

Scope Development Study

December 14, 2017

Tacoma Office Renovation
Washington State Auditor's Office
939 Market Street Suite 560
Tacoma WA 98402
State Project No. 1001094

Background

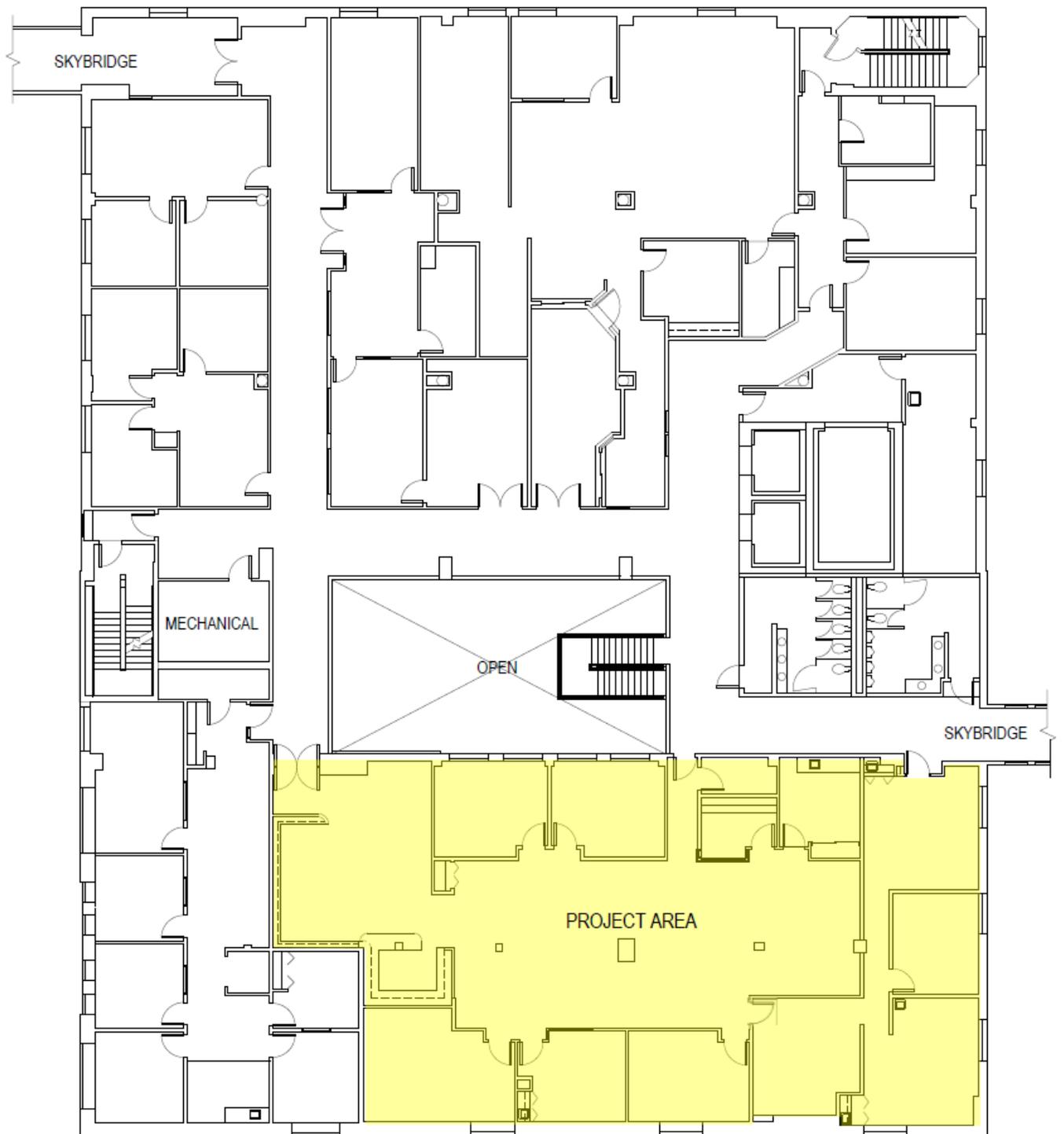
The Office of the Washington State Auditor (SAO) currently leases approximately 4,000 rentable square feet of space on the fifth floor of the Rhodes Center in Tacoma, Washington. The Rhodes Center is owned by the State of Washington.

The SAO moved into the already improved fifth floor tenant space in the late 1990's. The space was originally built-out for a law office and the SAO did not significantly renovate or remodel it when they first took occupancy.

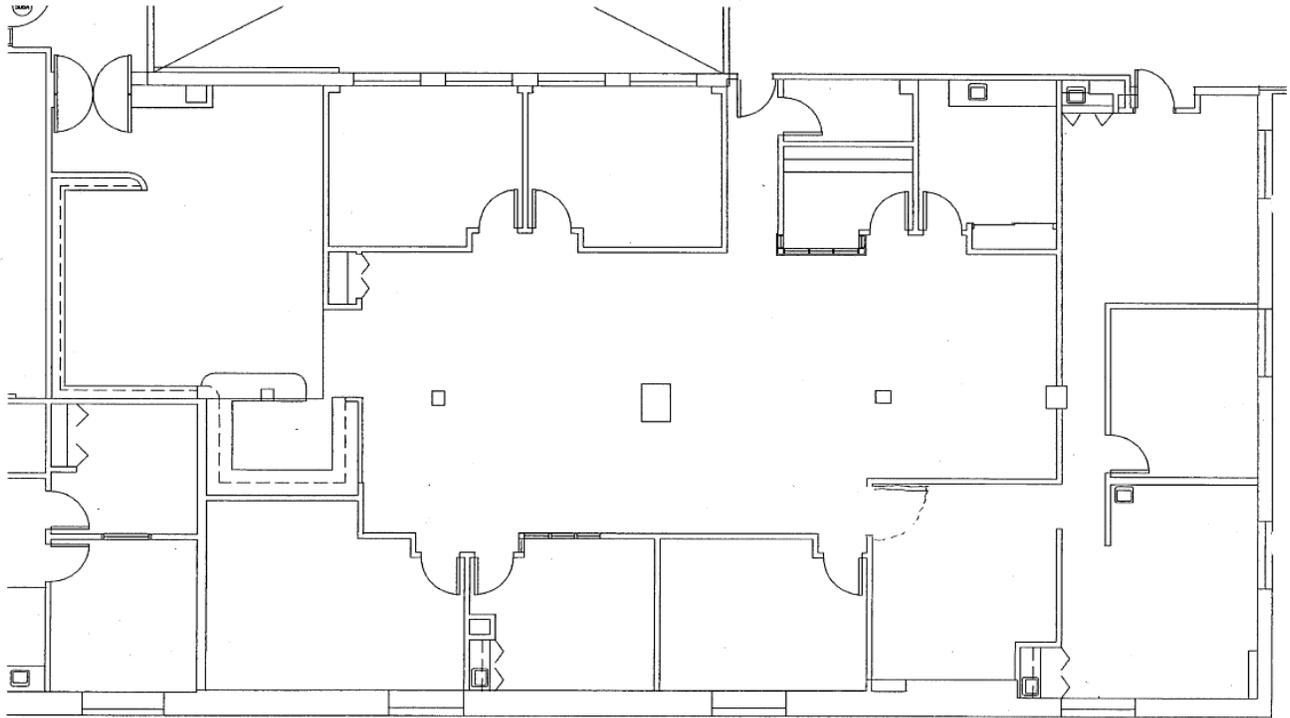
The seven story building is nearly 100 years old, but has undergone substantial improvements and modernization over the years.



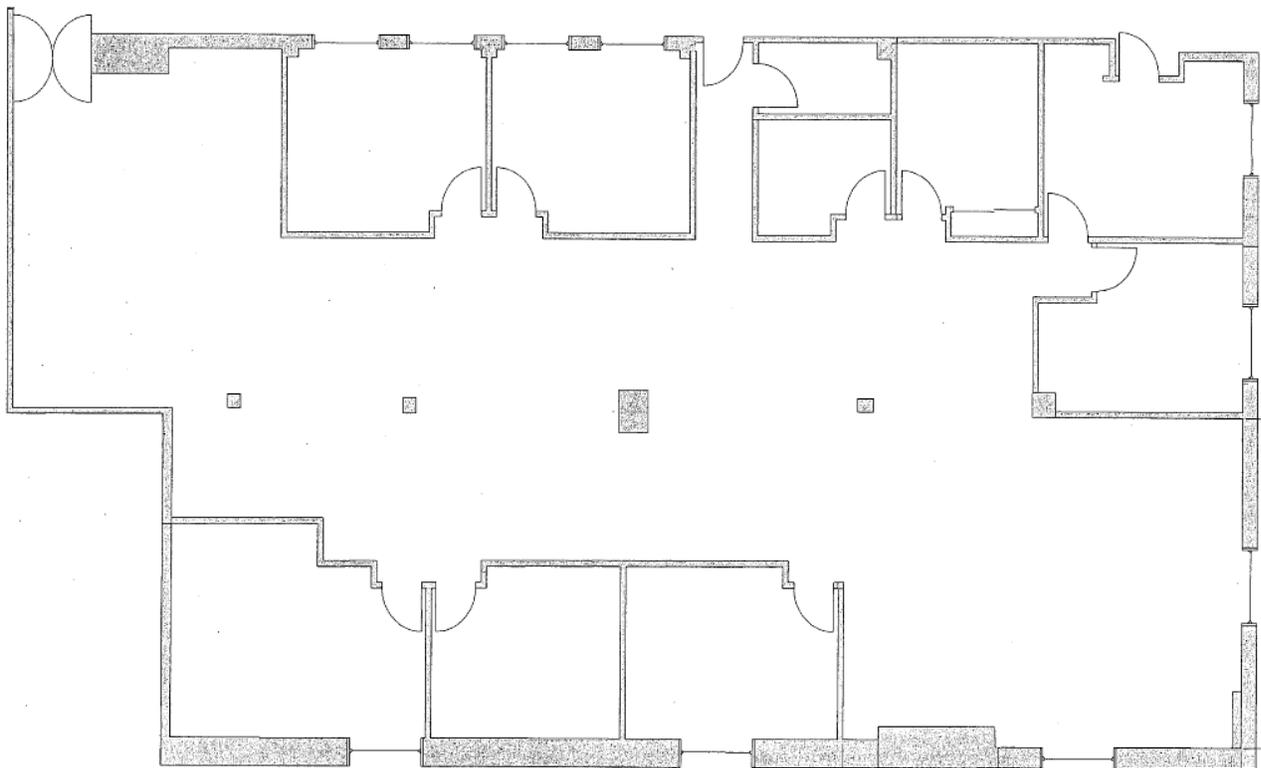
Aerial view of Rhodes Center – Project Area Highlighted



Existing 5th Floor Plan – Project Area



Project Information from SAO - Existing



Project Information from SAO - Proposed

Preliminary Program Information

The proposed tenant improvement project aims to create a more suitable open landscape plan that facilitates work efficiency and accommodates modern SAO workplace needs. Based on an initial meeting and other information provided by SAO the following scope for the proposed tenant improvement project was identified.

- Removal and replacement of all casework
- Removal and replacement of all carpeting
- Leveling the sagging floor if practicable
- Demolish selected walls to open-up the interior space
- Paint all remaining walls and remaining ceiling tile
- Remove the pendant hung fluorescent strip lighting and replacing it with LED lay-in troffers and lighting control
- Address the varying ceiling heights/types
- Rework existing HVAC and fire suppression for the reconfigured space
- SAO will layout, procure and arrange for installation of new office furniture and fixtures
- SAO will provide all Information Technology (IT) related design and construction

Scope Development

Based on the project information provided by SAO the A/E Team of KMB and Hultz | BHU collected project and program data. KMB produced a concept level plans based on available program and project data. KMB and Hultz | BHU reviewed the existing record drawings for the mechanical, electrical & plumbing (MEP) systems. KMB and Hultz | BHU visited the site and performed a high level survey to verify the existing conditions, and assess the relationship between the existing and envisioned project conditions.

The following narratives generally describe the scope shown on the attached concept plans (5 sheets).

ARCHITECTURAL

Patch, clean & paint all walls. Clean & paint all ceiling tile & grid. Assume new casework in the copy room and break room. All door hardware replaced. Knobs replaced with lever sets. The existing entry door with the cypher lock at corridor 501N does not meet accessibility standards. The door at office 511A does. All of the doors will be left stained and touched up as needed.

ELECTRICAL

The intent is to create a well-lighted modern 'open office'. The SAO will provide new systems office furniture so that telecom and electrical can be routed through the cubicles. Assume that all of the existing light fixtures will be replaced with a high efficiency LED and lighting controls. The new fixtures will be surface mounted in RM 501J, and troffers at all other locations. Change out two (2) EXIT lights to LED. Replace the bullet style spots in the skylight well with new LED spots. Assume that the existing can lights will not be reinstalled. The new ceiling plan does not show locations of new lighting.

MECHANICAL

The intent is to comply with all indoor air quality requirements. New HVAC controls. New air outlets/inlets with new ceilings. Revise sprinkler coverage as required. Balance system. Cap abandoned plumbing.

The following pages illustrate the existing conditions surveyed and were used as a basis for generating the attached Pre-Schematic Design Construction Cost Estimate (3 pages). Based on the above we estimate the construction cost for the tenant improvements at \$ 229,255 or \$ 56.96 per square foot.



View from Rhodes 5th Floor common area looking across atrium towards SAO staff entry



View from Rhodes 5th Floor common area looking towards SAO entry 501L



View from Rhodes 5th Floor common area looking towards SAO entry 501L



View from inside SAO entry 501L



View of Entry 501L & Conference/Library 501K



View looking towards Entry 501L & Library/Work Area 501K



View of Work Area 501K



Skylight well and workstation at Work Area 501K



Workstation 501M



View from 501K towards offices 501A and 501C



View into Office 501A



View into Office 501C



View of Open Office 501J



View through Open Office 501J towards Office 511D



Structure and dropped sprinkler valve enclosure at Open Office 501J



View into dropped sprinkler valve enclosure at Open Office 501J



View looking towards Office 501E



View looking from Open Office 501J towards Work Station 501M



View into Office 511B from Corridor 511E



View of Corridor 511E and Office 511A beyond



View from Office 511D



View of Office 511A



Office 511A Ceiling



Open Office 501J by Break Room 5011



Telecom backboard at 501J



Break Room 501I

Closet at Break Room 501I



View looking northwest towards Exit Corridor 501N



Copy Room 501F



Corridor 501N



Open Office 501J looking southwest



Open Office 501J looking west