

REPUBLIC LIBRARY AND COMMUNITY CENTER

FEASIBILITY STUDY AND REPORT

Republic Washington

6.30.2023



NAC

FEASIBILITY STUDY AND REPORT

Republic, Washington

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EXECUTIVE SUMMARY

The Republic Library and Community Center Feasibility Study began initially with Rural Resources analyzing ways to provide childcare and early education to Ferry County, which is considered an underserved county in Washington State for childcare. In looking for potential sites during the feasibility study, Rural Resources made connections with the Friends of the Republic Library who were also looking to expand the library and provide additional community space.

The dialog from those early conversations led to an exciting vision for a building that could serve the Republic community in a multitude of ways. A key component of the planning process included understanding appropriate partners for this project and the spatial requirements that those groups might need. The steering committee throughout the project provided vital information and feedback and was composed of the following individuals:

Arwen Woolley – Friends of the Republic Library
John Hageman – Friends of the Republic Library
Kathrine Meade - Friends of the Republic Library
Patrice Beckwith – Friends of the Republic Library
Nick Olsen – City of Republic, Clerk-Treasurer
Esther Popp - City of Republic, Deputy Clerk- Treasurer
Jesse Murphy Hill - Rural Resources, Resource Development Manager
Cheri Petersen – Rural Resources, Director of Community-Based Programs
Terry Titmus – Rural Resources, Director of Living Connections
Kelly Hendrickson – NAC Architecture
Scott Nicks – NAC Architecture

The conversations were robust and included multiple Area Summary studies with the final programming partners including the following groups: Library, Community Room, Early Learning Center, City Hall, and leasable space for potential future community partners. Through these conversations, the Friends of the Republic Library joined forces with Rural Resources to expand the study from a simple study to expand early education and care in Republic to a multifaceted building serving the entire community.

The Friends of the Library were able to secure a site off State Highway 21 across from Republic High School. If a different site were selected some of the planning work completed for this study would need to be reevaluated to determine its viability relative to the new site. Due to some complex site topography, Parametrix provided a concept grading and early site utility investigation to better understand the work that may be required with the development of the site. The summary of their findings is included later in this document. While a formal code analysis was not completed at this early concept stage, it is assumed that the building would be a Type II-B (non-combustible construction, non-sprinkled) building in compliance with current code requirements. Also, the early learning center (ELC) would be designed to meet all current licensing requirements as determined by the Department of Children, Youth, and Families.

One of the deliverables required by the grant was to develop a budget to establish the total cost for the project. Cost estimating was done by Brian Sayler with MACC Estimating Group for the construction of the building. The following pages include a summary of the total project budget and detailed construction cost estimate. The total project budget includes “soft costs,” or costs not necessarily associated with the construction of the project. Examples of soft costs include permitting, furniture, and design team fees. The project budget doesn’t include land acquisition costs. With the

complexity of several program partners participating in the vision of this building, MACC Group Estimating provides brief analysis on how a phased construction approach may impact costs. A formal schedule for this project has not yet been established, and the costs do not include escalation.



PROGRAMMING

The Area Summary, which is an itemized spreadsheet identifying each space in the building, was evaluated and refined throughout the process. There were several iterations considering various scenarios that included different potential project partners including a local food bank and historical society. Discussions were robust and the steering committee made up of Rural Resources and Friends of the Republic Library had several discussions regarding how the



building could share spaces or resources when possible. The Friends of the Library did significant community networking in both public and passive ways to understand the needs and wants regarding the community meeting room and library. For example the Community Room is planned to be used for City Council meetings, nearly tripling

seating capacity of their current space, but the steering committee also wanted the option to rent this space to outside organizations, so they planned for a warming kitchen, a portable stage for City Council that could be stored when not in use, and a operable wall that would allow for a smaller space to rent. As the area summary solidified, it was divided into six sections highlighting the different program partners that would utilize space within the building, including Childcare, Community Space, Library, City Hall, Shared Building Support, and Space for Lease. The area summary is attached later in the document and highlights in detail the depth and innovative thinking of the steering committee for this true community building.

CONCEPTUAL DESIGN

The Friends of the Library received a donated parcel of land near Highway 21 across from Republic High School. The site topography is dynamic and became a clear driver in the conceptual design and organization of the building. Initial studies placed the building in the center of the site and facing Highway 21, but after an initial workshop several other site and operational drivers became clear to the steering committee.



Scheme 1 Single Story



Scheme 2 Two Story

The City provided feedback that all traffic would need to connect to Hesse Rd and that a drive off Highway 21 would not be acceptable. Additionally, it was shared that elevators in Ferry County are difficult to service due to its rural nature, so it would be ideal if the building could avoid the installation of an elevator. Lastly it became clear that for safety reasons it was important to separate the public components of the building from the children at the ELC. This feedback led the steering committee to question how the site grading could be utilized to support the building organization.

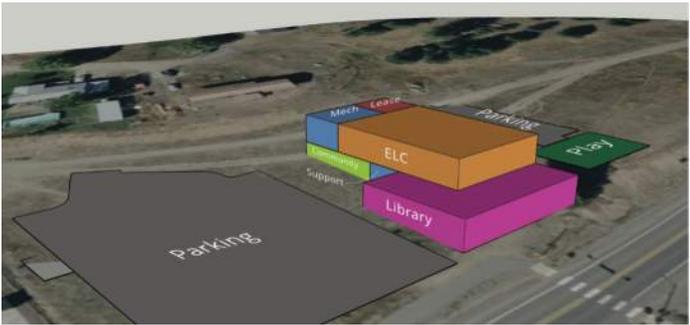


"Hill Stack" Scheme

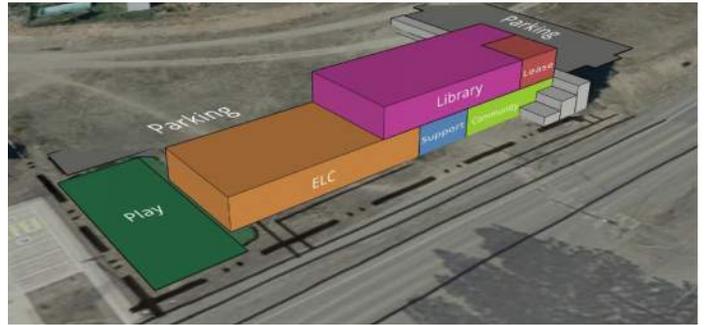


"Hill Bar" Scheme

Consensus quickly centered around a concept in which the building was nestled into a grade change of nearly 16ft tall, on the east side of the site. This allowed for the high-traffic 'civic' spaces to be on level one. The ELC and leasable space was then stacked on top of the civic components, making level two on grade with the high point of the site. The steering committee remained adamant that the building avoid an elevator, so conceptually the design has stacked two programs vertically with separate accessible access on grade but no internal vertical connections. Parking is available at each level and outdoor space for both the library and ELC has been accommodated with this organization.



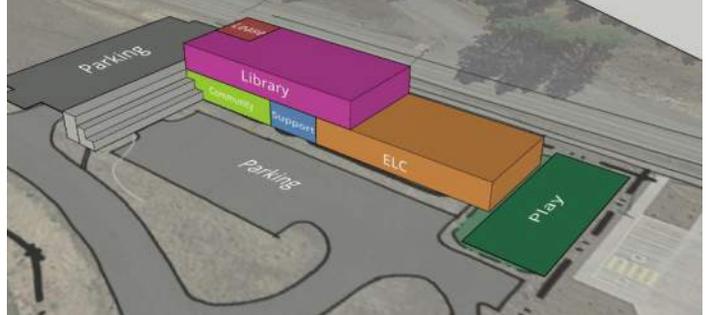
"Hill Stack" Scheme Massing From South



"Hill Bar" Scheme Massing From South



"Hill Stack" Scheme Massing From North



"Hill Bar" Scheme Massing From North

PLAN ORGANIZATION

With the conceptual idea of vertically stacking programs on top of each other, the planning organization became very simple with civic programs below and the ELC above.

CIVIC PROGRAMS AT LEVEL ONE

Visitors enter the main building through a welcoming vestibule and into a large lobby space. The lobby serves as a gathering space for the local community who are often seeking community and connection through the long winter months. This lobby space will also be utilized for spill out space for both the library and community room. The lobby also provides access to shared restrooms for the library and community room. More traditional multi-stall toilet rooms are provided, along with two single occupancy toilet rooms, providing user choice. Beyond the toilet rooms is a shared custodial space and mechanical room. To the south of the lobby is the light filled library. North Central Washington Library District will provide the FF&E for the library, but a few built-in components have been planned, including a staff break room, director’s office, and data closet. One of the most exciting elements is the new glassy welcoming makerspace, which is open to the community to tinker, create, and innovate. To the north of the lobby through a glass wall is the community room, which will house roughly 150 guests in a banquet setting and 180 in a town hall or lecture format. Some of the features

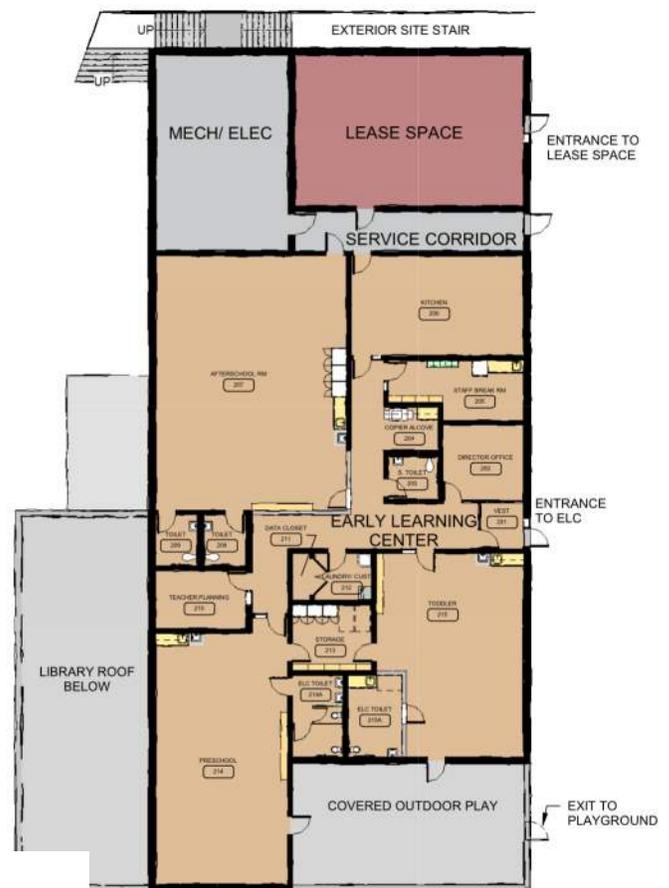


Level One Floor Plan

of the room include large windows to the east, a large projector screen, dedicated storage, warming kitchen, and operable wall to divide or customize the space. City Hall rounds out the trio of civic spaces on level one. Adjacent to the community room but technically a separate building, City Hall has been oriented to welcome visitors off the central community patio. City Hall contains the Deputy Clerk and Treasurer Clerk offices who interface with the public daily. This suite also contains space for records, a conference room, mayor's office, itinerant office, and breakroom. With the community room located across a small breezeway, setup and coordination for City Council meetings should be simple and convenient. The breezeway connects to an exterior stair leading to the upper-level housing the ELC and leasable space.

EARLY LEARNING AT LEVEL TWO

Level two is accessible from an adjacent parking lot and features an Early Learning Center, mechanical, and leasable suite. Students and caregivers enter the early learning suite via a secure vestibule. The director's office is directly to the north of the vestibule and has clear sightlines in the vestibule and corridor, creating a welcoming but safe facility. North of the director's office is a staff break room, small staff work alcove, toilet room and kitchen. The kitchen can be accessed from the interior of the suite but also features a secure door to an internal building service corridor making deliveries simple. As families travel down the corridor, they will have glimpses of the afterschool room with a partial height wall and gate. The afterschool room offers modest storage, a handwashing sink, and a large sink for adult use. Dedicated toilet rooms for student use are at the southern end of the room. Across the hall are two classrooms which feature a toddler and preschool room. Shared storage is between the classrooms.



Level Two Floor Plan

Each classroom has a dedicated student toilet room, and the rooms also feature a student handwashing sink, adult handwashing sink, classroom, and student cubbies. Both classrooms feature doors that open to the exterior covered play area and playground beyond. The early learning suite features a small office for teacher planning, data closet, laundry/ custodial room. North of the early learning suite a service hall with a secure and exterior door that serves the mechanical space. Beyond the service hall is a space which will be shelled until a community focus tenant can be found.



In conjunction with the floor plan development, building massing and roof form studies were also conducted through the design process.



SITE DESIGN

The west orientation of the building means that the civic programs are easily viewed upon access to the site from Hesse Road. In addition, site signage leads visitors to their preferred location. Immediately upon entry to the site, visitors will pass overflow parking as they turn south and into the parking lot serving all the civic programs. Green space provides a buffer to Highway 21 and serves as additional space for the robust summer outdoor library programs. A crosswalk occurs midway at the southern end of the site and welcomes students from Republic High School. The west facing orientation also complements the expanded walking path that will in the near future connect with the Golden Tiger Pathway Trailhead to the east of the site. Visitors will be welcomed by a community patio that can be utilized by the patrons of the library or as outdoor event space for the community room.



If visitors are accessing the ELC they would continue east on the drive that leads to the upper parking lot. At the southern end of the parking lot is additional green space that contains the fenced outdoor playground for the ELC. Beyond access via the site road, pedestrians can utilize an exterior stair if they need to move from one level to another. Both parking lots provide a trash enclosure for easy access and the lower level also features an outdoor shed for maintenance items.

EXTERIOR DESIGN CONCEPT

Significant drivers of the exterior design were the natural topography of the site, responding to heavy snow loads in winter months, and the design ordinance that all buildings within the city limits of the City of Republic have a Western-Rustic and/ or Victorian architectural style. The use of red brick, painted timber kickers and columns, and siding selections like board & batten or painted shingles directly respond to the western-rustic aesthetic. Visitors to the civic programs at level one will enter under a canopy protecting them from the elements. Windows occur at regular intervals, infusing daylight and providing views to the scenic hills beyond. City Hall is a separate building, making wayfinding easy, and plays on the idea of an old western town which is true to Republic's roots. The building form utilizes shed roofs to manage and direct winter snow. At level two children and caregivers will be greeted by a series of columns and a canopy, creating a safe path of travel that protects them from inclement weather. The cream color lap-siding provides a causal tone under the canopy and is easy to maintain. Large windows allow students to see the world around and to spark their curiosity. At the southern end of the ELC is a covered roof top patio providing additional play opportunities for the ELC.



City Hall & Community Entry



Library & Community Hall Entry



Early Learning Center & Lease Space



Site Entrance



Early Learning Center Exterior Space



Library Green Space



Library & Community Hall Entry - Synthetic Stone and Additional Window Trim Study

CIVIL SUMMARY

SITE GRADING AND EARTHWORK

Based on a previous topographic survey provided by the owner, the existing site consists of a pad sloped at about 3% to the west which is bordered on the north and east by slopes that are about 20-feet in height. The center of the site is slightly lower than Hesse Boulevard. The provided survey shows a 10-foot berm near the west parking lot that, based on a google earth street view analysis, appears to have been removed since the survey was completed.

Due to the existing slope to the north, a retaining wall will be required to generate enough space for the site improvements. The retaining wall is currently designed as a 250-foot-long wall with an average exposed height of 8-feet. We expect the wall to be Mechanically Stabilized Earth (MSE) in construction but will need to be confirmed by geotechnical and structural design. Typical MSE walls can be designed and manufactured by Redi-Rock, Allan Block, or others. The grade at the top of the wall will slope up to catch the existing grade 10-feet from the property line. This setback will need to be confirmed by geotechnical input. If a larger setback is required, a taller wall will also be required.

The Library/ELC structure is planned to be located on the slope at the east side of the site. Due to the site topography the building will be two-story and will have lower-level access from the west and upper-level access from the east. The site grading design currently provides for a 15-foot elevation differential between the upper and lower floor levels. There is a planned stair set on the north side of the Library/ELC building for pedestrian circulation. The south wall of the Library/ELC building will have sloping grades against the foundation due to its proximity to the property line.

To construct the access road and buildings in the locations as planned, there will be up to 15-foot cuts required. Parametrix does not have any geotechnical data or borings at this time and has no way of knowing if these large cuts will require any bedrock excavation. If shallow bedrock is present, it could add significant additional costs to this project. The current grading design requires a total excavation effort of about 5,000 cubic yards with about 500 cubic yards of material needing to be hauled off-site and disposed. The design can be further refined during final design to get closer to balancing and reducing the haul-off requirement. It is not known at this time the extent of undocumented or unsuitable fill on-site that would require remediation.

The City Hall Building is planned to be located west of the Library/ELC building and is currently designed to share a common finished floor elevation with the lower level of the Library/ELC building. Due to the access road to the north of the City Hall Building there will need to be a retaining wall behind the City Hall Building. Another option is to build the earth retention system into the City Hall Building foundation, but this could limit or eliminate windows on that side of the building.

The proposed parking lots will be sloped away from the buildings and drain to swales constructed with the project. When needed, catch slopes will be designed with slopes of 2:1 or flatter around the perimeter.

SITE ACCESS AND PARKING

The current proposed plan includes a paved access road that connects to Hesse Boulevard, traverses the site from west to east and extends to the east property line. This access road will also serve as a fire access road, and will need to meet the requirement of the International Fire Code (IFC) minimum, and will require input from the local fire department. Fire access roads per the IFC need to be 26-foot wide minimum, no steeper than 10-percent, and require a turnaround. The current design meets these objectives with a maximum slope of 8% and a turnaround located at the east end of the road using a portion of the east parking lot to complete the hammerhead layout.

There are three planned parking areas on site: one near the entrance at Hesse Boulevard, one on the lower west end of the site and the third on the upper east end of the site. The parking lots will be graded no steeper than 4.5-percent and will have areas that are flatter for ADA parking and access. The current design provides 54-total parking spaces. We anticipate ADA parking on both the upper and lower-level parking which may remove one or two stalls given the access aisle and van accessible requirements.

STORMWATER MANAGEMENT

Drainage from the parking areas, drive aisles, and access road will be considered pollutant generating impervious surfaces (PGIS) and will be conveyed to a treatment swale for treatment and disposal. The Department of Ecology's Stormwater Management Manual for Eastern Washington will be the guiding document for stormwater requirements.

Two treatment swales are currently designed for the site: one at the southwest corner of the site and another at the northwest corner of the site. The southwest swale will receive drainage from the upper and lower parking lots and eastern portion of the access road. The northwest swale will receive drainage from the western portion of the access road and the parking area near Hesse Boulevard. The parking lots and access road are planned to be constructed with curbs to contain runoff for collection by catch basins. The catch basins will direct the flow to a storm drainage collection main which will be routed to the onsite swales. The treatment swales are planned to be designed as bioretention swales per the Ecology manual due to the limited open space available on site. It is assumed, based on the Natural Resources Conservation Service soil survey, that drywells will be suitable for the site. One drywell is included in each swale for stormwater disposal. If the geotechnical report states that drywells cannot be used due to existing site soils, another method of stormwater disposal will be required.

The building roofs will likely not be considered PGIS and will not require treatment. The current design keeps the roof runoff separated from the driving surface runoff and gets piped directly to a set of drywells for disposal.

The design currently includes a driveway culvert at Hesse Boulevard to provide ditch line drainage through-put to match existing conditions.

UTILITIES

Water – Based on utility maps provided by the City of Republic, there is an existing 12” domestic water main that traverses the site from west to east. Previous survey documentation shows there is an existing 40-foot utility easement centered on the water line. The existing water line is partially underneath the planned Library/ELC building. Due to its location and the changing of site grades, the water line will need to be re-routed almost in its entirety through the site. Typically, geotechnical requirements dictate that the abandoned main line is removed where it is located under buildings or structural site elements (retaining walls, parking, drive aisles, etc). There is also an existing fire hydrant and the entrance near Hesse Boulevard that will require relocation.

The current design includes installation of two new fire hydrants within the site located south of the access road. We are assuming that each building can be served with a 1-inch water line for domestic purposes. The assumption has been made that the buildings will not require sprinklers and as such, no Post Indicator Valves or Fire Department Connections are currently included in the design. Water mains and services will need to be located per the Washington State Department of Health's separation requirements to other non-potable water lines.

Sanitary Sewer – Based on utility maps provided by the City of Republic there is an existing 12-inch concrete sewer line in Hesse Boulevard. Due to the site being a couple feet lower than Hesse Boulevard and not having information on the depth of the existing sewer main, we are assuming sewer service to the site will require a pressure system. We have included in the design two-six-inch gravity sewer collection lines that will convey wastewater flows from the buildings to an on-site sewer lift station. We are assuming the lift station could be an E-One type grinder pump station or similar. The lift station is currently planned to be located at the west end of the site and will require an outdoor power service and alarm panel. We have assumed a 2-inch force main will be sufficient to convey flows from the lift station to the existing 12-inch sewer line in Hesse Boulevard. We are currently showing a doghouse manhole connection to the existing 12-inch sewer which will require a pavement cut in Hesse Boulevard and traffic control. This arrangement can be further evaluated in final design with the aid of a topographic survey including a sewer survey.

Franchise Utilities (Gas, Electric, Communications) – Electrical and communications utilities are typically outside of civil scope other than providing a location for trenching or power poles if needed. The current civil plan does not include electrical or communications infrastructure improvements. Discussions with the architect indicate that natural gas is not planned for this project.

APPENDIX A: PROJECT BUDGET



TOTAL PROJECT BUDGET

Republic Washington
Republic Library and Community Center
 June 27th 2023

TOTAL PROJECT COST BUDGET	Quantity	Unit Cost (\$)	Cost	Notes
Base Bid				
New Building (Including Site Work)	20,107 (total)	\$405.54	\$8,154,150	
SUBTOTAL			\$8,154,150	Q2 2024
Other Costs				
Soft costs	1	35%	\$2,853,953	
		TOTAL	\$11,008,103	

ELC Interior Build-Out				
New Building	5,550	\$197.92	\$1,098,451	
SUBTOTAL			\$1,098,451	Q2 2024
Other Costs				
Soft costs	1	35%	\$384,458	
		TOTAL	\$1,482,909	

Community Room Interior Build-Out				
New Building	2,680	\$105.70	\$283,280	
SUBTOTAL			\$283,280	Q2 2024
Other Costs				
Soft costs	1	35%	\$99,148	
		TOTAL	\$382,428	

Library Interior Build-Out				
New Building	5,313	\$171.96	\$913,629	
SUBTOTAL			\$913,629	Q2 2024
Other Costs				
Soft costs	1	35%	\$319,770	
		TOTAL	\$1,233,399	

TOTAL ALL PHASES \$14,106,839

REPUBLIC COMMUNITY BUILDING

CONSTRUCTION COST ESTIMATE

Conceptual Design Phase

Report Version No. 2

June 27, 2023

Prepared for:

NAC
ARCHITECTURE

ESTIMATE SUMMARY

Construction Costs

	Cost	Cost/SqFt
Base Bid	\$8,154,150	\$405.54
Early Learning Center Interior Build-Out	\$1,098,451	\$197.92
Community Room Interior Build-Out	\$283,280	\$105.70
Library Interior Build-Out	\$913,629	\$171.96

Total Estimated Bid Amount in Q2 2024 \$10,449,512

BASE BID

Republic Early Learning Center - Base Bid
Site Area: 85,975 SF
Gross Building Area: 20,107 GSF

Construction Cost Estimate
Design Phase: Conceptual Design
MACC = TBD

Element Description		Cost	Cost/SqFt	Percent
A10	Foundations	\$380,298	\$18.91	5.81%
A20	Basement Construction	\$0	\$0.00	0.00%
B10	Superstructure	\$461,140	\$22.93	7.05%
B20	Exterior Enclosure	\$911,739	\$45.34	13.94%
B30	Roofing	\$770,912	\$38.34	11.79%
C10	Interior Construction	\$278,536	\$13.85	4.26%
C20	Stairs	\$0	\$0.00	0.00%
C30	Interior Finishes	\$125,172	\$6.23	1.91%
D10	Conveying Systems	\$0	\$0.00	0.00%
D20	Plumbing	\$197,856	\$9.84	3.02%
D30	HVAC	\$804,280	\$40.00	12.30%
D40	Fire Protection	\$90,482	\$4.50	1.38%
D50	Electrical	\$381,600	\$18.98	5.83%
E10	Equipment	\$44,500	\$2.21	0.68%
E20	Furnishings	\$45,656	\$2.27	0.70%
F10	Special Construction	\$0	\$0.00	0.00%
F20	Selective Building Demolition	\$0	\$0.00	0.00%
	Building Construction Cost	\$4,492,171	\$223.41	68.67%
G10	Site Preparation	\$282,054	\$14.03	4.31%
G20	Site Improvements	\$876,486	\$43.59	13.40%
G30	Site Mechanical Utilities	\$379,000	\$18.85	5.79%
G40	Site Electrical Utilities	\$245,000	\$12.18	3.75%
G90	Other Site Construction	\$0	\$0.00	0.00%
	Sitework Cost	\$1,782,539	\$88.65	27.25%
Z10	General Requirements (4.25%)	\$266,675	\$13.26	4.08%
Subtotal of Estimated Construction Cost		\$6,541,385	\$312.07	100.00%
CONTRACTOR FEES				
	Bonds and Insurance (1.5%)	\$98,121	\$4.88	1.50%
	WA B&O Tax (0.5%)	\$32,707	\$1.63	0.50%
	Overhead and Profit (7.5%)	\$490,604	\$24.40	7.50%
	Total Estimated Construction Cost	\$7,162,817	\$356.23	109.50%
CONCEPTUAL DESIGN PHASE ADJUSTMENTS				
	Contingency to 100% CD's (10.00%)	\$716,282	\$35.62	10.95%
	Cost Index to Q2 2024 (3.84%)	\$275,052	\$13.68	4.20%
	Total Estimated Bid Amount	\$8,154,150	\$405.54	124.65%

Republic Early Learning Center
Site Area: 85,975 sqft
Building Area: 20,107 gsf

Construction Cost Estimate
Design Phase: Conceptual Design
MACC: \$TBD

Code	Item Description	Quan	Unit	Unit Price	Total
A10 Foundations					
A1010	Standard Foundations	234	cuyd	1,250.00	292,500.00
A1030	Standard Slab on Grade	12,110	sqft	7.25	87,797.50
Foundations Total					380,297.50
B10 Superstructure					
B1010	Floor Construction	7,997	sqft	21.70	173,500.00
B1020	Roof Construction, incl. kickers	16,760	sqft	17.16	287,640.00
Superstructure Total					461,140.00
B20 Exterior Enclosure					
B2010	Exterior Wall Finish: Brick Veneer	3,476	sqft	42.00	145,992.00
B2010	Exterior Wall Construction: Wood Framed Backup	13,581	sqft	17.25	234,272.25
B2010	Exterior Wall Finish: Horizontal Lap Siding	5,575	sqft	24.00	133,800.00
B2010	Exterior Wall Finish: Smooth, Large Format Fiber Cement Siding	593	sqft	25.00	14,825.00
B2010	Exterior Wall Finish: Vertical Wood Siding, small qty.	1,500	sqft	30.00	45,000.00
B2010	Sheetmetal Coping	60	lnft	35.00	2,100.00
B2020	Storefronts	2,437	sqft	100.00	243,700.00
B2030	Solid Exterior Door Openings, single	1	each	4,300.00	4,300.00
B2030	Glazed Exterior Door Openings, single	13	each	6,750.00	87,750.00
Exterior Enclosure Total					911,739.25
B30 Roofing					
B3010	Exterior Wood Trellis and Canopy Construction, small qty.	1,019	sqft	23.25	23,691.75
B3010	Wood Soffits	4,565	sqft	28.00	127,820.00
B3010	Standing Seam Metal Roofing	16,000	sqft	35.00	560,000.00
B3010	Thermoplastic Polyolefin Roofing, small qty.	760	sqft	40.00	30,400.00
B3010	Gutters and Downspouts	580	lnft	50.00	29,000.00
Roofing Total					770,911.75
C10 Interior Construction					
C1010	Interior Windows and Storefronts	681	sqft	97.20	66,193.20
C1010	Fixed Interior Partitions	8,315	sqft	12.10	100,611.50
C1020	Solid Interior Doors, single	18	opng	2,700.00	48,600.00
C1020	Solid Interior Doors, double	1	opng	5,400.00	5,400.00
C1020	Access Doors and Frames	1	lsum	1,000.00	1,000.00
C1020	Overhead Coiling Doors	1	each	4,000.00	4,000.00
C1020	Coiling Counter Doors	1	each	3,000.00	3,000.00
C1020	Glazed Interior Door Openings, single	5	each	5,050.00	25,250.00
C1030	Information Specialties	5,564	gsf	1.50	8,346.00
C1030	Interior Specialties	5,564	gsf	2.90	16,135.60
Interior Construction Total					278,536.30
C30 Interior Finishes					
C3010	Wall Finishes	5,564	gsf	5.00	27,820.00
C3020	Floor Finishes	5,564	gsf	5.25	29,211.00
C3030	Ceiling Finishes	5,564	gsf	12.25	68,141.31
Interior Finishes Total					125,172.31
D00 Services					
D20	Plumbing	8,244	gsf	24.00	197,856.00

Republic Early Learning Center
Site Area: 85,975 sqft
Building Area: 20,107 gsf

Construction Cost Estimate
Design Phase: Conceptual Design
MACC: \$TBD

Code	Item Description	Quan	Unit	Unit Price	Total
D30	HVAC	20,107	gsf	40.00	804,280.00
D40	Fire Protection	20,107	gsf	4.50	90,481.50
D50	Electrical	20,107	gsf	15.86	318,813.50
D50	Telecom	5,564	gsf	2.25	12,519.00
D50	Fire Alarm	20,107	gsf	2.50	50,267.50
Services Total					1,474,217.50
E10 Equipment					
E1090	Residential Equipment	1	Isum	4,500.00	4,500.00
E1090	Food Service Equipment	1	Isum	40,000.00	40,000.00
Equipment Total					44,500.00
E20 Furnishings					
E2010	Finish Carpentry	1	Isum	5,000.00	5,000.00
E2010	Casework	8,244	gsf	2.23	18,400.00
E2010	Window Treatments	5,564	gsf	4.00	22,256.00
Furnishings Total					45,656.00
G10 Site Preparation					
G1000	Site Survey & Construction Staking	85,975	sqft	0.35	30,091.25
G1010	Site Clearing	3,185	sqyd	2.50	7,962.50
G1030	Site Grading Excavation	5,000	cuyd	45.00	225,000.00
G1030	Export of Excess Material	500	cuyd	18.00	9,000.00
G1030	Erosion and Sedimentation Control	1	Isum	10,000.00	10,000.00
Site Preparation Total					282,053.75
G20 Site Improvements					
G2010	Roadways, firelane	1,310	sqyd	65.00	85,150.00
G2020	Parking Lots	2,230	sqyd	78.75	175,612.50
G2030	Pedestrian Paving	5,639	sqft	7.00	39,473.00
G2040	Recreation Equipment	1	Isum	25,000.00	25,000.00
G2040	Site Development	1	Isum	405,000.00	405,000.00
G2049	Trash Enclosure	1	each	17,000.00	17,000.00
G2050	Landscaping	47,000	sqft	2.75	129,250.00
Site Improvements Total					876,485.50
G30 Site Mechanical Utilities					
G3010	Water Supply	1	Isum	210,000.00	210,000.00
G3020	Sanitary Sewer	1	Isum	80,000.00	80,000.00
G3030	Storm Sewer	1	Isum	85,000.00	85,000.00
G3060	Fuel Distribution	1	Isum	4,000.00	4,000.00
Site Mechanical Utilities Total					379,000.00
G40 Site Electrical Utilities					
G4000	Site Electrical	1	Isum	245,000.00	245,000.00
Site Electrical Utilities Total					245,000.00
Grand Total					6,274,709.86

EARLY LEARNING CENTER INTERIOR BUILD-OUT

Republic Early Learning Center - ELC Build-Out
Site Area: 85,975 SF
Gross Building Area: 5,550 SF

Construction Cost Estimate
Design Phase: Conceptual Design
MACC = TBD

Element Description		Cost	Cost/SqFt	Percent
A10	Foundations	\$0	\$0.00	0.00%
A20	Basement Construction	\$0	\$0.00	0.00%
B10	Superstructure	\$0	\$0.00	0.00%
B20	Exterior Enclosure	\$0	\$0.00	0.00%
B30	Roofing	\$35,720	\$6.44	4.05%
C10	Interior Construction	\$183,822	\$33.12	20.86%
C20	Stairs	\$0	\$0.00	0.00%
C30	Interior Finishes	\$124,857	\$22.50	14.17%
D10	Conveying Systems	\$0	\$0.00	0.00%
D20	Plumbing	\$133,200	\$24.00	15.12%
D30	HVAC	\$0	\$0.00	0.00%
D40	Fire Protection	\$0	\$0.00	0.00%
D50	Electrical	\$180,375	\$32.50	20.47%
E10	Equipment	\$47,000	\$8.47	5.33%
E20	Furnishings	\$81,807	\$14.74	9.28%
F10	Special Construction	\$0	\$0.00	0.00%
F20	Selective Building Demolition	\$0	\$0.00	0.00%
Building Construction Cost		\$786,781	\$141.76	89.29%
G10	Site Preparation	\$0	\$0.00	0.00%
G20	Site Improvements	\$0	\$0.00	0.00%
G30	Site Mechanical Utilities	\$0	\$0.00	0.00%
G40	Site Electrical Utilities	\$0	\$0.00	0.00%
G90	Other Site Construction	\$0	\$0.00	0.00%
Sitework Cost		\$0	\$0.00	0.00%
Z10	General Requirements (12.0%)	\$94,414	\$17.01	10.71%
Subtotal of Estimated Construction Cost		\$881,195	\$141.76	100.00%
CONTRACTOR FEES				
Bonds and Insurance (1.5%)		\$13,218	\$2.38	1.50%
WA B&O Tax (0.5%)		\$4,406	\$0.79	0.50%
Overhead and Profit (7.5%)		\$66,090	\$11.91	7.50%
Total Estimated Construction Cost		\$964,908	\$173.86	109.50%
CONCEPTUAL DESIGN PHASE ADJUSTMENTS				
Contingency to 100% CD's (10.00%)		\$96,491	\$17.39	10.95%
Cost Index to Q2 2024 (3.84%)		\$37,052	\$6.68	4.20%
Total Estimated Bid Amount		\$1,098,451	\$197.92	124.65%

Republic Early Learning Center
Site Area: 85,975 sqft
Building Area: 5,550 sqft

Construction Cost Estimate
Design Phase: Conceptual Design
MACC: \$TBD

Code	Item Description	Quan	Unit	Unit Price	Total
B30 Roofing					
B3010	Roof Pavers, incl. sacrificial membrane	760	sqft	47.00	35,720.00
Roofing Total					35,720.00
C10 Interior Construction					
C1010	Interior Windows and Storefronts	210	sqft	97.20	20,412.00
C1010	Fixed Interior Partitions	6,400	sqft	12.10	77,440.00
C1020	Solid Interior Dutch Doors	1	opng	3,000.00	3,000.00
C1020	Solid Interior Gate, 42"	2	opng	775.00	1,550.00
C1020	Solid Interior Doors, single	17	opng	2,700.00	45,900.00
C1020	Access Doors and Frames	1	lsum	1,000.00	1,000.00
C1020	Glazed Interior Door Openings, single	2	each	5,050.00	10,100.00
C1030	Information Specialties	5,550	gsf	1.50	8,325.00
C1030	Interior Specialties	5,550	gsf	2.90	16,095.00
Interior Construction Total					183,822.00
C30 Interior Finishes					
C3010	Wall Finishes	5,550	gsf	5.00	27,750.00
C3020	Floor Finishes	5,550	gsf	5.25	29,137.50
C3030	Ceiling Finishes	5,550	gsf	12.25	67,969.85
Interior Finishes Total					124,857.35
D00 Services					
D20	Plumbing	5,550	gsf	24.00	133,200.00
D50	Electrical	5,550	gsf	30.25	167,887.50
D50	Telecom	5,550	gsf	2.25	12,487.50
Services Total					313,575.00
E10 Equipment					
E1090	Laundry Equipment	1	lsum	3,000.00	3,000.00
E1090	Residential Equipment	1	lsum	4,000.00	4,000.00
E1090	Food Service Equipment	1	lsum	40,000.00	40,000.00
Equipment Total					47,000.00
E20 Furnishings					
E2010	Finish Carpentry	1	lsum	10,000.00	10,000.00
E2010	Casework	5,550	gsf	8.94	49,606.60
E2010	Window Treatments	5,550	gsf	4.00	22,200.00
Furnishings Total					81,806.60
Grand Total					786,780.95

COMMUNITY ROOM INTERIOR BUILD-OUT

Republic Early Learning Center - Community Room Build-Out
Site Area: 85,975 SF
Gross Building Area: 2,680 SF

Construction Cost Estimate
Design Phase: Conceptual Design
MACC = TBD

Element Description		Cost	Cost/SqFt	Percent
A10	Foundations	\$0	\$0.00	0.00%
A20	Basement Construction	\$0	\$0.00	0.00%
B10	Superstructure	\$0	\$0.00	0.00%
B20	Exterior Enclosure	\$0	\$0.00	0.00%
B30	Roofing	\$0	\$0.00	0.00%
C10	Interior Construction	\$44,792	\$16.71	19.71%
C20	Stairs	\$0	\$0.00	0.00%
C30	Interior Finishes	\$60,291	\$22.50	26.53%
D10	Conveying Systems	\$0	\$0.00	0.00%
D20	Plumbing	\$0	\$0.00	0.00%
D30	HVAC	\$0	\$0.00	0.00%
D40	Fire Protection	\$0	\$0.00	0.00%
D50	Electrical	\$87,100	\$32.50	38.33%
E10	Equipment	\$0	\$0.00	0.00%
E20	Furnishings	\$10,720	\$4.00	4.72%
F10	Special Construction	\$0	\$0.00	0.00%
F20	Selective Building Demolition	\$0	\$0.00	0.00%
Building Construction Cost		\$202,903	\$75.71	89.29%
G10	Site Preparation	\$0	\$0.00	0.00%
G20	Site Improvements	\$0	\$0.00	0.00%
G30	Site Mechanical Utilities	\$0	\$0.00	0.00%
G40	Site Electrical Utilities	\$0	\$0.00	0.00%
G90	Other Site Construction	\$0	\$0.00	0.00%
Sitework Cost		\$0	\$0.00	0.00%
Z10	General Requirements (12.0%)	\$24,348	\$9.09	10.71%
Subtotal of Estimated Construction Cost		\$227,252	\$75.71	100.00%
CONTRACTOR FEES				
Bonds and Insurance (1.5%)		\$3,409	\$1.27	1.50%
WA B&O Tax (0.5%)		\$1,136	\$0.42	0.50%
Overhead and Profit (7.5%)		\$17,044	\$6.36	7.50%
Total Estimated Construction Cost		\$248,841	\$92.85	109.50%
CONCEPTUAL DESIGN PHASE ADJUSTMENTS				
Contingency to 100% CD's (10.00%)		\$24,884	\$9.29	10.95%
Cost Index to Q2 2024 (3.84%)		\$9,555	\$3.57	4.20%
Total Estimated Bid Amount		\$283,280	\$105.70	124.65%

Republic Early Learning Center
Site Area: 85,975 sqft
Building Area: 2,680 sqft

Construction Cost Estimate
Design Phase: Conceptual Design
MACC: \$TBD

Code	Item Description	Quan	Unit	Unit Price	Total
C10 Interior Construction					
C1010	Operable Partitions	550	sqft	60.00	33,000.00
C1030	Information Specialties	2,680	gsf	1.50	4,020.00
C1030	Interior Specialties	2,680	gsf	2.90	7,772.00
Interior Construction Total					44,792.00
C30 Interior Finishes					
C3010	Wall Finishes	2,680	gsf	5.00	13,400.00
C3020	Floor Finishes	2,680	gsf	5.25	14,070.00
C3030	Ceiling Finishes	2,680	gsf	12.25	32,821.48
Interior Finishes Total					60,291.48
D00 Services					
D50	Electrical	2,680	gsf	30.25	81,070.00
D50	Telecom	2,680	gsf	2.25	6,030.00
Services Total					87,100.00
E20 Furnishings					
E2010	Window Treatments	2,680	gsf	4.00	10,720.00
Furnishings Total					10,720.00
Grand Total					202,903.48

LIBRARY INTERIOR BUILD-OUT

Republic Early Learning Center - Library Build-Out
Site Area: 85,975 SF
Gross Building Area: 5,313 SF

Construction Cost Estimate
Design Phase: Conceptual Design
MACC = TBD

Element Description		Cost	Cost/SqFt	Percent
A10	Foundations	\$0	\$0.00	0.00%
A20	Basement Construction	\$0	\$0.00	0.00%
B10	Superstructure	\$0	\$0.00	0.00%
B20	Exterior Enclosure	\$0	\$0.00	0.00%
B30	Roofing	\$0	\$0.00	0.00%
C10	Interior Construction	\$199,838	\$37.61	27.27%
C20	Stairs	\$0	\$0.00	0.00%
C30	Interior Finishes	\$119,526	\$22.50	16.31%
D10	Conveying Systems	\$0	\$0.00	0.00%
D20	Plumbing	\$127,512	\$24.00	17.40%
D30	HVAC	\$0	\$0.00	0.00%
D40	Fire Protection	\$0	\$0.00	0.00%
D50	Electrical	\$172,673	\$32.50	23.56%
E10	Equipment	\$4,000	\$0.75	0.55%
E20	Furnishings	\$30,852	\$5.81	4.21%
F10	Special Construction	\$0	\$0.00	0.00%
F20	Selective Building Demolition	\$0	\$0.00	0.00%
Building Construction Cost		\$654,400	\$123.17	89.29%
G10	Site Preparation	\$0	\$0.00	0.00%
G20	Site Improvements	\$0	\$0.00	0.00%
G30	Site Mechanical Utilities	\$0	\$0.00	0.00%
G40	Site Electrical Utilities	\$0	\$0.00	0.00%
G90	Other Site Construction	\$0	\$0.00	0.00%
Sitework Cost		\$0	\$0.00	0.00%
Z10	General Requirements (12.0%)	\$78,528	\$14.78	10.71%
Subtotal of Estimated Construction Cost		\$732,928	\$123.17	100.00%
CONTRACTOR FEES				
Bonds and Insurance (1.5%)		\$10,994	\$2.07	1.50%
WA B&O Tax (0.5%)		\$3,665	\$0.69	0.50%
Overhead and Profit (7.5%)		\$54,970	\$10.35	7.50%
Total Estimated Construction Cost		\$802,556	\$151.06	109.50%
CONCEPTUAL DESIGN PHASE ADJUSTMENTS				
Contingency to 100% CD's (10.00%)		\$80,256	\$15.11	10.95%
Cost Index to Q2 2024 (3.84%)		\$30,818	\$5.80	4.20%
Total Estimated Bid Amount		\$913,629	\$171.96	124.65%

Republic Early Learning Center
Site Area: 85,975 sqft
Building Area: 5,313 sqft

Construction Cost Estimate
Design Phase: Conceptual Design
MACC: \$TBD

Code	Item Description	Quan	Unit	Unit Price	Total
C10 Interior Construction					
C1010	Interior Windows and Storefronts	1,344	sqft	97.20	130,636.80
C1010	Fixed Interior Partitions	2,535	sqft	12.10	30,673.50
C1020	Glazed Interior Door Openings, single	3	each	5,050.00	15,150.00
C1030	Information Specialties	5,313	gsf	1.50	7,969.50
C1030	Interior Specialties	5,313	gsf	2.90	15,407.70
Interior Construction Total					199,837.50
C30 Interior Finishes					
C3010	Wall Finishes	5,313	gsf	5.00	26,565.00
C3020	Floor Finishes	5,313	gsf	5.25	27,893.25
C3030	Ceiling Finishes	5,313	gsf	12.25	65,067.36
Interior Finishes Total					119,525.61
D00 Services					
D20	Plumbing	5,313	gsf	24.00	127,512.00
D50	Electrical	5,313	gsf	30.25	160,718.25
D50	Telecom	5,313	gsf	2.25	11,954.25
Services Total					300,184.50
E10 Equipment					
E1090	Residential Equipment	1	lsum	4,000.00	4,000.00
Equipment Total					4,000.00
E20 Furnishings					
E2010	Finish Carpentry	1	lsum	5,000.00	5,000.00
E2010	Casework	5,313	gsf	0.87	4,600.00
E2010	Window Treatments	5,313	gsf	4.00	21,252.00
Furnishings Total					30,852.00
Grand Total					654,399.61

APPENDIX B: AREA SUMMARY



AREA SUMMARY

DRAFT 8: REPUBLIC LIBRARY AND COMMUNITY BUILDING
May 19th, 2023

Workshop 2
Workshop 4
Workshop 6

Program Spaces	Quantity	SF	Total	Notes	# of Teachers	# of Students	Min Area per WAC	Min Area per WAC	Student Count
Childcare Spaces									
Toddler Classroom	1	650	650	18 months to 3 yrs old.	3	14	35	595	14
Preschool Classroom	1	850	850	3 yrs to 5 yrs old	3	20	35	805	20
Shared Toddler/ Preschool Toilet Room	1	200	200						
Multi-purpose/ After School Program	1	1,250	1,250	<i>school students. Preschool students could use this space but would not be consider gross motor for entire class of 30 students. If this space needs to be used as gross motor we it would need to be 1500 SF or (20 students x 75 SF)</i>					
After School Program Toilets	2	65	130						
Storage (Classroom)	1	150	150	Could be a single room or two small closets					
Kitchen	1	500	500	Exterior access for deliveries and near trash.					
Laundry/ Custodial	1	100	100	Teachers use laundry, mop sinks, cleaning supplies					
Staff Toilet	1	65	65						
Reception Area	0	200	0						
Site Director Office	1	150	150						
Teacher Planning Office	1	130	130						
Vestibule	1	80	80						
Data Closet	1	20	20						
Staff Break Room	1	80	80						
Circulation Allowance 15%			607						
SUBTOTAL			4,962						
Community Space									
Director-Office	0	0	0						
Storage	1	350	350	Stage Storage off site?					
Community Hall/ Multipurpose Space	1	2,300	2,300	Confirm Target Number of People - 150 in banquet format. Flexible space could be used for senior programs, town meeting, library summer program, space to rent. Two exits required.					
Kitchen/ Food Prep	1	200	200	Simple prep/ refrigeration/ place to wash dishes					
Data Closet	1	20	20						
SUBTOTAL			2,870						
Library									
Library (collection space/ visitor space)	1	4,010	4,010	Stacks, Public Computers, Teen Area					
Circulation/ Work Room	1	200	200						
Library Office (Director)	1	120	120						
Maker Space/	1	550	550	Technology/ power/ Equipment					
Break Room	1	100	100						
Botle Closet-	1	20	20						
Custodial-	0	75	0						
Toilet-Rooms-	0	150	0	(2) Female Toilets, (1) Male Toilet (min).					
Vestibule-	0	120	0						
SUBTOTAL			5,000						
Building Support (Shared)									
Lobby & Vestibule	1	400	400						
Toilet Rooms	2	200	400	(3) Female Toilets, (2) Male Toilets					
Custodial Closet	1	80	80						
SUBTOTAL			880						
City Hall									
Lobby	1	80	80	1 to 3 visitors at a time.					
Deputy Clerk	1	140	140	Need service window					
Clerk Treasurer	1	140	140	Clerk Treasurer must have direct line of sight to deputy clerk as treasurer will support deputy as needed.					
Mayor	1	120	120	Mayor is not in office often					
Itinerant Office	1	120	120						
Conference Room	1	200	200						
Records	1	120	120	Away from public view					
Toilet	1	65	65						
Coffee Bar	1	65	65						
Circulation Allowance 15%			324						
SUBTOTAL			1,374						
Additional Space for Lease									
Space for Lease	1	900	900	Shell space? Office space? Cafe? Includes plumbing for single occupancy toilet room					
SUBTOTAL			900						
FACILITY SUBTOTAL									
			15,986						
Mechanical/ Elec (3.5% of net)			560						
Circulation/Walls/Chases (25%)			3,996						
TOTAL GROSS SF			20,542						

APPENDIX C: INTERIOR MATERIALS



Interior & Material Notes

REPUBLIC LIBRARY & COMMUNITY BUILDING

May 19th, 2023

Program Spaces	Material Notes
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Childcare Spaces

Toddler Classroom	Linoleum/ Paint/ Rubber Base/ (1) Wall of VWC
Preschool Classroom	Linoleum/ Paint/ Rubber Base/ (1) Wall of VWC
Shared Toddler/ Preschool Toilet Room	Sheet Vinyl with Cove Base/ Tile Wainscot/ Paint
Multi-purpose/ After School Program	Linoleum/ Paint / Rubber Base
After School Program Toilets	Sheet Vinyl with Cove Base/ Tile Wainscot/ Paint
Storage (Classroom)	Concrete Floor Sealed/ Rubber Base/ Paint
Kitchen	Sheet Vinyl (Slip Resistant) with Cove Base/ FRP
Laundry/ Custodial	Concrete Floor Sealed/ Rubber Base/ Paint
Staff Toilet	Tile Floors/ Walls to 7'-0" AFF/ Paint
Site Director Office	Carpet/ Rubber Base/ Paint/ (1) Wall VWC
Teacher Planning Office	Carpet/ Rubber Base/ Paint/ (1) Wall VWC
Vestibule	Walk Off Carpet/ Plam Wainscot/ Paint
Data Closet	Concrete Floor Sealed/ Rubber Base/ Paint
Staff Break Room	Linoleum/ Paint/ Rubber Base

Community Space

Storage	Concrete Floor Sealed/ Rubber Base/ Paint
Community Hall/ Multipurpose Space	LVT/ Wainscot of Composite Panel with Plastic Laminate Face with VWC Above/ Paint
Kitchen/ Food Prep	Sheet Vinyl with Cove Base/ FRP (Full Height)
Data Closet	Concrete Floor Sealed/ Rubber Base/ Paint

Library

Library (collection space/ visitor space)	Carpet/ Rubber Base/ Paint/ (1) Wall VWC
Circulation/ Work Room	Carpet/ Rubber Base/ Paint
Library Office (Director)	Carpet/ Rubber Base/ Paint/ (1) Wall VWC
Maker Space/	LVT/ Wainscot of Composite Panel with Plastic Laminate Face/ Paint
Break Room	LVT/ Paint/ Rubber Base

Building Support (Shared)

Lobby & Vestibule	Carpet/ Wainscot of Composite Panel with Plastic Laminate Face with VWC Above/ Paint
Toilet Rooms	Tile Floors/ Walls to 7'-0" AFF/ Paint
Custodial Closet	Concrete Floor Sealed/ Rubber Base/ Paint

City Hall

Lobby	Walk Off Carpet and LVT/ Paint/ Rubber Base
Deputy Clerk	Carpet/ Rubber Base/ Paint/ (1) Wall VWC
Clerk Treasurer	Carpet/ Rubber Base/ Paint/ (1) Wall VWC
Mayor	Carpet/ Rubber Base/ Paint/ (1) Wall VWC
Itinerant Office	Carpet/ Rubber Base/ Paint/ (1) Wall VWC
Conference Room	Carpet/ Rubber Base/ Paint
Records	Carpet/ Rubber Base/ Paint
Toilet	Tile Floors/ Walls to 7'-0" AFF/ Paint
Coffee Bar	LVT/ Paint/ Rubber Base

Additional Space for Lease

Space for Lease	Shell Space
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Square Footage (Level 1)

Main Building: 10,238 SQFT
City Hall: 1,770 SQFT

APPENDIX D: REFERENCE DRAWINGS

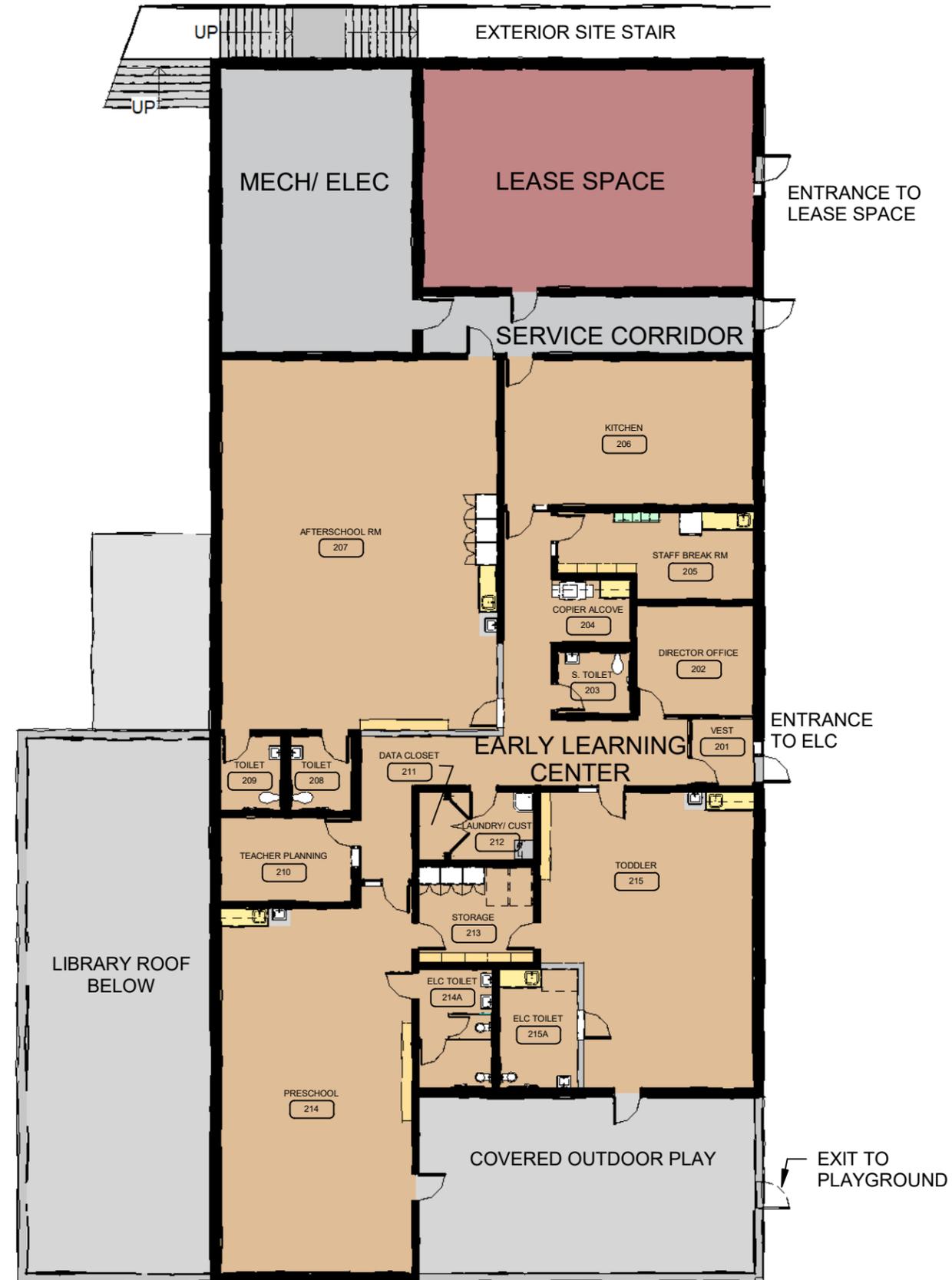


N
LEVEL 1 FLOOR PLAN
Scale: 1/16" = 1'-0"

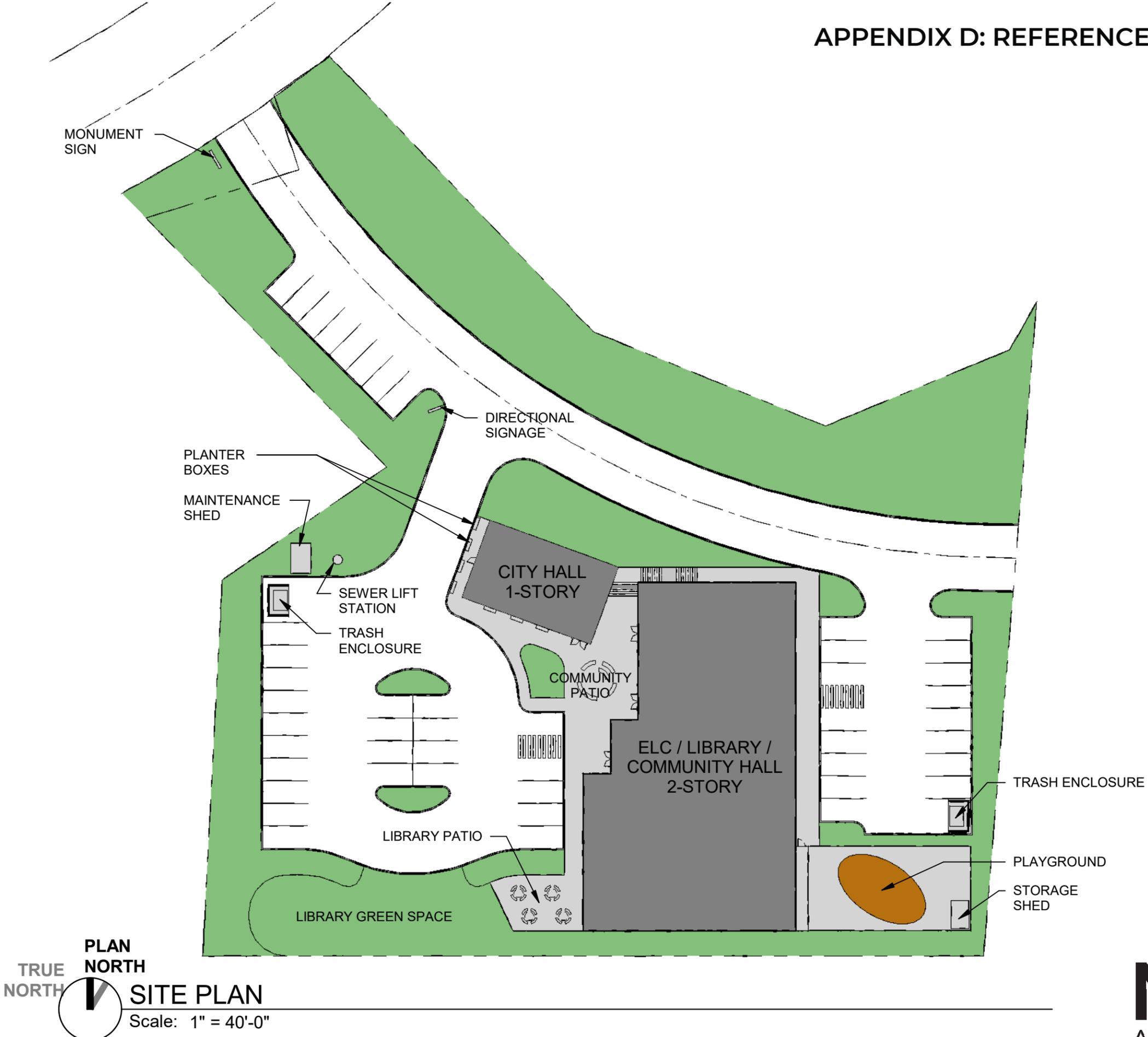
Square Footage (Level 2)

APPENDIX D: REFERENCE DRAWINGS

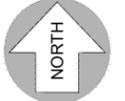
Main Building: 7,900 SQFT



N
LEVEL 2 FLOOR PLAN
Scale: 1/16" = 1'-0"



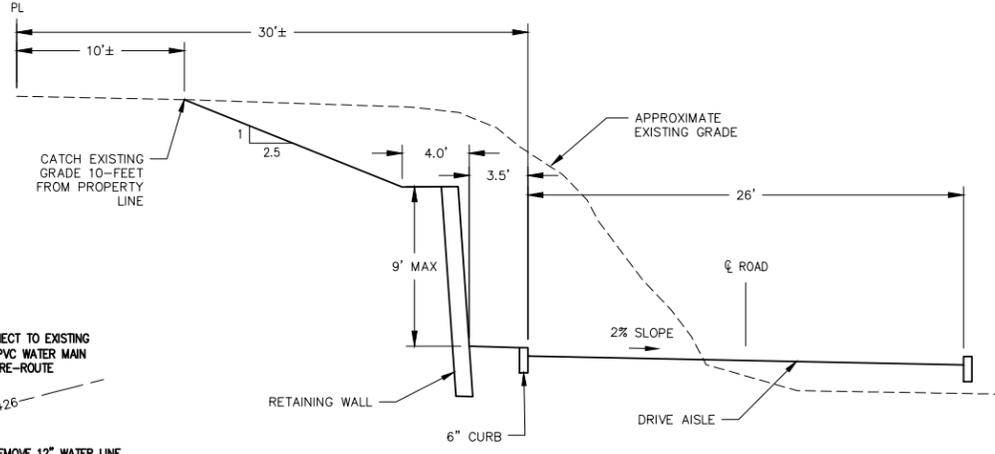
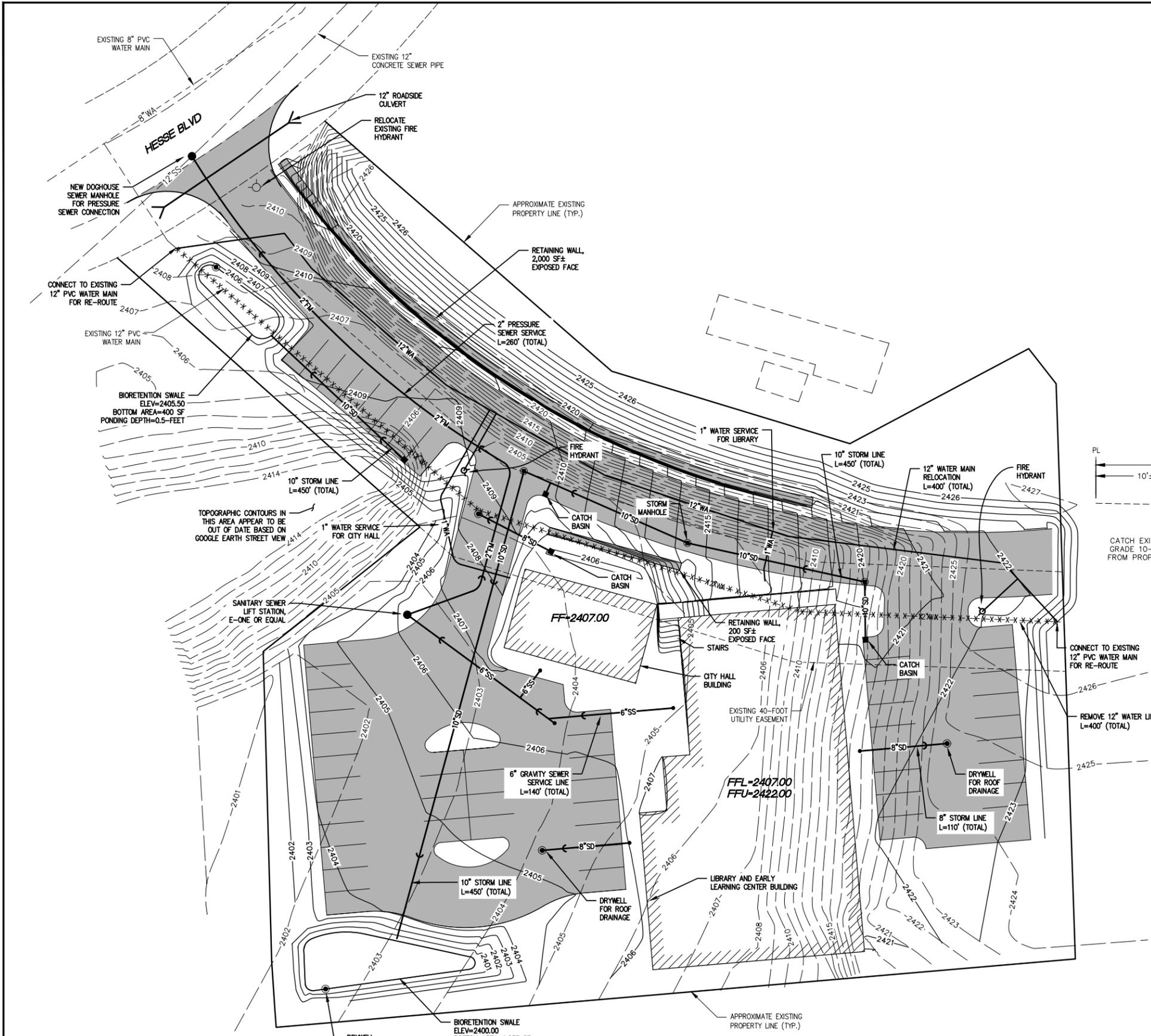
PLAN NORTH
TRUE NORTH
SITE PLAN
Scale: 1" = 40'-0"



SCALE IN FEET
 0 20 40
 SCALE: 1"=20'
 CONTOUR INTERVAL = 1.0'

NOTES:

1. GEOTECHNICAL ANALYSIS HAS NOT BEEN COMPLETED FOR THE SITE OR THE PROPOSED ENTRY ROAD RETAINING WALL. RETAINING WALL DESIGN AND LOCATION SHALL BE CONFIRMED BY GEOTECHNICAL ANALYSIS DURING FINAL DESIGN. GEOTECHNICAL ANALYSIS SHALL BE COMPLETED TO CONFIRM THE ASSUMPTION THAT THE SITE IS SUITABLE FOR DRYWELL USE.
2. A RECENT TOPOGRAPHICAL SURVEY HAS NOT BEEN COMPLETED FOR THE SITE. THE SITE SHALL BE TOPOGRAPHICALLY SURVEYED AND THE BOUNDARY LINES SHALL BE DETERMINED BY A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF WASHINGTON.
3. EXISTING UTILITIES ARE DRAWN BASED ON SCHEMATIC MAPS PROVIDED BY THE CITY OF REPUBLIC.



ENTRY ACCESS ROAD TYPICAL SECTION
 SCALE: N.T.S.

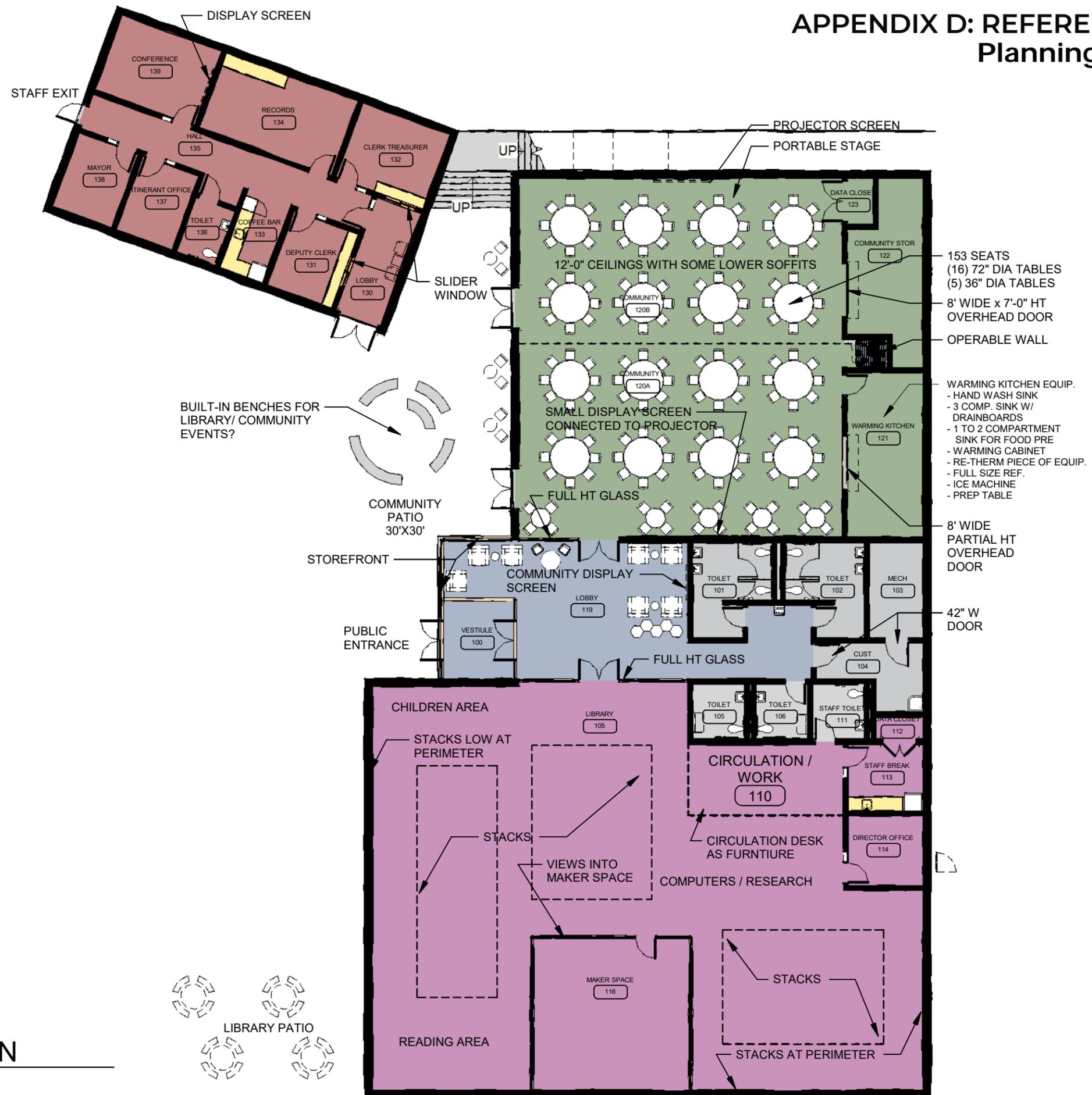


THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. PARAMETRIX MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, WE DO NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED, ALTHOUGH WE DO CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

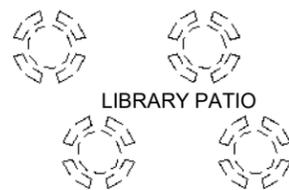
REVISIONS	SCALE: 1"=20'	<p>Parametrix ENGINEERING, PLANNING, ENVIRONMENTAL SCIENCES Civil Design and Land Planning 835 N. Post St., STE 201 Spokane, Washington 99201 (509) 328-3371 FAX (509) 328-8224</p>	REPUBLIC LIBRARY AND ELC	SHEET
	CAD FILE: 6109-041 wef est.dwg DWN: BMR DATE: 06/2023 CK'D: RGP DATE: 06/2023		CIVIL GRADING AND UTILITY PLAN	1
			CONCEPTUAL DESIGN	OF
			6/2023	1

APPENDIX D: REFERENCE DRAWINGS

Planning Notes & Details

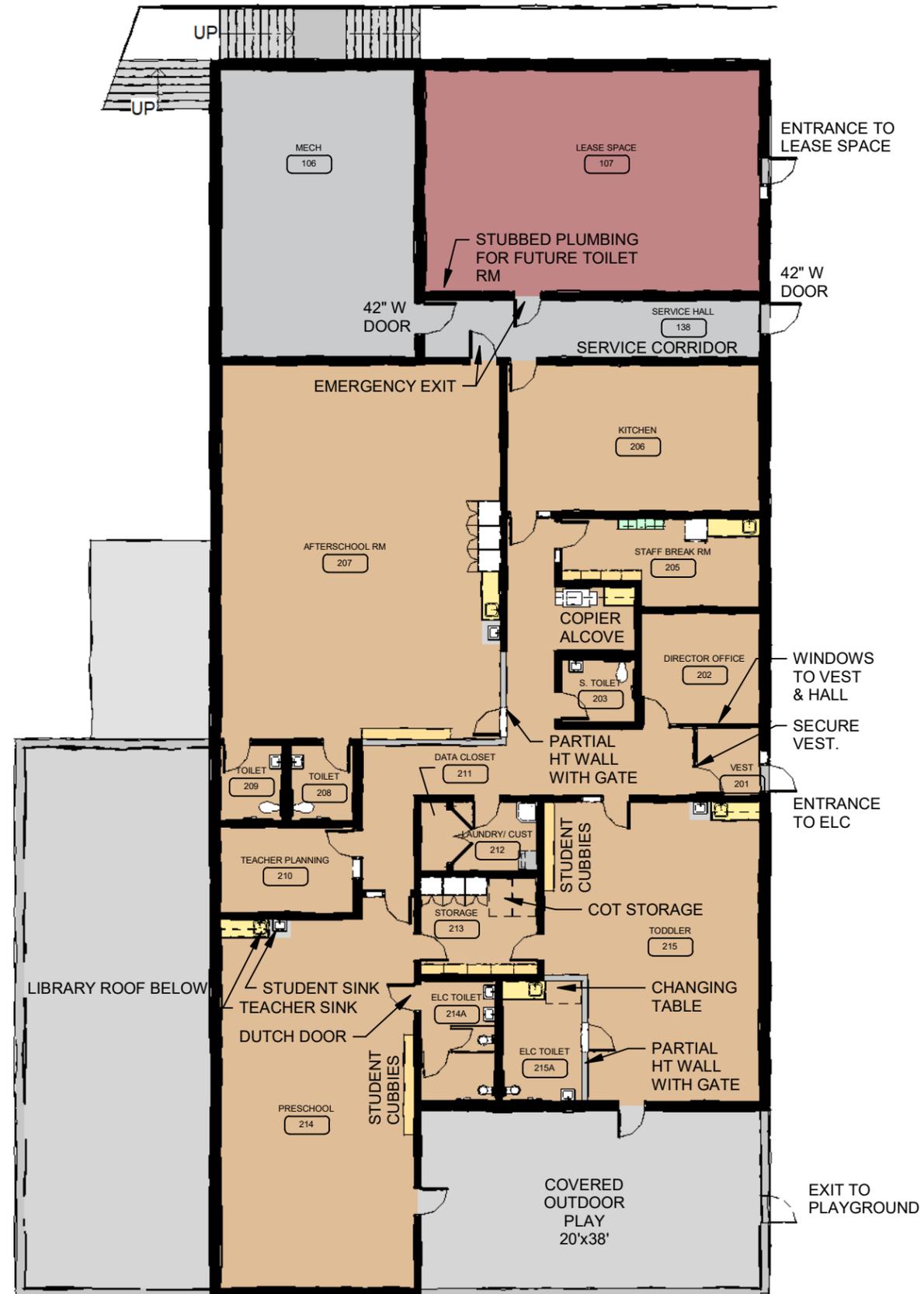


FIRST FLOOR PLAN
 Scale: 1/16" = 1'-0"



APPENDIX D: REFERENCE DRAWINGS

Planning Notes & Details



N
SECOND FLOOR PLAN
 Scale: 1/16" = 1'-0"