flooring	1,000	sf	$45.00	$45,000	
HM 3.3.2		Replace all toilet partitions - Concourse Level	Remove and provide new full privacy partitions	16	ea.	$4,500.00	$72,000	
HM 3.3.3		Replace existing mosaic tile flooring - Fifth Floor	Remove and replace tile flooring	350	sf	$45.00	$15,750	
HM 3.3.4		Replace all toilet partitions - Fifth Floor	Remove and provide new full privacy partitions	2	ea.	$4,500.00	$9,000	
		Estimating Contingency	General Conditions, Overhead & Profit, Bonds,	15%			$21,263	
		Prime Contractor GC, OH&P, Bonds Etc.		25%			$40,753	
HM 3.4	**Replace Door Hardware**	Existing door hardware is old and replacement parts are difficulty to find. Replace all door hardware						**$429,813**
HM 3.4.1		Main Entry Doors - Single	Replace Cafe door hardware to single storefront doors. Includes Access Control	5	ea.	$5,000.00	$25,000	
HM 3.4.2		Main Entry Doors - Single ADA	Replace Cafe door hardware to single storefront doors. Includes ADA/Access Control	1	ea.	$7,000.00	$7,000	
HM 3.4.3		Main Entry Doors - Pair	Replace Museum door hardware to pair of storefront doors. Includes Access Control	5	ea.	$7,000.00	$35,000	
HM 3.4.4		Main Entry Doors - Pair ADA	Replace Museum door hardware to pair of storefront doors. Includes ADA/Access Control	3	ea.	$10,500.00	$31,500	
HM 3.4.5		Doors with Access Control	Add access control to doors (Track and Pacific Levels Stairs)	2	ea.	$5,000.00	$10,000	
HM 3.4.6		Mechanical Hardware Only doors - Exterior	Replace mortise door locksets with new.	13	ea.	$1,500.00	$19,500	
HM 3.4.7		Mechanical Hardware Only doors - Interior	Replace mortise door locksets with new.	171	lve	$1,000.00	$171,000	
		Estimating Contingency	General Conditions, Overhead & Profit, Bonds,	15%			$44,850	
		Prime Contractor GC, OH&P, Bonds Etc.		25%			$85,963	
HM 3.5	**Carpentry Shop Improvements for Dust Collection**	Miscellaneous revisions and upgrades to the dust collection and other systems are desired to make the shop work better for the way its currently being used.						**$35,938**

Item	Item / Location	Item Components	Scope of Item / Notes	Quantity		Unit Cost	Sub-Total	**Total Const. Cost (June 2024)**
HM 3.5.1		Remove existing dust collection system	Remove existing dust collection system. Patch walls and touch-up paint	1	ls	$2,500.00	$2,500	
HM 3.5.2		Mobile dust collectors	Freestanding mobile collectors.	3	ea.	$1,500.00	$4,500	
HM 3.5.3		Add dust filtration system	Add ceiling hung "dust eater" filtration	2	ea.	$1,500.00	$3,000	
HM 3.5.4		Enclose compressor room (acoustic reasons)		1	ls	$15,000.00	$15,000	
		Estimating Contingency	General Conditions, Overhead & Profit, Bonds,	15%			$3,750	
		Prime Contractor GC, OH&P, Bonds Etc.		25%			$7,188	
HM 3.6	**Thermal Improvements at Loading Dock**	To support compliance with Clean Buildings, insulate the loading dock wall and ceiling.						**$238,553**
HM 3.6.1		Insulate wall between Loading dock and museum	Stud framed wall furring with insulation	2,400	sf	$15.00	$36,000	
HM 3.6.2		Replace hollow metal frames and glazing	Replace doors and relites with thermally broken frames and insulated glass	3	ea.	$7,500.00	$22,500	
HM 3.6.3		Replace doors between Loading Dock and Museum	Replace doors with new thermal OH Doors, 12' x 12'	2	ea.	$22,500.00	$45,000	
HM 3.6.4		Replace steel guardrails and expand width of walkway	Add steel angle to increase width of walkway and replace steel guardrail	55	lf	$350.00	$19,250	
HM 3.6.5		Insulate the concrete deck above the Loading Dock	Stud framed ceiling furring with insulation	2,400	sf	$18.00	$43,200	
		Estimating Contingency	General Conditions, Overhead & Profit, Bonds,	15%			$24,893	
		Prime Contractor GC, OH&P, Bonds Etc.		25%			$47,711	
HM 3.7	**Flooring at Auditorium Lobby**	Replace painted flooring with ground polished finish						**$23,144**
HM 3.7.1		Remove and prepare existing flooring	Prep existing flooring by sandblasting existing finish	750	sf	$5.00	$3,750	
HM 3.7.2		Install new Polished Concrete Finish	Grind concrete, polish, and provide protective coating	750	sf	$15.00	$11,250	
HM 3.7.3		Replace base	Remove and replace existing rubber base	220	lf	$5.00	$1,100	
		Estimating Contingency	General Conditions, Overhead & Profit, Bonds,	15%			$2,415	
		Prime Contractor GC, OH&P, Bonds Etc.		25%			$4,629	
HM 3.8	**ADA Compliant Sinks**	Existing sinks are not accessible. While these are not required to be revised, increased accessibility is desired						**$27,277**
HM 3.8.1		Adjust height of sink at Kitchen and provide front approach	Replace sink, countertop, and base cabinets	12	lf	$575.00	$6,900	
HM 3.8.2		Adjust height of sink at Activity and provide front approach	Replace sink, countertop, and base cabinets	11	lf	$575.00	$6,325	
HM 3.8.3		Adjust height of sink at First Aid Room Bathroom	Replace sink, countertop, and base cabinets	10	lf	$575.00	$5,750	
		Estimating Contingency	General Conditions, Overhead & Profit, Bonds,	15%			$2,846	
		Prime Contractor GC, OH&P, Bonds Etc.		25%			$5,455	
HM 3.9	**Exhibit Area Fire Door**	Existing fire doors is not functioning as needed						**$71,875**
HM 3.9.1		Remove and replace sliding fire door	Remove and replace sliding door, install new, connect to fire alarm system	1	ea.	$35,000.00	$35,000	
HM 3.9.2			Cut and patch existing construction for removal of old door and installation of new	1	ls	$15,000.00	$15,000	
		Estimating Contingency	General Conditions, Overhead & Profit, Bonds,	15%			$7,500	
		Prime Contractor GC, OH&P, Bonds Etc.		25%			$14,375	

Item	Item / Location	Item Components	Scope of Item / Notes	Quantity	Unit Cost	Sub-Total	Total Const. Cost (June 2024)
HM 4.0	**MECHANICAL AND PLUMBING**				**Mechanical and Plumbing Subtotal**		**$1,157,547**
HM 4.1	**Replace Drinking Fountains**	Replace existing drinking fountains with ADA complaint types that include bottle fillers.					**$40,250**
HM 4.1.1		Concourse and Pacific Level drinking fountain replacement	Dual fountain fixture with bottle filler	2 ea.	$8,250.00	$16,500	
		Mezzanine and Fifth Floor Level drinking fountain replacement	Single fountain fixture with bottle filler	2 ea.	$5,750.00	$11,500	
		Estimating Contingency	General Conditions, Overhead & Profit, Bonds,	15%		$4,200	
		Prime Contractor GC, OH&P, Bonds Etc.		25%		$8,050	
HM 4.2	**Replace Chiller 01**	Chiller is currently not functioning and is not in use due to refrigerant leaks.					**$503,125**
HM 4.2.1		Replace chiller with compliant refrigerant type.		1 lump	$350,000.00	$350,000.00	
		Estimating Contingency	General Conditions, Overhead & Profit, Bonds,	15%		$52,500	
		Prime Contractor GC, OH&P, Bonds Etc.		25%		$100,625	
HM 4.3	**Replace Chiller 02 and Boiler 02**	Several areas of the Museum are report issues with effective heating.					**$596,563**
HM 4.3.1		Replace chiller with compliant refrigerant type.	Chiller will be nearing end of life around 2030	1 lump	$350,000.00	$350,000.00	
HM 4.3.2		Replace boiler	Boiler will be nearing end of life around 2030	1 lump	$65,000.00	$65,000.00	
		Estimating Contingency	General Conditions, Overhead & Profit, Bonds,	15%		$62,250	
		Prime Contractor GC, OH&P, Bonds Etc.		25%		$119,313	
HM 4.4	**Replace Hot Water Heaters**	Existing hot water heaters are at the end of life and should be replace with more efficient type.					**$17,609**
HM 4.4.1		Replace point of use hot water heaters	Located in 203A, 226, 237, 251A, 336, 413, and 524	7 ea.	$1,750.00	$12,250	
		Estimating Contingency	General Conditions, Overhead & Profit, Bonds,	15%		$1,838	
		Prime Contractor GC, OH&P, Bonds Etc.		25%		$3,522	
HM 4.5 - Alternative A	**Upgrade DDC Controls System (Proprietary)**	Upgrade the existing DDC controls system software and failed devices	Siemens proposal dated May 2024 $135,803 (software only)				**$412,419**
HM 4.5.1A		Upgrade software	1 network, 8 field panels, 104 zone controllers, 2,978 points.	139,200 sf	$0.75	$104,400	
HM 4.5.2A		Replace Field Panels	8 panels existing, replace two older BACnet panels	2 ea	$17,500.00	$35,000	
HM 4.5.3A		Replace Zone Controllers	104 controllers existing. Assume 10% replacement	10 ea	$3,500.00	$35,000	
HM 4.5.4A		Replace sensors	Approx 3000 existing, Assume 5% replacement	150 ea	$750.00	$112,500	
		Estimating Contingency	General Conditions, Overhead & Profit, Bonds,	15%		$43,035	
		Prime Contractor GC, OH&P, Bonds Etc.		25%		$82,484	
HM 4.5 - Alternative B	**Replace DDC Controls System (Less-Proprietary)**	Replace the existing proprietary DDC controls system software with new non-proprietary system					**$912,238**

Item	Item / Location	Item Components	Scope of Item / Notes	Quantity	Unit Cost	Sub-Total	Total Const. Cost (June 2024)
HM 4.5.1B		Software	1 network, 8 field panels, 104 zone controllers, 2,978 points.	139,200 sf	$0.50	$69,600	
HM 4.5.2B		Replace Field Panels	Replace 10 field panels	10 ea	$12,500.00	$125,000	
HM 4.5.3B		Replace Zone Controllers	Replace 104 controllers. Assumed 25% replacement	26 ea	$2,500.00	$65,000	
HM 4.5.4B		Replace sensors	Approx 3000 existing, Assume 25% replacement	750 ea	$500.00	$375,000	
HM 4.5.5B		Assessment and Design to determine extent of existing Panels, controllers and sensors for re-use.	Cost included in soft costs below	1 ls	$0.00		
		Estimating Contingency	General Conditions, Overhead & Profit, Bonds,	15%		$95,190	
		Prime Contractor GC, OH&P, Bonds Etc.		25%		$182,448	
HM 5.0	**ELECTRICAL**					**Electrical Subtotal**	**$1**
HM 5.1	**Replace Electrical VFD's**	Existing VFD appear to be constantly overheating.	Leaving doors to VFD's open is not a safe conditions				**$51,750**
HM 5.1.1		Replace existing VFD	Replace three VFD	3 ea.	$12,000.00	$36,000	
		Estimating Contingency	General Conditions, Overhead & Profit, Bonds,	15%		$5,400	
		Prime Contractor GC, OH&P, Bonds Etc.		25%		$10,350	
HM 5.2	**Replace Light Fixtures**	Replace Fluorescent light fixtures with LED fixtures for increased energy performance.					**$142,744**
HM 5.2.1		Convert all exterior lighting, not previously upgraded, to LED	Assumes 14 lights at the arch's. 4 cans at the lower plaza area 10 inground lights, 96 step lights, 7 wall mount at loading dock level. Include daylight sensors.	36 ea.	$500.00	$18,000	
HM 5.2.2		Convert all exterior lighting, not previously upgraded, to LED	Assumes 96 step lights.	96 ea.	$250.00	$24,000	
HM 5.2.3		Convert all exterior lighting, not previously upgraded, to LED	4 pole lights (double head) at the café plaza.	4 ea.	$1,000.00	$4,000	
HM 5.2.4		Replace linear pendant fixtures at office and staff areas. Seismically brace	The fluorescent light fixtures were retrofitted with LED tubes. With the Clean Building Acts fast approaching, these luminaires should be replaced with LED luminaires and occupancy sensors to lower energy consumption. Seismically brace.	99 ea.	$300.00	$29,700	
HM 5.2.5		Replace outdated emergency "bug eye" emergency fixtures.	Battery life of the existing fixture has likely eroded significantly,	43 ea.	$250.00	$10,750	
HM 5.2.6		Add lighting at all restrooms	Install recessed can fixture with occupancy sensors	42 ea.	$300.00	$12,600	
HM 5.2.7		Add lighting to utilidor pit in Mechanical Rooms		1 ea.	$250.00	$250	
		Estimating Contingency	General Conditions, Overhead & Profit, Bonds,	15%		$14,895	
		Prime Contractor GC, OH&P, Bonds Etc.		25%		$28,549	
HM 5.3	**Add Power in IT Room**	The IT room needs additional power to support equipment.					**$4,313**
HM 5.3.1		Add two 230V electrical circuits to room 219		2 ea.	$1,500.00	$3,000	
		Estimating Contingency	General Conditions, Overhead & Profit, Bonds,	15%		$450	
		Prime Contractor GC, OH&P, Bonds Etc.		25%		$863	

Item	Item / Location	Item Components	Scope of Item / Notes	Quantity	Unit Cost	Sub-Total	Total Const. Cost (June 2024)
HM 6.0	**COMMUNICATIONS, FIRE ALARM, SECURITY, ETC.**			**Communications, Fire Alarm, Security, etc. Subtotal**			**$986,125**
HM 6.1	**Upgrade Fire Alarm System**	Fire Alarm Control Panel and most devices are old and no longer supported with replacement parts.					**$734,563**
HM 6.1.1		Replace fire alarm panel with addressable system		1 ea.	$5,000.00	$5,000	
HM 6.1.2		Replace all fire alarm system control devices.	Full replacement. Assumes reuse of wiring but all new devices. Includes some limited device relocation to meet ADA	126,500 sf	$4.00	$506,000	
		Estimating Contingency	General Conditions, Overhead & Profit, Bonds,	15%		$76,650	
		Prime Contractor GC, OH&P, Bonds Etc.		25%		$146,913	
HM 6.2	**Audio Visual Systems Upgrade**	Replace/Add Audio Visual Systems at Auditorium and Mezzanine					**$251,563**
HM 6.2.1		Replace Audio Visual System at Auditorium	Replacement of audio, control and video systems, stage lighting and controls, projection screen	1 ls	$100,000.00	$100,000	
HM 6.2.2		Provide AV system at Mezzanine	Audio, control and video system, specialty lighting and controls, large format display monitors	1 ls	$75,000.00	$75,000	
		Estimating Contingency	General Conditions, Overhead & Profit, Bonds,	15%		$26,250	
		Prime Contractor GC, OH&P, Bonds Etc.		25%		$50,313	
HM 6.3	**Digital Display Systems**	Add digital signage at track level entry lobby					**$21,563**
HM 6.3.1		Replace current poster system with new digital signages	Six digital display monitors with brackets	6 ea.	$2,500.00	$15,000	
		Estimating Contingency	General Conditions, Overhead & Profit, Bonds,	15%		$2,250	
		Prime Contractor GC, OH&P, Bonds Etc.		25%		$4,313	
HM 6.4	**Security Upgrades**	Increase security with select addition of Keypads, Card reader and surveillance cameras					**$28,031**
HM 6.4.1		Card Readers at Stair 2 (4th and 5th floors)		2 ea.	$6,500.00	$13,000	
HM 6.4.2		Keypad at Loan Processing		1 ea.	$6,500.00	$6,500	
		Estimating Contingency	General Conditions, Overhead & Profit, Bonds,	15%		$2,925	
		Prime Contractor GC, OH&P, Bonds Etc.		25%		$5,606	
HM 6.5	**Upgrade Communications Wiring**	Much of the museums cabling is older Cat 5. It should be replaced with current standard Cat 6e.					**$174,087**
HM 6.5.1		Replace aging communications cabling	Assumes 2000 lineal feet of cable and 40 drops per 10,000 gsf	27,840 lf/10k sf	$0.35	$9,744	
		Re-wire all communications cable drops	Assumes 40 drops per 10,000 gsf	557 lf/10k sf	$200.00	$111,360	
		Estimating Contingency	General Conditions, Overhead & Profit, Bonds,	15%		$18,166	
		Prime Contractor GC, OH&P, Bonds Etc.		25%		$34,817	

Item	Item / Location	Item Components	Scope of Item / Notes	Quantity	Unit Cost	Sub-Total	Total Const. Cost (June 2024)
HM 7.0	**CONVEYANCE SYSTEMS**					**Conveyance Systems Subtotal**	**$0**
HM 7.1	**Freight Elevator Modernization**	If Elevator Assessment recommends - Retrofit freight elevator hydraulics, controls and cab finishes					**$630,000**
HM 7.1.2		Elevator Improvements		1 ea.	$450,000.0	$450,000.0	
		Estimating Contingency	General Conditions, Overhead & Profit, Bonds,	15%		$67,500.0	
		Prime Contractor GC, OH&P, Bonds Etc.		25%		$112,500	
							$0
		Estimating Contingency	General Conditions, Overhead & Profit, Bonds,	15%		$0	
		Prime Contractor GC, OH&P, Bonds Etc.		25%		$0	
HM 8.0	**MAJOR CAPITAL PROJECTS**					**Major Capitol Projects Subtotal**	**$3,805,061**
HM 8.1	**Exhibit Renewal - Galleries A and B**	Updates to Permanent Gallery					**$978,834**
HM 8.1.1	Replace exhibit in Gallery A		Install new exhibit in Gallery A	1 ls	$321,750.00	$321,750	
HM 8.1.2	Replace exhibit in Gallery B		Install new exhibit in Gallery B.	1 ls	$120,250.00	$120,250	
HM 8.1.3			Infrastructure changes to power, lighting, and support systems	1 ls	$105,000.00	$105,000	
HM 8.1.4			Demolition	1 ls	$60,000.00	$60,000	
						$0	
		Design Contingency		15%		$91,050	
		General work requirements	Mobilization, Safety, Lifts, Demobilization	3.0 mnth.	$45,000.00	$135,000	
		Contractor Mark-ups		17.5%		$145,784	
HM 8.2	**Exhibit Renewal - Gallery C**	Updates to Permanent Galleries					**$376,514**
HM 8.2.1	Replace exhibit in Gallery C		Install new exhibit in Gallery C	1 ls	$120,250.00	$120,250	
HM 8.2.2			Infrastructure changes to power, lighting, and support systems	1 ls	$25,000.00	$25,000	
HM 8.2.3			Demolition	1 ls	$16,000.00	$16,000	
		Design Contingency		15%		$24,188	
		General work requirements	Mobilization, Safety, Lifts, Demobilization	3.0 mnth.	$45,000.00	$135,000	
		Contractor Mark-ups		17.5%		$56,077	
HM 8.3	**Exhibit Renewal - Gallery D**	Updates to Permanent Galleries					**$376,514**
HM 8.3.1	Replace exhibit in Gallery D		Install new exhibit in Gallery D	1 ls	$120,250.00	$120,250	
HM 8.3.2			Infrastructure changes to power, lighting, and support systems	1 ls	$25,000.00	$25,000	
HM 8.3.3			Demolition	1 ls	$16,000.00	$16,000	
		Design Contingency		15%		$24,188	
		General work requirements	Mobilization, Safety, Lifts, Demobilization	3.0 mnth.	$45,000.00	$135,000	
		Contractor Mark-ups		17.5%		$56,077	
HM 8.4	**Exhibit Renewal - Galleries E and F**	Updates to Permanent Gallery					**$1,171,387**

Item	Item / Location	Item Components	Scope of Item / Notes	Quantity		Unit Cost	Sub-Total	Total Const. Cost (June 2024)
HM 8.4.1	Replace exhibit in Gallery E		Install new exhibit in Gallery E	1	ls	$325,000.00	$325,000	
HM 8.4.2	Replace exhibit in Gallery F		Install new exhibit in Gallery F	1	ls	$221,000.00	$221,000	
HM 8.4.3			Infrastructure changes to power, lighting, and support systems	1	ls	$131,000.00	$131,000	
HM 8.4.4			Demolition	1	ls	$72,500.00	$72,500	
		Design Contingency		15%			$112,425	
		General work requirements	Mobilization, Safety, Lifts, Demobilization	3.0	mnth.	$45,000.00	$135,000	
		Contractor Mark-ups		17.5%			$174,462	
HM 8.5	**Stair between Great Hall and Theater**	Increases access between gallery floors						**$901,813**
HM 8.5.1			Infrastructure changes to power, lighting, and support systems	1	ls	$50,000.00	$50,000	
HM 8.5.2			Demolition	1	ls	$50,000.00	$50,000	
HM 8.5.3			Construct stairs	1	ls	$400,000.00	$400,000	
			Miscellaneous cutting and patching	1	ls	$50,000.00	$50,000	
		Design Contingency		15%			$82,500	
		General work requirements	Mobilization, Safety, Lifts, Demobilization	3.0	mnth.	$45,000.00	$135,000	
		Contractor Mark-ups		17.5%			$134,313	
HM 9.0	**STUDIES AND ASSESSMENTS**					**Studies and Assessments Subtotal**		**$25,000**
HM 9.1	**Retro Cx Miscellaneous Heating and Cooling Issues**	Provide Rx Study of Mechanical systems serving Auditorium, Main Building Lobby, Board Room, NE corner of 4th Floor		1	ls	$25,000	$25,000	**$25,000**
HM 9.2	**Clean Building Energy Audit and Incentive Grant**	Clean Buildings Performance Standard Energy Audit	Costs include: consultation and data collection ($15K), Energy Audit and Analysis ($60K) Reporting and Recommendations ($25K), DOC Audit Incentive Program Grant (-$70K)	1	ls	$30,000	$30,000	**$30,000**
HM 9.3	**Freight Elevator Assessment**	Elevator Assessment and Upgrade Study		1	ls	$10,000	$10,000	**$10,000**

WASHINGTON STATE HISTORICAL SOCIETY

Research Center

315 Stadium Way, Tacoma, WA 98403
UFI #A05648

Project Team: Starling Whitehead & Lux Architects
Date of Plan June 30, 2024
Gross Square Feet 61,000

10-Year Needs Assessment Cost Summary Matrix: 2025 - 2035

Item	Item / Location	Description	Biennium 2025-2027	Biennium 2027-2029	Biennium 2029-2031	Biennium 2031-2033	Biennium 2033-2035	Biennium 2035-2037
	PROJECT SUMMARY	**TOTALS - All work, by Biennium**	**$834,558**	**$1,190,708**	**$2,877,822**	**$2,089,405**	**$2,187,691**	**$508,476**
RC 1.0	**SITE WORK**							
RC 1.1	Northwest Site Enclosure	Replace covered storage at NW corner of the 1972 Building			$49,953			
RC 1.2	Right-of-Way Improvements	City required street frontage improvements				$522,207		
		Construction Cost Subtotals	**$0**	**$0**	**$49,953**	**$522,207**	**$0**	**$0**
		OFM Escalation at 3.33% per year, escalated to midpoint of biennium	6.77%	14.00%	21.72%	29.96%	38.76%	43.38%
			$0	$0	$10,850	$156,453	$0	$0
		Construction Cost Total	$0	$0	$60,803	$678,660	$0	$0
		Project Soft Costs: Permits, Inspections, Design Fees, Printing, Taxes, and Project Management at 45% of Construction Cost	$0	$0	$27,361	$305,397	$0	$0
		Sitework Total	**$0**	**$0**	**$88,164**	**$984,057**	**$0**	**$0**
RC 2.0	**BUILDING EXTERIOR**							
RC 2.1	Envelope Improvement - Windows	Repair and/or Replace south side windows		$146,050				
RC 2.2	Exterior Door Improvements	Exterior doors are warped, have failed seals, rusted. Replace un-insulated hollow metal doors with new.		$55,344				
RC 2.3	Roof Replacement - 1911 Building	Existing roof is nearing end of life and should be replaced		$161,000				
RC 2.4	Roof Replacement - 1923 Building	Existing roof is nearing end of life and should be replaced					$125,781	
RC 2.5	Exterior Masonry Restoration - 1911 Building	Restoration of the exterior masonry and sandstone					$325,795	
RC 2.6	Exterior Masonry Restoration - 1923 Building	Restoration of the exterior masonry and sandstone						$244,576
		Construction Cost Subtotals	**$0**	**$362,394**	**$0**	**$0**	**$451,576**	**$244,576**
		OFM Escalation at 3.33% per year, escalated to midpoint of biennium	6.77%	14.00%	21.72%	29.96%	38.76%	43.38%
			$0	$50,735	$0	$0	$175,031	$106,097
		Construction Cost Total	$0	$413,129	$0	$0	$626,607	$350,673
		Project Soft Costs: Permits, Inspections, Design Fees, Printing, Taxes, and Project Management at 45% of Construction Cost	$0	$185,908	$0	$0	$281,973	$157,803
		Building Exterior Total	**$0**	**$599,037**	**$0**	**$0**	**$908,580**	**$508,476**
RC 3.0	**BUILDING INTERIOR**							
RC 3.1	Window Treatments	Thermal and visibility treatments will improve usability and comfort of office and other staff areas.			$15,309			
RC 3.2	Acoustic Improvements	Install acoustic wall panels			$ 32,343.75			
RC 3.3	Gender Neutral Restroom	There are no gender neutral restrooms in the facility			$ 140,587.50			
		Construction Cost Subtotals	**$0**	**$0**	**$188,241**	**$0**	**$0**	**$0**
		OFM Escalation at 3.33% per year, escalated to midpoint of biennium	6.77%	14.00%	21.72%	29.96%	38.76%	43.38%
			$0	$0	$40,886	$2,190	$0	$0
		Construction Cost Total	$0	$0	$229,126	$34,533	$0	$0

Item	Item / Location	Description	Biennium 2025-2027	Biennium 2027-2029	Biennium 2029-2031	Biennium 2031-2033	Biennium 2033-2035	Biennium 2035-2037
		Project Soft Costs: Permits, Inspections, Design Fees, Printing, Taxes, and Project Management at 45% of Construction Cost	$0	$0	$103,107	$15,540	$0	$0
		Building Interior Total	**$0**	**$0**	**$332,233**	**$50,073**	**$0**	**$0**
RC 4.0	**MECHANICAL AND PLUMBING**							
RC 4.1	DDC Controls System Replacement	Existing system has been modified and altered repeatedly over time. Recommend a full replacment with new software and devices			$498,813			
RC 4.2	Mechanical - Chiller Replacement	Chiller is approaching end of expected life	$539,062.50					
RC 4.3	Condensation in Nitrate Chamber	Moisture in the mechanical space housing the nitrate chamber is impacting efficient mechanical operation			$56,063			
		Construction Cost Subtotals	**$539,063**	**$0**	**$554,875**	**$0**	**$0**	**$0**
		OFM Escalation at 3.33% per year, escalated to midpoint of biennium	6.77%	14.00%	21.72%	29.96%	38.76%	43.38%
			$36,495	$0	$120,519	$0	$0	$0
		Construction Cost Total	$575,557	$0	$675,394	$0	$0	$0
		Project Soft Costs: Permits, Inspections, Design Fees, Printing, Taxes, and Project Management at 45% of Construction Cost	$259,001	$0	$303,927	$0	$0	$0
		Mechanical and Plumbing Total	**$834,558**	**$0**	**$979,321**	**$0**	**$0**	**$0**
RC 5.0	**ELECTRICAL**							
RC 5.1	Upgrade Lighting	Light fixture improvements should be made for energy savings (Clean Buildings) and life safety					$635,734	
RC 5.2	Replace Generator at Emergency Exhaust System	The generator that serves the emergency exhaust system has reportedly not functioned for some time.			$143,750			
RC 5.3	Electrical Panels and Switchboards	Electrical Panels and Switchboards installed in 1990 are nearing the end of their useful life (30-50 years). Consider replacement			$97,750			
RC 5.4	Transformer Relocation	Location does not meet current code (proximity to building WAC 296-46B-450). While likely grandfathered, consider relocation.			$79,063			
		Construction Cost Subtotals	**$0**	**$0**	**$320,563**	**$0**	**$635,734**	**$0**
		OFM Escalation at 3.33% per year, escalated to midpoint of biennium	6.77%	14.00%	21.72%	29.96%	38.76%	43.38%
			$0	$0	$69,626	$0	$246,411	$0
		Construction Cost Total	$0	$0	$390,189	$0	$882,145	$0
		Project Soft Costs: Permits, Inspections, Design Fees, Printing, Taxes, and Project Management at 45% of Construction Cost	$0	$0	$175,585	$0	$396,965	$0
		Electrical Total	**$0**	**$0**	**$565,774**	**$0**	**$1,279,110**	**$0**
RC 6.0	**COMMUNICATIONS, FIRE ALARM, SECURITY, ETC.**							
RC 6.1	Upgrade Fire Alarm System	Fire Alarm Control Panel and most devices are old and no longer supported with replacement parts.		$357,938				
		Construction Cost Subtotals	**$0**	**$357,938**	**$0**	**$0**	**$0**	**$0**
		OFM Escalation at 3.33% per year, escalated to midpoint of biennium	6.77%	14.00%	21.72%	29.96%	38.76%	43.38%
			$0	$50,111	$0	$0	$0	$0
		Construction Cost Total	$0	$408,049	$0	$0	$0	$0
		Project Soft Costs: Permits, Inspections, Design Fees, Printing, Taxes, and Project Management at 45% of Construction Cost	$0	$183,622	$0	$0	$0	$0

Item	Item / Location	Description	Biennium 2025-2027	Biennium 2027-2029	Biennium 2029-2031	Biennium 2031-2033	Biennium 2033-2035	Biennium 2035-2037
		Telecom and Electronic Security Total	**$0**	**$591,671**	**$0**	**$0**	**$0**	**$0**
RC 7.0	**CONVEYANCE SYSTEMS**							
RC 7.1	Passenger Elevator Replacement	Elevator's is not longer dependable			$ 503,125			
RC 7.2	Freight Elevator Upgrade	If Elevator Assessment recommends - Retrofit freight elevator hydraulics, controls and cab finishes				$ 560,000		
		Construction Cost Subtotals	**$0**	**$0**	**$503,125**	**$560,000**	**$0**	**$0**
		OFM Escalation at 3.33% per year, escalated to midpoint of biennium	6.77%	14.00%	21.72%	29.96%	38.76%	43.38%
			$0	$0	$109,279	$167,776	$0	
		Construction Cost Total	$0	$0	$612,404	$727,776	$0	
		Project Soft Costs: Permits, Inspections, Design Fees, Printing, Taxes, and Project Management at 45% of Construction Cost	$0	$0	$275,582	$327,499	$0	
		Conveyance Systems Total	**$0**	**$0**	**$887,985**	**$1,055,275**	**$0**	**$0**
RC 9.0	**STUDIES AND ASSESSMENTS**							
RC 9.1	Structural Assessment of Archive Floor Loading	An assessment of the second floor archive storage area should be conducted to determine upgrades necessary to accommodate desired loading			$ 10,000.00			
RC 9.2	Freight Elevator Assessment	Freight Elevator Assessment and Upgrade Study			$ 10,000.00			
		Feasibility Studies Subtotals	**$0**	**$0**	**$20,000**	**$0**	**$0**	**$0**
		OFM Escalation at 3.33% per year, escalated to midpoint of biennium	6.77%	14.00%	21.72%	29.96%	38.76%	43.38%
			$0	$0	$4,344	$0	$0	$0
		Feasibility Stuides Total	**$0**	**$0**	**$24,344**	**$0**	**$0**	**$0**

	Biennium 2025-2027	Biennium 2027-2029	Biennium 2029-2031	Biennium 2031-2033	Biennium 2033-2035	Biennium 2031-2033
TOTALS BY BIENNIUM	$834,558	$1,190,708	$2,877,822	$2,089,405	$2,187,691	$508,476

WASHINGTON STATE HISTORICAL SOCIETY

Research Center

315 Stadium Way, Tacoma, WA 98403
UFI #A05648

Project Team: Starling Whitehead & Lux Architects
Date of Plan June 30, 2024
Gross Square Feet 61,000

Back-up Detail Matrix

Item	Item / Location	Item Components	Scope of Item / Notes	Quantity		Unit Cost	Sub-Total	Total Const. Cost (June 2024)
RC 1.0	**SITE WORK**						**Site Work Subtotal**	**$2,810,615**
RC 1.1	**Northwest Site Enclosure**	Replace covered storage at NW corner of the 1972 Building						**$49,953**
RC 1.1.1		Replace standing seam metal roofing and structural frame	`	400	sf	$45.00	$18,000.00	
RC 1.1.2		Replace chain-link fencing	Vinyl coated, 8' high with new posts in concrete.	75	lf	$114.00	$8,550.00	
RC 1.1.3		Replace gates		1	pr	$3,200.00	$3,200.00	
RC 1.1.4		Egress gate with panic hardware	Access control, panic hardware	1	ea.	$5,000.00	$5,000.00	
		Estimating Contingency	General Conditions, Overhead & Profit, Bonds,	15%			$5,213	
		Prime Contractor GC, OH&P, Bonds Etc.		25%			$9,991	
RC 1.2	**Right-of-Way Improvements**	City required street frontage improvements	***All costs below from AHBL Estimate 4/18/2022 plus 20% escalation to 6/30/24***					**$522,207**
RC 1.2.1		Replace curb and gutter	Includes asphalt pavement	200	lf	$112.28	$22,455.00	
RC 1.2.2		Retaining wall	Retaining Wall - average 3' high	1	ls	$143,359.20	$143,359.20	
RC 1.2.3		Driveway apron		1	ls	$4,770.00	$4,770.00	
RC 1.2.4		Pedestrian Curb Ramps		4	ea.	$13,500.00	$54,000.00	
RC 1.2.5		Replace existing sidewalk and extend	4" thick sidewalk	250	sy	$117.00	$29,250.00	
RC 1.2.6		Streetlighting		4	ea.	$9,000.00	$36,000.00	
RC 1.2.7		Water meter		1	ea.	$9,000.00	$9,000.00	
RC 1.2.8		Irrigation meter		1	ea.	$4,500.00	$4,500.00	
RC 1.2.9		Relocate Post Indicator Valve		1	ea.	$1,800.00	$1,800.00	
RC 1.2.10		Landscape improvements	Landscaping 6' wide average. Includes street tree removal and replacement	2400	sf	$5.85	$14,040.00	
RC 1.2.11		Street Trees		24	ea.	$562.50	$13,500.00	
RC 1.2.12		Replace inoperable hydraulic swing gate with rolling electric gate	Demolish and dispose of existing; cut trench; provide electrical to new sliding gate; card reader. Include concrete apron an vehicle barrier	1	ea.	$30,600.00	$30,600.00	
		Estimating Contingency	General Conditions, Overhead & Profit, Bonds,	15%			$54,491	
		Prime Contractor GC, OH&P, Bonds Etc.		25%			$104,441	
RC 1.3	**Parking Lot Improvements**	Various improvement to the northern parking lot	***All costs below from AHBL Estimate 4/18/2022 plus 20% escalation to 6/30/24***					**$2,238,455**
RC 1.3.1	Asphalt parking lot	Replace parking lot asphalt and associated curb and gutter		3000	cy	$48.00	$143,991.00	
RC 1.3.2	Secant Retaining Wall	Secant pile wall and associated piers		1	ls	$940,222.80	$940,222.80	

Item	Item / Location	Item Components	Scope of Item / Notes	Quantity		Unit Cost	Sub-Total	Total Const. Cost (June 2024)
RC 1.3.3	Storm Drainage			1	ls	$92,376.00	$92,376.00	
RC 1.3.4	Site Preparation	All site preparation	Includes excavation, demolition, erosion control, tree tri	1	ls	$325,012.50	$325,012.50	
RC 1.3.5	Pavement striping			220	lf	$7.20	$1,584.00	
RC 1.3.6	Replace parking lot lighting			6	ea.	$9,000.00	$54,000.00	
		Estimating Contingency	General Conditions, Overhead & Profit, Bonds,	15%			$233,578	
		Prime Contractor GC, OH&P, Bonds Etc.		25%			$447,691	
RC 2.0	**BUILDING EXTERIOR**					**Building Exterior Subtotal**		**$1,058,546**
RC 2.1	**Envelope Improvement - Windows**	Repair and/or Replace south side windows						**$146,050**
RC 2.1.1		Replace south side aluminum windows of 1972 building	Provide thermally broken frames with energy efficient glazing	280	sf	$160.00	$44,800	
RC 2.1.2		Replace wood window, south side of 1911 building		355	sf	$160.00	$56,800	
		Estimating Contingency	General Conditions, Overhead & Profit, Bonds,	15%			$15,240	
		Prime Contractor GC, OH&P, Bonds Etc.		25%			$29,210	
RC 2.2	**Exterior Door Improvements**	Exterior doors are warped, have failed seals, rusted. Replace un-insulated hollow metal doors with new.						**$55,344**
RC 2.2.1		Staff Areas	Provide thermally broken frames and insulated doors. Replace sill and thermal sills	2	ea.	$5,000.00	$10,000	
RC 2.2.2		Mechanical Room door is rusting. Needs to swing out	Insulated, thermally broken door. Replace thresholds and thermal seals	1	ea.	$5,000.00	$5,000	
RC 2.2.2		Stairwells	Insulated, thermally broken door. Replace thresholds and thermal seals	1	ea.	$5,000.00	$5,000	
RC 2.2.3		Coiling door Loading Dock	Replace doors with new thermal OH Doors, 10'-10'	1	ea.	$18,500.00	$18,500	
		Estimating Contingency	General Conditions, Overhead & Profit, Bonds,	15%			$5,775	
		Prime Contractor GC, OH&P, Bonds Etc.		25%			$11,069	
RC 2.3	**Roof Replacement - 1911 Building**	Existing roof is nearing end of life and should be replaced						**$161,000**
RC 2.3.1		Single Ply Membrane Replacement	Remove and replace, includes flashing	3,200	sf	$35.00	$112,000.00	
		Estimating Contingency	General Conditions, Overhead & Profit, Bonds,	15%			$16,800	
		Prime Contractor GC, OH&P, Bonds Etc.		25%			$32,200	
RC 2.4	**Roof Replacement - 1923 Building**	Existing roof is nearing end of life and should be replaced						**$125,781**
RC 2.4.1		Single Ply Membrane Replacement	Remove and replace, includes flashing	2,500	sf	$35.00	$87,500.00	
		Estimating Contingency	General Conditions, Overhead & Profit, Bonds,	15%			$13,125	
		Prime Contractor GC, OH&P, Bonds Etc.		25%			$25,156	
RC 2.5	**Exterior Masonry Restoration - 1911 Building**	Restoration of the exterior masonry and sandstone						**$325,795**
RC 2.5.1	Seismically brace parapet walls			230	lf	$350.00	$80,500	

Item	Item / Location	Item Components	Scope of Item / Notes	Quantity		Unit Cost	Sub-Total	Total Const. Cost (June 2024)
RC 2.5.2	Repair sandstone copings			50	lf	$750.00	$37,500	
RC 2.5.3	Spot tuckpointing		Assumed 10% of area	970	sf	$12.00	$11,640	
RC 2.5.4	Clean and seal all surfaces			9,700	sf	$10.00	$97,000	
		Estimating Contingency	General Conditions, Overhead & Profit, Bonds,	15%			$33,996	
		Prime Contractor GC, OH&P, Bonds Etc.		25%			$65,159	
RC 2.6	**Exterior Masonry Restoration - 1923 Building**	Restoration of the exterior masonry and sandstone						**$244,576**
RC 2.6.1	Seismically brace parapet walls			130	lf	$350.00	$45,500	
RC 2.6.2	Repair sandstone copings			96	sf	$750.00	$72,000	
RC 2.6.3	Spot tuckpointing		Assumed 10% of area	470	sf	$12.00	$5,640	
RC 2.6.4	Clean and seal all surfaces			4,700	sf	$10.00	$47,000	
		Estimating Contingency	General Conditions, Overhead & Profit, Bonds,	15%			$25,521	
		Prime Contractor GC, OH&P, Bonds Etc.		25%			$48,915	
RC 3.0	**BUILDING INTERIOR**					**Building Interior Subtotal**		**$188,241**
RC 3.1	**Window Treatments**	Thermal and visibility treatments will improve usability and comfort of office and other staff areas.						**$15,309**
RC 3.1.1		Replace blinds with roller shades	All south side windows 1911 building	355	sf	$30.00	$10,650	
		Estimating Contingency	General Conditions, Overhead & Profit, Bonds,	15%			$1,598	
		Prime Contractor GC, OH&P, Bonds Etc.		25%			$3,062	
RC 3.2	**Acoustic Improvements**	Install acoustic wall panels						**$32,344**
RC 3.2.1		Conference Room		150	sf	$50.00	$7,500	
RC 3.2.2		Reading Room		300	sf	$50.00	$15,000	
		Estimating Contingency	General Conditions, Overhead & Profit, Bonds,	15%			$3,375	
		Prime Contractor GC, OH&P, Bonds Etc.		25%			$6,469	
RC 3.3	**Gender Neutral Restroom**	There are no gender neutral restrooms in the facility						**$140,588**
RC 3..1		Convert restroom on the third floor al an all gender configuration.		163	sf	$600.00	$97,800.00	
		Estimating Contingency	General Conditions, Overhead & Profit, Bonds,	15%			$14,670	
		Prime Contractor GC, OH&P, Bonds Etc.		25%			$28,118	
RC 4.0	**MECHANICAL AND PLUMBING**					**Mechanical and Plumbing Subtotal**		**$1,093,938**
RC 4.1	**DDC Controls System Replacement**	Existing system has been modified and altered repeatedly over time. Recommend a full replacment with new software and devices						**$498,813**

Item	Item / Location	Item Components	Scope of Item / Notes	Quantity	Unit Cost	Sub-Total	**Total Const. Cost (June 2024)**
RC 4.1.1		Upgrade software	Assumes 1 network, 4 field panels, 50 zone controllers, 1,500 points	61,000 sf	$0.75	$45,750	
RC 4.1.2		Replace Field Panels	Assume 4	4 ea	$17,500.00	$70,000	
RC 4.1.3		Replace Zone Controlers	Assume 50.	50 ea	$3,500.00	$175,000	
RC 4.1.4		Replace sensors	Approx 1500 existing, Assume 5% replacement	75 ea	$750.00	$56,250	
		Estimating Contingency	General Conditions, Overhead & Profit, Bonds,	15%		$52,050	
		Prime Contractor GC, OH&P, Bonds Etc.		25%		$99,763	
RC 4.2	**Mechanical - Chiller Replacement**	Chiller is approaching end of expected life					**$539,063**
RC 4.2.1	Chiller Replacement	Chiller is beyond it's expected service life, is starting to show signs of end-of-life, and is a single source of cooling with no redundancy for a facility that needs cooling capacity as a critical capability.	80 Ton unit. Includes piping, electrical, and controls	1 ls	$275,000.00	$275,000.00	
RC 4.2.2	Chiller Enclosure Modifications	Remove and replace portion of wall for removal and installation	Includes demo, structural support, new louver, door replacement.	1 ls	$100,000.00	$100,000.00	
		Estimating Contingency	General Conditions, Overhead & Profit, Bonds,	15%		$56,250	
		Prime Contractor GC, OH&P, Bonds Etc.		25%		$107,813	
RC 4.3	**Condensation in Nitrate Chamber**	Moisture in the mechanical space housing the nitrate chamber is impacting efficient mechanical operation					**$56,063**
RC 4.3.1	Provide weather protection over Explosion Louver	Add rain shield over top of explosion louver.		1 ls	$1,500.00	$1,500	
RC 4.3.2	Seal below grade concrete walls inside room holding the nitrate chamber from moisture/vapor intrusion.	Crack-injection sealer	Clean, prime and apply sealant to any existing concrete cracks	750 sf	$20.00	$15,000	
		Add topical concrete sealer/vapor barrier to exposed concrete surfaces exposed to ground/stormwater	Clean, Prime, and Seal concrete surfaces	750 sf	$30.00	$22,500	
		Estimating Contingency	General Conditions, Overhead & Profit, Bonds,	15%		$5,850	
		Prime Contractor GC, OH&P, Bonds Etc.		25%		$11,213	
RC 5.0	**ELECTRICAL**					**Electrical Subtotal**	**$956,297**
RC 5.1	**Upgrade Lighting**	Light fixture improvements should be made for energy savings (Clean Buildings) and life safety					**$635,734**
RC 5.1.1	Replace Fluorescent Light Fixtures for Energy Savings		Assumed number of fixtures. Includes fixture ($100), labor ($75), and disposal/misc. (10$). No new cables.	610 ea.	$185.00	$112,850.00	
RC 5.1.2	Add Lighting Controls System	Control System	System Material cost ($3)Labor ($2)	61,000 sf	$5.00	$305,000.00	
		Lighting Control Sensors	Assumes 1/1,000 gsf	61 ea.	$125.00	$7,625.00	
RC5.1.3	Add Battery Back-up for egress lighting	No generator, could not determine if egress lighting has back-up system.	Assume back-up unit per 1,000 gsf	61 ea.	$275.00	$16,775.00	
		Estimating Contingency	General Conditions, Overhead & Profit, Bonds,	15%		$66,338	
		Prime Contractor GC, OH&P, Bonds Etc.		25%		$127,147	

Item	Item / Location	Item Components	Scope of Item / Notes	Quantity	Unit Cost	Sub-Total	Total Const. Cost (June 2024)
RC 5.2	**Replace Generator at Emergency Exhaust System**	The generator that serves the emergency exhaust system has reportedly not functioned for some time.					**$143,750**
RC 5.2.1	Provide battery back-up system	Replace existing exhaust system back-up power with a battery system	Assumes the WSHS would prefer batter system over a generator	1 ea.	$100,000.00	$100,000.00	
		Estimating Contingency	General Conditions, Overhead & Profit, Bonds,	15%		$15,000	
		Prime Contractor GC, OH&P, Bonds Etc.		25%		$28,750	
RC 5.3	**Electrical Panels and Switchboards**	Electrical Panels and Switchboards installed in 1990 are nearing the end of their useful life (30-50 years). Consider replacement					**$97,750**
RC 5.3.1	Replace electrical panel installed in 1990			1 ea.	$8,000.00	$8,000.00	
RC 5.3.2	Replace electrical switchboard installed in 1990			1 ea.	$60,000.00	$60,000.00	
		Estimating Contingency	General Conditions, Overhead & Profit, Bonds,	15%		$10,200	
		Prime Contractor GC, OH&P, Bonds Etc.		25%		$19,550	
RC 5.4	**Transformer Relocation**	Location does not meet current code (proximity to building WAC 296-46B-450). While likely grandfathered, consider relocation.					**$79,063**
RC 5.4.1	Relocate pad-mounted transformer	Owner provided insfrastrucute to support transformer provided by Tacoma Power	Assumes replacement with a new 500Kva transformer	1 ea.	$50,000.00	$50,000.00	
		Tacoma Power fee in support of re-location	Assumes that Tacoma Power would not elect to replace the existing transformer	1 ea.	$5,000.00	$5,000.00	
		Estimating Contingency	General Conditions, Overhead & Profit, Bonds,	15%		$8,250	
		Prime Contractor GC, OH&P, Bonds Etc.		25%		$15,813	
RC 6.0	**COMMUNICATIONS, FIRE ALARM, SECURITY, ETC.**			**Communications, Fire Alarm, Security, etc. Subtotal**			**$357,938**
RC 6.1	**Upgrade Fire Alarm System**	Fire Alarm Control Panel and most devices are old and no longer supported with replacement parts.					**$357,938**
RC 6.1.1		Replace fire alarm panel with addressable system		1 ea.	$5,000.00	$5,000	
		Replace all fire alarm system control devices.	Full replacement. Assumes reuse of wiring but all new devices. Includes some limited device relocation to meet ADA	61,000 sf	$4.00	$244,000	
		Estimating Contingency	General Conditions, Overhead & Profit, Bonds,	15%		$37,350	
		Prime Contractor GC, OH&P, Bonds Etc.		25%		$71,588	
RC 7.0	**CONVEYANCE SYSTEMS**				**Conveyance Systems Subtotal**		**$1,063,125**
RC 7.1	**Passenger Elevator Replacement**	Elevator's is not longer dependable					**$503,125**
RC 7.1.1		Elevator Replacement Study	Costs are included in soft costs added on the Project Summary page. Cost is approximately $10,000	1 ea.	$0.00	$0.00	
RC 7.1.2		Elevator Replacement	Assumes keep the car, rails, and jack.	1 ea.	$300,000.00	$350,000.00	
		Estimating Contingency	General Conditions, Overhead & Profit, Bonds,	15%		$52,500	

Item	Item / Location	Item Components	Scope of Item / Notes	Quantity	Unit Cost	Sub-Total	Total Const. Cost (June 2024)
		Prime Contractor GC, OH&P, Bonds Etc.		25%		$100,625	
RC 7.2	**Freight Elevator Upgrade**	If Elevator Assessment recommends - Retrofit freight elevator hydraulics, controls and cab finishes					**$560,000**
RC 7.2.1		Elevator Improvements		1 ea.	$400,000.0	$400,000.0	
		Estimating Contingency	General Conditions, Overhead & Profit, Bonds,	15%		$60,000.0	
		Prime Contractor GC, OH&P, Bonds Etc.		25%		$100,000	
RC 9.0	**STUDIES AND ASSESSMENTS**				**Studies and Assessments Subtotal**		**$20,000**
RC 9.1	**Structural Assessment of Archive Floor Loading**	An assessment of the second floor archive storage area should be conducted to determine upgrades necessary to accommodate desired loading	Costs for a study to upgrade 6,200 square feet of the second floor at the 1972 portion of the building	1 EA	$10,000	$10,000	**$10,000**
RC 9.2	**Freight Elevator Assessment**	Freight Elevator Assessment and Upgrade Study		1 ls	$10,000	$10,000	**$10,000**