

Downtown Steering Committee

City of Leavenworth
Council Chambers / Zoom Conferencing
10:00 AM - 12:00 PM
October 27, 2020

Join Zoom Meeting

<https://zoom.us/j/96634145619?pwd=Qj9UaXBIQXEvcC95QmJwZE82VExiZz09>

Meeting ID: 966 3414 5619

Passcode: 463075

Dial by your location

+1 253 215 8782 US

Sharon Waters – City Council
Zeke Reister – City Council
Vacant – City Council
Erik Soehren - Chamber
Joel Martinez - Chamber
Kevin Rieke – At Large
Oliver Brulotte – At Large
Ana Cortez-Steiner - Chair

Agenda Items:

1. Downtown Concept presentation by JA Brennan on 10/13/2020

- a. Questions & Comments from Study Session Presentation
- b. Are previous agreements still relevant?
- c. What are the next steps for agreeing on a concept?
 - i. Public input
 - ii. Internal

2. Front Street Bathrooms- Second option/ Rolluda Architects

- a. Original option
- b. Less expensive
- c. Preference on concept? Budget?

3. Items for next month's meeting

Downtown Steering Committee

City of Leavenworth
Council Chambers / Zoom Conferencing
10:00 AM - 12:00 PM - August 25, 2020
Meeting Notes

Present:

Lilith Vespier, Oliver Brulotte, Sharon Waters, Clint Strand, Zeke Reister, Herb Amick, Jesse Boyd, Tboyd, Kevin Rieke, Ana Cortez.

- Group discussed the last agreed version of the downtown design dated 8/22/18 from Brennan Architects.
- Group agreed to float this concept through stakeholders after the paid parking public input process is finalized.
- Group agreed to visit the Chamber with the concept in 2021.
- Group agreed to show concept to other community members in 2021.
- Group agreed that conversations about the parking garage should be coordinated with the Parking Committee.
- Group discussed the complexity of building a garage structure and the need to have several committees involved (Downtown and Parking).
- Group acknowledged that funding for a garage although significant, increases the likelihood of diverse members of the community supporting its funding.
- Group discussed funding mechanisms through a Business Improvement District and a Local Improvement District.
- Group discussed the reality on how a full project would impact businesses and how phasing components may be more strategic.
- Group asked Herb for a budget request. He indicated that \$200K could address some streets repairs and electrical. Not permanent but temporary.

SUMMARY

PROJECT **LEAVENWORTH FRONT STREET RESTROOM EXPANSION**
 Location: Leavenworth, WA
 ARCHITECT: Rolluda Architects, Inc.
 PREPARED BY: J B Iringan Consulting
 DESIGN PHASE: Budgetary Estimate
 DATE July 27, 2020

SECTION/DESCRIPTION	TOTAL
FOUNDATIONS	22,024
SLAB ON GRADE	3,265
NEW ADDITIONAL CONCRETE PLAZA DECK	20,345
STAIRCASES	-
EXTERIOR CLOSURE	30,428
ROOFING	3,600
INTERIOR PARTITIONS & DOORS	5,200
INTERIOR FINISHES	34,162
SPACIALTIES & CASEWORK	21,605
FURNISHINGS & EQUIPMENT	1,200
MECHANICAL	131,330
ELECTRICAL	27,209
SELECTIVE BUILDING DEMOLITION & PREPARATIONS	47,847
SITE IMPROVEMENTS	99,423
SITE MECHANICAL	20,000
SITE ELECTRICAL	18,375
TOTAL DIRECT COST	\$486,012
General Conditions including Site Overhead	15% 72,902
GC's Overhead & Profit, B&O Taxes & Insurance	10% 55,891
Premium for Pandemic (COVID-19) effect - allow	0% -
Design/Estimating Contingency	12% 73,777
TOTAL BUILDING & SITEWORK BASE BID COST @ TODAY'S BID	\$688,582

ADD ALT - NEW COVERED TIMBER STRUCTURE **\$37,489**

TOTAL BASE BID and ADD ALTERNATE BID COST @ TODAY'S BID **\$726,071**

Notes:

Assumes competitive public bid, using prevailing union wage rate
 Does not include WS Sales tax, escalation nor Change order

Legends:

EA each

PR

SUMMARY

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Location: Leavenworth, WA
ARCHITECT: Rolluda Architects, Inc.
PREPARED BY: J B Iringan Consulting
DESIGN PHASE: Budgetary Estimate
DATE July 27, 2020

LF lineal feet	SY
LS lump sum	LBS
EA each	CY
LVS leaves	SF

ESTIMATE DETAIL

PROJECT **LEAVENWORTH FRONT ST RESTROOM EXPANSION**
 Location: Leavenworth, WA
 ARCHITECT: Rolluda Architects, Inc.
 COST ESTIMATOR: J B Iringan Consulting
 DESIGN PHASE: Budgetary Estimate
 DATE July 27, 2020

Descriptions	Quantity	Unit	Unit cost	Sub-Total	TOTAL
FOUNDATIONS					22,024
Excavate -footing	28	CY	10.00	278	
Backfill	11	CY	25.00	275	
Load, haul & dump extra dirt	20	CY	28.00	559	
Formwork to footings & foundations	150	SF	8.50	1,275	
Formwork to NEW conc. wall	1,500	SF	10.00	15,000	
Concrete in footings	6	CY	350.00	1,944	
Rebar footing	0.3	TNS	2,500.00	868	
Perforated footing drain w/drain rock surround	76	LF	24.00	1,824	
SLAB ON GRADE					3,265
Fine grade for slab on grade, hand grading	244	SF	2.50	611	
Granular fill//Sand bed below SOG	244	SF	1.04	253	
Pour 4" thick conc slab on grade	3.2	CY	400.00	1,264	
Rebar reinf	244	SF	1.25	305	
Trowel cure & finish slab	244	SF	1.25	306	
Vapor barrier	244	SF	0.65	159	
Construction/crack control joint	244	SF	1.50	367	
NEW ADDITIONAL CONCRETE PLAZA DECK					20,345
3"x 16 G metal decking	450	SF	5.00	2,250	
Metal decking, steel edge closure form, galvanized	60	LF	5.00	300	
Misc metals	283	SF	2.00	566	
Concrete Deck w/ #3 Ea. Way @ 18" o.c.	450	SF	10.00	4,500	
Thermoplastic Sheet (Waterproofing Sheet)	1,310	SF	8.00	10,479	
Foil face rigid insulation R-23.10	450	SF	5.00	2,250	
STAIRS					0
New concrete stair on grade -	covered in j.a brennan report			0	
Metal railing	covered in j.a brennan report			0	
EXTERIOR CLOSURE					30,428
Pour new conc. wall	21	CY	350.00	7,198	
Rebar footing & retaining wall	2.4	TNS	2200.00	5,363	
R-15 Rigid insulation at stem footing	672	SF	2.50	1,680	
Perforated footing drain w/drain rock surround	76	LF	24.00	1,824	

ESTIMATE DETAIL

Descriptions	Quantity	Unit	Unit cost	Sub-Total	TOTAL
H2Oproofing below grade wall: incl drainage mat =/sphalt emulsion app	672	SF	12.00	8,064	
Waterstop	76	LIF	25.00	1,900	
Stone veneer-face CMU walls	80	SF	55.00	4,400	
ROOFING					3,600
Waterproofing new plaza roof	360	SF	10.00	3,600	
Plaza pavers	covered in j.a brennan report			0	
INTERIOR PARTITIONS & DOORS					5,200
Interior partition, mtl stud & GWB	80	SF	15.00	1,200	
Decorative Arch panel at exterior Single door	1	EA	4,000.00	4,000	
INTERIOR FINISHES					34,162
Stone Tiles	1,310	SF	16.00	20,958	
Ceramic tile wall	624	SF	16.00	9,984	
GWB to perimeter wall	560	SF	4.50	2,520	
Paint GWB walls & ceiling	560	SF	1.25	700	
SPECIALTIES & CASEWORK					21,605
HC toilet partitions	1	EA	1,600.00	1,600	
Toilet partitions	6	EA	1,250.00	7,500	
Urinal screens	1	EA	350.00	350	
Grab bars - 36" & 42"	2	SETS	450.00	900	
Hand dryer	2	EA	1,200.00	2,400	
TP dispenser	2	EA	65.00	130	
Soap dispenser	4	EA	45.00	180	
Paper towel dispenser	2	EA	250.00	500	
Mirror - 19' x 24"	1	EA	570.00	570	
San napkin vendor	1	EA	600.00	600	
San napkin disposal	8	EA	150.00	1,200	
Diaper changing station	2	EA	650.00	1,300	
Coat hook	10	EA	25.00	250	
Vanity w/plam counter top	25	LF	165.00	4,125	
FURNISHINGS & EQUIPMENT					1,200
Walk-off mat	48	SF	25.00	1,200	
MECHANICAL					131,330
Plumbing:					
Toilets (WC) - 7 EA	1	LS	30,800.00	30,800	
Urinals - 3 EA	1	LS	12,000.00	12,000	
Lavatories - 8 EA	1	LS	26,400.00	26,400	
Water heater/Pump/Expansion Tank - 1 EA	1	LS	7,500.00	7,500	

ESTIMATE DETAIL

Descriptions	Quantity	Unit	Unit cost	Sub-Total	TOTAL
Floor drains - 3 EA	1	LS	4,500.00	4,500	
HVAC					
ERV - 500 CFM	1	LS	15,000.00	15,000	
Electric duct heater/controls	1	LS	7,500.00	7,500	
Electric wall heater	1	LS	10,500.00	10,500	
Fire sprnklering - none	-	LS	-	0	
Subs' mark-ups at 15%	1	LS	17,130.00	17,130	
<i>Please refer to Mechanical Engineer's report for detail</i>					
ELECTRICAL					27,209
Mob/demob	1	LS	3,000.00	3,000	
Light fixtures (LED)	1	LS	9,000.00	9,000	
Mechanical systems connections	1	LS	3,000.00	3,000	
Branch circuit wiring	1	LS	960.00	960	
Shelter lighting (LED)	1	LS	5,200.00	5,200	
Devices (switches, photoshel & controls)	1	LS	2,500.00	2,500	
Subs' mark-ups at 15%	1	LS	3,549.00	3,549	
<i>Please refer to Electrical Engineer's report for detail</i>					
TOTAL BUILDING DIRECT COST				300,368	300,368
Selective Building Demolition & Preparation					47,847
Demo existing concrete wall & slab	378	SF	4.00	1,513	
Demo exist stair system	1	LS	8,000.00	8,000	
Other misc building demo - allow	1	LS	5,000.00	5,000	
Load, haul & dump debris	1	LS	5,000.00	5,000	
TESC/BMP	1	LS	6,000.00	6,000	
Clear & grub	1	LS	1,200.00	1,200	
Remove pavers - save for reinstallation	1	LS	1,554.00	1,554	
Misc site demo at restroom for expansion	1	LS	15,000.00	15,000	
Earthwork - cut & fill (12 CY)	1	LS	300.00	300	
Earthwork - grading (2,140 SF)	1	LS	4,280.00	4,280	
Site Improvements					99,423
Pedestrian pavers - new plaza/sidewlak - 268 SY	1	LS	12,730.00	12,730	
Pedestrian pavers - re-used exist - 111 SY	1	LS	5,111.00	5,111	
Conc band edge - 86 LF	1	LS	750.00	750	
Conc starirs - 80 SF	1	LS	8,400.00	8,400	
Guardrail permanent - 17 LF	1	LS	3,825.00	3,825	
Handrail at staircase w/ handgrip on each side - 70 LF	1	LS	19,600.00	19,600	

ESTIMATE DETAIL

Descriptions	Quantity	Unit	Unit cost	Sub-Total	TOTAL
Boulder in landscape area - 1.5 TN	1	LS	412.50	413	
Block seat wall with cap (18" avoce grade) - 85 SF	1	LS	9,350.00	9,350	
Bicycle rack - 1 EA	-	LS	1,400.00	0	
Misc site signage - 2 EA	1	LS	2,400.00	2,400	
Bench - 3 EA	-	LS	4,800.00	0	
Trash receptacle - 2 EA	-	LS	2,500.00	0	
Planter boxes (custom) - 2 EA	1	LS	4,000.00	4,000	
Planter boxes (wood barrel) - 5 EA	-	LS	7,000.00	0	
Trees 3" cal - 2 EA	1	LS	1,000.00	1,000	
Shrubs, groundcover, perenial & bulbs - 640 SF	1	LS	5,120.00	5,120	
Lawn area - 1500 SF	1	LS	3,150.00	3,150	
Irrigation system - 2,140 SF	1	LS	3,424.00	3,424	
Location factor	1	LS	3,650.00	3,650	
Please refer to j.a. brennan report for sitework cost detail					
4" Conc sidewalk	1	LS	16,500.00	16,500	
Site Mechanical Civil Utilities					20,000
Storm drainage - adjustment & repair - allow	1	LS	20,000.00	20,000	
Sanitary Sewer		No work	-	0	
Water		No work	-	0	
Storm drain per Enlarsden					
Site Electrical					18,375
Heating pavers (3,400 sf)	1	LS	6,375.00	6,375	
Lamp Post with 4 decorative lights	4	EA	3,000.00	12,000	
TOTAL SITEWORK DIRECT COST				185,645	185,645

ESTIMATE DETAIL

Descriptions	Quantity	Unit	Unit cost	Sub-Total	TOTAL
ADD ALTERNATE					
NEW COVERED TIMBER STRUCTURE					26,460
Wooden columns 8" x 8" x 8'-0" high	8	EA	240.00	1,920	
16" SQ x 1/4" Thick Galv. Steel Base plates/bolts on grout	8	EA	350.00	2,800	
Wood beams 6" x 12" x 28' - 0"	2	EA	1260.00	2,520	
Column braces - 4" x 8" x 5.5'	12	Pcs	100.00	1,200	
Wooden trusses - 20' long	4	Pcs	1200.00	4,800	
2x6 wood rafters	675	SF	5.00	3,375	
3/8" plywood rood sheathing	675	SF	1.95	1,316	
Wood plank on gable ends	39	SF	10.00	390	
Plastic Asphalt Shingles/synthetic shake shingles	675	SF	10.00	6,750	
Building felt/Weather resistance barrier to roof	675	SF	0.45	304	
Down spout	59	LF	15.00	885	
Sheet metal gutter	20	LF	10.00	200	
TOTAL DIRECT COST - COVERED STRUCTURE				26,460	26,460